

PROPOSED RESIDENTIAL FLAT DEVELOPMENT
@ 12 CARSON LANE, ST. MARYS, NSW 2760
FOR ALAND
S4.55 MODIFICATION (DA14/0513)

DRAWING LIST:	
SHEET	TITLE
DA-000	COVER SHEET
DA-001	PROJECT SUMMARY
DA-200	GA PLAN - BASEMENT 2
DA-201	GA PLAN - BASEMENT 1
DA-202	GA PLAN - GROUND
DA-203	GA PLAN - LEVEL 1
DA-204	GA PLAN - LEVEL 2
DA-205	GA PLAN - LEVEL 3
DA-206	GA PLAN - LEVEL 4-6
DA-207	GA PLAN - LEVEL 7
DA-208	GA PLAN - ROOF
DA-301	SECTIONS - AA & BB
DA-302	SECTIONS - CC & DD
DA-303	SECTIONS - EE & FF
DA-401	ELEVATIONS - EAST
DA-402	ELEVATIONS - WEST
DA-403	ELEVATIONS - NORTH
DA-404	ELEVATIONS - SOUTH
DA-501	ADAPTABLE UNITS & ACCESSIBILITY
DA-701	GFA CALCULATIONS - BUILDING A
DA-702	GFA CALCULATIONS - BUILDING B
DA-703	GFA CALCULATIONS - BUILDING C
DA-704	GFA CALCULATIONS - BUILDING D
DA-711	SOLAR & CROSS VENTILATION - BUILDING A
DA-712	SOLAR & CROSS VENTILATION - BUILDING B
DA-713	SOLAR & CROSS VENTILATION - BUILDING C
DA-714	SOLAR & CROSS VENTILATION - BUILDING D
DA-740	WASTE ROOM DETAILS
DA-750	TYPICAL BALCONY DETAIL
DA-801	SHADOW STUDY A WINTER
DA-802	SHADOW STUDY B EQUINOX
DA-811	MAXIMUM HEIGHT DIAGRAMS 1
DA-812	MAXIMUM HEIGHT DIAGRAMS 2
DA-901	PHOTOMONTAGE 1
DA-902	PHOTOMONTAGE 2

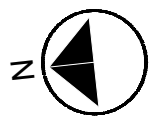


rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022



consultants	
Private Certifier	East Coast Approvals Group
Structural Engineer	Mance Arny Engineering
Stormwater Engineer	Mance Arny Engineering
Mechanical Engineer	Starlec Australia
Electrical Engineer	Starlec Australia
Hydraulic Engineer	Starlec Australia

notes	
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.	
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.	



DC

DESIGN
CORP
ARCHITECTS

18 Dunlop Street North Parramatta NSW 2151
ph: +61 2 9630 0011 mob: 0431 111 777 a@designcorp.com.au
www.designcorp.com.au nominated architect - joe@l-sabbagh 8707

S4.55 MODIFICATION

project: Proposed mixed use development
at 12 Carson Lane, St Marys, NSW 2760

drawings: COVER SHEET

drawn: J.S. scale: original size @ A1

checked: J.E. date: 26/09/2022

ref: 2021-229 Council: P.C.C.

DA-000

Revision K

Project: 12 Carson Lane, St Marys
Project No: 2021-229B
Date: Aug-22

Site area	10,720 m ²
-----------	-----------------------

Penrith LEP 2010

Zone	St Marys Town Centre
Land Use	Mixed Use
Maximum FSR	2.5:1
Maxium GFA	26,800 m ²
Maximum Height	24m

Penrith DCP 2010

Maximum Site Cover	70%
Minimum Deep Soil Zones	10%
Adaptable Units	10%
Accessible parking	1-4% of total parking spots

Proposed development (\$4.55)									
Level	Residential GFA				1 Bdrm units	1 Bdrm + Study	2 Bdrm units	3 Bdrm units	Parking Spaces
	Building A	Building B	Building C	Building D					
Level 07	744 m ²	552 m ²	670 m ²	571 m ²	2	2	8	12	
Level 06	892 m ²	707 m ²	834 m ²	735 m ²	2	4	28	1	
Level 05	892 m ²	707 m ²	834 m ²	735 m ²	2	4	28	1	
Level 04	892 m ²	707 m ²	834 m ²	735 m ²	2	4	28	1	
Level 03	892 m ²	707 m ²	834 m ²	735 m ²	2	4	28	1	
Level 02	1,041 m ²	823 m ²	1,016 m ²	911 m ²	1	5	33	3	
Level 01	1,041 m ²	813 m ²	1,016 m ²	911 m ²	1	5	34	2	
Ground Level	1,035 m ²	678 m ²	1,005 m ²	882 m ²	3	6	30	2	6
Basement 01									173
Basement 02									197
Total	7,429 m ²	5,694 m ²	7,043 m ²	6,215 m ²	15	34	217	23	376
				Unit Mix	5.2%	11.8%	75.1%	8.0%	

Total GFA	26,381 m ²	
Total Units	289	
Prov. Adaptable Units	29	
Overall FSR	2.46:1	
Maximum Height	27.45 m	Building B
Provided Deep Soil	2,429 m ²	23%
Prov. Com Open Space	1,810 m ²	16%

Notes:

All amounts are approximated with a potential variance of up to 10%

1. **Gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, of 1.4 metres above the floor, or from the internal face of walls separating the building from any other building, measured
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any spaces used for the loading or unloading of good (including access to it), and
- (i) terrace and balconies with outer walls less than 1.4 meters high, and
- (j) voids above a floor at the level of a storey or storey above.

DCP 2010

Required Parking	Unit Count	Rate	Min.	DA	Approved	Provided
Studio		n/a				
1 Bed	49	1	49		51	49
2 Bed	217	1	217		223	223
3 Bed +	23	2	46		46	46
Visitors	289	1 per 5 units	57.8		58	58
Total				369.8	378	376

Accessible Parking		1-4% of total spaces	4	31	31
Car Wash			1	1	1
Motor cycle		n/a	n/a	15	15

Required Bicycle parking		Rates	Min.	Approved	Provided
Bicycle Spaces		1 per 5 units	58	64	64
Bicycle Visitor		1 per 10 units	29	32	32
Total			87	96	96

\$4.55 MODIFICATION

rev	description	date
J	Issued for \$4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022



client



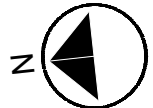
consultants

Private Certifier	East Coast Approvals Group
Structural Engineer	Manceo Army Engineering
Stormwater Engineer	Manceo Army Engineering
Mechanical Engineer	Stantec Australia
Electrical Engineer	Stantec Australia
Hydraulic Engineer	Stantec Australia

notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.

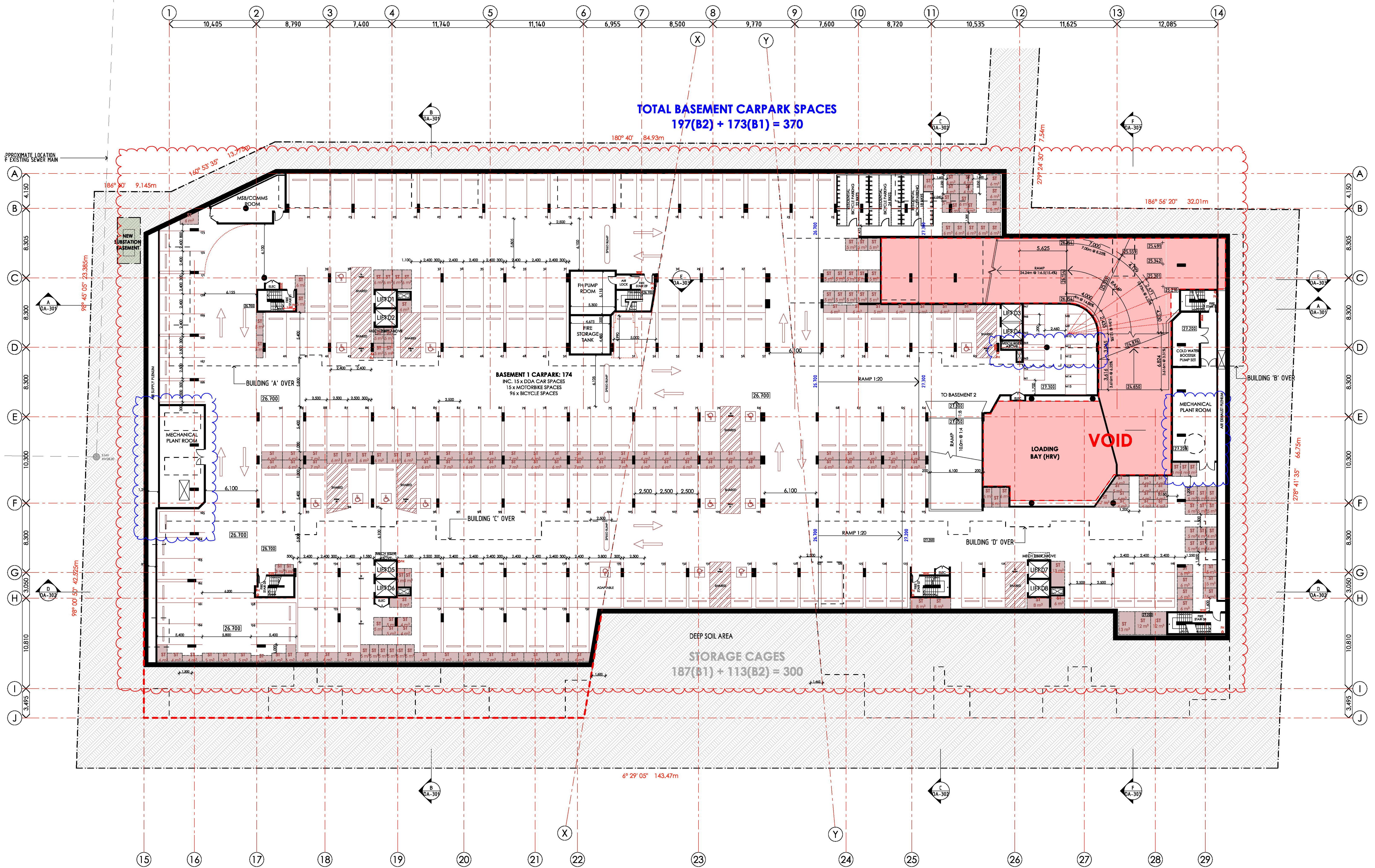


project: Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760

drawings: PROJECT SUMMARY

drawn: J.S.	scale: 2:1	ref: 2021-229
checked: J.E.	date: 26/08/2022	Council: P.C.C.

DA-001
Revision K



BASEMENT 1
1:200

S4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/05/2022
L	Response to council RFI	19/10/2022



client



consultants

Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mancos Army Engineering
Mancos Army Engineering
Steriaco Australia
Steriaco Australia
Steriaco Australia

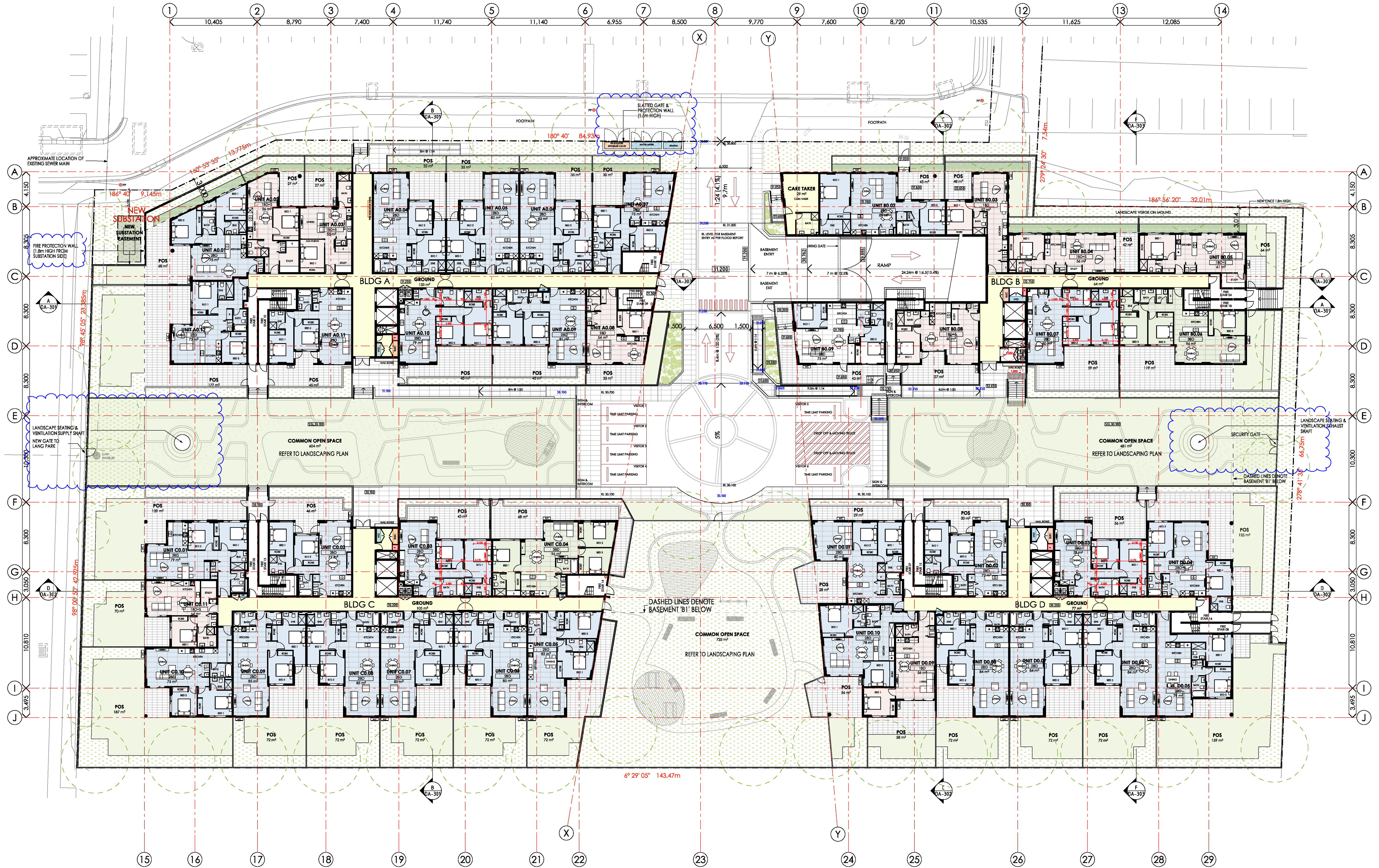
notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be released, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawing:	GA PLAN - BASEMENT 1
drawn:	J.S.
checked:	J.E.
scale:	1:200
date:	20/10/2022
ref:	2021-229
council:	P.C.C.





GROUND
1:200

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/05/2022
L	Response to council RFI	19/10/2022



consultants
Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mancos Army Engineering
Mancos Army Engineering
Steriarc Australia
Steriarc Australia

notes
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be released, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



project: Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760

drawing: GA PLAN - GROUND

drawn: J.S. scale: 1:200

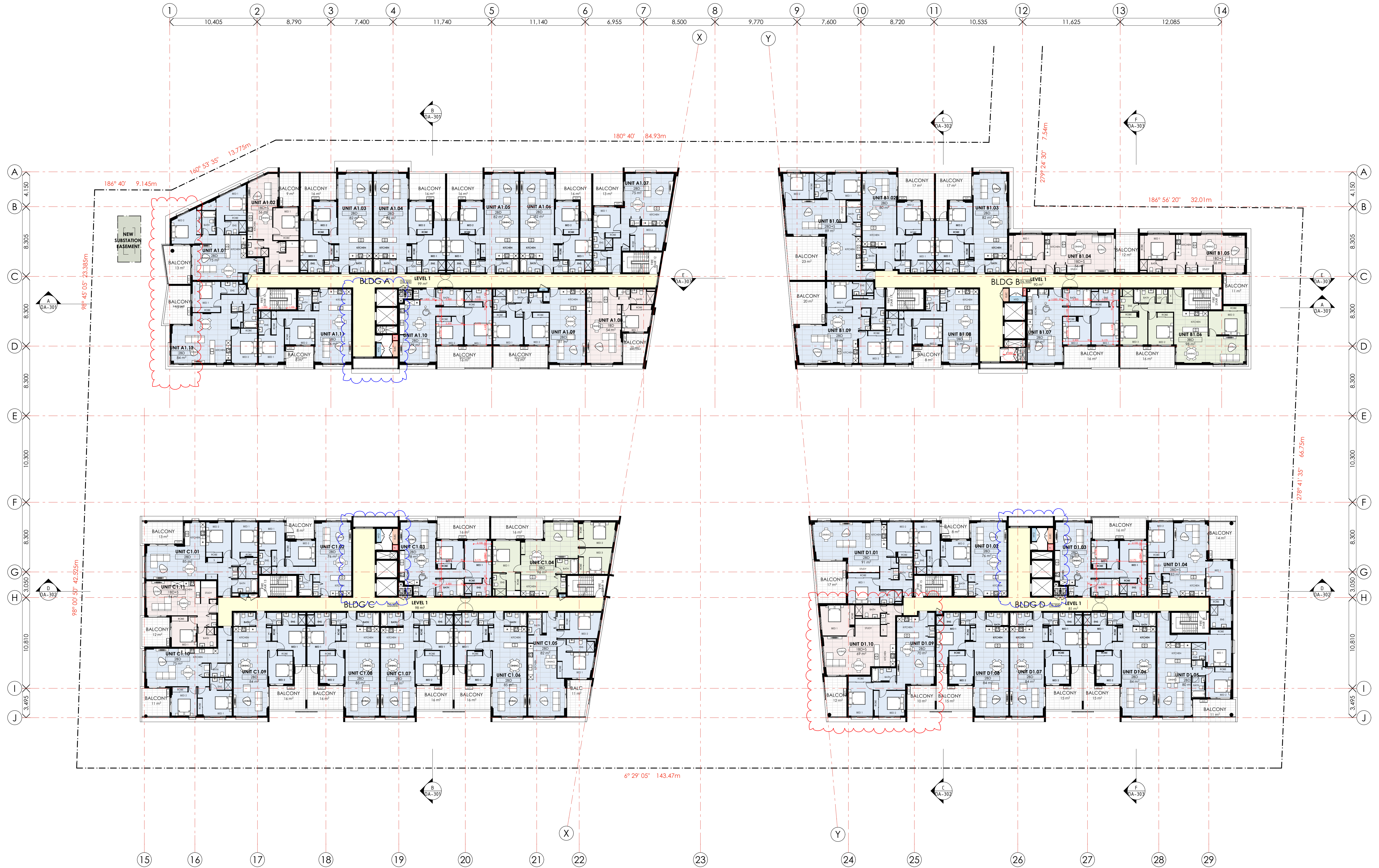
checked: J.E. date: 20/10/2022

ref: 2021-229 Council: P.C.C.

DA-202

Revision

S4.55 MODIFICATION



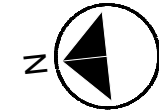
LEVEL 1
1:200

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/09/2022

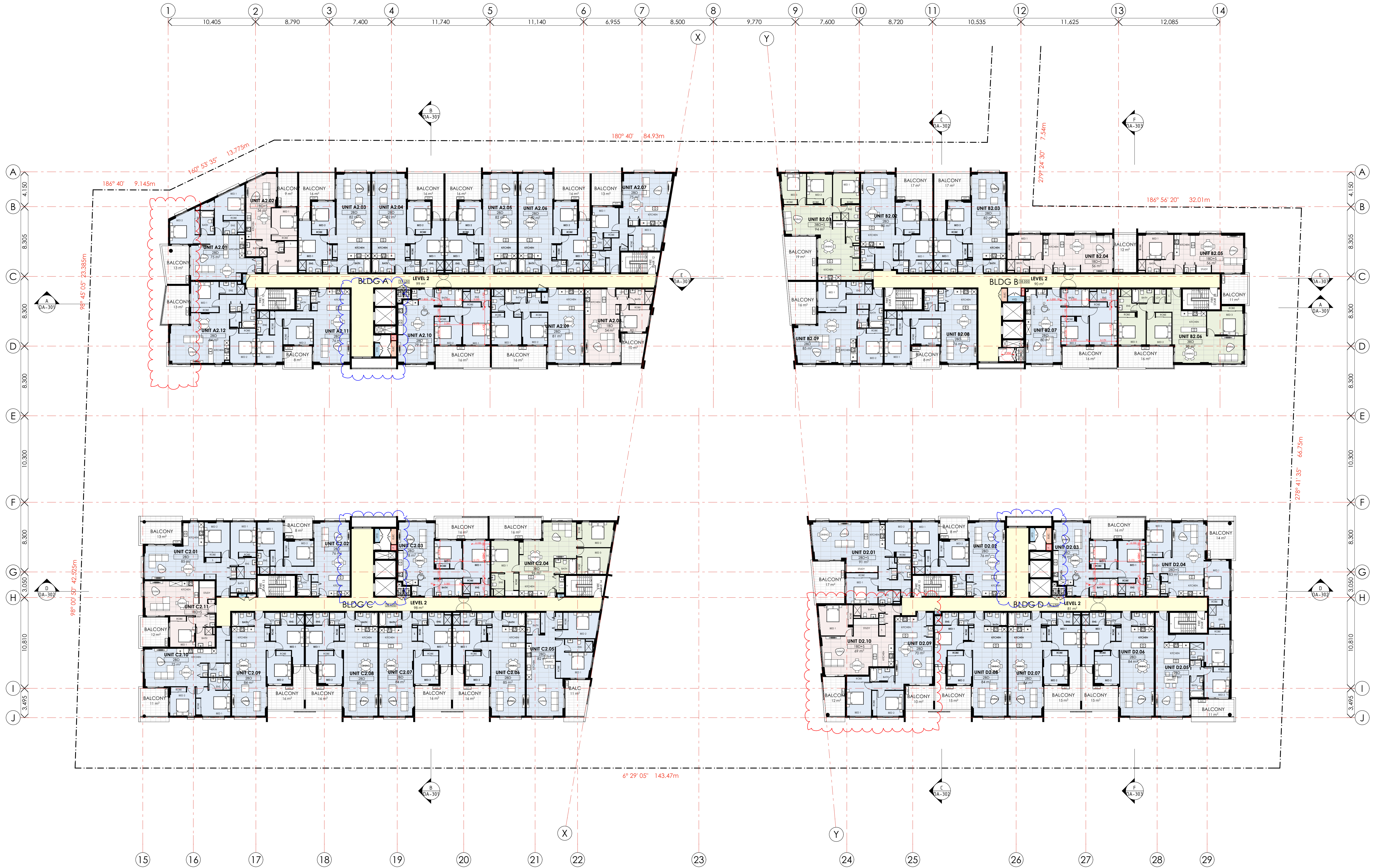


consultants
Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mance Army Engineering
Mance Army Engineering
Stantec Australia
Stantec Australia
Stantec Australia

notes
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	GA PLAN - LEVEL 1
drawn:	J.S.
checked:	J.E.
scale:	1:200
date:	26/09/2022
ref:	2021-229
Council:	P.C.C.
DA-203	Revision K



LEVEL 2
1:200

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/09/2022



client

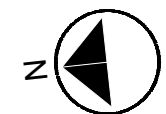


consultants

Private Certifier
Structural Engineer
Mance Army Engineering
Stormwater Engineer
Mechanical Engineer
Stantec Australia
Electrical Engineer
Hydraulic Engineer

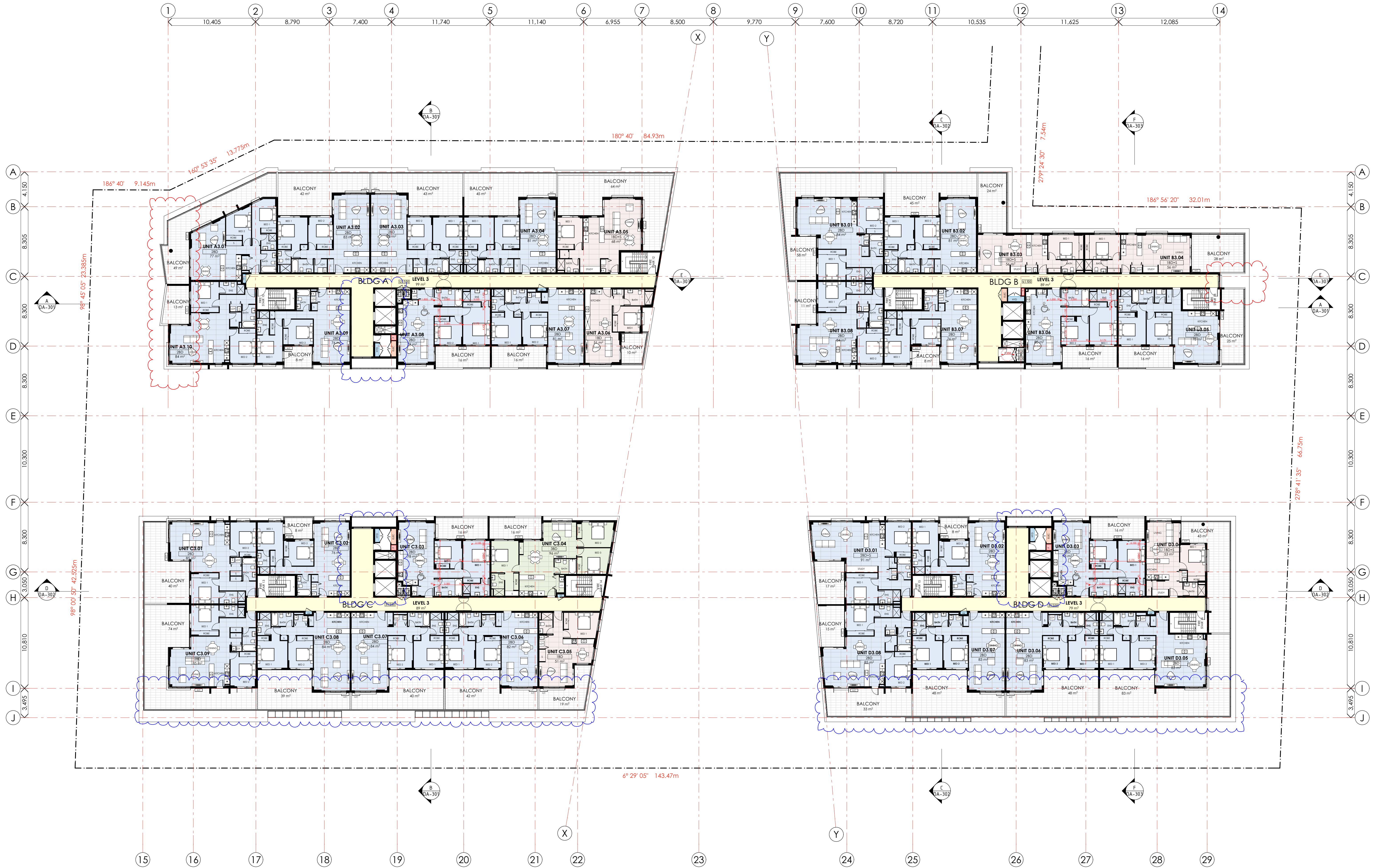
notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



18 Dunlop Street North Parramatta NSW 2151
ph: +61 2 9633 0911 mob: 0431 111 777 a.d@designcorp.com.au
www.designcorp.com.au nominated architect - joe@l-sabbagh 8707

project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	GA PLAN - LEVEL 2
drawn:	J.S.
checked:	J.E.
scale:	1:200
date:	26/09/2022
ref:	ref: 2021-229
council:	P.C.C.
Revision	DA-204 K



LEVEL 3
1:200

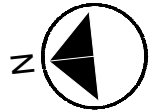
rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/09/2022



consultants
Private Certifier
Mance Army Engineering
Stormwater Engineer
Stantec Australia
Electrical Engineer
Hydraulic Engineer

East Coast Approvals Group
Mance Army Engineering
Stormwater Engineer
Stantec Australia
Electrical Engineer
Hydraulic Engineer

notes
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



16 Dunlop Street North, Parramatta NSW 2151
ph: +61 2 9639 0011 mob: 0431 111 777 a.d@designcorp.com.au
www.designcorp.com.au nominated architect - joe@l-sabbagh 8707

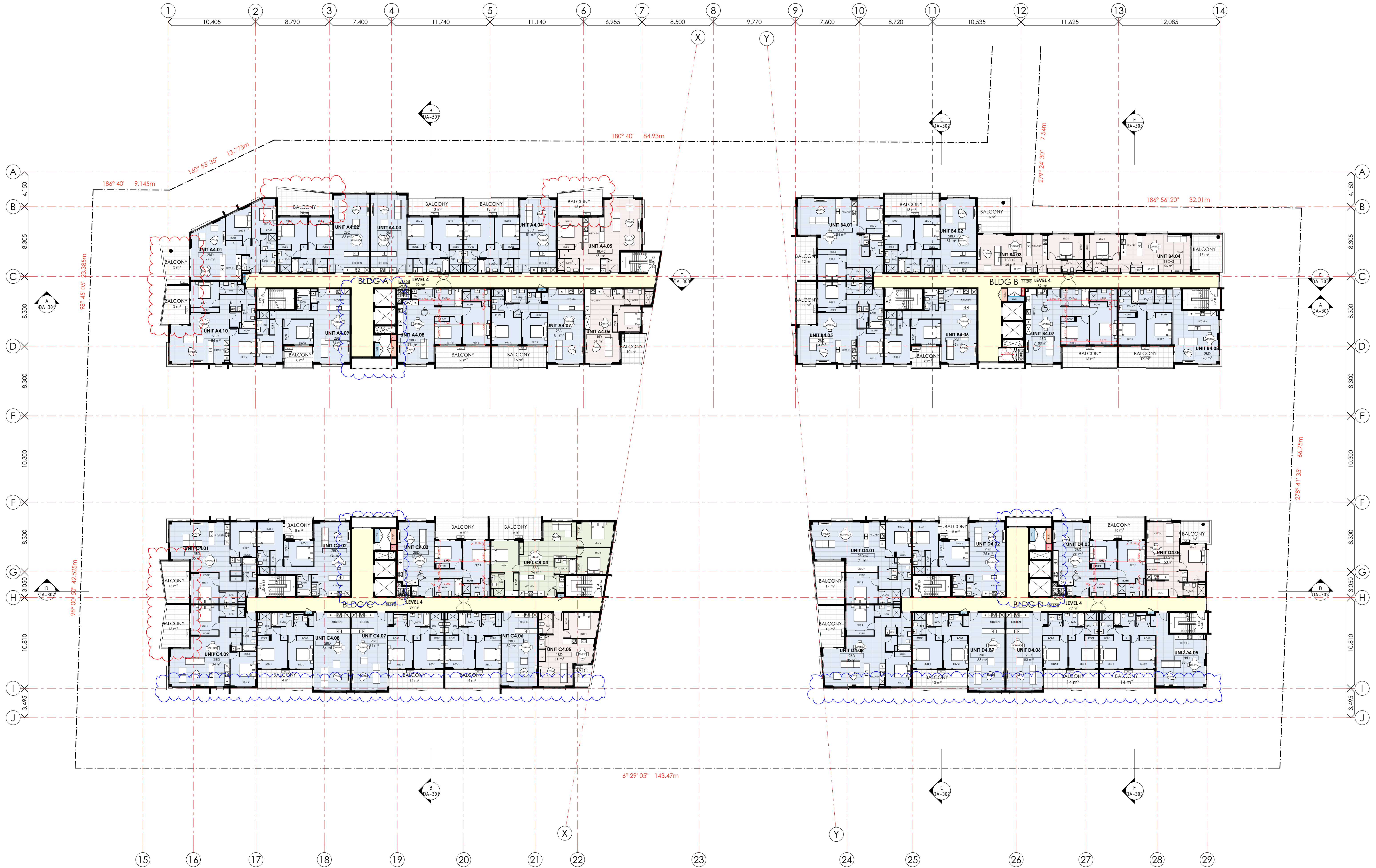
project: Proposed mixed use development
at 12 Carson Lane, St Marys, NSW 2760

drawings: GA PLAN - LEVEL 3

drawn: J.S. scale: 1:200 ref: 2021-229
checked: J.E. date: 26/09/2022 Council: P.C.C.

DA-205
Revision K

S4.55 MODIFICATION



LEVEL 4 - 6
1:200

S4.55 MODIFICATION

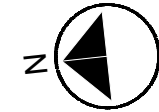
rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022



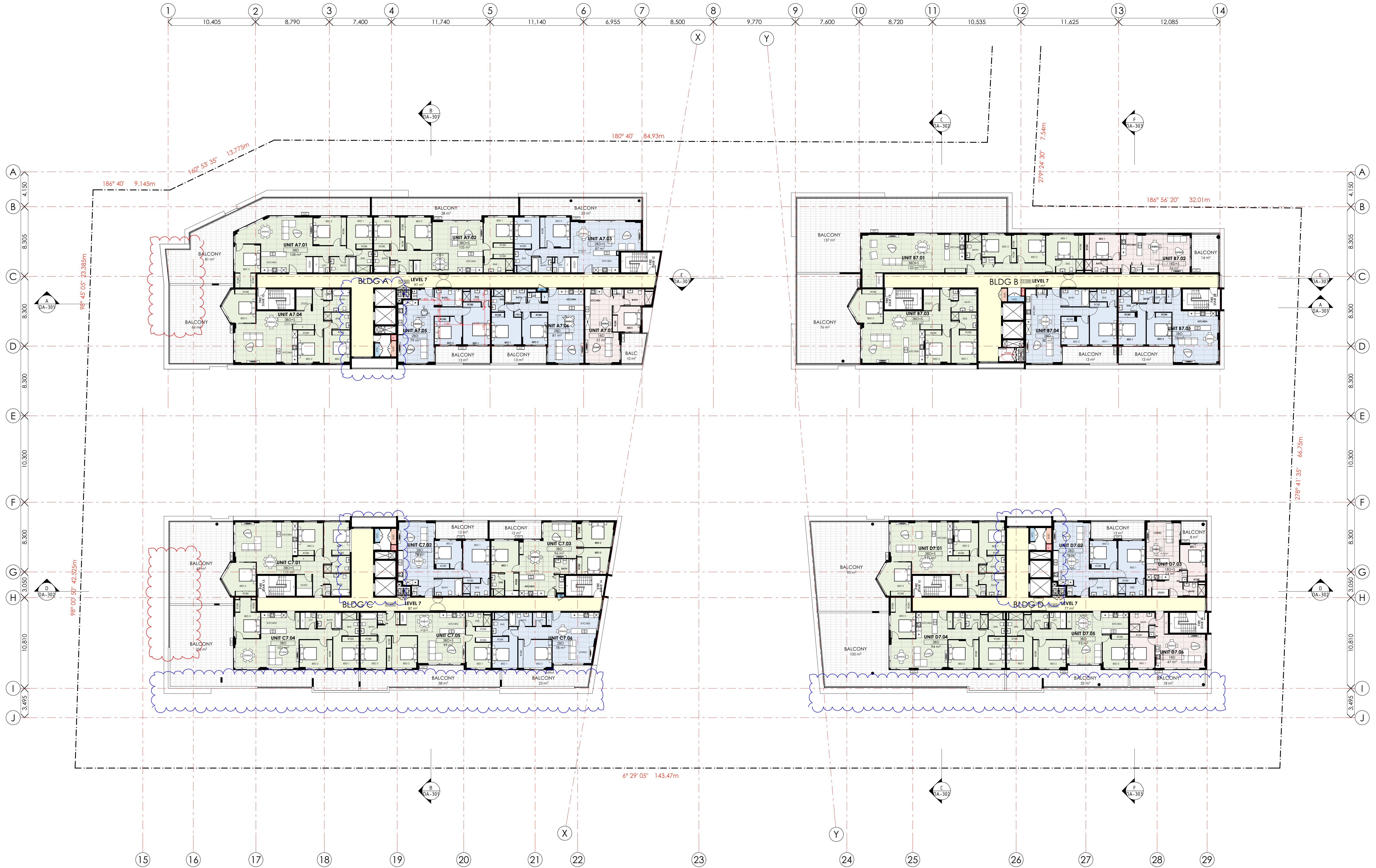
consultants
Private Certifier
Mance Army Engineering
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer

East Coast Approvals Group
Mance Army Engineering
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer

notes
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	GA PLAN - LEVEL 4-6
drawn:	J.S.
checked:	J.E.
scale:	1:200
date:	26/08/2022
ref:	2021-229
council:	P.C.C.
Revision	DA-206 Revision K



LEVEL 7
1:200

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/09/2022



client

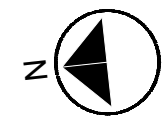


consultants

Private Certifier
Mance Arny Engineering
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mance Arny Engineering
Stormwater Engineer
Mechanical Engineer
Stantec Australia
Stantec Australia
Stantec Australia

notes

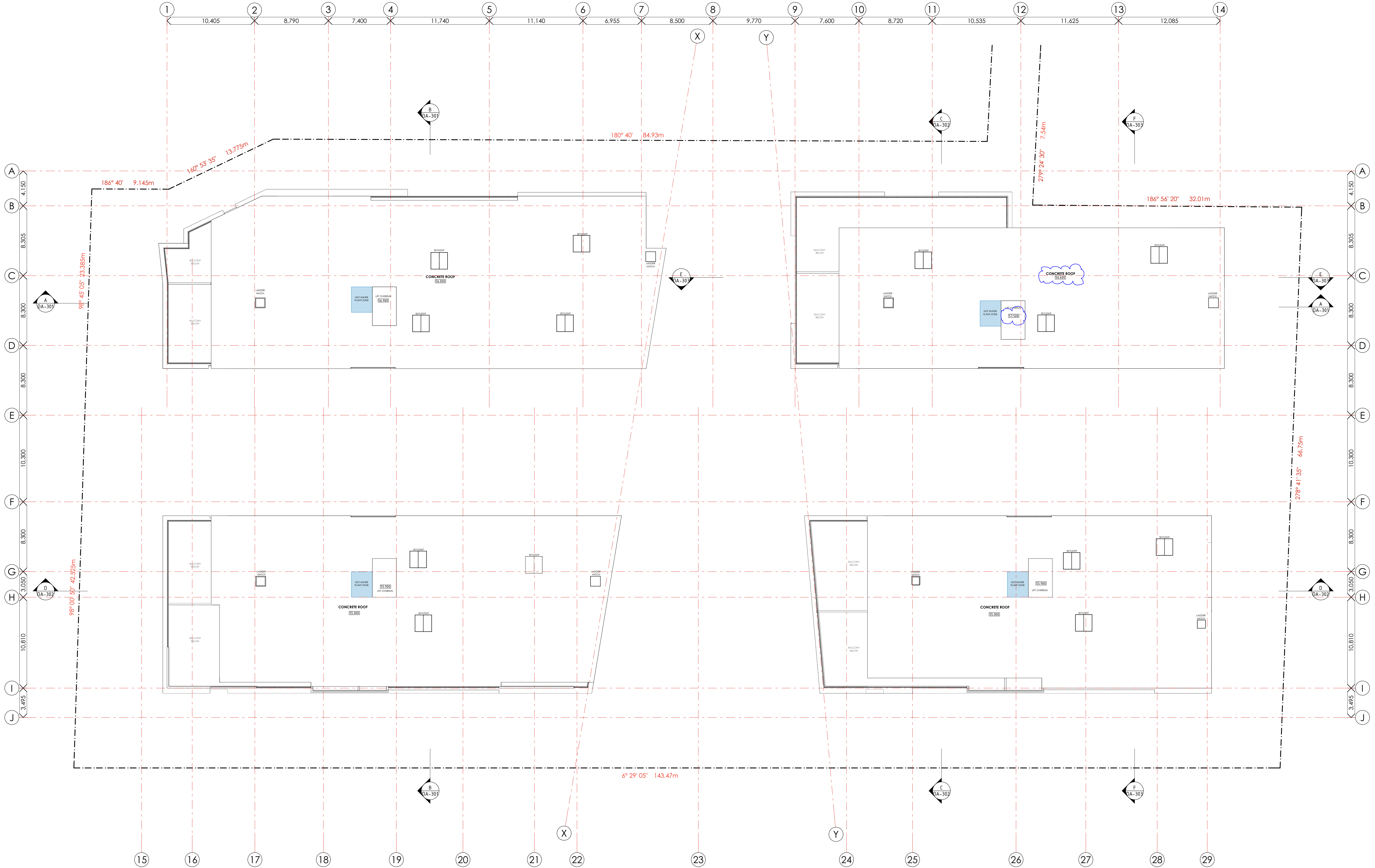
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be released, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	GA PLAN - LEVEL 7
drawn:	J.S.
checked:	J.E.
scale:	1:200
date:	26/09/2022
ref:	2021-229
council:	P.C.C.
Revision	K

S4.55 MODIFICATION

DA-207



ROOF
1:200

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022

www.dialbeforeyoudig.com.au

DIAL1100
BEFORE YOU DIG



consultants

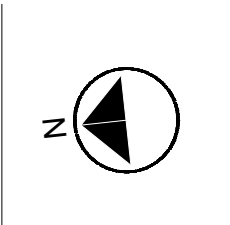
Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer

East Coast Approvals Group
Mance Army Engineering
Mance Army Engineering
Stantec Australia
Stantec Australia
Stantec Australia

notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



DESIGN CORP ARCHITECTS

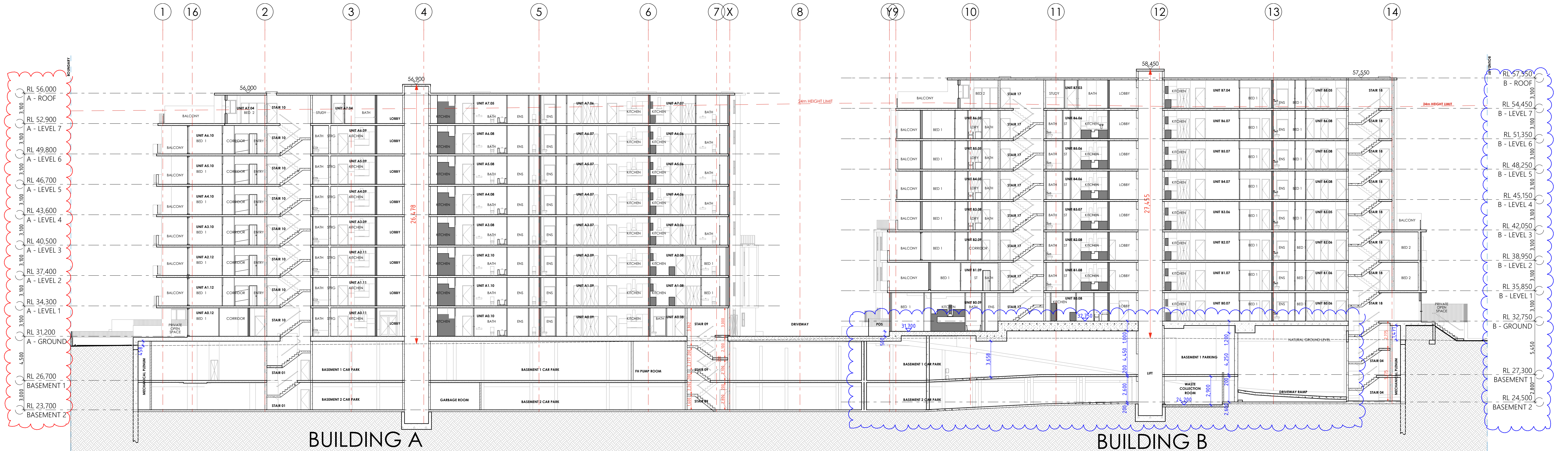
18 Dunlop Street North, Parramatta NSW 2151
ph: +61 2 9630 0011 mob: 0431 111 777 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe@l-sabbagh 8707

project: **Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760**

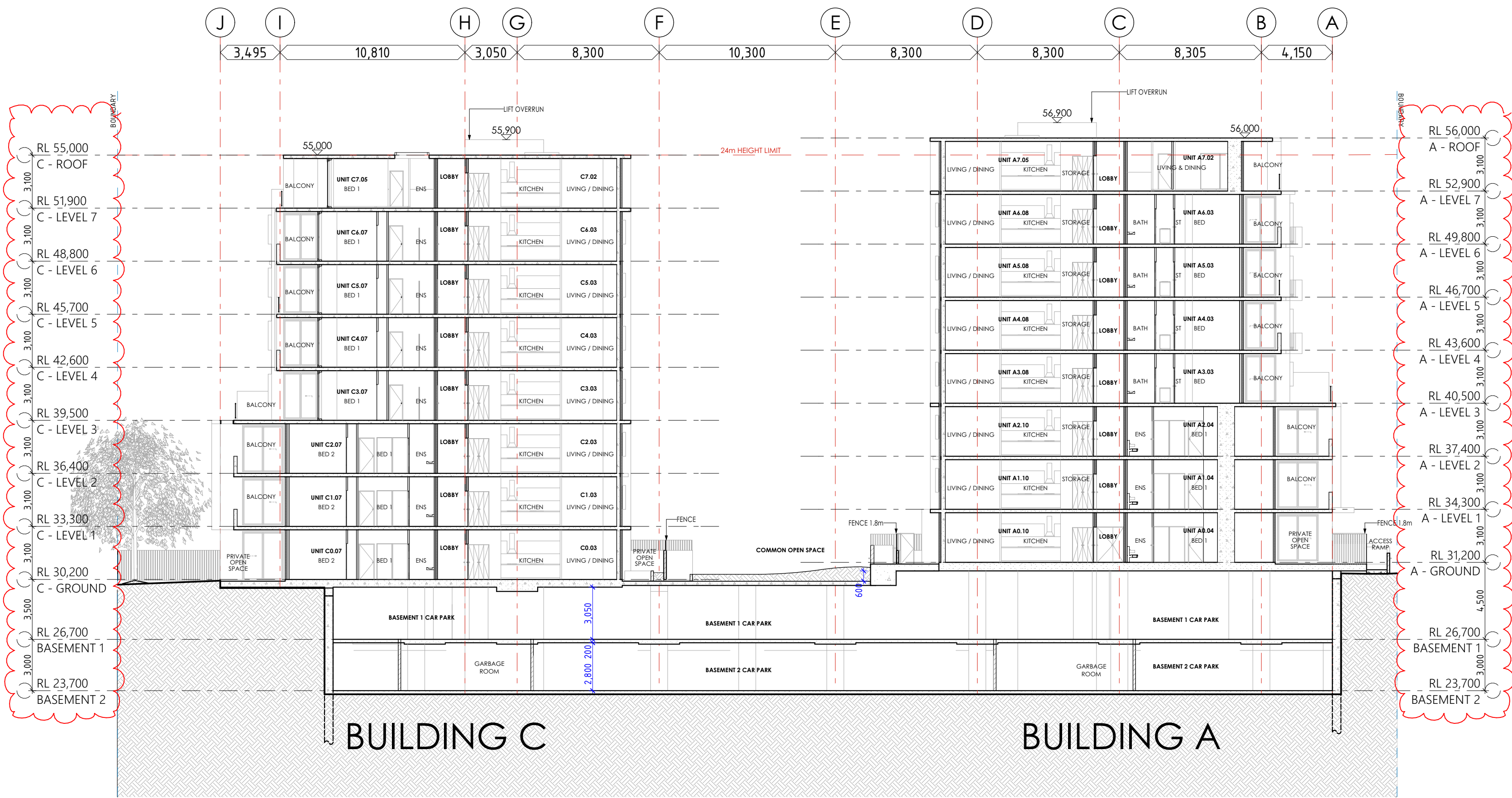
drawings: **GA PLAN - ROOF**

drawn: J.S. scale: 1:200 ref: 2021-229
checked: J.E. date: 26/08/2022 Council: P.C.C.

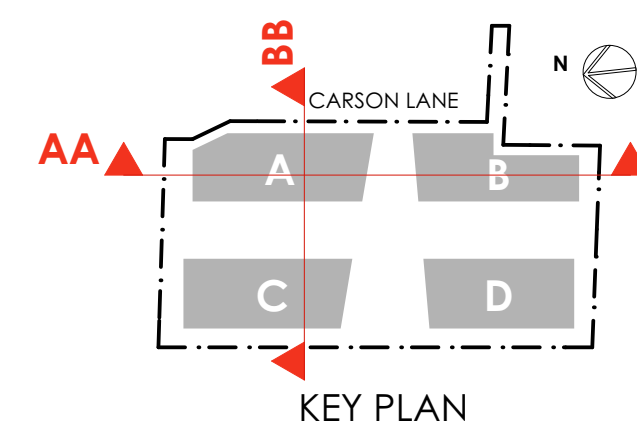
DA-208
Revision K



SECTION AA
1:200



SECTION BB
1:200



S4.55 MODIFICATION

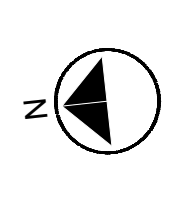
rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/05/2022

www.dialbeforeyoudig.com.au
DIAL1100
BEFORE YOU DIG



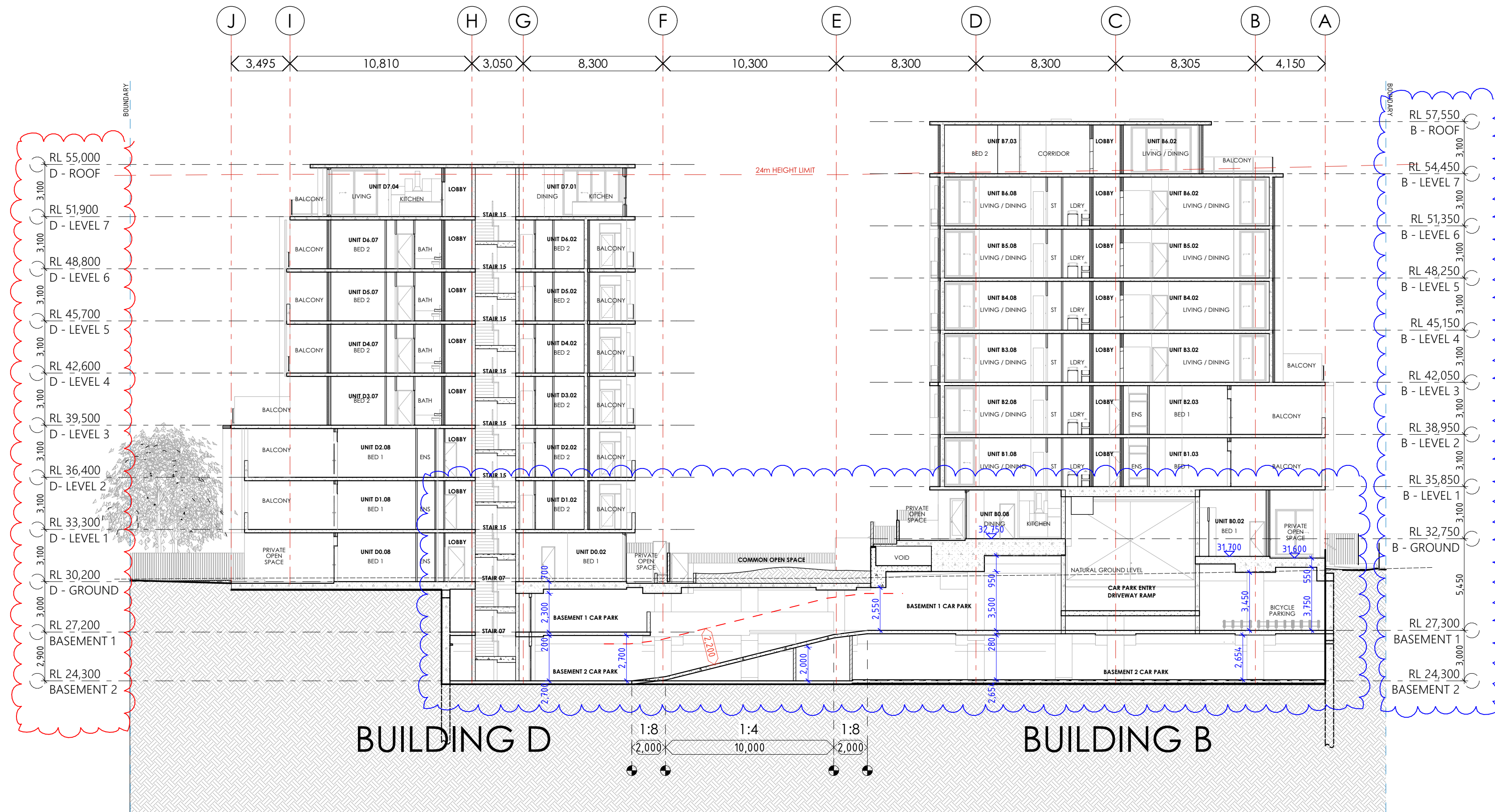
consultants
Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mance Army Engineering
Stantec Australia
Stantec Australia
Stantec Australia

notes
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD

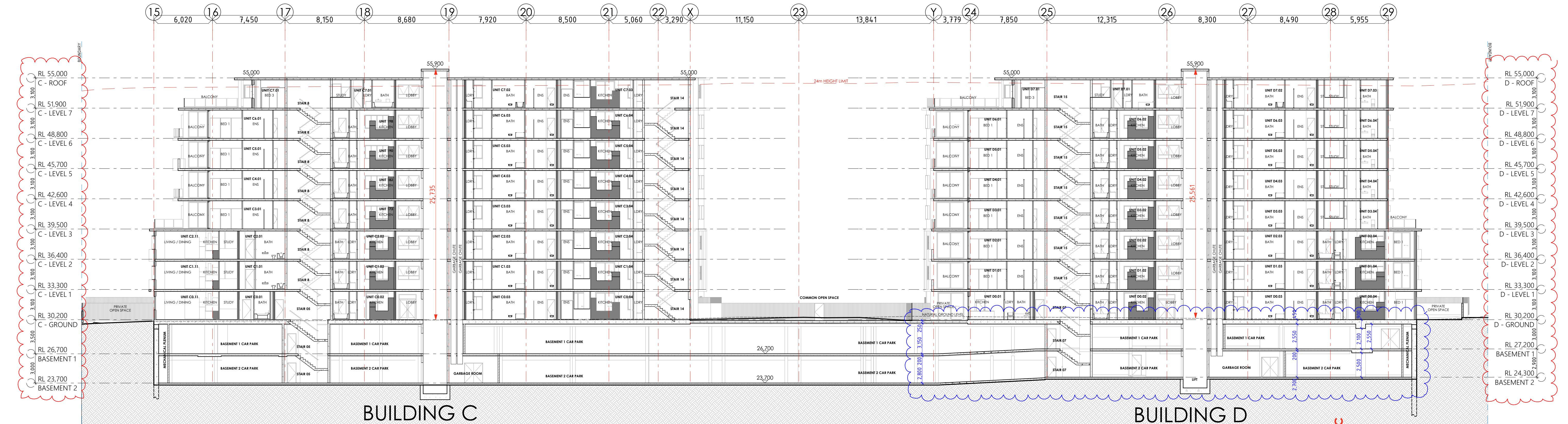


DESIGN CORP ARCHITECTS
18 Dunlop Street North Parramatta NSW 2151
ph: +61 2 9630 0911 mob: 0431 111 777 a@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

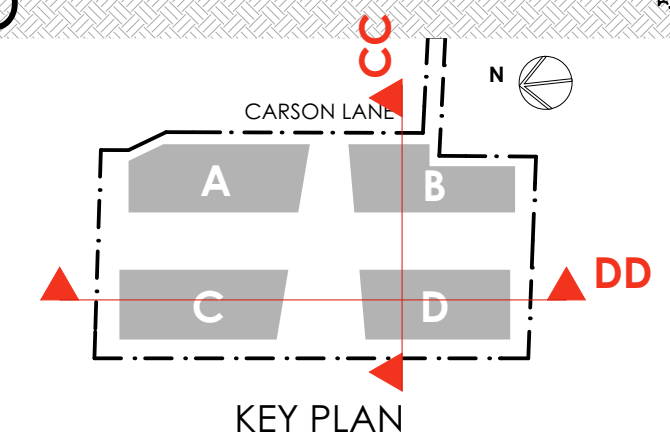
project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	SECTIONS - AA & BB
drawn:	J.S.
checked:	J.E.
scale:	1:200
date:	26/09/2022
ref:	2021-229
count:	P.C.C.
DA-301	Revision K



SECTION CC
1:200



SECTION DD
1:200



S4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/05/2022



consultants

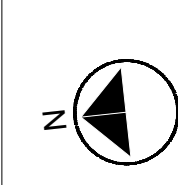
Private Certifier
Mance Amey Engineering
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer

East Coast Approvals Group
Mance Amey Engineering
Stantec Australia
Stantec Australia
Stantec Australia

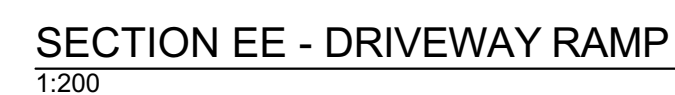
notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	SECTIONS - CC & DD
drawn:	J.S.
checked:	J.E.
scale:	1:200
date:	26/09/2022
ref:	2021-229
Count:	P.C.C.
DA-302	Revision K

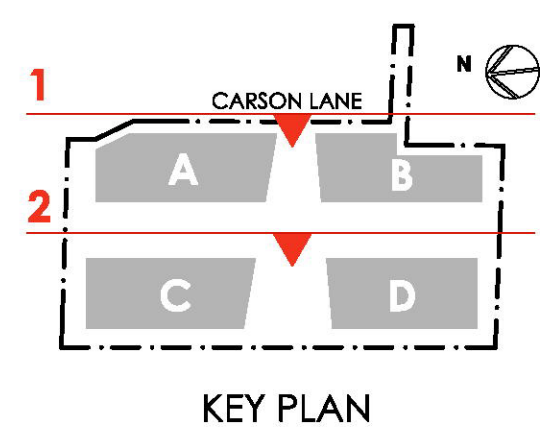
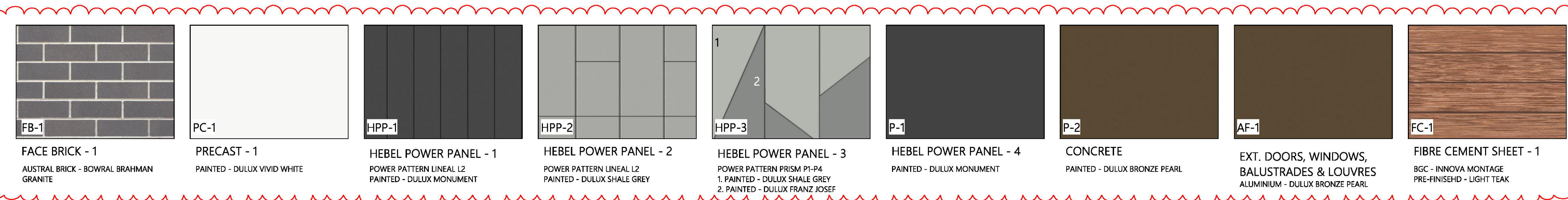




1 OUTER EAST ELEVATION - BUILDING B & A
1:200



2 INNER EAST ELEVATION - BUILDING D & C
1:200



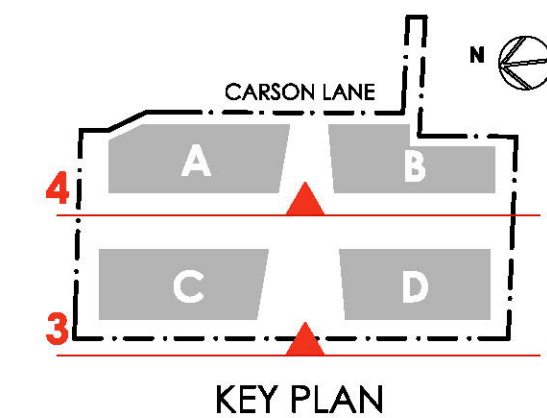
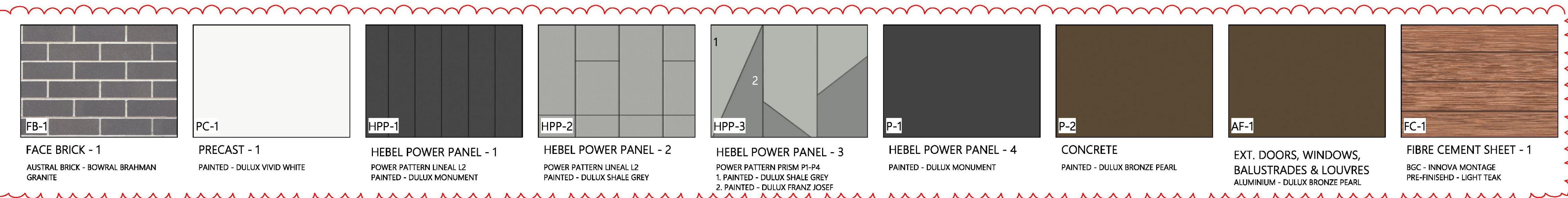
S4.55 MODIFICATION



3 OUTER WEST ELEVATION - BUILDING C & D
1:200



4 INNER WEST ELEVATION - BUILDING A & B
1:200



S4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/05/2022
L	Response to council RFI	19/10/2022



client

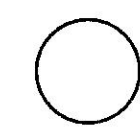


consultants

Private Certifier
Structural Engineer
Mancos Army Engineering
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mancos Army Engineering
Steriaco Australia
Steriaco Australia
Steriaco Australia

notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.

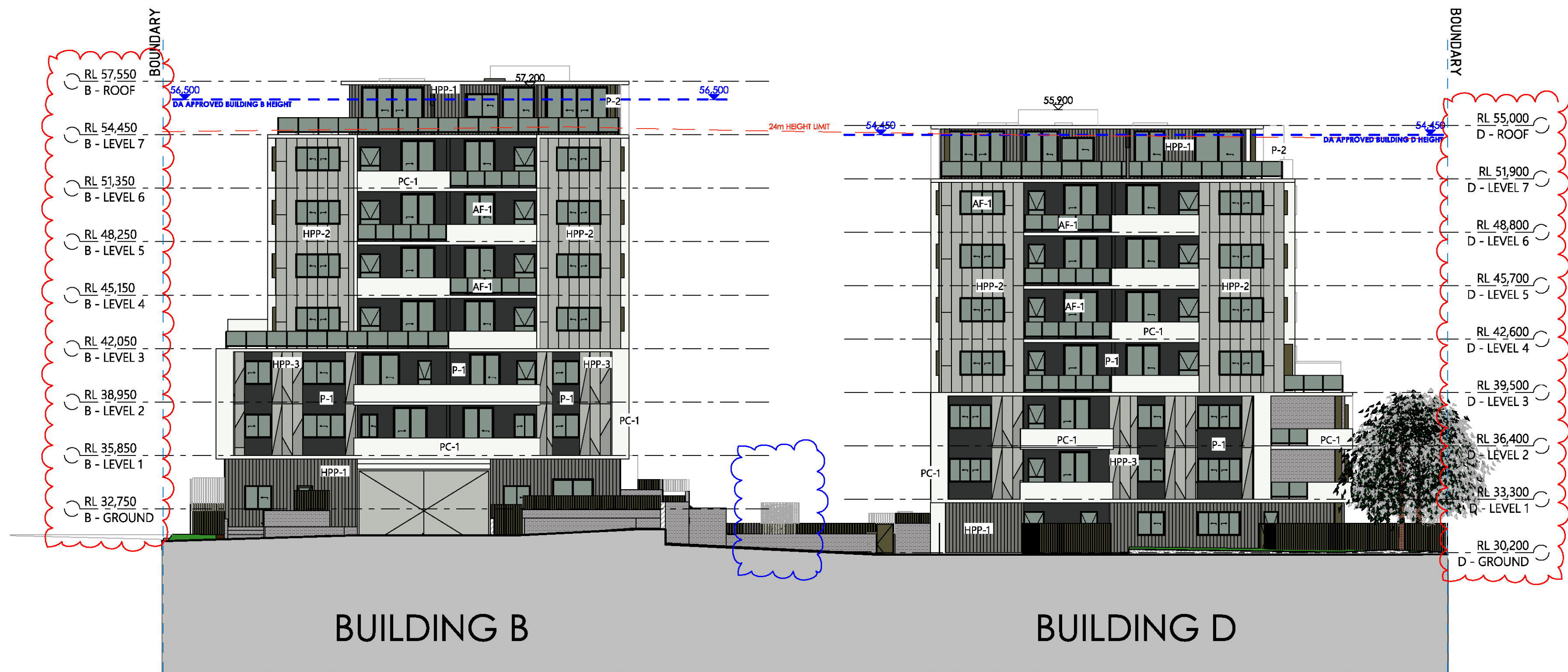


DESIGNCORP ARCHITECTS
18 Dunlop Street North Parramatta NSW 2151
ph: +61 2 9638 0013 mob: 0431 111 777 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

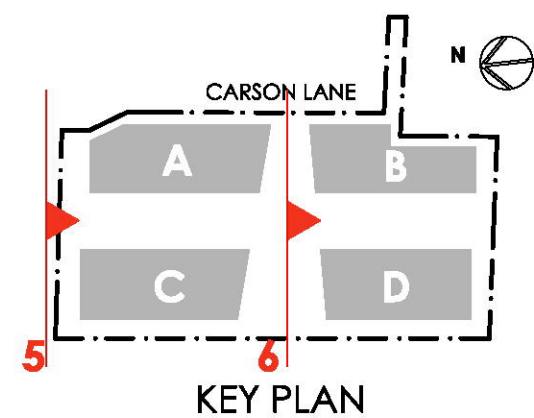
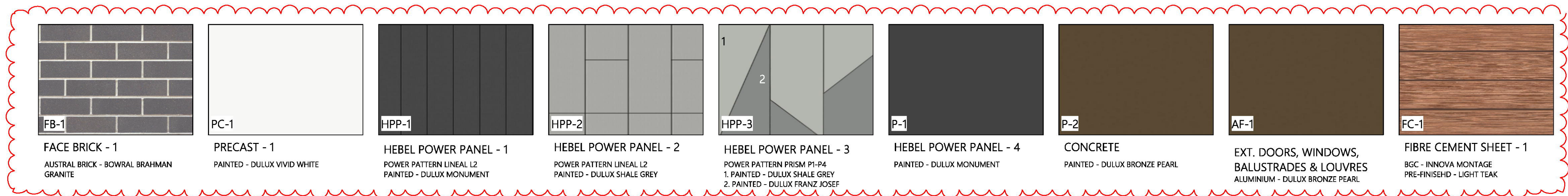
project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawing:	ELEVATIONS - WEST
drawn:	J.S.
checked:	J.E.
scale:	1:200
date:	20/10/2022
ref:	2021-229
council:	P.C.C.
revision:	DA-402



5 OUTER NORTH ELEVATION - BUILDING A & C
1:200



6 INNER NORTH ELEVATION - BUILDING B & D
1:200



rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/05/2022
L	Response to council RFI	19/10/2022



client

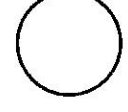


consultants

Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mancos Army Engineering
Steriaco Australia
Steriaco Australia
Steriaco Australia

notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.

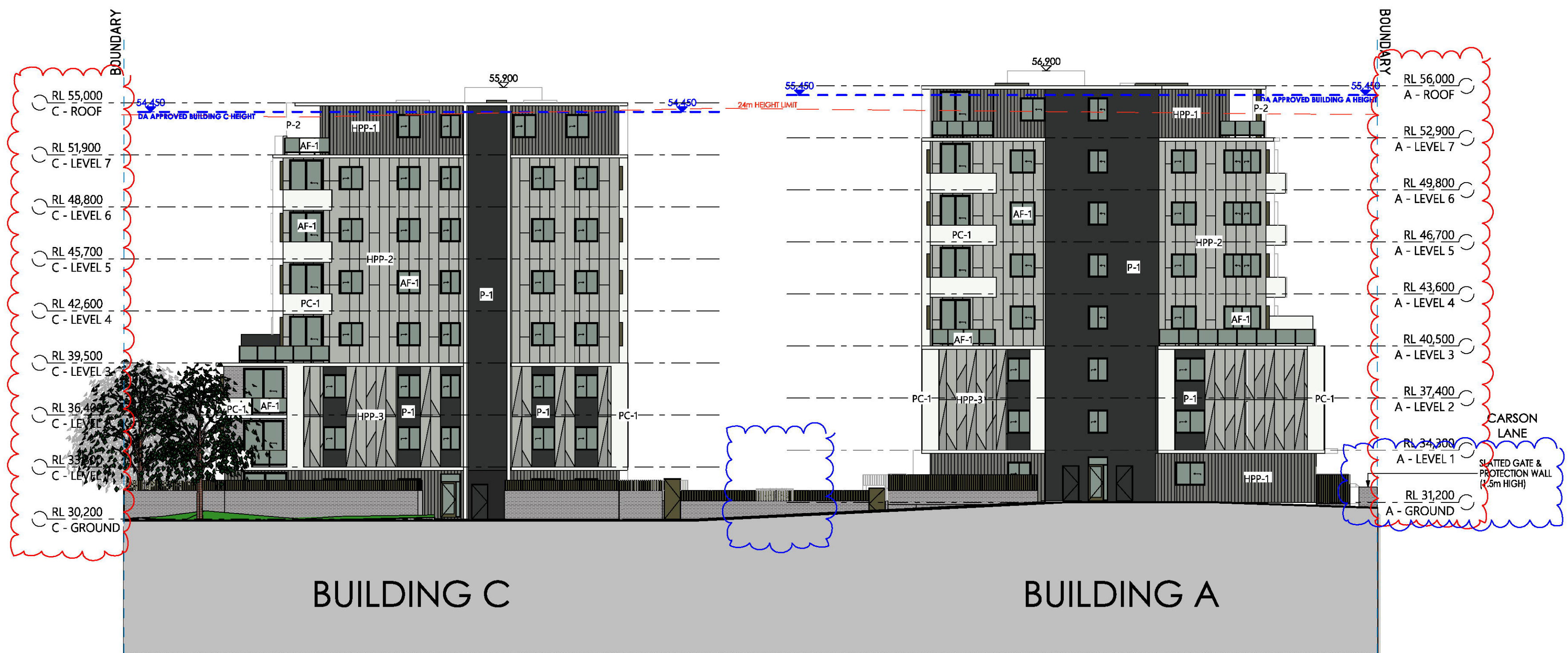


DESIGNCORP ARCHITECTS
18 Dunlop Street North, Parramatta NSW 2151
ph: +61 2 9638 0011 mob: 0431 111 777 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe@l-sabbagh 8707

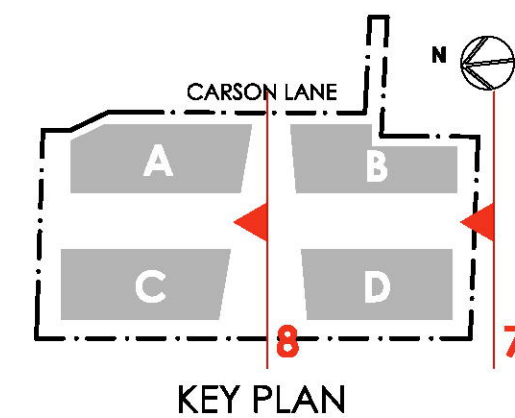
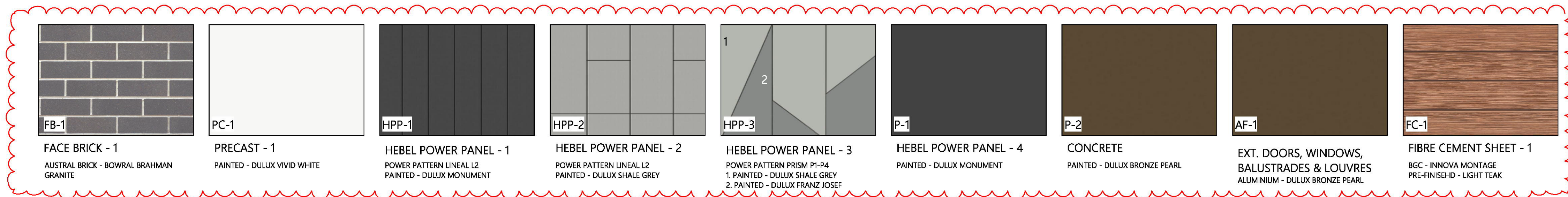
project: Proposed mixed use development
at 12 Carson Lane, St Marys, NSW 2760
drawing: ELEVATIONS - NORTH
drawn: J.S. scale: 1:200
checked: J.E. date: 20/10/2022
revision: 1
DA-403



7 OUTER SOUTH ELEVATION - BUILDING D & B
1:200



8 INNER SOUTH ELEVATION - BUILDING C & A
1:200



\$4.55 MODIFICATION

rev	description	date
J	Issued for \$4.55 modification	12/04/2022
K	Response to council RFI	17/05/2022
L	Response to council RFI	19/10/2022



client

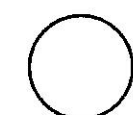


consultants

Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mancos Army Engineering
Mancos Army Engineering
Steriaco Australia
Steriaco Australia
Steriaco Australia

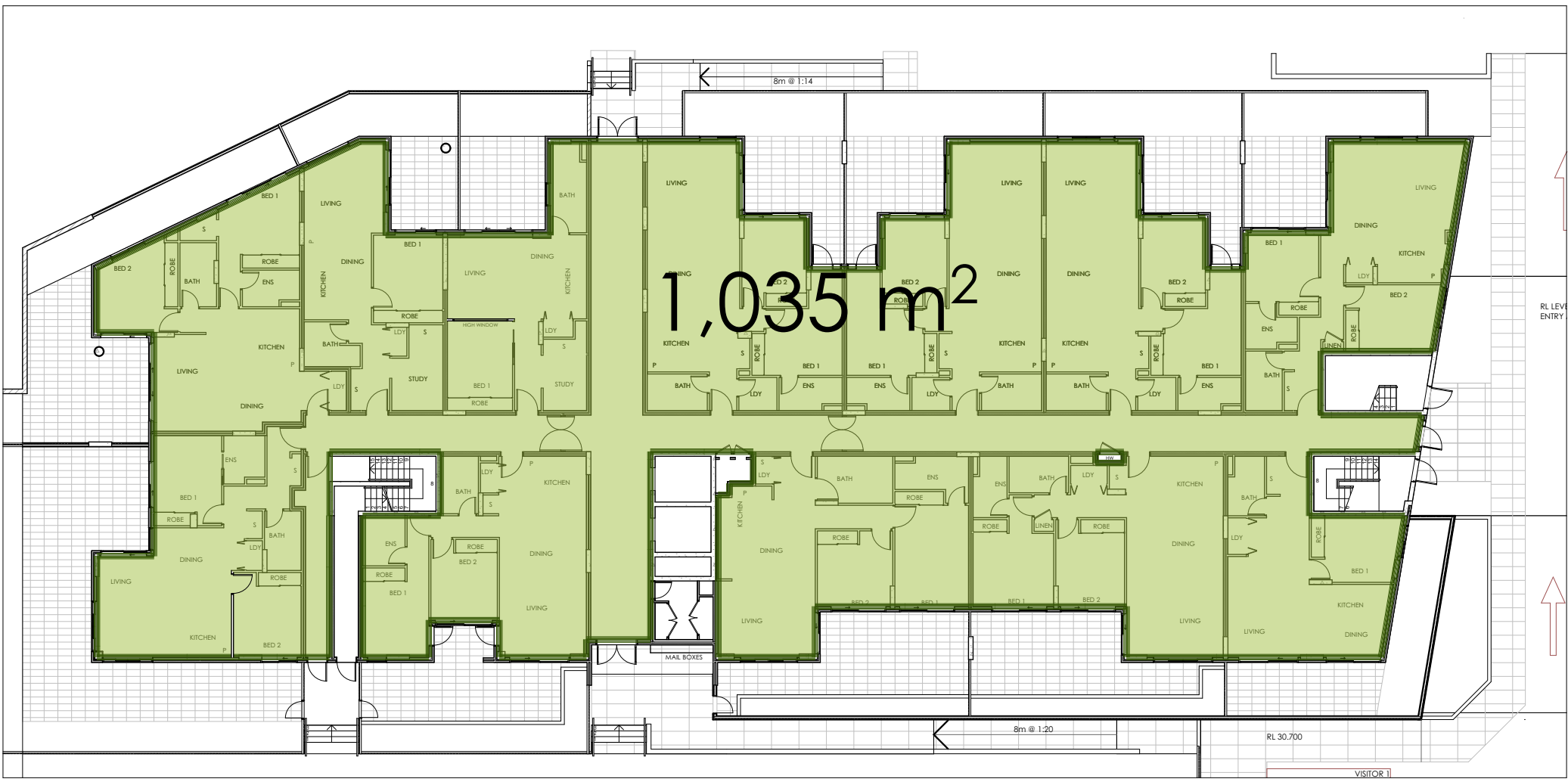
notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



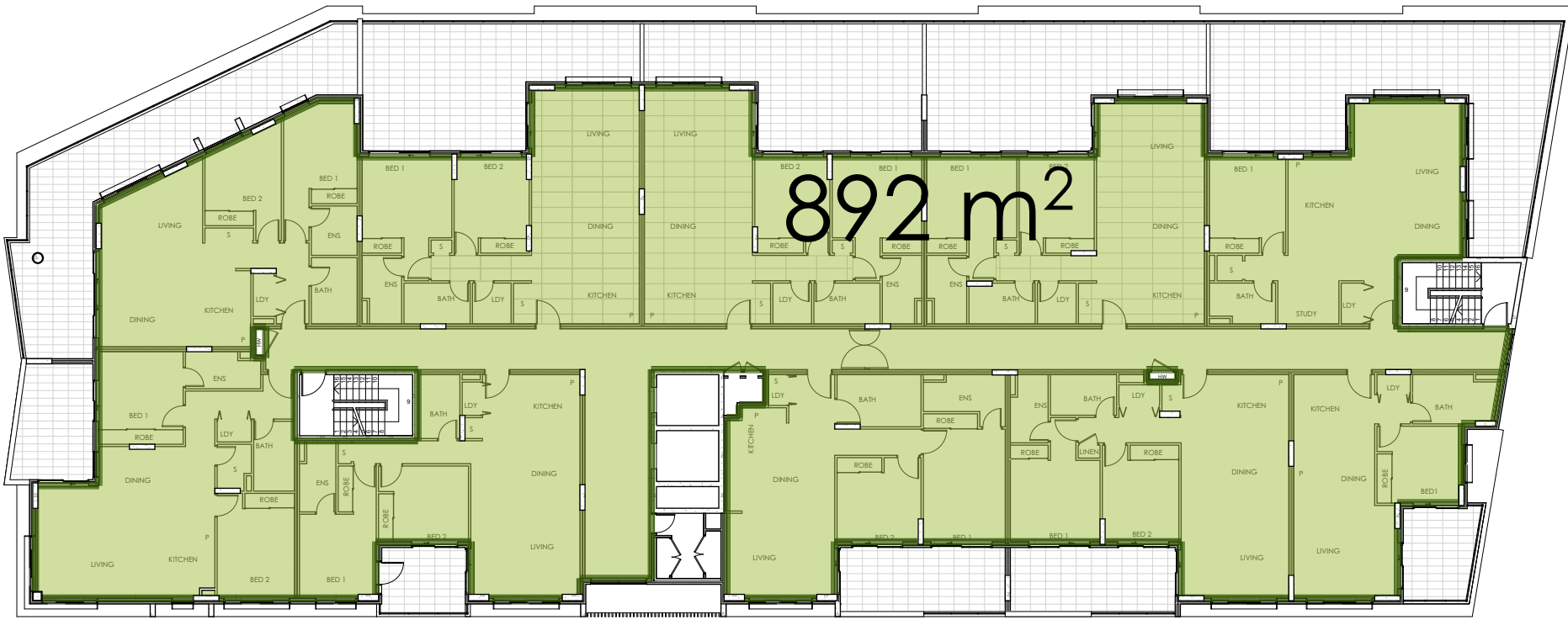
DESIGN CORP ARCHITECTS
18 Dunlop Street North, Parramatta NSW 2151
ph: +61 2 9638 0011 mob: 0431 111 777 email: info@designcorp.com.au
www.designcorp.com.au nominated architect - joe al-sabbagh 8707

project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawing:	ELEVATIONS - SOUTH
drawn:	J.S.
checked:	J.E.
scale:	1:200
date:	20/10/2022
ref:	2021-229
council:	P.C.C.
revision:	DA-404



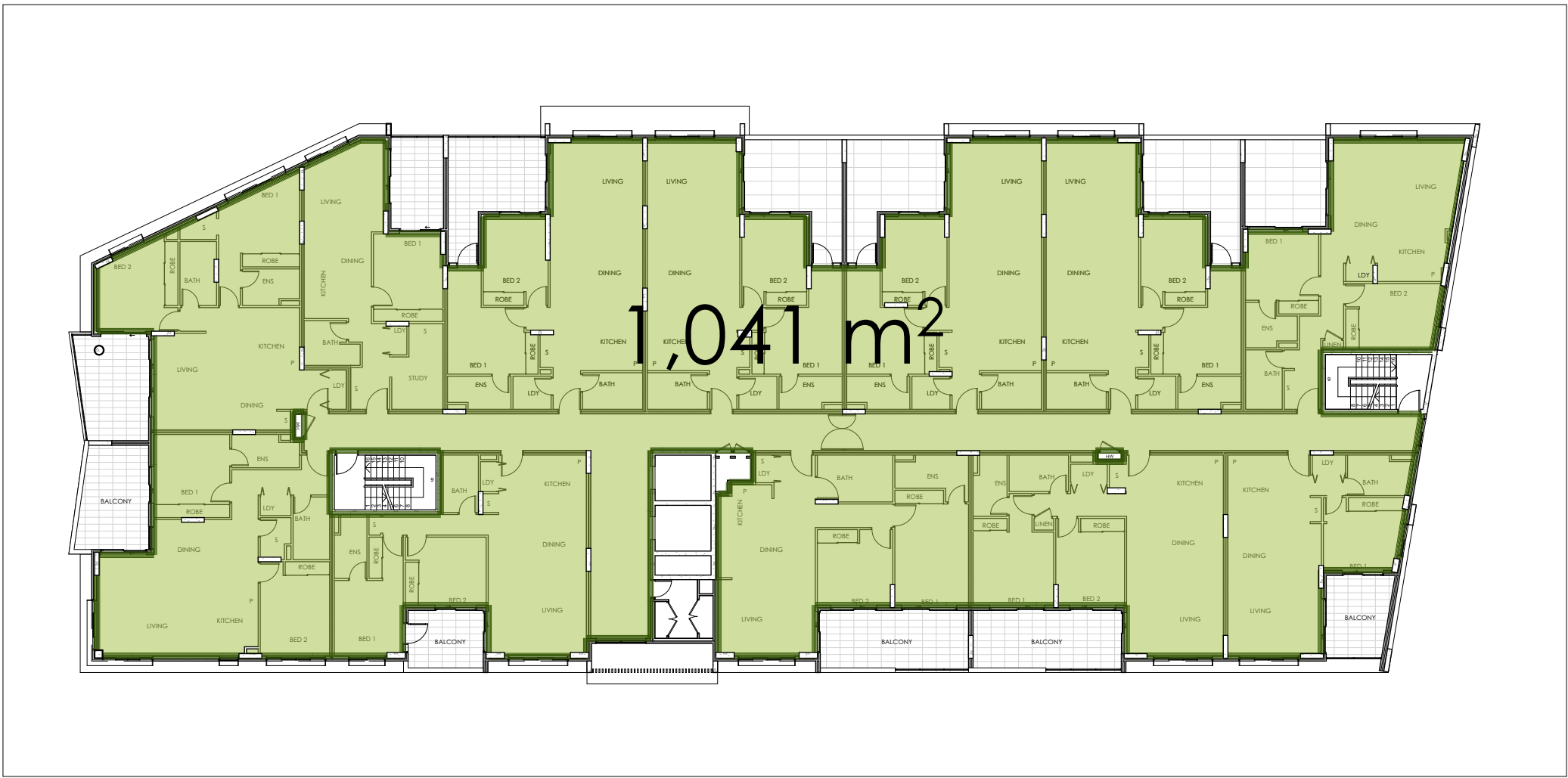
01 BUILDING A - GROUND
1:250

RESIDENTIAL GFA: 1,035 m²



04 BUILDING A - LEVEL 3
1:250

RESIDENTIAL GFA: 892 m²



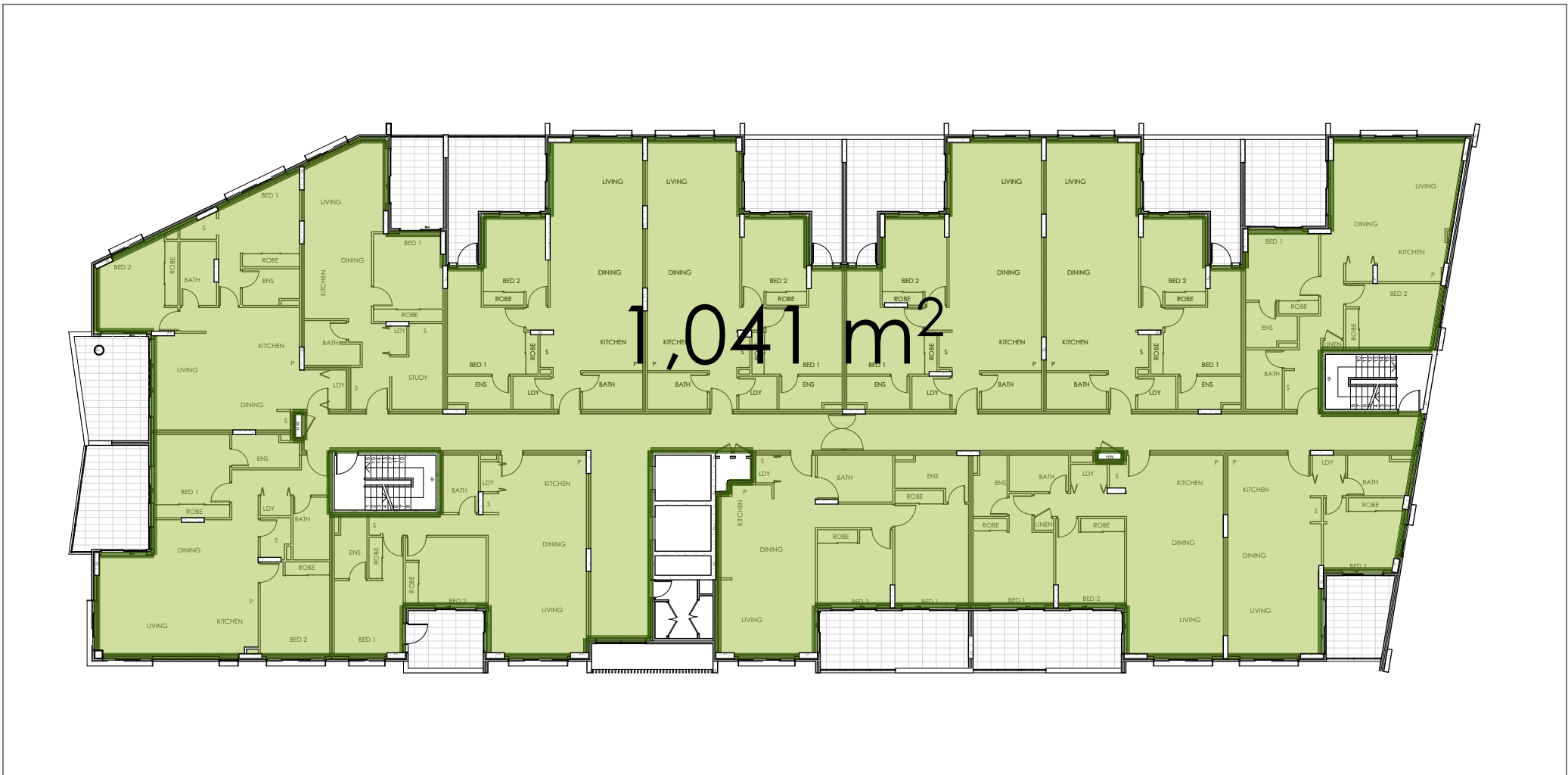
02 BUILDING A - LEVEL 1
1:250

RESIDENTIAL GFA: 1,041 m²



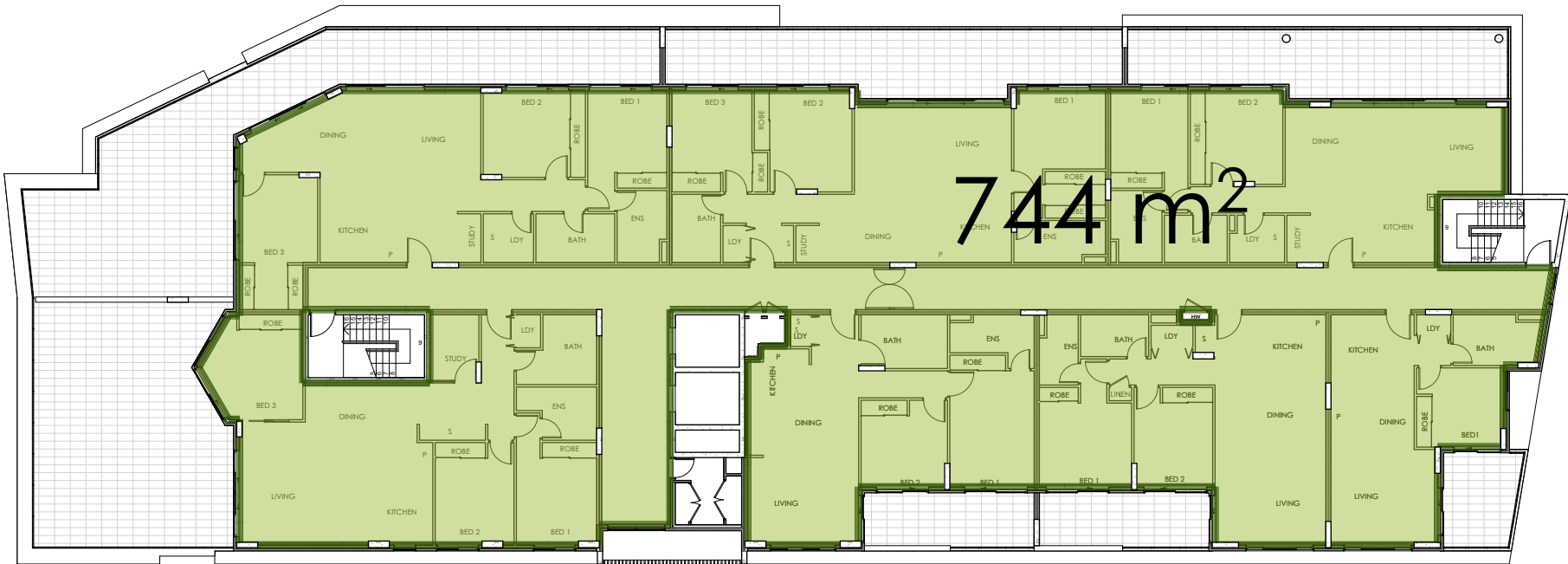
05 BUILDING A - LEVEL 4-6
1:250

RESIDENTIAL GFA: 892 m²



03 BUILDING A - LEVEL 2
1:250

RESIDENTIAL GFA: 1,041 m²



06 BUILDING A - LEVEL 7
1:250

RESIDENTIAL GFA: 744m²

TOTAL GFA BUILDING A: 7,429 m²

S4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022



client

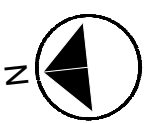


consultants

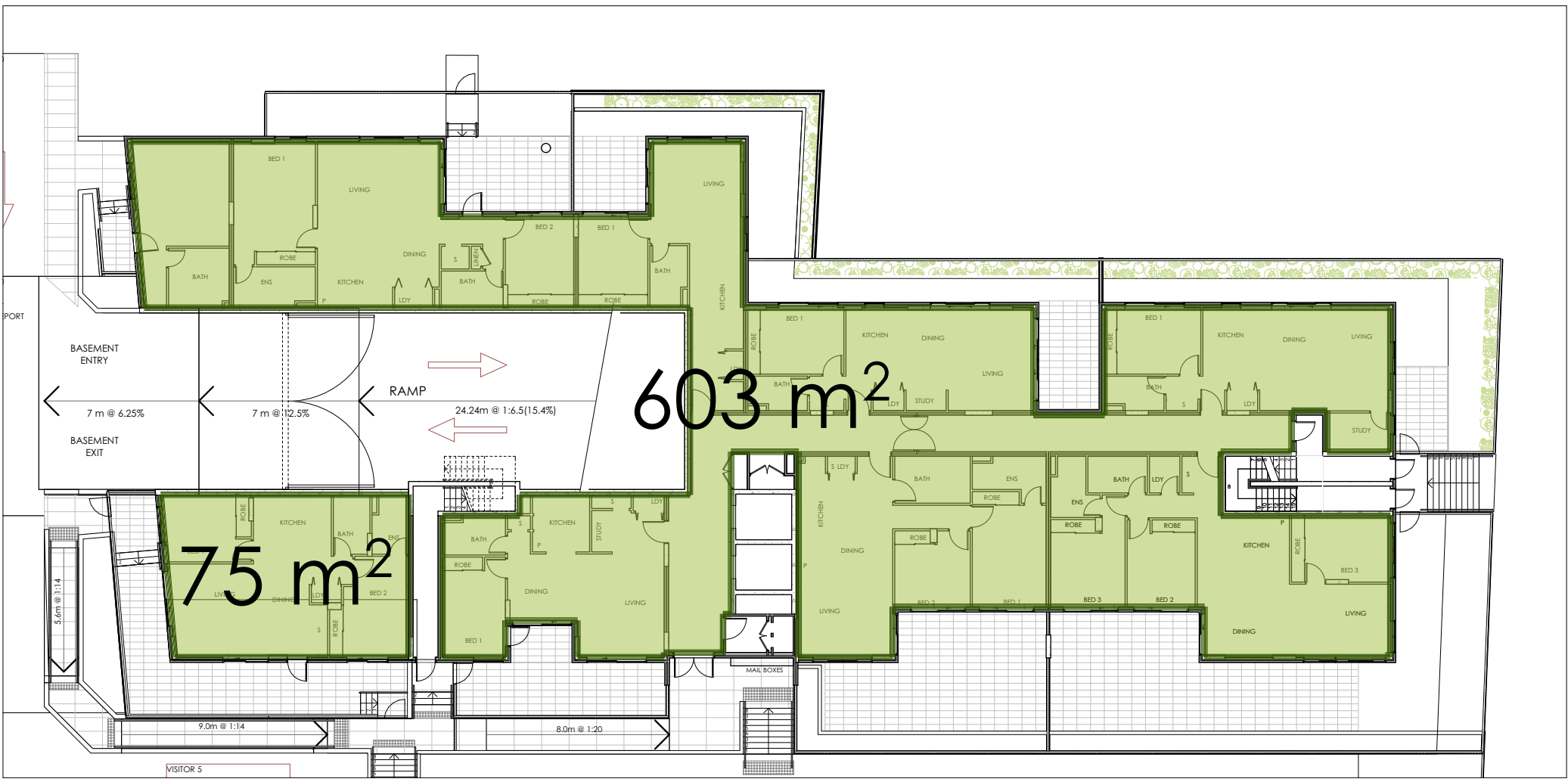
Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mance Army Engineering
Stantec Australia
Stantec Australia
Stantec Australia

notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	GFA CALCULATIONS - BUILDING A
drawn:	J.S.
checked:	J.E.
scale:	1:250
date:	26/08/2022
ref:	2021-229
Council:	P.C.C.
DA-701	Revision K



01 BUILDING B - GROUND
1:250

RESIDENTIAL GFA: 678 m²



04 BUILDING B - LEVEL 3
1:250

RESIDENTIAL GFA: 707 m²



02 BUILDING B - LEVEL 1
1:250

RESIDENTIAL GFA: 813 m²



05 BUILDING B - LEVEL 4-6
1:250

RESIDENTIAL GFA: 707 m²



03 BUILDING B - LEVEL 2
1:250

RESIDENTIAL GFA: 823 m²



06 BUILDING B - LEVEL 7
1:250

RESIDENTIAL GFA: 552 m²

TOTAL GFA BUILDING B: 5,694 m²

S4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022



client



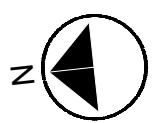
consultants

Private Certifier
Structural Engineer
Mance Arng Engineering
Stormwater Engineer
Mance Arng Engineering
Mechanical Engineer
Stantec Australia
Electrical Engineer
Stantec Australia
Hydraulic Engineer
Stantec Australia

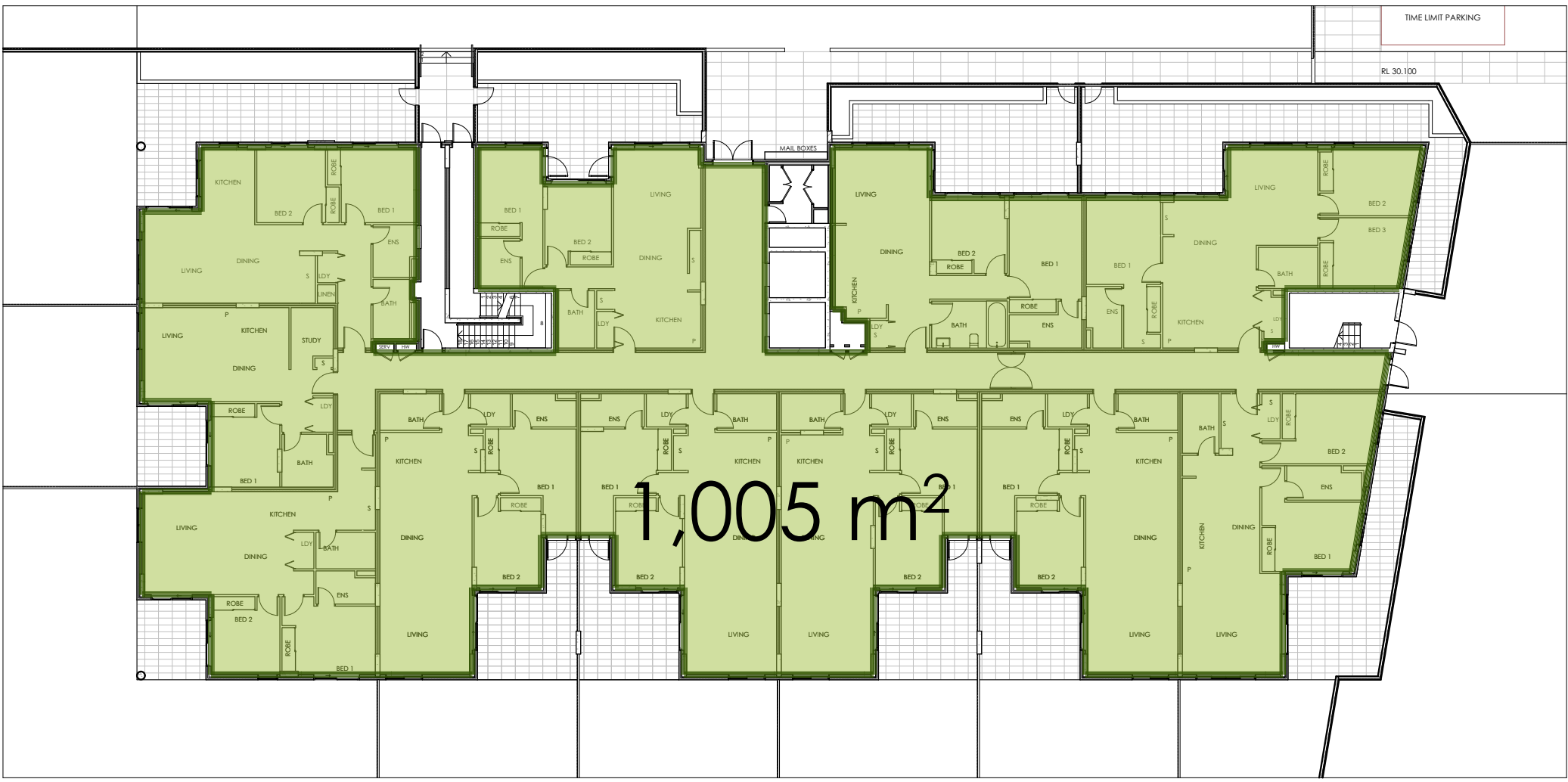
notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.

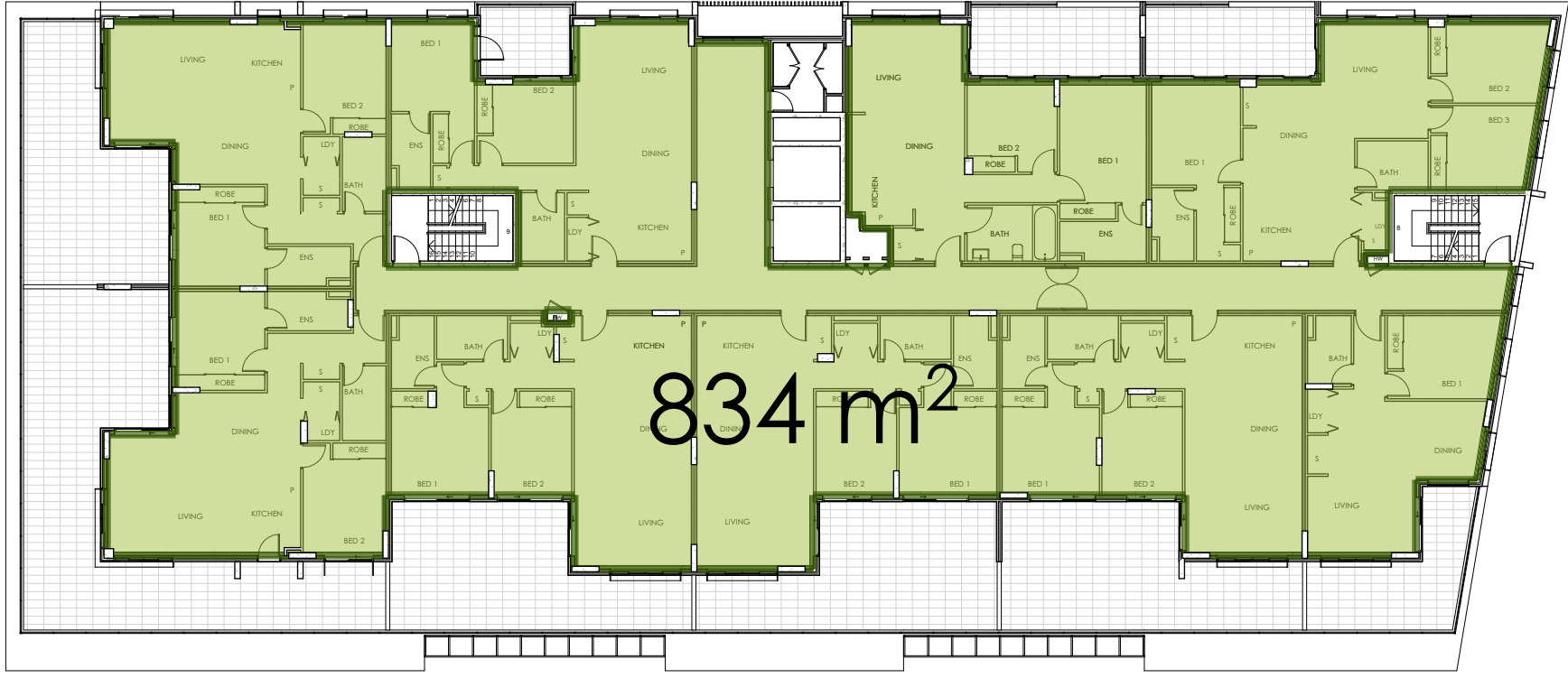


project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	GFA CALCULATIONS - BUILDING B
drawn:	J.S.
checked:	J.E.
scale:	1:250
date:	26/08/2022
ref:	2021-229
count:	P.C.C.
Revision	K



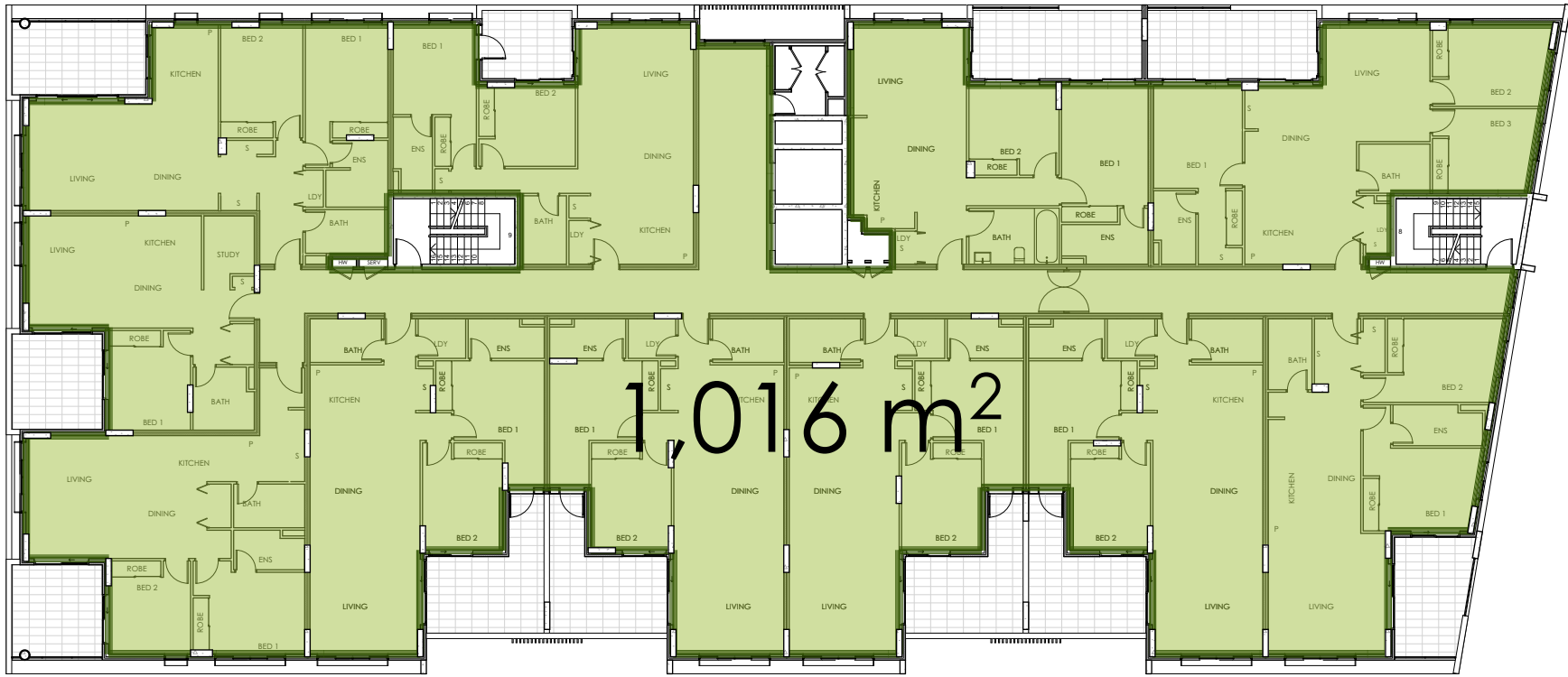
01 BUILDING C - GROUND
1:250

RESIDENTIAL GFA: 1,005 m²



04 BUILDING C - LEVEL 3
1:250

RESIDENTIAL GFA: 834 m²



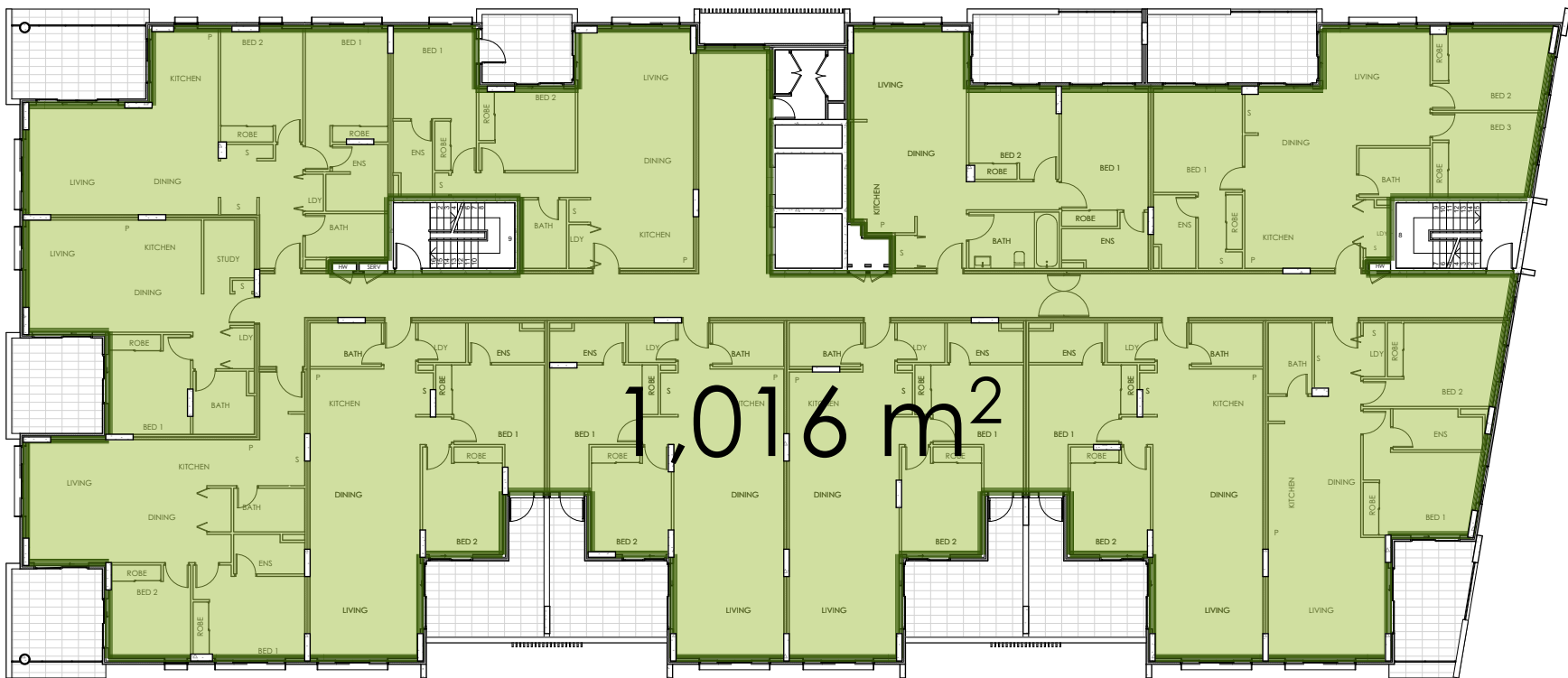
02 BUILDING C - LEVEL 1
1:250

RESIDENTIAL GFA: 1,016 m²



05 BUILDING C - LEVEL 4-6
1:250

RESIDENTIAL GFA: 834 m²



03 BUILDING C - LEVEL 2
1:250

RESIDENTIAL GFA: 1,016 m²



06 BUILDING C - LEVEL 7
1:250

RESIDENTIAL GFA: 670 m²

TOTAL GFA BUILDING C: 7043 m²

\$4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022



client



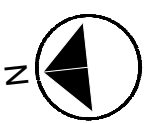
consultants

Private Certifier
Mance Anny Engineering
Stormwater Engineering
Mechanical Engineer
Stantec Australia
Electrical Engineer
Hydraulic Engineer

notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



18 Dunlop Street North, Parramatta NSW 2151
ph: +61 2 9630 9911 mob: 0431 111 777 a.d@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	GFA CALCULATIONS - BUILDING C
drawn:	J.S.
checked:	J.E.
scale:	1:250
date:	26/08/2022
ref:	2021-229
Council:	P.C.C.
DA-703	Revision K



01 BUILDING D - GROUND
1:250

RESIDENTIAL GFA: 882 m²



04 BUILDING D - LEVEL 3
1:250

RESIDENTIAL GFA: 735 m²



02 BUILDING D - LEVEL 1
1:250

RESIDENTIAL GFA: 911 m²



05 BUILDING D - LEVEL 4-6
1:250

RESIDENTIAL GFA: 735 m²



03 BUILDING D - LEVEL 2
1:250

RESIDENTIAL GFA: 911 m²



06 BUILDING D - LEVEL 7
1:250

RESIDENTIAL GFA: 571 m²

TOTAL GFA BUILDING D: 6,215 m²

S4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022



client



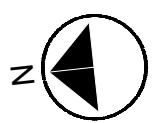
consultants

Private Certifier
Mance Anny Engineering
Stormwater Engineering
Mechanical Engineer
Starlec Australia
Electrical Engineer
Hydraulic Engineer

notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



18 Dunlop Street North Parramatta NSW 2151
ph: +61 2 9630 0911 mob: 0431 111 777 a.d@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

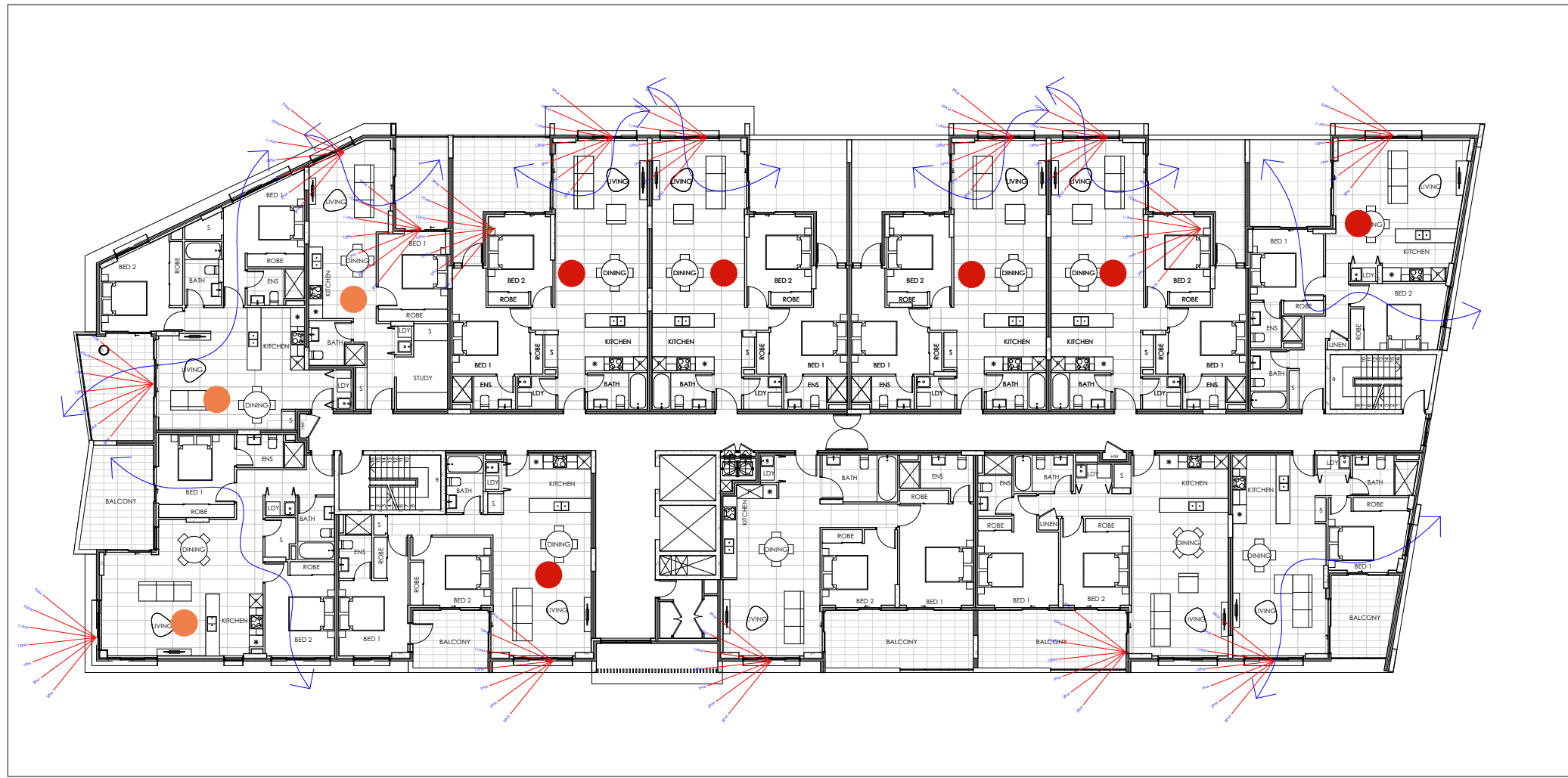
project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	GFA CALCULATIONS - BUILDING D
drawn:	J.S.
checked:	J.E.
scale:	1:250
date:	26/08/2022
ref:	2021-229
Council:	P.C.C.
DA-704	Revision K



01 BUILDING A - GROUND
1:250



04 BUILDING A - LEVEL 3
1:250



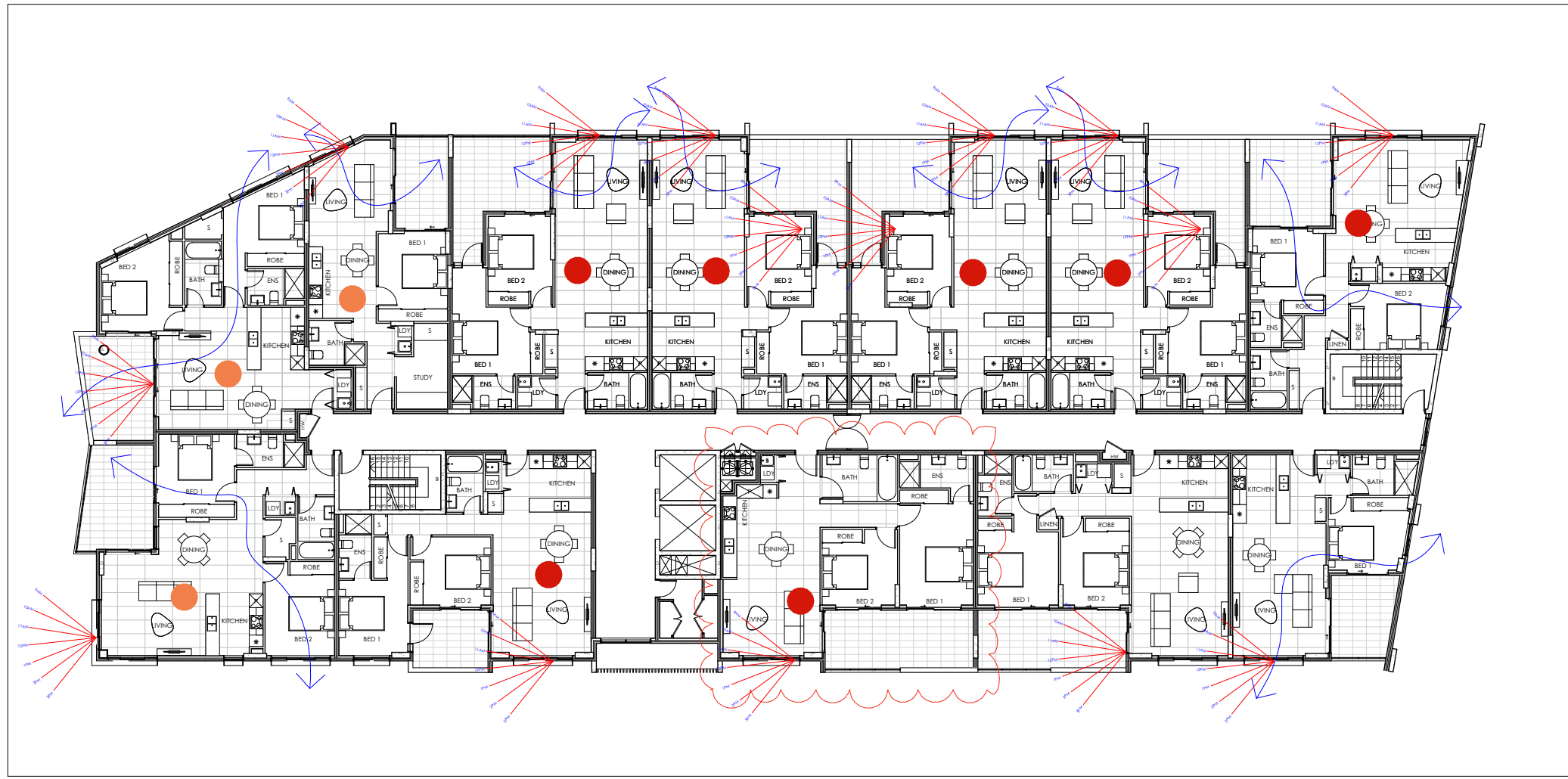
02 BUILDING A - LEVEL 1
1:250



05 BUILDING A - LEVEL 4
1:250



07 BUILDING A - LEVEL 5-6
1:250



03 BUILDING A - LEVEL 2
1:250



06 BUILDING A - LEVEL 7
1:250

- CROSS VENTILATION
THROUGH CLERESTORY SKYLIGHT

SOLAR ACCESS - FULL PROJECT (DA)

Note: Numbers in the below table is based on the actual count from DA approved plans

	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL	%
3 HOURS +	27	20	42	35	124	(43%)
2.5 HOURS +	64	33	47	37	181	(63%)
2 HOURS +	65	39	56	44	204	(71%)

SOLAR ACCESS - FULL PROJECT (\$4.55)

	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL	%
3 HOURS +	25	15	30	26	96	(33%)
2.5 HOURS +	65	34	47	34	180	(62%)
2 HOURS +	65	40	56	41	202	(70%)

SOLAR ACCESS - BUILDING A

- 3.0 HOURS+ = 24/83 UNITS (29%)
- 2.5 HOURS+ = 64/83 UNITS (77%)
- 2.0 HOURS+ = 64/83 UNITS (77%)

CROSS VENTILATION - BUILDING A

CLASSIC DUAL ASPECT : 35 UNITS
DEEP RECESSED : 15 UNITS

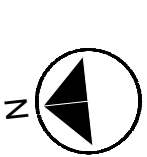
50 / 83 UNITS = 60 %

rev	description	date
J	Issued for \$4.55 modification	12/04/2022
K	Response to council RFI	17/06/2022



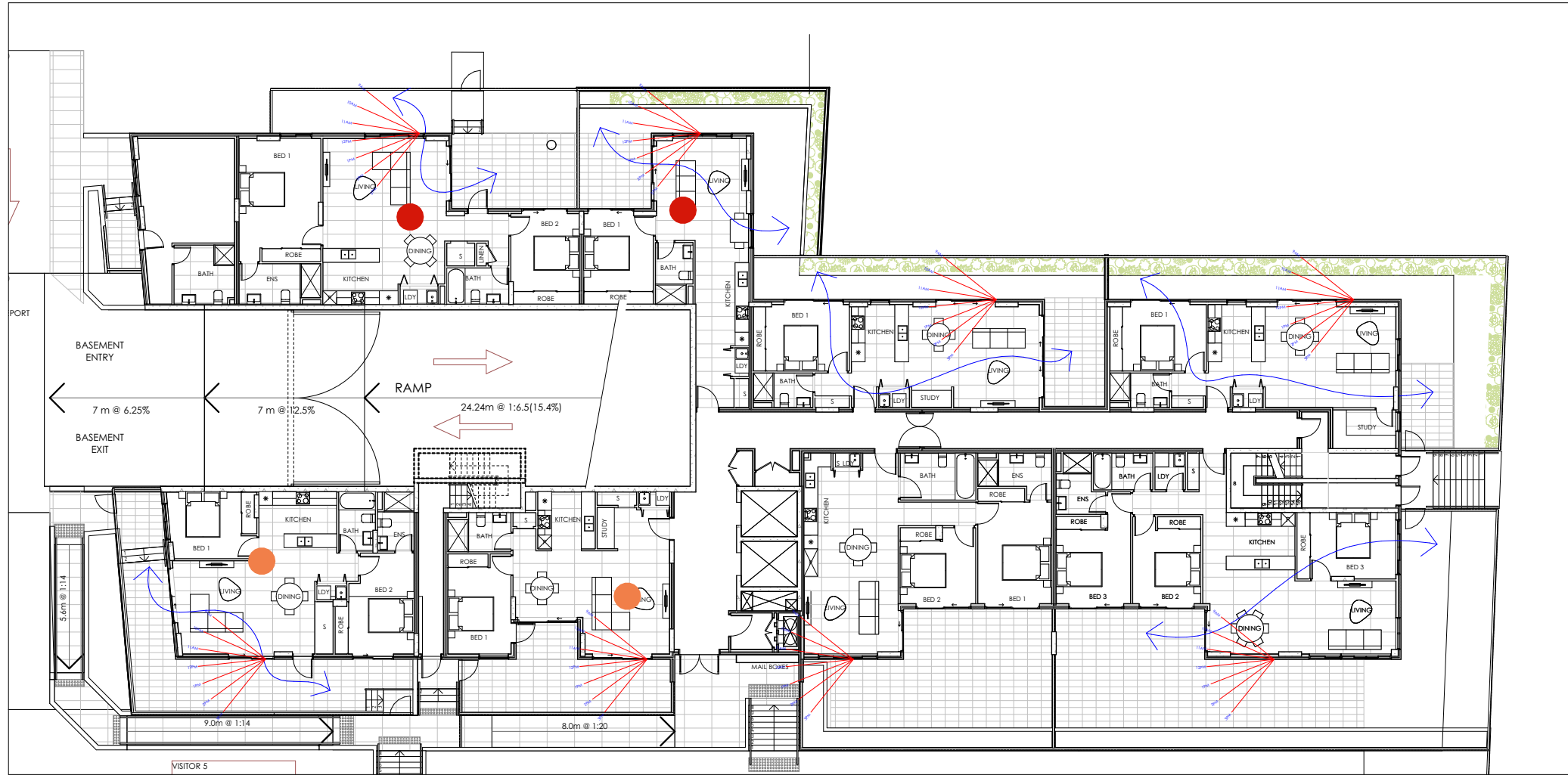
consultants
Private Certifier
Structural Engineer
Mance Army Engineering
Stormwater Engineer
Mance Army Engineering
Mechanical Engineer
Starlec Australia
Electrical Engineer
Starlec Australia
Hydraulic Engineer
Starlec Australia

notes
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.

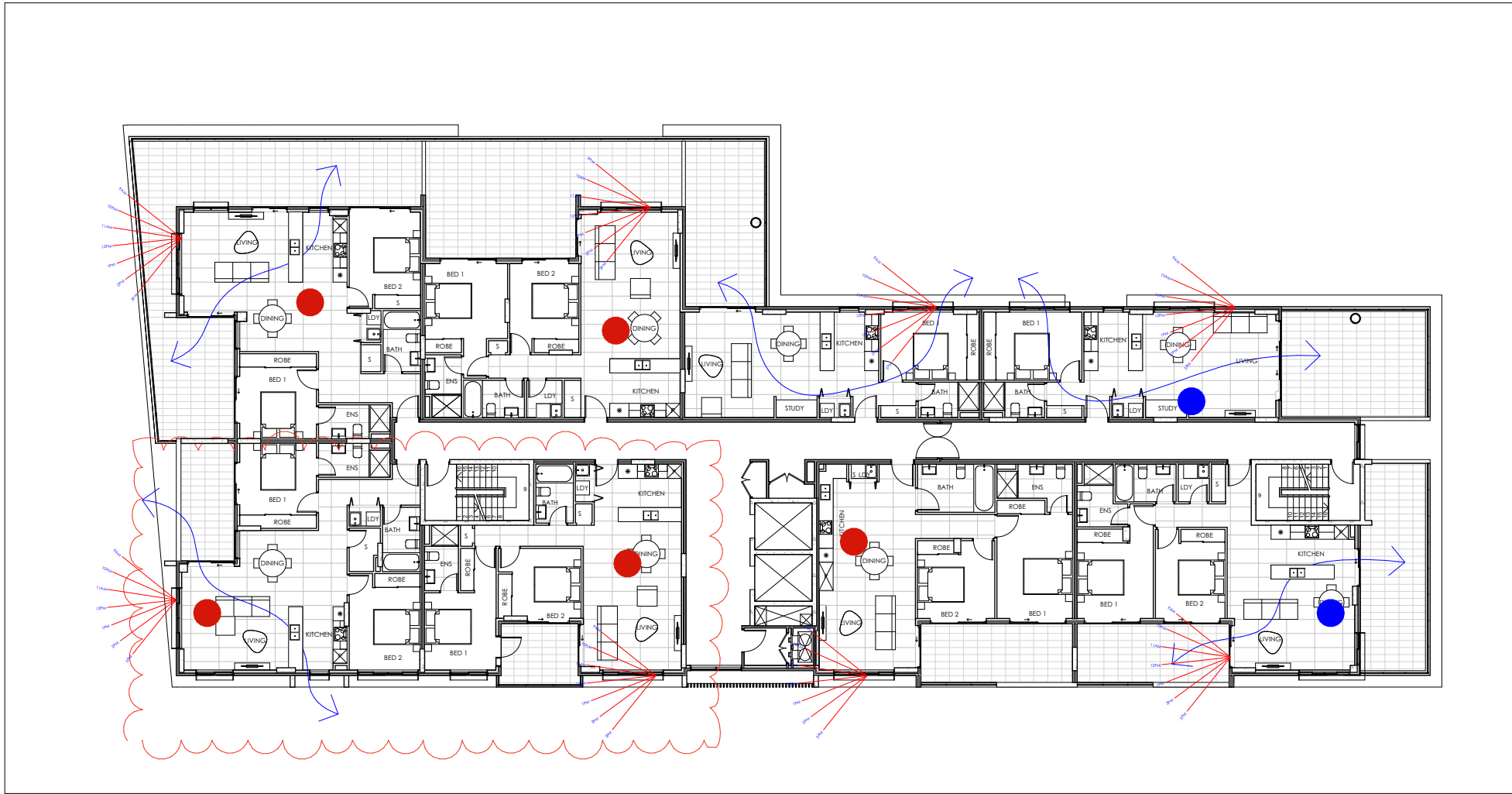


project: Proposed mixed use development
at 12 Carson Lane, St Marys, NSW 2760
drawings: SOLAR & CROSS VENTILATION - BUILDING A
drawn: J.S. scale: 1:250 ref: 2021-229
checked: J.E. date: 26/09/2022 Council: P.C.C.

DA-711
Revision K



01 BUILDING B - GROUND
1:250



04 BUILDING B - LEVEL 3
1:250

SOLAR ACCESS - FULL PROJECT (DA)

Note: Numbers in the below table is based on the actual count from DA approved plans

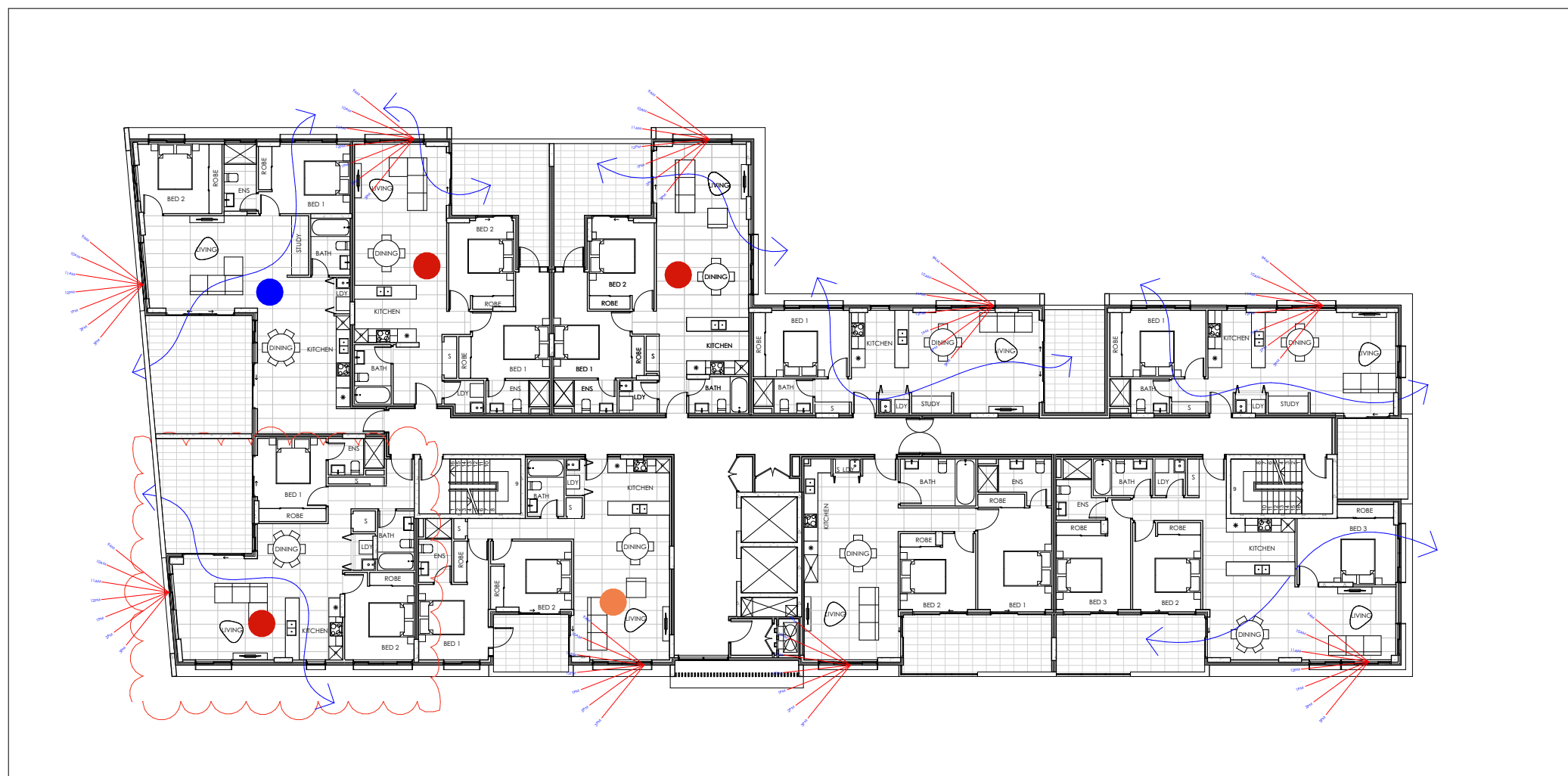
	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL	%
3 HOURS +	27	20	42	35	124	(43%)
2.5 HOURS +	64	33	47	37	181	(63%)
2 HOURS +	65	39	56	44	204	(71%)

SOLAR ACCESS - FULL PROJECT (\$4.55)

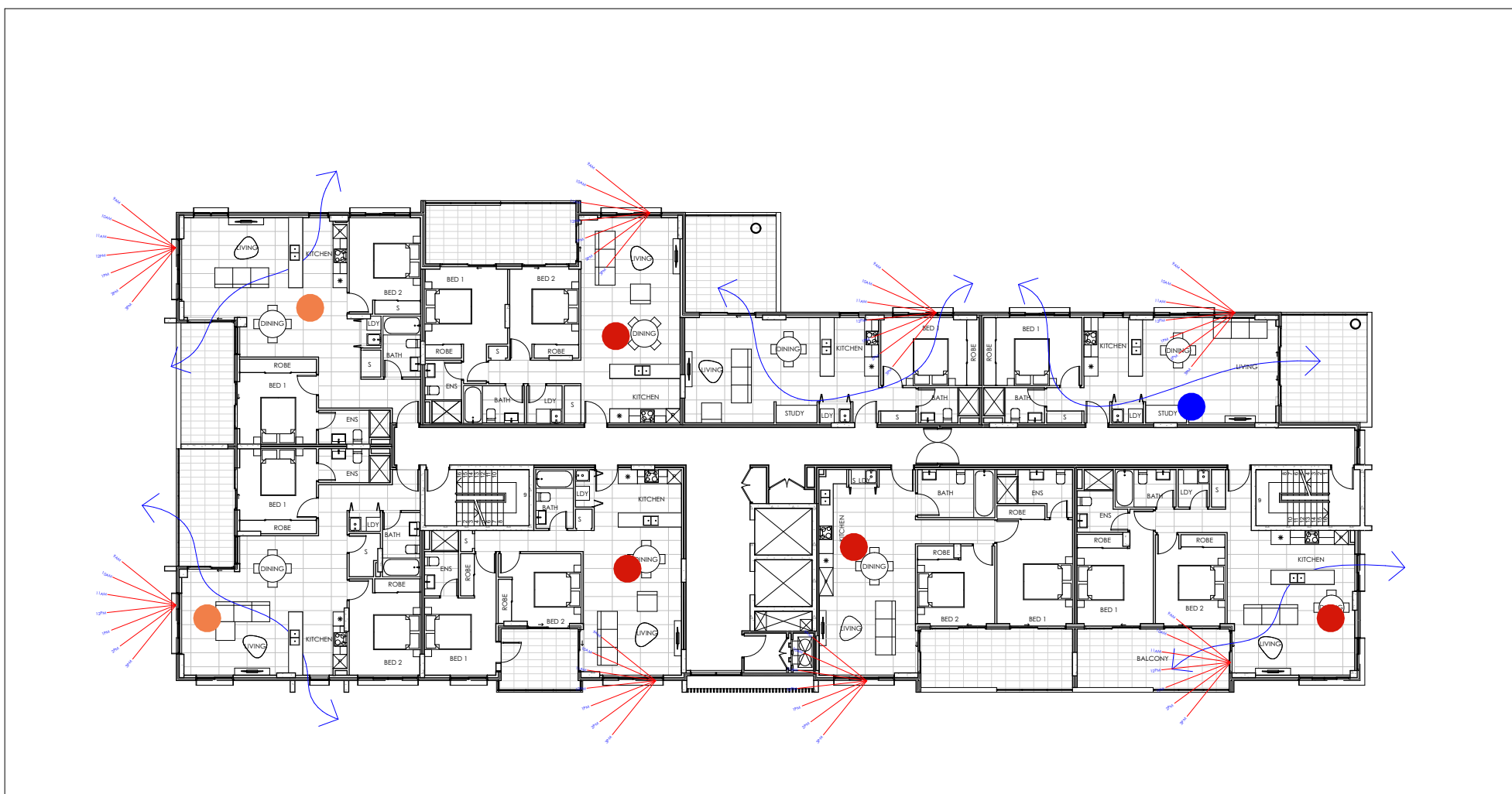
	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL	%
3 HOURS +	25	15	30	26	96	(33%)
2.5 HOURS +	65	34	47	34	180	(62%)
2 HOURS +	65	40	56	41	202	(70%)

SOLAR ACCESS - BUILDING B

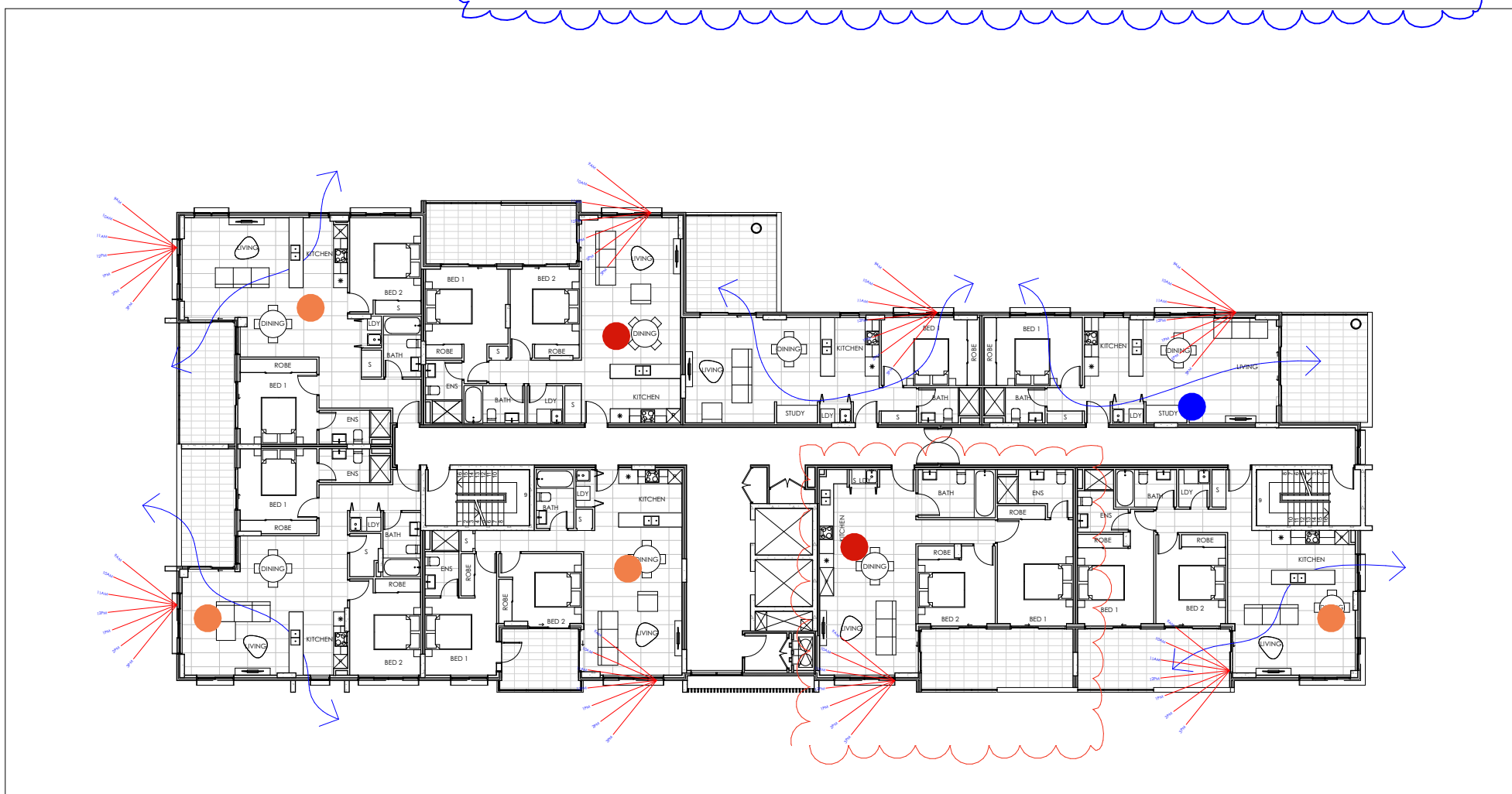
	3.0 HOURS+ =	15/63 UNITS (24%)
	2.5 HOURS+ =	34/63 UNITS (54%)
	2.0 HOURS+ =	40/63 UNITS (63%)



02 BUILDING B - LEVEL 1
1:250



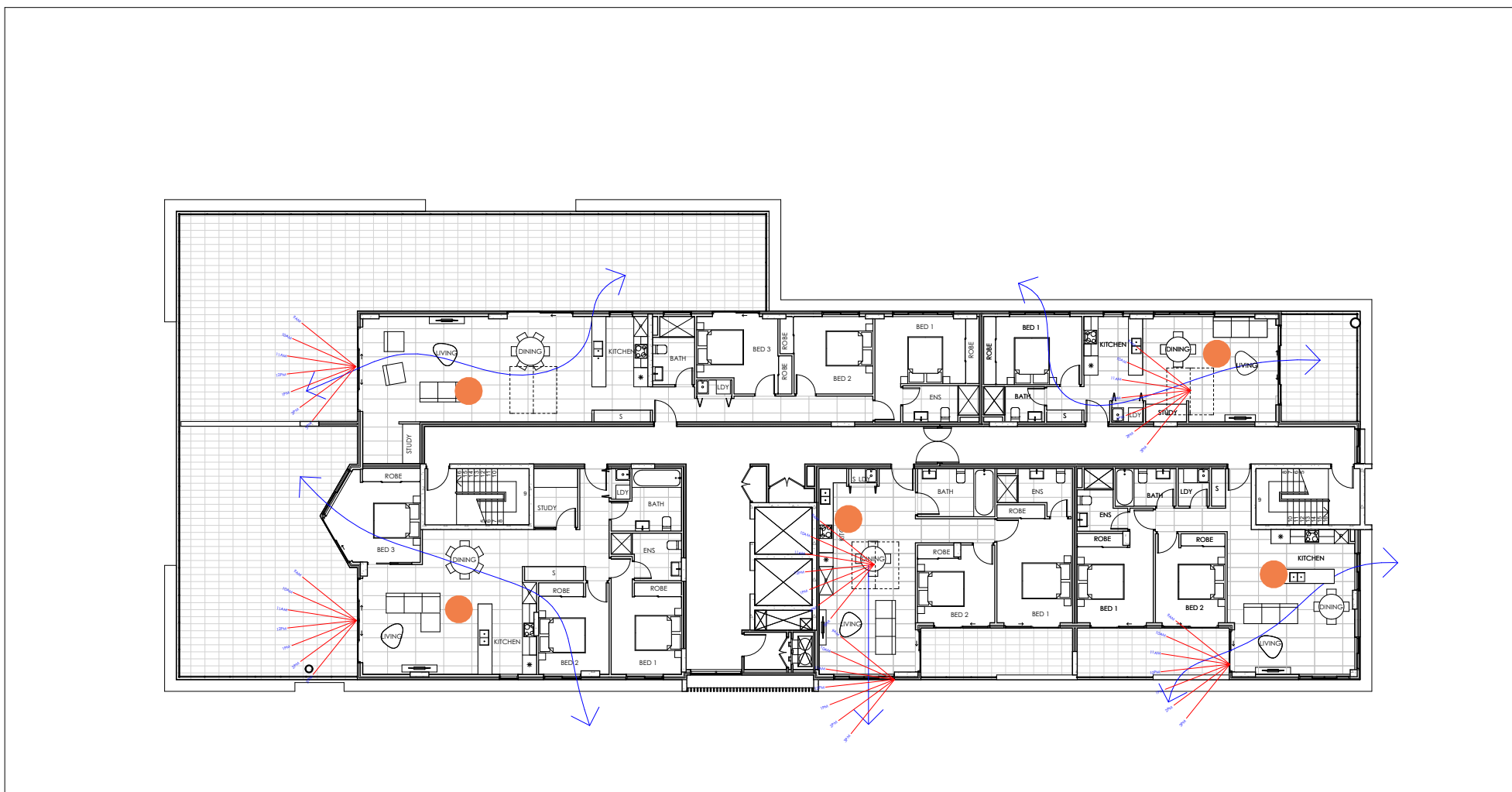
05 BUILDING B - LEVEL 4
1:250



07 BUILDING B - LEVEL 5-6
1:250



03 BUILDING B - LEVEL 2
1:250



06 BUILDING B - LEVEL 7
1:250

- CROSS VENTILATION
THROUGH CLERESTORY SKYLIGHT

CROSS VENTILATION - BUILDING B

CLASSIC DUAL ASPECT : 38 UNITS
DEEP RECESSED : 3 UNITS
WIDE FRONTAGE 4 UNITS

45 / 63 UNITS = 71 %

rev	description	date
J	Issued for \$4.55 modification	12/04/2022
K	Response to council RFI	17/06/2022



client



consultants

Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer

East Coast Approvals Group
Mance Army Engineering
Mance Army Engineering
Starlec Australia
Starlec Australia
Starlec Australia

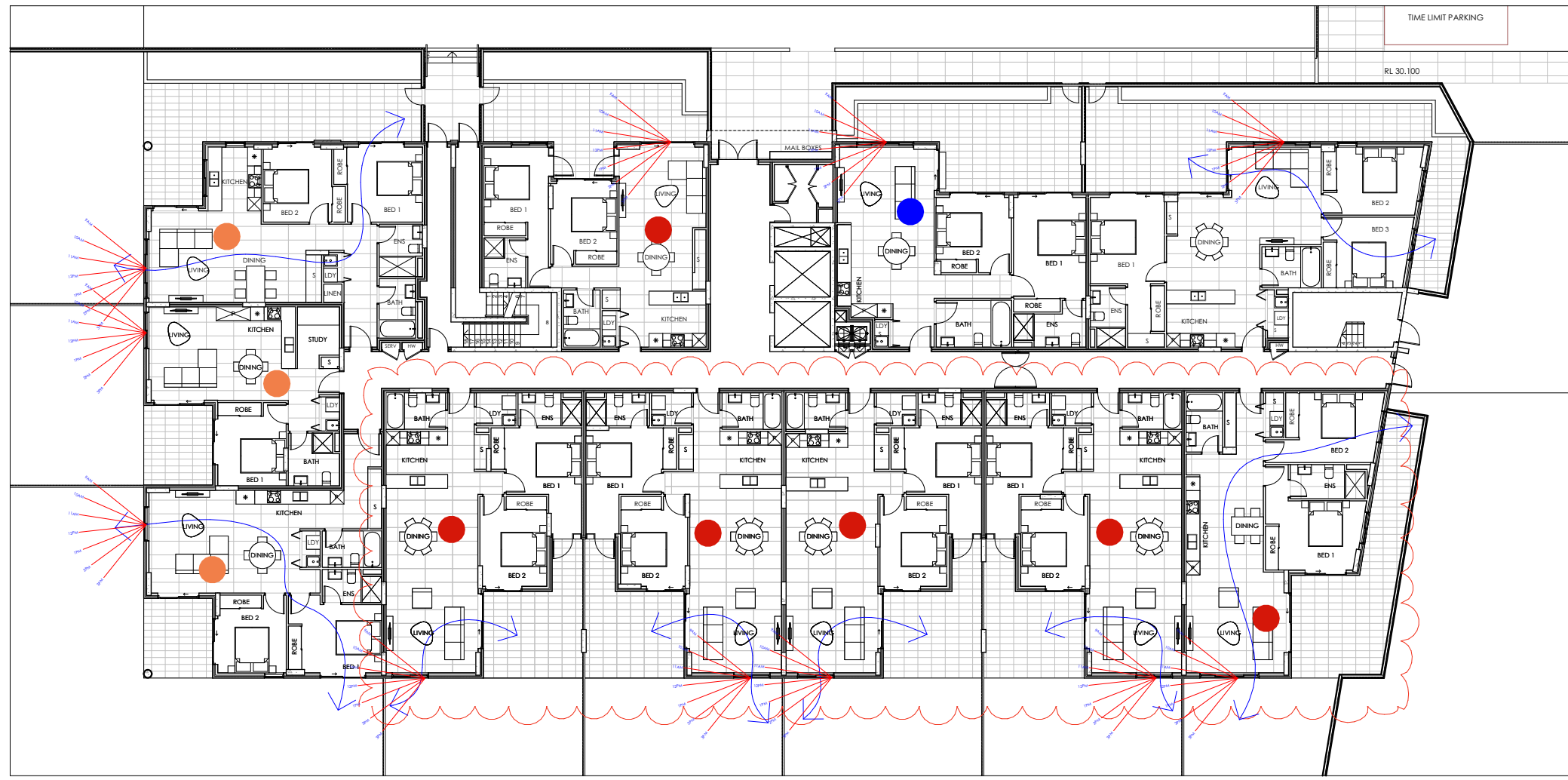
notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

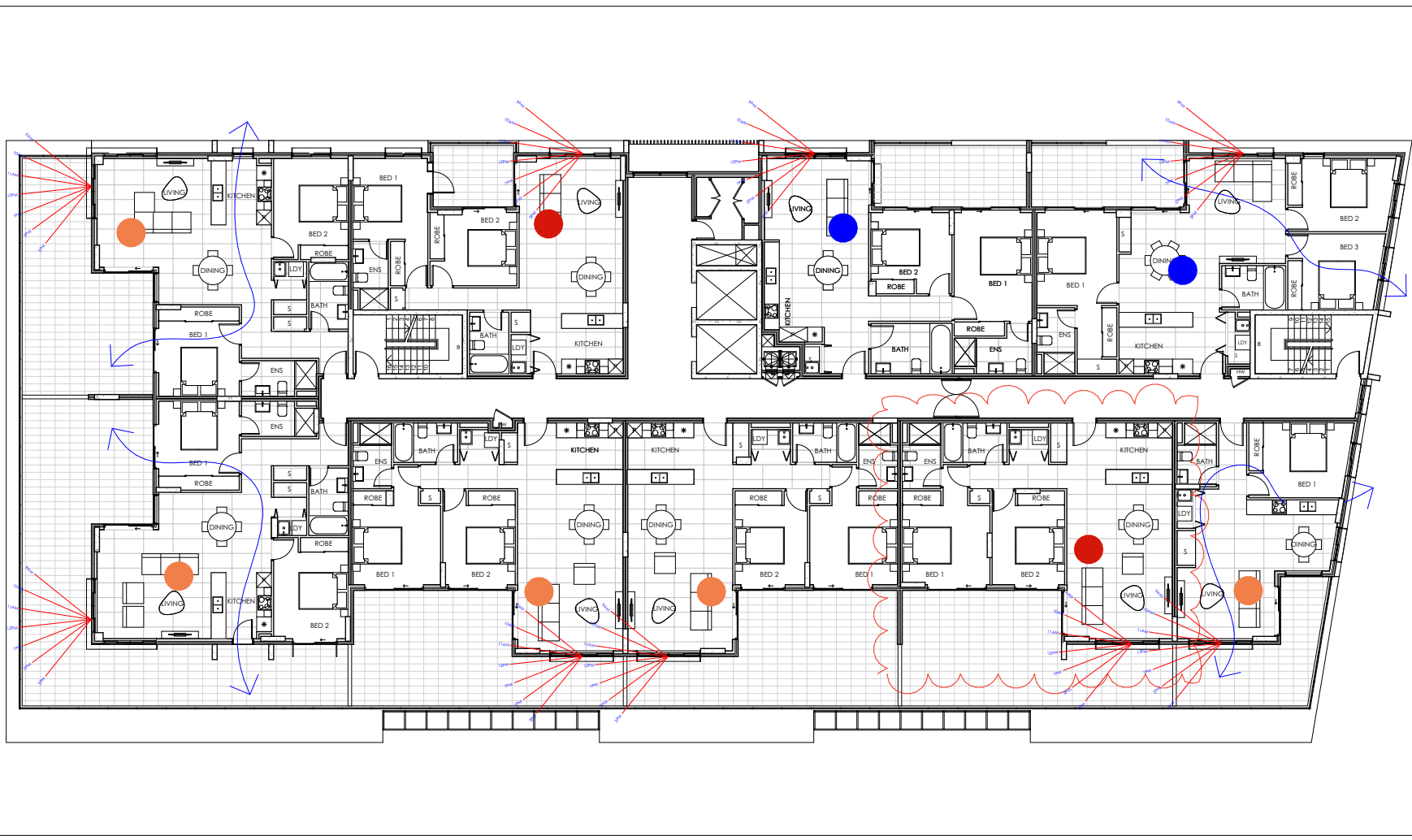
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	SOLAR & CROSS VENTILATION - BUILDING B
drawn:	J.S.
checked:	J.E.
scale:	1:250
date:	26/09/2022
ref:	2021-229
council:	P.C.C.
DA-712	Revision K



01 BUILDING C - GROUND
1:250



04 BUILDING C - LEVEL 3
1:250



02 BUILDING C - LEVEL 1
1:250



05 BUILDING C - LEVEL 4-6
1:250



03 BUILDING C - LEVEL 2
1:250



06 BUILDING C - LEVEL 7
1:250

- CROSS VENTILATION
THROUGH CLERESTORY SKYLIGHT

SOLAR ACCESS - FULL PROJECT (DA)

Note: Numbers in the below table is based on the actual count from DA approved plans

	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL	%
3 HOURS +	27	20	42	35	124	(43%)
2.5 HOURS +	64	33	47	37	181	(63%)
2 HOURS +	65	39	56	44	204	(71%)

SOLAR ACCESS - FULL PROJECT (\$4.55)

	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL	%
3 HOURS +	25	15	30	26	96	(33%)
2.5 HOURS +	65	34	47	34	180	(62%)
2 HOURS +	65	40	56	41	202	(70%)

SOLAR ACCESS - BUILDING C

	3.0 HOURS+ =	30/75 UNITS (40%)
	2.5 HOURS+ =	47/75 UNITS (63%)
	2.0 HOURS+ =	56/75 UNITS (75%)

CROSS VENTILATION - BUILDING C

CLASSIC DUAL ASPECT : 34 UNITS
DEEP RECESSED : 12 UNITS

46 / 75 UNITS = 61 %

rev	description	date
J	Issued for \$4.55 modification	12/04/2022
K	Response to council RFI	17/06/2022



client

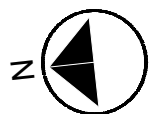


consultants

Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mance Army Engineering
Mance Army Engineering
Starlec Australia
Starlec Australia
Starlec Australia

notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD



project: Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760

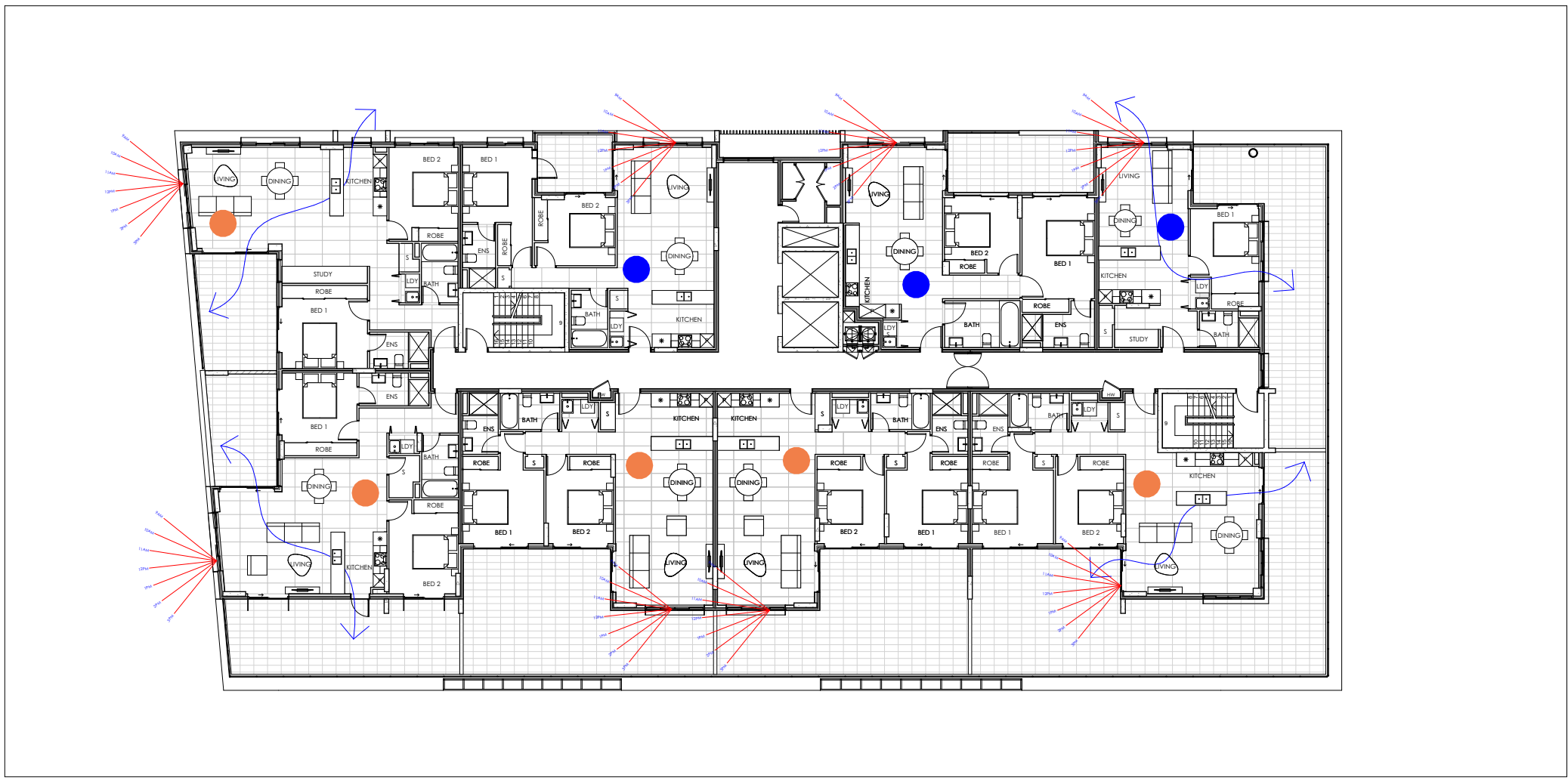
drawings: SOLAR & CROSS VENTILATION - BUILDING C

drawn: J.S. scale: 1:250 ref: 2021-229
checked: J.E. date: 26/09/2022 Council: P.C.C.

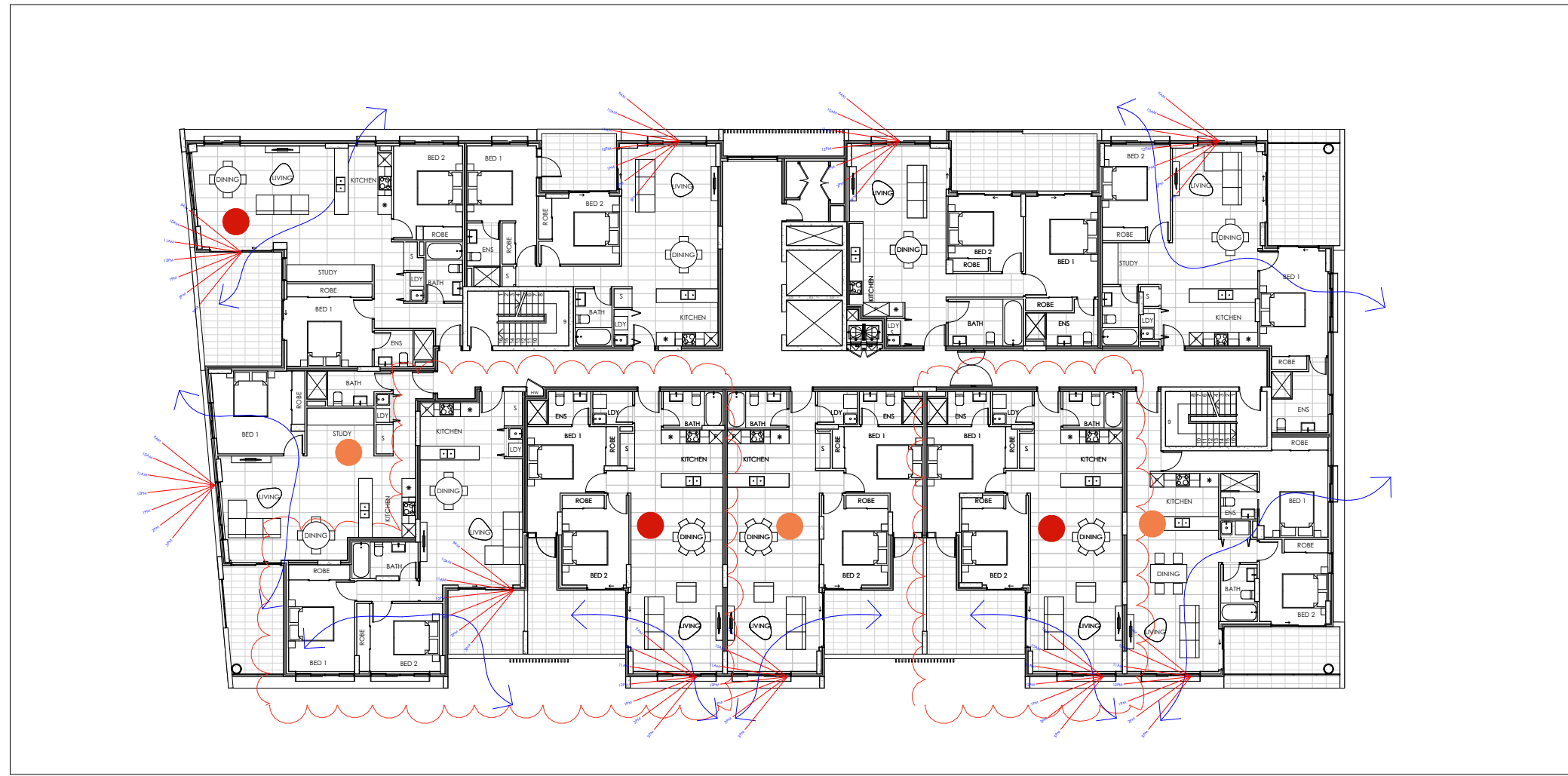
DA-713
Revision K



01 BUILDING D - GROUND
1:250



04 BUILDING D - LEVEL 3
1:250



02 BUILDING D - LEVEL 1
1:250



05 BUILDING D - LEVEL 4-6
1:250



03 BUILDING D - LEVEL 2
1:250



06 BUILDING D - LEVEL 7
1:250

- CROSS VENTILATION
THROUGH CLERESTORY SKYLIGHT

SOLAR ACCESS - FULL PROJECT (DA)

Note: Numbers in the below table is based on the actual count from DA approved plans

	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL	%
3 HOURS +	27	20	42	35	124	(43%)
2.5 HOURS +	64	33	47	37	181	(63%)
2 HOURS +	65	39	56	44	204	(71%)

SOLAR ACCESS - FULL PROJECT (\$4.55)

	BLDG A	BLDG B	BLDG C	BLDG D	TOTAL	%
3 HOURS +	25	15	30	26	96	(33%)
2.5 HOURS +	65	34	47	34	180	(62%)
2 HOURS +	65	40	56	41	202	(70%)

SOLAR ACCESS - BUILDING D

	3.0 HOURS+ =	26/68 UNITS (38%)
	2.5 HOURS+ =	34/68 UNITS (50%)
	2.0 HOURS+ =	41/68 UNITS (60%)

CROSS VENTILATION - BUILDING D

CLASSIC DUAL ASPECT : 36 UNITS
DEEP RECESSED : 9 UNITS

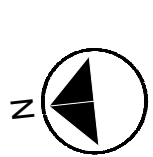
45 / 68 UNITS = 66 %

rev	description	date
J	Issued for \$4.55 modification	12/04/2022
K	Response to council RFI	17/06/2022



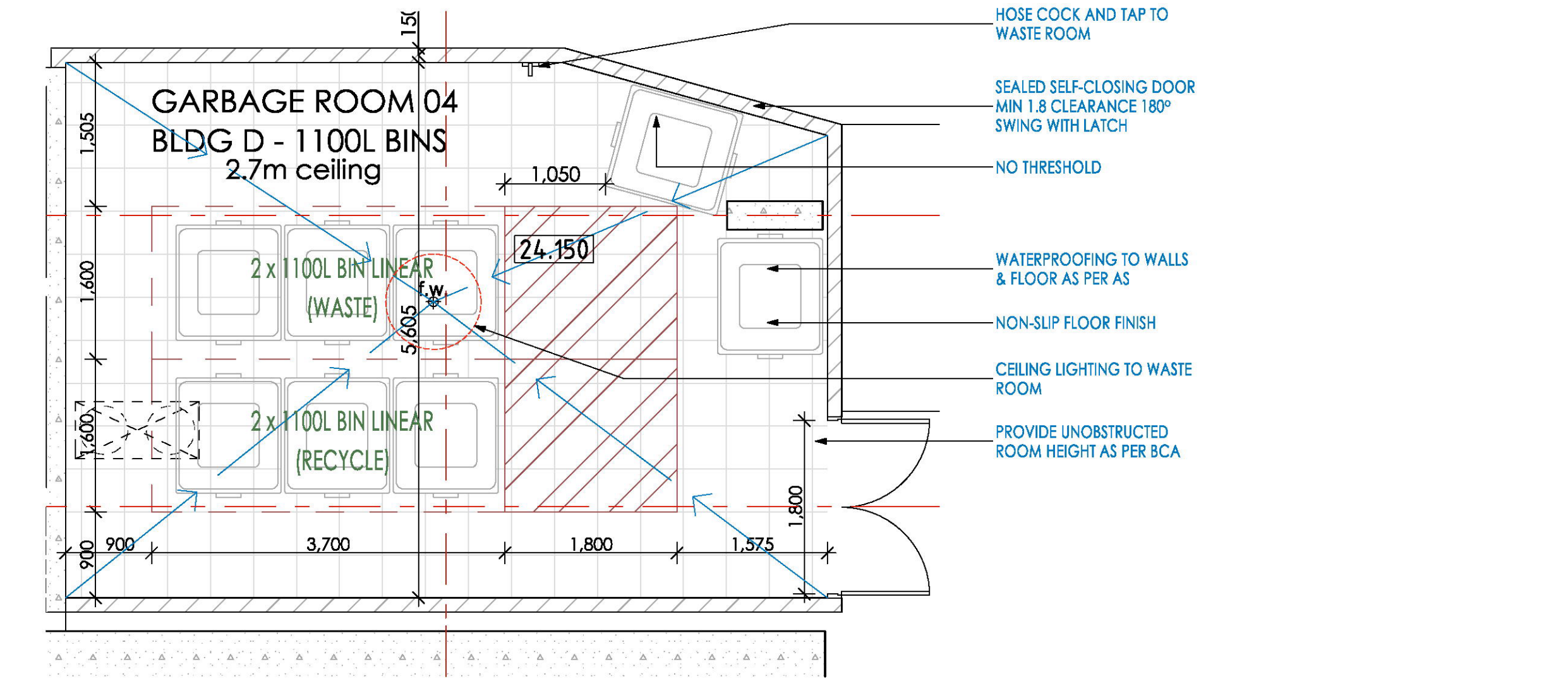
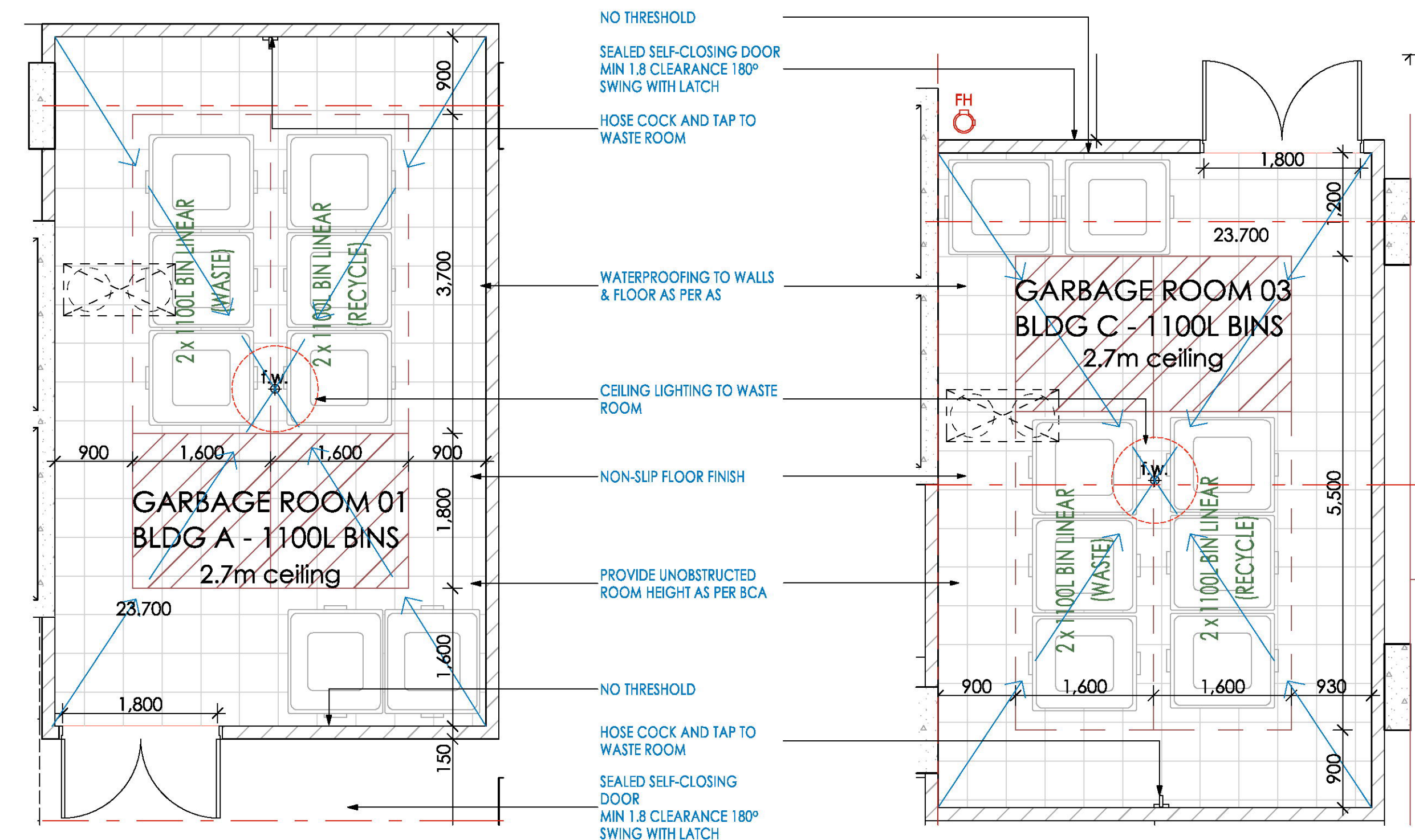
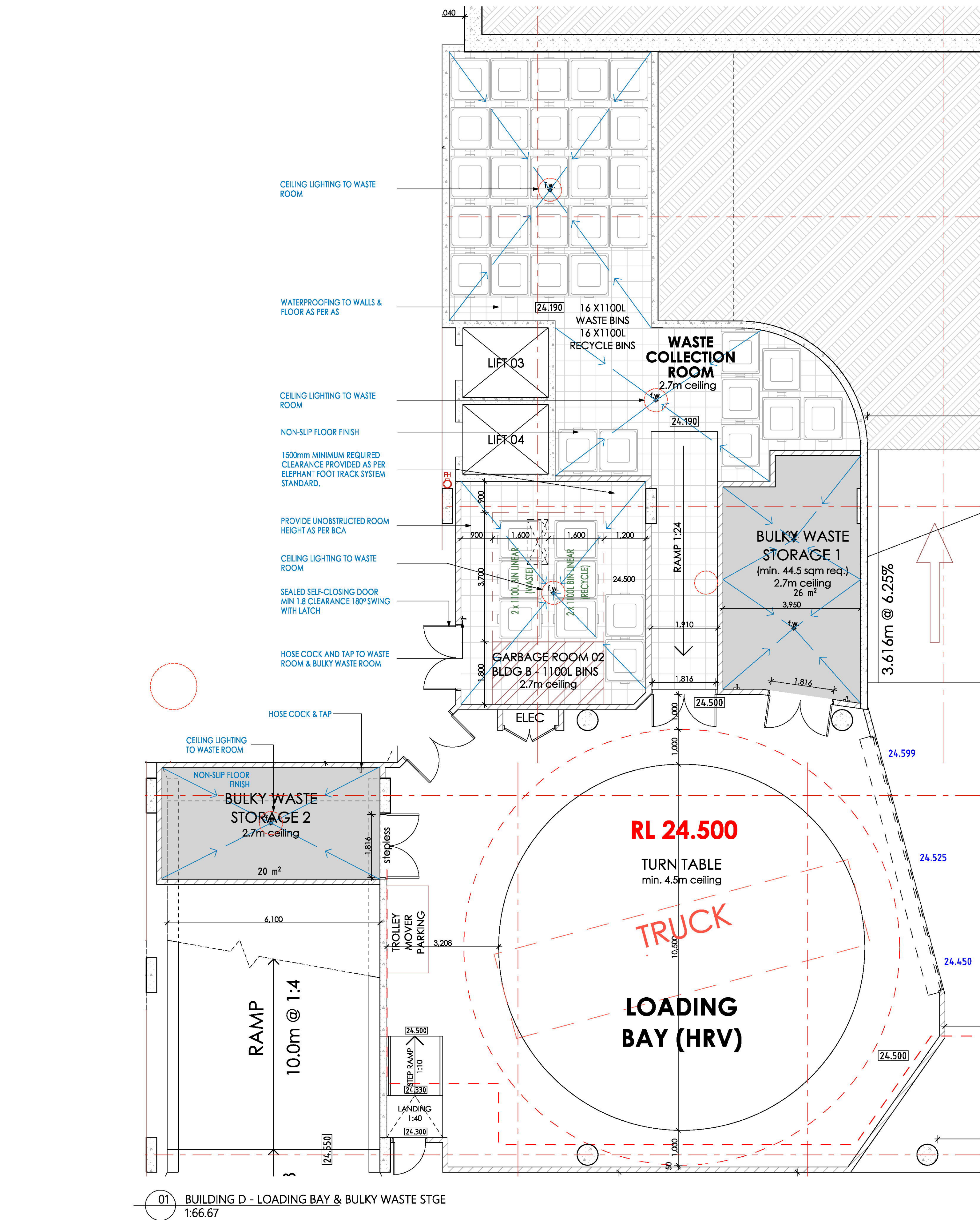
consultants
Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mance Army Engineering
Mance Army Engineering
Starlec Australia
Starlec Australia
Starlec Australia

notes
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	SOLAR & CROSS VENTILATION - BUILDING D
drawn:	J.S.
checked:	J.E.
scale:	1:250
date:	26/09/2022
ref:	2021-229
Council:	P.C.C.
Revision	K

DA-714



Waste Chute System
Residential Flat Buildings are required to install dual chute systems for residual and recyclable waste streams. Access to the dual chutes is required on each residential level. Developments may incorporate an adjacent chute cupboard for the storage of 240L recycling bins for the placement of irregular shaped items. A caretaker is required to rotate and empty the bins.

The room will need to incorporate the following requirements into the design:

- Incorporate linear or circular carousel device under each individual chute (refer to section 3.8 for design specifications).
- Minimum 0.9m clearance around the linear or circular carousel system to allow for manoeuvrability and system maintenance.
- 1.8m unobstructed clearance zone between the linear/circular track system and the entrance for access and manoeuvrability.
- The room to provide suitable dual door access for the service of bins with a minimum width of 1.8m and accessed by a 1.8m unobstructed access corridor.
- Accommodate two additional 1,100L service bins in each chute room with a minimum access clearance of 1.8m wide for the loading of 1100L bins onto the track system.
- The room is to be fully enclosed, walled and not permit through access to other on-site waste infrastructure. Separate unobstructed access is required.
- The floor is to be waterproofed, non-slip and sealed in accordance with the Building Code of Australia to permit the use of wash facilities.
- The floor is to be graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of.
- Partitioned and enclosed with a minimum 2.7m unobstructed internal room height in accordance with the Building Code of Australia.
- The room is to be provided with an adequate supply of water through a centralised mixing valve and hose cock.
- The room to incorporate adequate lighting and natural/mechanical ventilation in accordance with the Building Code of Australia.

Waste Collection Room
All developments are required to provide a waste collection room located close proximity to the proposed loading bay. The room is to be designed for the storage of the entire fleet of bins for collection by Council's collection contractors.

The room will need to incorporate the following requirements into the design:

- The room is to be large enough to accommodate the entire fleet of bins plus 0.2m between bins to allow adequate manoeuvrability (refer to section 3.4 for bin allocation).
- 1.8m unobstructed clearance zone between the stored bins and the entrance to permit access and manoeuvrability.
- The room to provide suitable dual door access for the service of bins with a minimum width of 1.8m and accessed by a 1.8m unobstructed access corridor.
- The room is to be located within close proximity to the on-site loading bay.
- The room is to be fully enclosed, walled and not permit through access to other on-site waste infrastructure. Separate unobstructed access is required.
- The floor is to be waterproofed, non-slip and sealed in accordance with the Building Code of Australia to permit the use of wash facilities.
- The floor is to be graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of.
- The room is to be partitioned and enclosed with a minimum 2.7m unobstructed internal room height in accordance with the Building Code of Australia.
- The room is to be provided with an adequate supply of water through a centralised mixing valve and hose cock.
- The room to incorporate adequate lighting and natural/mechanical ventilation in accordance with the Building Code of Australia.

Bulky Goods Collection Room
Residential Flat Buildings are required to provide a bulky goods collection room. The room allows for the placement of various household items including mattresses, furniture and other goods to be collected by Council's waste collection service. Council provides a bulky goods collection service for each development. The size of the bulky goods room is based on the following calculation: Area = (No. of Units x 8) / 52

The room will need to incorporate the following requirements into the design:

- The room is to be fully enclosed, walled and not permit through access to other on-site waste infrastructure. Separate unobstructed access is required.
- The floor is to be waterproofed, non-slip and sealed in accordance with the Building Code of Australia to permit the use of wash facilities.
- The floor is to be graded to a central drainage point connected to the sewer, enabling all waste to be contained and safely disposed of.
- The room is to be partitioned and enclosed with a minimum 2.7m unobstructed internal room height in accordance with the Building Code of Australia.
- The room is to be provided with an adequate supply of water through a centralised mixing valve and hose cock.
- The room to incorporate adequate lighting and natural/mechanical ventilation in accordance with the Building Code of Australia.

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/09/2022
L	Response to council RFI	19/10/2022



consultants

Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer

East Coast Approvals Group
Mance Army Engineering
Mance Army Engineering
Sterisec Australia
Sterisec Australia
Sterisec Australia

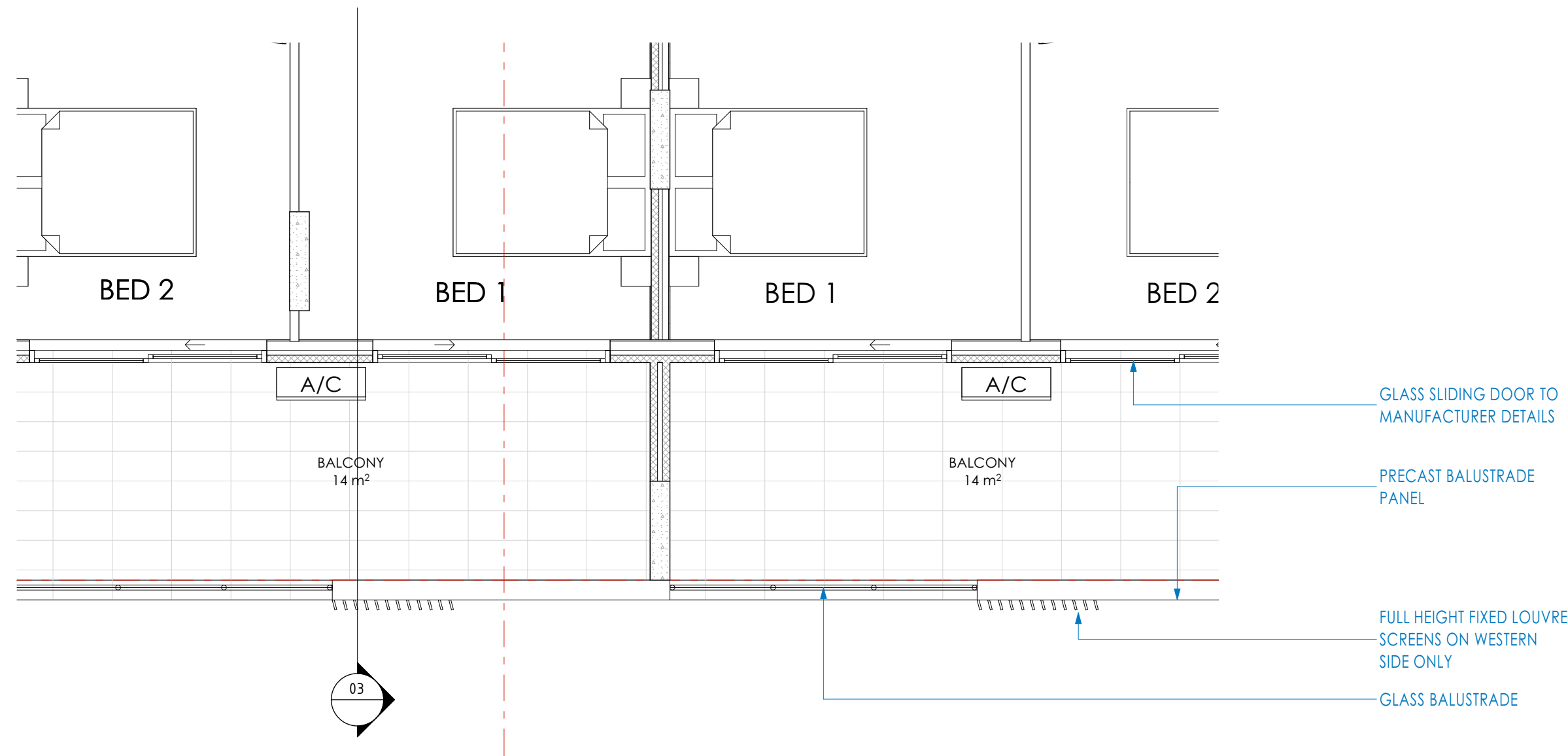
notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

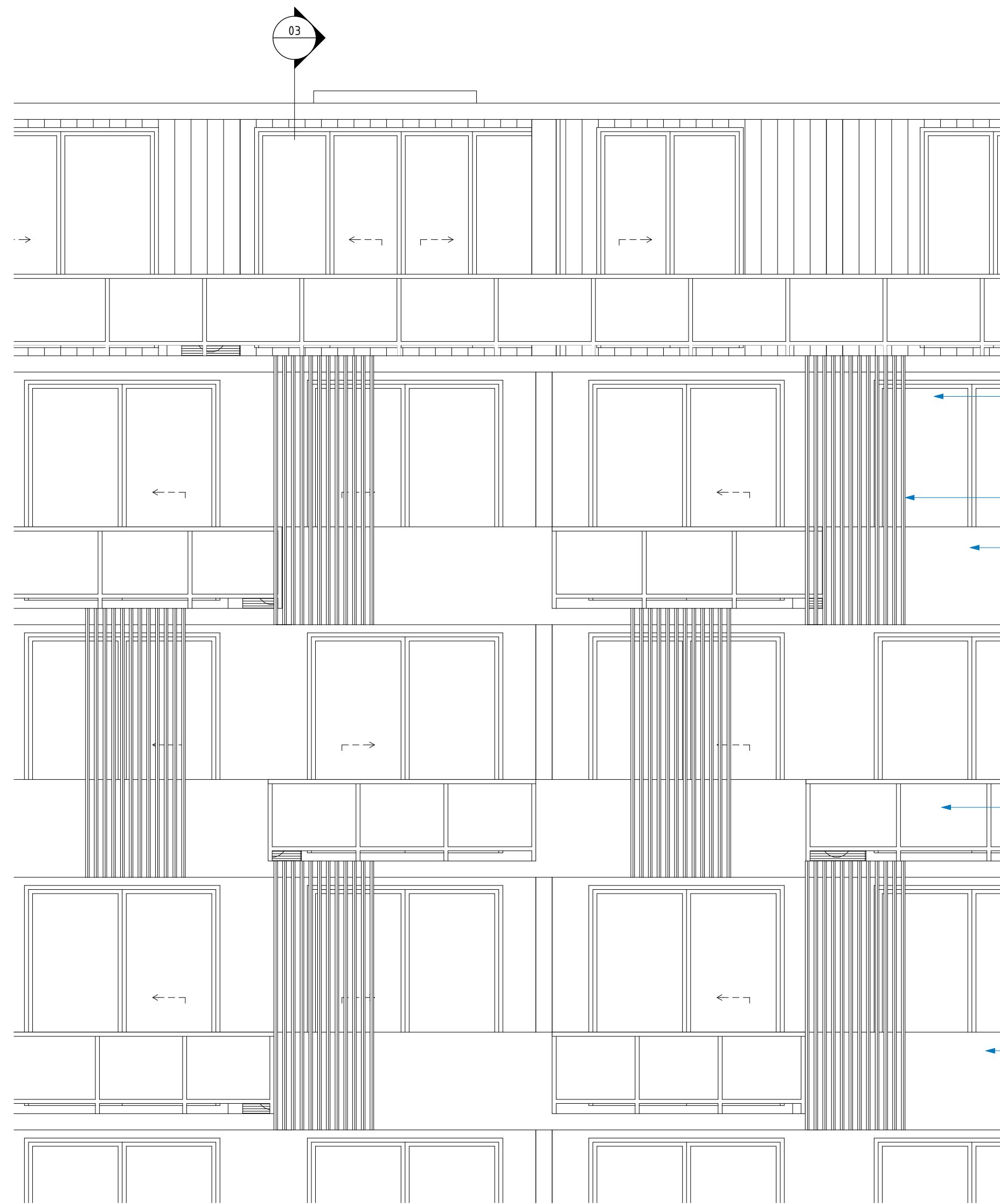
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



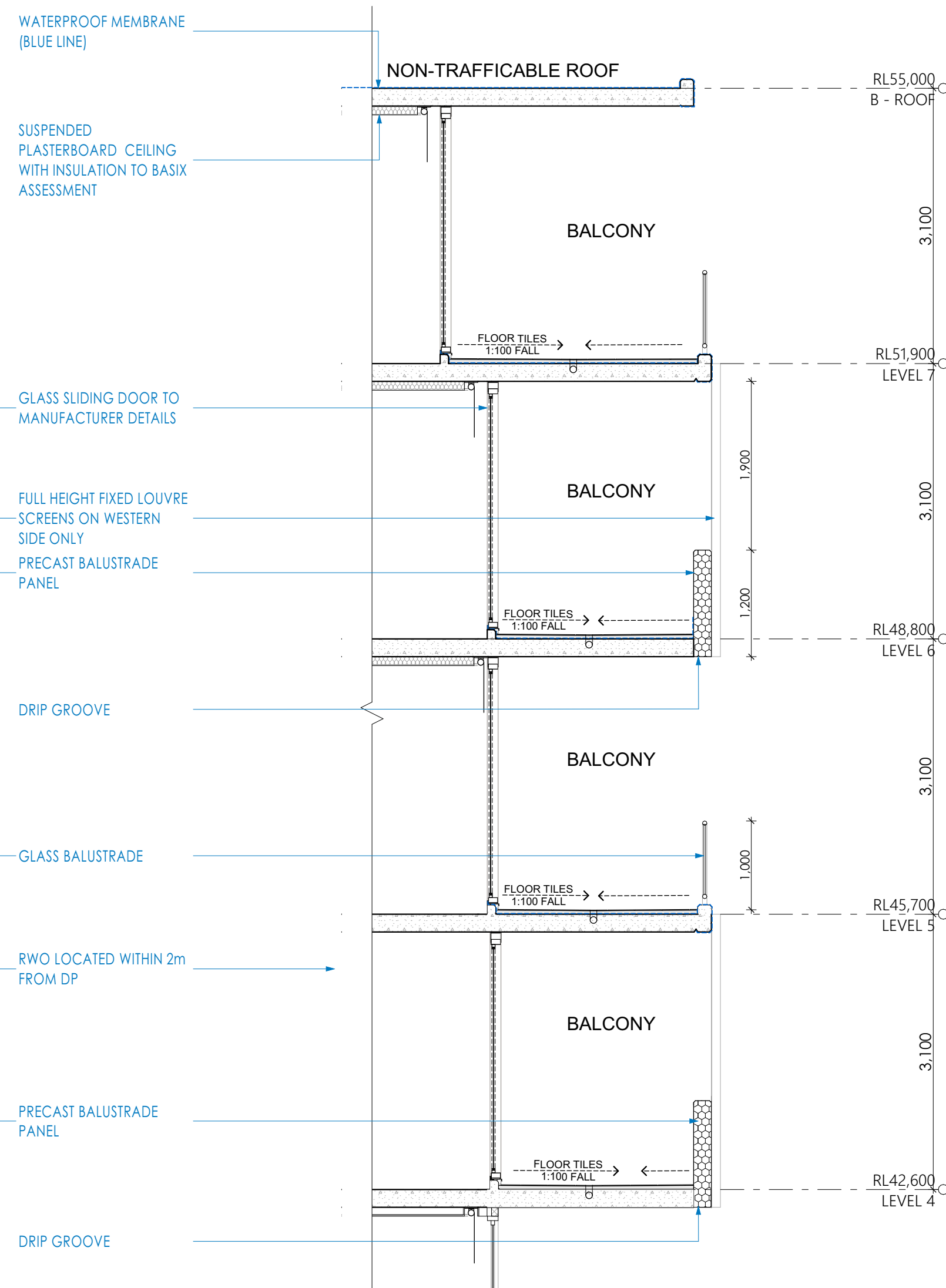
project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawing:	WASTE ROOM DETAILS
drawn:	J.S.
checked:	J.E.
scale:	1:50, 1:50, 1:50
date:	20/10/2022
ref:	2021-229
sheet:	P.C.G.
DA-740	Revision 1



01 PLAN LEVEL 4
1:50



01 WEST ELEVATION
1:50



03 DETAIL SECTION BALCONY
1:50

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022



client



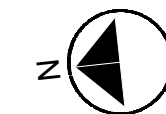
consultants

Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer

East Coast Approvals Group
Mance Army Engineering
Mance Army Engineering
Stantec Australia
Stantec Australia
Stantec Australia

notes

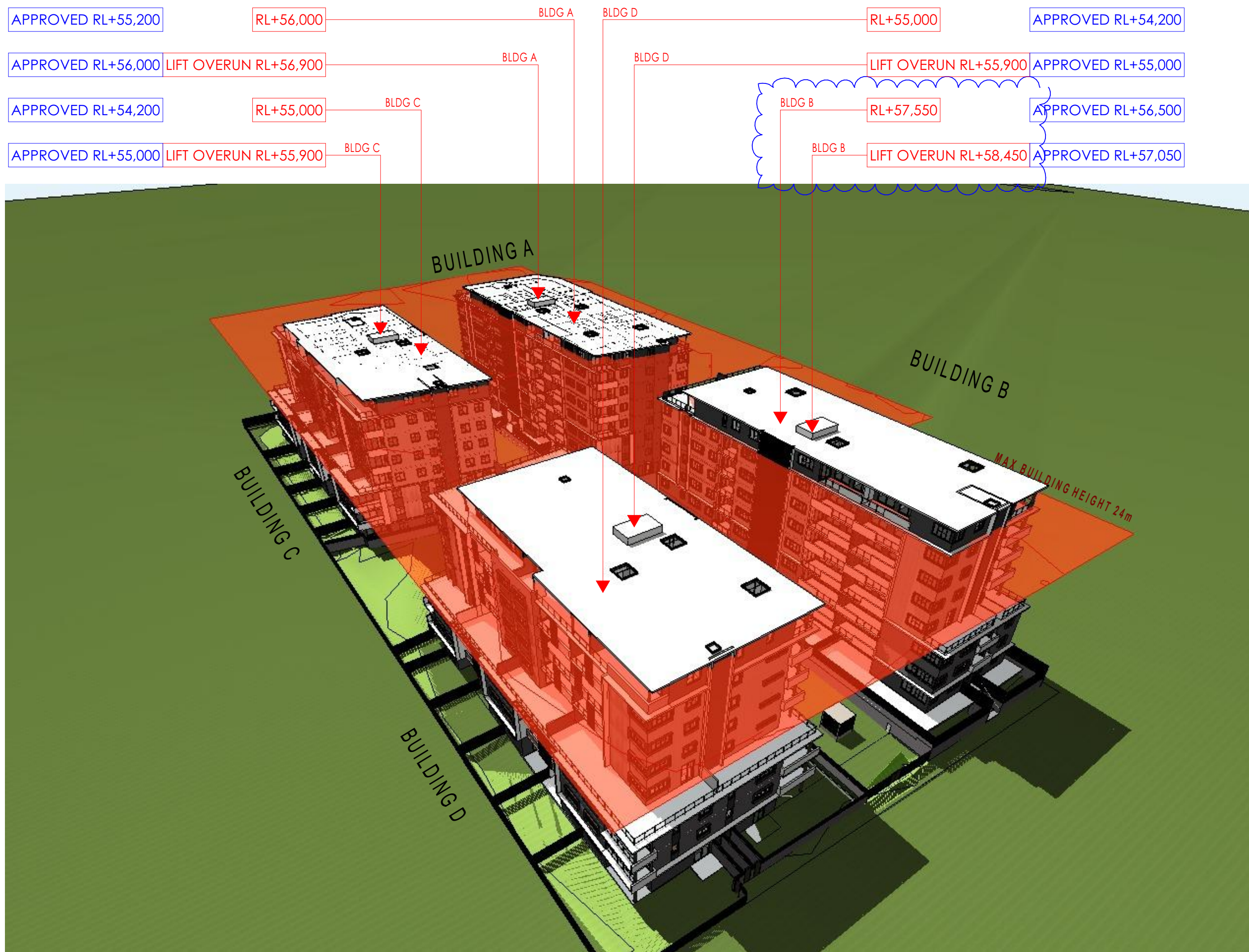
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD.



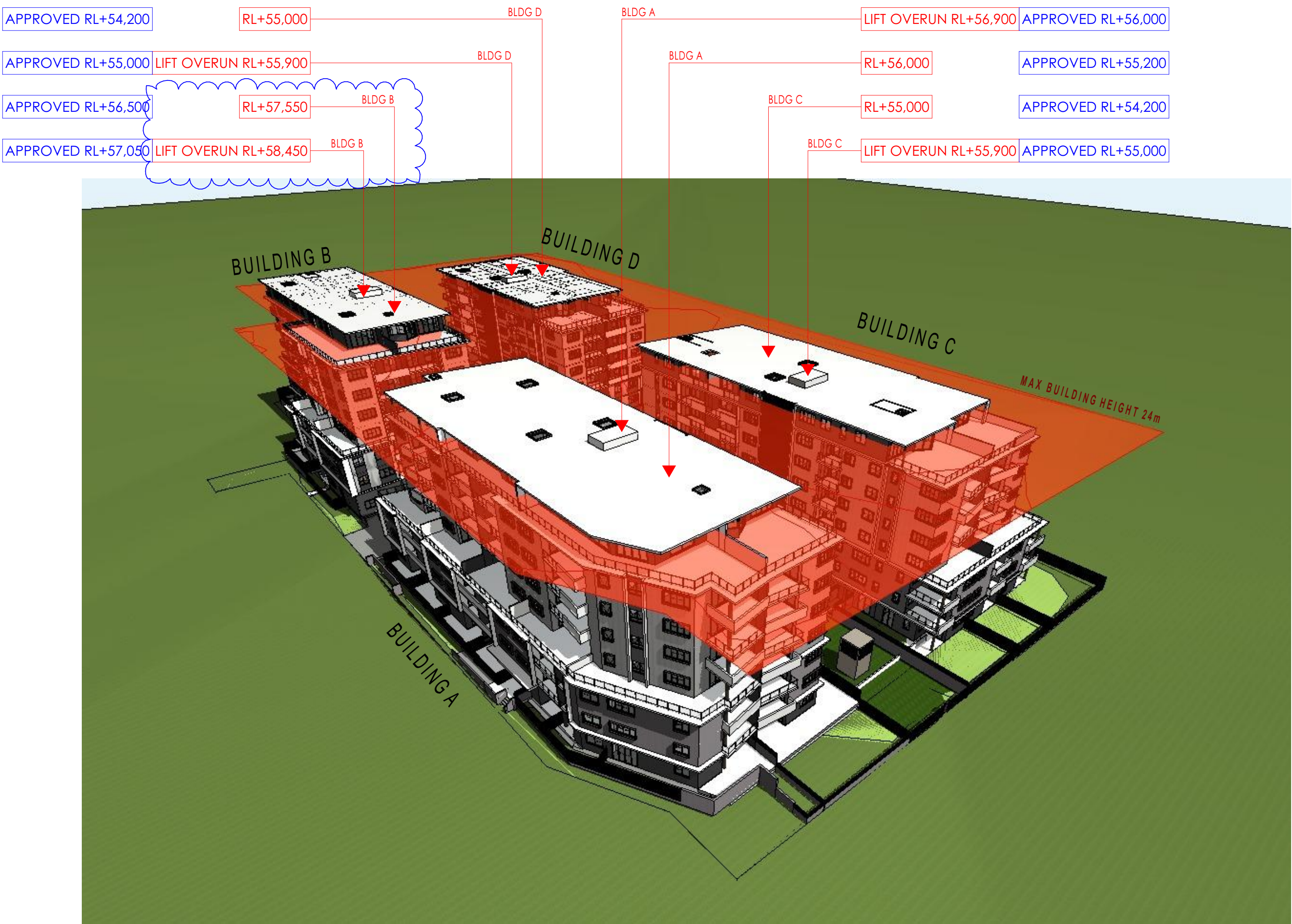
project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760		
drawings:	TYPICAL BALCONY DETAIL		
drawn:	J.S.	scale:	1:50
checked:	J.E.	date:	26/08/2022
ref:	2021-229	council:	P.C.C.
DA-750	Revision	K	

S4.55 MODIFICATION

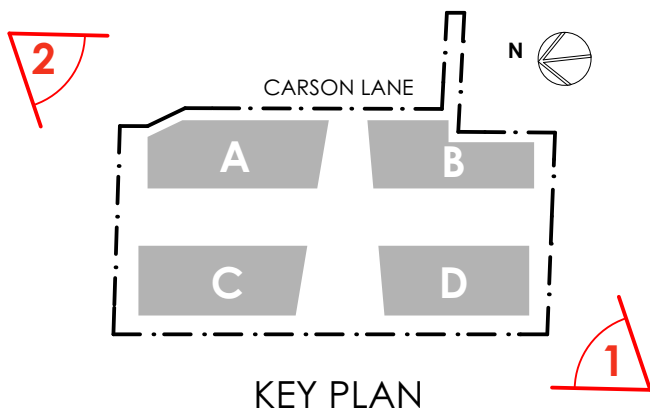
NOTE:
DA APPROVED BUILDING B ROOF LEVEL = RL 56.500
PROPOSED BUILDING B ROOF LEVEL = RL 57.550
DIFFERENCE = + 1.050mm



PERSPECTIVE 1



PERSPECTIVE 2



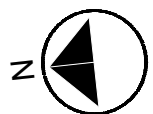
S4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022



consultants
Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mance Army Engineering
Mance Army Engineering
Stantec Australia
Stantec Australia
Stantec Australia

notes
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	MAXIMUM HEIGHT DIAGRAMS 1
drawn:	J.S.
checked:	J.E.
scale:	original size @ A1
date:	26/08/2022
ref:	2021-229
Council:	P.C.C.
DA-811	Revision K



3,455mm
(over 24M HT.LIMIT)

NOTE:
DA APPROVED BUILDING B LIFT OVERRUN = RL 57,050
PROPOSED BUILDING B LIFT OVERRUN = RL 58,450
DIFFERENCE = + 1.400mm

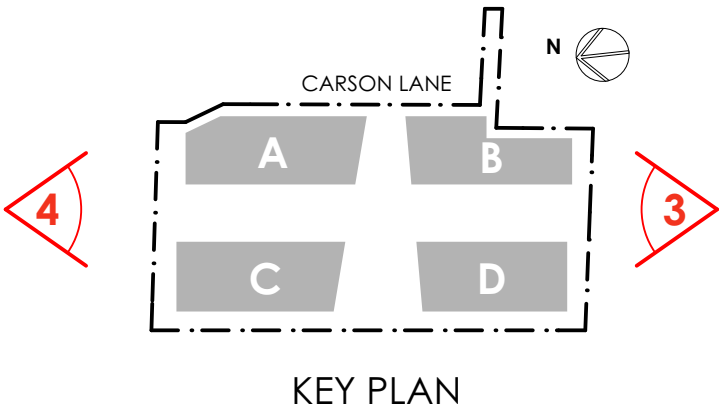
PERSPECTIVE 3



2478mm
(over 24M HT.LIMIT)

MAX BUILDING HEIGHT 24m

PERSPECTIVE 4



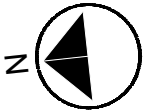
S4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/09/2022



consultants
Private Certifier
Structural Engineer
Mance Arny Engineering
Stormwater Engineer
Mance Arny Engineering
Mechanical Engineer
Stantec Australia
Electrical Engineer
Stantec Australia
Hydraulic Engineer
Stantec Australia

notes
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.
All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD



DESIGN CORP ARCHITECTS
18 Dunlop Street North Parramatta NSW 2151
ph: +61 2 9630 0011 mob: 0431 111 777 a.d@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707

project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	MAXIMUM HEIGHT DIAGRAMS 2
drawn:	J.S.
checked:	J.E.
scale:	original size @ A1
date:	26/09/2022
ref:	2021-229
Council:	P.C.C.
DA-812	Revision K



ORIGINAL DA
VIEW FROM ST MARY'S PUBLIC SCHOOL



S4.55 MODIFICATION
VIEW FROM ST MARY'S PUBLIC SCHOOL

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/08/2022

www.dialbeforeyoudig.com.au



client



consultants

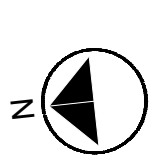
Private Certifier
Structural Engineer
Stormwater Engineer
Mechanical Engineer
Electrical Engineer
Hydraulic Engineer

East Coast Approvals Group
Mance Army Engineering
Mance Army Engineering
Startec Australia
Startec Australia
Startec Australia

notes

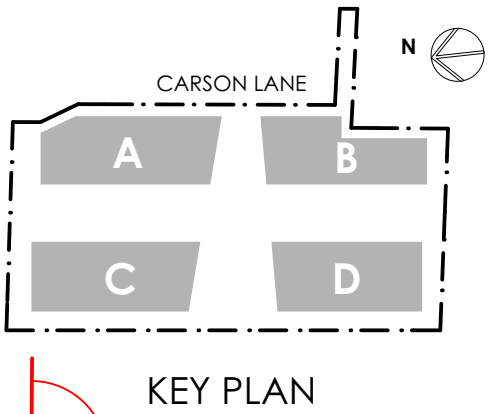
This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD



DESIGN
CORP
ARCHITECTS

18 Dunlop Street North Parramatta NSW 2151
ph: +61 2 9630 9911 mob: 0431 111 777 a.d@designcorp.com.au
www.designcorp.com.au nominated architect - joe el-sabbagh 8707



S4.55 MODIFICATION

project: Proposed mixed use development
at 12 Carson Lane, St Marys, NSW 2760

drawings: PHOTOMONTAGE 1

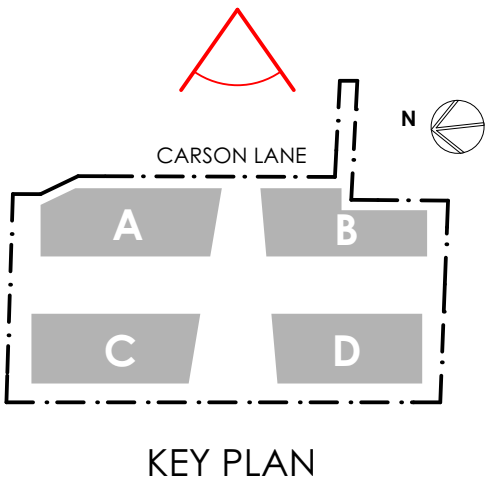
drawn: J.S.	scale: 1:104, 1:242	ref: 2021-229	DA-901 Revision K
checked: J.E.	date: 26/08/2022	Council: P.C.C.	



ORIGINAL DA
BUILDING A & B SEPARATION



S4.55 MODIFICATION
BUILDING A & B SEPARATION



S4.55 MODIFICATION

rev	description	date
J	Issued for S4.55 modification	12/04/2022
K	Response to council RFI	17/09/2022



client



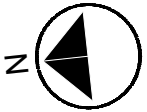
consultants

Private Certifier
Structural Engineer
Mance Arny Engineering
Stormwater Engineer
Mechanical Engineer
Startec Australia
Electrical Engineer
Hydraulic Engineer
East Coast Approvals Group
Mance Arny Engineering
Startec Australia
Startec Australia
Startec Australia

notes

This document is COPYRIGHT and the property of DESIGNCORP ARCHITECTS PTY LTD. It is not to be retained, copied or used without the prior written permission of the author.

All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD



project:	Proposed mixed use development at 12 Carson Lane, St Marys, NSW 2760
drawings:	PHOTOMONTAGE 2
drawn:	J.S.
checked:	J.E.
date:	26/09/2022
ref:	2021-229
Council:	P.C.C.
DA-902	Revision K