#### **BASIX** Certificate Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1277603M\_02 This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary Date of issue: Tuesday, 28 June 2022 To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW | Planning, Industry & Environment

Project name	LAHC Wallsend_Curr	y St02
Street address	47 & 49 Curry St Roa	d Wallsend 2287
Local Government Area	Newcastle City Counc	il
Plan type and plan number	deposited DP 35087	
Lot no.	141	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	9	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	<b>V</b> 40	Target 40
Thermal Comfort	V Pass	Target Pas
Energy	<b>4</b> 0	Target 40

Certificate Prepared by Name / Company Name: Northrop Consulting Engineers Pty Ltd ABN (if applicable): 81094433100

Description of project

Project address		Common area landscape								
Project name	LAHC Wallsend_Curry St02	Common area lawn (m²)	217.16							
Street address	47 & 49 Curry St Road Wallsend 2287	Common area garden (m <sup>2</sup> )	14.86							
Local Government Area	Newcastle City Council	Area of indigenous or low water use	0.0							
Plan type and plan number	deposited DP 35087	species (m <sup>2</sup> )								
Lot no.	141	Assessor details								
Section no.	-	Assessor number	20579							
Project type		Certificate number	0007825770							
No. of residential flat buildings	1	Climate zone	15							
No. of units in residential flat buildings	9	Ceiling fan in at least one bedroom	No							
No. of multi-dwelling houses	0	Ceiling fan in at least one living room or other conditioned area	No							
No. of single dwelling houses	0	Project score								
Site details		Water								
Site area (m <sup>2</sup> )	1225.63	Water	40	Target 40						
Roof area (m <sup>2</sup> )	449.95	Thermal Comfort	V Pass	Target Pass						
Non-residential floor area (m <sup>2</sup> )	0.0	Energy								
Residential car spaces	esidential car spaces 5		V 40 Target 4							
Non-residential car spaces	0									

#### Description of project The tables below describe the dwellings and common areas within the project

Res	ide	ntial	flat I	build	ings	- Buil	din	g1, 9	dwe	lling	s, 2 s	torey	s a	bove	e gro	und													
Dwelling no.	No of hedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No of hedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of hedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of hedrooms Conditioned floor	area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	2	64.1	5.2	53.54	0.0	2	1	53.5	0.0	30.52	2 0.0	3	2	77.1	7.3	45.88	0.0	4	1 52	2.5	0.0	27.06	0.0	5	1	52.5	0.0	7.38	0.0
6	2	64.1	5.2	0.0	0.0	7	1	53.5	0.0	0.0	0.0	8	2	69.9	7.3	0.0	0.0	9	1 73	3.8	0.0	0.0	0.0						

#### Description of project

The tables below describe the dwellings and common areas within the project Common areas of unit building - Building1

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1
(a) Dwellings
(i) Water
(ii) Energy
(iii) Thermal Comfort
<ul> <li>(b) Common areas and central systems/facilities</li> <li>(i) Water</li> </ul>

(ii) Energy

uilding1

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses 4. Commitments for common areas and central systems/facilities for the development (non-building specific) (i) Water (ii) Energy

 Common area
 Floor area (m²)
 Common area
 Floor area (m²)

 Ground floor lobby type (No. 1)
 48.33
 Hallway/lobby type (No. 1)
 48.33

Schedule of BASIX commitments			Cooling Heating Artificial lighting		Nat	ural lighting		nmon area lighting		
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development c development certificate issued, for the proposed development, that BASIX commitments be compiled with.	onsent granted, or compl	lying	Dwelling         living areas         bedroom         living areas         bedroom         No. of         No. of         Each         All           no.         areas         bedrooms         areas         bedrooms         fiving &/or         kitchen         bathrooms	Each / laundry	All No. o hallways bath &/or	of Main ooms kitcher	measure lighting measure	ire	Lighting control system/BMS	
1. Commitments for Residential flat buildings - Building1			1,6,8     ceiling fans     -     -     2     1     yes     yes	yes	toilet yes 1	s yes	1)	al on / manual off	No	
(a) Dwellings			All         ceiling fans         ceiling fans         -         -         0         1         yes         yes	yes	yes 0	yes	Hallway/lobby type (No. 1)         no mechanical ventilation         -         light-emitting diode         manual	al on / manual off	No	
	on Show on CC/CDC		other (dedicated) (dedicated) (dedicated) (dedicated) (dedicated)	(dedicated)	(dedicated)					
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	ans plans & specs	check					4. Commitments for common areas and central systems/facilities for the development (non-built)	Iding specific)		
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	· ·		Individual pool         Individual spa         Appliances & other efficier           Dwelling         Pool heating         Timer         Spa heating         Timer         Kitchen         Refrigerator         Well         Dishwasher         Cooktop/oven           no.         system         Timer         system         Timer         Cooktop/oven         Veniliated         Dishwasher         Cooktop/oven		thes Indoor or	Private outdoor or	(b) Common areas and central systems/facilities (i) Water	Show on Show		Certifier
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.	<b>~</b>	<b>~</b>	fridge space		er sheltered clothes drying line	outdoor or unsheltered clothes drying line	(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that		& specs	check
<ul> <li>(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.</li> <li>(e) The applicant must install:</li> </ul>	~	~	6,7,8,9 electric - yes	-	yes	no	item must meet the specifications listed for it in the table. (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as		<b>`</b>	Ť
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and	<b>_</b>	~	All other electric - yes		no	yes	specified in the table. (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the			
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		-	dwellings cooktop & electric oven				table.         (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		<u> </u>	
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	/ /			1			(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.			
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	~		(iii) Thermal Comfort		Show on CC/CDC plans & specs	Certifier check	(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		~	<u> </u>
(g) The pool or spa must be located as specified in the table.	/ /		(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant						<b>~</b>	<b>~</b>
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies	/ /	~	must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.				Common area Showerheads rating Toilets rating Taps rating (	Clothes washers rating		
any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.			<ul> <li>(c) The Assessor contracter must have been sade by an Accretion assessor in accordance with the Internal Control Fronces.</li> <li>(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the Thermal Load's table below.</li> </ul>					no common laundry facili		
Fixtures Appliances Individual pool	Individ	ual spa								
Dwelling All All toilet All All All HW All All All dish- Volume Pool Pool Po	ol Volume Spa	Spa	(iii) Thermal Comfort	Show on	Show on CC/CDC	Certifier		ection (to allow for) tion of 232.02 square me	tres of common la	ndscaped
heads systems taps or diversion washers volume)	aded (max cov volume)	er snaded	(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters	DA plans	plans & specs	check	rainwater or stormwater (No. 1) - 360.0 square metres of roof area of buildings in the area or development - car w	n the site /ashing in 0 car washing t		uscapeu
UI 4 star (> 4 star 6 star 6 star no			which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	~			<ul> <li>0.0 square metres of impervious area in the development</li> <li>0.0 square metres of graden/lawn area in the development</li> </ul>			
L/min)			(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		~		<ul> <li>- 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).</li> </ul>			
Alternative water source			(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development		~	~				
Dwelling no. Alternative water Size Configuration Landscape Toilet connection Connection	Laundry Pool connection top-up	Spa top-up	certificate which were used to calculate those specifications. (g) Where there is an in-slab heating or cooling system, the applicant must:				(ii) Energy	Show on Show DA plans plans		Certifier
6, 7, 8, 9         central water tank (no. 1)         See central         See central systems         no         yes	no no	no	(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or	~	~	<b>~</b>	(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table	DA plans plans	& specs	check
All other central water tank (no. 1) See central See central systems yes yes	no no	no	(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.				below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		•	· ·
dwellings systems			(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	~	~	~	(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area		~	~
(ii) Energy Show		Certifier check					where specified. (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each			
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.							case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	•	•	· ·
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, so that the dwelling hot water is supplied by that central system.	· ·	~	Thermal loads		1 71					
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		~	Dwelling no.         Area adjusted heating load (in mJ/m²/yr)         Area adjusted coolin           1         7.6         14.4	ig load (in mJ	/m-/yr)		Central energy systems Type Specification			
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom			2 9.1 11.6 3 30.8 9.0				Alternative energy supply Photovoltaic system Rated electrical output (min): 2.0 peak kW			
areas' headings of the 'Cooling' and 'Heating' columns in the table below, infor at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas' or "Bedroom areas', then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/hight	•	•	3         30.8         9.0           4         34.9         11.6				Notes -			
zoning between living areas and bedrooms.			5         49.8         10.8           6         20.0         24.5				Notes			
			0         200         24.0           7         24.9         31.8				1. In these commitments, "applicant" means the person carrying out the development.			
(ii) Energy Show DA pi		Certifier check	8         34.0         25.0           All other dwellings         50.8         30.8				<ol><li>The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any deve specifications accompanying the application for a construction certificate / complying development certificate, for the proposed de</li></ol>	lopment application, and avelopment, using the sa	d on the plans and me identifying lette	ar or
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial	lans plans & specs	Check					reference as is given to that dwelling, building or common area in this certificate. 3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes			
lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	•		(b) Common areas and central systems/facilities				residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a but the building or development to be used for residential purposes. 4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwell			
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is the dwith a work of the applicant of the table below (but only to the extent specified for that room or area).	/ /	~	(i) Water		Show on CC/CDC		system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building). 5. If a star or other rating is specified in a commitment, this is a minimum rating.			
fitted with a window and/or skylight. (g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that	DA plans	plans & specs	check	6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requireme NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and	<b>~</b>		item must meet the specifications listed for it in the table. (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the				human consumption in areas with potable water supply.			
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.	~		"Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	×	•	•	Legend			
(h) The applicant must install in the dwelling:			(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	<ul> <li></li> </ul>	~		1. Commitments identified with a "	nt application for the prc	posed developmer	nt (if a
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (b) control to the control of the cont	~		(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		~		development application is to be lodged for the proposed development). 2. Commitments identified with a "or "in the "Show on CC/CDC plans and specs" column must be shown in the plans and specification of the plans and	ions accompanying the t	oplication for a co	nstruction
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (c) any datase draing line specified for the dwelling in the "appliances & other efficiency measures" column of the table.	~	~	(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		~	~	certificate / complying development certificate for the proposed development.			
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.	~		(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		<b>~</b>	<b>~</b>	3. Commitments identified with a " in the "Certifier check" column must be certified by a certifying authority as having been fulfille occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is sa it is required to monitor in relation to the building or part, has been fulfilled).			
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	<ul> <li>✓</li> </ul>						it is required to monitor in relation to the building of part, has been fullined).			
				othes washers	-					
Hot water         Bathroom ventilation system         Kitchen ventilation system           Dwelling         Hot water system         Each bathroom         Operation control         Each kitchen         Operation control         Each kitchen	Laundry ventilation s	system	All common facility no common fa	common laund	a y racincy					
no.	ridual fan, ducted manua	al switch on/off	(ii) Energy	Show on	Show on CC/CDC	Certifier				
star ventilation (ie. natural) to façade or roof to fa	içade or roof		(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table	DA plans	plans & specs	check				
individual ran, doted individual ran, doted individual ran, doted individual ran, doted	manua manua		below then that ventilation system must be of the type specified for that common area, and must most the efficiency measure	1	✓					

he commitments set out below regulate how the proposed development is to be carried out. It is a condition of any develop	ment consent	granted, or complying	Dwelling living areas bedroom living	areas bedroom No. of No. of Each areas bedrooms living &/or kitchen	All Each bathrooms/ laundry	All No. hallways bat	of Main	Common area	Ventilation system type Ventilation efficienc	y Primary type of artificial	Lighting efficiency	Lighting co	Introl
velopment certificate issued, for the proposed development, that BASIX commitments be complied with.		a		areas bedrooms living &/or &/or study dining rooms	toilets	&/o toil	ts	Ground floor lobby type (No. 1)	no mechanical ventilation -	light-emitting diode	manual on / manual of	No	р —
Commitments for Residential flat buildings - Building1 Dwellings			1, 6, 8 ceiling fans ceiling fans -	- 2 1 yes (dedicated) (dedicated) (dedicated)	, , , ,	yes 1 (dedicated)	yes	Hallway/lobby type (No. 1)	no mechanical ventilation -	light-emitting diode	manual on / manual of	No	
Water	Chow on	Show on CC/CDC Cert	All ceiling fans ceiling fans - other dwellings	- 0 1 yes (dedicated) (dedicated) (dedicated)	ed) yes yes (dedicated) (dedicated	yes 0 (dedicated)	yes						
		Show on CC/CDC Cert plans & specs chee						4. Commitments for c	ommon areas and central systems/faci	lities for the development	(non-building speci	fic)	
) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. ) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling			Individual pool Ind	ividual spa Appliances	s & other efficiency measure			(b) Common areas and ce	ntral systems/facilities				
in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	•	•	Dwelling Pool heating Timer Spa heat no. system system	ing Timer Kitchen Refrigerator Well ventilated	Dishwasher Clothes Cl washer dr	othes Indoor or /er sheltered	Private outdoor or	(i) Water				Show on CC/CD0	C Certif
If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		<b>~</b>		fridge space		ver sheltered clothes drying line	outdoor or unsheltered clothes drying line		elopment, the applicant installs a showerhead, toilet, ta	o or clothes washer into a common a	DA plans rea, then that	plans & specs	cnec
) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		<b>~</b>	6, 7, 8, 9	- electric - yes cooktop &		yes	no	(b) The applicant must instal	fications listed for it in the table. I (or ensure that the development is serviced by) the alt			• •	-
e)) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in			All other	electric oven				specified in the table.	n of the table below. In each case, the system must be			· ·	`
the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant		~	All other dwellings	- electric - yes cooktop & electric oven		no	yes	(c) A swimming pool or spa table.	isted in the table must not have a volume (in kLs) great	er than that specified for the pool or s	spa in the	<ul> <li>Image: A set of the set of the</li></ul>	
(b) a separate of the bit water diversion tank to all foliets in the dwelling. e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the		✓						(d) A pool or spa listed in the	table must have a cover or shading if specified for the	pool or spa in the table.		<ul> <li>Image: A set of the set of the</li></ul>	
table below.	~	~	(iii) Thermal Comfort		Show on	Show on CC/CDC	Certifier	(e) The applicant must instal	each fire sprinkler system listed in the table so that the	system is configured as specified in	the table.	~	
If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		<b>~</b>		red to under "Assessor details" on the front page of this BASIX certific	DA plans	plans & specs	check	(f) The applicant must ensur	e that the central cooling system for a cooling tower is o	onfigured as specified in the table.		~	
) The pool or spa must be located as specified in the table.	<b>~</b>	<b>~</b>	"Assessor Certificate") to the development ap the applicant is applying for a complying deve	plication and construction certificate application for the proposed dev lopment certificate for the proposed development, to that application)	velopment (or, if ). The applicant			L					
1) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	<b>~</b>	<b>~</b>		ne application for a final occupation certificate for the proposed developed by an Accredited Assessor in accordance with the Thermal Comfi			+	Common area Showerhe	ads rating Toilets rating	Taps rating	Clothes washer	s rating	
any other alternative water suppry system), and to drent overhow as specified. Each system must be connected as specified.			<ul> <li>(c) The details of the proposed development on the Certificate, including the details shown in the</li> </ul>	he Assessor Certificate must be consistent with the details shown in t Thermal Loads" table below.	this BASIX			All common no commo areas	n facility no common facility	no common facility	no common laun	dry facility	
Fixtures         Appliances         Individual poo           elling         All         All         All         HW         All         All         All         Pool         Pool	Pool	Individual spa						Central systems	Size Configuration		Connection (to allow	for)	
shower- flushing kitchen bathroom recirculation clothes washers (max cover location heads systems taps or diversion washers volume)	shaded	(max cover sha volume)	d (iii) Thermal Comfort		Show on DA plans	Show on CC/CDC plans & specs	Certifier check	Central water tank - rainwater or stormwater (No.		at least: s of roof area of buildings in the	- irrigation of 232.02 so area on the site		
lings 4.5 but 4 star 6 star 6 star no	-	• • •	which the Thermal Comfort Protocol requires	panying the development application for the proposed development, a to be shown on those plans. Those plans must bear a stamp of endo				1)		f impervious area in the development f garden/lawn area in the development		vashing bays on the	site
<= 6 L/min)			certificate, if applicable), all thermal performa-	panying the application for a construction certificate (or complying de- ce specifications set out in the Assessor Certificate, and all aspects	velopment of the proposed	~			- 0.0 square metres o (excluding, in each ca	f planter box area in the development se, any area which drains to, or ternative water supply system).			
Alternative water source			(f) The applicant must construct the development Certificate, and in accordance with those asp	ose specifications. in accordance with all thermal performance specifications set out in the ects of the development application or application for a complying development.	the Assessor velopment	~	~						
supply systems Size Configuration Landscape Connection Connection	ction Connec	y Pool Spat	certificate which were used to calculate those	specifications.				(ii) Energy				Show on CC/CD	
8,9         central water tank (no. 1)         See central         See central systems         no         yes	no	no no	(aa) Install insulation with an R-value of n	ot less than 1.0 around the vertical edges of the perimeter of the slab;	; or	×			elopment, the applicant installs a ventilation system to s			plans & specs	che
bther central water tank (no. 1) See central See central systems yes yes	no			n with an R-value of not less than 1.0 underneath the slab and aroun				specified.	on system must be of the type specified for that commo			•	
ellings systems				alls of the development in accordance with the specifications listed in	n the table	<u> </u>	<b>_</b>	specified in the table belo	pment, the applicant must install, as the "primary type w, the lighting specified for that common area. This ligi nstall a centralised lighting control system or Building N	nting must meet the efficiency measu	re specified.	<ul> <li>Image: A set of the set of the</li></ul>	
Energy		Show on CC/CDC Cert				-		where specified.	the systems and fixtures specified in the "Central ener				
) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	DA plans	plans & specs che							e must be of the type, and meet the specifications, liste		✓	<ul> <li></li> </ul>	
The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that	~	<b>~</b>		Thermal load	S								
central system to the dwelling, so that the dwelling's hot water is supplied by that central system. ) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in				ed heating load (in mJ/m²/yr) Area	າ adjusted cooling load (in m.	l/m²/yr)		Central energy systems	Type Spec	fication			
the table below. Each such ventilation system must have the operation control specified for it in the table. ) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom		~	1 7.6 2 9.1	14.4				Alternative energy supply	Photovoltaic system Rated	electrical output (min): 2.0 peak kW			
areas' headings of the "Cooling' and "Heating" columns in the table below, in/for at least 1 living/beforem area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in		~	3 30.8 4 34.9	9.0									
any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.			5 49.8	10.8				Notes					
			6 20.0 7 24.9	24.5 31.8				d in these commitments if	ullions!" means the series carries out the developme				
Energy	Show on	Show on CC/CDC Cert	8 34.0	25.0				2. The applicant must identif	pplicant" means the person carrying out the developme y each dwelling, building and common area listed in this	s certificate, on the plans accompany	ing any development applica	tion, and on the plan	is and
		plans & specs che	All other dwellings 50.8	30.8				reference as is given to t	ving the application for a construction certificate / comp nat dwelling, building or common area in this certificate				
) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is		~						residential and non-resid	posed development involves the erection of a building ential purposes). Commitments in this certificate which ent to be used for residential purposes.	for both residential and non-residentian are specified to apply to a "common a second second and the second s	al purposes (or the change of area" of a building or the dev	of use of a building for relopment, apply only	r both y to that p
specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.			(b) Common areas and central systems/faci	lities				4. If this certificate lists a cer	tral system as a commitment for a dwelling or building,			ithin the developmer	it, then the
This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is	~	~	(i) Water			Show on CC/CDC			alled once (even if it is separately listed as a commitme pecified in a commitment, this is a minimum rating.	nt for that other dwelling or building).			
fitted with a window and/or skylight. This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			(a) If, in carrying out the development, the application	ant installs a showerhead, toilet, tap or clothes washer into a commor	DA plans	plans & specs	check		ns to be installed under these commitments (if any), m commend that stormwater, recycled water or private da				
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		~	item must meet the specifications listed for it			✓	<b>•</b>	human consumption in a	reas with potable water supply.	- •			
(b) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		Ĵ.		In each case, the system must be sized, be configured, and be conne		<ul> <li></li> </ul>	<b>~</b>	Legend					
The applicant must install in the dwelling:		•	(c) A swimming pool or spa listed in the table mutable.	st not have a volume (in kLs) greater than that specified for the pool of	or spa in the	<b>~</b>		1. Commitments identified w	ith a "✔" in the "Show on DA plans" column must be s	hown on the plans accompanying the	e development application fo	r the proposed devel	opment (it
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		<b>~</b>	(d) A pool or spa listed in the table must have a c	over or shading if specified for the pool or spa in the table.		~		development application	is to be lodged for the proposed development).				
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		~	(e) The applicant must install each fire sprinkler s	ystem listed in the table so that the system is configured as specified	in the table.	~	~		ith a " " in the "Show on CC/CDC plans and specs" c velopment certificate for the proposed development.	plumn must be shown in the plans an	a specifications accompany	ing the application fo	a constru
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		~	(f) The applicant must ensure that the central coc	ling system for a cooling tower is configured as specified in the table.					ith a " 🛹 " in the "Certifier check" column must be certifi her interim or final) for a building listed in this certificate				
If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		~			I	•		it is required to monitor in	relation to the building or part, has been fulfilled).	, e. to any part of such a building, u		e. ale communents	
	·	I	Common area Showerheads rating	Toilets rating Taps rating	Clothes washer	s rating							
Hot water Bathroom ventilation system Kitchen ventilation system	Lau	undry ventilation system	All common no common facility areas	no common facility no common facility	no common laun	dry facility							
ling Hot water system Each bathroom Operation control Each kitchen Operation control	Each laund	ry Operation con		· I	i	1							
	individual far	n, ducted manual switch	(ii) Energy		Show on	Show on CC/CDC							
6,8 gas instantaneous 5 no mechanical - individual fan, ducted manual switch on/off to façade or roof	to façade or					plans & specs	check						

Schedule of BASIX commitments he commitments set out below regulate how the proposed development is to be carried out. It is a condition of any develo	opment consent	granted, or comply	ing	Dwelling living areas bedroom living areas bedroom No. of No. of Each All	Each s/ laundry	All No. of	al lighting Main	Common area ventilation system Common area lighting Updation efficiency Primary type of artificial Lighting efficiency was used to be a system/RMS system/
velopment certificate issued, for the proposed development, that BASIX commitments be complied with.	spinon concorr (	grantoa, or comply		no. areas areas bedrooms living &/or kitchen bathroom toilets rooms rooms of the section of the	s/ laundry	hallways bathro &/or toilets	oms kitcher	Ground floor lobby type (No. no mechanical ventilation - light-emitting diode manual on / manual off No
Commitments for Residential flat buildings - Building1 Dwellings				1, 6, 8         ceiling fans         -         -         2         1         yes (dedicated)         yes (dedicated)         yes (dedicated)	yes (dedicated)	yes 1 (dedicated)	yes	Hallway/lobby type (No. 1) no mechanical ventilation - light-emitting diode manual on / manual off No
	01	0.00000	0	All other         ceiling fans         ceiling fans         -         -         0         1         yes         yes         yes           other         (dedicated)         (dedicated) <th>) yes (dedicated)</th> <th>yes 0 (dedicated)</th> <th>yes</th> <th></th>	) yes (dedicated)	yes 0 (dedicated)	yes	
) Water	DA plans	Show on CC/CDC plans & specs	Certifier check					4. Commitments for common areas and central systems/facilities for the development (non-building specific)
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of tand specified for the dwelling the applicant must plant indigenous or low water use species of vegetation throughout the area of tand specified for the dwelling the applicant must plant indigenous or low water use species of vegetation throughout the area of tand specified for the dwelling the applicant must be applied on the specified for the tand the specified for the table of the table of the specified for the specified for the table of the specified for the specif				Individual pool Individual spa Appliances & other effici	ency measures			(b) Common areas and central systems/facilities
in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetatio is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table). (c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that	n •	•		Dwelling no.         Pool heating system         Timer         Spa heating system         Timer         Kitchen cooktop/oven         Refrigerator         Well ventilated         Dishwasher	Clothes Clo washer dry	othes Indoor or ver sheltered clothes	Private outdoor or	(i) Water Show on CC/CDC Certi DA plans specs chec
(c) If a range is specified in the case below for a risking or approache to be instanced in the twening, the approache those instance meats have future and applicance meats have faring specified for it. (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling,		<ul> <li></li> </ul>	~	space		drying line	clothes drying line	(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.
<ul> <li>(a) The applicant must install an origination or water recirculation system initial regulates an inclusive inclugiout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.</li> <li>(e) The applicant must install:</li> </ul>		<ul> <li>Image: A set of the set of the</li></ul>	~	6, 7, 8, 9 electric - yes -		yes	0	(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as
(a) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below: and				All other         -         -         -         electric oven		no	/es	specified in the table. (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		<u> </u>		dwellings cooktop & electric oven				table. (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	~	<i>.</i>						(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		~		(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.
(g) The pool or spa must be located as specified in the table.	~	~		(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the opticate is applicable for a complicing during the proposed to the to proposed development. The opticate the opticate is applied to the development of the proposed development to the proposed development to the proposed development.				
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies	· •	<b>v</b>	~	the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.				Common area Showerheads rating Toilets rating Taps rating Clothes washers rating
any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.				(c) The assessor certificate must have been solved by an Accreticitied assessor in accordance with the memar comon Protocol. (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.				All common facility no common facility
				Community monoung the dolume where in the Theriter Edeus table before.		1		
Image: Second	Pool	Individu Volume Spa	Spa	(iii) Thermal Comfort	Ch	Shaw OC	Cartifica	Central systems Size Configuration Connection (to allow for)
o. shower- flushing kitchen bathroom recirculation of diversion washers (max cover location value)		(max cove volume)	r shaded	(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	Central water tank - 5000.0 To collect run-off from at least: - irrigation of 232.02 square metres of common landsc: rainwater or stormwater (No. 1) - 600.0 square metres of roof area of buildings in the development - car washing in 0 car washing bays on the site
III 4 star (> 4 star 6 star 6 star no	-		-	(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	~			<ul> <li>0.0 square metres of impervisous area in the development</li> <li>0.0 square metres of garden/lawn area in the development</li> </ul>
L/min)				(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the propose		~		<ul> <li>- 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).</li> </ul>
				development which were used to calculate those specifications. (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor				settered in Your annual of the Annual
Alternative water source welling no. Alternative water Size Configuration Landscape Toile	et Laundry	ry Pool	Spa top-up	Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		×	~	(ii) Energy Show on CC/CDC Certit
supply systems connection (s)	lection connect	tion top-up		(g) Where there is an in-slab heating or cooling system, the applicant must:	~	<ul> <li></li> </ul>	<ul> <li>Image: A second s</li></ul>	(i) Energy Show on Collection Collection Show on Collection Collection Show on Collection Collection Show on Collection Collection Collection Show on Collection Colle
5, 7, 8, 9     central water tank (no. 1)     See central systems     no     yes       systems     secontral systems     no     yes	no	no	no	(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical				below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.
All other central water tank (no. 1) See central systems yes yes wellings	no	no	no	edges of the perimeter of the slab. (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.				(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified.
(ii) Energy	Show on	Show on CC/CDC		Delow.	•	•	•	The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified. (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below		plans & specs	check					case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that	~	~	~	Thermal loads				
central system to the dwelling, so that the dwelling's hot water is supplied by that central system. (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in				Dwelling no.         Area adjusted heating load (in mJ/m²/yr)         Area adjusted coo           1         7.6         14.4	ing load (in mJ	/m²/yr)		Central energy systems Type Specification
the table below. Each such ventilation system must have the operation control specified for it in the table. (d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headinas of the "Cooling" and "Heating" columns in the table below, infor at least 1 living/bedroom area of the dwelling. If			<u> </u>	2 9.1 11.6 0 000				Alternative energy supply         Photovoltaic system         Rated electrical output (min): 2.0 peak kW
no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night		•	•	3         30.8         9.0           4         34.9         11.6				
zoning between living areas and bedrooms.				5         49.8         10.8           6         20.0         24.5				Notes
				7 24.9 31.8				1. In these commitments, "applicant" means the person carrying out the development.
ii) Energy		Show on CC/CDC plans & specs	Certifier check	8         34.0         25.0           All other dwellings         50.8         30.8				2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table helew (but only to the extent energified for that room or gree). The applicant must ensure that the "right of ertificial lighting" columns of ertificial lighting and the start energies of the table helew (but only to the extent energies of ertificial lighting).		<u> </u>	~					3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that pa
the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificia		•		(b) Common areas and central systems/facilities				the building or development to be used for residential purposes. 4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that
lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dédicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for		•						system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light filtings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is the table below (but only to the extent specified for that room or area is must ensure that each such room or area is the application of the set of the specified for that room or area is the applicant must ensure that each such room or area is the specified for the table specified for that room or area of the application the specified for that room or area is the specified for the set of the specified for that room or area and the application the specified for that room or area is the specified for the set of the specified for that room or area and the application the specified for that room or area is the specified for the specified for that room or area and the application the specified for that room or area is the specified for the specified for that room or area and the application the specified for that room or area is the specified for the specified for that room or area and the application the specified for the application the specified for that room or area is the specified for the specified for that room or area and the application the specified for the application the specified for that room or area and the application the specified for that room or area and the application the specified for the application the application the application the application that application the application the application the application that application the application the application the application the application the applicatio			~	(i) Water		Show on CC/CDC	Certifier	5. If a star or other rating is specified in a commitment, this is a minimum rating.
lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term 'dedicated' is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		¥	~	(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that	DA plans	Show on CC/CDC plans & specs	check	6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for
lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "deficated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.		~ ~ ~	~	<ul> <li>(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then the item must meet the specifications listed for it in the table.</li> <li>(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the</li> </ul>	DA plans			6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE
lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "deficiented" is specified for a particular room or area, then the light filtings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight. (g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install	•	· · ·	~	<ul> <li>(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then the item must meet the specifications listed for it in the table.</li> <li>(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central system": column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.</li> </ul>	DA plans		check	6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for
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where specified. (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.





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CURRY STREET PERSPECTIVE





Assessments and a constitution of the ABSA quality and testers

Accreditation Period 31/03/2022-31/03/202

Assessor Name Amir Girgis Assessor Number 20579 Assessor Signature

## 47-49 CURRY STREET, WALLSEND NSW 2287 LOT 141 DP 35087, LOT 142 DP 35087

FOR LAND & HOUSING CORPORATION (LAHC)

## **DRAWING LIST**

000 CC	VER PAGE	
000	COVER SHEET	N.T.S.
100 PL	ANS	
101	BLOCK ANALYSIS PLAN	1:200
102	SITE ANALYSIS PLAN	1:200
103	DEMOLITION PLAN	1:100
104	DEVELOPMENT DATA	1:500
105	SITE PLAN	1:100
106	GROUND FLOOR PLAN	1:100
107	FIRST FLOOR PLAN	1:100
108	ROOF PLAN	1:100
109	LIVABLE HOUSING COMPLIANCE	1:100
200 EL	EVATIONS	
201	STREET ELEVATIONS	1:100
202	ELEVATIONS	1:100
300 SE	CTIONS	
301	SECTIONS	1:100
400 SH	ADOW DIAGRAMS	
401	SHADOW DIAGRAMS	1:200
402	SOLAR ACCESS	N.T.S.
500 EX	TERNAL FINISHES AND MATERIALS	
501	EXT. FINISHES & MATERIALS	N.T.S.

## CONSULTANTS LIST

ARCHITECT	Sam Crawford Architects Unit 4, 30 Wilson Street, Newtown 2042 P 02 9519 6800
PROJECT MANAGER	<b>Principle Project Management</b> 96 Glebe Road, The Junction 2291 P 0412 834 831
ACCESS CONSULTANT	<b>Morris Goding Access Consulting</b> Suite 106, 56 Bowman Street, Pyrmont 2009 P 02 9692 9322
BCA CONSULTANT	BCA Vision Pty Ltd 6a/43a Florence St, Hornsby 2077 P 02 9476 8613
CIVIL ENGINEER	<b>Cardno</b> Level 9, 203 Pacific Highway, St Leonards 2065 P 02 9496 7700
LANDSCAPE ARCHITECT	<b>Place Design Group</b> 3b/830-832 Elizabeth St, Waterloo 2017 P 02 9290 3300
ELECTRICAL, FIRE, HYDRAULIC, MECHANICAL, STRUCTURAL & SUSTAINABILITY	Northrop Consulting Engineers Level 1, 215 Pacific Highway Charlestown NSW P 02 4943 1777
TRAFFIC ENGINEER	<b>TTPP</b> 22-24 Atchison St, St Leonards 2065 P 02 8437 7800

	ELECTRICAL, FIRE, HYDRAULIC, MECHANICAL, STRUCTURAL & SUSTAINABILITY	<b>Northrop Consulting Engineers</b> Level 1, 215 Pacific Highway Charlestov NSW P 02 4943 1777	vn
	TRAFFIC ENGINEER	<b>TTPP</b> 22-24 Atchison St, St Leonards 2065 P 02 8437 7800	
	Refer to Page 2 for BASIX Pathy	/ay Summary	
		PART 5 ASSES	SSMENT
CLIENT LAND & HOUSING CORPOR PROJECT <b>CURRY ST</b> 47-49 CURRY STREET, WALLSEND	ATION (LAHC)	POINT     SCALE @ A1     PROJECT NO.     STAGE     D       N.T.S.     21.25     AA     D       SCALE @ A3     DRAWING TITLE     DRAWING TITLE       N.T.S.     COVER SHEET	RAWING NO. REV 000 P3



DP EG

#### LA A 1. BASIX Pathway

The following summary is the final review for the BASIX pathway based on the documents provided for architectural and building services design (AM2 Resubmission, dated 12/04/2022) on 25.05.2022.

#### 1.1 Water Efficiency

Water score required: 40% Current score: 40%

- Common Facilities:
- o 5000L RW Tank to collect rainwater from at least 360m2 of roof space to supply irrigation to at least 240m2 of common landscape and 135m2 of private landscape.
- Dwellings:
- Showerheads: 4-star WELS rated (>4.5 but <=6 L/min) Kitchen Taps & Bathroom Taps: 6-star WELS rated
- Toilets: 4-star WELS rated
- Clothes Washers: not specified
- Dishwashers: not specified 0
- No on-demand HW reticulation or diversion

#### 1.2 Energy Efficiency

Energy score required: 40% Current score: 40%

Common Facilities:

- Central Solar PV system: 2.0kW peak
- No Central hot water systems
- No Central heating / Cooling systems No common area clothes dryers or drying lines.
- No mechanical ventilation for common lobby for Ground and First Floor.
- LED lights with manual switch on/off for Common Lobby for Ground and First Floor.

#### Dwellings:

- Gas Instantaneous Hot Water System for individual dwellings
- Individual fan ducted to roof or façade exhausts for bathroom for units 2,3,4,5,7.9. No Mechanical ventilation (i.e natural ventilation) for bathroom for units 1,6,8.
- Individual fan ducted to roof or façade exhausts for laundry, and kitchen for all units. All Bathroom, Laundry, Kitchen exhausts are controlled by manual switch on/off.
- Ceiling Fans provided for Living Room and Bedrooms for all units
   No Individual Heating systems
- Dedicated fluorescent or LED fittings for all internal rooms.
- Electric cooktop and electric oven. Dishwasher: not specified
- Clothes Washer: not specified
- Refrigerator and Clothes Dryer not specified.
- Well Ventilated Fridge Space (as per plans). Private Outdoor Clothing line for Units 1-5. 0
- o Indoor or sheltered clothes drying line (e.g. screened line on balcony or line over bath) for Units 6-9.

#### 1.3 Thermal Comfort

Score required: Pass Current score: Pass

			and a second second second
	External Walls	Ground: Double Brick Cavity, R1.5 bulk insulation, plasterboard (as per elevations) : Stud Wall with Fiber Cement Cladding, R1.5 bulk insulation, plasterboard	
	External Wall Solar		1 C
2	absorptance	0.5 (grey)	CONTRACT OF
And An and a state of the state	Internal Partitions	Lightweight Construction – Plasterboard Stud Cavity Wall, No Insulation	
and the second se	Party Walis – walls to risers, shafts, neighbours	Lightweight Construction – Plasterboard Stud Cavity Wall, No Insulation	
A 90 2	Walls to naturally ventilated corridors	Single Brick – Plasterboard, No Insulation	
		Dick, planeboard	
A PROPERTY OF	Ceiling to Roof (ceiling to balcony)	Plasterboard, R3.5 bulk insulation	
	Roof construction	Corrugated Iron, No Insulation, Skillion roof	Contraction of
	Roof Solar absorptance	Solar Absorptance – 0.5 (grey)	
	Floor construction	Concrete Slab	and the second
Conception of the local diversion of the loca	Suspended Floor constructions	Concrete Slab, Bulk Insulation in Contact with Floor R2.0	
	Floor coverings	Tiles in Dining, study, and living, bedrooms Tiles in wet areas (kitchen, laundry, toilet)	
	Window system	Awnings, Casement - U-Value of 4.5 and SHGC of 0.50	a in the
	performance	Sliding, Fixed, - U-Value of 4.3 and SHGC of 0.53	P
No. of Lot of Lo	Window operability	Window operability according to the plans. Single Pane Awning windows on the ground floor have been modeled to 90% openness. The combination of casement and fixed windows on the ground floor are modelled to 45% openness. Operable windows above 2m off the ground and not next to balconies or winter garden have been modelled to have a 10% openness in the models.	
	Ceiling		A STATE
	Penetrations	Surface mounted LED lights. Weather seals for all exhausts and wents have been assumed in all models.	1. Jan 19

PART 5 ASSESSMENT

SCALE @ A1PROJECT NO.STAGEDRAWING NO.REV1:20021.25AA101P3SCALE @ A3DRAWING TITLEDRAWING TITLEBLOCK ANALYSIS PLAN

194.83



7.2 Average star rating

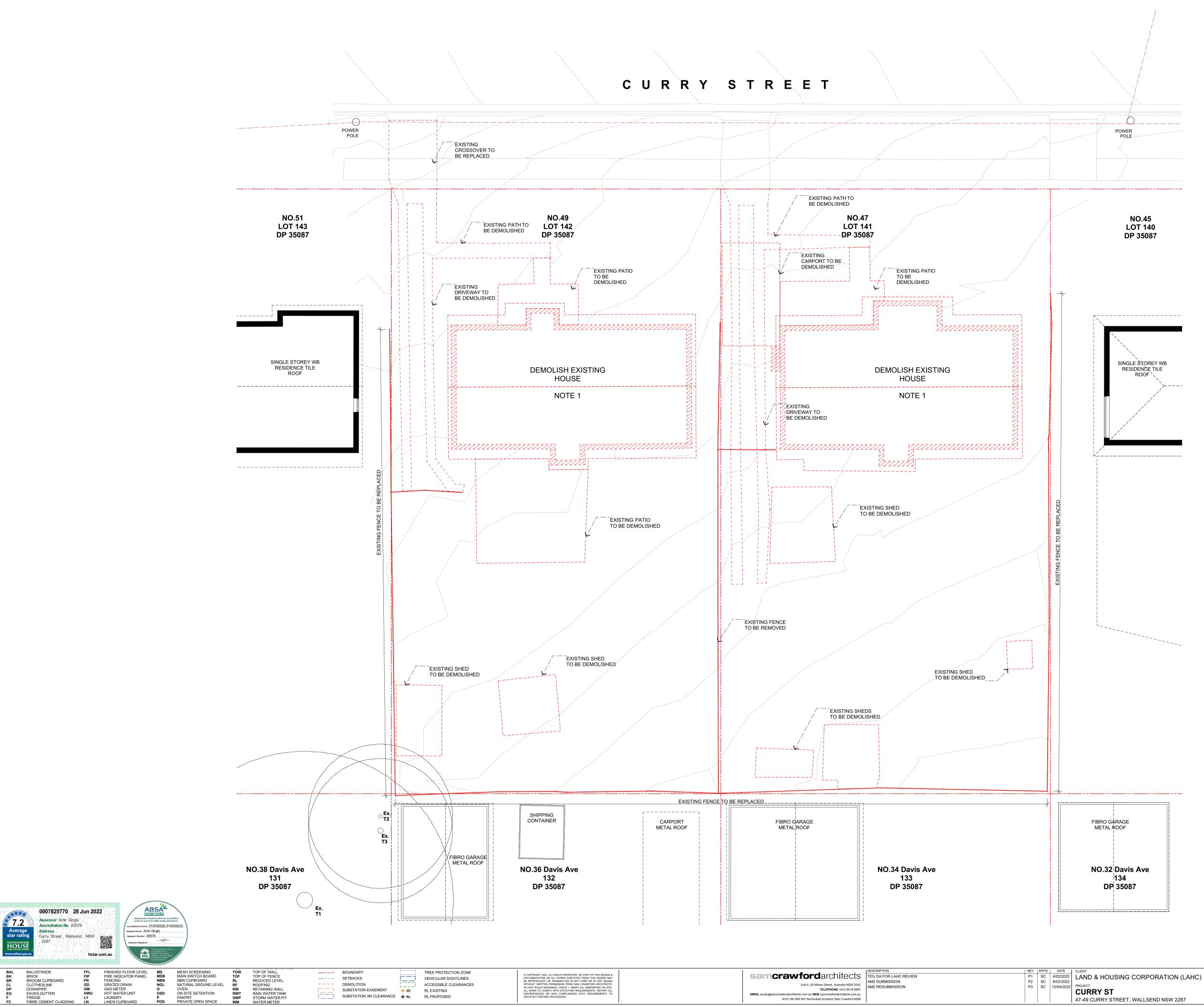
NATIONWID HOUS ENERGY RATING SCHE

BAL BK BR CL DP EG F

POS

		DESCRIPTION	REV	APPD	DATE	CLIENT
ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & OR ALL WORKS EXECUTED FROM THIS DESIGN MAY	samcrawfordarchitects	70% DA FOR LAHC REVIEW	P1	SC	4/02/2022	LAND & HOUS
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS PERMISSION FROM SAM CRAWFORD ARCHITECTS.		AM2 SUBMISSION	P2	SC	8/03/2022	
AWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE.	Unit 4, 30 Wilson Street, Australia NSW 20	TAM2 RESUBMISSION	P3	SC	12/04/2022	PROJECT
PLY WITH STATUTORY REQUIREMENTS. REPORT ALL	TELEPHONE +612 9519 68					CURRY ST
R NON COMPLIANCES WITH REQUIREMENTS TO	EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.				1 1	CURRISI
E PROCEEDING.	ACN 165 409 567 Nominated Architect Sam Crawford 64	3				47-49 CURRY ST
		•	<u> </u>	<u> </u>		

PART 5 ASSESSMENTSCALE @ A1PROJECT NO.STAGEDRAWING NO.REV1:20021.25AA102P3SCALE @ A3DRAWING TITLEDRAWING TITLESITE ANALYSIS PLAN NORTH POINT TREET, WALLSEND NSW 2287



		DESCRIPTION	REV	APP'D	DATE	CLIENT
22. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & OR ALL WORKS EXECUTED FROM THIS DESIGN MAY	samcrawfordarchitects	70% DA FOR LAHC REVIEW	P1	SC	4/02/2022	LAND & HOU
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MPLY WITH STATUTORY REQUIREMENTS. REPORT ALL OR NON COMPLIANCES WITH REQUIREMENTS TO	TELEPHONE +612 9519 6800 EMAIL studio@samcrawfordarchitects.com.au			.		CURRY ST
RE PROCEEDING.	ACN 165 409 567 Nominated Architect Sam Crawford 6498			.		
	ACN 165 409 567 Nominated Architect Sam Crawford 6498			<u>, l</u>		47-49 CURRY ST
						-

### NOTES

NOTE 1: DEMOLISH SINGLE STOREY FIBRO RESIDENCE WITH TILED ROOF INCLUDING SLABS AND FOOTINGS.

NOTE 2: DEMOLISH EXISTING EXTERNAL CONCRETE AREAS

NORTH POIN

 $\bigcirc$ 

PART 5 ASSESSMENT

Scale @ A1PROJECT NO.STAGEDRAWING NO.REV1:10021.25AA103P3SCALE @ A3DRAWING TITLEDEMOLITION PLAN

TREET, WALLSEND NSW 2287

Locality/Suburb									
Locality/Suburb Street Address	WALLSEND 47 & 49 Curry Street								
Lot Number(s) & Deposited Plan		Lot 141 & 142 DP 35087							
		Lot 141 - 613.16							
SITE AREA (m²)		Lot 142 - 613.16 Total 1226 22 m <sup>2</sup>							
		Total - 1226.32 m²							
NUMBER OF EXISTING LOTS		2							
PROPOSED GFA (m <sup>2</sup> )				652					
				4 x 1 Bed					
NUMBER OF DWELLINGS		5 x 2 Bed = 9 Dwellings							
				– 9 Dweinings					
	Number	Туре	No. of	GFA Ground (m <sup>2</sup> )	GFA First (m²)	POS			
	1	Ground	Bedrooms 2	70		92			
	2	Ground	1	52		44			
	3	Ground	2	78		43			
DWELLINGS		(Adaptable)	2						
	4	Ground	1	51		70			
	5	Ground First	2	51	70	<u> </u>			
	7	First	1		52	8			
	8	First	2		78	11			
	9	First	2		73	11			
LOBBY		Ground		43	0.4				
TOTAL		First	14	652	34	326			
TOTAL			14	052		520			
	CONT	ROL	RE	QUIREMENT	PRO	POSED			
HEIGHT	Housing			9m	Maximum 8 (	)8m - Complies			
neiem	Newcas	tle LEP		8.5 m					
FSR	Newcas	tle I FP		0.6 : 1	0.53 to 1	- Complies			
151	Neweds		(N	1ax. 736 m²)					
	Front Street				GF minimum - 6m				
		Front Street Setback	Avg. ne	eighbouring - 6m		ium - 3.9m			
		Selback			- Encroachmen	t for 1F Balconies			
			0.9m up to 4.5m - above 4.5m at an angle of 4:1 to max permitted height		GF minim	um - 3.25m			
SETBACK	Newcastle DCP	Side Setback			t I IF minimum - 4.25m				
				to max pormitted holght	- Co	mplies			
		Secondary	2m		Ν	J/A			
		Setback							
		Rear Setback		n up to 4.5m	GF and 1F - 6.75m - Complies				
			от зеграск	for greater than 4.5m					
				4 (1 Bed) = 1.6					
PARKING	Housing SEPP			5 (2 Bed) = 2.5	Total provided 5 - Complies				
	(Division 6)			tal 5 spaces,		•			
				accessible space)					
LANDSCAPE	Newcastle DCP	General	Min 30% c	of site area = 368 m²	Proposed 388	3 m² - Complies			
DEEP SOIL	Newcastle DCP	General	15% of s	site area = 184 m²	Total provided 2	35 m² - Complies			
			70% of dwellings receive min 3 hrs sunlight to Living & POS in						
SOLAR ACCESS	SLUDG	General	•	•	7 / 9 Living Rooms	7 / 9 POS			
SOLAR ACCESS	SLUDG	General	•	ht to Living & POS in Mid-Winter	7 / 9 Living Rooms	7 / 9 POS			
	SLUDG LAHC Dwelling		ر ۲	•					
SOLAR ACCESS DWELLING SIZE		General General	1 Bedroon	Mid-Winter		7 / 9 POS			
	LAHC Dwelling		1 Bedroon 2 Bedroon	Mid-Winter n dwelling: Min 50m² n dwelling: Min 70m²					
	LAHC Dwelling		1 Bedroon 2 Bedroon GF: Not les	Mid-Winter n dwelling: Min 50m² n dwelling: Min 70m² ss than 15 m² per unit					
	LAHC Dwelling		1 Bedroon 2 Bedroon GF: Not les	Mid-Winter n dwelling: Min 50m² n dwelling: Min 70m²					
DWELLING SIZE	LAHC Dwelling Requirements	General	1 Bedroon 2 Bedroon GF: Not les Min	Mid-Winter n dwelling: Min 50m² n dwelling: Min 70m² s than 15 m² per unit dimension 3m	Cor	nplies			
	LAHC Dwelling Requirements		1 Bedroon 2 Bedroon GF: Not les Min FF: 10	Mid-Winter n dwelling: Min 50m² n dwelling: Min 70m² ss than 15 m² per unit	Cor				
DWELLING SIZE	LAHC Dwelling Requirements	General	1 Bedroon 2 Bedroon GF: Not les Min FF: 10	Mid-Winter n dwelling: Min 50m <sup>2</sup> n dwelling: Min 70m <sup>2</sup> ss than 15 m <sup>2</sup> per unit dimension 3m m <sup>2</sup> per 2 bed unit	Cor	nplies			
DWELLING SIZE	LAHC Dwelling Requirements	General	1 Bedroon 2 Bedroon GF: Not les Min FF: 10 Min 8 m <sup>2</sup>	Mid-Winter n dwelling: Min 50m <sup>2</sup> n dwelling: Min 70m <sup>2</sup> ss than 15 m <sup>2</sup> per unit dimension 3m m <sup>2</sup> per 2 bed unit dimension 2m	Cor	nplies			



TOP OF WALL TOP OF FENCE REDUCED LEVEL ROOFING RETAINING WALL RAIN WATER TANK STORM WATER PIT WATER METER

BOUNDARY

— - - - SETBACKS

--- DEMOLITION

TOW TOF RL RF RW RWT SWP WM

TREE PROTECTION ZONE

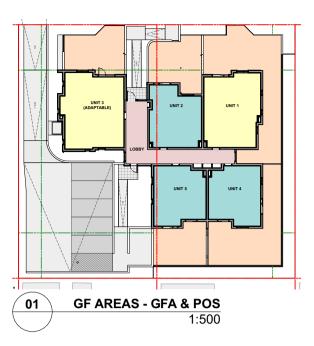
ACCESSIBLE CLEARANCES

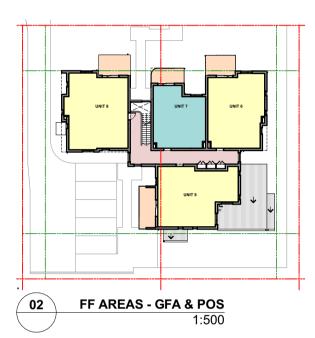
VEHICULAR SIGHTLINES

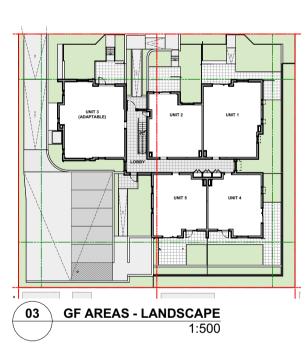
 BOUNDARY
 IREE PROTECT

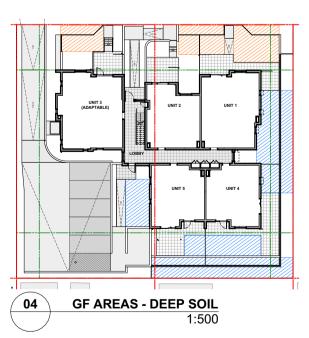
 SETBACKS
 Image: Comparison of the comparison

SUBSTATION 3M CLEARANCE 🔶 RL RL PROPOSED



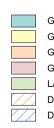






REV	APP'D	DATE	CLIENT
P1	SC	4/02/2022	LAND & HOUSING CORPORATION (LA
P2	SC	8/03/2022	
P3	SC	12/04/2022	PROJECT
			CURRY ST
			47-49 CURRY STREET, WALLSEND NSW 2287

#### LEGEND



GFA - 1 BED UNITS GFA - 2 BED UNITS GFA - PRIVATE OPEN SPACE GFA - COMMON AREA LANDSCAPE AREA DEEP SOIL FRONT OF SETBACK DEEP SOIL REAR OF SETBACK

NORTH POINT

PART 5 ASSESSMENT

 Scale @ A1
 PROJECT NO.
 Stage
 DRAWING NO.
 REV

 1:500
 21.25
 AA
 104
 P3

 Scale @ A3
 DRAWING TITLE
 DEVELOPMENT DATA





MS MSB NBN NGL O OSD P

POS

--- DEMOLITION

SUBSTATION EASEMENT

ACCESSIBLE CLEARANCES

C \_ \_ \_ I ACCESSIBLE ( ✦ (E) RL EXISTING

SUBSTATION 3M CLEARANCE 🔶 RL RL PROPOSED

CL DP EG



		DESCRIPTION	REV	APP'D	DATE	CLIENT
. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & OR ALL WORKS EXECUTED FROM THIS DESIGN MAY OR TRANSMITTED IN ANY FORM OR BY ANY MEANS	samcrawfordarchitects	AM2 RESUBMISSION	01	SC	12/04/2022	LAND & HOUS
PERMISSION FROM SAM CRAWFORD ARCHITECTS.	Unit 4, 30 Wilson Street, Australia NSW 2042				, I	PROJECT
AWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. PLY WITH STATUTORY REQUIREMENTS, REPORT ALL	TELEPHONE +612 9519 6800				, I	CURRY ST
R NON COMPLIANCES WITH REQUIREMENTS TO E PROCEEDING.	EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au				, I	CURRISI
E PROCEEDING.	ACN 165 409 567 Nominated Architect Sam Crawford 6498				1	47-49 CURRY ST
			-			-

LEGEND									
FN-1	FENCING COLORBOND FENCE 1800mm (REFER LANDSCAPE DOCS.)								
FN-2	FENCING KOHL PALISADE FENCING 1200mm (REFER LANDSCAPE DOCS.)								
FN-3	FENCING KOHL PALISADE FENCING 800mm (REFER LANDSCAPE DOCS.)								

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PART 5 ASSESSMENT

 SCALE @ A1
 PROJECT NO.
 STAGE
 DRAWING NO.
 REV

 1:100
 21.25
 AA
 105
 01

 SCALE @ A3
 DRAWING TITLE
 DRAWING TITLE
 SITE PLAN

JSING CORPORATION (LAHC)

TREET, WALLSEND NSW 2287



Average star rating HOUS BAL BK BR DP EG

7.2

INEN CUPBOAR

Address



		DESCRIPTION	REV	APP'D	DATE	CLIENT
2. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & OR ALL WORKS EXECUTED FROM THIS DESIGN MAY	<b>samcrawford</b> architects	70% DA FOR LAHC REVIEW	P1	SC	4/02/2022	LAND & HOU
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS		AM2 SUBMISSION	P2	SC	8/03/2022	
N PERMISSION FROM SAM CRAWFORD ARCHITECTS. RAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE.	Unit 4, 30 Wilson Street, Australia NSW 2042	AM2 RESUBMISSION	P3	SC	12/04/2022	PROJECT
MPLY WITH STATUTORY REQUIREMENTS. REPORT ALL	TELEPHONE +612 9519 6800				1	CURRY ST
OR NON COMPLIANCES WITH REQUIREMENTS TO RE PROCEEDING.	EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au			.	, I	
	ACN 165 409 567 Nominated Architect Sam Crawford 6498			.	i l	47-49 CURRY S1

L	E	G	E	Ν	D

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FN-1	FENCING COLORBOND FENCE 1800mm (REFER LANDSCAPE DOCS.)
FN-2	FENCING KOHL PALISADE FENCING 1200mm (REFER LANDSCAPE DOCS.)

FN-3 FENCING KOHL PALISADE FENCING 800mm (REFER LANDSCAPE DOCS.)

PART 5 ASSESSMENT

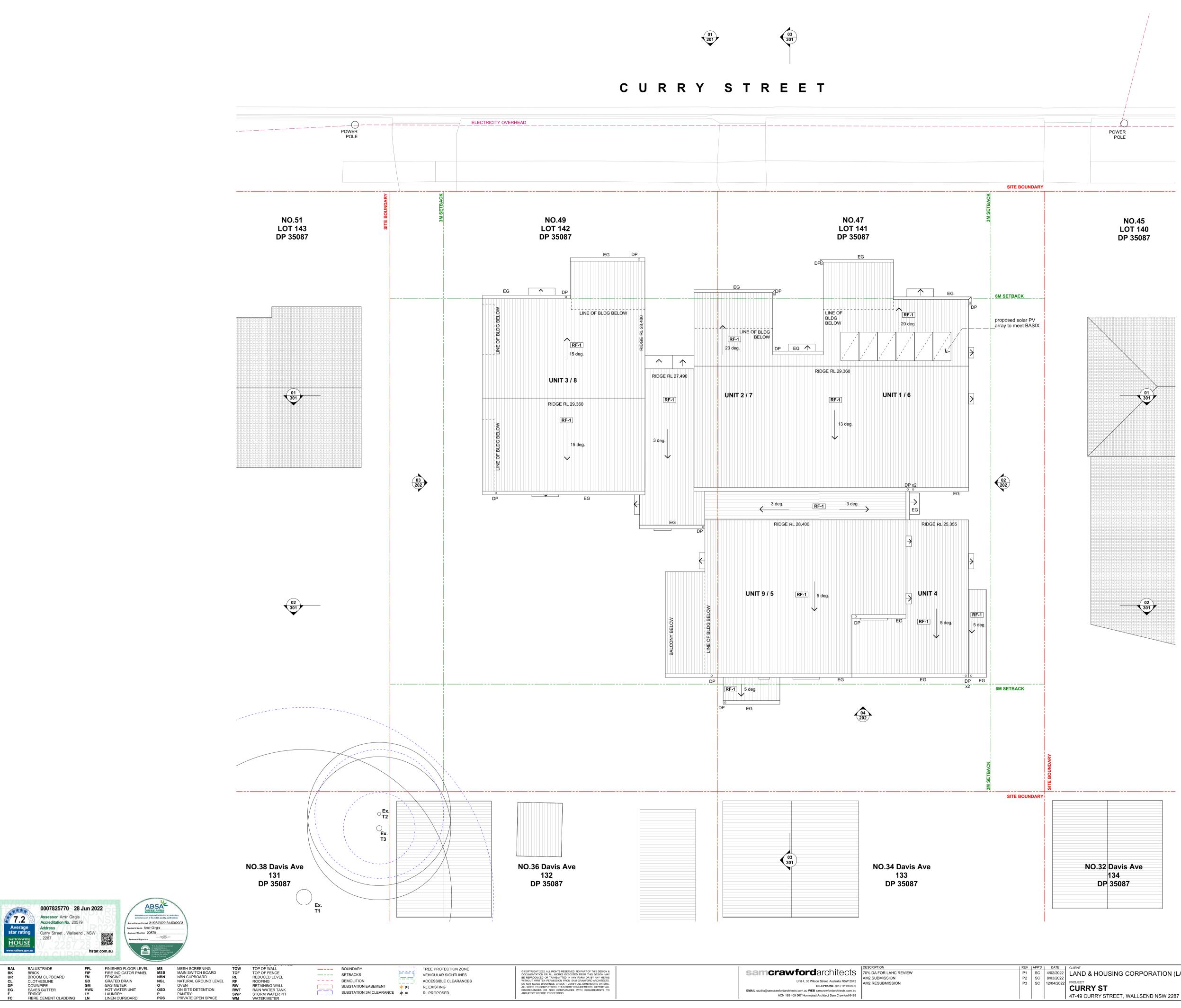
SCALE @ A1PROJECT NO.STAGEDRAWING NO.REV1:10021.25AA106P3SCALE @ A3DRAWING TITLEDRAWING TITLEGROUND FLOOR PLAN

TREET, WALLSEND NSW 2287



## C U R R Y S T R E E T

				PA	RT 5 /	ASSE	ESSMI	ENT
A ALL RIGHTS RESERVED, NO PART OF THIS DESIGN & OR TRANSMITTED IN ANY FORM OR BY ANY MEANS OR TRANSMITTED IN ANY FORM OR BY ANY MEANS DEPENDENCING FORM SAN CENTRE OF ADVINCED ADVINCED STATE	70% DA FOR LAHC REVIEW AM2 SUBMISSION	P1         SC         4/02/2022           P2         SC         8/03/2022           P3         SC         12/04/2022	NORTH POINT	SCALE @ A1 1:100 SCALE @ A3 1:200	PROJECT NO. 21.25 DRAWING TITLE FIRST F	AA FLOOR	DRAWING NO. 107 PLAN	P3





	l <b>e</b> e	DESCRIPTION	REV	APP'D	DATE	CLIENT
. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & OR ALL WORKS EXECUTED FROM THIS DESIGN MAY	samcrawfordarchitects	70% DA FOR LAHC REVIEW	P1	SC	4/02/2022	LAND & HOUS
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS		AM2 SUBMISSION	P2	SC	8/03/2022	
I PERMISSION FROM SAM CRAWFORD ARCHITECTS. AWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE.	Unit 4, 30 Wilson Street, Australia NSW 2042	AM2 RESUBMISSION	P3	SC	12/04/2022	PROJECT
IPLY WITH STATUTORY REQUIREMENTS. REPORT ALL	TELEPHONE +612 9519 6800					CURRY ST
IR NON COMPLIANCES WITH REQUIREMENTS TO	EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au				. 1	
	ACN 165 409 567 Nominated Architect Sam Crawford 6498				. I	47-49 CURRY STR

SING CORPORATION (LAHC)

NORTH POINT

PART 5 ASSESSMENT 

 Scale @ A1
 PROJECT NO.
 Stage
 DRAWING NO.
 REV

 1:100
 21.25
 AA
 108
 P3

 scale @ A3
 DRAWING TITLE
 DRAWING TITLE

 1:200
 ROOF PLAN
 ROOF PLAN





POS

CL DP EG

DESCRIPTION REV APP'D	DATE	CLIENT
22. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & OR ALL WORKS EXECUTED FROM THIS DESIGN MAY	4/02/2022	LAND & HOU
AM2 SUBMISSION P2 SC	8/03/2022	
IN PERMISSION FROM SAM CRAWFORD ARCHITECTS. Unit 4, 30 Wilson Street, Australia NSW 2042 AM2 RESUBMISSION FROM SATE.	12/04/2022	PROJECT
TELEPHONE +612 9519 6800 TELEPHONE +612 9519 6		CURRY ST
EINTLE statiogramma aniotastoritate inclusion and inclusion and inclusion and		
ACN 165 409 567 Nominated Architect Sam Crawford 6498		47-49 CURRY ST

LEGEND

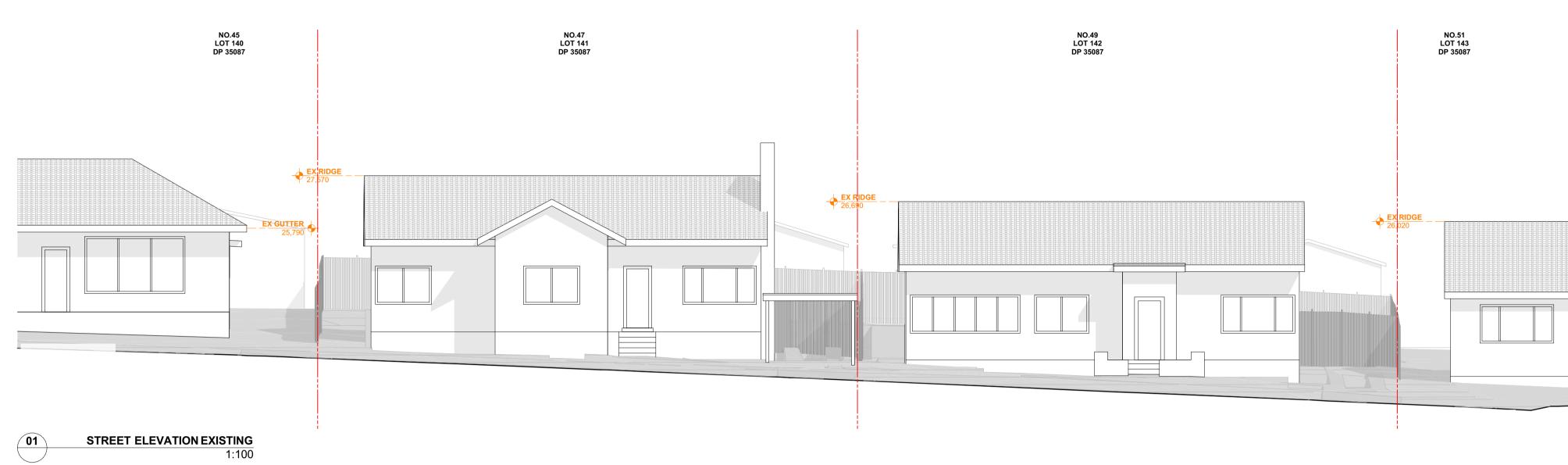
NORTH POIN

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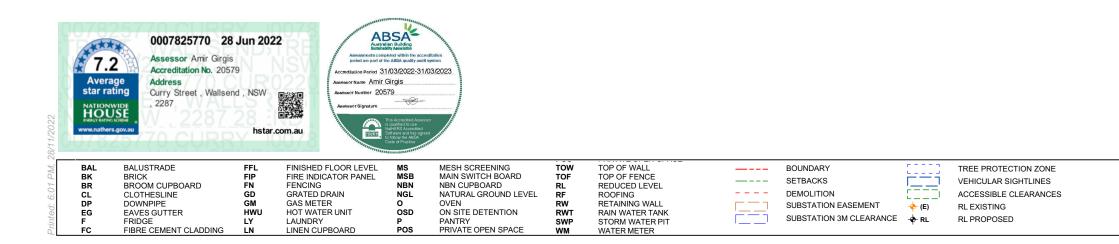
SILVER LEVEL COMPLIANCE GOLD LEVEL COMPLIANE

TREET, WALLSEND NSW 2287

PART 5 ASSESSMENT Scale @ A1PROJECT NO.STAGEDRAWING NO.REV1:10021.25AA109P3Scale @ A3DRAWING TITLEDRAWING TITLELIVABLE HOUSING COMPLIAI

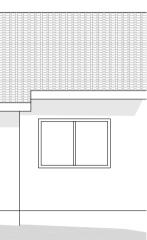






REV	APP'D	DATE	CLIENT
P1	SC	4/02/2022	LAND & HO
P2	SC	8/03/2022	
P3	SC	12/04/2022	
			CURRY S
			47-49 CURRY \$

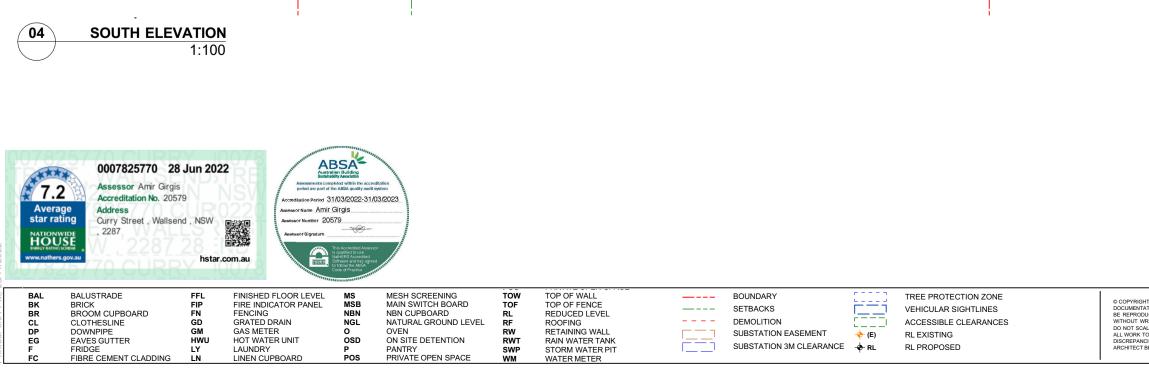
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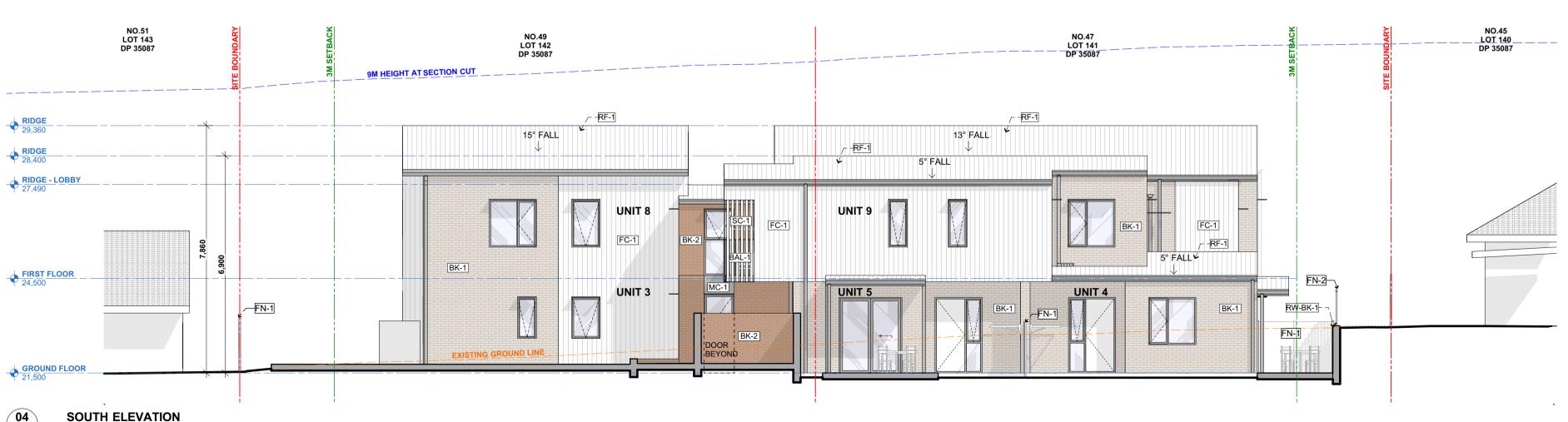


EXTERNAL FINISHES				
	BAL-1	BALUSTRADE METAL BALUSTRADE IN LEXICON QUARTER		
	BK-1	<b>WALLS</b> BRICK - PGH COASTAL HAMPTONS - GULL GREY		
	BK-2	WALLS BRICK - PGH TOWNHOUSE - KENT		
	FC-1	<b>WALLS</b> FIBRE CEMENT CLADDING - JAMES HARDIE AXON CLADDING SMOOTH 133		
	RW-BK	<b>RETAINING WALL</b> CONCRETE BLOCKWORK - WITH FACE BRICK BK-1 OR BK-2 (REFER ELEVATIONS)		
	FN-1	FENCING COLORBOND FENCE 1800mm (REFER LANDSCAPE DOCS.)		
	FN-2	FENCING KOHL PALISADE FENCING 1200mm (REFER LANDSCAPE DOCS.)		
	FN-3	FENCING KOHL PALISADE FENCING 800mm (REFER LANDSCAPE DOCS.)		
	SC-1	SCREENS ALUMINIUM VERTICAL BATTENS		
	RF-1	<b>ROOF</b> CORRUGATED METAL ROOF- LYSAGHT CUSTOM ORB SHALE GREY		
	MC-1	<b>METAL CLADDING</b> FINISH TO BE IN SHALE GREY		
		WINDOWS AND DOORS ALUMINIUM FRAME		

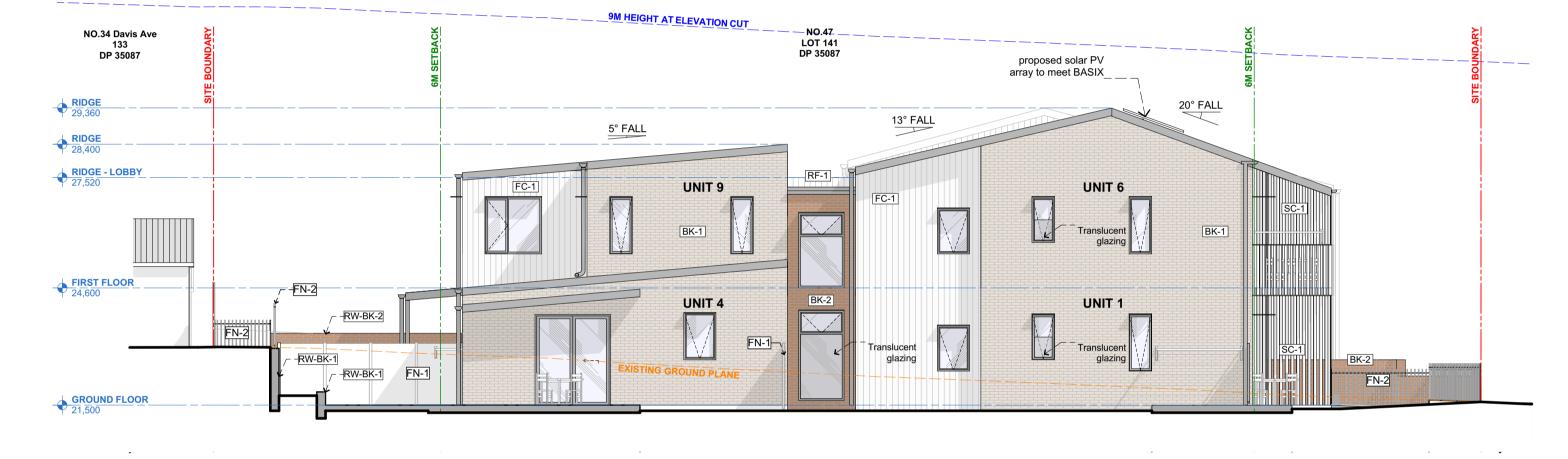
PART 5 ASSESSMENT Scale @ A1PROJECT NO.STAGEDRAWING NO.REV1:10021.25AA201P3Scale @ A3DRAWING TITLESTREET ELEVATIONS DUSING CORPORATION (LAHC)

STREET, WALLSEND NSW 2287

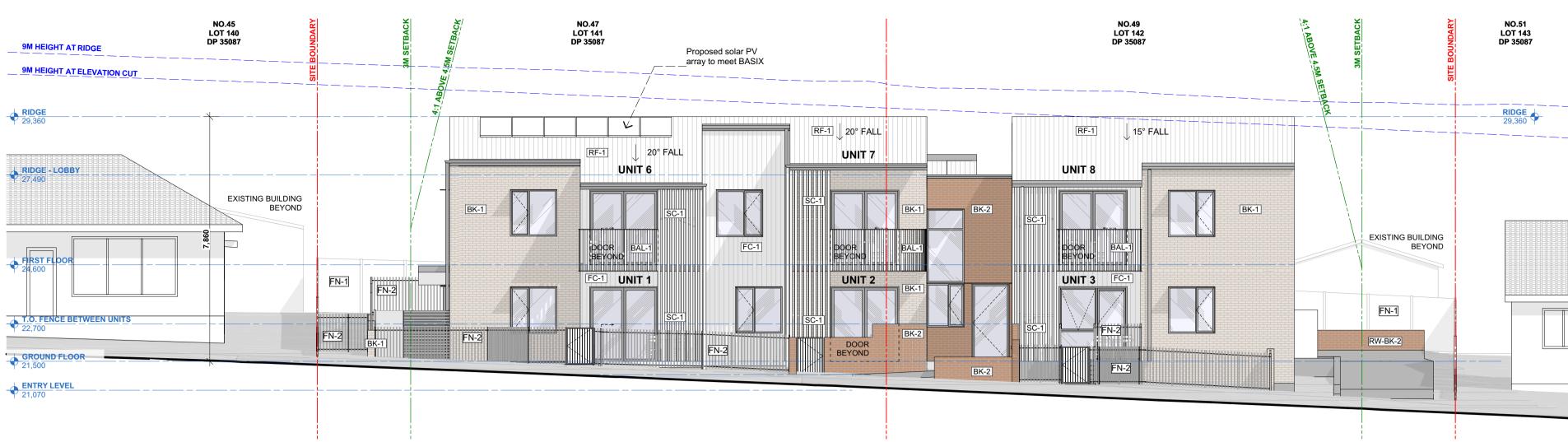


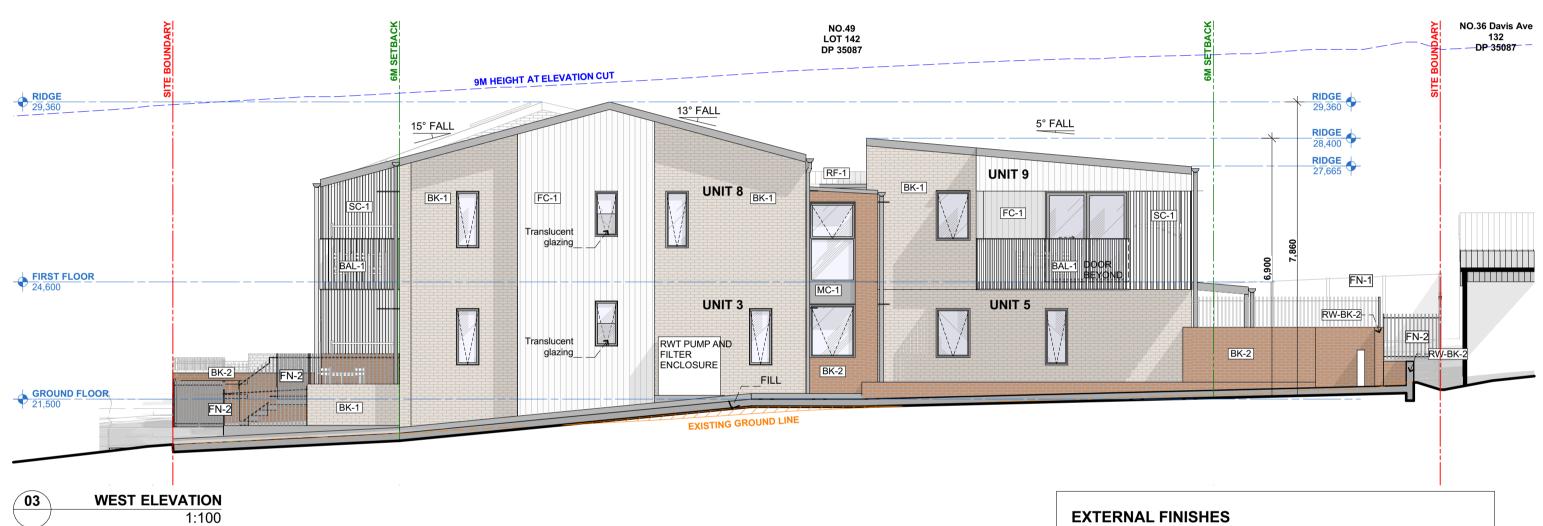






#### 01 NORTH ELEVATION 1:100





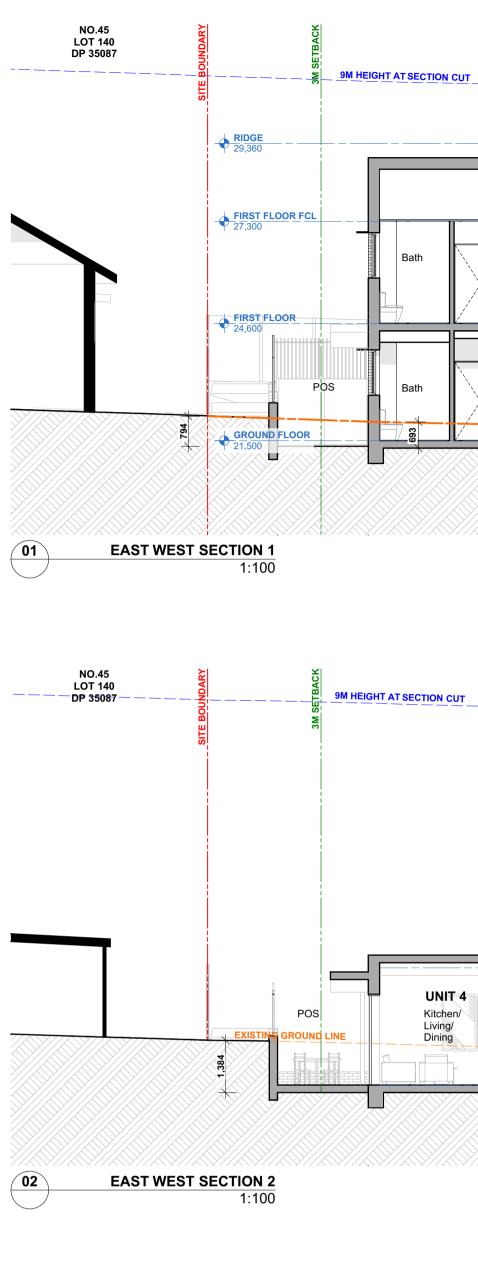
	REV	APP'D	DATE	CLIENT
W	P1	SC	4/02/2022	LAND & HOUSING (
	P2	SC	8/03/2022	
	P3	SC	12/04/2022	PROJECT
				CURRY ST
				47-49 CURRY STREET, V

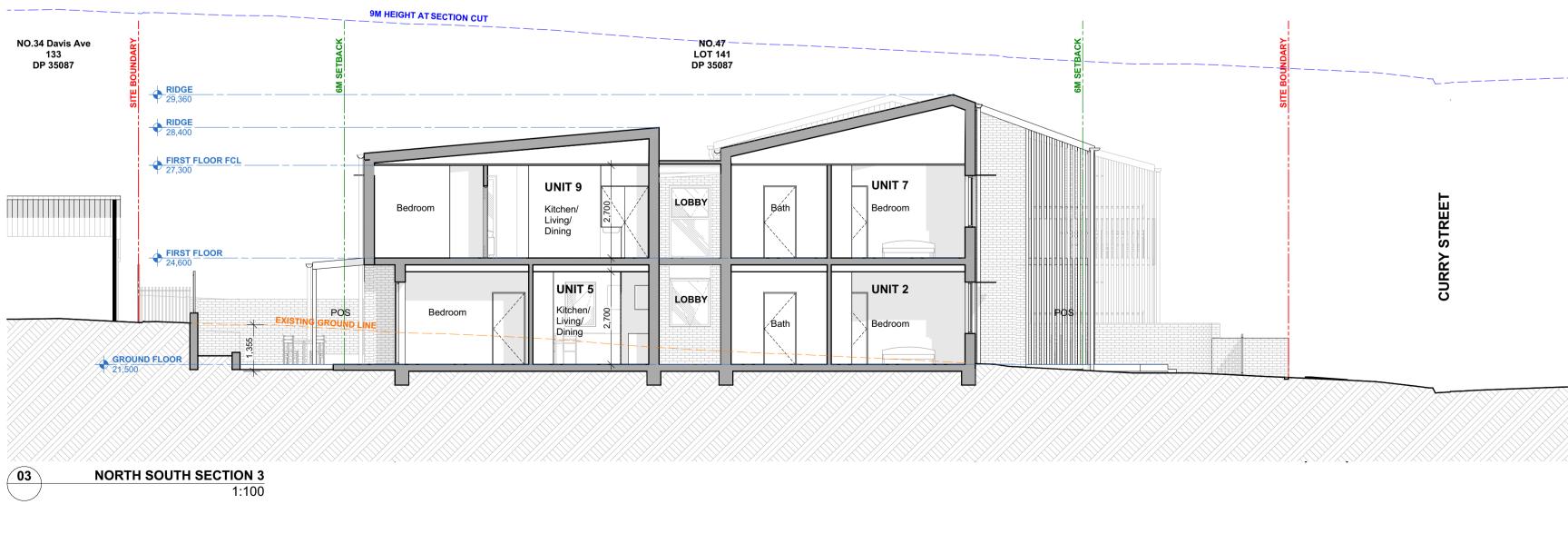
DESCRIPTION

#### EXTERNAL FINISHES

BAL-1	BALUSTRADE METAL BALUSTRADE IN LEXICON QUARTER
BK-1	WALLS BRICK - PGH COASTAL HAMPTONS - GULL GREY
BK-2	WALLS BRICK - PGH TOWNHOUSE - KENT
FC-1	WALLS FIBRE CEMENT CLADDING - JAMES HARDIE AXON CLADDING SMOOTH 133
RW-BK	<b>RETAINING WALL</b> CONCRETE BLOCKWORK - WITH FACE BRICK BK-1 OR BK-2 (REFER ELEVATIONS)
FN-1	FENCING COLORBOND FENCE 1800mm (REFER LANDSCAPE DOCS.)
FN-2	FENCING KOHL PALISADE FENCING 1200mm (REFER LANDSCAPE DOCS.)
FN-3	FENCING KOHL PALISADE FENCING 800mm (REFER LANDSCAPE DOCS.)
SC-1	SCREENS ALUMINIUM VERTICAL BATTENS
RF-1	<b>ROOF</b> CORRUGATED METAL ROOF- LYSAGHT CUSTOM ORB SHALE GREY
MC-1	<b>METAL CLADDING</b> FINISH TO BE IN SHALE GREY
	WINDOWS AND DOORS ALUMINIUM FRAME
	FASCIA, GUTTER, DOWNPIPE, WINDOW HOODS FINISH TO BE IN SHALE GREY. LEXICON QUARTER FINISH FOR DOWNPIPES ADJACENT SC-1 (REFER ELEVATIONS)

PART 5 ASSESS ЛЕNT SCALE @ A1PROJECT NO.STAGEDRAWING NO.REV1:10021.25AA202P3SCALE @ A3DRAWING TITLEDRAWING TITLEELEVATIONS G CORPORATION (LAHC) , WALLSEND NSW 2287

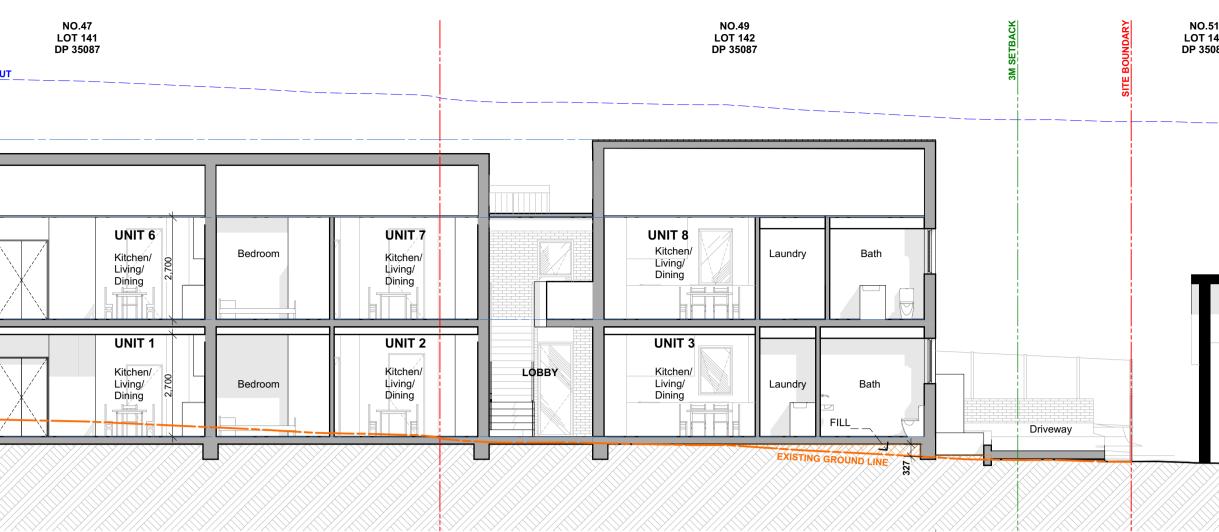


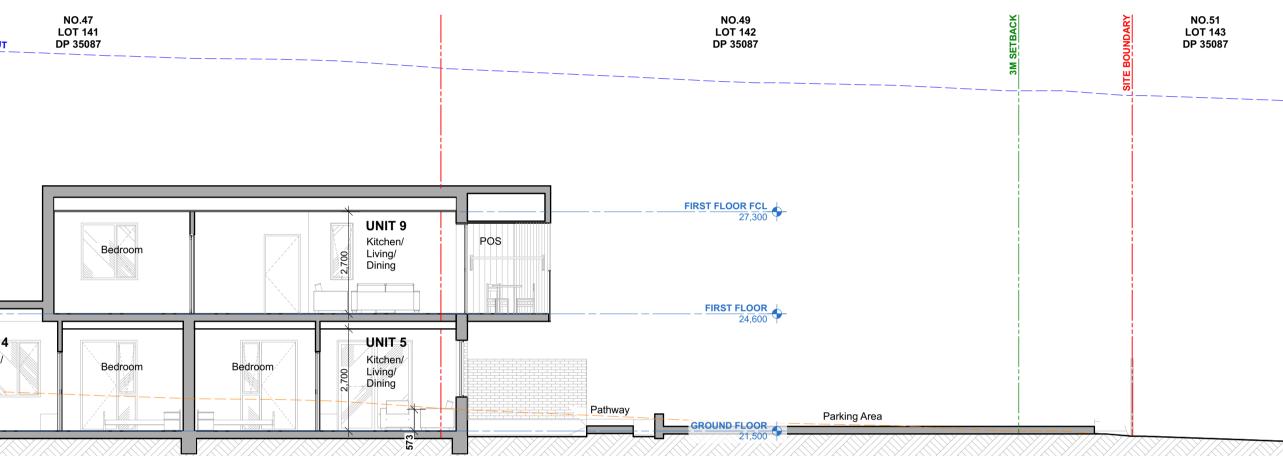




TOP OF WALL TOP OF FENCE REDUCED LEVEL ROOFING RETAINING WALL RAIN WATER TANK STORM WATER PIT WATER METER

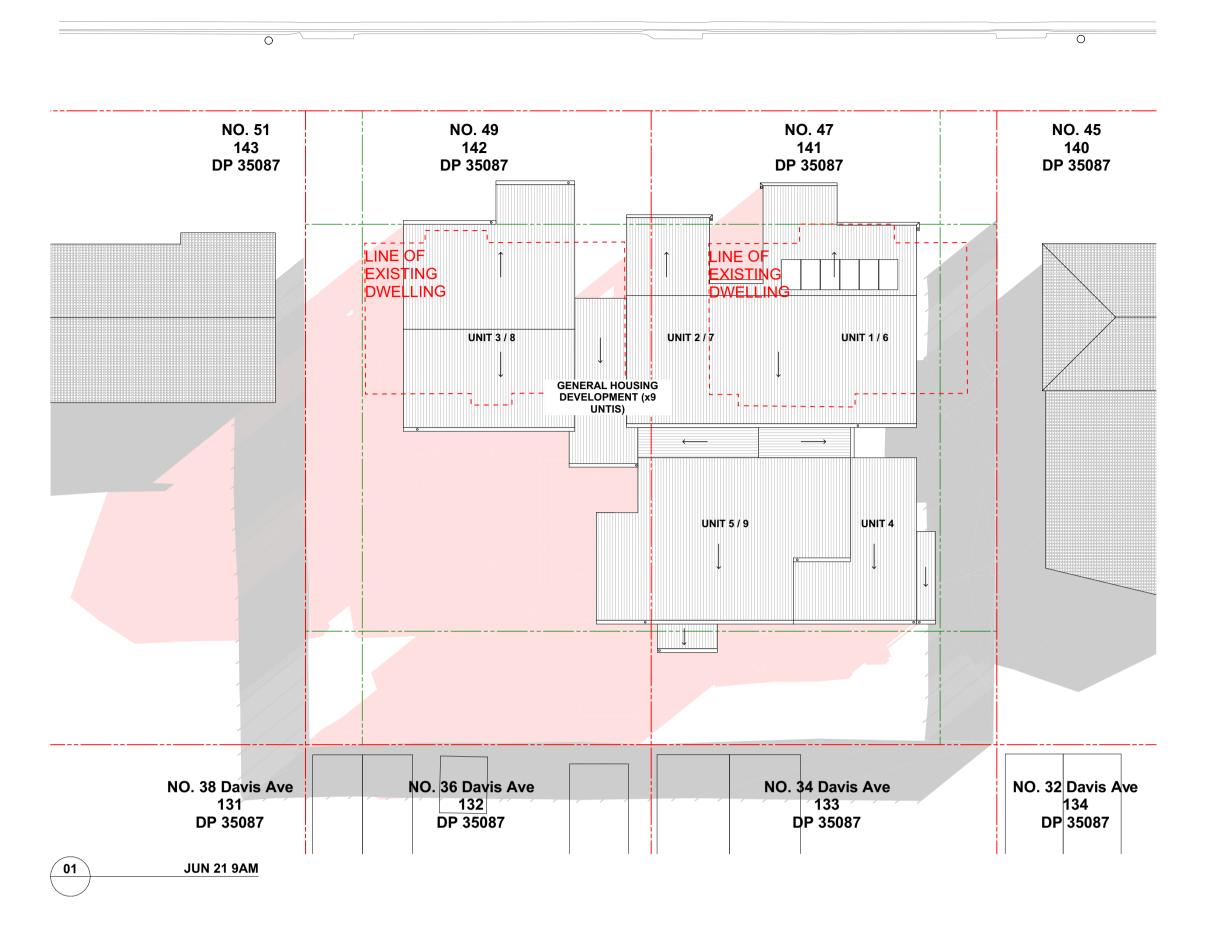
TOW TOF RL RF RW RWT SWP WM



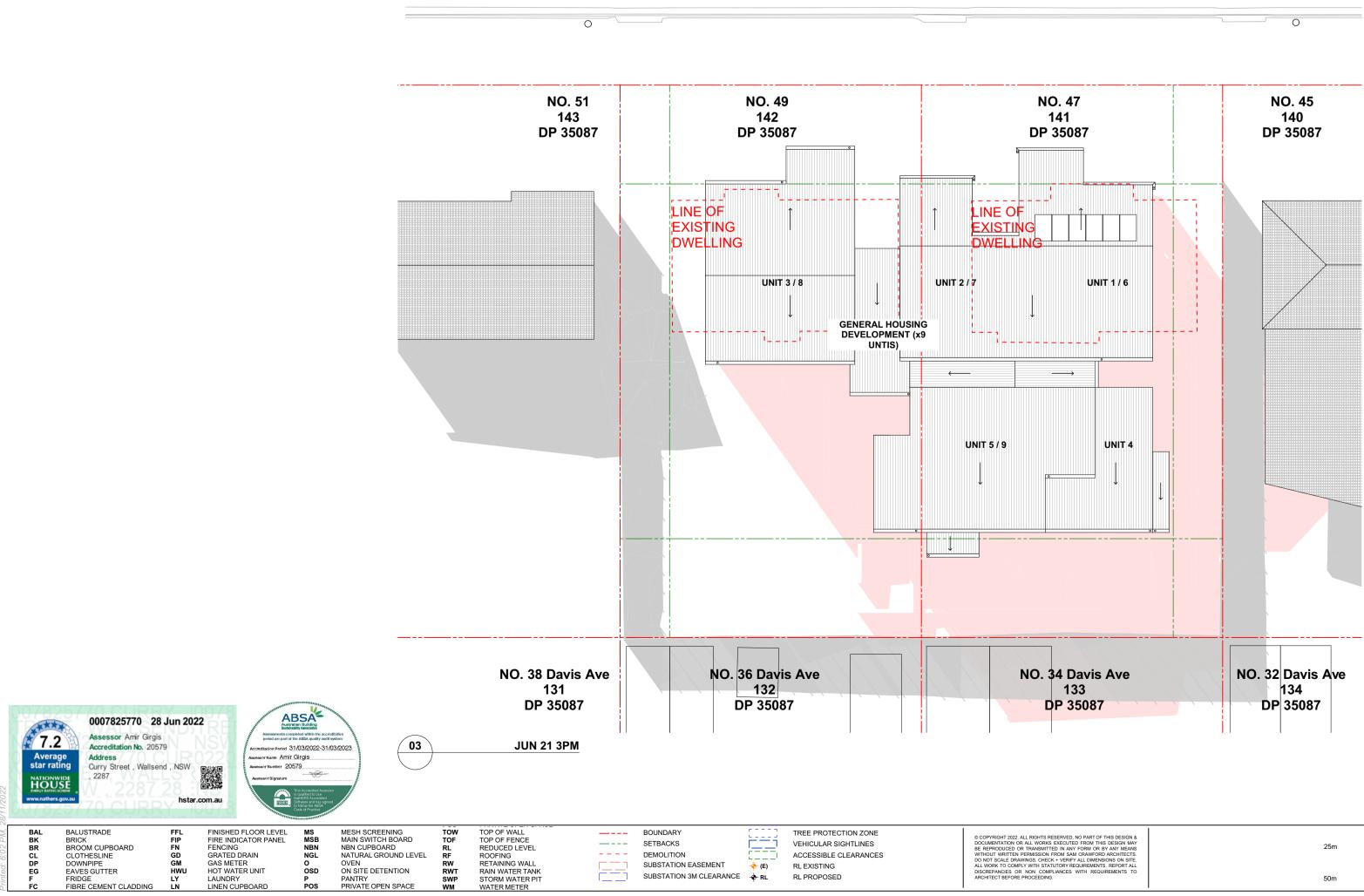


			PART 5 ASSESSMENT
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# NO.51 LOT 143 DP 35087



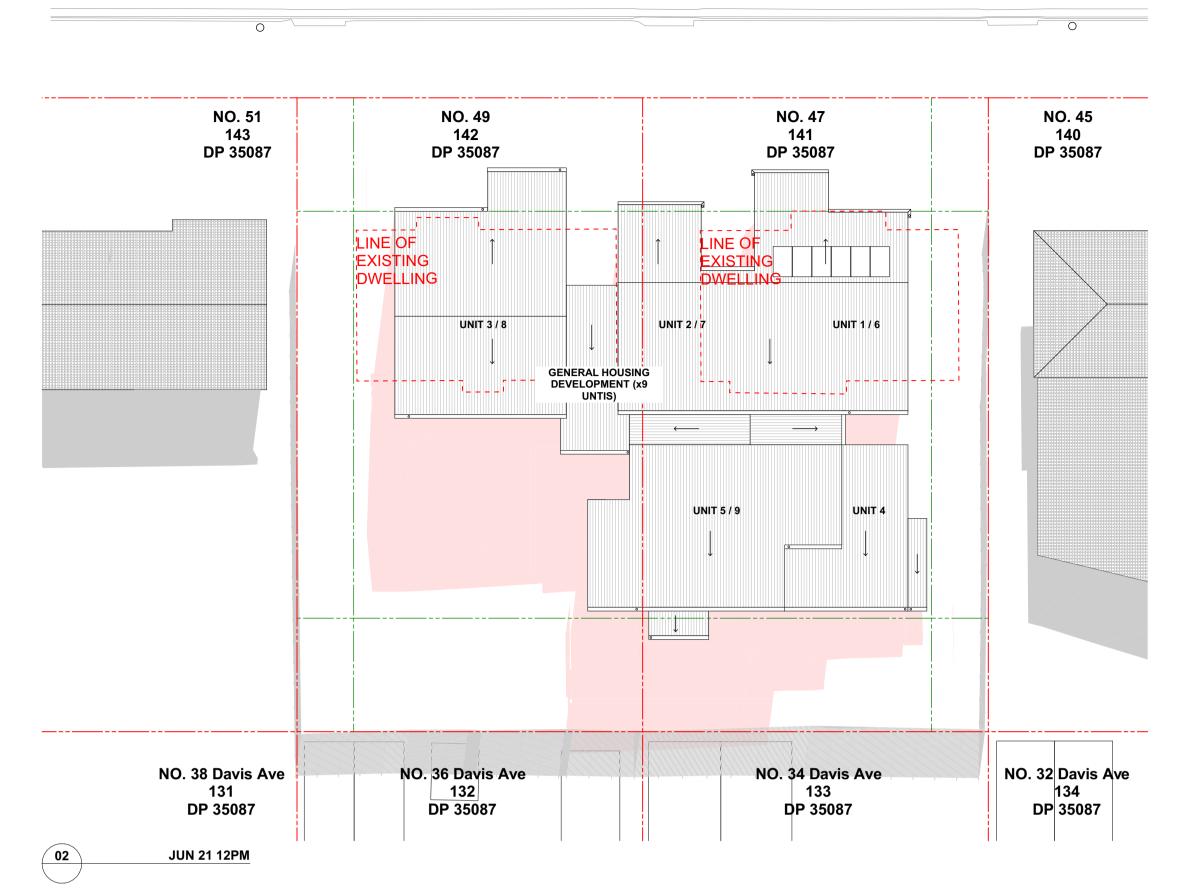
## CURRY STREET



FIBRE CEMENT CLADE

POS

SUBSTATION 3M CLEARANCE 🔶 RL RL PROPOSED



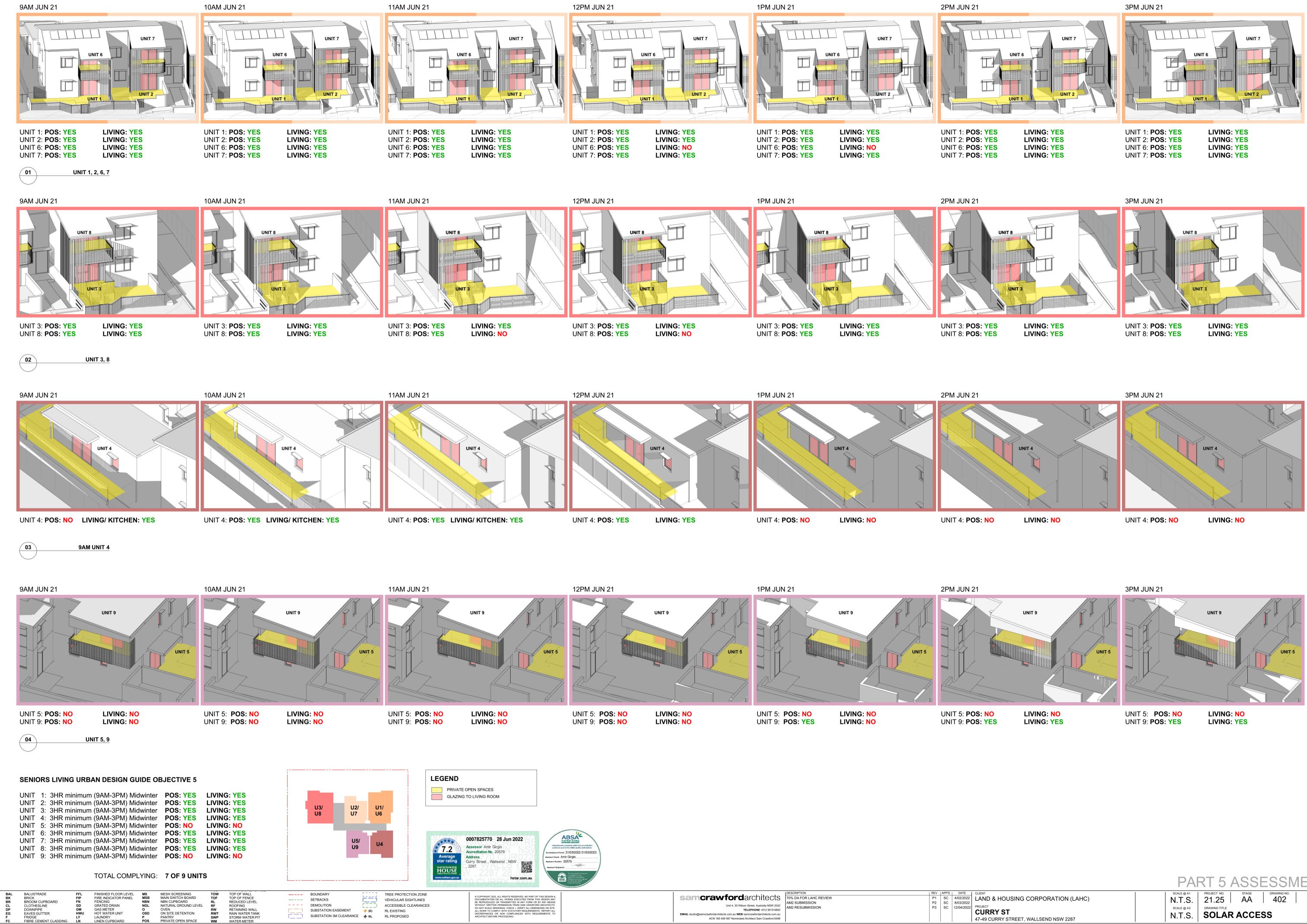
LEG	END
	SHADOWS CAST BY NEIGHBOURS SHADOWS CAST BY PROPOSED DWELLING

	1		DESCRIPTION	REV	APP'D	DATE	CLIENT
COPYRIGHT 2022. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & CUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY		samcrawfordarchitects	70% DA FOR LAHC REVIEW	P1	SC	4/02/2022	LAND
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS	25m		AM2 SUBMISSION	P2	SC	8/03/2022	
THOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE.		Unit 4, 30 Wilson Street, Australia NSW 2042	AM2 RESUBMISSION	P3	SC	12/04/2022	PROJECT
L WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL		TELEPHONE +612 9519 6800				1	CUR
SCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO		EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au				1	CURI
CHITECT BEFORE PROCEEDING.	50m	ACN 165 409 567 Nominated Architect Sam Crawford 6498					47-49 C
	•	•	•	<u> </u>	<u> </u>	'	



SCALE @ A1PROJECT NO.STAGEDRAWING NO.REV1:20021.25AA401P3SCALE @ A3DRAWING TITLEDRAWING TITLESHADOW DIAGRAMS

PART 5 ASSESSMENT



47-49 CURRY ST

	PA	RT 5 AS	SESSME	ENT
USING CORPORATION (LAHC)	N.T.S.	PROJECT NO. STAGE		P3
T STREET, WALLSEND NSW 2287	scale @ A3 N.T.S.	DRAWING TITLE	CESS	





ACCESSIBLE CLEARANCES

DEMOLITION \_\_\_\_\_I ACCESSIBLE C SUBSTATION EASEMENT 🔶 (E) RL EXISTING

SUBSTATION 3M CLEARANCE 🔶 RL RL PROPOSED

7.2

Average star rating

NATIONWID HOUS

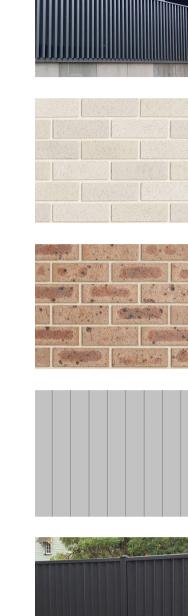
BAL BK BR

CL DP EG F

FIBRE CEMENT CLADDING

LINEN CUPBOARD

POS













			PA	ART 5 ASSESSMENT
LAHC REVIEW SION IISSION	REV     APPD       P1     SC       P2     SC       P3     SC	CLIENT LAND & HOUSING CORPORATION (LAHC) PROJECT CURRY ST 47-49 CURRY STREET, WALLSEND NSW 2287	SCALE @ A1 N.T.S SCALE @ A3 N.T.S	DRAWING TITLE



BAL - 1 Aluminium batten balustrade in Lexicon Quarter or similar finish



BK - 1 PGH Coastal Hamptons - Gull Grey



BK - 2 PGH Townhouse - Kent



FC - 1 James Hardie Axon Cladding - Smooth 133



FN - 1 Colorbond steel fence in Monument grey



FN - 2 Kohl Palisade Fencing



MC - 1 Flat metal cladding in 'Shale Grey'



RF - 1 Lysaght custom orb 0.42 BMT in 'Shale Grey'. Steel Columns, Fascia, Gutter, Downpipe to be in 'Shale Grey'. Downpipe adjacent to SC-1 to be in Lexicon Quarter



RW - BK Concrete Blockwork Retaining Wall with face brick

Aluminium batten privacy

screen in Lexicon Quarter or



**HEKA HOODS** Over windows

similar finish

SC-1