#### **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<br>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<br>area (m²) | Unconditioned<br>floor area (m²) | Area of garden &<br>lawn (m²) | Indigenous species<br>(min area m²) | Dwelling no. | No of hedrooms | Conditioned floor<br>area (m²) | Unconditioned<br>floor area (m²) | Area of garden &<br>lawn (m²) | Indigenous species<br>(min area m²) | Dwelling no. | No. of hedrooms | Conditioned floor<br>area (m²) | Unconditioned<br>floor area (m²) | Area of garden &<br>lawn (m²) | Indigenous species<br>(min area m²) | Dwelling no. | No. of hedrooms<br>Conditioned floor | area (m²) | Unconditioned<br>floor area (m²) | Area of garden &<br>lawn (m²) | Indigenous species<br>(min area m²) | Dwelling no. | No. of bedrooms | Conditioned floor<br>area (m²) | Unconditioned<br>floor area (m²) | Area of garden &<br>lawn (m²) | Indigenous species<br>(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<br>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<br>/ laundry    | All No. o<br>hallways bath<br>&/or     | of Main<br>ooms kitcher                             | measure lighting measure   | ire   | Lighting control<br>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<br>in the "indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation<br>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<br>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<br>each such fixture and appliance meets the rating specified for it.  | <b>~</b>                          | <b>~</b>           | fridge<br>space  |                      | er sheltered<br>clothes<br>drying line | outdoor or<br>unsheltered<br>clothes<br>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<br>the "HW recirculation or diversion" column of the table below; and   | <b>_</b>                          | ~                  | All other electric - yes   |                      | no                                     | yes   | specified in the table.<br>(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<br>plans & specs        | Certifier<br>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<br>"Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if<br>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.<br>(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)<br>tion of 232.02 square me | tres of common la                          | ndscaped   |
| heads systems taps or diversion washers volume)   | aded (max cov<br>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.<br>1) - 360.0 square metres of roof area of buildings in the area or<br>development - car w   | n the site<br>/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<br>certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed<br>development which were used to calculate those specifications.   |                      | ~                                      |   | <ul> <li>- 0.0 square metres of planter box area in the development<br/>(excluding, in each case, any area which drains to, or<br/>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<br>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<br>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<br>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<br>below.   | ~                    | ~                                      | ~   | (b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area<br>specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified<br>The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area   |   | ~  | ~          |
| (ii) Energy Show  |                                   | Certifier<br>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<br>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<br>no cooling or heating system is specified in the table for "Living areas' or "Bedroom areas', then no systems may be installed in<br>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<br>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<br/>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<br>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<br>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<br>specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for<br>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).<br>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<br>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<br>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.<br>(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<br>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<br>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<br>the table, and ensure that the appliance has that minimum rating; and<br>(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<br>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<br>areas bedrooms living &/or kitchen   | All Each<br>bathrooms/ laundry        | All No.<br>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<br>&/or study dining<br>rooms   | toilets                               | &/o<br>toil                             | ts  | Ground floor lobby type (No.<br>1)                   | no mechanical ventilation -  | light-emitting diode   | manual on / manual of   | No  | р<br>—                |
| Commitments for Residential flat buildings - Building1<br>Dwellings  |                |   | 1, 6, 8 ceiling fans ceiling fans -  | - 2 1 yes<br>(dedicated) (dedicated) (dedicated)   | , , , ,                               | yes 1<br>(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 -<br>other dwellings   | - 0 1 yes<br>(dedicated) (dedicated) (dedicated)   | ed) yes yes (dedicated) (dedicated    | yes 0<br>(dedicated)                    | yes   |  |  |  |   |   |                       |
|  |                | Show on CC/CDC Cert<br>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.<br>) 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<br>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<br>no. system system  | ing Timer Kitchen Refrigerator Well ventilated   | Dishwasher Clothes Cl<br>washer dr    | othes Indoor or<br>/er sheltered        | Private<br>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<br>each such fixture and appliance meets the rating specified for it.   |                | <b>~</b>                                  |  | fridge<br>space  |                                       | ver sheltered<br>clothes<br>drying line | outdoor or<br>unsheltered<br>clothes<br>drying line |  | elopment, the applicant installs a showerhead, toilet, ta  | o or clothes washer into a common a  | DA plans<br>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,<br>where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.  |                | <b>~</b>                                  | 6, 7, 8, 9   | - electric - yes<br>cooktop &  |                                       | yes                                     | no  | (b) The applicant must instal                        | fications listed for it in the table.<br>I (or ensure that the development is serviced by) the alt   |  |   | • •   | -                     |
| e)) The applicant must install:<br>(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<br>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant   |                | ~   | All other<br>dwellings   | - electric - yes<br>cooktop &<br>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.<br>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<br>the applicant is applying for a complying deve                            | plication and construction certificate application for the proposed dev<br>lopment certificate for the proposed development, to that application)                                  | velopment (or, if<br>). 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<br>the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies<br>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<br/>Certificate, including the details shown in the</li> </ul> | he Assessor Certificate must be consistent with the details shown in t<br>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<br>volume)                 | d (iii) Thermal Comfort  |  | Show on<br>DA plans                   | Show on CC/CDC<br>plans & specs         | Certifier<br>check                                  | Central water tank -<br>rainwater or stormwater (No. |  | at least:<br>s of roof area of buildings in the  | - irrigation of 232.02 so<br>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<br>to be shown on those plans. Those plans must bear a stamp of endo   |                                       |   |   | 1)   |  | f impervious area in the development<br>f garden/lawn area in the development  |   | vashing bays on the   | site                  |
| <= 6<br>L/min)   |                |   | certificate, if applicable), all thermal performa-   | panying the application for a construction certificate (or complying de-<br>ce specifications set out in the Assessor Certificate, and all aspects                                 | velopment<br>of the proposed          | ~                                       |   |  | - 0.0 square metres o<br>(excluding, in each ca  | f planter box area in the development<br>se, any area which drains to, or<br>ternative water supply system).   |   |   |                       |
| Alternative water source   |                |   | (f) The applicant must construct the development<br>Certificate, and in accordance with those asp                          | ose specifications.<br>in accordance with all thermal performance specifications set out in the<br>ects of the development application or application for a complying development. | the Assessor<br>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<br>w, the lighting specified for that common area. This ligi<br>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<br>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.<br>) 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.<br>) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom   |                | ~   | 1 7.6<br>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<br>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<br>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<br>zoning between living areas and bedrooms.  |                |   | 5 49.8   | 10.8   |                                       |   |   | Notes  |  |  |   |   |                       |
|  |                |   | 6 20.0<br>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<br>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<br>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<br>the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial<br>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<br>ential purposes). Commitments in this certificate which<br>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<br>area" of a building or the dev | of use of a building for<br>relopment, apply only   | r both<br>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<br>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<br>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<br>pecified in a commitment, this is a minimum rating.   | nt for that other dwelling or building).   |   |   |                       |
| fitted with a window and/or skylight.<br>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<br>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<br>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<br>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<br>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<br>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<br>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<br>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<br>s/ laundry  | All No. of                                  | al lighting<br>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<br>&/or<br>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<br>(dedicated)         yes<br>(dedicated)         yes<br>(dedicated)   | yes<br>(dedicated)  | yes 1<br>(dedicated)                        | yes  | Hallway/lobby type (No. 1) no mechanical ventilation - light-emitting diode manual on / manual off No  |
|  | 01   | 0.00000   | 0                                   | All<br>other         ceiling fans         ceiling fans         -         -         0         1         yes         yes         yes           other         (dedicated)         (dedicated) <th>) yes<br/>(dedicated)</th> <th>yes 0<br/>(dedicated)</th> <th>yes</th> <th></th>   | ) yes<br>(dedicated)  | yes 0<br>(dedicated)                        | yes  |  |
| ) Water  | DA plans   | Show on CC/CDC<br>plans & specs   | Certifier<br>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<br>(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of tand specified for the dwelling<br>the applicant must plant indigenous or low water use species of vegetation throughout the area of tand specified for the dwelling<br>the applicant must plant indigenous or low water use species of vegetation throughout the area of tand specified for the dwelling<br>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<br>is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).<br>(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<br>no.         Pool heating<br>system         Timer         Spa heating<br>system         Timer         Kitchen<br>cooktop/oven         Refrigerator         Well<br>ventilated         Dishwasher   | Clothes Clo<br>washer dry   | othes Indoor or<br>ver sheltered<br>clothes | Private<br>outdoor or  | (i) Water Show on CC/CDC Certi<br>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<br>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<br>"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<br>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<br>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<br>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<br>DA plans   | Show on CC/CDC<br>plans & specs             | Certifier<br>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<br>"Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if<br>the opticate is applicable for a complicing during the proposed to the to proposed development. The opticate<br>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<br>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.<br>(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<br>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<br>volume)  | r shaded                            | (iii) Thermal Comfort   | Show on<br>DA plans   | Show on CC/CDC<br>plans & specs             | Certifier<br>check   | Central water tank - 5000.0 To collect run-off from at least: - irrigation of 232.02 square metres of common landsc:<br>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<br>which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from<br>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<br>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<br/>(excluding, in each case, any area which drains to, or<br/>supplies, any other alternative water supply system).</li> </ul>  |
|  |  |   |                                     | development which were used to calculate those specifications.<br>(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<br>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<br>(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<br>wellings   | no   | no  | no                                  | edges of the perimeter of the slab.<br>(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table<br>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,<br>where specified.<br>(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<br>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.<br>(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.<br>(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom<br>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<br>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<br>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<br>plans & specs   | Certifier<br>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.<br>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<br>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<br>specified for a particular room or area, then the light filtings in that room or area must only be capable of being used for<br>fluorescent lighting or light emitting diode (LED) lighting.<br>(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<br>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<br>the table below (but only to the extent specified for that room or area is must ensure that each such room or area is<br>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<br>the specified for the table specified for that room or area of the application the specified for that room or area is<br>the specified for the set of the specified for that room or area and the application the specified for that room or area is<br>the specified for the set of the specified for that room or area and the application the specified for that room or area is<br>the specified for the specified for that room or area and the application the specified for that room or area is<br>the specified for the specified for that room or area and the application the specified for that room or area is<br>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<br>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<br>specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for<br>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<br>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<br>specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for<br>fluorescent lighting or light emitting diode (LED) lighting.<br>(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<br>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<br>fitted with a window and/or skylight.   |  | ~<br>~<br>~   | ~                                   | <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<br>specified for a particular room or area, then the light filtings in that room or area must only be capable of being used for<br>fluorescent lighting or light emitting diode (LED) lighting.<br>(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<br>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<br>fitted with a window and/or skylight.<br>(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:<br>(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   |
| lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "deficitated" is specified for a particular room or area, then the light fling is in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. If 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: (a) alistal 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) install the system specified for the spalicant must install a timer to control the spa's pump; (b) The applicant must install in the dwelling: (c) The applicant must install in the dwelling:   | •  | •<br>•<br>•   | ~                                   | <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 systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.</li> <li>(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.</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 human consumption in areas with potable water supply. Legend 1. Commitments identified with a "\u2264" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a plants).   |
| 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 that 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 pools pump; and (b) install the system specified for the spa in the "Individual Pool" 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 pools pump; and (b) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install (ab) install the system for the spa). If specified, the applicant must install a timer to control the pools pump; and (b) install the system for the spa). If specified for that dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below (or alternatively must not install table below) (b) and the below (b) and the applicant dwelling in the "Appliances & other efficiency measures" column of the table below.  | •  |   | ~                                   | <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 systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.</li> <li>(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.</li> <li>(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.</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 human consumption in areas with potable water supply. Legend  |
| 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 fillings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. If the term 'dedicated' is specified for a particular room or area, then the light fillings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. (1) 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. (3) 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 any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (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; and (bb) install the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each applicance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the applicance has that minimum rating; and  | •  |   | · ·                                 | <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 systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.</li> <li>(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.</li> <li>(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.</li> <li>(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.</li> </ul>   | DA plans  |   | check  | <ul> <li>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 human consumption in areas with potable water supply.</li> <li>Legend <ol> <li>Commitments identified with a "v" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development).</li> <li>Commitments identified with a "v" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construct certificate / complying development certificate for the proposed development.</li> </ol> </li> </ul>   |
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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.





(03)

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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)

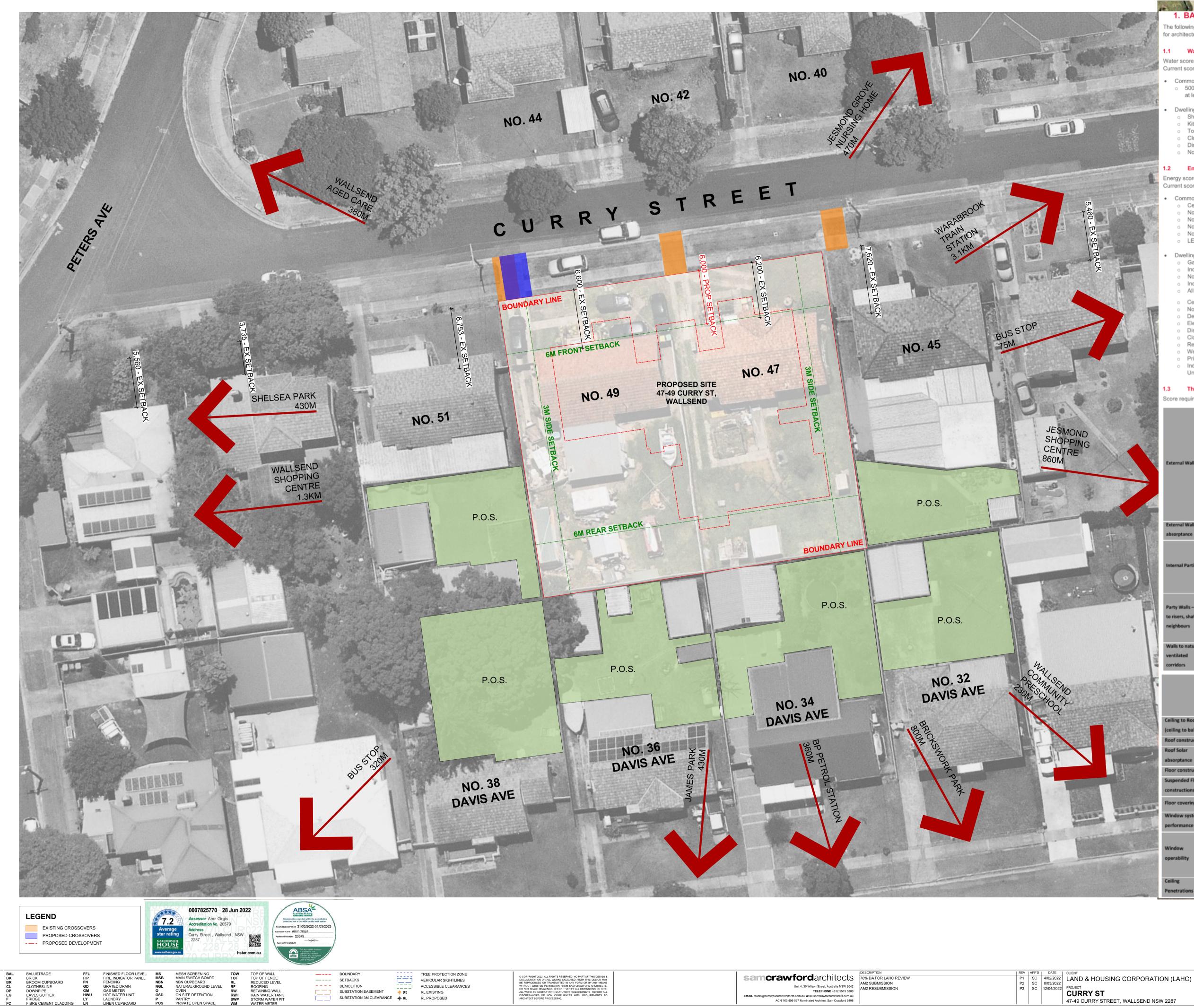
## **DRAWING LIST**

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

|   | ELECTRICAL, FIRE,<br>HYDRAULIC, MECHANICAL,<br>STRUCTURAL &<br>SUSTAINABILITY | <b>Northrop Consulting Engineers</b><br>Level 1, 215 Pacific Highway Charlestov<br>NSW<br>P 02 4943 1777   | vn                       |
|---|---|--|--------------------------|
|   | TRAFFIC ENGINEER  | <b>TTPP</b><br>22-24 Atchison St, St Leonards 2065<br>P 02 8437 7800   |                          |
|   | Refer to Page 2 for BASIX Pathy   | /ay Summary  |                          |
|   |   | PART 5 ASSES   | SSMENT                   |
| CLIENT<br>LAND & HOUSING CORPOR<br>PROJECT<br><b>CURRY ST</b><br>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<br>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)<br>: 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<br>to risers, shafts,<br>neighbours | Lightweight Construction – Plasterboard Stud Cavity Wall, No Insulation  |                            |
| A 90 2   | Walls to naturally<br>ventilated<br>corridors           | Single Brick – Plasterboard, No Insulation   |                            |
|  |   | Dick, planeboard   |                            |
| A PROPERTY OF  | Ceiling to Roof<br>(ceiling to balcony)                 | Plasterboard, R3.5 bulk insulation   |                            |
|  | Roof construction                                       | Corrugated Iron, No Insulation, Skillion roof  | Contraction of             |
|  | Roof Solar<br>absorptance                               | Solar Absorptance – 0.5 (grey)   |                            |
|  | Floor construction                                      | Concrete Slab  | and the second             |
| Conception of the local diversion of the loca | Suspended Floor<br>constructions                        | Concrete Slab, Bulk Insulation in Contact with Floor R2.0  |                            |
|  | Floor coverings   | Tiles in Dining, study, and living, bedrooms<br>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<br>operability                                   | Window operability according to the plans.<br>Single Pane Awning windows on the ground floor have been modeled to 90% openness.<br>The combination of casement and fixed windows on the ground floor are modelled to 45%<br>openness.<br>Operable windows above 2m off the ground and not next to balconies or winter garden have<br>been modelled to have a 10% openness in the models. |                            |
|  | Ceiling   |  | A STATE                    |
|  | Penetrations  | Surface mounted LED lights.<br>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

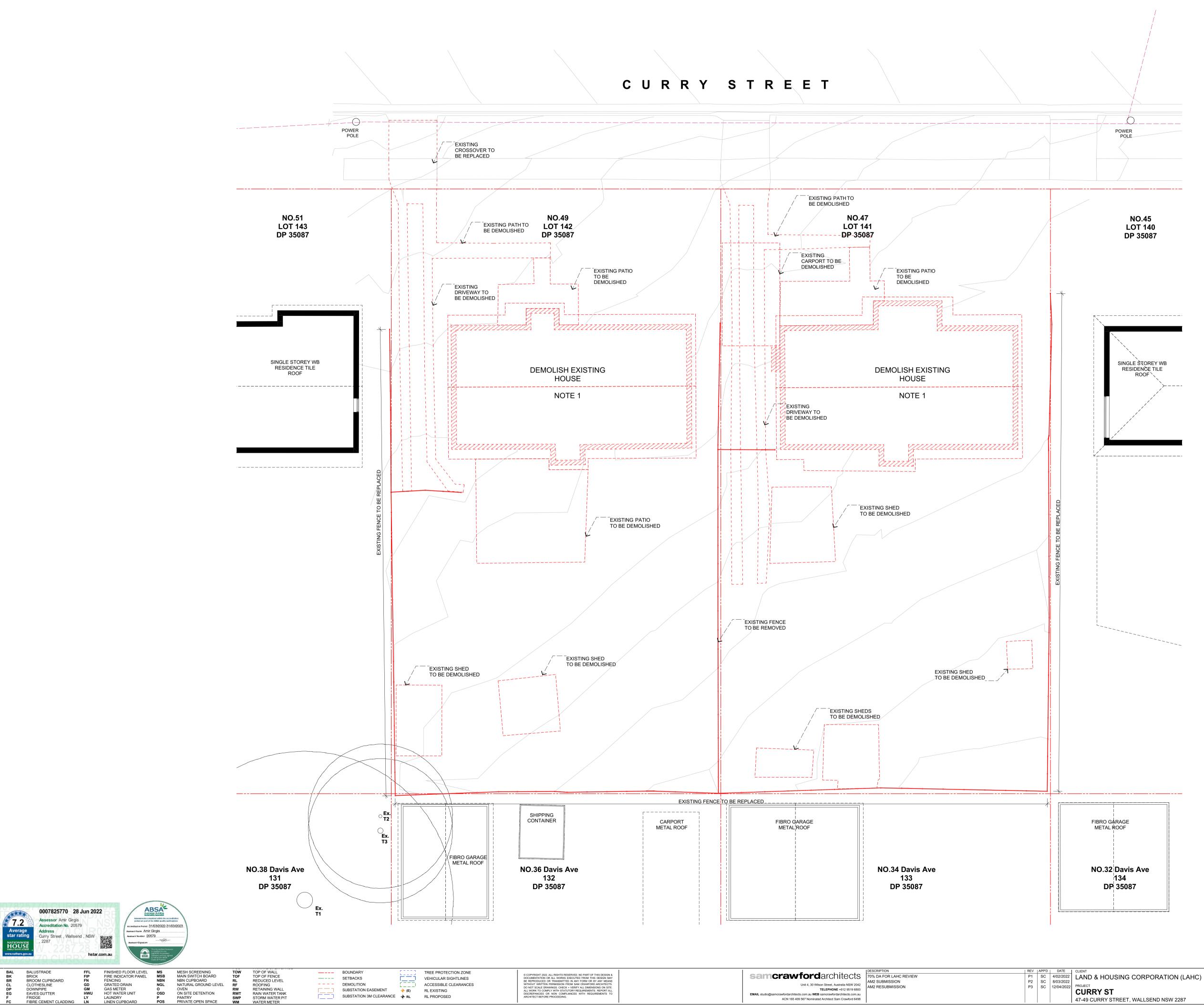
NATIONWID HOUS ENERGY RATING SCHE

BAL BK BR CL DP EG F

POS

|   |  | DESCRIPTION            | REV      | APPD     | DATE       | CLIENT         |
|---|--|------------------------|----------|----------|------------|----------------|
| ALL RIGHTS RESERVED. NO PART OF THIS DESIGN &<br>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<br>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 &<br>OR ALL WORKS EXECUTED FROM THIS DESIGN MAY | samcrawfordarchitects   | 70% DA FOR LAHC REVIEW | P1  | SC         | 4/02/2022  | LAND & HOU     |
| OR TRANSMITTED IN ANY FORM OR BY ANY MEANS<br>IN PERMISSION FROM SAM CRAWFORD ARCHITECTS.       |   | AM2 SUBMISSION         | P2  | SC         | 8/03/2022  |                |
| RAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE.   | Unit 4, 30 Wilson Street, Australia NSW 2042                          | AM2 RESUBMISSION       | P3  | SC         | 12/04/2022 |                |
| MPLY WITH STATUTORY REQUIREMENTS. REPORT ALL<br>OR NON COMPLIANCES WITH REQUIREMENTS TO         | TELEPHONE +612 9519 6800<br>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<br>Street Address | WALLSEND<br>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<br>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<br>= 9 Dwellings                       |   |   |                              |                    |  |  |  |
|                                   |                                  |  |   | – 9 Dweinings   |                              |                    |  |  |  |
|                                   | Number                           | Туре   | No. of  | GFA Ground (m <sup>2</sup> )  | GFA First (m²)               | POS                |  |  |  |
|                                   | 1                                | Ground   | Bedrooms<br>2   | 70  |                              | 92                 |  |  |  |
|                                   | 2                                | Ground   | 1   | 52  |                              | 44                 |  |  |  |
|                                   | 3                                | Ground   | 2   | 78  |                              | 43                 |  |  |  |
| DWELLINGS                         |                                  | (Adaptable)                                      | 2   |   |                              |                    |  |  |  |
|                                   | 4                                | Ground   | 1   | 51  |                              | 70                 |  |  |  |
|                                   | 5                                | Ground<br>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<br>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<br>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<br>Mid-Winter   | 7 / 9 Living Rooms           | 7 / 9 POS          |  |  |  |
|                                   | SLUDG<br>LAHC Dwelling           |  | ر<br>۲  | •   |                              |                    |  |  |  |
| SOLAR ACCESS<br>DWELLING SIZE     |                                  | General<br>General                               | 1 Bedroon   | Mid-Winter  |                              | 7 / 9 POS          |  |  |  |
|                                   | LAHC Dwelling                    |  | 1 Bedroon<br>2 Bedroon  | Mid-Winter<br>n dwelling: Min 50m²<br>n dwelling: Min 70m²  |                              |                    |  |  |  |
|                                   | LAHC Dwelling                    |  | 1 Bedroon<br>2 Bedroon<br>GF: Not les   | Mid-Winter<br>n dwelling: Min 50m²<br>n dwelling: Min 70m²<br>ss than 15 m² per unit  |                              |                    |  |  |  |
|                                   | LAHC Dwelling                    |  | 1 Bedroon<br>2 Bedroon<br>GF: Not les   | Mid-Winter<br>n dwelling: Min 50m²<br>n dwelling: Min 70m²  |                              |                    |  |  |  |
| DWELLING SIZE                     | LAHC Dwelling<br>Requirements    | General  | 1 Bedroon<br>2 Bedroon<br>GF: Not les<br>Min                                      | Mid-Winter<br>n dwelling: Min 50m²<br>n dwelling: Min 70m²<br>s than 15 m² per unit<br>dimension 3m   | Cor                          | nplies             |  |  |  |
|                                   | LAHC Dwelling<br>Requirements    |  | 1 Bedroon<br>2 Bedroon<br>GF: Not les<br>Min<br>FF: 10                            | Mid-Winter<br>n dwelling: Min 50m²<br>n dwelling: Min 70m²<br>ss than 15 m² per unit  | Cor                          |                    |  |  |  |
| DWELLING SIZE                     | LAHC Dwelling<br>Requirements    | General  | 1 Bedroon<br>2 Bedroon<br>GF: Not les<br>Min<br>FF: 10                            | Mid-Winter<br>n dwelling: Min 50m <sup>2</sup><br>n dwelling: Min 70m <sup>2</sup><br>ss than 15 m <sup>2</sup> per unit<br>dimension 3m<br>m <sup>2</sup> per 2 bed unit                 | Cor                          | nplies             |  |  |  |
| DWELLING SIZE                     | LAHC Dwelling<br>Requirements    | General  | 1 Bedroon<br>2 Bedroon<br>GF: Not les<br>Min<br>FF: 10<br>Min<br>8 m <sup>2</sup> | Mid-Winter<br>n dwelling: Min 50m <sup>2</sup><br>n dwelling: Min 70m <sup>2</sup><br>ss than 15 m <sup>2</sup> per unit<br>dimension 3m<br>m <sup>2</sup> per 2 bed unit<br>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

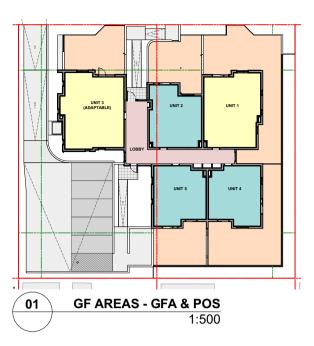
ACCESSIBLE CLEARANCES

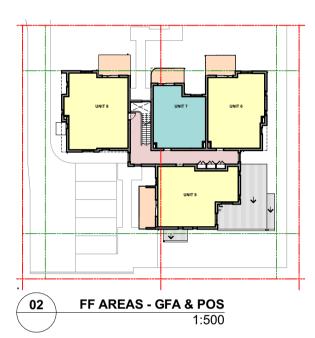
VEHICULAR SIGHTLINES

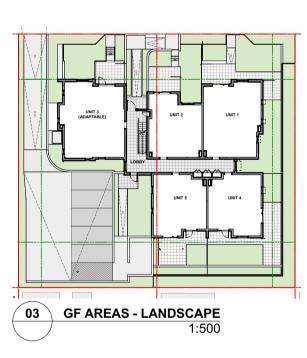
 BOUNDARY
 IREE PROTECT

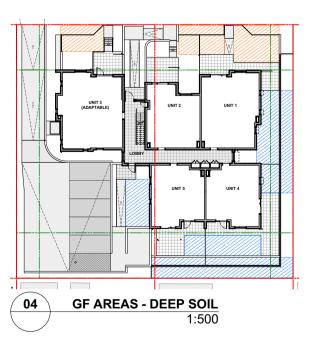
 SETBACKS
 Image: Comparison of the comparison

SUBSTATION 3M CLEARANCE 🔶 RL RL PROPOSED



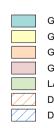






| REV | APP'D | DATE       | CLIENT                                |
|-----|-------|------------|---------------------------------------|
| P1  | SC    | 4/02/2022  | LAND & HOUSING CORPORATION (LA        |
| P2  | SC    | 8/03/2022  |                                       |
| P3  | SC    | 12/04/2022 | 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 &<br>OR ALL WORKS EXECUTED FROM THIS DESIGN MAY<br>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.<br>PLY WITH STATUTORY REQUIREMENTS, REPORT ALL   | TELEPHONE +612 9519 6800   |                  |     |       | , I        | CURRY ST       |
| R NON COMPLIANCES WITH REQUIREMENTS TO<br>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<br>COLORBOND FENCE 1800mm<br>(REFER LANDSCAPE DOCS.)       |  |  |  |  |  |  |  |  |
| FN-2   | FENCING<br>KOHL PALISADE FENCING 1200mm<br>(REFER LANDSCAPE DOCS.) |  |  |  |  |  |  |  |  |
| FN-3   | FENCING<br>KOHL PALISADE FENCING 800mm<br>(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 &<br>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.<br>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<br>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<br>COLORBOND FENCE 1800mm<br>(REFER LANDSCAPE DOCS.)       |
|------|--|
| FN-2 | FENCING<br>KOHL PALISADE FENCING 1200mm<br>(REFER LANDSCAPE DOCS.) |

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

PART 5 ASSESSMENT

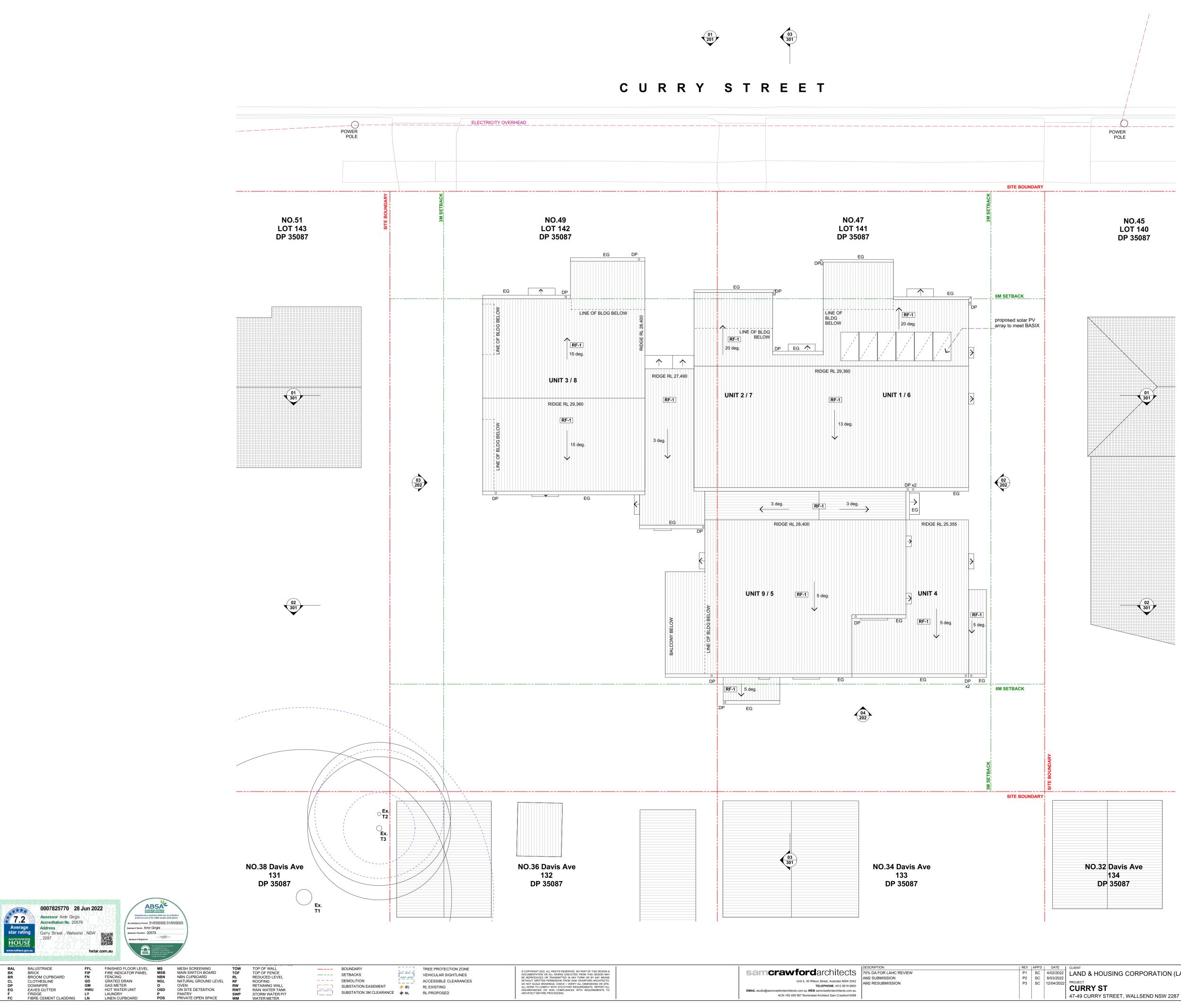
SCALE @ A1PROJECT NO.STAGEDRAWING NO.REV1:10021.25AA106P3SCALE @ A3DRAWING TITLEDRAWING TITLEGROUND FLOOR PLAN

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 &<br>OR TRANSMITTED IN ANY FORM OR BY ANY MEANS<br>OR TRANSMITTED IN ANY FORM OR BY ANY MEANS<br>DEPENDENCING FORM SAN CENTRE OF ADVINCED ADVINCED STATE | 70% DA FOR LAHC REVIEW<br>AM2 SUBMISSION | P1         SC         4/02/2022           P2         SC         8/03/2022           P3         SC         12/04/2022 | NORTH POINT | SCALE @ A1<br>1:100<br>SCALE @ A3<br>1:200 | PROJECT NO.<br>21.25<br>DRAWING TITLE<br>FIRST F | AA<br>FLOOR | DRAWING NO.<br>107<br>PLAN | P3  |





|   | l <b>e</b> e   | DESCRIPTION            | REV | APP'D | DATE       | CLIENT          |
|---|--|------------------------|-----|-------|------------|-----------------|
| . ALL RIGHTS RESERVED. NO PART OF THIS DESIGN &<br>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.<br>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.<br>Unit 4, 30 Wilson Street, Australia NSW 2042<br>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

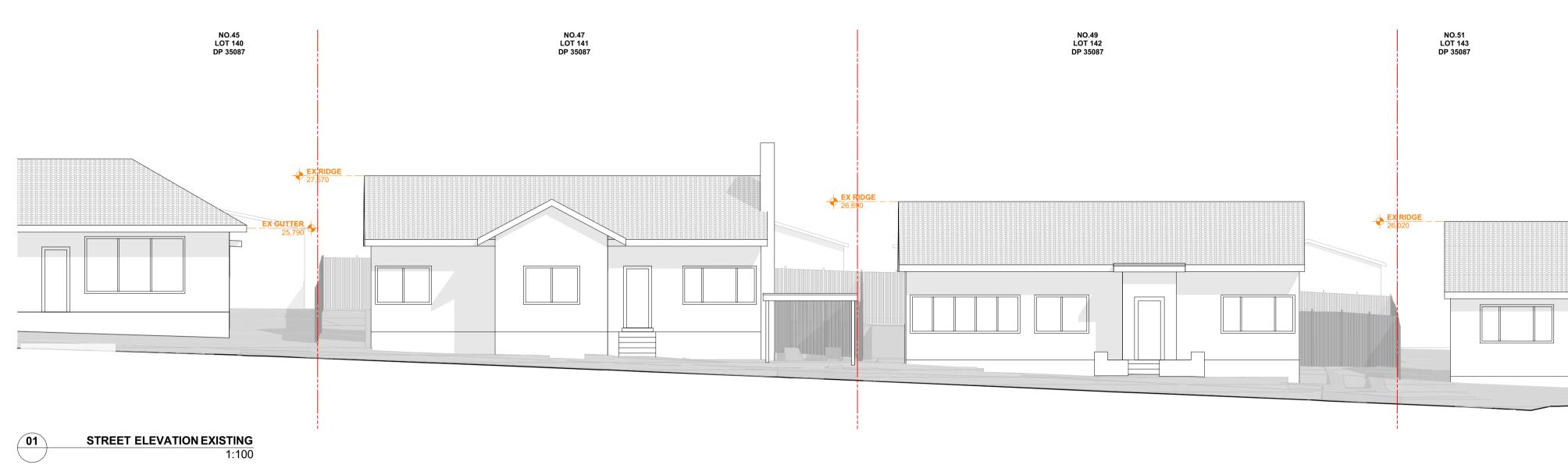
NORTH POIN

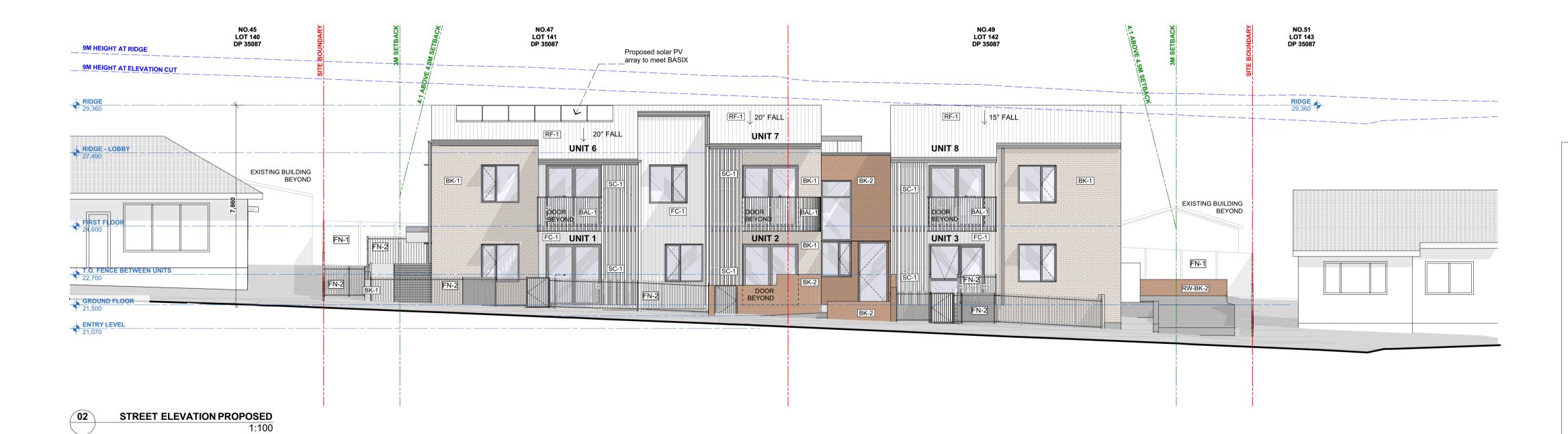
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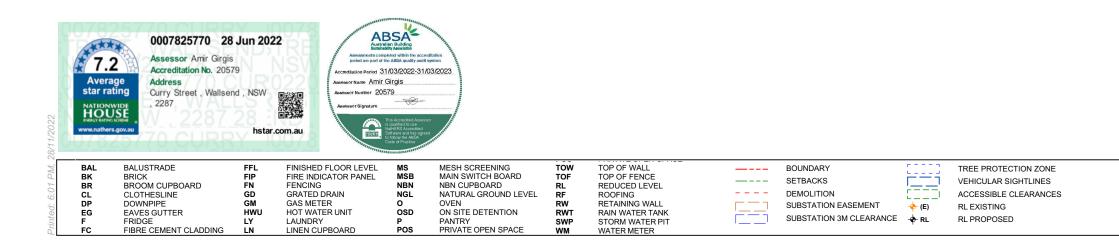
SILVER LEVEL COMPLIANCE GOLD LEVEL COMPLIANE

TREET, WALLSEND NSW 2287

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

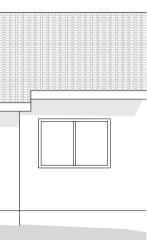






| REV | APP'D | DATE       | CLIENT         |
|-----|-------|------------|----------------|
| P1  | SC    | 4/02/2022  | LAND & HO      |
| P2  | SC    | 8/03/2022  |                |
| P3  | SC    | 12/04/2022 |                |
|     |       |            | CURRY S        |
|     |       |         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

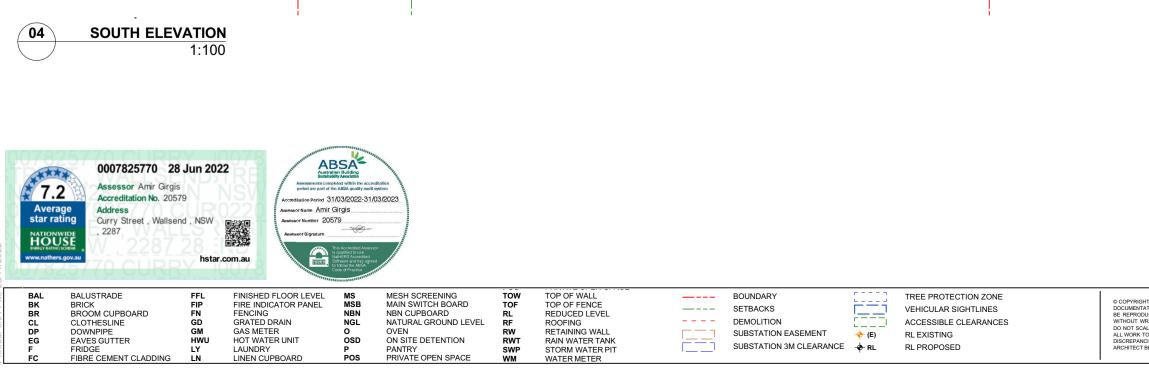
DESCRIPTION

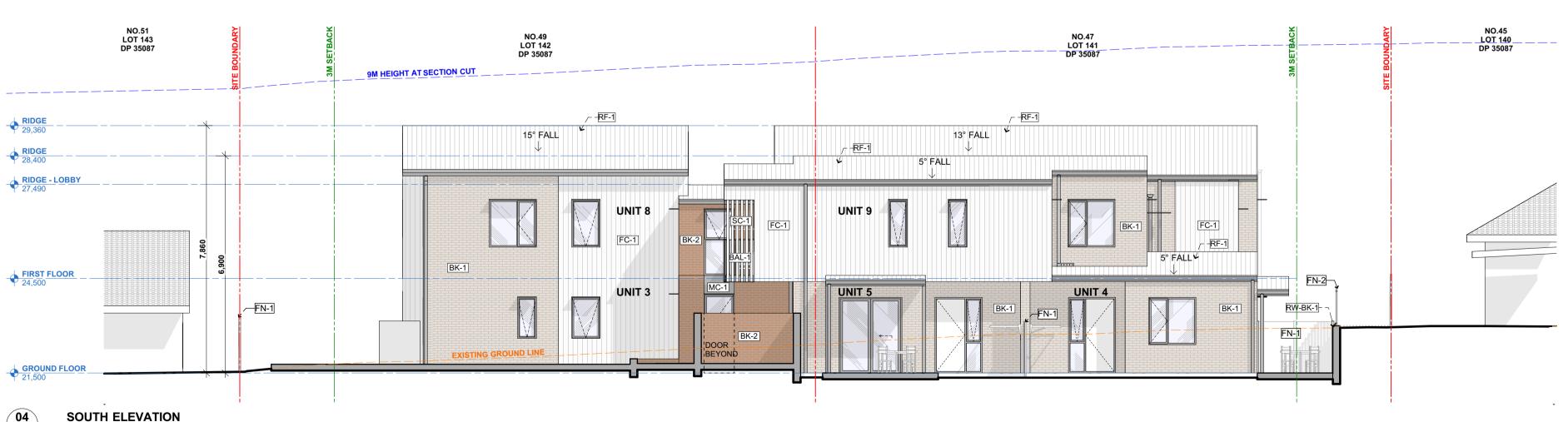


| EXTERNAL FINISHES |       |  |  |  |
|-------------------|-------|--|--|--|
|                   | BAL-1 | BALUSTRADE<br>METAL BALUSTRADE IN LEXICON QUARTER  |  |  |
|                   | BK-1  | <b>WALLS</b><br>BRICK - PGH COASTAL<br>HAMPTONS - GULL GREY                                      |  |  |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

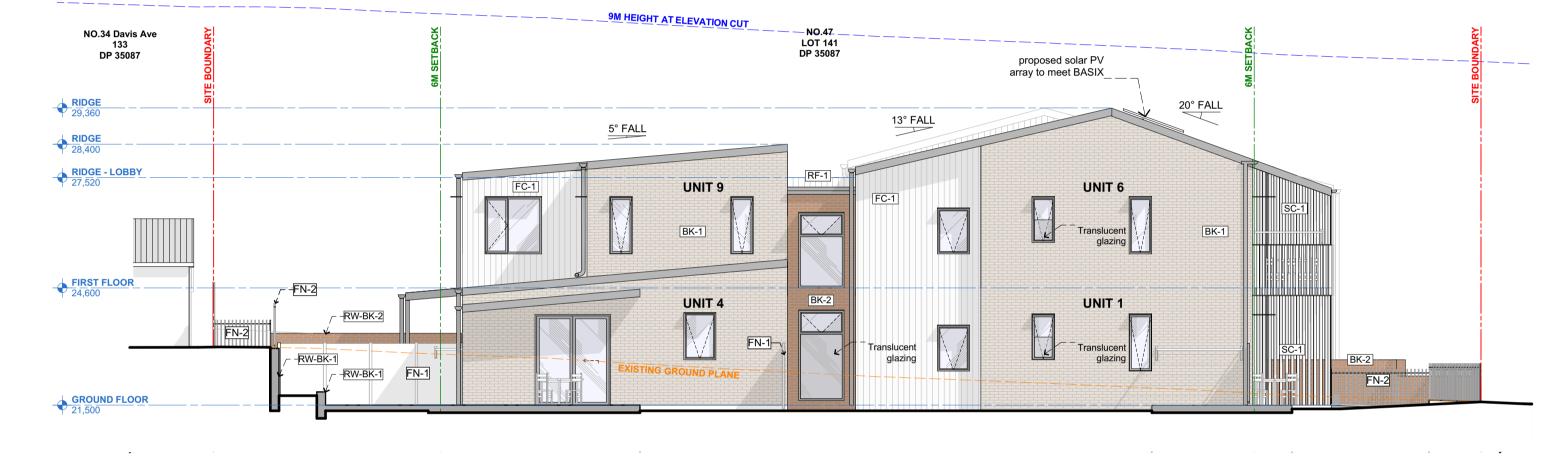
PART 5 ASSESSMENT Scale @ A1PROJECT NO.STAGEDRAWING NO.REV1:10021.25AA201P3Scale @ A3DRAWING TITLESTREET ELEVATIONS DUSING CORPORATION (LAHC)

STREET, WALLSEND NSW 2287



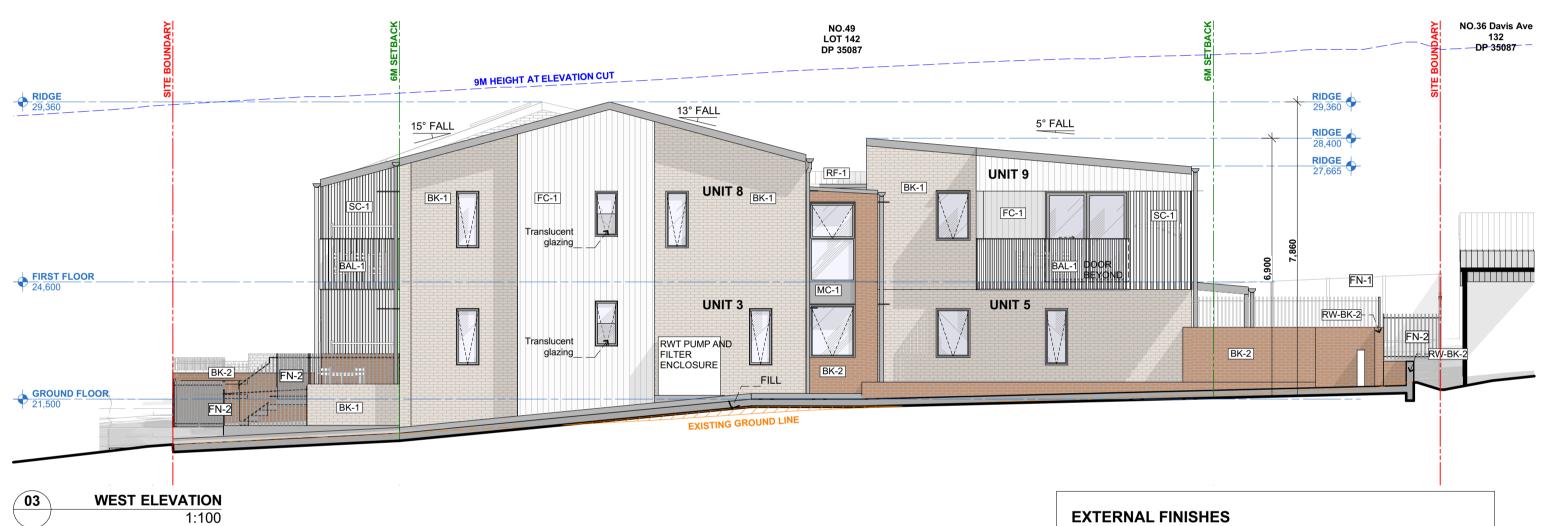






#### 01 NORTH ELEVATION 1:100





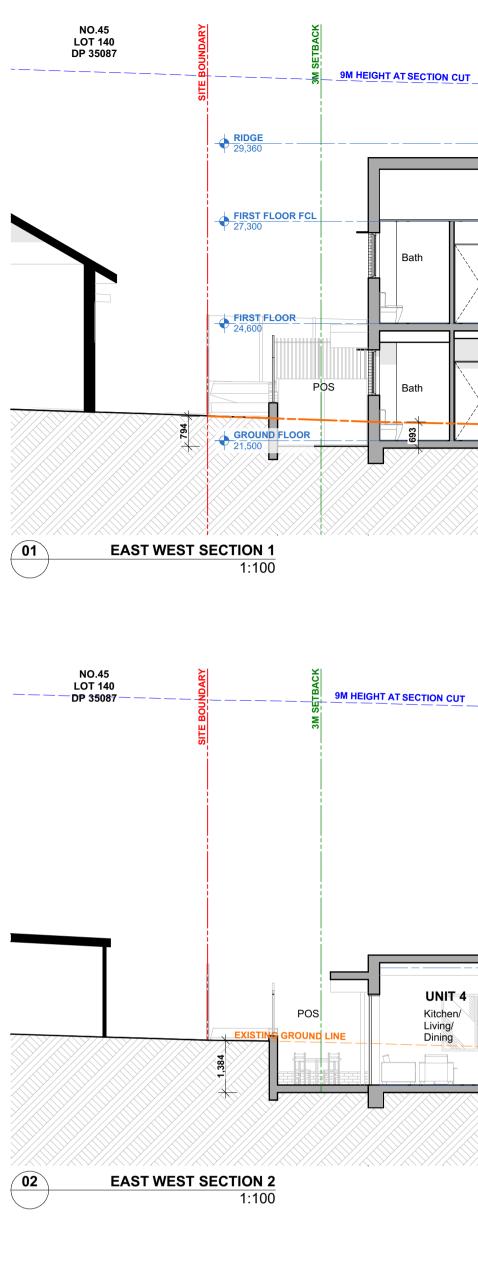
|   | REV | APP'D | DATE       | CLIENT                |
|---|-----|-------|------------|-----------------------|
| W | P1  | SC    | 4/02/2022  | LAND & HOUSING (      |
|   | P2  | SC    | 8/03/2022  |                       |
|   | P3  | SC    | 12/04/2022 | PROJECT               |
|   |     |    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

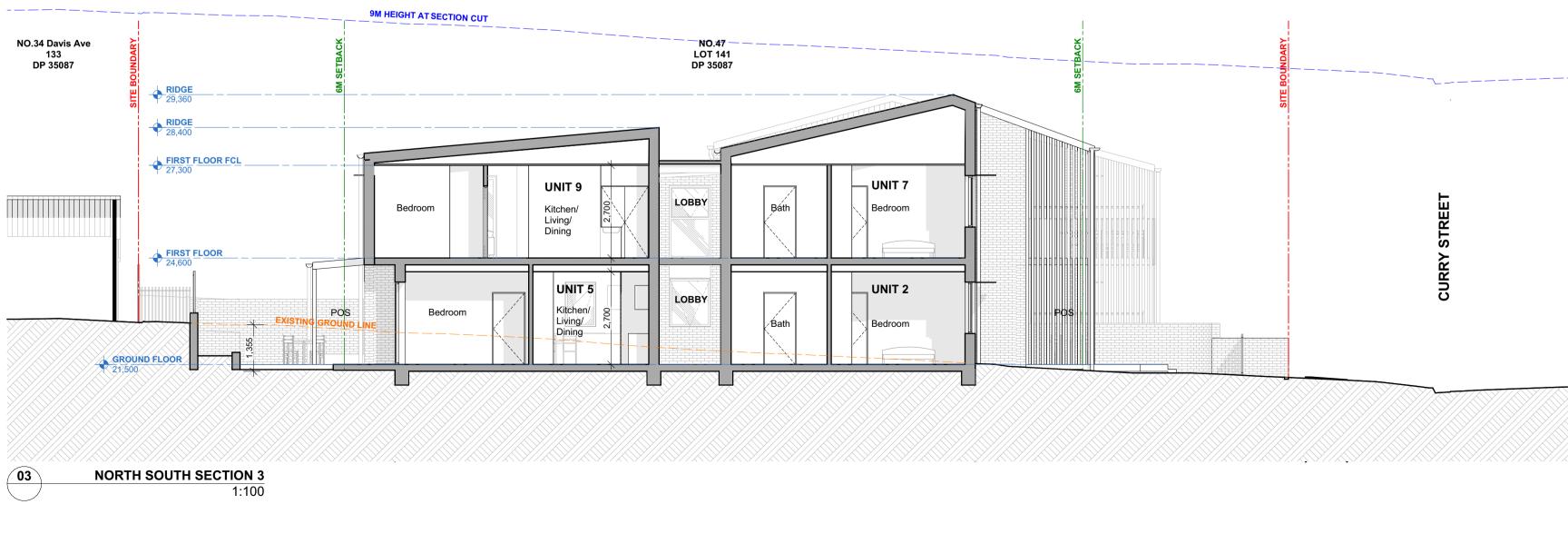
DESCRIPTION

#### EXTERNAL FINISHES

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

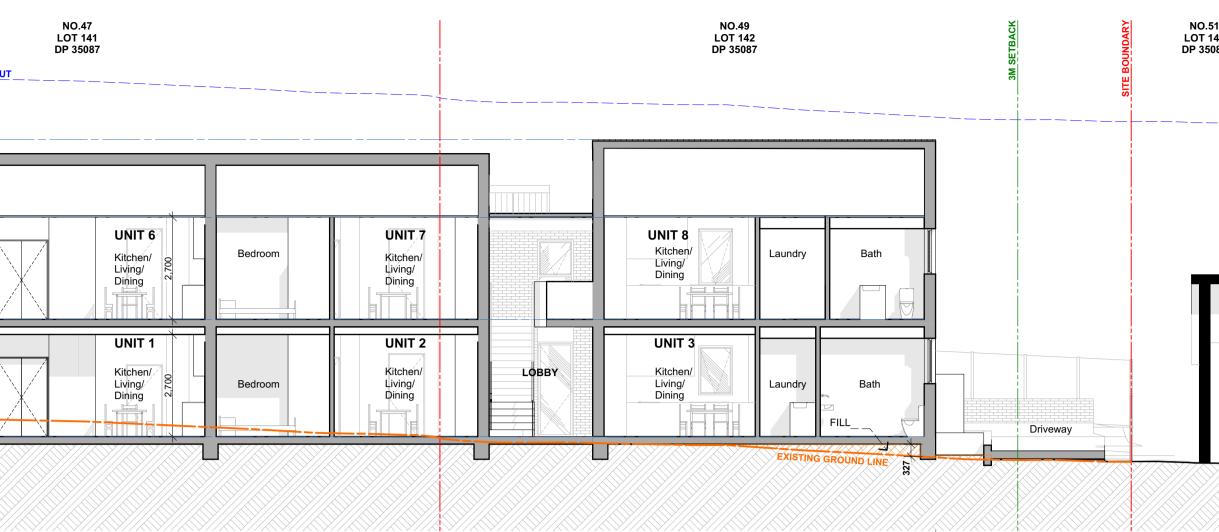


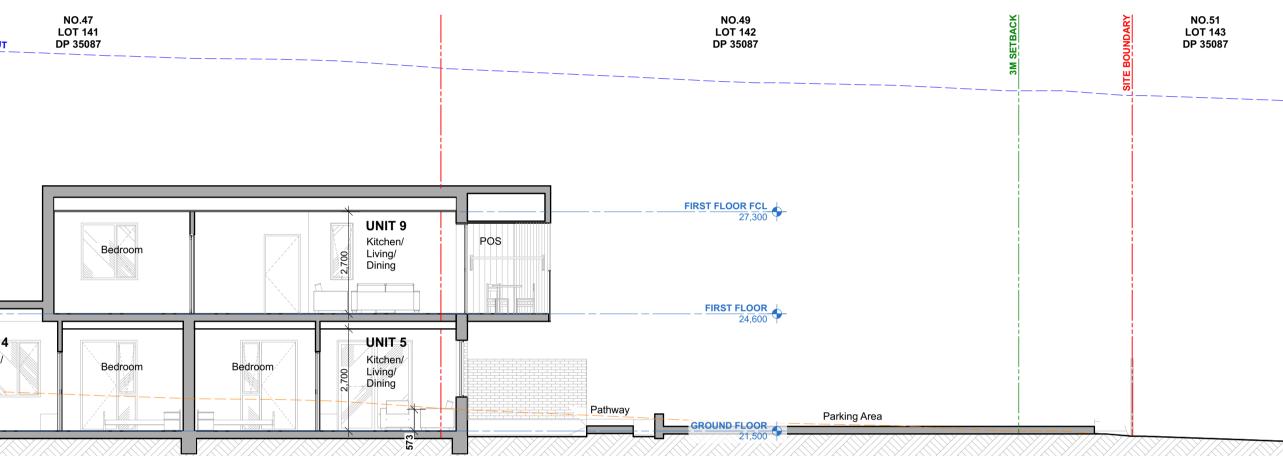




TOP OF WALL TOP OF FENCE REDUCED LEVEL ROOFING RETAINING WALL RAIN WATER TANK STORM WATER PIT WATER METER

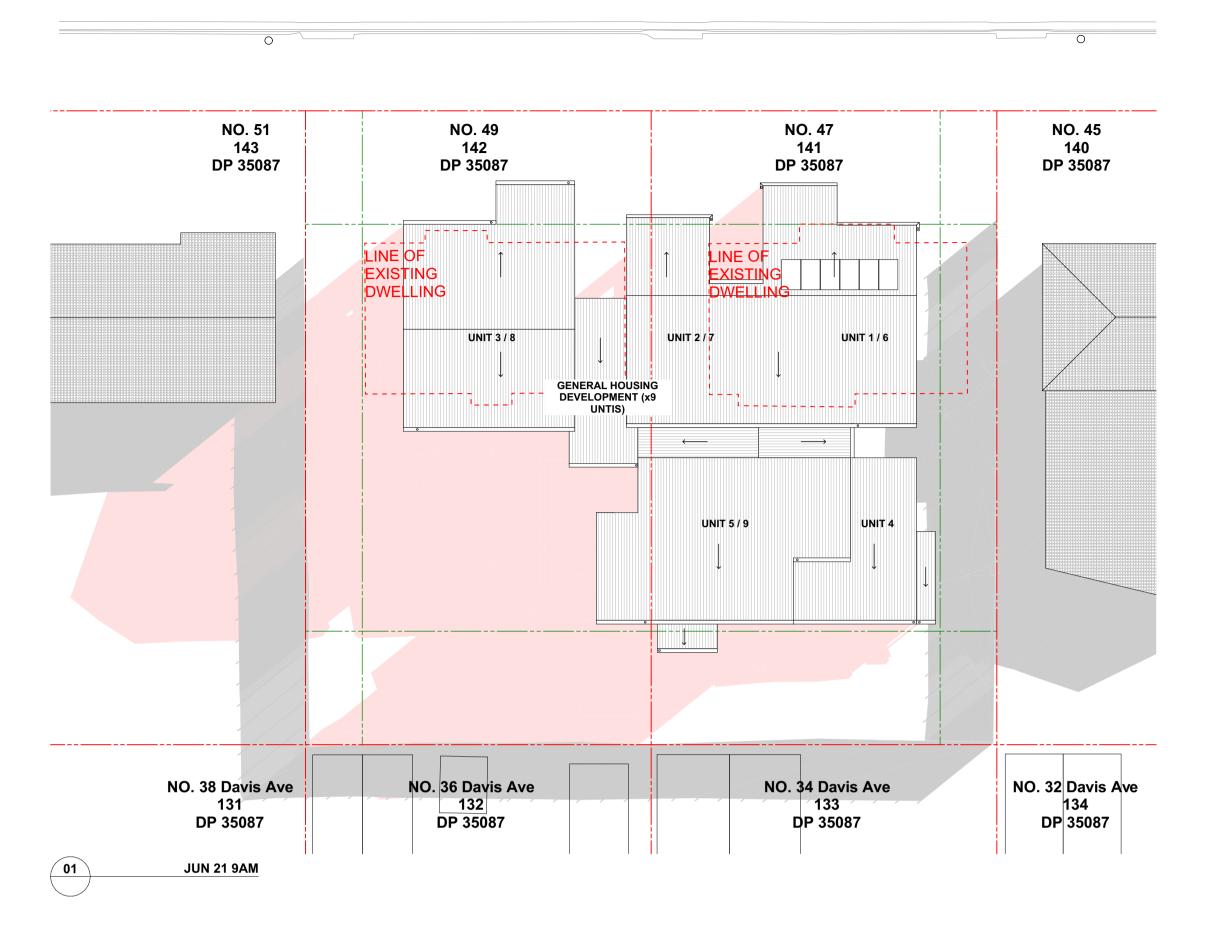
TOW TOF RL RF RW RWT SWP WM



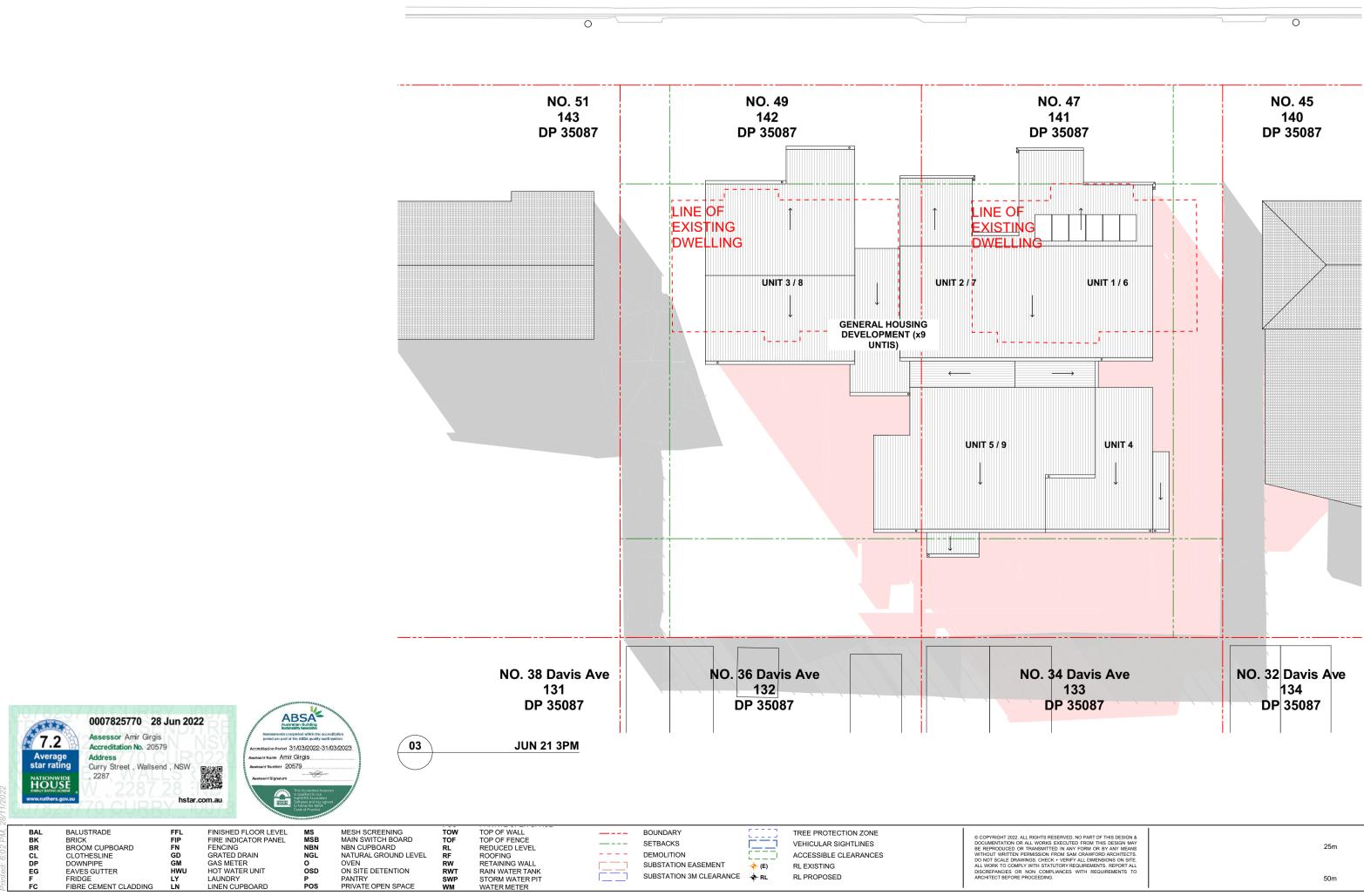


|  |  |   | PART 5 ASSESSMENT   |
|--|--|---|---|
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# NO.51 LOT 143 DP 35087



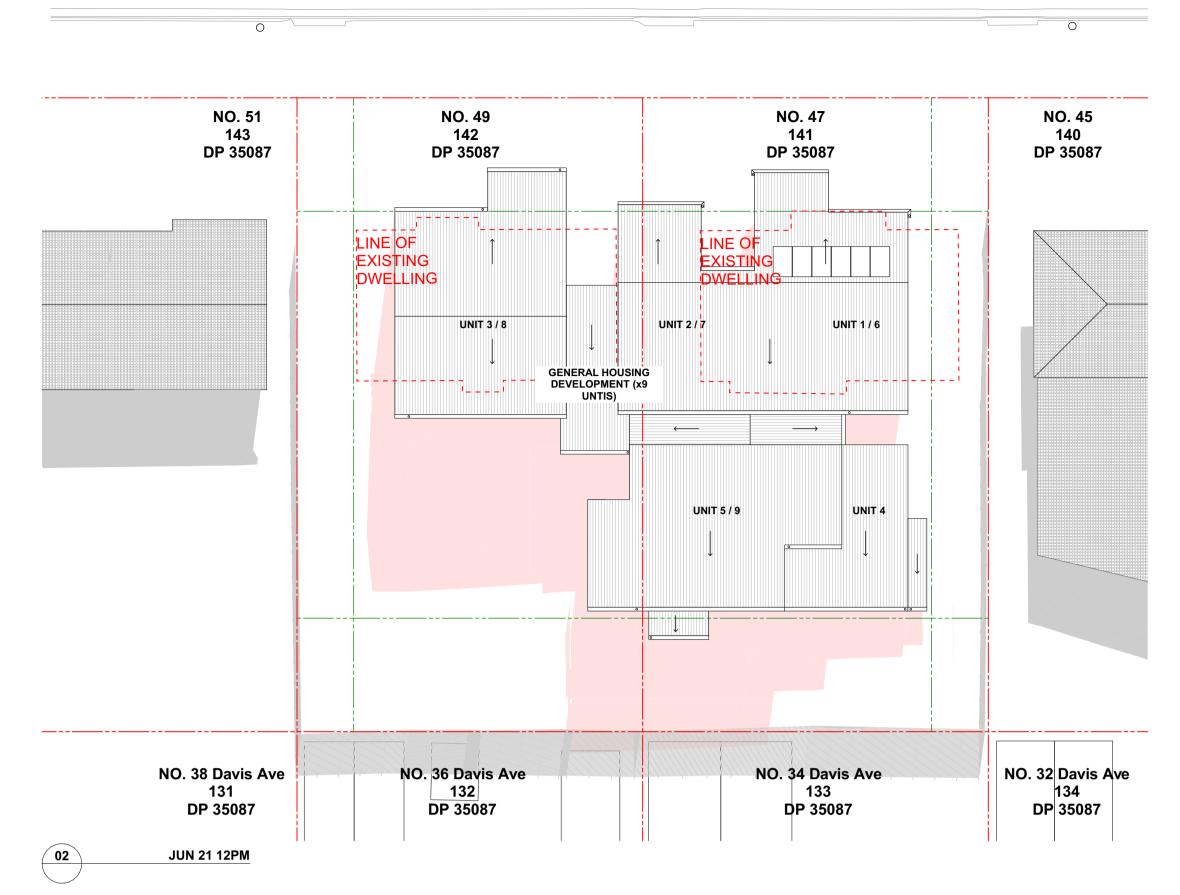
## CURRY STREET



FIBRE CEMENT CLADE

POS

SUBSTATION 3M CLEARANCE 🔶 RL RL PROPOSED



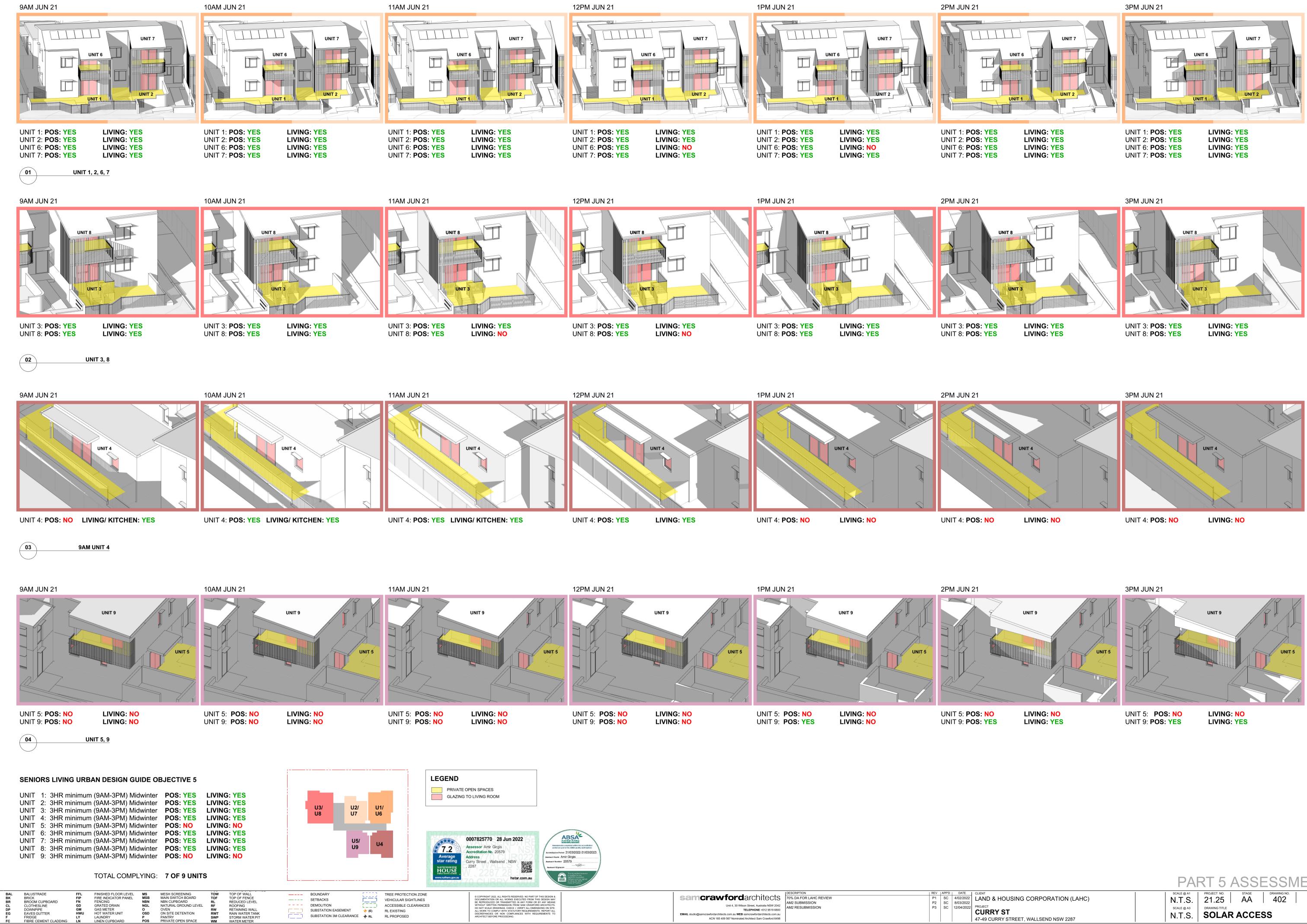
| LEG | END   |
|-----|---|
|     | SHADOWS CAST BY NEIGHBOURS<br>SHADOWS CAST BY PROPOSED DWELLING |

|   | 1   |  | DESCRIPTION            | REV      | APP'D    | DATE       | CLIENT  |
|---|-----|--|------------------------|----------|----------|------------|---------|
| COPYRIGHT 2022. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN &<br>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.<br>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<br>STREET, WALLSEND NSW 2287 | scale @ A3<br>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

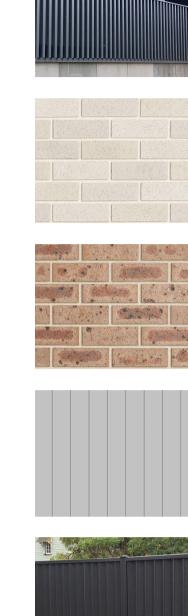
BAL BK BR

CL DP EG F

FIBRE CEMENT CLADDING

LINEN CUPBOARD

POS













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