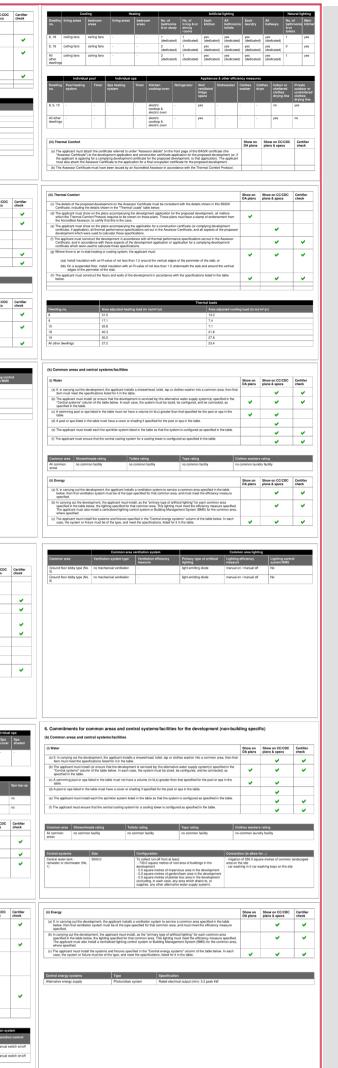
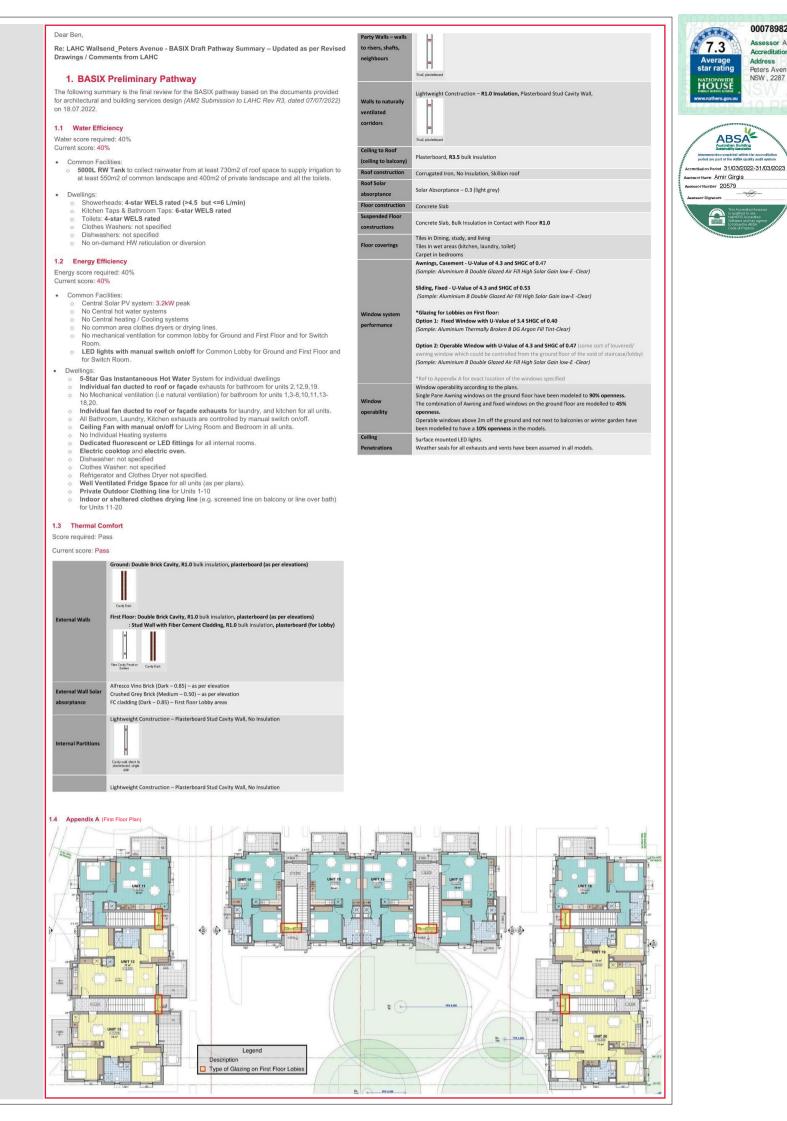
Procession Concretification Use gravaturality not wave basis rate gravaturality Definition Procession Procession <	 Commitments for common areas and central systems/facilities for the development (rom-building specific) Water Unit Trangy 	C) Common uncess and certral systems shalling (1) Our more accessed on the systems shalling a lowerhand system balance in the system shalling shalling	By Press Control Brow in Control State Brow in State <
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Backing labor denotes the denoting and controm cares with the project. Common areas of unit building - building. The control areas of unit building - building. Common areas of unit building - building. Common areas of unit building - building. The control area of unit building - building. The control areas of unit building - building. Common areas fuel build	Control Texatoria Texatoria Anticial lighting Matural lighting 1:1 cating term maximum Maximu	Of Image Description Description <thdescription< th=""> <thdescription< th=""> <t< td=""><td></td></t<></thdescription<></thdescription<>	
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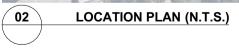


PETERS AVENUE PERSPECTIVE









DEVELOPMENT COMPLIANCE TABLE

Locality/Suburb Street Address								
	WALLSEND							
	6-12 Peters Avenue							
Lot Number(s) & Deposited Plan			Lot	5, 6, 7 and 8. DP 35087				
				Lot 5 - 765.10				
				Lot 6 - 588.10				
SITE AREA (m²)				Lot 7 - 588.10				
				Lot 8 - 638.60				
				Total - 2579.9m ²				
NUMBER OF EXISTING LOTS				4				
PROPOSED GFA (m ²)				1363				
				12 x 1 Bed				
NUMBER OF DWELLINGS				8 x 2 Bed				
NUMBER OF DIFEEEIIOU				= 20 Dwellings				
		-		20 Bitomilgo				
	Number	Туре	No. of	GFA Ground (m ²)	GFA First (m ²)	POS (m ²)		
	1		Bedrooms					
	2	Ground (Silver) Ground (Silver)	1 2	55 78		83		
	2	Ground		10		63		
	3	(Adaptable)	2	77		133		
DWELLINGS	4	Ground (Silver)	1	53		22		
DITEEEINGG	5	Ground (Silver)	1	54		24		
	6	Ground (Silver)	1	54		24		
		Ground						
	7	(Adaptable)	1	58		24		
	8	Ground (Silver)	1	54		92		
	9	Ground (Silver)	2	75		52		
	10	Ground (Silver)	2	74		103		
	11	First	1		70	8		
	12	First	2		72	10		
	13	First	2		74	13		
	14	First	1		53	8		
	15	First	1		54	8		
	16	First	1		54	8		
	17	First	1		58	8		
	18	First	1		69	8		
	19	First	2		71	11		
	20	First	2		72	11		
LOBBY		Ground		50				
LOBB		First			34			
TOTAL			28	1363		713		
		TROL	R	EQUIREMENT	PRO	POSED		
HEIGHT		g SEPP		9m	Maximu	ım 8.20m		
-	Newcas	tle LEP		8.5m	Maximan 0.2011			
FSR	Newcas	tle I FP		0.6 : 1	0.1	53:1		
138	The Wood of			(Max. 1548m²)	0.0	50.1		
				6.5m				
		Front Street	(Average se	tback distance of buildings		mum - 6m		
		Setback		m either side of the lot)	FF minim	ium - 3.8m		
					GF minmum - 3m			
			0.9m up to 4	5m - above 4.5m at an angle				
		Side Setback			FF minimum - 3m			
	Newcastle DCP			o max permitted height	EE minii	FF Initiation - Sti		
SETBACK			or 4.1 to max permitted height		FF mini			
SETBACK		Secondary		o max permitted height				
SETBACK		Secondary Setback		o max permitted height 2m		I/A		
SETBACK				2m	Ν	I/A		
SETBACK			3m u	2m p to 4.5m in height	GF mini	I/A mum - 3m		
SETBACK		Setback	3m u	2m	GF mini	I/A		
SETBACK		Setback	3m u 6m setbae	2m p to 4.5m in height ck for greater than 4.5m	GF mini	I/A mum - 3m		
SETBACK		Setback	3m u 6m setbao 0.4 :	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8	GF mini	I/A mum - 3m		
	Housing SEPP	Setback Rear Setback	3m u 6m setbac 0.4	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4	GF mini FF minin	I/A mum - 3m num - 2.4m		
SETBACK	Housing SEPP (Division 6)	Setback	3m u 6m setbac 0.4	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 vaces, incl. 2 accessible	GF mini FF minin	I/A mum - 3m		
		Setback Rear Setback	3m u 6m setbac 0.4	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4	GF mini FF minin	I/A mum - 3m num - 2.4m		
		Setback Rear Setback	3m u 6m setbao 0.4 0.4 (total 9 sp	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 x 8 (2 Bed) = 4 vaces, incl. 2 accessible space)	GF mini FF minin	I/A mum - 3m num - 2.4m		
	(Division 6)	Setback Rear Setback Accessible Area	3m u 6m setbao 0.4 0.4 (total 9 sp	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 vaces, incl. 2 accessible	GF mini FF minin	I/A mum - 3m num - 2.4m		
PARKING		Setback Rear Setback	3m u 6m setbao 0.4 0.4 (total 9 sp	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 x 8 (2 Bed) = 4 vaces, incl. 2 accessible space)	GF mini FF minin Total p	I/A num - 3m num - 2.4m rovided 9		
	(Division 6) Newcastle DCP	Setback Rear Setback Accessible Area	3m u 6m setbar 0.4 0.4 (total 9 sp Min 30%	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5x 8 (2 Bed) = 4 acces, incl. 2 accessible space) & of site area = 774m ²	GF mini FF minin Total p	I/A mum - 3m num - 2.4m		
PARKING	(Division 6) Newcastle DCP Housing SEPP	Setback Rear Setback Accessible Area	3m u 6m setbar 0.4 0.4 (total 9 sp Min 30%	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 laces, incl. 2 accessible space) 6 of site area = $774m^2$ dscaped area per dwelling	GF mini FF minin Total p	I/A num - 3m num - 2.4m rovided 9		
PARKING	(Division 6) Newcastle DCP	Setback Rear Setback Accessible Area General	3m u 6m setbar 0.4 0.4 (total 9 sp Min 30%	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5x 8 (2 Bed) = 4 acces, incl. 2 accessible space) & of site area = 774m ²	GF mini FF minin Total p	I/A num - 3m num - 2.4m rovided 9		
PARKING	(Division 6) Newcastle DCP Housing SEPP	Setback Rear Setback Accessible Area General	3m u 6m setbar 0.4 0.4 (total 9 sp Min 30%	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 vaces, incl. 2 accessible space) 6 of site area = $774m^2$ dscaped area per dwelling	GF mini FF minin Total p	I/A num - 3m num - 2.4m rovided 9		
PARKING	(Division 6) Newcastle DCP Housing SEPP (Division 1)	Setback Rear Setback Accessible Area General General	3m u 6m setbar 0.4 0.4 (total 9 sp Min 30% 35m² of land	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5x 8 (2 Bed) = 4 vaces, incl. 2 accessible space) 6 of site area = 774m ² dscaped area per dwelling = 700m ²	GF mini FF minin Total p Propose	I/A mum - 3m num - 2.4m rovided 9 rd 892 m²		
PARKING LANDSCAPE	(Division 6) Newcastle DCP Housing SEPP	Setback Rear Setback Accessible Area General	3m u 6m setbar 0.4 0.4 (total 9 sp Min 30% 35m² of land	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 vaces, incl. 2 accessible space) 6 of site area = $774m^2$ dscaped area per dwelling	GF mini FF minin Total p Propose	I/A num - 3m num - 2.4m rovided 9		
PARKING	(Division 6) Newcastle DCP Housing SEPP (Division 1)	Setback Rear Setback Accessible Area General General	3m u 6m setbar 0.4 0.4 (total 9 sp Min 30% 35m² of land	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5x 8 (2 Bed) = 4 vaces, incl. 2 accessible space) 6 of site area = 774m ² dscaped area per dwelling = 700m ²	GF mini FF minin Total p Propose	I/A mum - 3m num - 2.4m rovided 9 rd 892 m²		
PARKING LANDSCAPE	(Division 6) Newcastle DCP Housing SEPP (Division 1)	Setback Rear Setback Accessible Area General General General	3m u 6m setba 0.4 (total 9 sp Min 309 35m² of lanc 15% o	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 aces, incl. 2 accessible space) 6 of site area = 774m ² dscaped area per dwelling = 700m ² of site area = 387m ²	GF mini FF minir Total p Propose	I/A mum - 3m num - 2.4m rovided 9 rd 892 m² ed 512m²		
PARKING LANDSCAPE	(Division 6) Newcastle DCP Housing SEPP (Division 1) Newcastle DCP Housing SEPP	Setback Rear Setback Accessible Area General General	3m u 6m setba 0.4 0.1 (total 9 sp Min 30% 35m² of land 15% of	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5x 8 (2 Bed) = 4 vaces, incl. 2 accessible space) 6 of site area = 774m ² dscaped area per dwelling = 700m ²	GF mini FF minir Total p Propose	I/A mum - 3m num - 2.4m rovided 9 rd 892 m²		
PARKING LANDSCAPE	(Division 6) Newcastle DCP Housing SEPP (Division 1) Newcastle DCP	Setback Rear Setback Accessible Area General General General	3m u 6m setba 0.4 (total 9 sp Min 309 35m ² of land 15% o	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 acces, incl. 2 accessible space) 6 of site area = 774m ² discaped area per dwelling = 700m ² of site area = 387m ² of deep soil zone located at rear	GF mini FF minir Total p Propose	I/A mum - 3m num - 2.4m rovided 9 rd 892 m² ed 512m²		
PARKING LANDSCAPE DEEP SOIL	(Division 6) Newcastle DCP (Division 1) Newcastle DCP Housing SEPP (Division 1)	Setback Rear Setback Accessible Area General General General	3m u 6m setbad 0.4 0.4 0.4 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5x 8 (2 Bed) = 4 acces, incl. 2 accessible space) 6 of site area = 774m ² dscaped area per dwelling = 700m ² of deep soil zone located at rear dwellings receive min	F mini FF minir Total p Propose Proposed	I/A mum - 3m num - 2.4m rovided 9 rovided 9 rd 892 m ² ed 512m ² 93% at rear		
PARKING LANDSCAPE	(Division 6) Newcastle DCP Housing SEPP (Division 1) Newcastle DCP Housing SEPP	Setback Rear Setback Accessible Area General General General	3m u 6m setba 0.4 0.4 (total 9 sp (total 9 sp Min 30% 35m² of land 15% 6 65%	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 ix 8 (2 Bed) = 4 accessible = 4 accessible = 2 accessible = 2 for site area = 774m ² dscaped area per dwelling = 700m ² of site area = 387m ² of site area = 387m ² of deep soil zone located at rear dwellings receive min hrs sunlight to	F mini FF minir Total p Propose Proposed	I/A mum - 3m num - 2.4m rovided 9 rd 892 m² ed 512m²		
PARKING LANDSCAPE DEEP SOIL	(Division 6) Newcastle DCP (Division 1) Newcastle DCP Housing SEPP (Division 1)	Setback Rear Setback Accessible Area General General General	3m u 6m setba 0.4 0.4 (total 9 sp (total 9 sp Min 30% 35m² of land 15% 6 65%	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5x 8 (2 Bed) = 4 acces, incl. 2 accessible space) 6 of site area = 774m ² dscaped area per dwelling = 700m ² of deep soil zone located at rear dwellings receive min	F mini FF minir Total p Propose Proposed	I/A mum - 3m num - 2.4m rovided 9 rovided 9 rd 892 m ² ed 512m ² 93% at rear		
PARKING LANDSCAPE DEEP SOIL	(Division 6) Newcastle DCP (Division 1) Newcastle DCP Housing SEPP (Division 1)	Setback Rear Setback Accessible Area General General General	3m u 6m setba 0.4 (total 9 sp Min 309 35m² of land 15% d 65% 1 70% of sp 3 Living	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 access, incl. 2 accessible space) 6 of site area = 774m ² discaped area per dwelling = 700m ² of site area = 387m ² of deep soil zone located at rear dwellings receive min hrs sunligh to & POS in Mid-Winter	F mini FF minir Total p Propose Proposed	I/A mum - 3m num - 2.4m rovided 9 rovided 9 rd 892 m ² ed 512m ² 93% at rear		
PARKING LANDSCAPE DEEP SOIL SOLAR ACCESS	(Division 6) Newcastle DCP Housing SEPP (Division 1) Newcastle DCP Housing SEPP (Division 1) SLUDG	Setback Rear Setback Accessible Area General General General General	3m u 6m setba 0.4 0.1 (total 9 sp Min 309 35m ² of land 15% of 65% 70% of 20% of 20% of 3_Living 10 or more	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 acces, incl. 2 accessible space) 6 of site area = 774m ² dscaped area per dwelling = 700m ² of site area = 387m ² of deep soil zone located at rear dwellings receive min hrs sunight to & POS in Mid-Winter e dwellings, a min 5% of	N GF mini FF minin Total p Propose Proposed 15 / 2	I/A mum - 3m num - 2.4m rovided 9 rovided 9 rd 892 m ² ad 512m ² 93% at rear 0 (75%)		
PARKING LANDSCAPE DEEP SOIL	(Division 6) Newcastle DCP (Division 1) Newcastle DCP Housing SEPP (Division 1)	Setback Rear Setback Accessible Area General General General	3m u 6m setbad 0.4 0.4 (total 9 sp Min 309 35m² of lanc 35m² of lanc 65% 65% 70% of 3 Living 10 or more COS area	2m p to 4.5m in height ck for greater than 4.5m x 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 access, incl. 2 accessible space) 6 of site area = 774m ² discaped area per dwelling = 700m ² of site area = 387m ² of deep soil zone located at rear dwellings receive min hrs sunligh to & POS in Mid-Winter	N GF mini FF minin Total p Propose Proposed 15 / 2	I/A mum - 3m num - 2.4m rovided 9 rovided 9 rd 892 m ² ed 512m ² 93% at rear		

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SAM CRAWFORD ARCHITE
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NSW GOVERNMENT

samcrawfordarchitects Unit 4, 30 Wilson Street, Australia NSW 2042 TELEPHONE +612 9519 6800 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au ACN 165 409 567 Nominated Architect Sam Crawford 6498

70% DA SUBMISSION TO LAHO AM2 SUBMISSION TO LAHC AM2 SUBMISSION TO LAHC

REV	APP'D	DATE	CLIENT
01	SC	24-Mar-22	LAND & HO
02	SC	26-May-22	
03	SC	07-Jul-22	PROJECT
			PETERS /
			6-12 PETERS



PART 5 ACTIVITY, PROPOSED **RESIDENTIAL FLAT BUILDING**, **GENERAL HOUSING, BGVHK**

6-12 PETERS AVENUE, WALLSEND NSW 2287 LOT 5 DP 35087, LOT 6 DP 35087, LOT 7 DP35087, LOT 8 DP35087

FOR LAND & HOUSING CORPORATION (LAHC)

DRAWING LIST

000 COVER 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 (SOUTH)	1:100				
104	DEMOLITION PLAN (NORTH)	1:100				
105	DEVELOPMENT DATA	1:500				
106	SITE PLAN (SOUTH)	1:100				
107	SITE PLAN (NORTH)	1:100				
108	GF PLAN (SOUTH)	1:100				
109	GF PLAN (NORTH)	1:100				
110	FIRST FLOOR PLAN	1:100				
111	ROOF PLAN	1:100				
200 EL	EVATION					
201	STREET ELEVATION	1:100				
202	ELEVATIONS 1	1:100				
203	ELEVATIONS 2	1:100				
300 SE	CTIONS					
301	SECTIONS	1:100				
400 SHADOW DIAGRAMS						
401	SHADOW DIAGRAMS	1:300				
402	SOLAR ACCESS	N.T.S.				
403	SOLAR ACCESS 2	N.T.S.				
500 EX	TERNAL FINISHES AND MATERIALS					
501	EXT. FINISHES & MATERIALS	N.T.S.				

CONSULTANTS LIST

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BCA CONSULTANT	BCA Vision Pty Ltd				
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CIVIL ENGINEER	Cardno				
	Level 9, 203 Pacific Highway, St Leonards 2065 P 02 9496 7700				
LANDSCAPE ARCHITECT	Place Design Group				
	3b/830-832 Elizabeth St, Waterloo 2017 P 02 9290 3300				
ELECTRICAL, FIRE,	Northrop Consulting Engineers				
HYDRAULIC, MECHANICAL, STRUCTURAL & SUSTAINABILITY	Level 1, 215 Pacific Highway Charlestown NSW P 02 4943 1777				
TRAFFIC ENGINEER	ТТРР				
	22-24 Atchison St, St Leonards 2065 P 02 8437 7800				
PART 5 ASSESSMENT					

SCALE @ A3

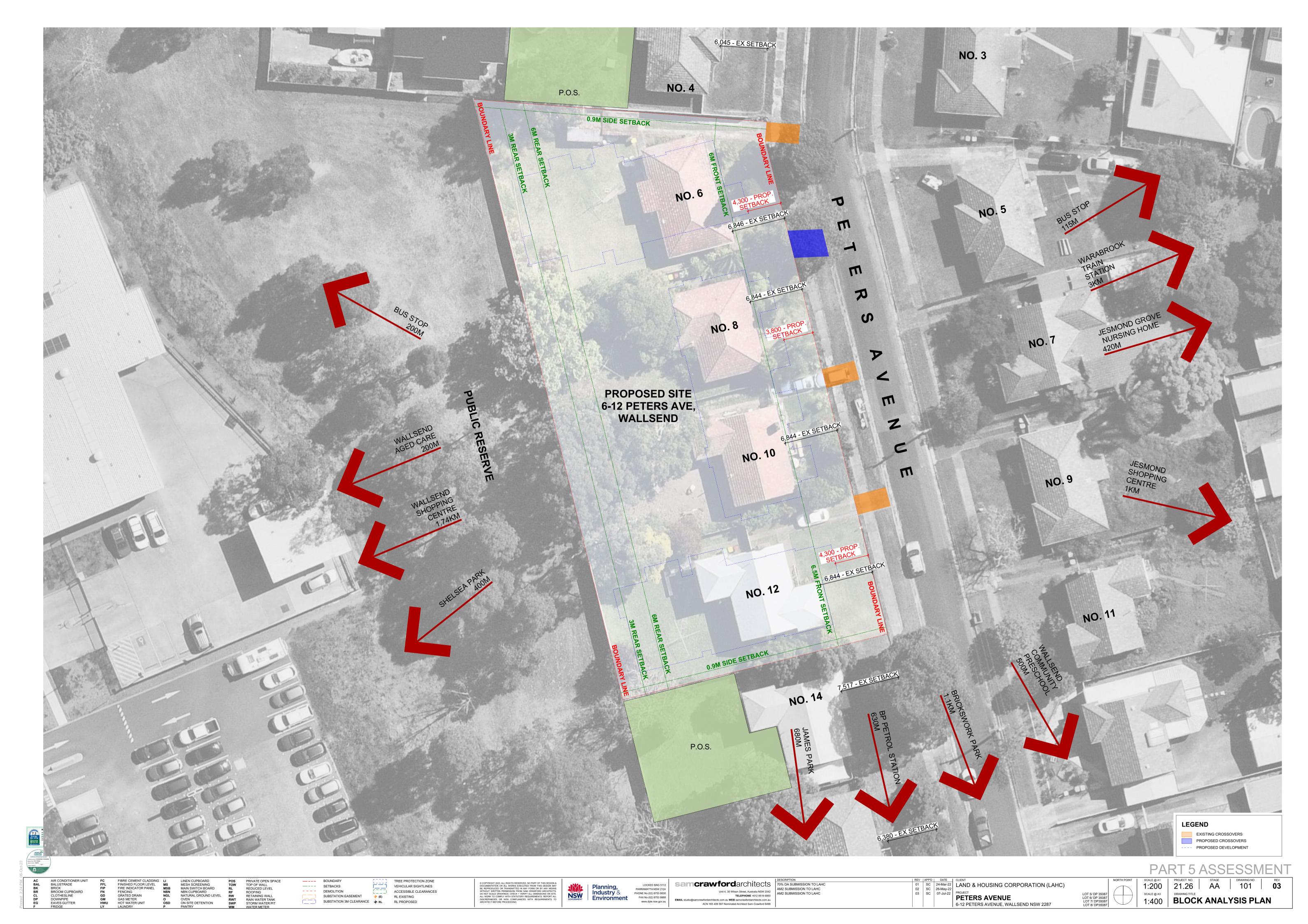
DRAWING TITLE

LOT 5/ DP 35087 LOT 6/ DP 35087 LOT 7/ DP35087 LOT 8/ DP35087

 SCALE @ A1
 PROJECT NO.
 STAGE
 DRAWING NO.

 N.T.S.
 21.26
 AA
 000
 N.T.S. COVER SHEET

03

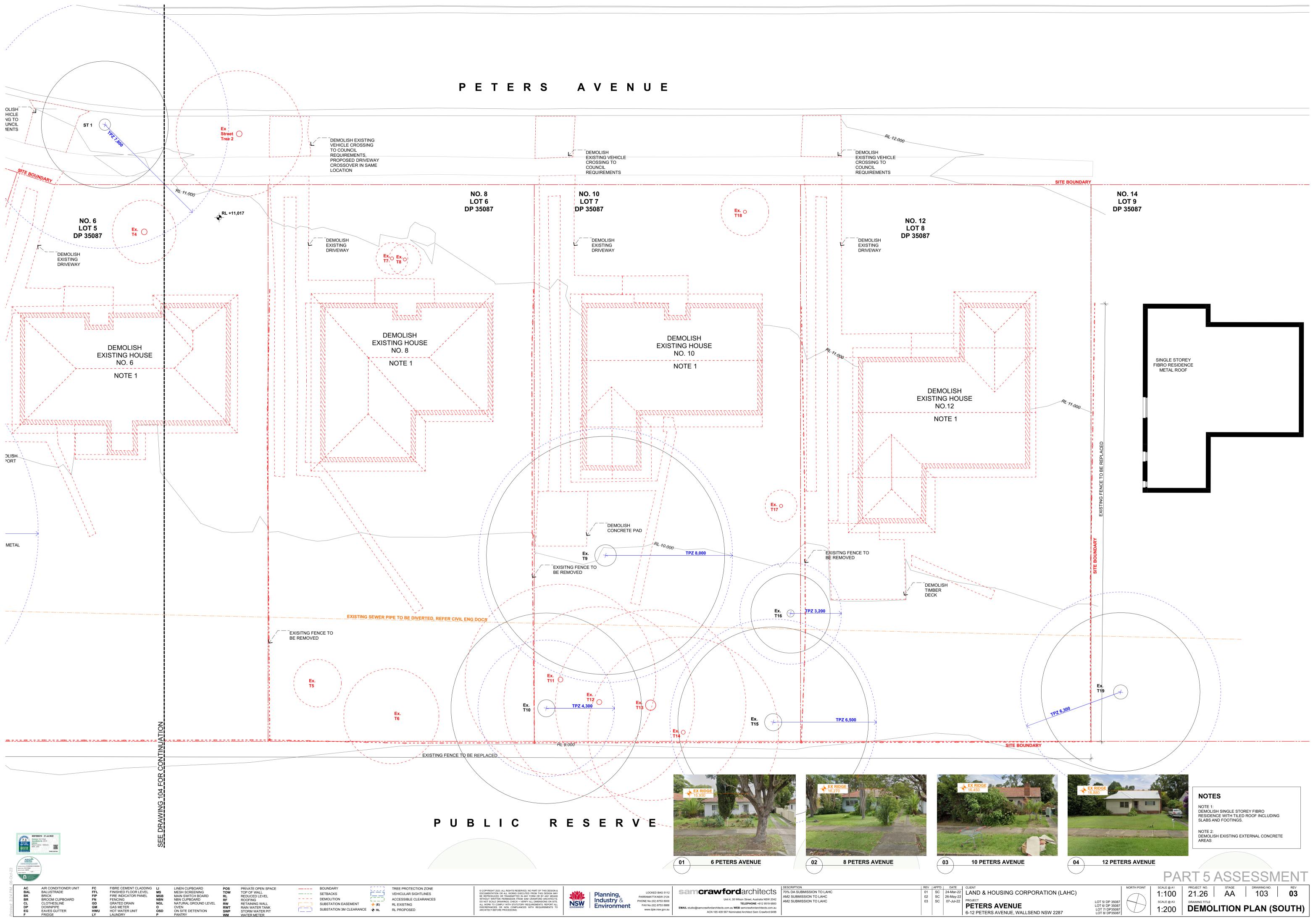


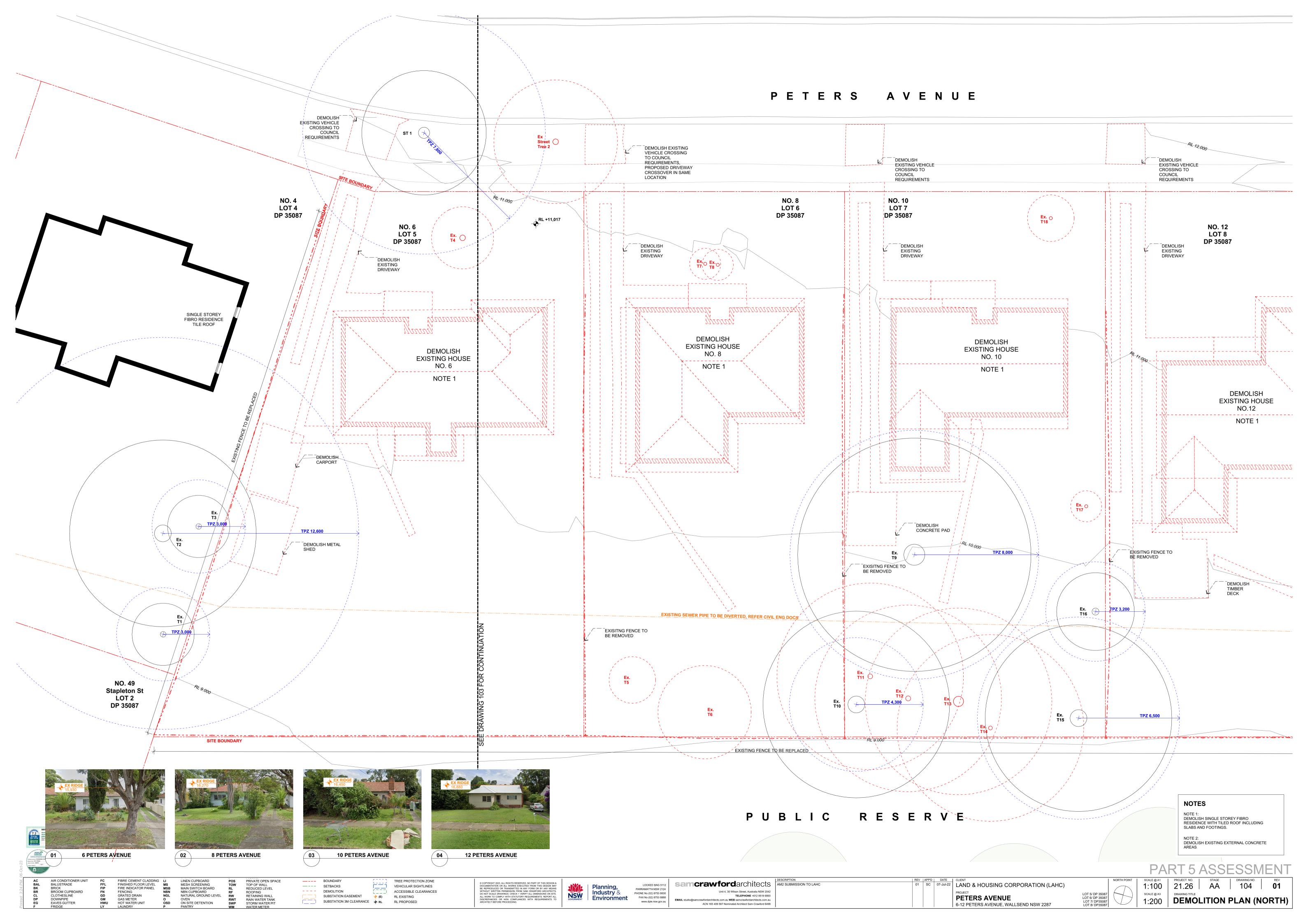


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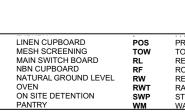
				e e 1.1.	DESCRIPTION	REV	APP'D	DATE	CLIENT
GHTS RESERVED. NO PART OF THIS DESIGN & WORKS EXECUTED FROM THIS DESIGN MAY		Diamaina	LOCKED BAG 5112	samcrawfordarchitects	70% DA SUBMISSION TO LAHC	01	SC	24-Mar-22	LAND & HOU
INSMITTED IN ANY FORM OR BY ANY MEANS		Planning,	PARRAMATTA NSW 2124		AM2 SUBMISSION TO LAHC	02	SC	26-May-22	
S. CHECK + VERIFY ALL DIMENSIONS ON SITE.	NICIM	Industry &	PHONE No (02) 8753 8000	Unit 4, 30 Wilson Street, Australia NSW 2042	AM2 SUBMISSION TO LAHC	03	SC	07-Jul-22	PROJECT
TH STATUTORY REQUIREMENTS. REPORT ALL	NSW GOVERNMENT	Environment	FAX No (02) 8753 8888	TELEPHONE +612 9519 6800		/			PETERS A
COMPLIANCES WITH REQUIREMENTS TO EEDING.	GOVERNMENT	Livionnent	www.dpie.nsw.gov.au	EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au		/			-
				ACN 165 409 567 Nominated Architect Sam Crawford 6498		/			6-12 PETERS A

		PA	RT 5 ASSESSMENT
DUSING CORPORATION (LAHC)		scale@a1 1:200	PROJECT NO. STAGE DRAWING NO. REV 21.26 AA 102 03
AVENUE AVENUE, WALLSEND NSW 2287	LOT 5/ DP 35087 LOT 6/ DP 35087 LOT 7/ DP35087 LOT 8/ DP35087	scale @ A3 1:400	DRAWING TITLE SITE ANALYSIS PLAN





Locality/Suburb				WALLSEND			
Street Address				6-12 Peters Avenue 5, 6, 7 and 8. DP 35087			
Lot Number(s) & Deposited Plan SITE AREA (m²)	Lot 5 - 765.10 Lot 6 - 588.10 Lot 7 - 588.10 Lot 8 - 638.60 Total - 2579.9m ²						
				4 1363			
PROPOSED GFA (m²)							
	Number	Туре	No. of Bedrooms	GFA Ground (m ²)	GFA First (m²)	POS (m²)	
	1 2	Ground (Silver) Ground (Silver)		55 78		<u>83</u> 63	
	3	Ground (Adaptable)	2	77		133	
DWELLINGS	4 5	Ground (Silver)		53 54		22 24	
	<u> </u>	Ground (Silver) Ground (Silver)		54 54		24 24	
	7	Ground (Adaptable)	1	58		24	
	8	Ground (Silver)	1	54		92	
	<u>9</u> 10	Ground (Silver) Ground (Silver)	2	75 74		52 103	
	11	First	1		70	8	
	12	First	2		72	10	
	13 14	First First	2		74 53	13 8	
	15	First	1		54	8	
	<u>16</u> 17	First	1		54 58	8	
	17	First First	1		<u> </u>	8	
	19	First	2		71	11	
	20	First	2	50	72	11	
LOBBY		Ground First		50	34		
TOTAL		1 100	28	1363		713	
	CON			FOUIDEMENT	PROP		
		g SEPP	ĸ	EQUIREMENT 9m			
HEIGHT		tle LEP		8.5m	Maximum 8.20m		
FSR	Newcas	tle LEP	0.6 : 1 (Max. 1548m²)		0.53:1		
		Front Street Setback		6.5m back distance of buildings m either side of the lot)	GF minimum - 6m FF minimum - 3.8m		
SETBACK	Newcastle DCP	Side Setback	0.9m up to 4.5m - above 4.5m at an angle of 4:1 to max permitted height		GF minmum - 3m FF minimum - 3m		
		Secondary Setback		2m	N/A		
		Rear Setback		p to 4.5m in height k for greater than 4.5m	GF minimum - 3m FF minimum - 2.4m		
PARKING	Housing SEPP (Division 6)	Accessible Area	0.5	< 12 (1 Bed) = 4.8 5 x 8 (2 Bed) = 4 aces, incl. 2 accessible space)	Total provided 9		
LANDSCAPE	Newcastle DCP	General	Min 30%	o of site area = 774m²	Proposed	902 m ²	
LANDSCAPE	Housing SEPP (Division 1)	General	35m² of landscaped area per dwelling = 700m²		Proposed 892 m ²		
	Newcastle DCP	General	15% c	of site area = 387m²	Proposed	1 512m²	
DEEP SOIL	Housing SEPP (Division 1)	General		of deep soil zone ocated at rear	Proposed 93% at rear		
SOLAR ACCESS	SLUDG	General	3	dwellings receive min hrs sunlight to & POS in Mid-Winter	15 / 20	(75%)	
COMMUNAL OPEN SPACE	Newcastle DCP	General	COS area	e dwellings, a min 5% of required with a min 8m ension = 129 sq.m	Proposed	1 241m²	



 FIBRE CEMENT CLADDING
 LI

 FINISHED FLOOR LEVEL
 MS

 FIRE INDICATOR PANEL
 MSB

 FENCING
 NBN

 GRATED DRAIN
 NGL

 GAS METER
 O

 HOT WATER UNIT
 OSD

 LAUNDRY
 P

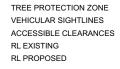
CONTRACTOR 21 JU 2022

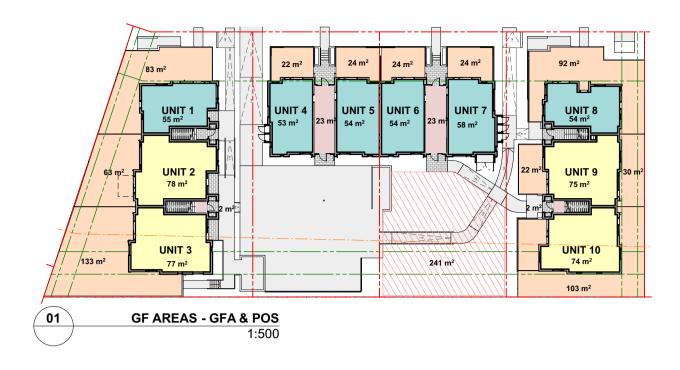
AC BAL BK BR CL DP EG

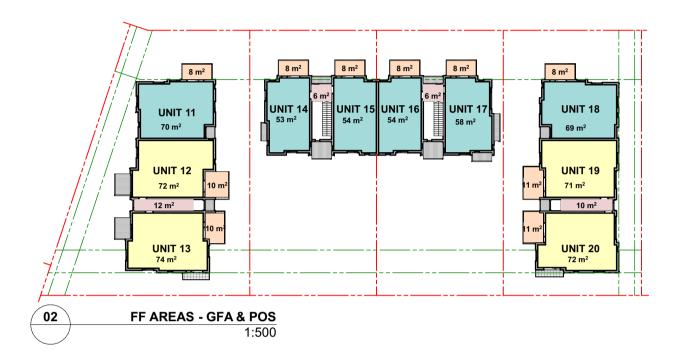
AIR CONDITIONER UNIT BALUSTRADE BRICK BROOM CUPBOARD CLOTHESLINE DOWNPIPE EAVES GUTTER EDIDGE

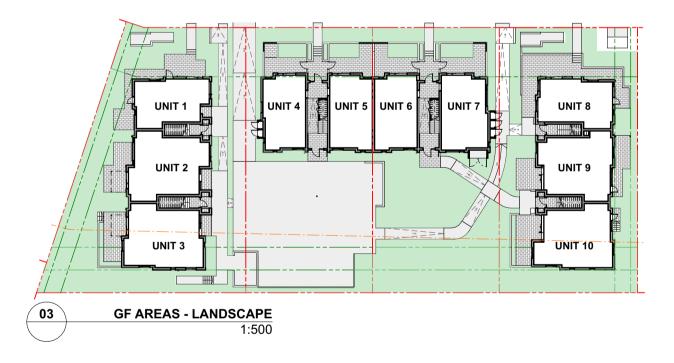
FC FFL FIP FN GD GM HWU

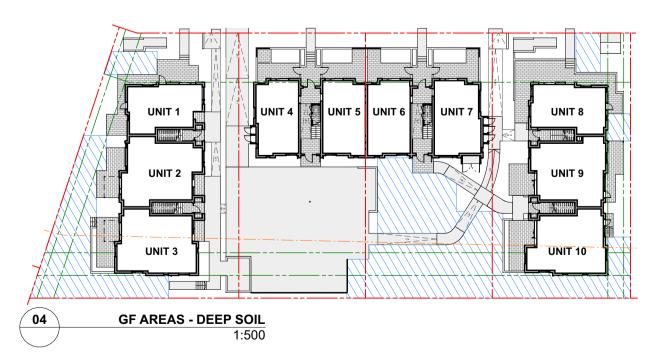


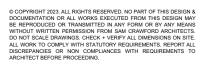












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	REV	APP'D	DATE	CLIENT
	01	SC	24-Mar-22	LAND & HOU
	02	SC	26-May-22	
	03	SC	07-Jul-22	PROJECT
				PETERS A
				6-12 PETERS A
_				



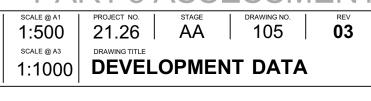


NORTH POIN

 \square

LOT 5/ DP 35087 LOT 6/ DP 35087 LOT 7/ DP35087 LOT 8/ DP35087

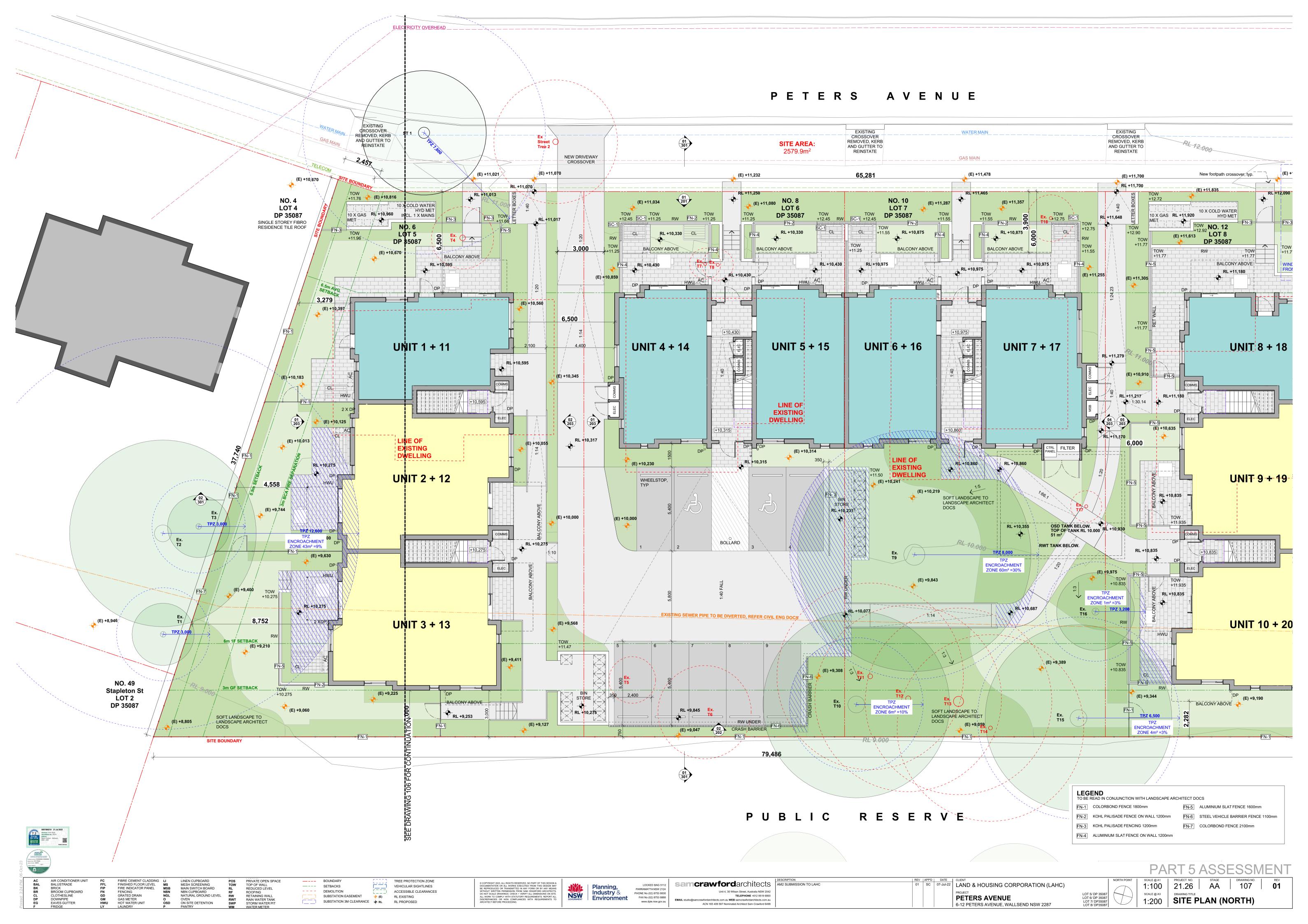
DUSING CORPORATION (LAHC) AVENUE S AVENUE, WALLSEND NSW 2287



PART 5 ASSESSMENT

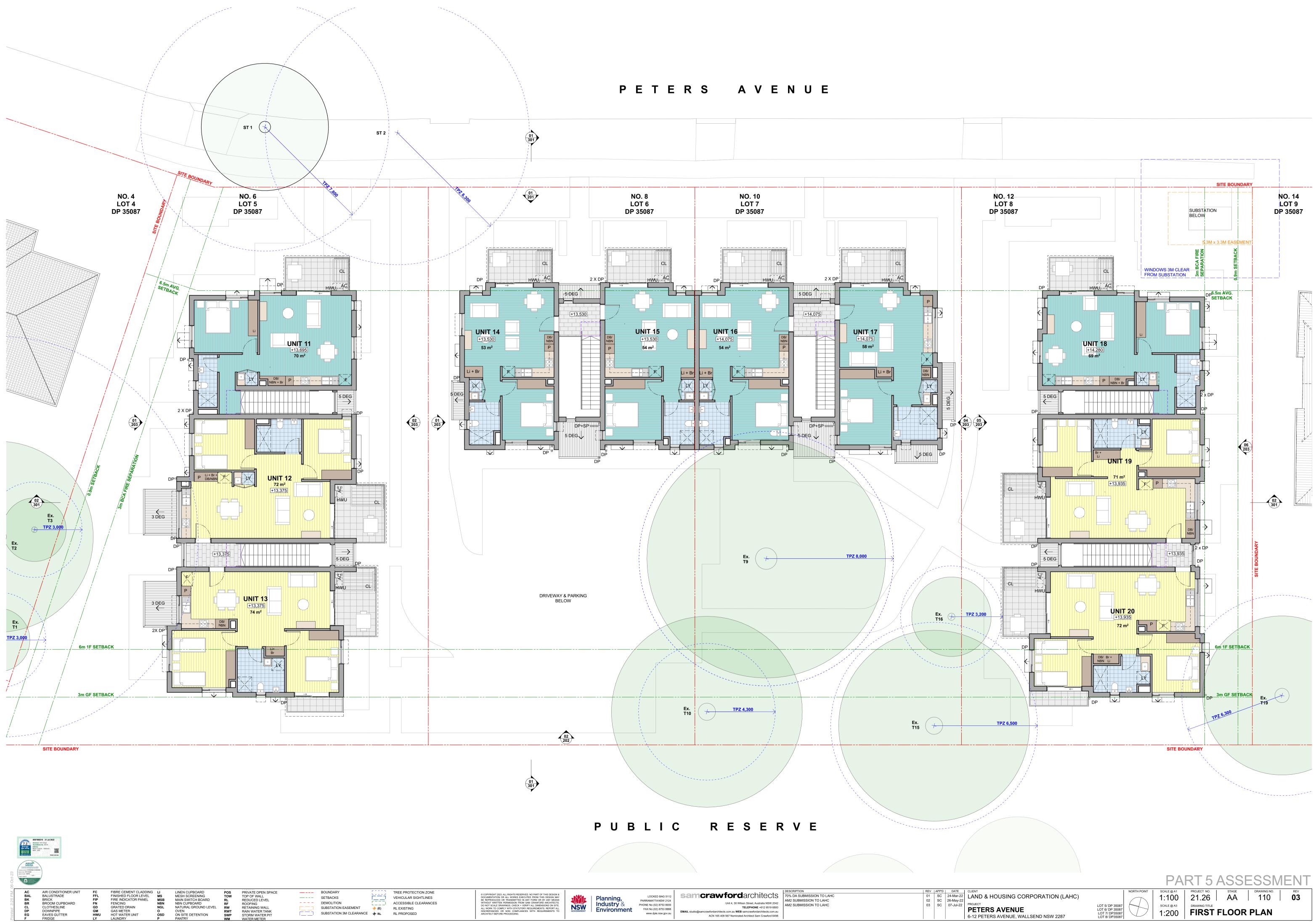


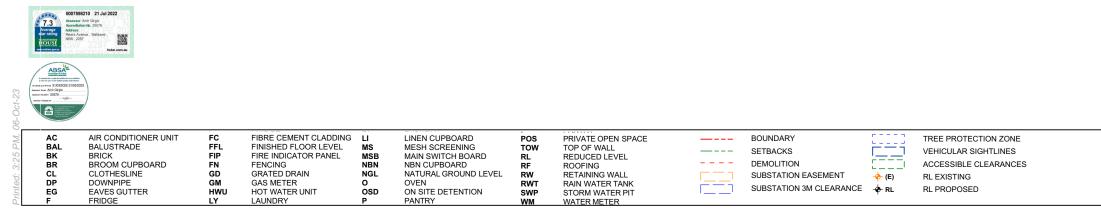


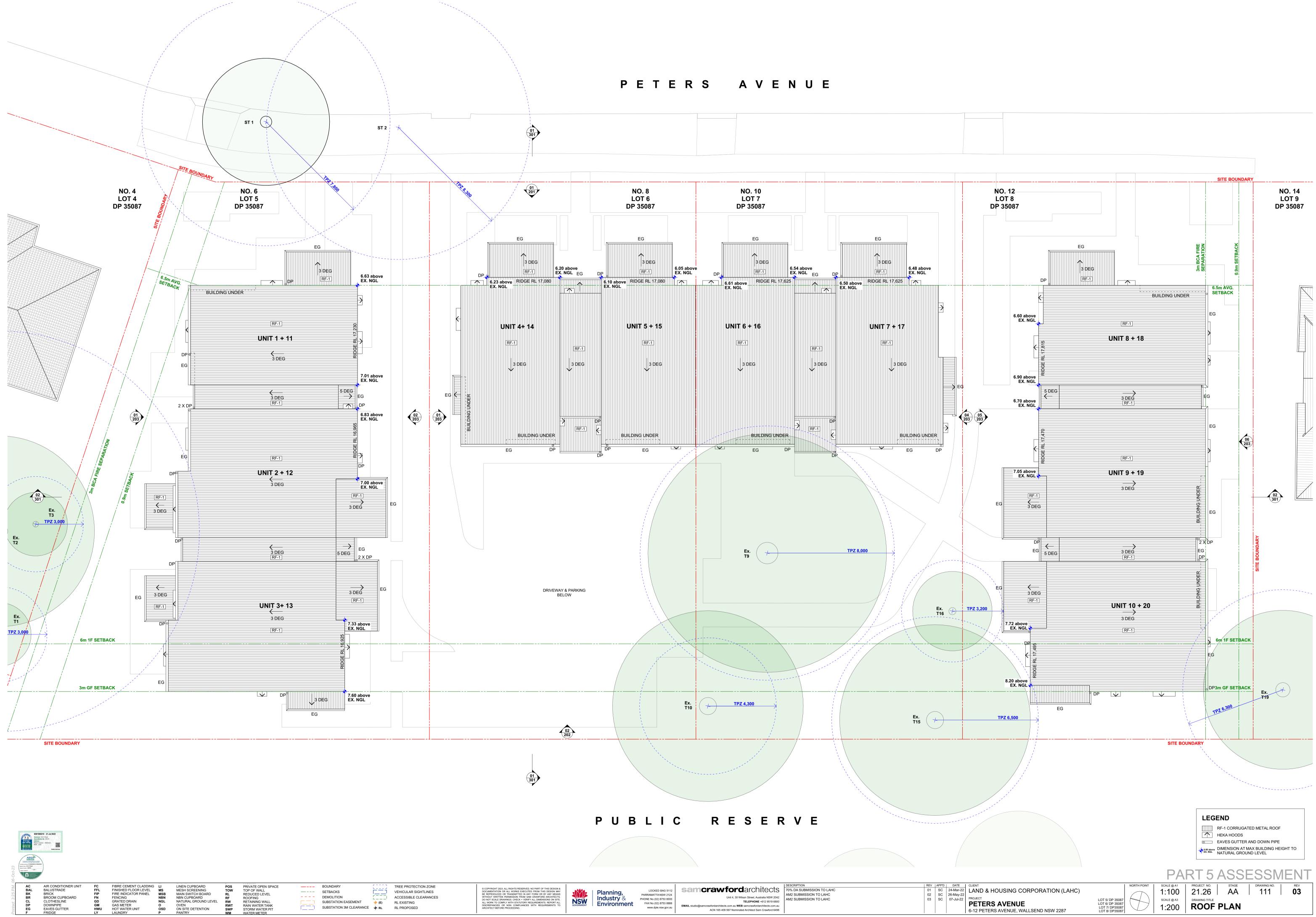


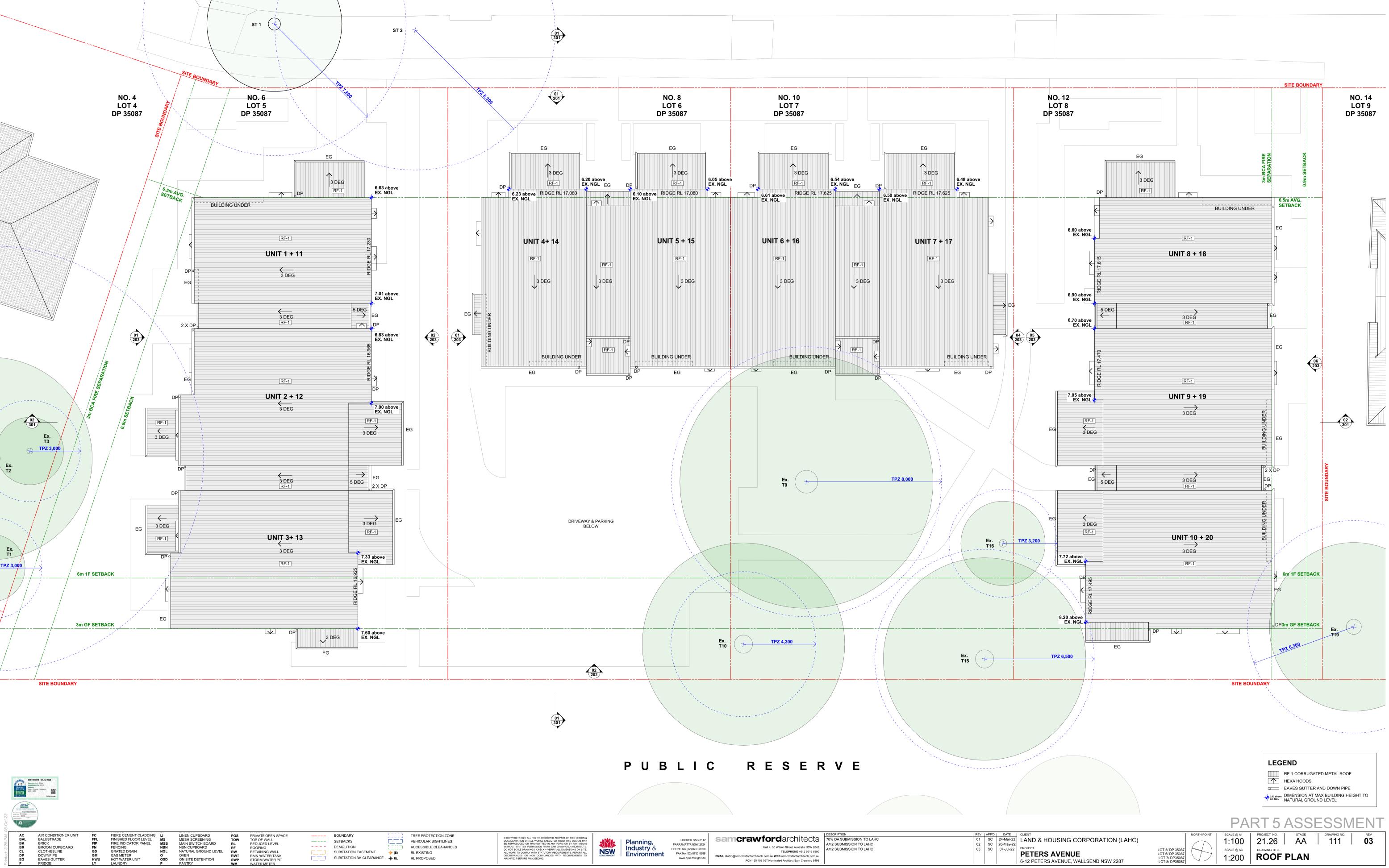


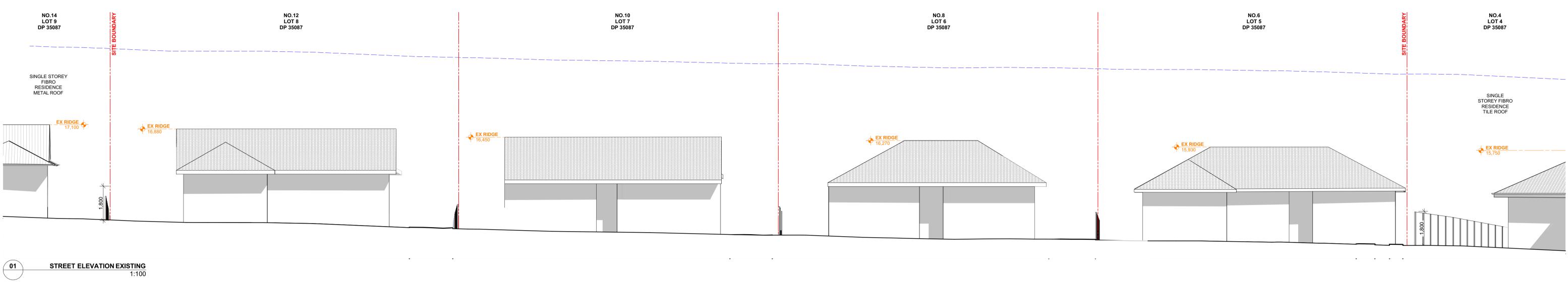




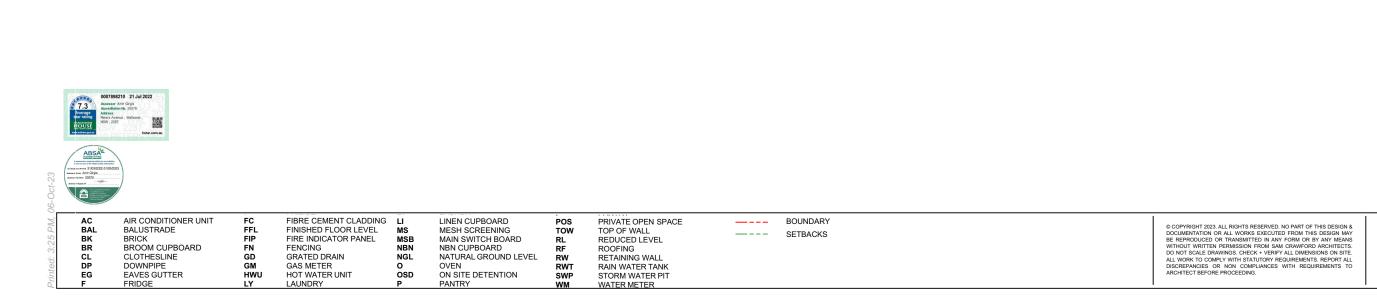












BAL-1	BALUSTRADE METAL BALUSTRADE WITH OBSCURE GLASS	FN-6	FENCING STEEL VEHICLE BARRIER FENCE 1100mm (REFER LANDSCAPE DOCS.)
BK-1	WALLS BRICK - PGH BRICKS ALFRESCO VINO	FN-7	FENCING COLORBOND FENCE 2100mm (REFER LANDSCAPE DOCS.)
BK-2	WALLS BRICK - PGH BRICKS PURE VELVETS CRUSHED GREY	RF-1	ROOF CORRUGATED METAL ROOF- LYSAGHT CUSTOM ORB SHALE GREY
FC-1	WALLS FIBRE CEMENT CLADDING - JAMES HARDIE AXON CLADDING SMOOTH 133	RW-1	CONCRETE BLOCKWORK RETAINING WALL
FN-1	FENCING COLORBOND FENCE 1800mm (REFER LANDSCAPE DOCS.)	SC-1	SCREENS ALUMINIUM VERTICAL BATTENS
FN-2	FENCING KOHL PALISADE FENCE ON WALL 1200mm (REFER LANDSCAPE DOCS.)		TRANSLUCENT GLASS REFER ELEVATIONS
FN-3	FENCING KOHL PALISADE FENCE 1200mm (REFER LANDSCAPE DOCS.)		WINDOWS AND DOORS ALUMINIUM FRAME
FN-4	FENCING ALUMINIUM SLAT FENCE ON WALL 1200mm (REFER LANDSCAPE DOCS.)		FASCIA, GUTTER, DOWNPIPE, WINDOW HOODS
FN-5	FENCING ALUMINIUM SLAT FENCE 1600mm (REFER LANDSCAPE DOCS.)		FINISH TO BE IN SHALE GREY (REFER ELEVATIONS)
		PA	ART 5 ASSESSME
	HOUSING CORPORATION (LAHC)	scale@a1 1:100	PROJECT NO. STAGE DRAWING NO. 21.26 AA 201 0

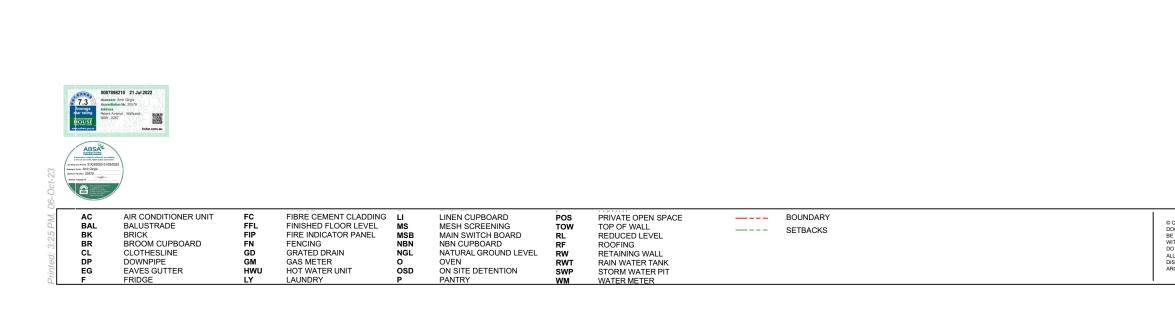
RT OF THIS DESIGN & M THIS DESIGN MAY A OR BY ANY MEANS WFORD ARCHITECTS. IMENSIONS ON SITE. IMENTS. REPORT ALL REQUIREMENTS TO	SOVERNMENT	Planning, Industry & Environment	LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.dpie.nsw.gov.au



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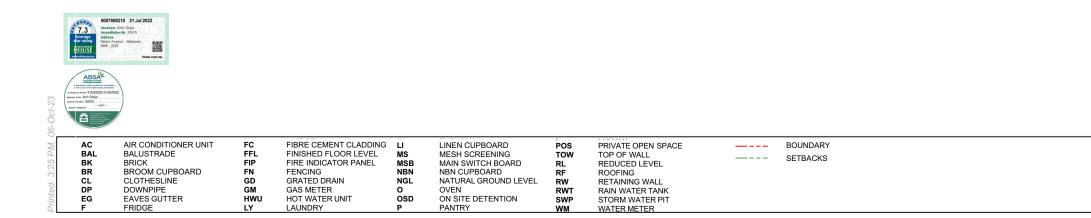
EXTER	NAL F	INISI
	BAL-1	BAL MET
	BK-1	WAL BRIG ALF
	BK-2	WAL BRIG PUR
	FC-1	WAL FIBF SMC
	FN-1	FEN COL (REI
	FN-2	FEN KOF (REI
	FN-3	FEN KOF (REI
	FN-4	FEN ALU (REI
	FN-5	FEN ALU (REI



HES		
LUSTRADE TAL BALUSTRADE WITH OBSCURE GLASS	FN-6	FENCING STEEL VEHICLE BARRIER FENCE 1100mm (REFER LANDSCAPE DOCS.)
ILLS ICK - PGH BRICKS FRESCO VINO	FN-7	FENCING COLORBOND FENCE 2100mm (REFER LANDSCAPE DOCS.)
ALLS ICK - PGH BRICKS RE VELVETS CRUSHED GREY	RF-1	ROOF CORRUGATED METAL ROOF- LYSAGHT CUSTOM ORB SHALE GREY
NLLS IRE CEMENT CLADDING - JAMES HARDIE AXON CLADDING IOOTH 133	RW-1	CONCRETE BLOCKWORK RETAINING WALL
NCING LORBOND FENCE 1800mm EFER LANDSCAPE DOCS.)	SC-1	SCREENS ALUMINIUM VERTICAL BATTENS
NCING HL PALISADE FENCE ON WALL 1200mm EFER LANDSCAPE DOCS.)		TRANSLUCENT GLASS REFER ELEVATIONS
NCING HL PALISADE FENCE 1200mm EFER LANDSCAPE DOCS.)		WINDOWS AND DOORS ALUMINIUM FRAME
NCING JMINIUM SLAT FENCE ON WALL 1200mm EFER LANDSCAPE DOCS.)		FASCIA, GUTTER, DOWNPIPE, WINDOW HOODS
NCING JMINIUM SLAT FENCE 1600mm FFER LANDSCAPE DOCS.)		FINISH TO BE IN SHALE GREY (REFER ELEVATIONS)
	PA	ART 5 ASSESSMENT
USING CORPORATION (LAHC)	scale @ A1 1:100	PROJECT NO. STAGE DRAWING NO. REV 21.26 AA 202 03

		PA	RI5A	155	ESSI	/IEN	I.
USING CORPORATION (LAHC)		scale@a1 1:100	PROJECT NO. 21.26	stage AA	DRAWING NO.	REV 03	
AVENUE AVENUE, WALLSEND NSW 2287	LOT 5/ DP 35087 LOT 6/ DP 35087 LOT 7/ DP35087 LOT 8/ DP35087	scale @ A3 1:200	DRAWING TITLE	IONS	1		







BAL-1	BA ME
BK-1	WA BR ALI
BK-2	WA BR PU
FC-1	WA FIB SM
FN-1	FE CO (RE
FN-2	FE KO (RE
FN-3	FE KO (RE
FN-4	FE ALI (RE
FN-5	FE ALI (RE



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AM2 SUBMISSION TO LAHC AM2 SUBMISSION TO LAHC

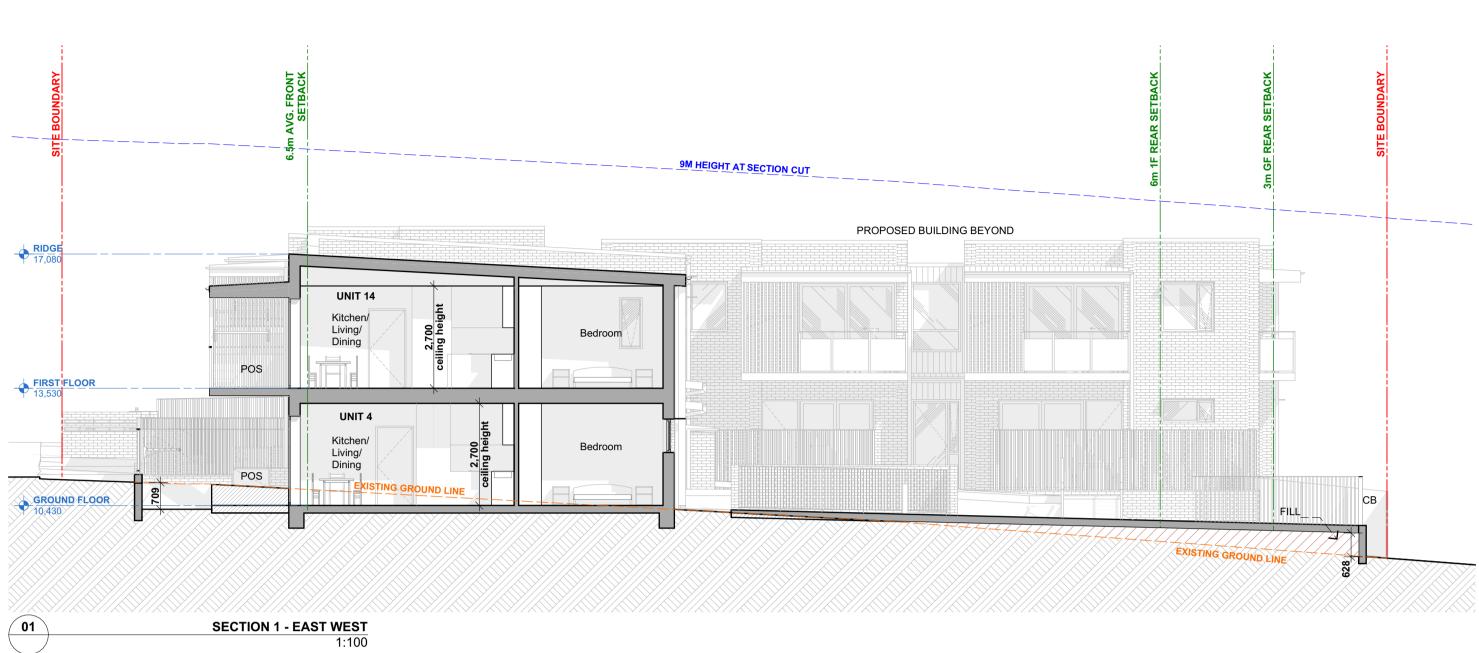
 REV
 APP'D
 DATE
 CLIENT

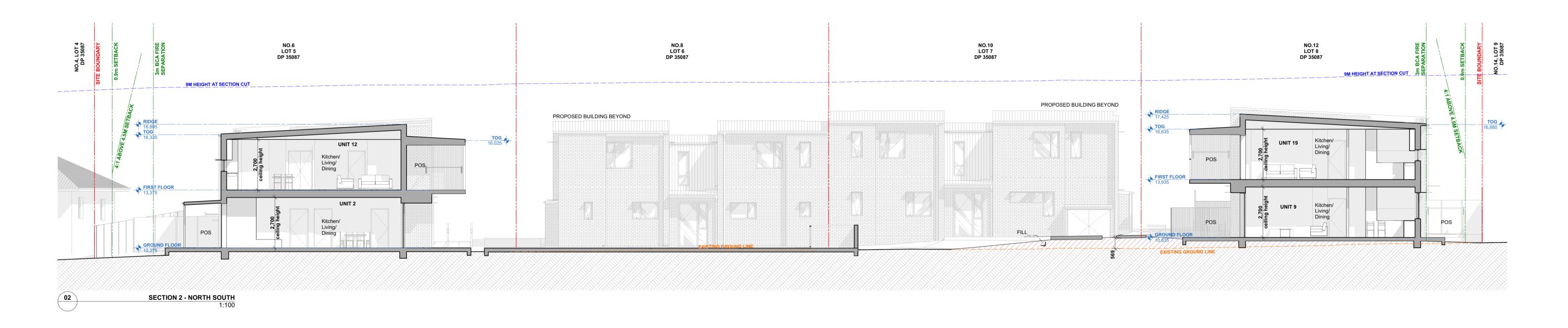
 01
 SC
 24-Mar-22
 LAND & HO

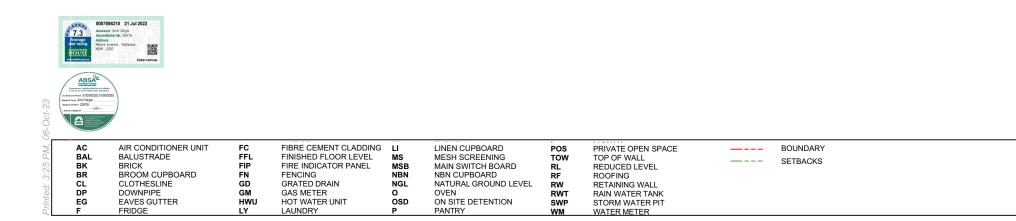
 02
 SC
 26-May-22
 PROJECT

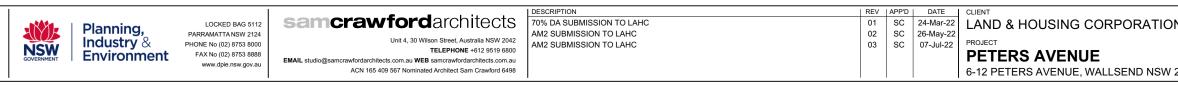
 03
 SC
 07-Jul-22
 PROJECT

ND & HOUSING CORPORATION (LAHC)	1:100	21.26	AA	203	
JECT LOT 5/ DP 35087 ETERS AVENUE LOT 6/ DP 35087 2 PETERS AVENUE, WALLSEND NSW 2287 LOT 7/ DP35087	scale @ A3 1:200	DRAWING TITLE	TIONS 2	2	

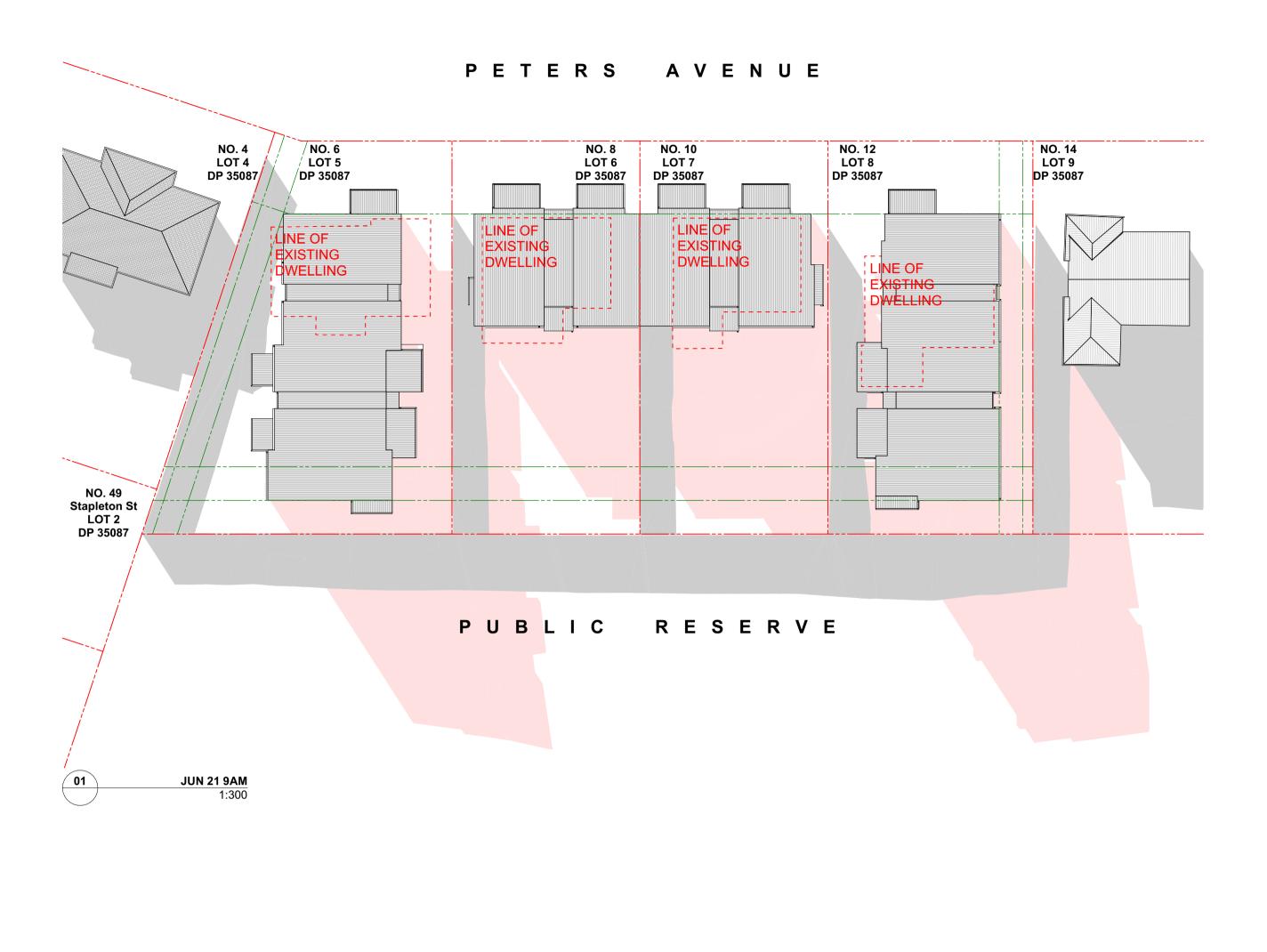


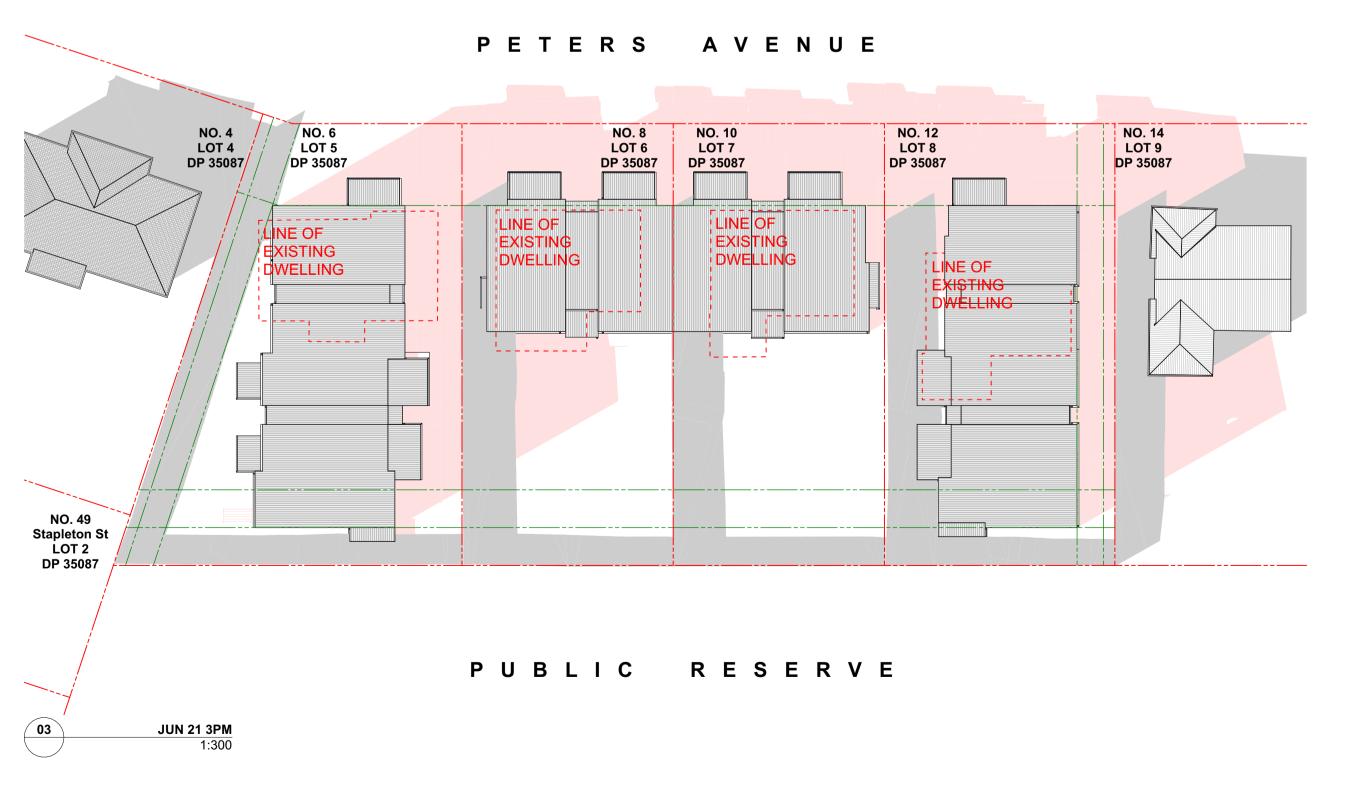




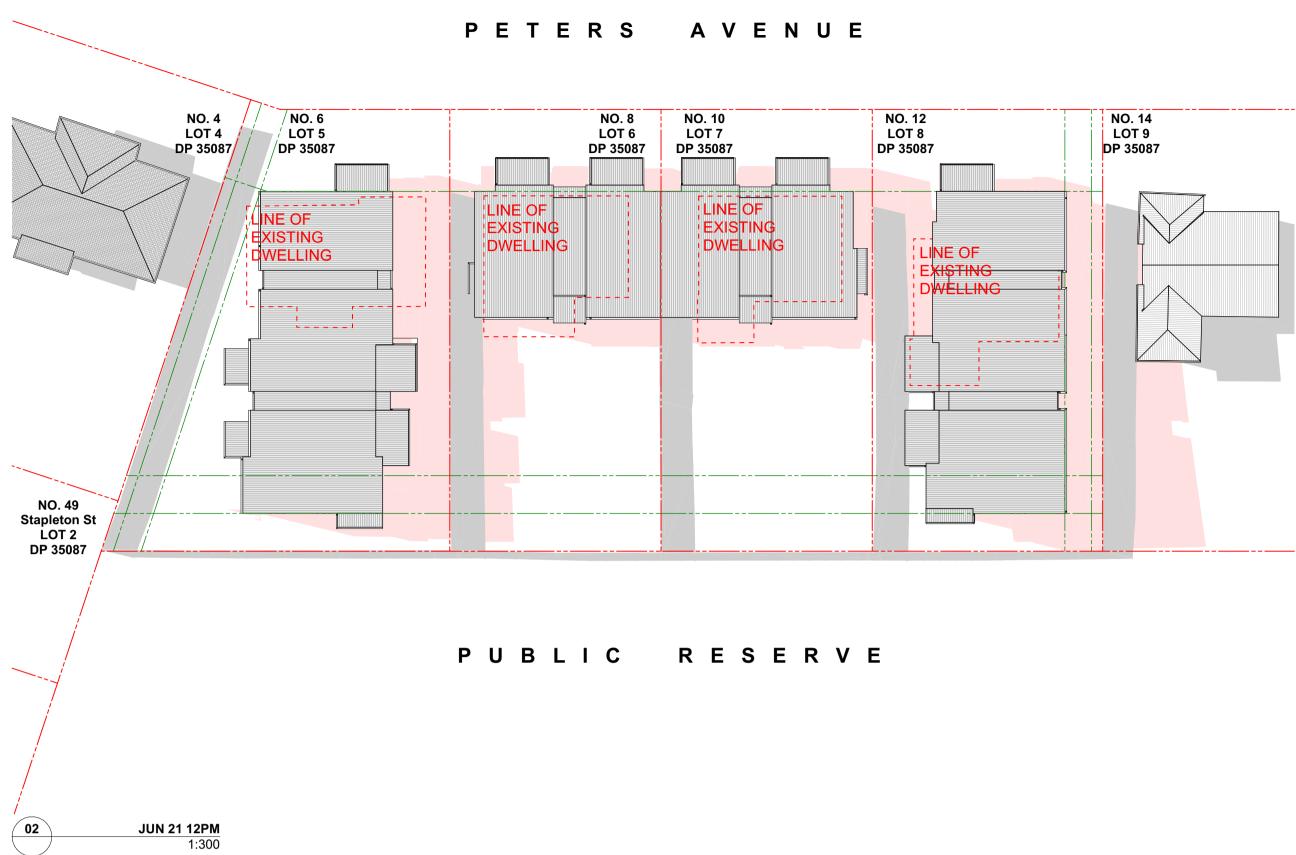


			PA	RT 5 /	ASSI	ESSM	ENT
DUSING CORPORATION (LAHC)		NORTH POINT	scale @ a1 1:100	PROJECT NO.	STAGE AA	DRAWING NO.	REV 03
AVENUE AVENUE, WALLSEND NSW 2287	LOT 5/ DP 35087 LOT 6/ DP 35087 LOT 7/ DP35087 LOT 8/ DP35087		scale @ A3 1:200	DRAWING TITLE SECTIC	ONS		

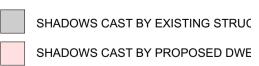


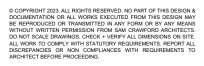






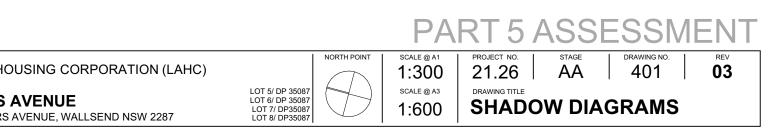
LEGEND

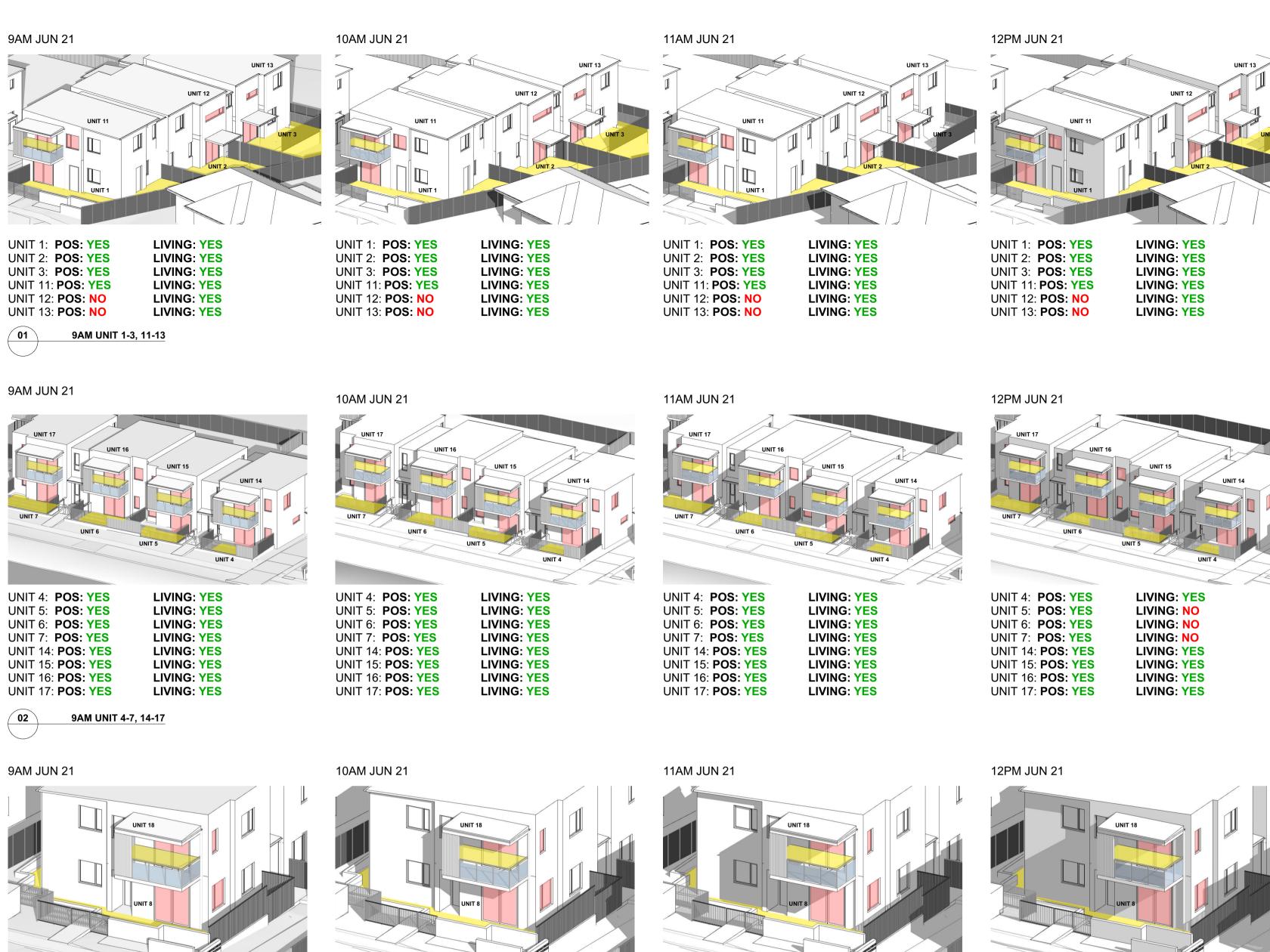




AM2 SUBMISSION TO LAHC AM2 SUBMISSION TO LAHC

REV	APPD	DATE	CLIENT
01	SC	24-Mar-22	LAND & HO
02	SC	26-May-22	
03	SC	07-Jul-22	PROJECT
			PETERS /
			6-12 PETERS





UNIT 8: POS: YES

UNIT 18: POS: YES

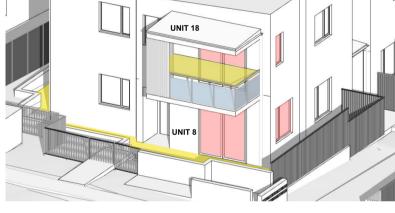
11AM JUN 21

UNIT 9: POS: NO

UNIT 10: POS: YES

UNIT 19: **POS: YES**

UNIT 20: POS: YES



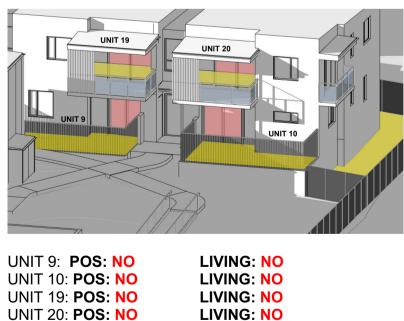
UNIT 8: POS: YES UNIT 18: POS: YES

LIVING: YES LIVING: YES

03

9AM UNIT 8, 18

9AM JUN 21



(04) 9AM UNIT 9, 10, 19, 20

SENIORS LIVING URBAN DESIGN GUIDE OBJECTIVE 5

UNIT 1:	3HR minimum (9AM-3PM) Midwinter	POS: YES LIVING:	YES UNIT	11: 3HR minimum (9AM-3	3PM) Midwinter	POS: YES	LIVING: YES
UNIT 2:	3HR minimum (9AM-3PM) Midwinter	POS: YES LIVING:	YES UNIT	12: 3HR minimum (9AM-3	3PM) Midwinter	POS: NO	LIVING: YES
UNIT 3:	3HR minimum (9AM-3PM) Midwinter	POS: YES LIVING:	YES UNIT	13: 3HR minimum (9AM-3	3PM) Midwinter	POS: NO	LIVING: YES
UNIT 4:	3HR minimum (9AM-3PM) Midwinter	POS: YES LIVING:	YES UNIT	14: 3HR minimum (9AM-3	3PM) Midwinter	POS: YES	LIVING: YES
UNIT 5:	3HR minimum (9AM-3PM) Midwinter	POS: YES LIVING:	NO UNIT	15: 3HR minimum (9AM-3	3PM) Midwinter	POS: YES	LIVING: YES
	3HR minimum (9AM-3PM) Midwinter		NO UNIT	16: 3HR minimum (9AM-3	3PM) Midwinter	POS: YES	LIVING: YES
	3HR minimum (9AM-3PM) Midwinter 3HR minimum (9AM-3PM) Midwinter 3HR minimum (9AM-3PM) Midwinter	POS: YES LIVING:	NO UNIT	17: 3HR minimum (9AM-3	3PM) Midwinter	POS: YES	LIVING: YES
Average Accessitation No. 2079 Star rating Users Fuelsend 8 :	3HR minimum (9AM-3PM) Midwinter	POS: YES LIVING:	YES UNIT	18: 3HR minimum (9AM-3	3PM) Midwinter	POS: YES	LIVING: YES
UNIT 9	3HR minimum (9AM-3PM) Midwinter	POS: YES LIVING:	YES UNIT	19: 3HR minimum (9AM-3	3PM) Midwinter	POS: YES	LIVING: YES
ANIT 10:	3HR minimum (9AM-3PM) Midwinter	POS: YES LIVING:	YES UNIT	20: 3HR minimum (9AM-3	3PM) Midwinter	POS: YES	LIVING: YES
De constanti a constanti dalla in dan constantizza montanti a parte esta a 31:002:0223 manta ma Arrie (organi)				TOTAL	COMPLYING:	15 OF 20 UN	ITS

UNIT 8: POS: YES

UNIT 18: POS: YES

10AM JUN 21

UNIT 9: **POS: NO**

UNIT 10: POS: NO

UNIT 19: **POS: NO**

UNIT 20: **POS: NO**

LIVING: YES

LIVING: YES

LIVING: NO

LIVING: NO

LIVING: NO

LIVING: NO

1PM JUN 21

UNIT 1: POS: YES

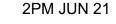
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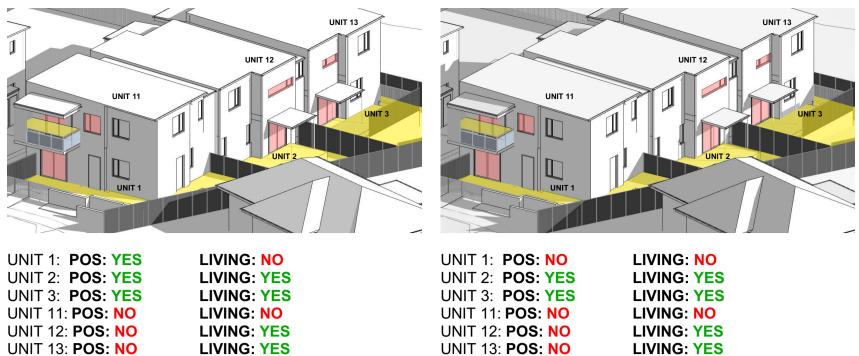
UNIT 3: POS: YES

UNIT 11: POS: YES

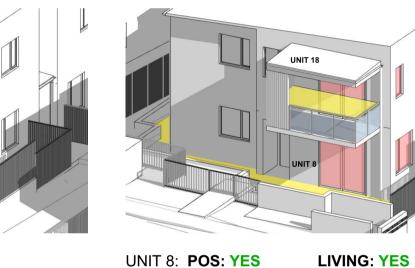
UNIT 12: **POS: NO**

UNIT 13: POS: NO

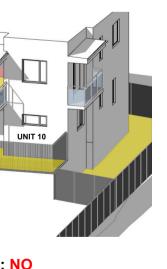








UNIT 8: POS: YES UNIT 18: POS: YES

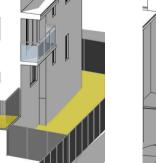


LIVING: NO LIVING: NO LIVING: NO

LIVING: NO

LIVING: YES

LIVING: YES



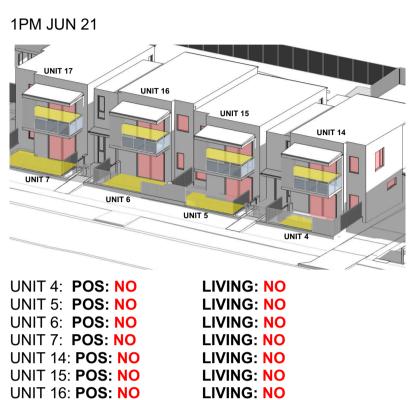
12PM JUN 21





LIVING: YES

LIVING: YES LIVING: YES LIVING: YES



LIVING: NO

LIVING: NO

LIVING: YES

LIVING: YES

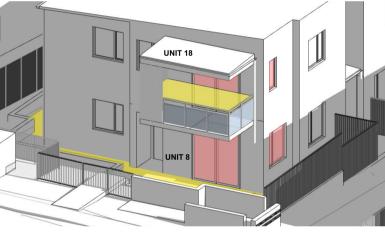
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LIVING: YES

LIVING: YES



UNIT 17: **POS: NO**



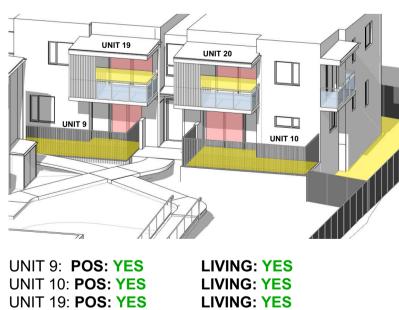
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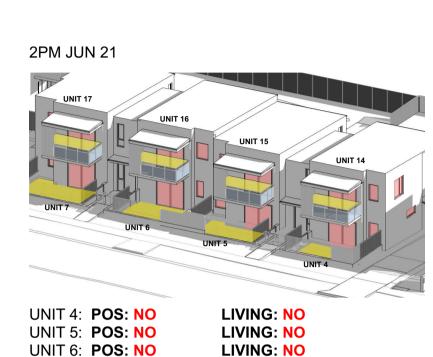
UNIT 8: POS: NO UNIT 18: POS: YES

1PM JUN 21

UNIT 20: POS: YES



LIVING: YES



UNIT 6: POS: NO UNIT 7: POS: NO UNIT 14: POS: NO UNIT 15: POS: NO UNIT 16: POS: NO UNIT 17: POS: NO

2PM JUN 21



UNIT 8: POS: NO UNIT 18: **POS: YES**

2PM JUN 21

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e TINU	
77	

UNIT 9: POS: YES
UNIT 10: POS: YES
UNIT 19: POS: YES
UNIT 20: POS: YES



NSW



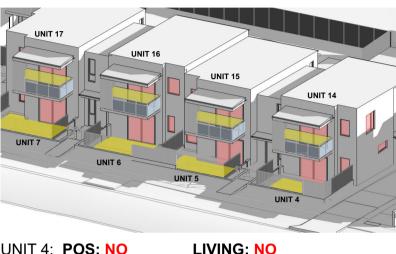
LOCKED BAG 51

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3PM JUN 21

3PM JUN 21



UNIT 4: POS: NO	LIVING: NO
UNIT 5: POS: NO	LIVING: NO
UNIT 6: POS: NO	LIVING: NO
UNIT 7: POS: NO	LIVING: NO
UNIT 14: POS: NO	LIVING: NO
UNIT 15: POS: NO	LIVING: NO
UNIT 16: POS: NO	LIVING: NO
UNIT 17: POS: NO	LIVING: NO

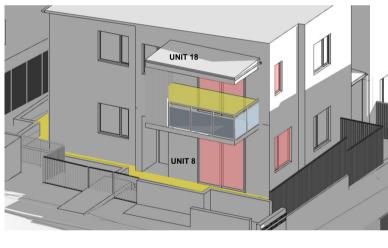


LIVING: NO

LIVING: NO

LIVING: NO

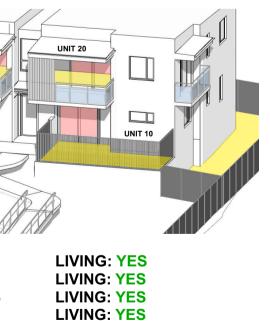
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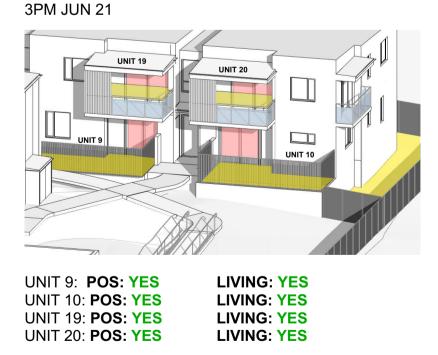


UNIT 8: POS: NO UNIT 18: POS: NO

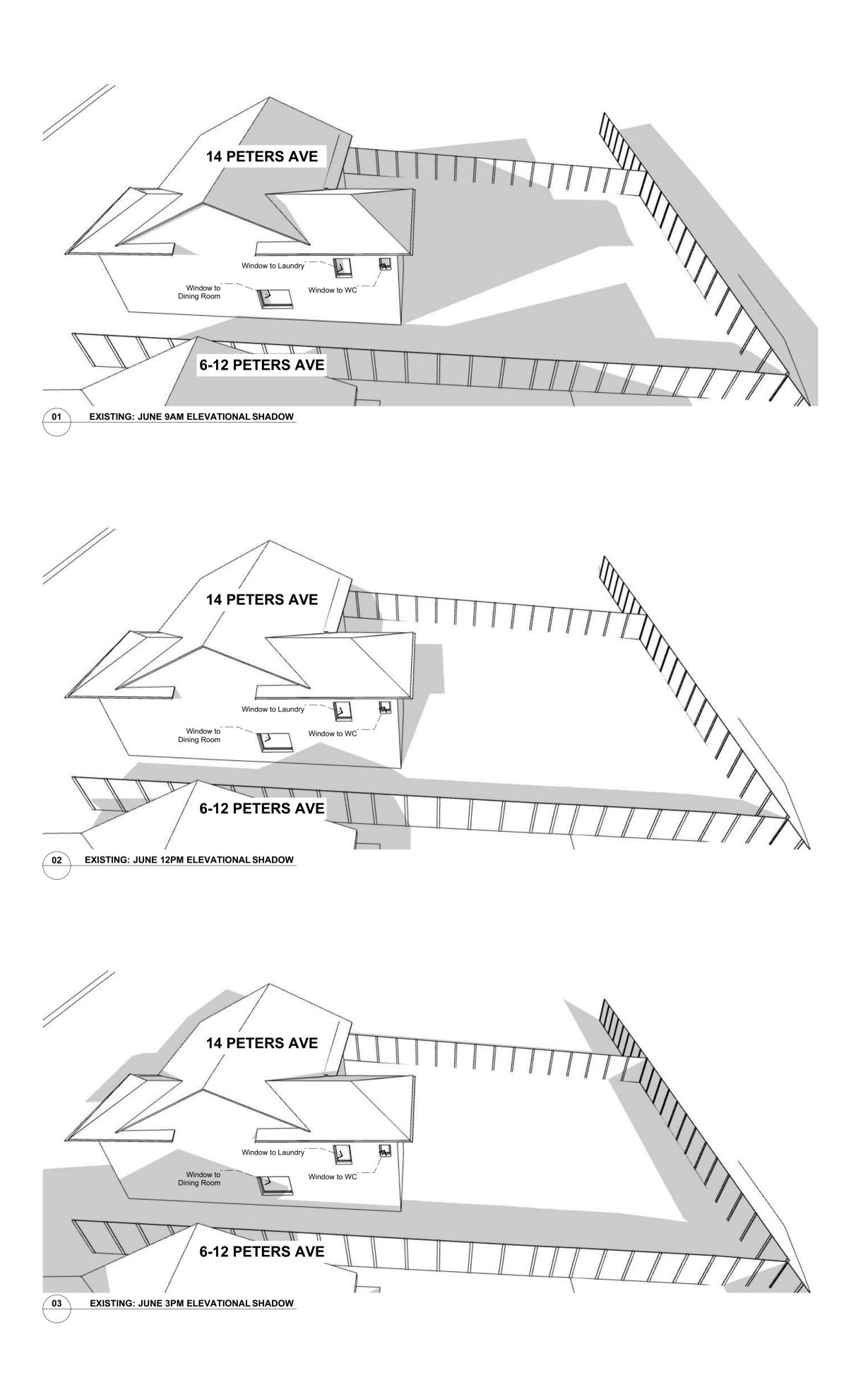
3PM JUN 21

LIVING: NO LIVING: NO



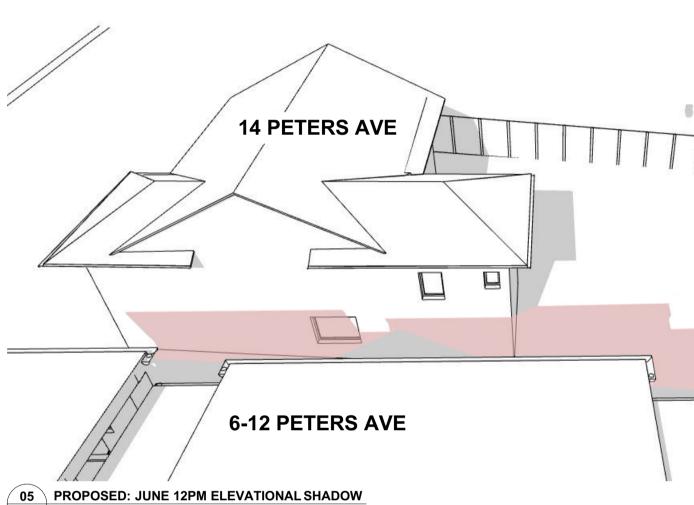


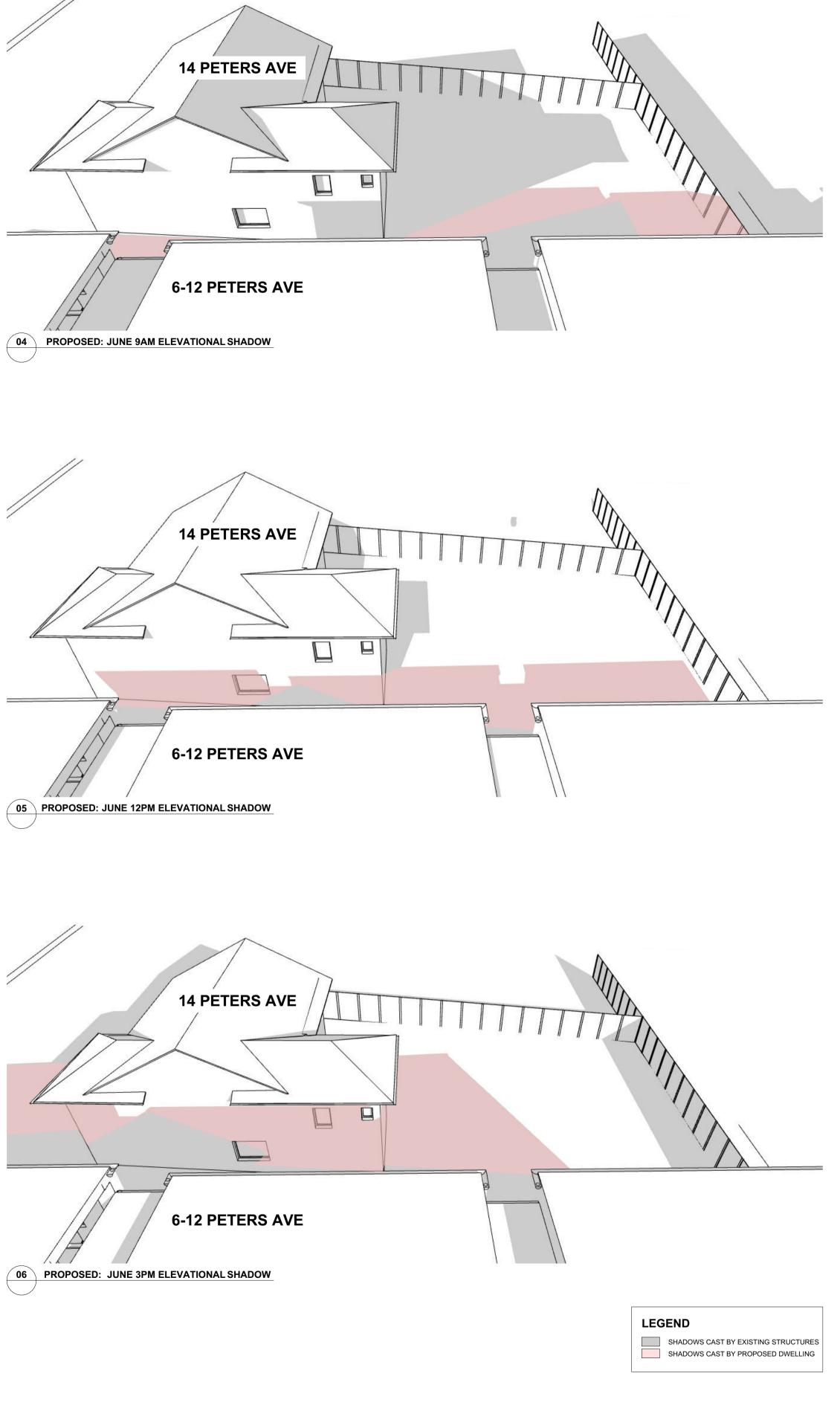
		PA	RT 5 AS	SSE	ESSM	ENT
OUSING CORPORATION (LAHC)	NORTH POIN	N.T.S.			drawing NO.	REV 03
S AVENUE S AVENUE, WALLSEND NSW 2287	LOT 5/ DP 35087 LOT 6/ DP 35087 LOT 7/ DP35087 LOT 8/ DP35087	scale @ a3 N.T.S.	BOLAR A	CCES	SS	





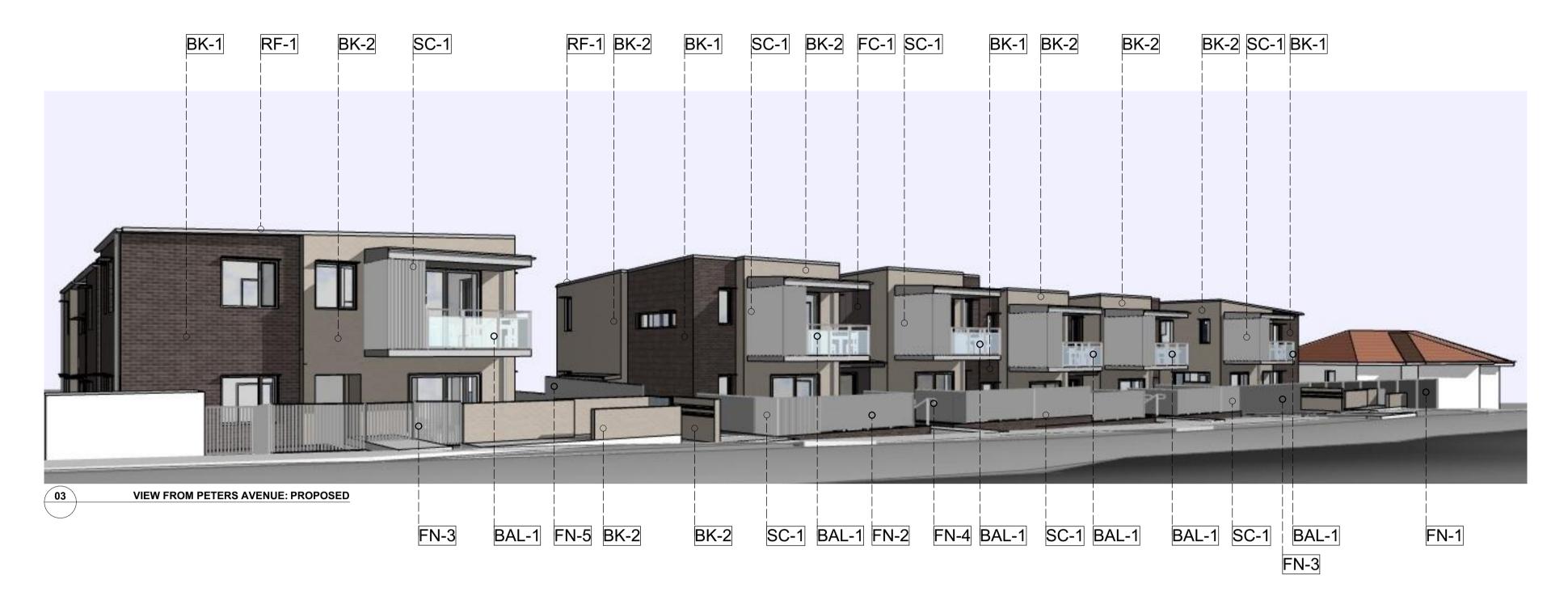








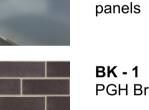
		PA	RT 5	ASS	ESSM	ENT
OUSING CORPORATION (LAHC)	NORTH POINT	scale @ a1 N.T.S.	PROJECT NO. 21.26	STAGE AA	DRAWING NO.	REV 02
AVENUE LOT 5/ DP 35 LOT 6/ DP 35 LOT 7/ DP35 AVENUE, WALLSEND NSW 2287 LOT 8/ DP35	5087 5087	scale @ a3 N.T.S.	DRAWING TITLE SOLAR ACCESS 2			











BK - 1 PGH Brick Alfresco - Vino

BK - 2 PGH Brick Pure Velvets - Crushed Grey

FC - 1 James Hardie Axon Cladding -Smooth 133 - Dulux Meerkat

RW - 1 Concrete Blockwork Retaining Wall

RF - 1 Lysaght Custom Orb in 'Shale Grey'. Steel Columns, Fascia, Gutter, Downpipe to be in 'Shale Grey'.

SC - 1 Aluminium batten privacy screen in 'Shale Grey' or similar finish

HEKA HOODS Over windows





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AM2 SUBMISSION TO LAHC AM2 SUBMISSION TO LAHC

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LOT 5/ DP 35087 LOT 6/ DP 35087 LOT 7/ DP35087 LOT 8/ DP35087

FN - 1 Trimclad Colorbond Steel Fence 1800mm (800mm in front of front set back)

FN - 2 Kohl Palisade Fencing on brick retaining wall 1200mm

FN - 3 Kohl Palisade Fencing 1200mm

FN - 4 Aluminium slat fence 1200mm

FN - 5 Aluminium slat fence 1600mm

FN - 6 Vehicle Crash Barrier Fence 1100mm

FN - 7 Trimclad Colorbond Steel Fence 2100mm



SCALE @ A1PROJECT NO.STAGEDRAWING NO.REVN.T.S.21.26AA50103SCALE @ A3DRAWING TITLEDRAWING TITLEEXT. FINISHES & MATERIALS

PART 5 ASSESSMENT