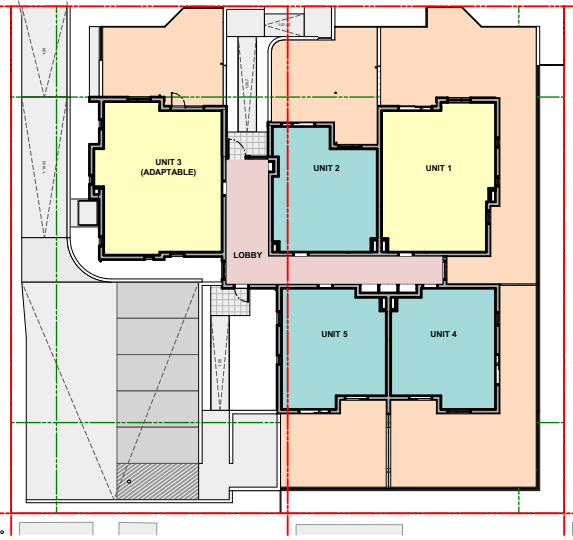
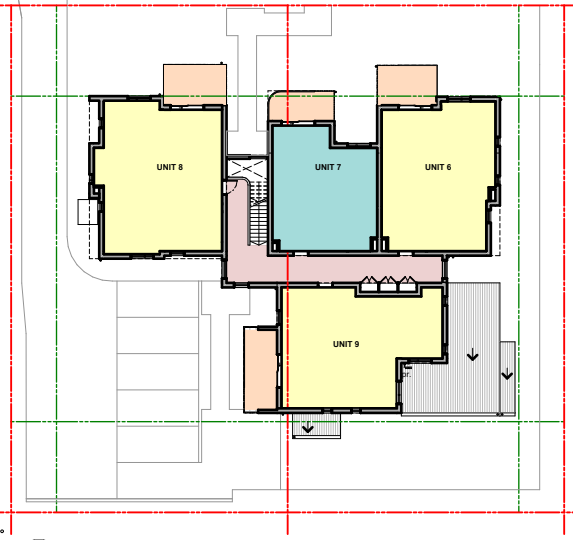


1. BASIX Pathway	
The following summary is the final review for the BASIX pathway based on the documents provided for architectural and building services design (AM2 Resubmission, dated 12/04/2022) on 25.05.2022.	
1.1 Water Efficiency	
Water score required: 40%	
Current score: 40%	
<ul style="list-style-type: none">Common Facilities:<ul style="list-style-type: none">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:<ul style="list-style-type: none">Showerheads: 4-star WELS rated (>4.5 but <=6 L/min)Kitchen Taps & Bathroom Taps: 6-star WELS ratedToilets: 4-star WELS ratedClothes Washers: not specifiedDishwashers: not specifiedNo on-demand HW reticulation or diversion	
1.2 Energy Efficiency	
Energy score required: 40%	
Current score: 40%	
<ul style="list-style-type: none">Common Facilities:<ul style="list-style-type: none">Central Solar PV system: 2.0kW peakNo Central hot water systemsNo Central heating / Cooling systemsNo 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:<ul style="list-style-type: none">Gas Instantaneous Hot Water System for individual dwellingsIndividual 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 1,5,8.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 unitsNo Individual Heating systemsDedicated fluorescent or LED fittings for all internal rooms.Electric cooktop and electric oven.Dishwasher: not specifiedClothes Washer: not specifiedRefrigerator and Clothes Dryer not specified.Well Ventilated Fridge Space (as per plans).Private Outdoor Clothing line for Units 1-5.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	
External Walls	Ground: Double Brick Cavity, R1.5 bulk insulation, plasterboard (as per elevations) Stud Wall with Fiber Cement Cladding, R1.5 bulk insulation, plasterboard First Floor: Brick Veneer, R1.5 bulk insulation, plasterboard (as per elevations) Stud Wall with Fiber Cement Cladding, R1.5 bulk insulation, plasterboard
External Wall Solar absorbance	0.5 (grey)
Internal Partitions	Lightweight Construction – Plasterboard Stud Cavity Wall, No Insulation
Party Walls – walls to risers, shafts, neighbours	Lightweight Construction – Plasterboard Stud Cavity Wall, No Insulation
Walls to naturally ventilated corridors	Single Brick – Plasterboard, No insulation
Ceiling to Roof (ceiling to balcony)	Plasterboard, R3.5 bulk insulation
Roof construction	Corrugated Iron, No Insulation, Skillion roof
Roof Solar absorbance	Solar Absorbance – 0.5 (grey)
Floor construction	Concrete Slab
Suspended Floor constructions	Concrete Slab, Bulk Insulation in Contact with Floor R2.0
Floor coverings	Tiles in Dining, study, and living, bedrooms Tiles in wet areas (kitchen, laundry, toilet)
Window system performance	Awnings, Casement - U-Value of 4.5 and SHGC of 0.50 Sliding, Fixed, - U-Value of 4.3 and SHGC of 0.53
Window operability	Window operability according to the plans. Single Pane Awning windows on the ground floor have been modeled to 90% openness. The combination of casement and fixed windows on the ground floor are modeled to 45% openness. Operable windows above 2m off the ground and not next to balconies or winter garden have been modeled to have a 10% openness in the models.
Ceiling Penetrations	Surface mounted LED lights. Weather seals for all exhausts and vents have been assumed in all models.

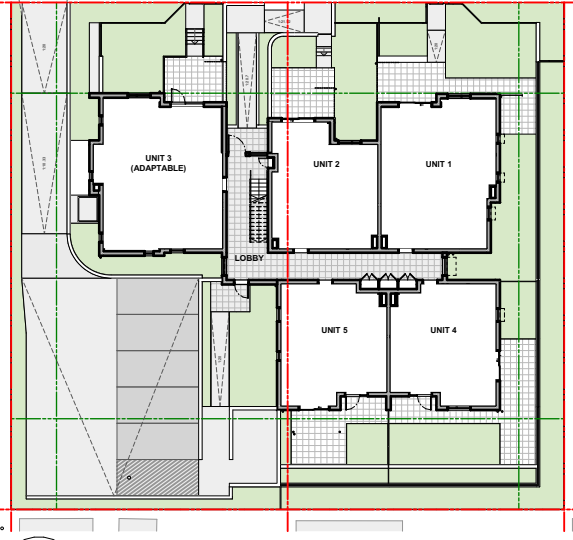
Locality/Suburb		WALLSEND				
Street Address		47 & 49 Curry Street				
Lot Number(s) & Deposited Plan		Lot 141 & 142 DP 35087				
SITE AREA (m²)		Lot 141 - 613.16 Lot 142 - 613.16 Total - 1226.32 m²				
NUMBER OF EXISTING LOTS		2				
PROPOSED GFA (m²)		652				
NUMBER OF DWELLINGS		4 x 1 Bed 5 x 2 Bed = 9 Dwellings				
DWELLINGS	Number	Type	No. of Bedrooms	GFA Ground (m²)	GFA First (m²)	POS
	1	Ground	2	70		92
	2	Ground	1	52		44
	3	Ground (Adaptable)	2	78		43
	4	Ground	1	51		70
	5	Ground	1	51		37
	6	First	2		70	10
	7	First	1		52	8
	8	First	2		78	11
	9	First	2		73	11
LOBBY		Ground	43			
		First		34		
TOTAL			14	652	326	
	CONTROL		REQUIREMENT		PROPOSED	
HEIGHT	Housing SEPP		9m		Maximum 8.08m - Complies	
	Newcastle LEP		8.5 m			
FSR	Newcastle LEP		0.6 : 1 (Max. 736 m²)		0.53 to 1 - Complies	
SETBACK	Newcastle DCP	Front Street Setback	Avg. neighbouring - 6m		GF minimum - 6m 1F minimum - 3.9m - Encroachment for 1F Balconies	
		Side Setback	0.9m up to 4.5m - above 4.5m at an angle of 4:1 to max permitted height		GF minimum - 3.25m 1F minimum - 4.25m - Complies	
		Secondary Setback	2m		N/A	
		Rear Setback	3m up to 4.5m 6m setback for greater than 4.5m		GF and 1F - 6.75m - Complies	
PARKING	Housing SEPP (Division 6)		0.4 x 4 (1 Bed) = 1.6 0.5 x 5 (2 Bed) = 2.5 (total 5 spaces, incl. 1 accessible space)		Total provided 5 - Complies	
LANDSCAPE	Newcastle DCP	General	Min 30% of site area = 368 m²		Proposed 388 m² - Complies	
DEEP SOIL	Newcastle DCP	General	15% of site area = 184 m²		Total provided 235 m² - Complies	
SOLAR ACCESS	SLUDG	General	70% of dwellings receive min 3 hrs sunlight to Living & POS in Mid-Winter		7 / 9 Living Rooms	7 / 9 POS
DWELLING SIZE	LAHC Dwelling Requirements	General	1 Bedroom dwelling: Min 50m² 2 Bedroom dwelling: Min 70m²		Complies	
PRIVATE OPEN SPACE	LAHC Dwelling Requirements	General	GF: Not less than 15 m² per unit Min dimension 3m FF: 10 m² per 2 bed unit Min dimension 2m & 8 m² per 1 bed unit Min dimension 2m		Complies	



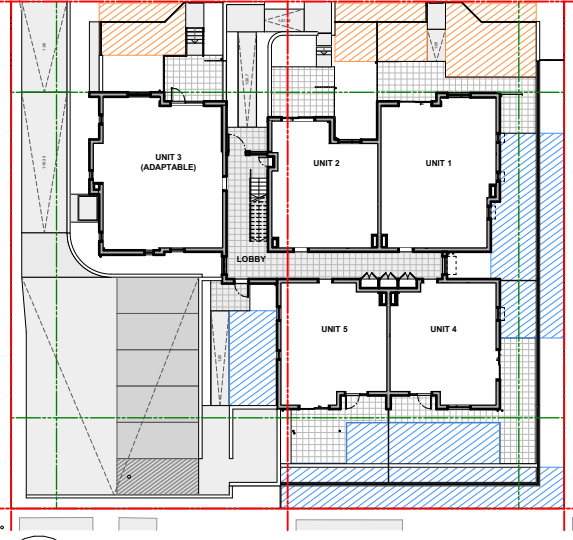
01 GF AREAS - GFA & POS
1:500



02 FF AREAS - GFA & POS
1:500



03 GF AREAS - LANDSCAPE
1:500



04 GF AREAS - DEEP SOIL
1:500

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

7.2

Average star rating

0007825770 28 Jun 2022

Assessor Amy Grgis

Accreditation No. 20579

Address

Curry Street, Wallsend, NSW 2287

hstar.com.au

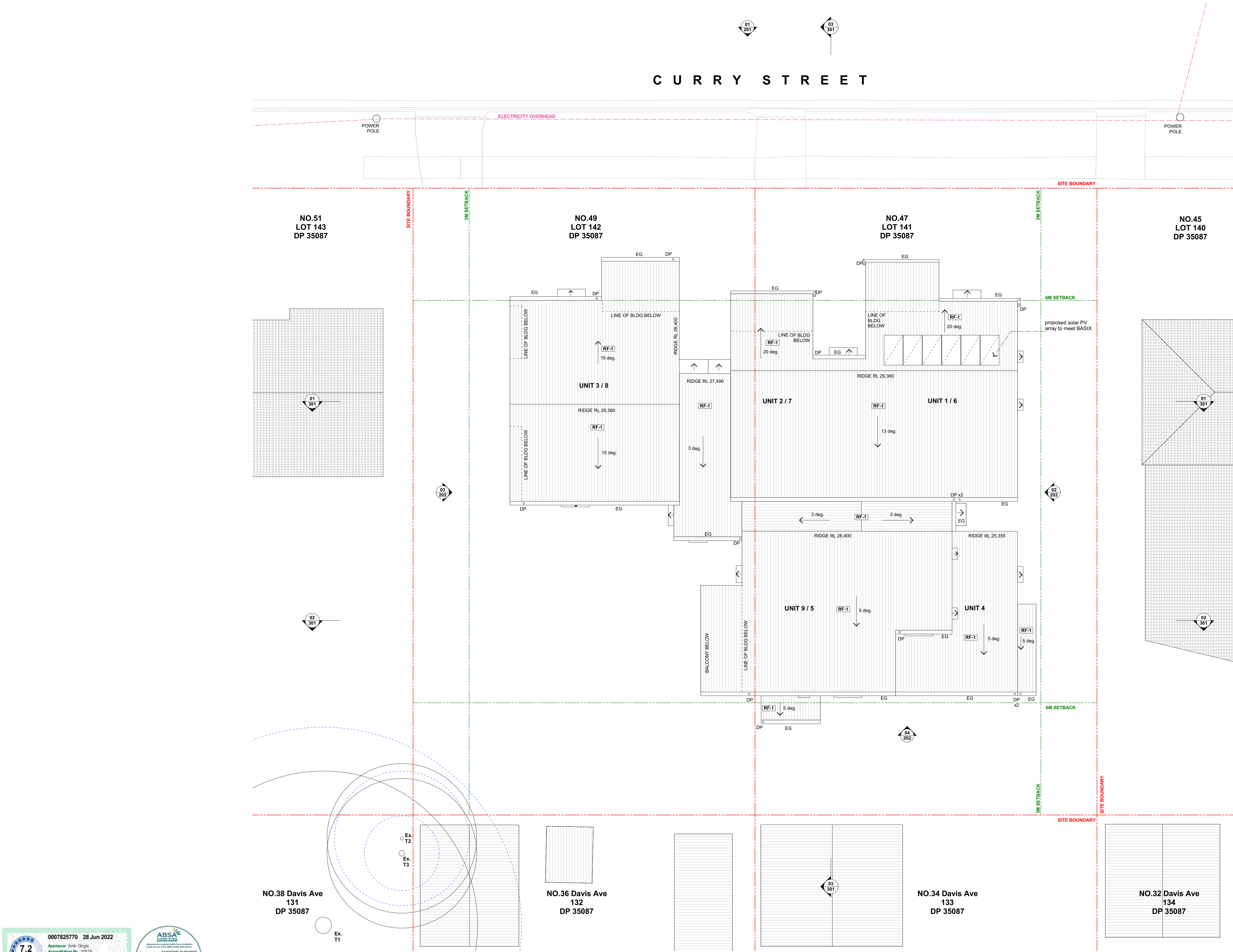
ABSA

Accreditation No. 31030202-31030203

Assessor Name Amy Grgis

Assessment Number 20579

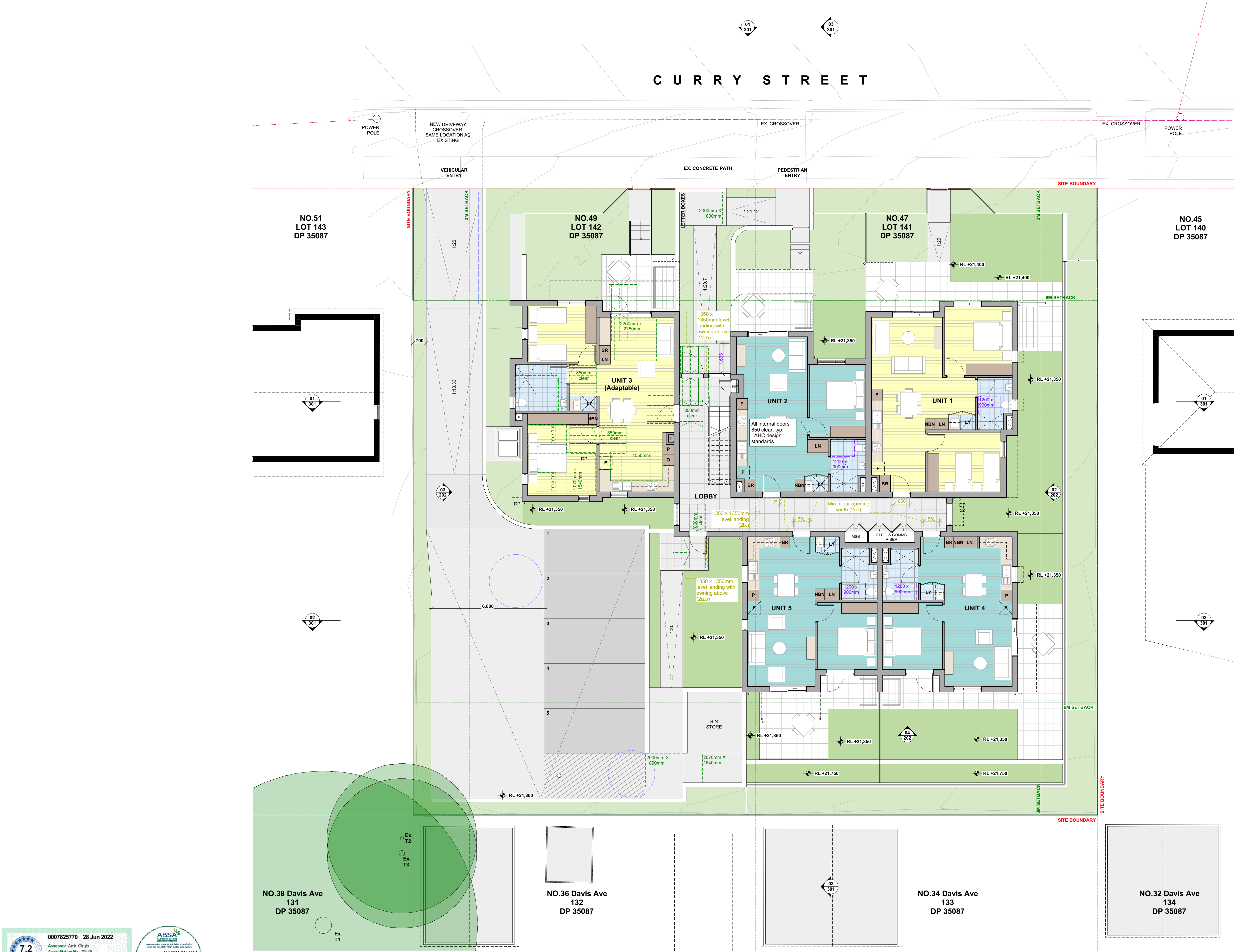
Assessor's Signature



BAL BALUSTRADE	FFL FINISHED FLOOR LEVEL	MS MESH SCREENING	TOW TOP OF WALL	BOUNDARY BOUNDARY	TREE PROTECTION ZONE VEHICULAR SIGHTLINES	DESCRIPTION 70% DA FOR LAHC REVIEW AND SUBMISSION AND RESUBMISSION	REV P1 P2 P3	APPROD SC SC SC	DATE 4/02/2022 8/03/2022 12/04/2022	CLIENT LAND & HOUSING CORPORATION (LAHC)	NORTH POINT N	SCALE @ A1 1:100 1:200	PROJECT NO. 21.25	STAGE AA	DRAWING NO. 108	REV P3
BR BRICK	FIN FENCING	MSB MAIN SWITCH BOARD	TOF TOP OF FENCE	SETBACKS SETBACKS	ACCESSIBLE CLEARANCES ACCESSIBLE CLEARANCES											
CL CLOTHESLINE	GD GRATED DRAIN	NBN NBN CUPBOARD	RL REDUCED LEVEL	DEMOLITION DEMOLITION	VEHICULAR SIGHTLINES VEHICULAR SIGHTLINES											
DP DOWNPIPE	GM GAS METER	NGL NATURAL GROUND LEVEL	RF RETAINING WALL	SUBSTATION EASEMENT SUBSTATION EASEMENT	RL EXISTING RL EXISTING											
EG EAVES OUTTER	HWU HOT WATER UNIT	O OVEN	RWT RAIN WATER TANK	SUBSTATION 3M CLEARANCE SUBSTATION 3M CLEARANCE	RL PROPOSED RL PROPOSED											
F FRIDGE	LY LAUNDRY	OSD ON SITE DETENTION	STW STORM WATER PIT													
FC FIBRE CEMENT CLADDING	LN LINEN CUPBOARD	POS PRIVATE OPEN SPACE	WM WATER METER													

PART 5 ASSESSMENT

ROOF PLAN



BAL	BALUSTRADE	FFL	FINISHED FLOOR LEVEL	MS	MESH SCREENING	TOW	TOP OF WALL	BOUNDARY	BOUNDARY	TREE PROTECTION ZONE	VEHICULAR SIGHTLINES	ACCESSIBLE CLEARANCES	DEMOLITION	SUBSTATION EASEMENT	SUBSTATION 3M CLEARANCE	RL	EXISTING	RL PROPOSED	DESCRIPTION	70% DA FOR LAHC REVIEW AM2 SUBMISSION AM2 RESUBMISSION	REV	APPRO	DATE	CLIENT	LAND & HOUSING CORPORATION (LAHC)	NORTH POINT	SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV
BK	BRICK	FIN	FIRE INDICATOR PANEL	MSB	MAIN SWITCH BOARD	TOF	TOP OF FENCE	SETBACKS	DEMOLITION	VEHICULAR SIGHTLINES	VEHICULAR SIGHTLINES	ACCESSIBLE CLEARANCES	DEMOLITION	SUBSTATION EASEMENT	SUBSTATION 3M CLEARANCE	RL	EXISTING	RL PROPOSED	70% DA FOR LAHC REVIEW AM2 SUBMISSION AM2 RESUBMISSION	P1	SC	4/02/2022	CLIENT	LAND & HOUSING CORPORATION (LAHC)	NORTH POINT	SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV	
CL	CLOTHESLINE	GD	GRATED DRAIN	NBN	NBN CUPBOARD	RL	REDUCED LEVEL	DEMOLITION	DEMOLITION	VEHICULAR SIGHTLINES	VEHICULAR SIGHTLINES	ACCESSIBLE CLEARANCES	DEMOLITION	SUBSTATION EASEMENT	SUBSTATION 3M CLEARANCE	RL	EXISTING	RL PROPOSED	70% DA FOR LAHC REVIEW AM2 SUBMISSION AM2 RESUBMISSION	P2	SC	8/03/2022	CLIENT	LAND & HOUSING CORPORATION (LAHC)	NORTH POINT	SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV	
DP	DOWNPIPE	GM	GAS METER	NGL	NATURAL GROUND LEVEL	RF	RETAINING WALL	DEMOLITION	DEMOLITION	VEHICULAR SIGHTLINES	VEHICULAR SIGHTLINES	ACCESSIBLE CLEARANCES	DEMOLITION	SUBSTATION EASEMENT	SUBSTATION 3M CLEARANCE	RL	EXISTING	RL PROPOSED	70% DA FOR LAHC REVIEW AM2 SUBMISSION AM2 RESUBMISSION	P3	SC	12/04/2022	CLIENT	LAND & HOUSING CORPORATION (LAHC)	NORTH POINT	SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV	
EG	EAVES OUTTER	HWU	HOT WATER UNIT	OSD	ON SITE DETENTION	RWT	RAIN WATER TANK	DEMOLITION	DEMOLITION	VEHICULAR SIGHTLINES	VEHICULAR SIGHTLINES	ACCESSIBLE CLEARANCES	DEMOLITION	SUBSTATION EASEMENT	SUBSTATION 3M CLEARANCE	RL	EXISTING	RL PROPOSED	70% DA FOR LAHC REVIEW AM2 SUBMISSION AM2 RESUBMISSION				CLIENT	LAND & HOUSING CORPORATION (LAHC)	NORTH POINT	SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV	
F	FROST	LY	LAUNDRY	P	PANTRY	SWP	STORM WATER PIT	DEMOLITION	DEMOLITION	VEHICULAR SIGHTLINES	VEHICULAR SIGHTLINES	ACCESSIBLE CLEARANCES	DEMOLITION	SUBSTATION EASEMENT	SUBSTATION 3M CLEARANCE	RL	EXISTING	RL PROPOSED	70% DA FOR LAHC REVIEW AM2 SUBMISSION AM2 RESUBMISSION				CLIENT	LAND & HOUSING CORPORATION (LAHC)	NORTH POINT	SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV	
FC	FIBRE CEMENT CLADDING	LN	LINEN CUPBOARD	POS	PRIVATE OPEN SPACE	WM	WATER METER	DEMOLITION	DEMOLITION	VEHICULAR SIGHTLINES	VEHICULAR SIGHTLINES	ACCESSIBLE CLEARANCES	DEMOLITION	SUBSTATION EASEMENT	SUBSTATION 3M CLEARANCE	RL	EXISTING	RL PROPOSED	70% DA FOR LAHC REVIEW AM2 SUBMISSION AM2 RESUBMISSION				CLIENT	LAND & HOUSING CORPORATION (LAHC)	NORTH POINT	SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV	

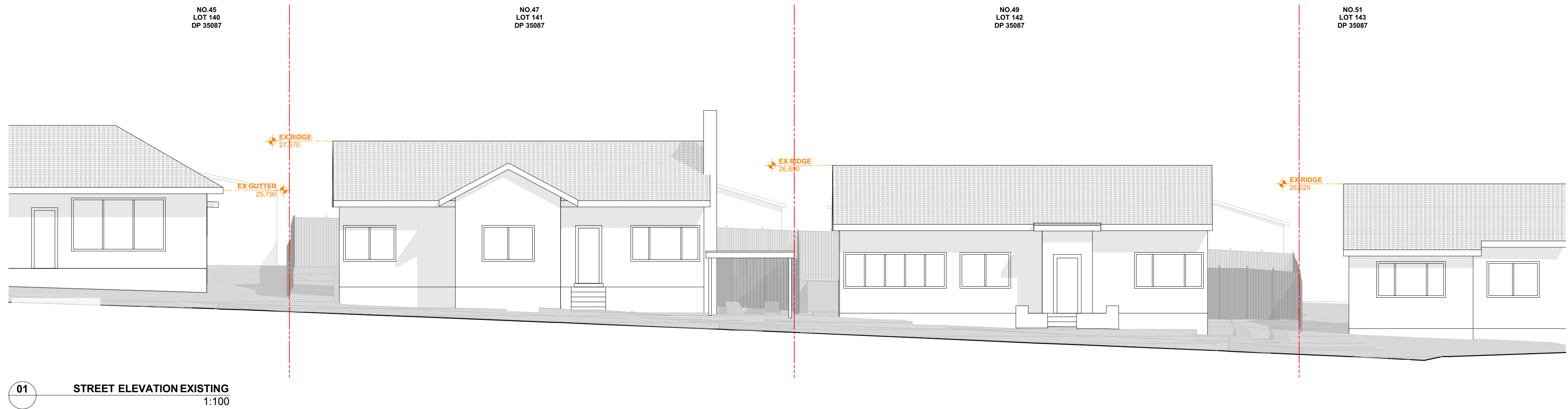
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1:100	1:200	1:400	1:600	1:800	1:1000	1:1200	1:1500	1:2000	1:2500	1:3000	1:4000	1:5000	1:6000	1:8000	1:10000	1:12000	1:15000	1:20000	1:25000	1:30000	1:40000	1:50000	1:60000	1:80000	1:100000	1:120000	1:150000	1:200000	1:250000	1:300000	1:400000	1:500000	1:600000	1:800000	1:1000000	1:1200000	1:1500000	1:2000000	1:2500000	1:3000000	1:4000000	1:5000000	1:6000000	1:8000000	1:10000000	1:12000000	1:15000000	1:20000000	1:25000000	1:30000000	1:40000000	1:50000000	1:60000000	1:80000000	1:100000000	1:120000000	1:150000000	1:200000000	1:250000000	1:300000000	1:400000000	1:500000000	1:600000000	1:800000000	1:1000000000	1:1200000000	1:1500000000	1:2000000000	1:2500000000	1:3000000000	1:4000000000	1:5000000000	1:6000000000	1:8000000000	1:10000000000	1:12000000000	1:15000000000	1:20000000000	1:25000000000	1:30000000000	1:40000000000	1:50000000000	1:60000000000	1:80000000000	1:100000000000	1:120000000000	1:150000000000	1:200000000000	1:250000000000	1:300000000000	1:400000000000	1:500000000000	1:600000000000	1:800000000000	1:1000000000000	1:1200000000000	1:1500000000000	1:2000000000000	1:2500000000000	1:3000000000000	1:4000000000000	1:5000000000000	1:6000000000000	1:8000000000000	1:10000000000000	1:12000000000000	1:15000000000000	1:20000000000000	1:25000000000000	1:30000000000000	1:40000000000000	1:50000000000000	1:60000000000000	1:80000000000000	1:100000000000000	1:120000000000000	1:150000000000000	1:200000000000000	1:250000000000000	1:300000000000000	1:400000000000000	1:500000000000000	1:600000000000000	1:800000000000000	1:1000000000000000	1:1200000000000000	1:1500000000000000	1:2000000000000000	1:2500000000000000	1:3000000000000000	1:4000000000000000	1:5000000000000000	1:6000000000000000	1:8000000000000000	1:10000000000000000	1:12000000000000000	1:15000000000000000	1:20000000000000000	1:25000000000000000	1:30000000000000000	1:40000000000000000	1:50000000000000000	1:60000000000000000	1:80000000000000000	1:100000000000000000	1:120000000000000000	1:150000000000000000	1:200000000000000000	1:250000000000000000	1:300000000000000000	1:400000000000000000	1:500000000000000000	1:600000000000000000	1:800000000000000000	1:1000000000000000000	1:1200000000000000000	1:1500000000000000000	1:2000000000000000000	1:2500000000000000000	1:3000000000000000000	1:4000000000000000000	1:5000000000000000000	1:6000000000000000000	1:8000000000000000000	1:10000000000000000000	1:12000000000000000000	1:15000000000000000000	1:20000000000000000000	1:25000000000000000000	1:30000000000000000000	1:40000000000000000000	1:50000000000000000000	1:60000000000000000000	1:80000000000000000000	1:100000000000000000000	1:120000000000000000000	1:150000000000000000000	1:200000000000000000000	1:250000000000000000000	1:300000000000000000000	1:400000000000000000000	1:500000000000000000000	1:600000000000000000000	1:800000000000000000000	1:1000000000000000000000	1:1200000000000000000000	1:1500000000000000000000	1:2000000000000000000000	1:2500000000000000000000	1:3000000000000000000000	1:4000000000000000000000	1:5000000000000000000000	1:6000000000000000000000	1:8000000000000000000000	1:10000000000000000000000	1:12000000000000000000000	1:15000000000000000000000	1:20000000000000000000000	1:25000000000000000000000	1:30000000000000000000000	1:40000000000000000000000	1:50000000000000000000000	1:60000000000000000000000	1:80000000000000000000000	1:100000000000000000000000	1:120000000000000000000000	1:150000000000000000000000	1:200000000000000000000000	1:250000000000000000000000	1:300000000000000000000000	1:400000000000000000000000	1:500000000000000000000000	1:600000000000000000000000	1:800000000000000000000000	1:1000000000000000000000000	1:1200000000000000000000000	1:1500000000000000000000000	1:2000000000000000000000000	1:2500000000000000000000000	1:3000000000000000000000000	1:4000000000000000000000000	1:5000000000000000000000000	1:6000000000000000000000000	1:8000000000000000000000000	1:10000000000000000000000000	1:12000000000000000000000000	1:15000000000000000000000000	1:20000000000000000000000000	1:25000000000000000000000000	1:30000000000000000000000000	1:40000000000000000000000000	1:50000000000000000000000000	1:60000000000000000000000000	1:80000000000000000000000000	1:100000000000000000000000000	1:120000000000000000000000000	1:150000000000000000000000000	1:200000000000000000000000000	1:250000000000000000000000000	1:300000000000000000000000000	1:400000000000000000000000000	1:500000000000000000000000000	1:600000000000000000000000000	1:800000000000000000000000000	1:1000000000000000000000000000	1:1200000000000000000000000000	1:1500000000000000000000000000	1:2000000000000000000000000000	1:2500000000000000000000000000	1:3000000000000000000000000000	1:4000000000000000000000000000	1:5000000000000000000000000000	1:6000000000000000000000000000	1:8000000000000000000000000000	1:10000000000000000000000000000	1:12000000000000000000000000000	1:15000000000000000000000000000	1:20000000000000000000000000000	1:25000000000000000000000000000	1:30000000000000000000000000000	1:40000000000000000000000000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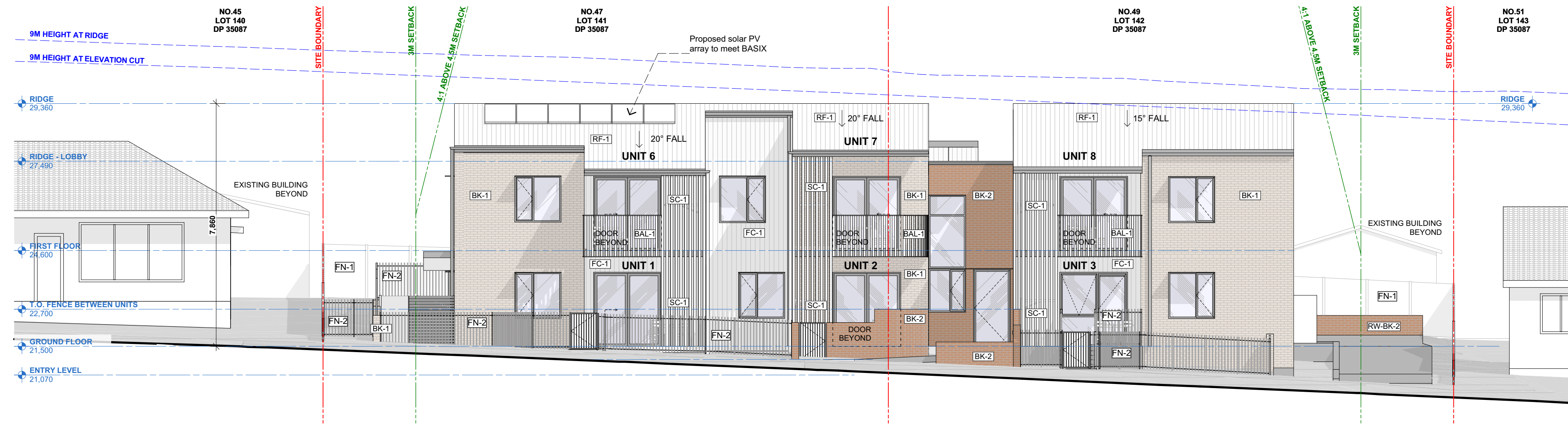
PART 5 ASSESSMENT

LIVABLE HOUSING COMPLIANCE

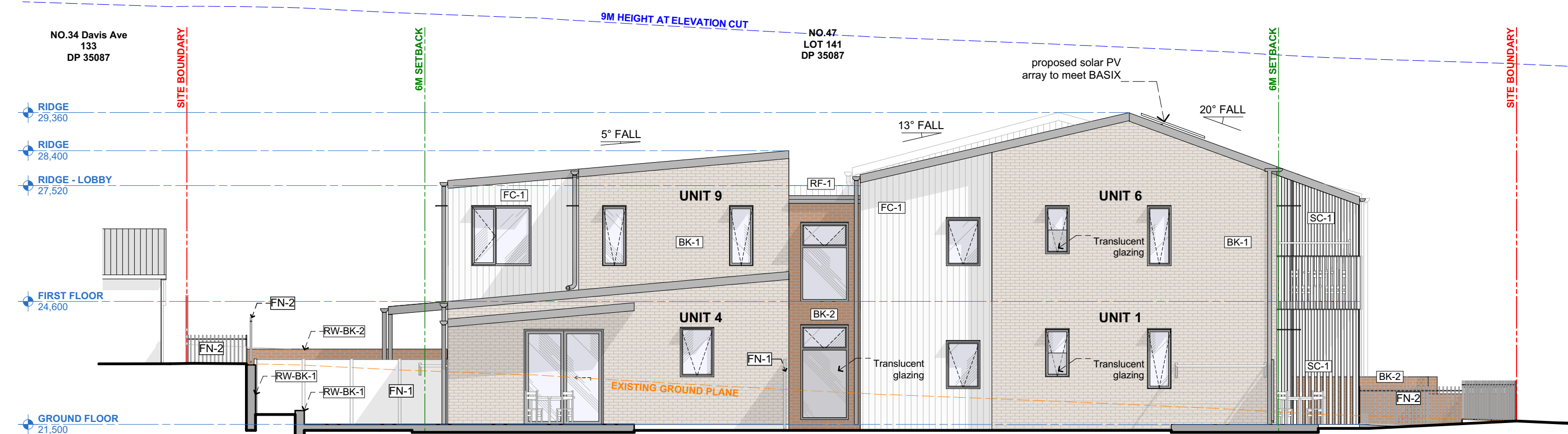


- EXTERNAL FINISHES**
- BAL-1 **BALUSTRADE**
METAL BALUSTRADE IN LEXICON QUARTER
 - BK-1 **WALLS**
BRICK - PGH COASTAL HAMPTONS - GULL GREY
 - BK-2 **WALLS**
BRICK - PGH TOWNHOUSE - KENT
 - FC-1 **WALLS**
FIBRE CEMENT CLADDING - JAMES HARDIE AXON CLADDING SMOOTH 133
 - RW-BK **RETAINING WALL**
CONCRETE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

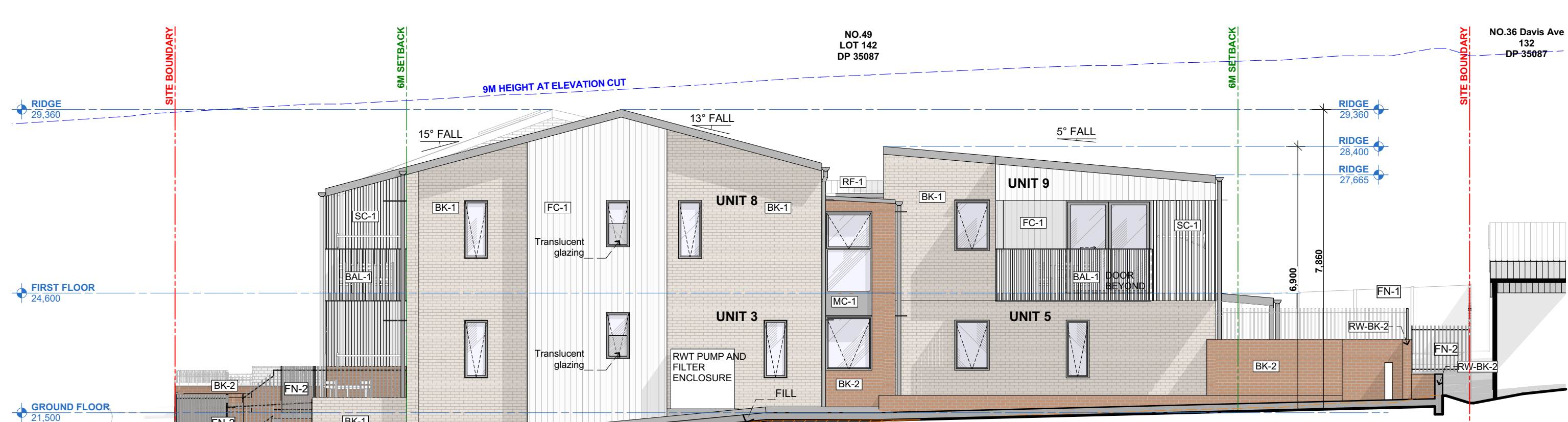




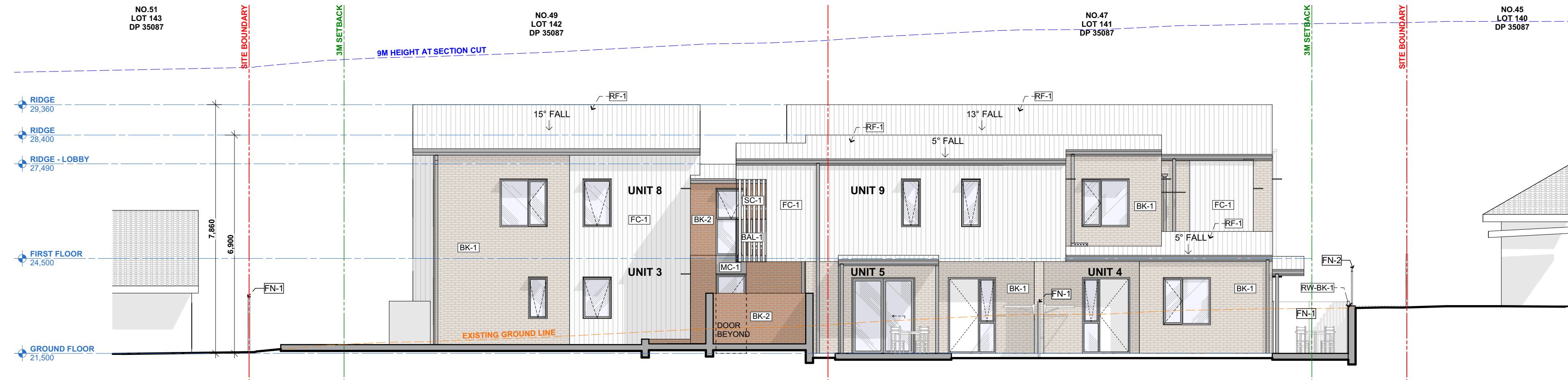
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1:100



02 EAST ELEVATION
1:100



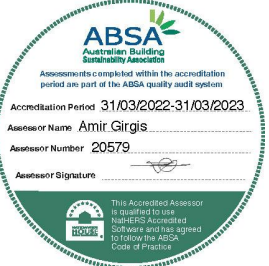
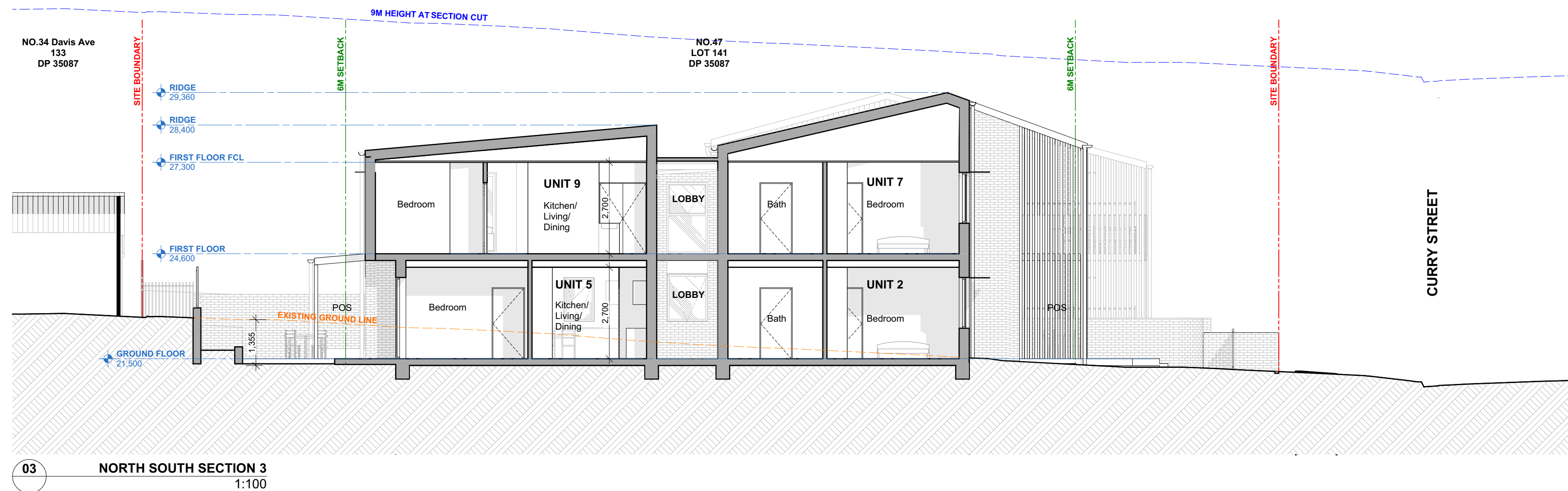
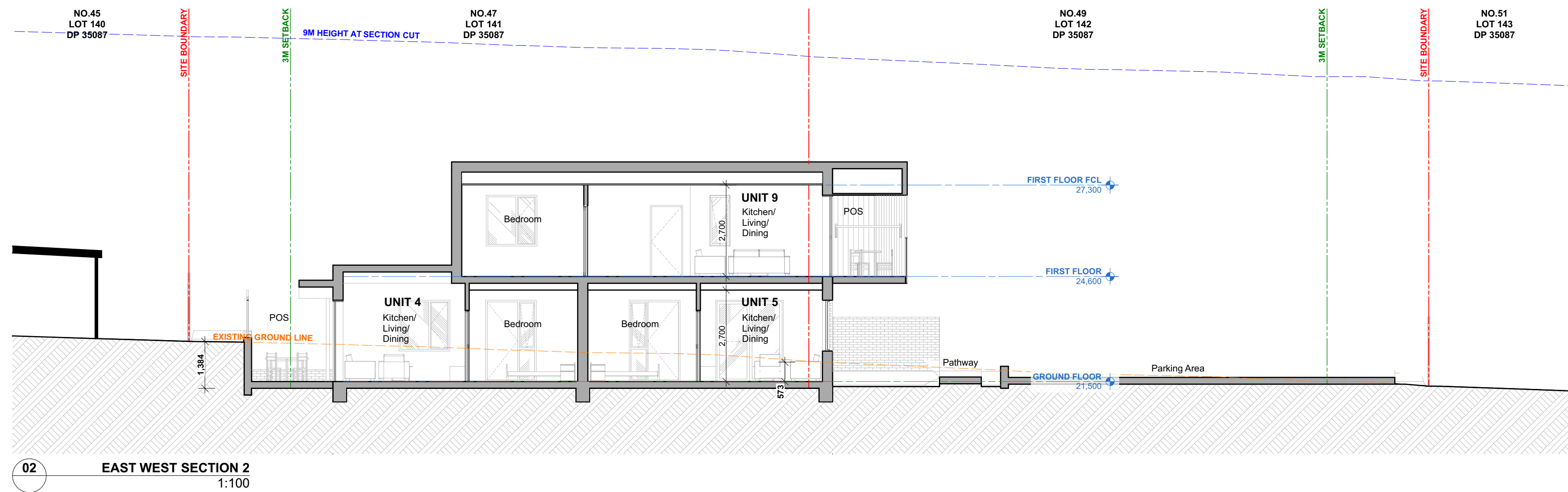
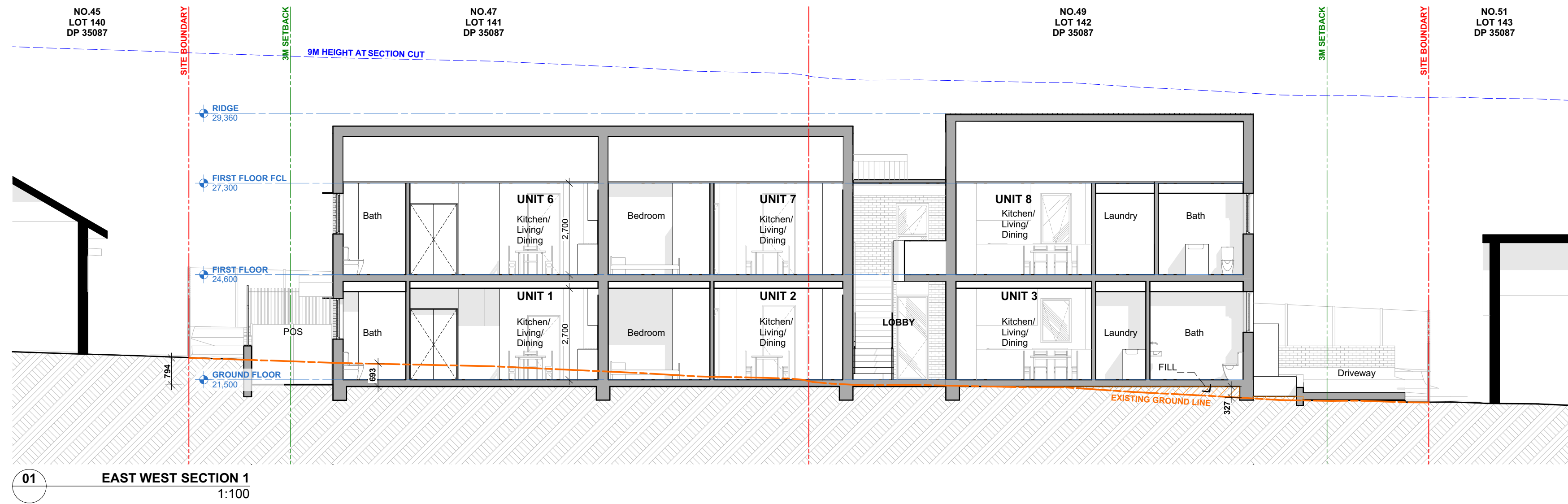
03 WEST ELEVATION
1:100



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





BAL	BALUSTRADE	FFL	FINISHED FLOOR LEVEL	MS	MESH SCREENING	TOW	TOP OF WALL
BR	BRICK	FI	FIRE INDICATOR PANEL	MSB	MAIN SWITCH BOARD	TOF	TOP OF FENCE
CL	CLOTHESLINE	FN	FENCING	NBN	NBN CUPBOARD	RL	REDUCED LEVEL
DP	DOWNPIPE	GD	GRATED DRAIN	NGL	NATURAL GROUND LEVEL	RF	ROOFING
EG	EAVES OUTTER	GM	GAS METER	O	OVER	RET	RETAINING WALL
F	FROST	HWU	HOT WATER UNIT	OSD	ON SITE DETENTION	RWT	RAIN WATER TANK
FC	FIBRE CEMENT CLADDING	LY	LAUNDRY	P	PANTRY	SWP	STORM WATER PIT
		LN	LINEN CUPBOARD	POS	PRIVATE OPEN SPACE	WM	WATER METER

BOUNDARY	SETBACKS	DEMOLITION	SUBSTATION EASEMENT	SUBSTATION 3M CLEARANCE
BOUNDARY	SETBACKS	DEMOLITION	SUBSTATION EASEMENT	SUBSTATION 3M CLEARANCE

TREE PROTECTION ZONE	VEHICULAR SIGHTLINES	ACCESSIBLE CLEARANCES	RL EXISTING	RL PROPOSED
TREE PROTECTION ZONE	VEHICULAR SIGHTLINES	ACCESSIBLE CLEARANCES	RL EXISTING	RL PROPOSED

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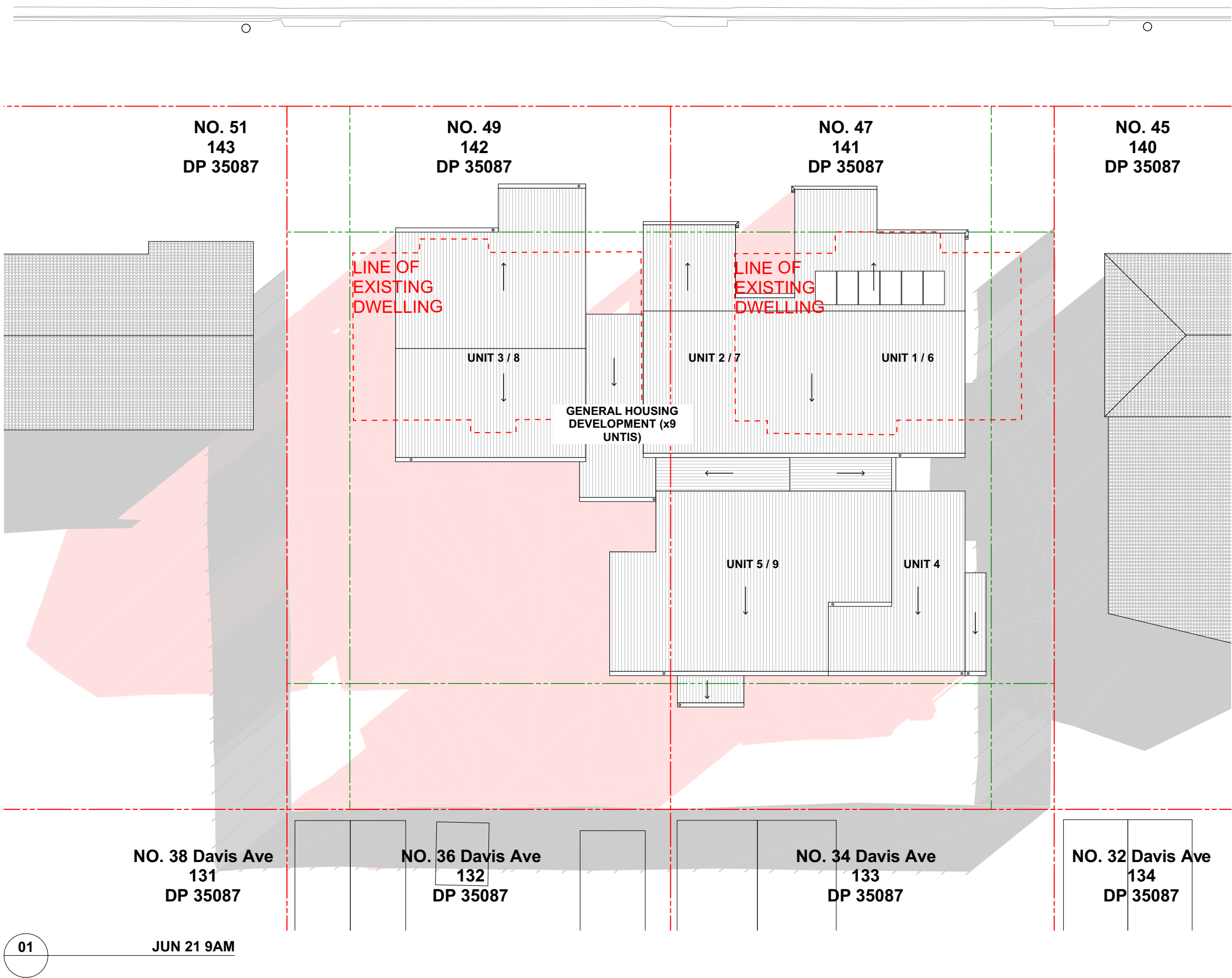
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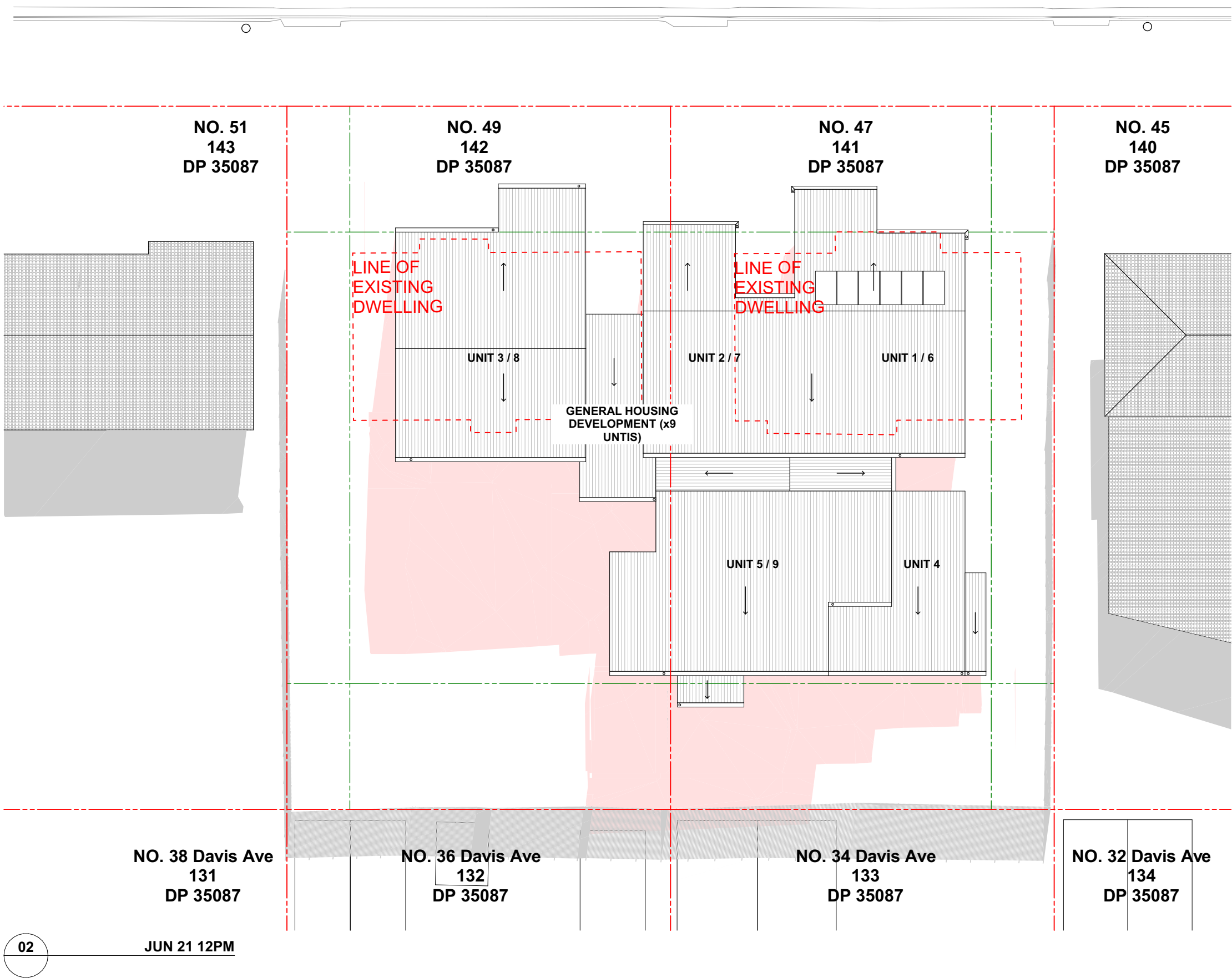
PART 5 ASSESSMENT

SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV
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SCALE @ A3	DRAWING TITLE			
1:200	SECTIONS			

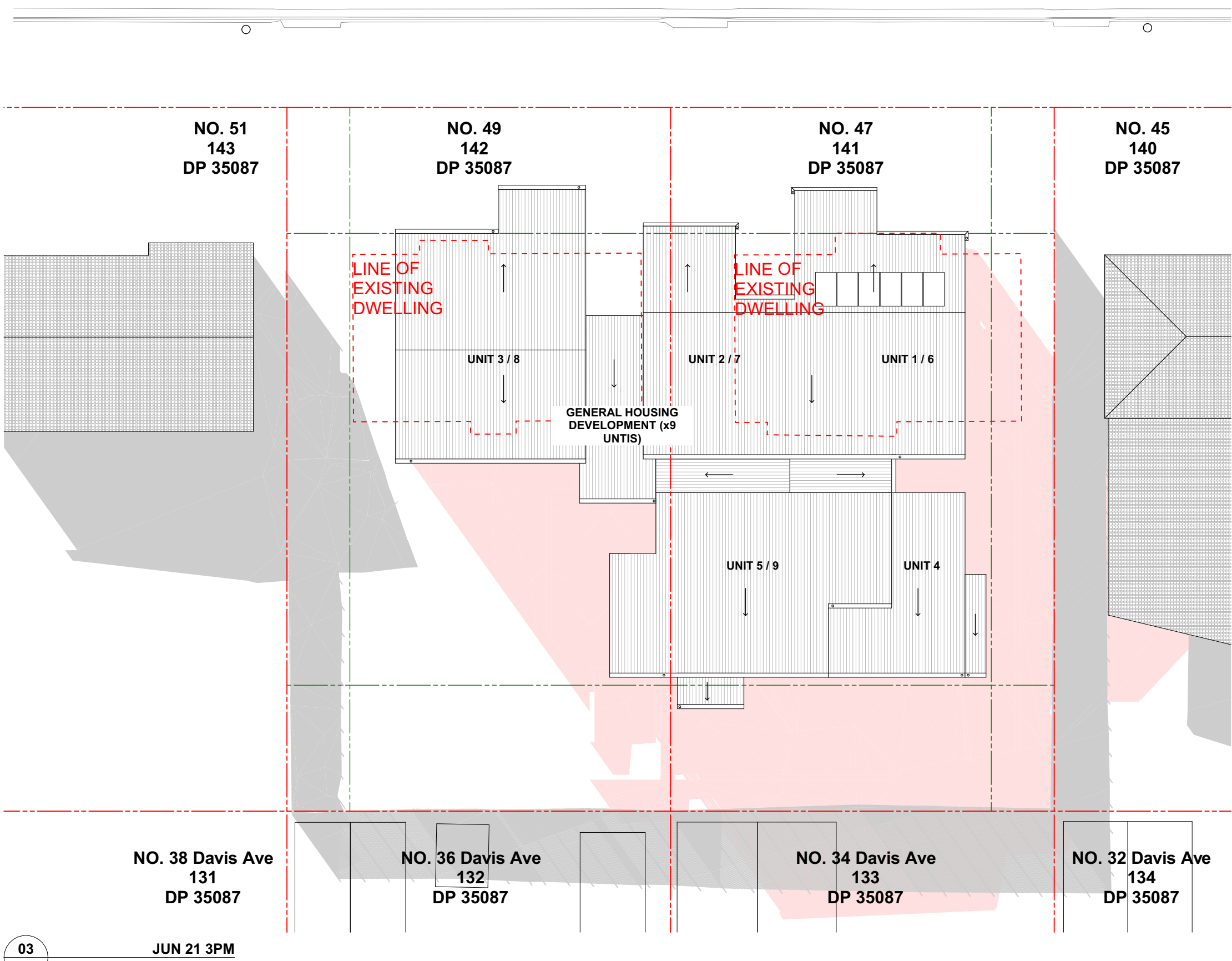
CURRY STREET



CURRY STREET



CURRY STREET



LEGEND

- SHADOWS CAST BY NEIGHBOURS
- SHADOWS CAST BY PROPOSED DWELLING

7.2
Average
star rating
NATIONAL
HOUSE
BUILDING
SURVEILLANCE
0007825770 28 Jun 2022
Assessor Amir Giris
Accreditation No. 20579
Address
Curry Street, WallSEND, NSW
2287
hstar.com.au

ABSA
Australian Building Standards
Accreditation No. 3163022-3163023
Assessor Name Amir Giris
Assessment Number 20579
Assessor's Signature

BAL	BALUSTRADE	FFL	FINISHED FLOOR LEVEL	MS	MESH SCREENING	TOW	TOP OF WALL
BK	BRICK	FIP	FIRE INDICATOR PANEL	MSB	MAIN SWITCH BOARD	TOF	TOP OF FENCE
BR	BROOM CUPBOARD	FN	FENCING	NBN	NBN CUPBOARD	RL	REDUCED LEVEL
CL	CLOTHESLINE	GD	GRATED DRAIN	NGL	NATURAL GROUND LEVEL	RF	ROOFING
DP	DOWNSPIPE	GM	GAS METER	O	OVEN	RL	RETAINING WALL
EG	EAVES OUTTER	HWU	HOT WATER UNIT	OSD	ON SITE DETENTION	RWT	RAIN WATER TANK
F	FROGE	LY	LAUNDRY	P	PANTRY	SWP	STORM WATER PIT
FC	FIBRE CEMENT CLADDING	LN	LINEN CUPBOARD	POS	PRIVATE OPEN SPACE	WM	WATER METER

BOUNDARY	BOUNDARY	BOUNDARY	BOUNDARY	BOUNDARY	BOUNDARY	BOUNDARY	BOUNDARY
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Unit 4, 30 Wilson Street, Australia NSW 2042
TELEPHONE +612 9619 8800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 405 587 Nominated Architect Sam Crawford 6498

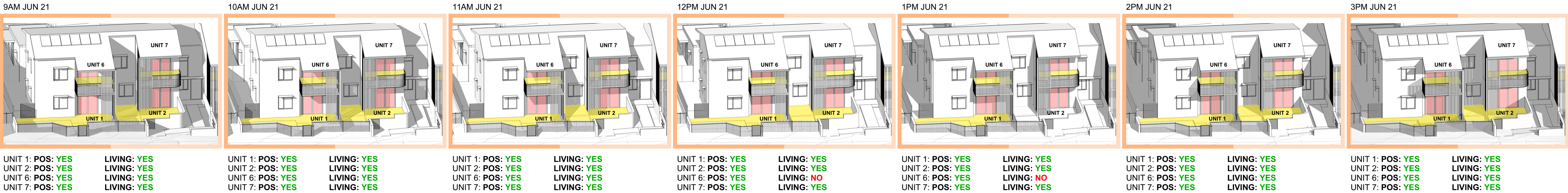
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REV	APPD	DATE	CLIENT	REV	APPD	DATE	CLIENT
P1	SC	4/02/2022	LAND & HOUSING CORPORATION (LAHC)	P1	SC	4/02/2022	LAND & HOUSING CORPORATION (LAHC)
P2	SC	8/03/2022	PROJECT	P2	SC	8/03/2022	PROJECT
P3	SC	12/04/2022	CURRY ST	P3	SC	12/04/2022	CURRY ST
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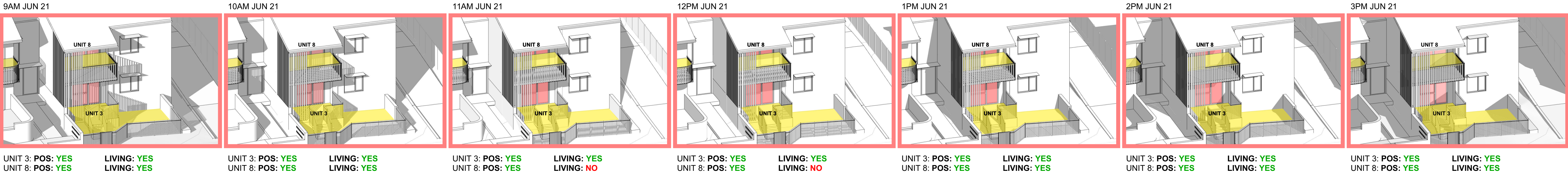
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PART 5 ASSESSMENT

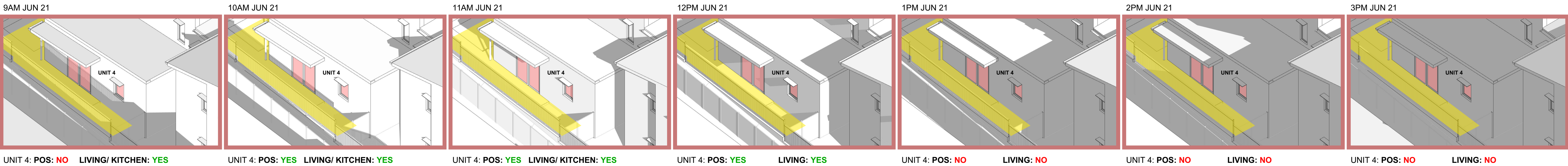
SHADOW DIAGRAMS



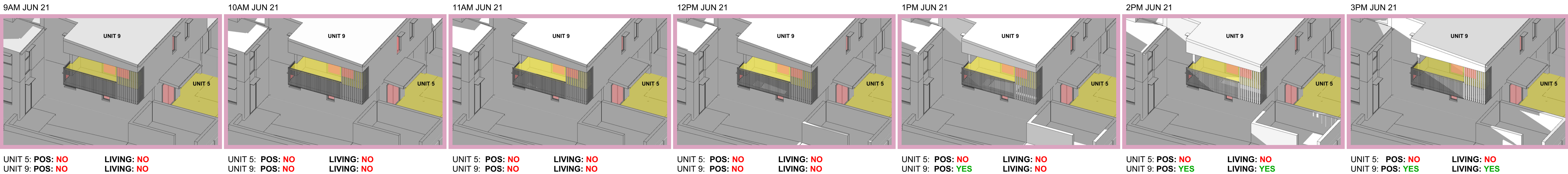
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02 UNIT 3, 8



03 9AM UNIT 4



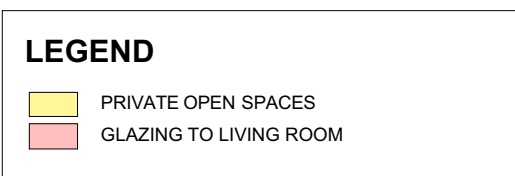
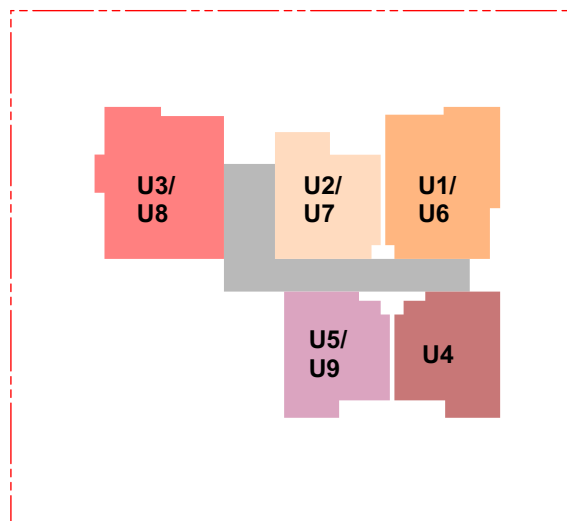
04 UNIT 5, 9

SENIORS LIVING URBAN DESIGN GUIDE OBJECTIVE 5

UNIT 1: 3HR minimum (9AM-3PM) Midwinter
UNIT 2: 3HR minimum (9AM-3PM) Midwinter
UNIT 3: 3HR minimum (9AM-3PM) Midwinter
UNIT 4: 3HR minimum (9AM-3PM) Midwinter
UNIT 5: 3HR minimum (9AM-3PM) Midwinter
UNIT 6: 3HR minimum (9AM-3PM) Midwinter
UNIT 7: 3HR minimum (9AM-3PM) Midwinter
UNIT 8: 3HR minimum (9AM-3PM) Midwinter
UNIT 9: 3HR minimum (9AM-3PM) Midwinter

POS: YES
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POS: NO

LIVING: YES
LIVING: YES
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LIVING: NO



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ACN: 165 405 587 Nominated Architect Sam Crawford 6488

DESCRIPTION
70% DA FOR LAHC REVIEW
AND SUBMISSION
AND RESUBMISSION

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

PART 5 ASSESSMENT

SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV
N.T.S.	21.25	AA	402	P3
SCALE @ A3	DRAWING TITLE			
N.T.S.	SOLAR ACCESS			

