



LEGEND
EXISTING CROSSOVERS
PROPOSED CROSSOVERS
PROPOSED SETBACKS

PART 5 ASSESSMENT

REV	APPD	DATE	CLIENT	PROJECT	SCALE	NORTH POINT	PROJECT NO.	STAGE	DRAWING NO.	REV
01	SC	24-Mar-22	LAND & HOUSING CORPORATION (LAHC)	PETERS AVENUE	1:200		21.26	AA	101	03
02	SC	26-May-22			1:400					
03	SC	07-Jul-22								

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

LOCKED BAG 9112
PARRAMATTA NSW 2124
PHONE No (02) 9753 8888
FAX No (02) 9753 8888
www.sca.com.au

samcrawfordarchitects
Unit 4, 30 Wilson Street, Australia NSW 2042
TELEPHONE +61 2 9519 8800
EMAIL: studio@samcrawfordarchitects.com.au
WEB: www.samcrawfordarchitects.com.au
ACN 165 400 987 Registered Architect Sam Crawford 6488

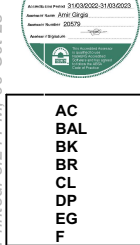
DESCRIPTION
70% DA SUBMISSION TO LAHC
AND SUBMISSION TO LAHC
AND SUBMISSION TO LAHC


REVISIONS
01 SC 24-Mar-22
02 SC 26-May-22
03 SC 07-Jul-22

CLIENT
LAND & HOUSING CORPORATION (LAHC)
PETERS AVENUE
6-12 PETERS AVENUE, WALLSEND NSW 2287

SCALE
SCALE @ A1
1:200
SCALE @ A3
1:400

DRAWING TITLE
BLOCK ANALYSIS PLAN



	SCALE @ A1	PROJECT NO.	STAGE	DRAWING NO.	REV
	1:100	21.26	AA	103	03
	SCALE @ A3	DRAWING TITLE			
	1:200	DEMOLITION PLAN (SOUTH			

PART 5 ASSESSMENT



NOTES

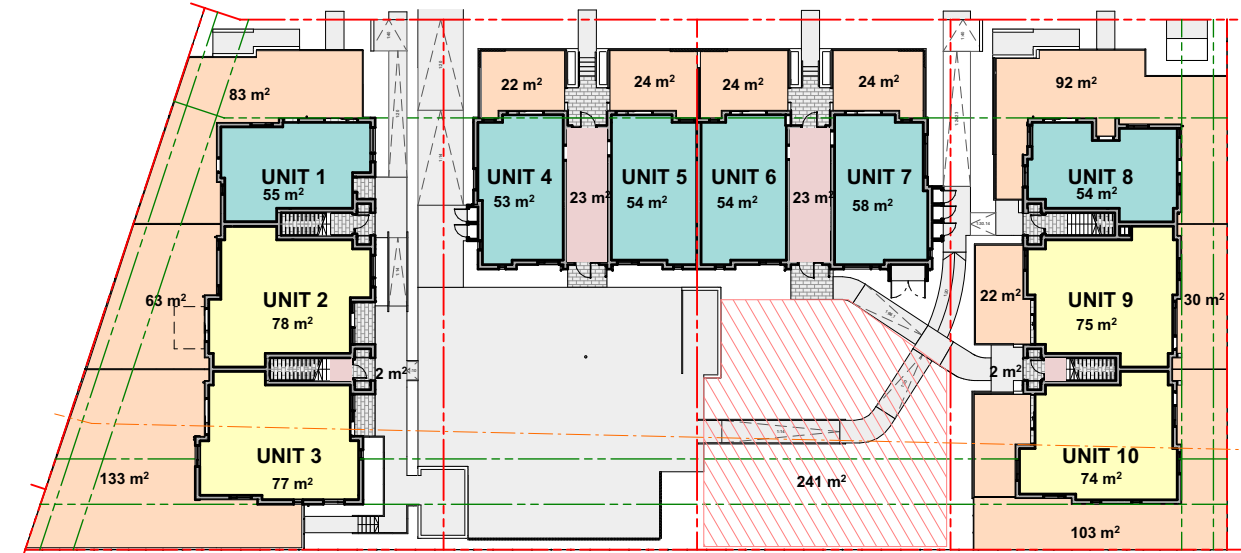
NOTE 1:
DEMOLISH SINGLE STOREY FIBRO
RESIDENCE WITH TILED ROOF INCLUDING
SLABS AND FOOTINGS.

NOTE 2:
DEMOLISH EXISTING EXTERNAL CONCRETE
AREAS

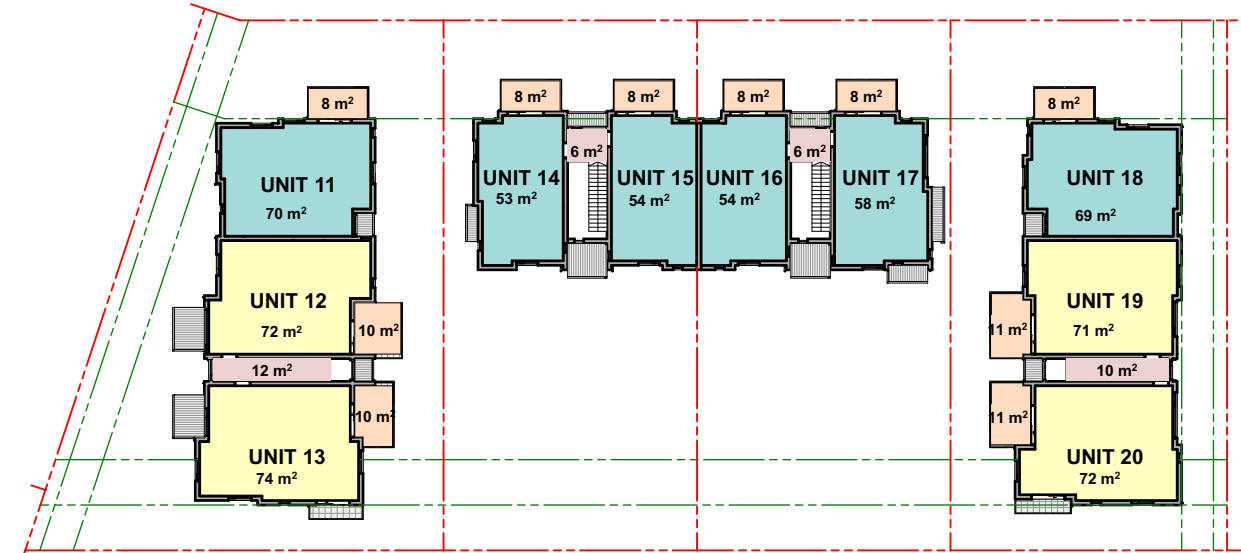
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DEMOLITION PLAN (NORTH)

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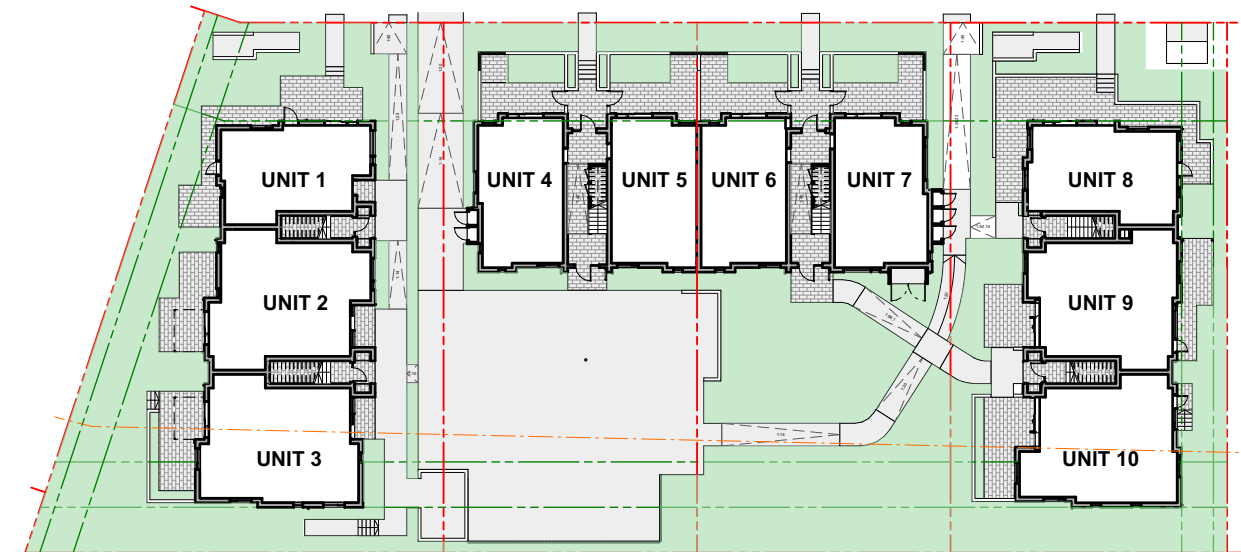
Locality/Suburb	WALLSEND					
Street Address	6-12 Peters Avenue					
Lot Number(s) & Deposited Plan	Lot 5, 6, 7 and 8, DP 35087					
SITE AREA (m²)	Lot 5 - 765.10 Lot 6 - 588.10 Lot 7 - 588.10 Lot 8 - 638.60 Total - 2579.9m²					
NUMBER OF EXISTING LOTS	4					
PROPOSED GFA (m²)	1363					
NUMBER OF DWELLINGS	12 x 1 Bed 8 x 2 Bed = 20 Dwellings					
DWELLINGS	Number	Type	No. of Bedrooms	GFA Ground (m²)	GFA First (m²)	POS (m²)
	1	Ground (Silver)	1	55		83
	2	Ground (Silver)	2	78		63
	3	Ground (Adaptable)	2	77		133
	4	Ground (Silver)	1	53		22
	5	Ground (Silver)	1	54		24
	6	Ground (Silver)	1	54		24
	7	Ground (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		
		First			34	
TOTAL			28	1363		713
HEIGHT	CONTROL		REQUIREMENT		PROPOSED	
	Housing SEPP		9m		Maximum 8.20m	
	Newcastle LEP		8.5m			
FSR	Newcastle LEP		0.6 : 1 (Max. 1548m²)		0.53:1	
SETBACK	Newcastle DCP	Front Street Setback	6.5m (Average setback distance of buildings within 40m either side of the lot)		GF minimum - 6m FF minimum - 3.8m	
		Side Setback	0.9m up to 4.5m - above 4.5m at an angle of 4:1 to max permitted height		GF minimum - 3m FF minimum - 3m	
		Secondary Setback	2m		N/A	
		Rear Setback	3m up to 4.5m in height 6m setback for greater than 4.5m		GF minimum - 3m FF minimum - 2.4m	
PARKING	Housing SEPP (Division 6)	Accessible Area	0.4 x 12 (1 Bed) = 4.8 0.5 x 8 (2 Bed) = 4 (total 9 spaces, incl. 2 accessible space)		Total provided 9	
LANDSCAPE	Newcastle DCP	General	Min 30% of site area = 774m²		Proposed 892 m²	
	Housing SEPP (Division 1)	General	35m² of landscaped area per dwelling = 700m²			
DEEP SOIL	Newcastle DCP	General	15% of site area = 387m²		Proposed 512m²	
	Housing SEPP (Division 1)	General	65% of deep soil zone located at rear		Proposed 93% at rear	
SOLAR ACCESS	SLUDG	General	70% of dwellings receive min 3 hrs sunlight to Living & POS in Mid-Winter		15 / 20 (75%)	
COMMUNAL OPEN SPACE	Newcastle DCP	General	10 or more dwellings, a min 5% of COS area required with a min 8m dimension = 129 sq.m		Proposed 241m²	



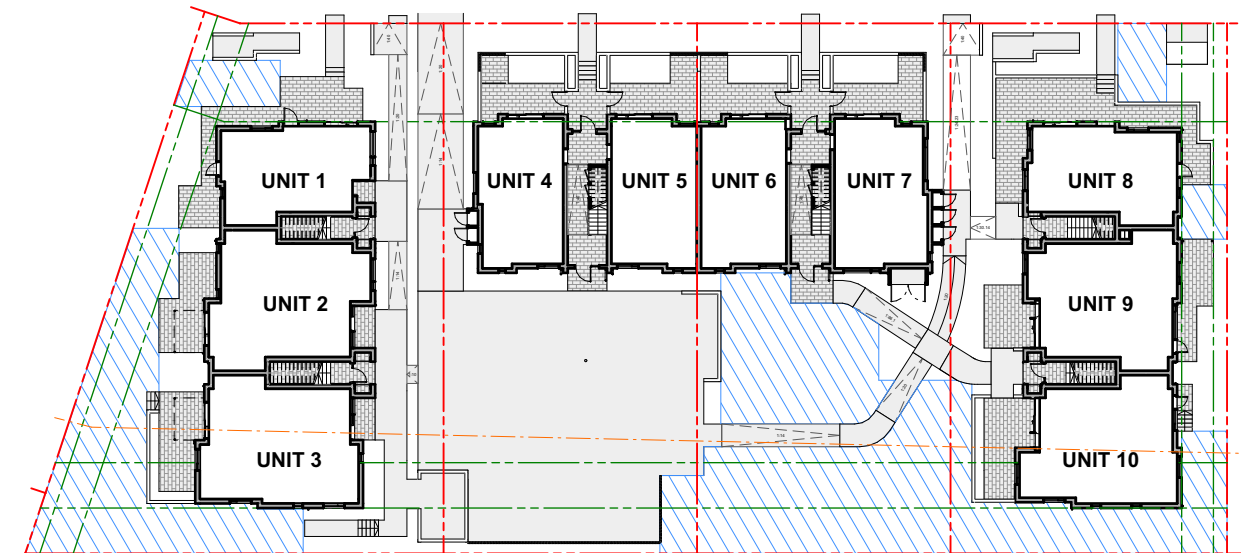
01 GF AREAS - GFA & POS
1:500



02 FF AREAS - GFA & POS
1:500



03 GF AREAS - LANDSCAPE
1:500




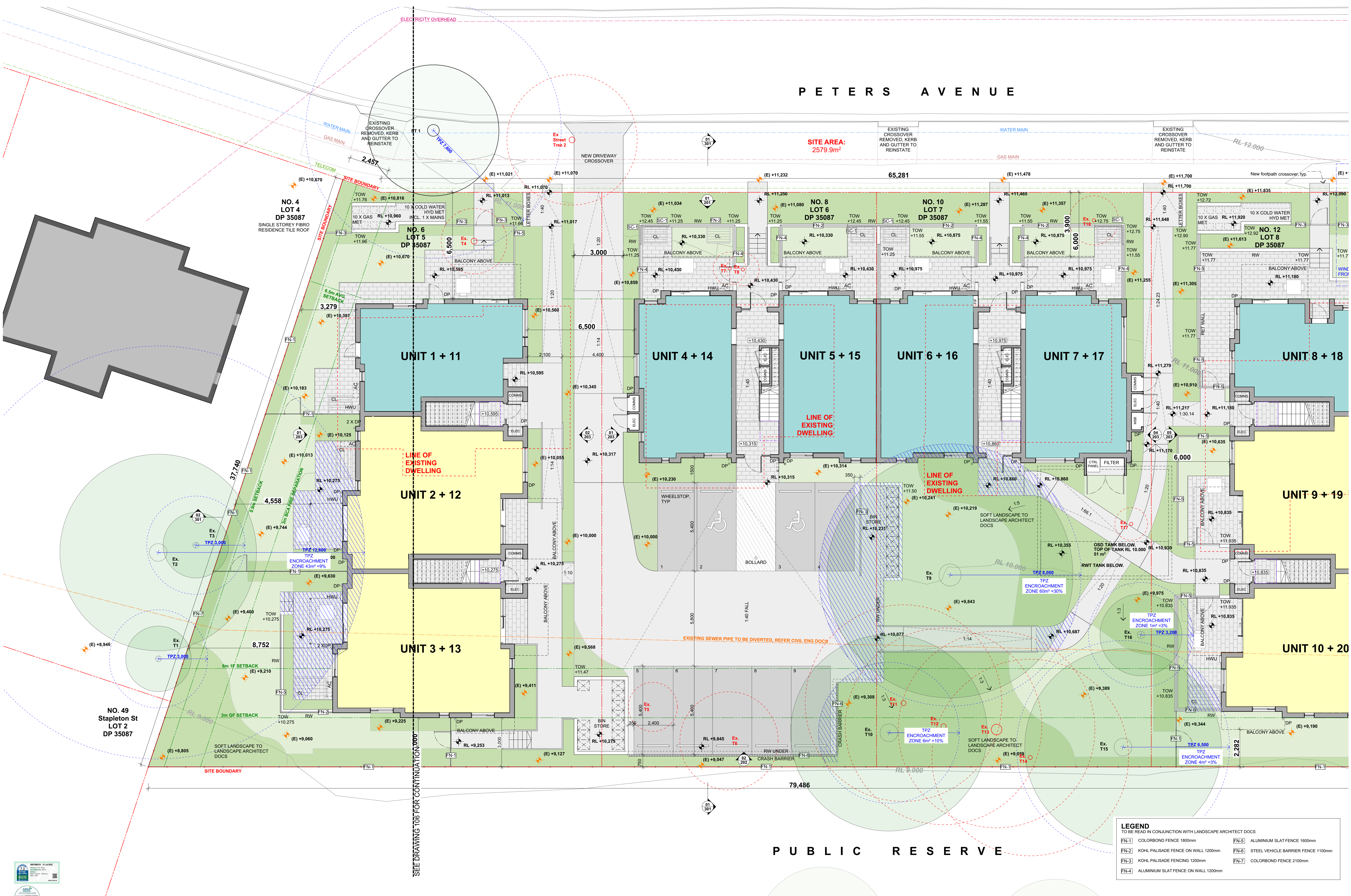
04 GF AREAS - DEEP SOIL
1:500

LEGEND	
	GFA - 1 BED UNITS
	GFA - 2 BED UNITS
	GFA - PRIVATE OPEN SPACE
	GFA - COMMON AREA
	LANDSCAPE AREA
	DEEP SOIL
	COMMUNAL OPEN SPACE

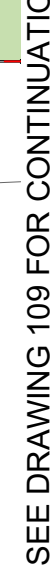




LOT 5/ DP 35087 LOT 6/ DP 35087 LOT 7/ DP35087 LOT 8/ DP35087	NORTH POINT	SCALE @ A1 1:100	PROJECT NO. 21.26	STAGE AA	DRAWING NO. 106	REV 02
		SCALE @ A3 1:200	DRAWING TITLE SITE PLAN (SOUTH)			



LEGEND			
TO BE READ IN CONJUNCTION WITH LANDSCAPE ARCHITECT DOCS			
FN-1	COLORBOND FENCE 1800mm	FN-5	ALUMINIUM SLAT FENCE 1600mm
FN-2	KOHL PALISADE FENCE ON WALL 1200mm	FN-6	STEEL VEHICLE BARRIER FENCE 1100mm
FN-3	KOHL PALISADE FENCING 1200mm	FN-7	COLORBOND FENCE 2100mm
FN-4	ALUMINIUM SLAT FENCE ON WALL 1200mm		

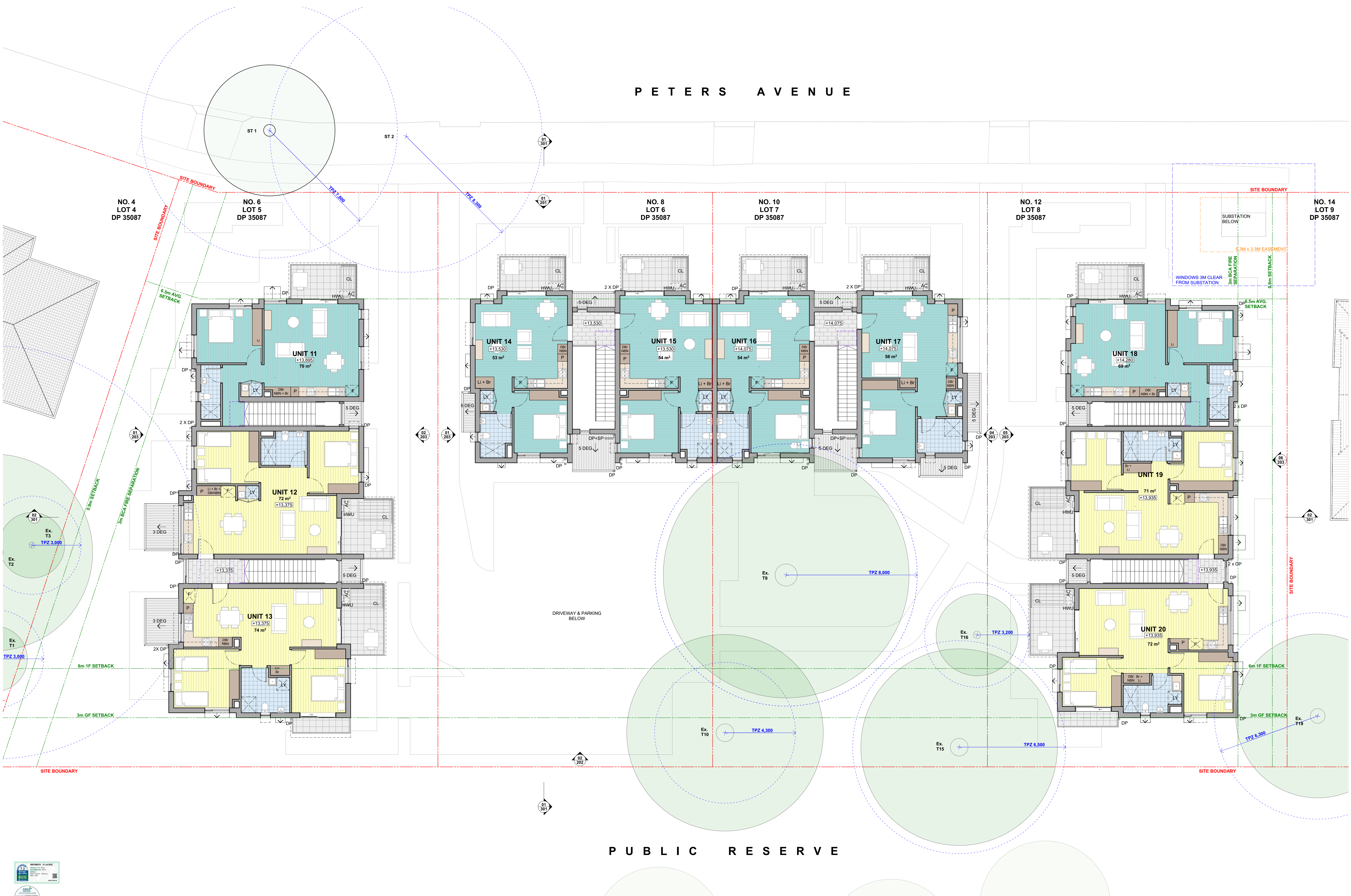
LI
MS
MSE
NBN
NGL
O
OSD
P[illegible]



SEE DRAWING 108 FOR CONTINUATION

LEGEND TO BE READ IN CONJUNCTION WITH LANDSCAPE ARCHITECT DOCS	
FN-1	COLORBOND FENCE 1800mm
FN-2	KOHL PALISADE FENCE ON WALL 1200mm
FN-3	KOHL PALISADE FENCING 1200mm
FN-4	ALUMINIUM SLAT FENCE ON WALL 1200mm
FN-5	ALUMINIUM SLAT FENCE 1600mm
FN-6	STEEL VEHICLE BARRIER FENCE 1100mm
FN-7	COLORBOND FENCE 2100mm

PETERS AVENUE



PUBLIC RESERVE



REVISED 21 JUL 2022

AC AIR CONDITIONER UNIT
BAL BALUSTRADE
BK BRICK
BR BROOM CUPBOARD
CL CLOTHESLINE
DP DOWNPIPE
EG GASKET
F FRIDGE

FC FIBRE CEMENT CLADDING
FFL FINISHED FLOOR LEVEL
FIP FIRE INDICATOR PANEL
FN FENCING
GD GRATED DRAIN
GM GAS METER
HWU HOT WATER UNIT
LY LAUNDRY

LI LINEN CUPBOARD
MS MESH SCREENING
MNB MAIN SWITCHBOARD
NGL NATURAL GROUND LEVEL
O OVEN
OSD ON-SITE DETENTION
P PANTRY

POS PRIVATE OPEN SPACE
TOP OF WALL
REDUCED LEVEL
ROOFING
RETAINING WALL
RAIN WATER TANK
STORM WATER PIT
WATER METER

BOUNDARY
SETBACKS
DEMOLITION
SUBSTATION EASEMENT
SUBSTATION 3M CLEARANCE

TREE PROTECTION ZONE
VEHICULAR SIGHTLINES
ACCESSIBLE CLEARANCES
RL EXISTING
RL PROPOSED

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NSW
Planning,
Industry &
Environment

LOCKED BAG 9112
PARAMATTA NSW 2124
PHONE NO (02) 9753 8000
FAX NO (02) 9753 8888
www.sca.com.au

samcrawford
architects

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AND SUBMISSION TO LAHC
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REV	APPRO	DATE	CLIENT
01	SC	24-Mar-22	LAND & HOUSING CORPORATION (LAHC)
02	SC	26-May-22	
03	SC	07-Jul-22	

NORTH POINT



SCALE @ A1
1:100
SCALE @ A3
1:200

PROJECT NO.
21.26

STAGE
AA

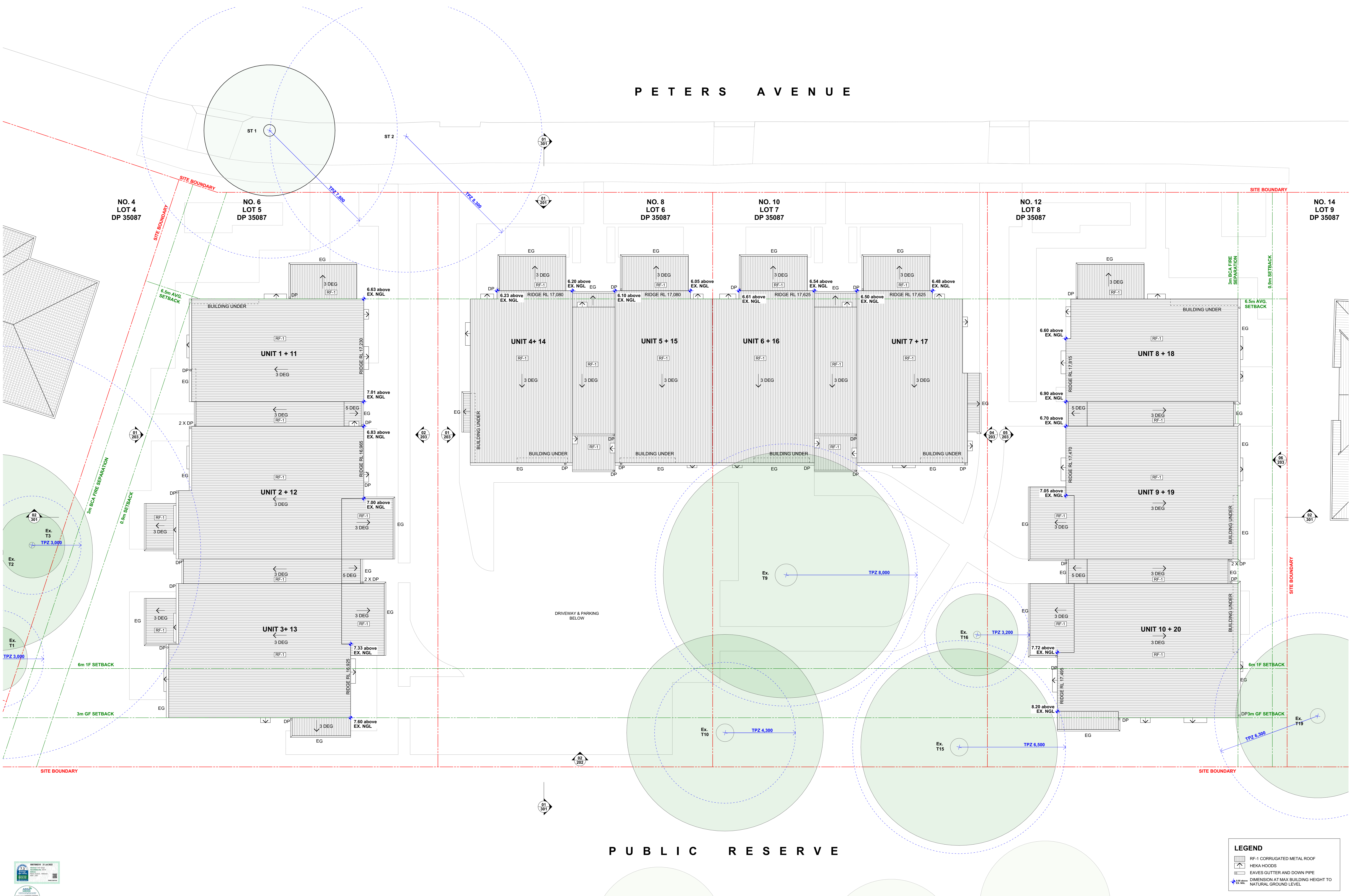
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110

REV
03

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

PETERS AVENUE
6-12 PETERS AVENUE, WALLSEND NSW 2287

PART 5 ASSESSMENT
FIRST FLOOR PLAN



AC	AIR CONDITIONER UNIT	FC	FIBRE CEMENT CLADDING	LI	LINEN CUPBOARD	MS	MESH SCREENING	POS	PRIVATE OPEN SPACE	---	BOUNDARY	---	TREE PROTECTION ZONE
BAL	BALLUSTRADE	FFL	FINISHED FLOOR LEVEL	MS	MESH SCREENING	MS	MESH SCREENING	TOW	TOP OF WALL	---	SETBACKS	---	VEHICULAR SIGHTLINES
BR	BRICK	FP	FIRE INDICATOR PANEL	MSB	MAIN SWITCHBOARD	MSB	MAIN SWITCHBOARD	RL	REDUCED LEVEL	---	DEMOLITION	---	ACCESSIBLE CLEARANCES
CL	CLOTHESLINE	FN	FENCING	NBN	NBN CUPBOARD	NBN	NBN CUPBOARD	RF	RETAINING WALL	---	SUBSTATION EASEMENT	---	RL EXISTING
DP	DOWNPIPE	GD	GRATED DRAIN	NGL	NATURAL GROUND LEVEL	NGL	NATURAL GROUND LEVEL	RW	RAIN WATER TANK	---	SUBSTATION 3M CLEARANCE	---	RL PROPOSED
EG	EAVES GUTTER	GM	GAS METER	O	ON-SITE DETENTION	O	ON-SITE DETENTION	RWT	RAIN WATER TANK	---	---	---	---
F	FRIDGE	HW	HOT WATER UNIT	OSD	ON-SITE DETENTION	OSD	ON-SITE DETENTION	SWP	STORM WATER PIT	---	---	---	---
		LY	LAUNDRY	P	PANTRY	P	PANTRY	WM	WATER METER	---	---	---	---

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samcrawfordarchitects
Unit 4, 30 Wilson Street, Australia NSW 2042
TELEPHONE +612 9619 8800
EMAIL studio@samcrawfordarchitects.com.au WEB www.samcrawfordarchitects.com.au
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AND SUBMISSION TO LAHC
AM2 SUBMISSION TO LAHC

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02	SC	26-May-22	
03	SC	07-Jul-22	

NORTH POINT

SCALE @ A1
1:100
SCALE @ A3
1:200

PROJECT NO.
21.26

STAGE
AA

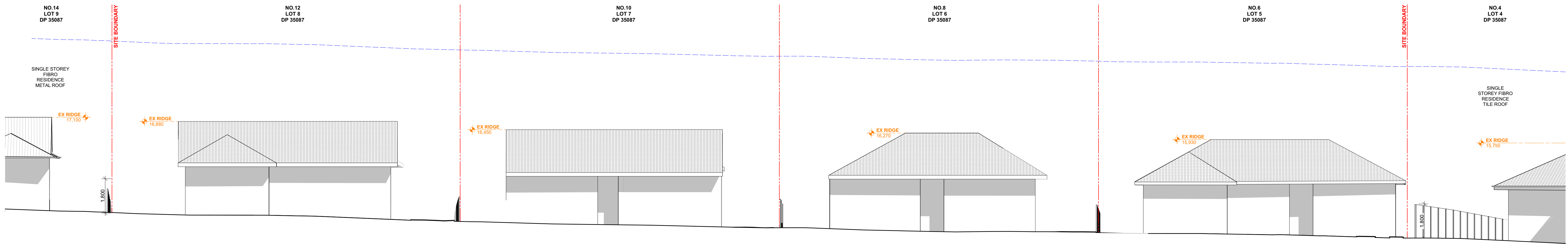
DRAWING NO.
111

REV
03

DRAWING TITLE
ROOF PLAN

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

PETERS AVENUE
6-12 PETERS AVENUE, WALLSEND NSW 2287










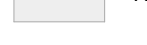



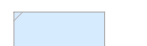





01 STREET ELEVATION EXISTING
1:100



02 STREET ELEVATION PROPOSED
1:100

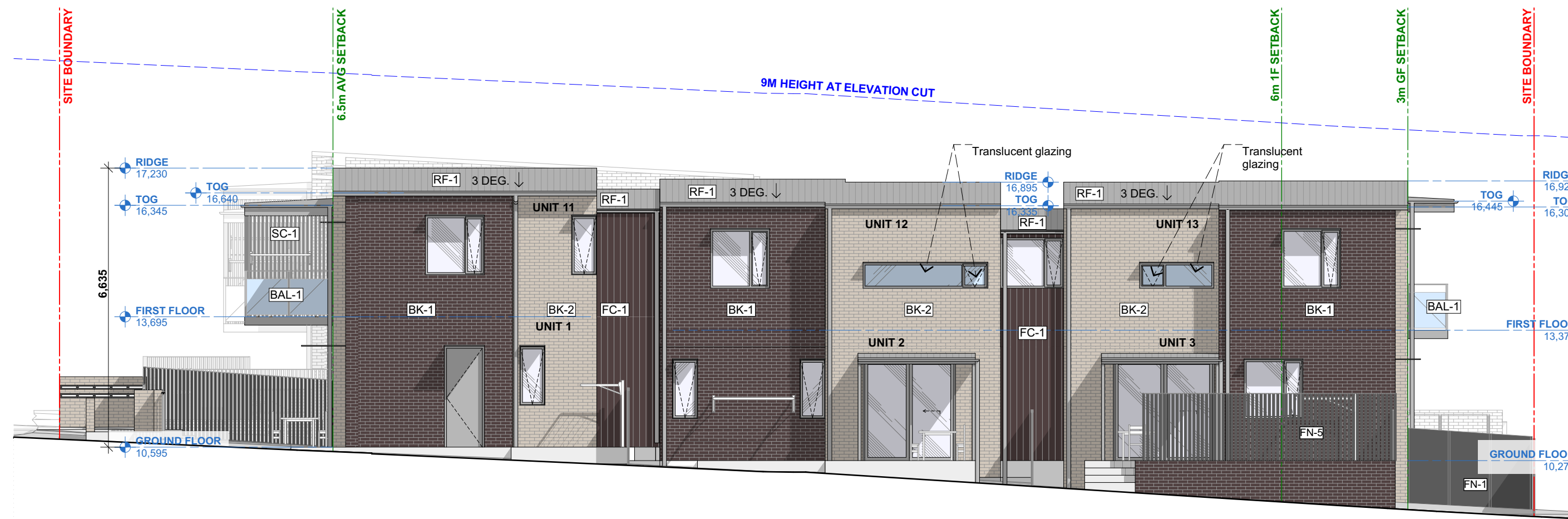
EXTERNAL FINISHES

	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 FINISH TO BE IN SHALE GREY (REFER ELEVATIONS)
	FN-5	FENCING ALUMINIUM SLAT FENCE 1800mm (REFER LANDSCAPE DOCS.)			

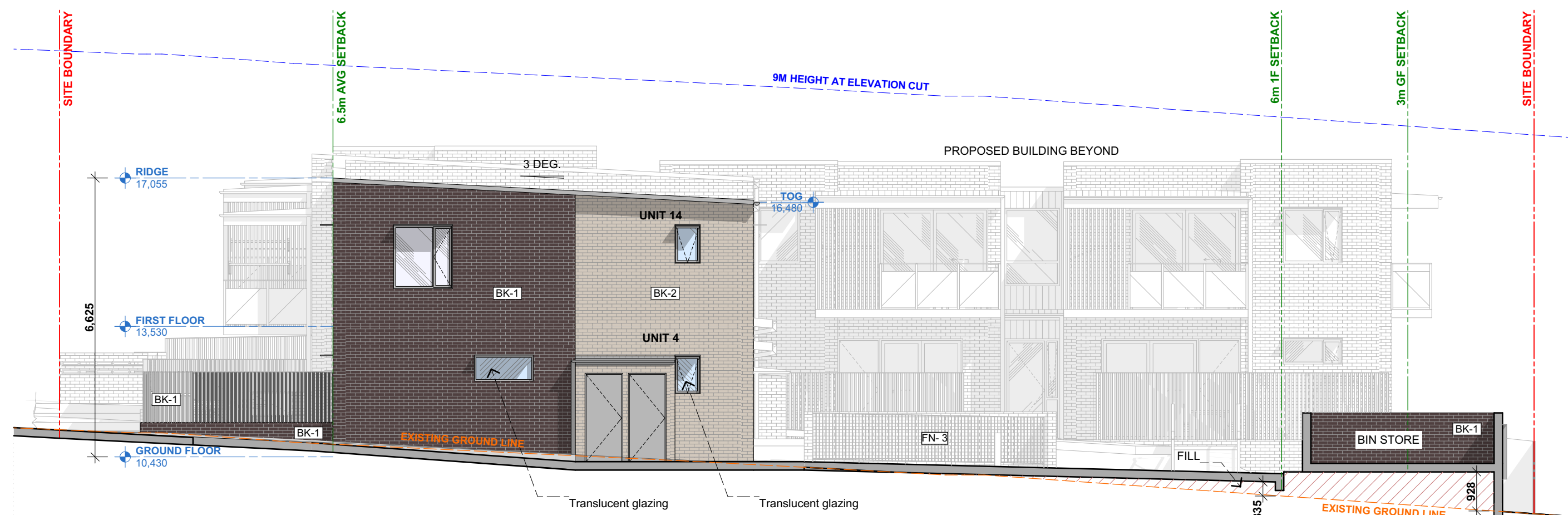


PART 5 ASSESSMENT

STREET ELEVATION



01 NORTH ELEVATION UNIT 1, 2, 3, 11, 12, 13
1:100



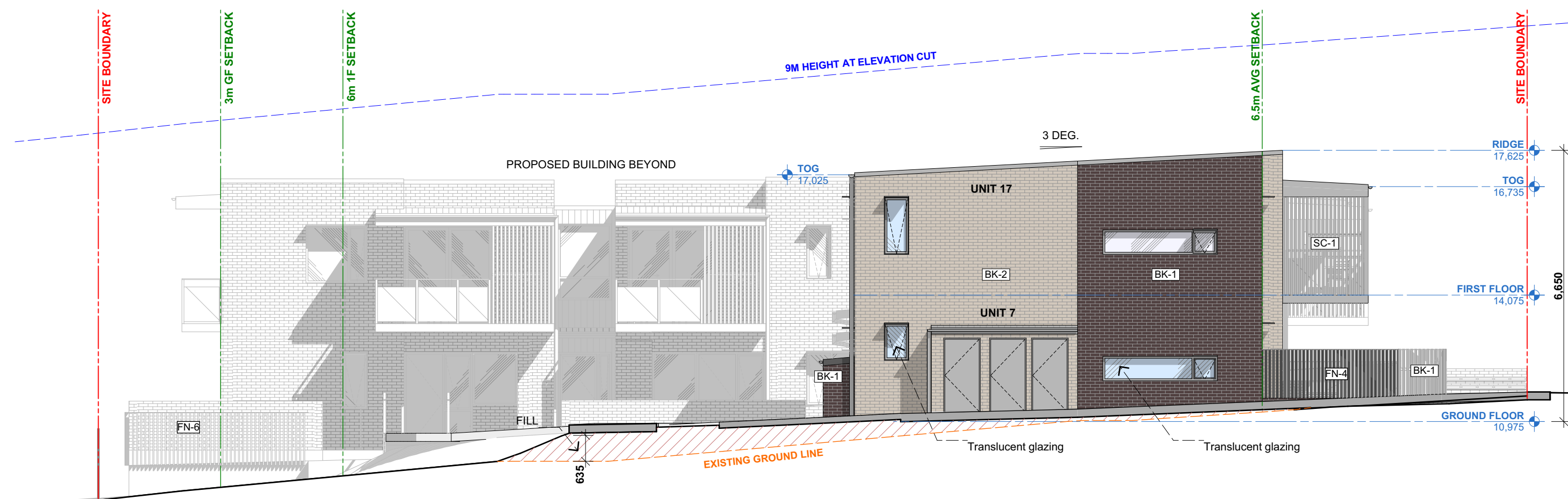
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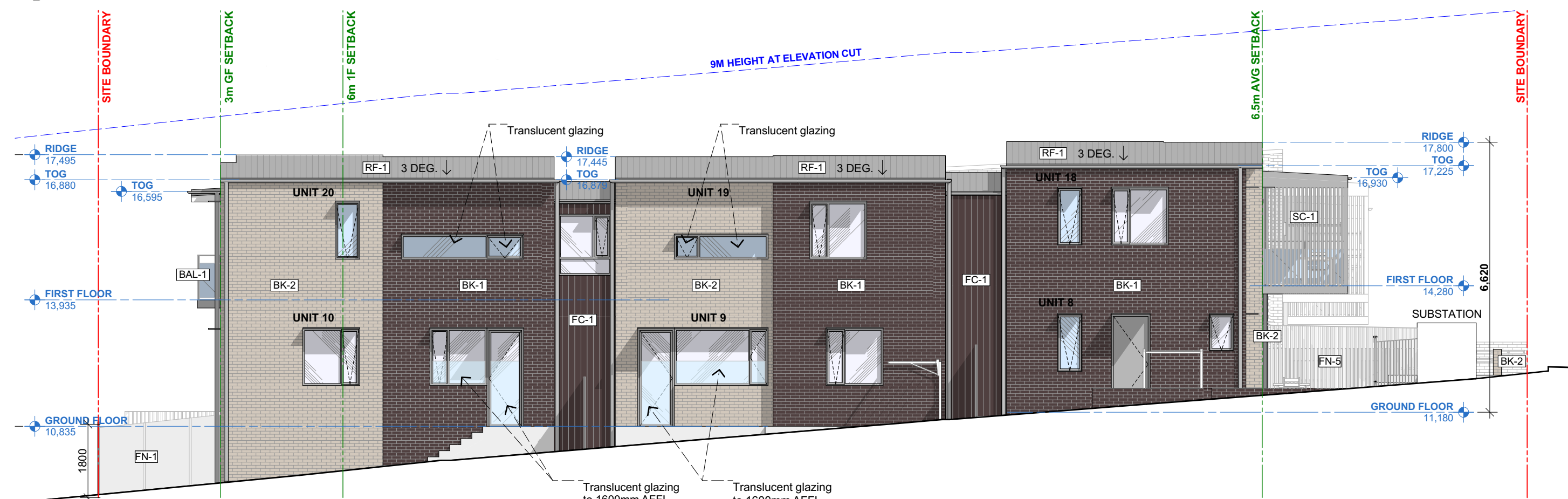
05 NORTH ELEVATION UNIT 8, 9, 10, 18, 19, 20
1:100



02 SOUTH ELEVATION UNIT 1, 2, 3, 11, 12, 13
1:100



04 SOUTH ELEVATION UNIT 7, 17
1:100



06 SOUTH ELEVATION UNIT 8, 9, 10, 18, 19, 20
1:100

EXTERNAL FINISHES

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 ALUMINUM VERTICAL BATTENS
FN-2	FENCING KOHIL PALISADE FENCE ON WALL 1200mm (REFER LANDSCAPE DOCS.)		TRANSLUCENT GLASS REFER ELEVATIONS
FN-3	FENCING KOHIL PALISADE FENCE 1200mm (REFER LANDSCAPE DOCS.)		WINDOWS AND DOORS ALUMINUM FRAME
FN-4	FENCING ALUMINUM SLAT FENCE ON WALL 1200mm (REFER LANDSCAPE DOCS.)		FASCIA, GUTTER, DOWNPIPE, WINDOW HOODS FINISH TO BE IN SHALE GREY (REFER ELEVATIONS)
FN-5	FENCING ALUMINUM SLAT FENCE 1600mm (REFER LANDSCAPE DOCS.)		



Revised: 2-2-2014 10:00:23

AC	AIR CONDITIONER UNIT	FC	FIBRE CEMENT CLADDING	LI	LINEN CUPBOARD	POS	PRIVATE OPEN SPACE
BAL	BALUSTRADE	FFL	FINISHED FLOOR LEVEL	MS	MESH SCREENING	TOW	TOP OF WALL
BK	BRICK	FP	FIRE INDICATOR PANEL	MB	MAIN SWITCHBOARD	RL	REDUCED LEVEL
BR	BROOM CUPBOARD	FN	FENCING	NBN	NBN CUPBOARD	RF	ROOFING
CL	CLOTHESLINE	GD	GRATED DRAIN	NGL	NATURAL GROUND LEVEL	RW	RETAINING WALL
DP	DOWNPIPE	GM	GAS METER	O	OVEN	RWT	RAIN WATER TANK
EG	SAVES GUTTER	HWP	HOT WATER UNIT	OSD	ON-SITE DETENTION	SNP	STORM WATER PPT
F	FRIDGE	LY	LAUNDRY	P	PANTRY	WM	WATER METER

BOUNDARY
SETBACKS

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www.sca.com.au

samcrawfordarchitects
Unit 4, 30 Wilson Street, Australia NSW 2042
TELEPHONE +61 2 9519 8800
EMAIL: studio@samcrawfordarchitects.com.au WEB: samcrawfordarchitects.com.au
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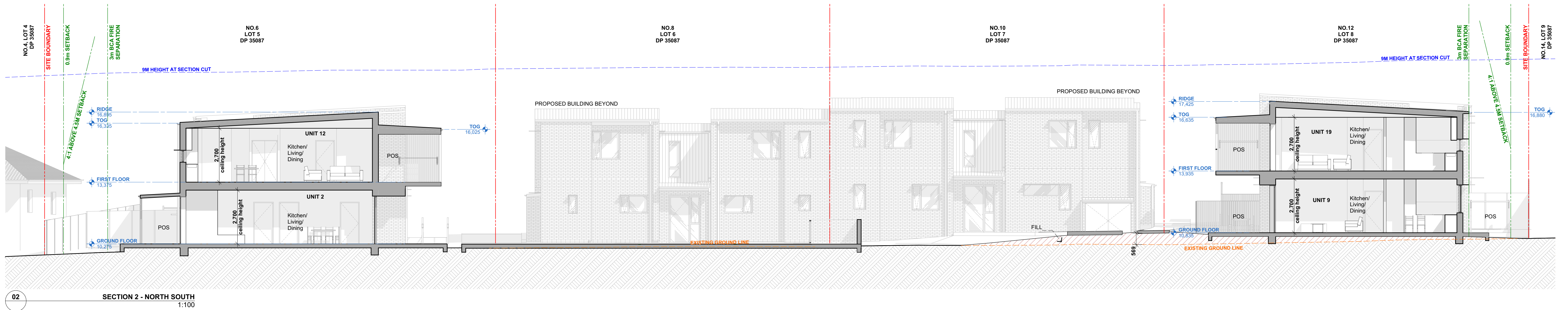
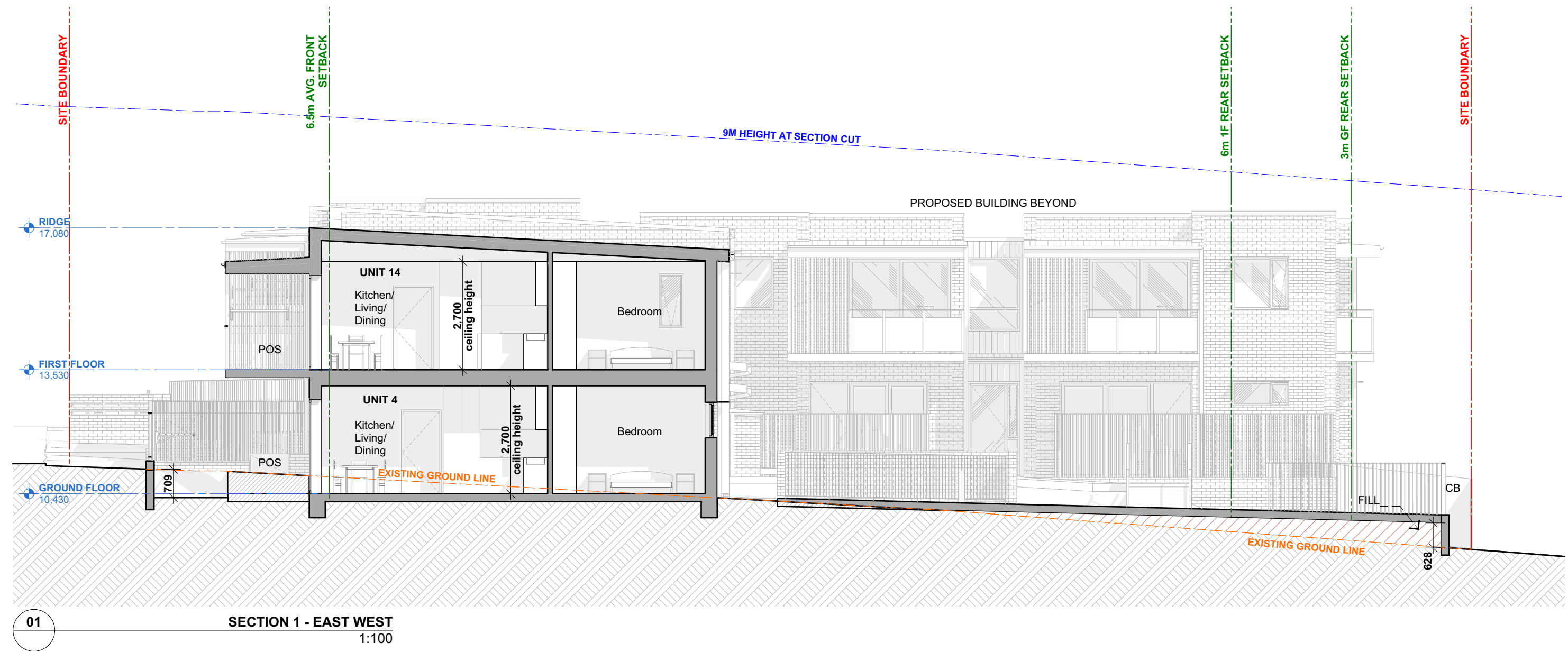
DESCRIPTION
70% DA SUBMISSION TO LAHC
AND SUBMISSION TO LAHC
AMZ SUBMISSION TO LAHC

REV APPO DATE CLIENT
01 SC 24-Mar-22 LAND & HOUSING CORPORATION (LAHC)
02 SC 26-May-22 PROJECT
03 SC 07-Jul-22
PETERS AVENUE
6-12 PETERS AVENUE, WALLSEND NSW 2287

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

PART 5 ASSESSMENT

SCALE @A1 1:100
SCALE @A3 1:200
PROJECT NO. 21.26
STAGE AA
DRAWING NO. 203
REV 03
DRAWING TITLE
ELEVATIONS 2



Revised: 2-23-2024 10:00:27

AC	AIR CONDITIONER UNIT	FC	FIBRE CEMENT CLADDING	LI	LINEN CUPBOARD	POS	PRIVATE OPEN SPACE
BAL	BALLUSTRADE	FFL	FINISHED FLOOR LEVEL	MS	MESH SCREENING	TOW	TOP OF WALL
BR	BRICK	FP	FIRE INDICATOR PANEL	MSB	MAIN SWITCH BOARD	RL	REDUCED LEVEL
BR	BROOM CUPBOARD	FN	FENCING	NBN	NBN CUPBOARD	RF	ROOFING
CL	CLOTHESLINE	GD	GRADED DRAIN	NGL	NATURAL GROUND LEVEL	RW	RETAINING WALL
DP	DOWNPIPE	GM	GAS METER	O	OVEN	RWT	RAIN WATER TANK
EG	EAVES GUTTER	HWU	HOT WATER UNIT	OSD	ON-SITE DETENTION	SWP	STORM WATER PPT
F	FRIDGE	LY	LAUNDRY	P	PANTRY	WM	WATER METER

---	BOUNDARY
---	SETBACKS

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LOCKED BAG 9112
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www.dia.nsw.gov.au

samcrawfordarchitects
Unit 4, 30 Wilson Street, Australia NSW 2042
TELEPHONE +61 2 9519 8880
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 400 587 Nominated Architect Sam Crawford 6498

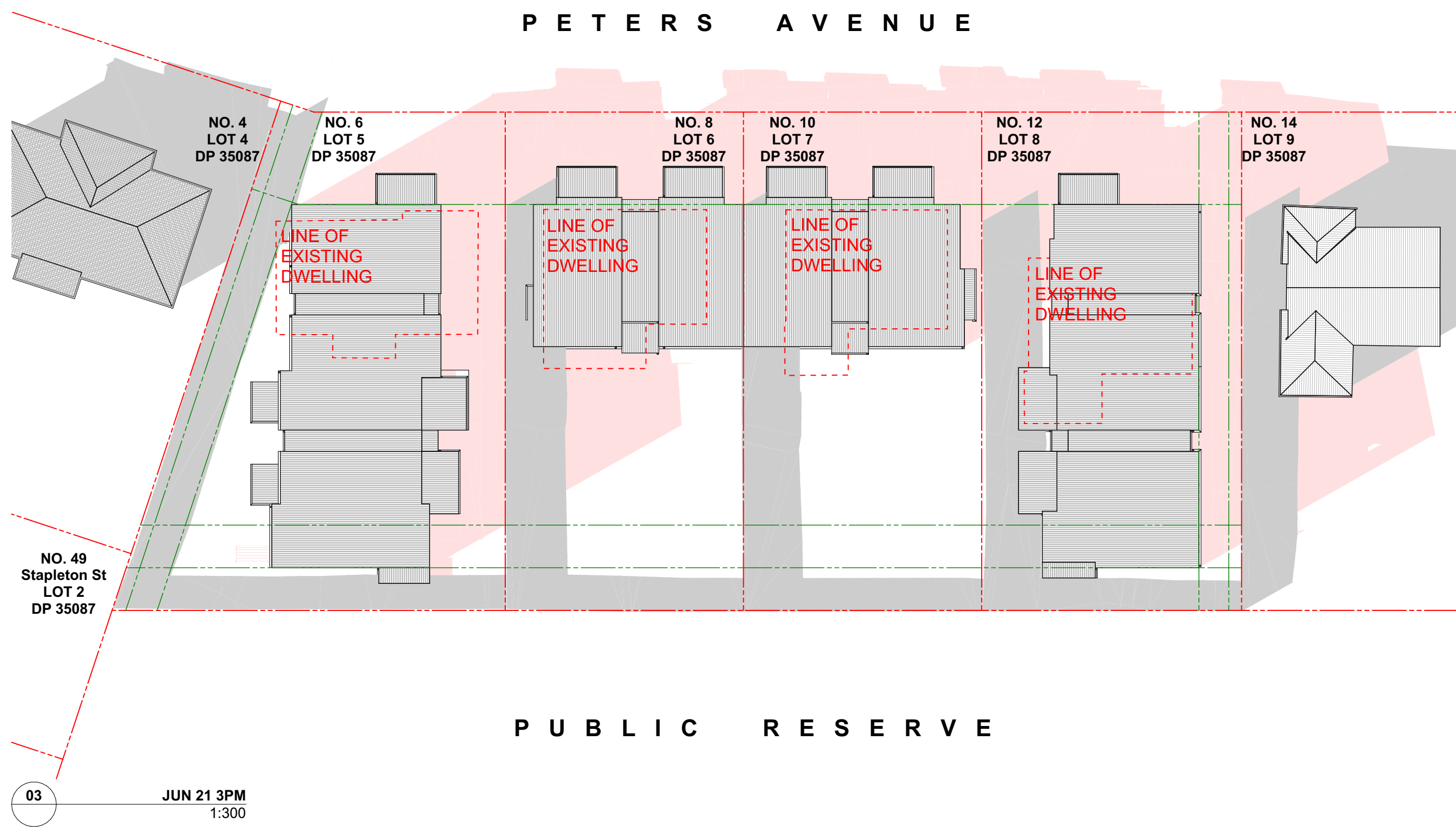
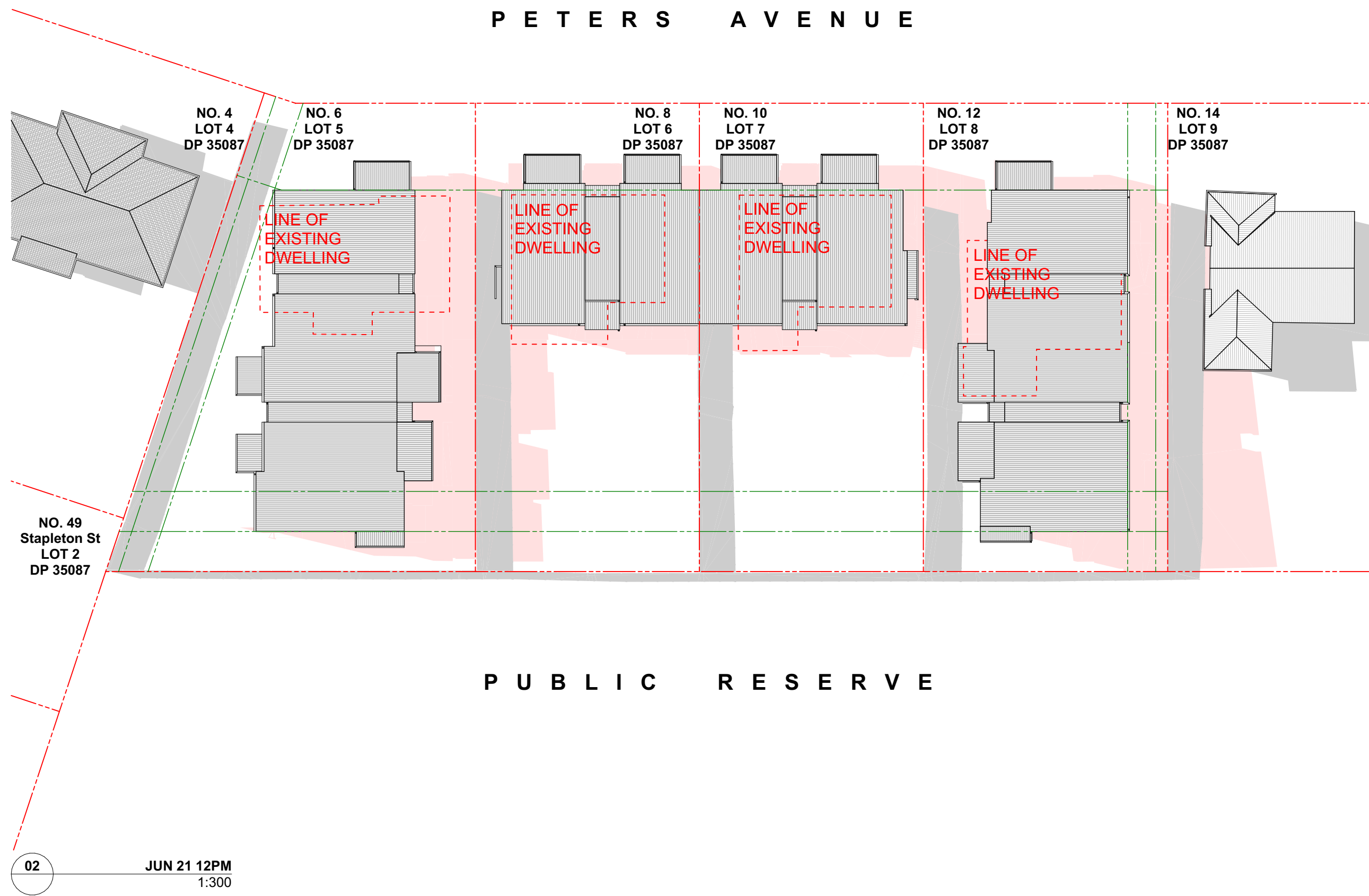
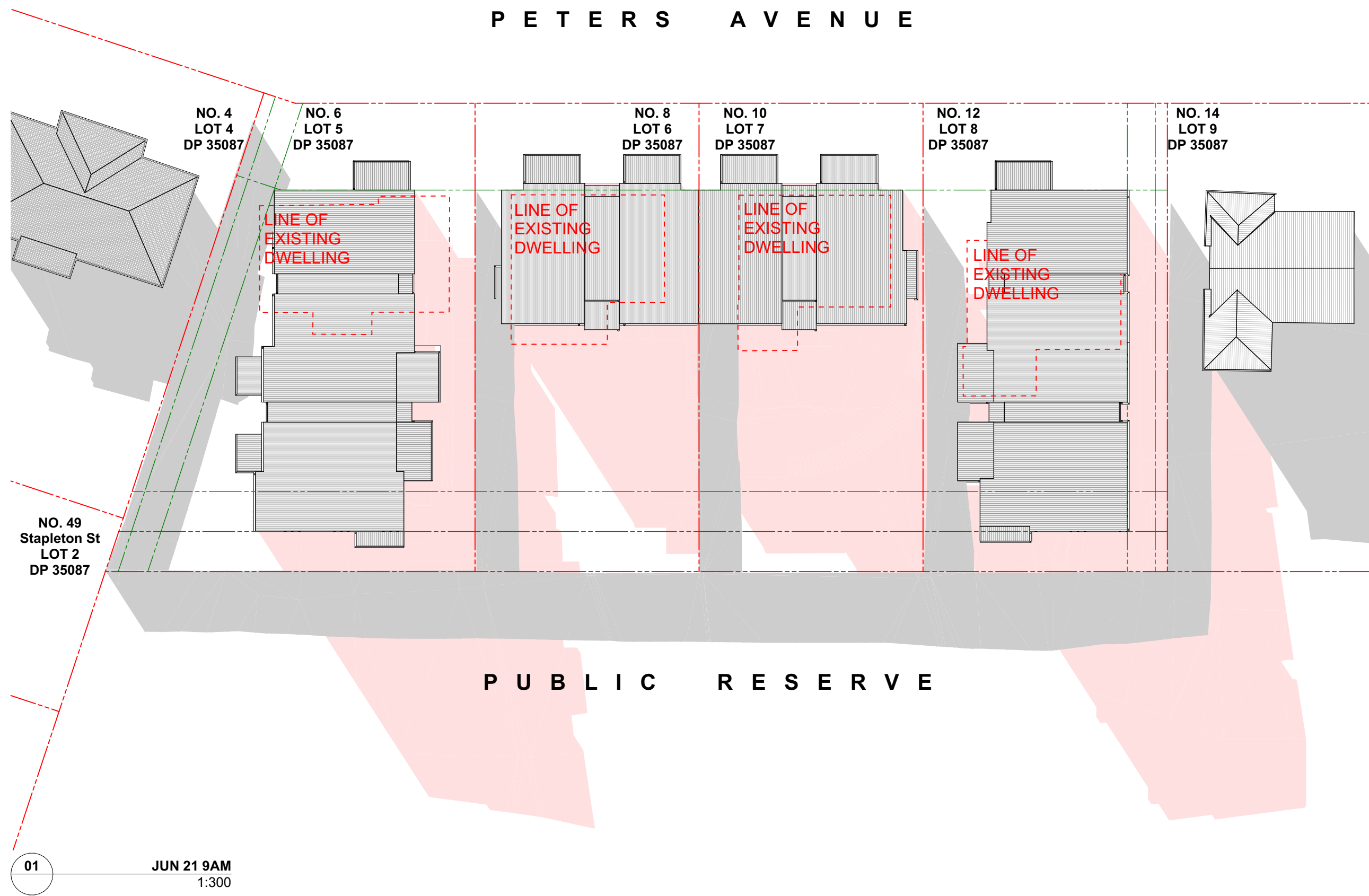
DESCRIPTION
70% DA SUBMISSION TO LAHC
AM2 SUBMISSION TO LAHC
AM2 SUBMISSION TO LAHC

REV	APPD	DATE	CLIENT
01	SC	24-Mar-22	LAND & HOUSING CORPORATION (LAHC)
02	SC	26-May-22	PROJECT
03	SC	07-Jul-22	PETERS AVENUE 6-12 PETERS AVENUE, WALLSEND NSW 2287

NORTH POINT
SCALE @ A1
1:100
SCALE @ A3
1:200

PROJECT NO.	STAGE	DRAWING NO.	REV
21.26	AA	301	03
DRAWING TITLE			
SECTIONS			

PART 5 ASSESSMENT



LEGEND

SHADOWS CAST BY EXISTING STRUC

SHADOWS CAST BY PROPOSED DWE



Revised: 2:25 PM, 06-Oct-23

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NSW
GOVERNMENT
Planning,
Industry &
Environment

LOCKED BAG 9112
PARAMATTA NSW 2124
PHONE No (02) 9753 8005
FAX No (02) 9753 8888
www.gdn.nsw.gov.au

samcrawfordarchitects
Unit 4, 30 Wilson Street, Australia NSW 2042
TELEPHONE +612 9619 8800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 400 587 Nominated Architect Sam Crawford 6498

DESCRIPTION
70% DA SUBMISSION TO LAHC
AM2 SUBMISSION TO LAHC
AM2 SUBMISSION TO LAHC

REV	APPD	DATE
01	SC	24-Mar-22
02	SC	26-May-22
03	SC	07-Jul-22

CLIENT
LAND & HOUSING CORPORATION (LAHC)
PROJECT
PETERS AVENUE
6-12 PETERS AVENUE, WALLSEND NSW 2287

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

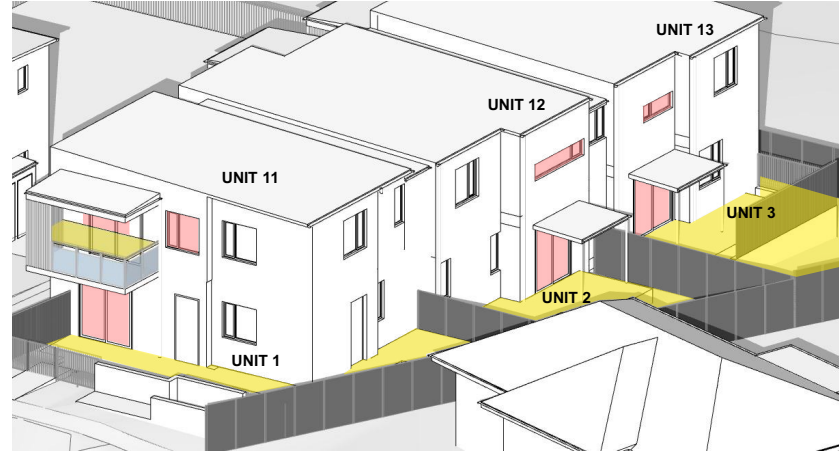
SCALE @A1
1:300
SCALE @A3
1:600

PROJECT NO.	STAGE	DRAWING NO.	REV
21.26	AA	401	03

DRAWING TITLE
SHADOW DIAGRAMS

PART 5 ASSESSMENT

9AM JUN 21

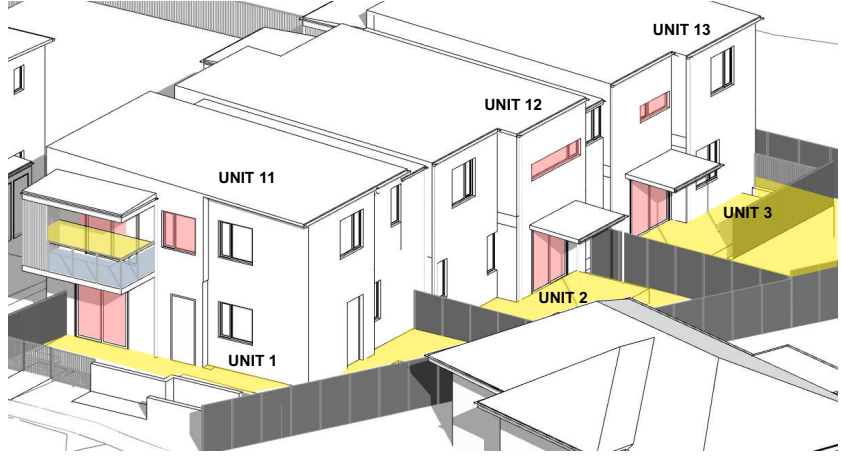


UNIT 1: POS: **YES** LIVING: **YES**
UNIT 2: POS: **YES** LIVING: **YES**
UNIT 3: POS: **YES** LIVING: **YES**
UNIT 11: POS: **YES** LIVING: **YES**
UNIT 12: POS: **NO** LIVING: **YES**
UNIT 13: POS: **NO** LIVING: **YES**

01

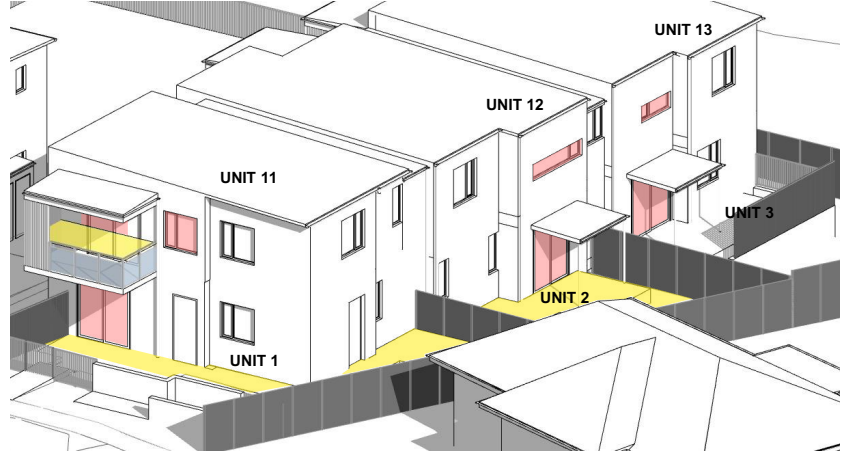
9AM UNIT 1-3, 11-13

10AM JUN 21



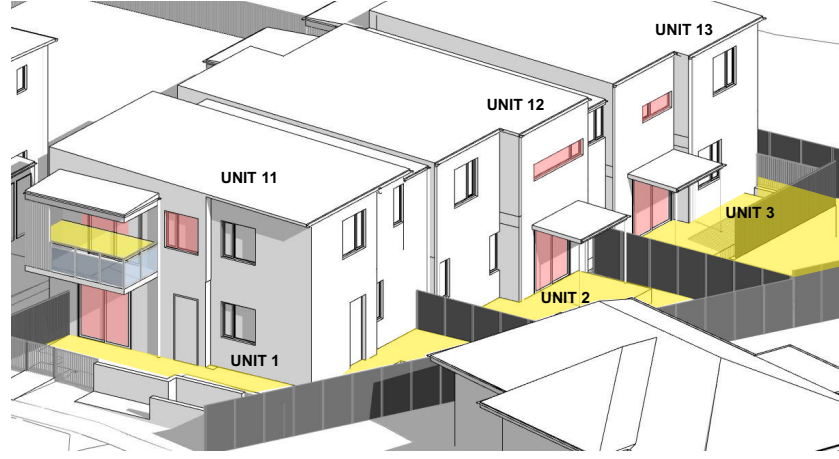
UNIT 1: POS: **YES** LIVING: **YES**
UNIT 2: POS: **YES** LIVING: **YES**
UNIT 3: POS: **YES** LIVING: **YES**
UNIT 11: POS: **YES** LIVING: **YES**
UNIT 12: POS: **NO** LIVING: **YES**
UNIT 13: POS: **NO** LIVING: **YES**

11AM JUN 21



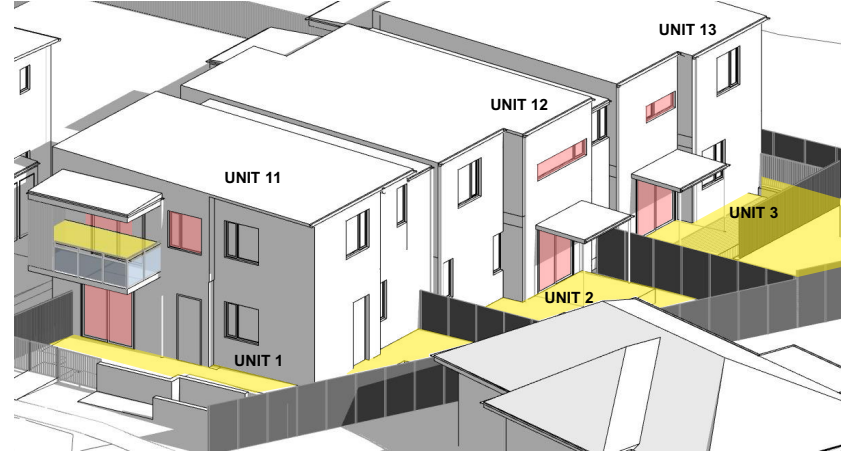
UNIT 1: POS: **YES** LIVING: **YES**
UNIT 2: POS: **YES** LIVING: **YES**
UNIT 3: POS: **YES** LIVING: **YES**
UNIT 11: POS: **YES** LIVING: **YES**
UNIT 12: POS: **NO** LIVING: **YES**
UNIT 13: POS: **NO** LIVING: **YES**

12PM JUN 21



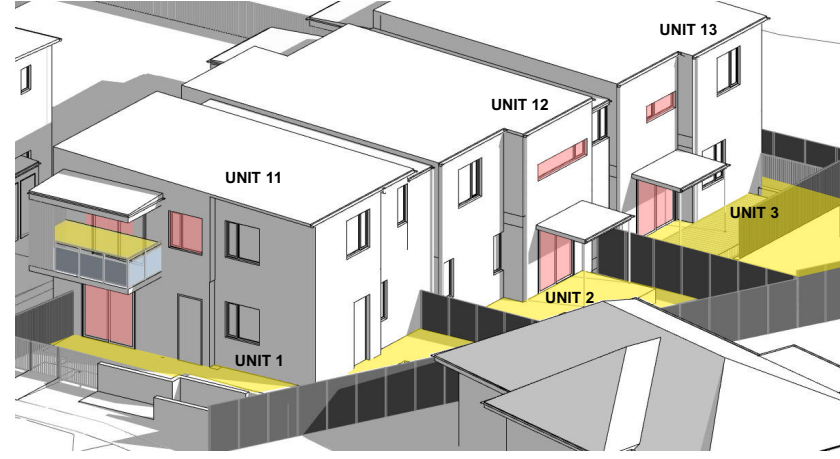
UNIT 1: POS: **YES** LIVING: **YES**
UNIT 2: POS: **YES** LIVING: **YES**
UNIT 3: POS: **YES** LIVING: **YES**
UNIT 11: POS: **YES** LIVING: **YES**
UNIT 12: POS: **NO** LIVING: **YES**
UNIT 13: POS: **NO** LIVING: **YES**

1PM JUN 21



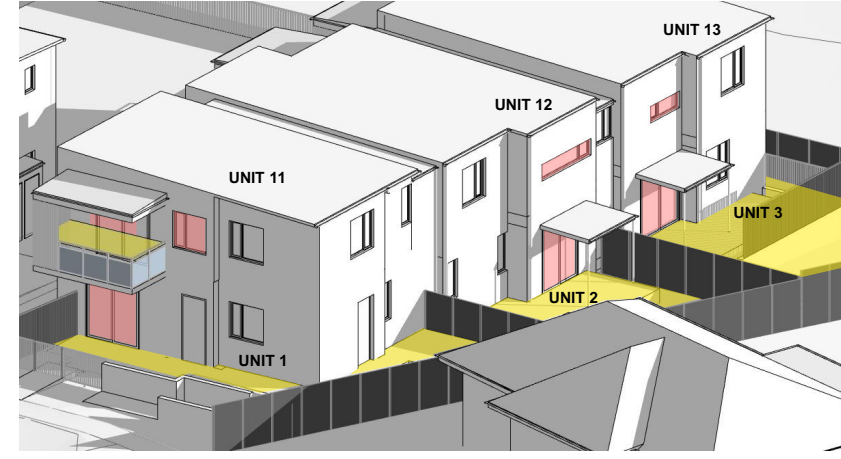
UNIT 1: POS: **YES** LIVING: **NO**
UNIT 2: POS: **YES** LIVING: **YES**
UNIT 3: POS: **YES** LIVING: **YES**
UNIT 11: POS: **YES** LIVING: **NO**
UNIT 12: POS: **NO** LIVING: **YES**
UNIT 13: POS: **NO** LIVING: **YES**

2PM JUN 21



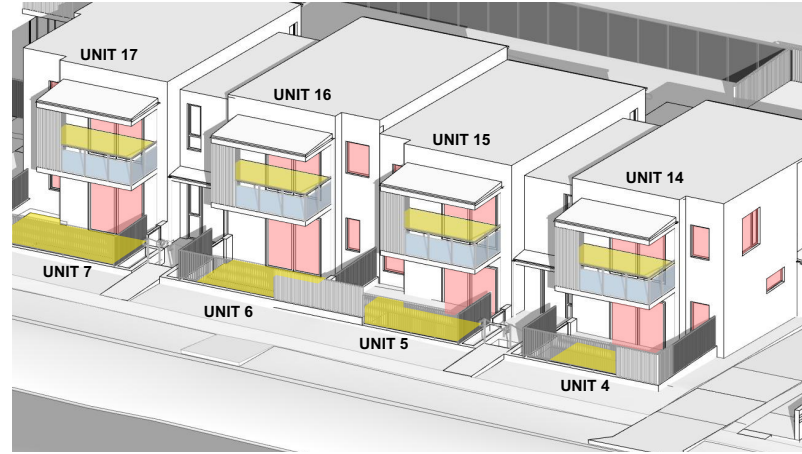
UNIT 1: POS: **YES** LIVING: **NO**
UNIT 2: POS: **YES** LIVING: **YES**
UNIT 3: POS: **YES** LIVING: **YES**
UNIT 11: POS: **NO** LIVING: **NO**
UNIT 12: POS: **NO** LIVING: **YES**
UNIT 13: POS: **NO** LIVING: **YES**

3PM JUN 21



UNIT 1: POS: **NO** LIVING: **NO**
UNIT 2: POS: **YES** LIVING: **YES**
UNIT 3: POS: **YES** LIVING: **YES**
UNIT 11: POS: **NO** LIVING: **NO**
UNIT 12: POS: **NO** LIVING: **YES**
UNIT 13: POS: **NO** LIVING: **YES**

9AM JUN 21

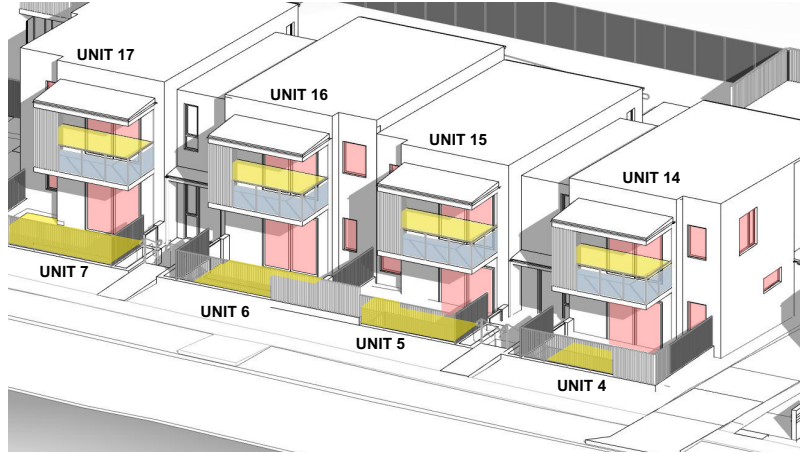


UNIT 4: POS: **YES** LIVING: **YES**
UNIT 5: POS: **YES** LIVING: **YES**
UNIT 6: POS: **YES** LIVING: **YES**
UNIT 7: POS: **YES** LIVING: **YES**
UNIT 14: POS: **YES** LIVING: **YES**
UNIT 15: POS: **YES** LIVING: **YES**
UNIT 16: POS: **YES** LIVING: **YES**
UNIT 17: POS: **YES** LIVING: **YES**

02

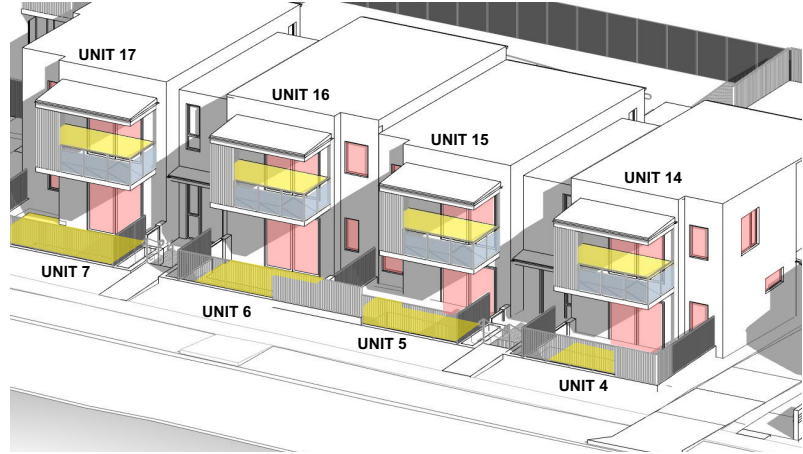
9AM UNIT 4-7, 14-17

10AM JUN 21



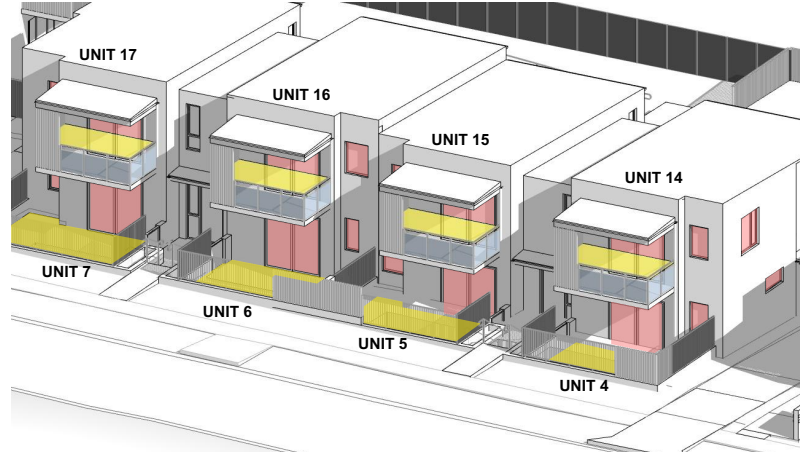
UNIT 4: POS: **YES** LIVING: **YES**
UNIT 5: POS: **YES** LIVING: **YES**
UNIT 6: POS: **YES** LIVING: **YES**
UNIT 7: POS: **YES** LIVING: **YES**
UNIT 14: POS: **YES** LIVING: **YES**
UNIT 15: POS: **YES** LIVING: **YES**
UNIT 16: POS: **YES** LIVING: **YES**
UNIT 17: POS: **YES** LIVING: **YES**

11AM JUN 21



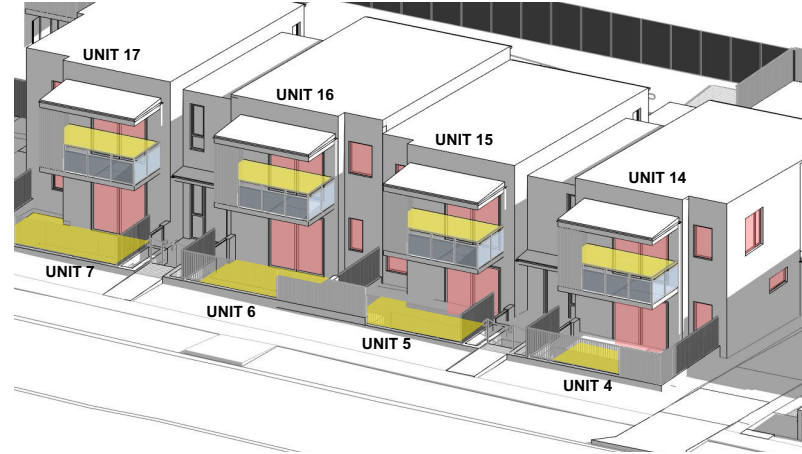
UNIT 4: POS: **YES** LIVING: **YES**
UNIT 5: POS: **YES** LIVING: **YES**
UNIT 6: POS: **YES** LIVING: **YES**
UNIT 7: POS: **YES** LIVING: **YES**
UNIT 14: POS: **YES** LIVING: **YES**
UNIT 15: POS: **YES** LIVING: **YES**
UNIT 16: POS: **YES** LIVING: **YES**
UNIT 17: POS: **YES** LIVING: **YES**

12PM JUN 21



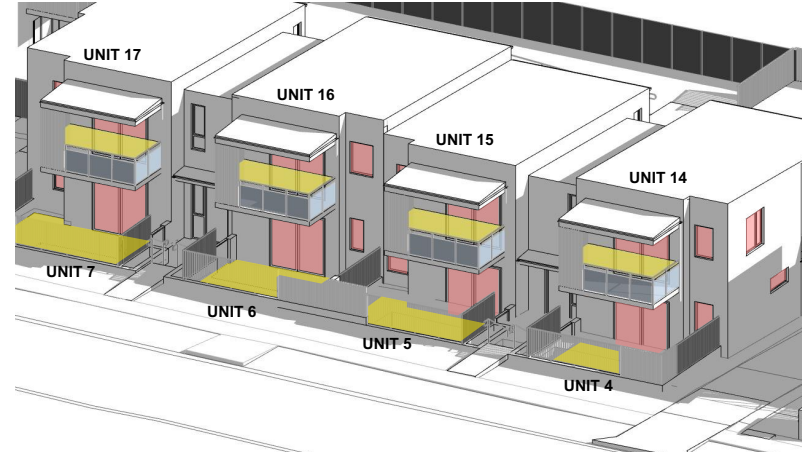
UNIT 4: POS: **YES** LIVING: **YES**
UNIT 5: POS: **YES** LIVING: **NO**
UNIT 6: POS: **YES** LIVING: **NO**
UNIT 7: POS: **YES** LIVING: **NO**
UNIT 14: POS: **YES** LIVING: **YES**
UNIT 15: POS: **YES** LIVING: **YES**
UNIT 16: POS: **YES** LIVING: **YES**
UNIT 17: POS: **YES** LIVING: **YES**

1PM JUN 21



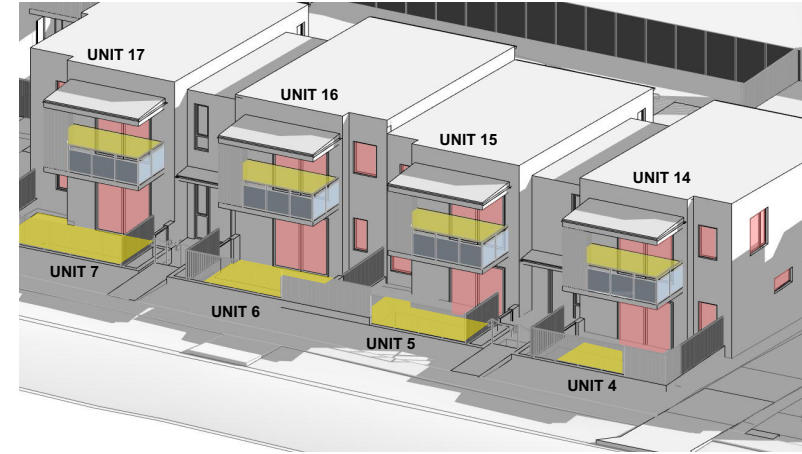
UNIT 4: POS: **NO** LIVING: **NO**
UNIT 5: POS: **NO** LIVING: **NO**
UNIT 6: POS: **NO** LIVING: **NO**
UNIT 7: POS: **NO** LIVING: **NO**
UNIT 14: POS: **NO** LIVING: **NO**
UNIT 15: POS: **NO** LIVING: **NO**
UNIT 16: POS: **NO** LIVING: **NO**
UNIT 17: POS: **NO** LIVING: **NO**

2PM JUN 21



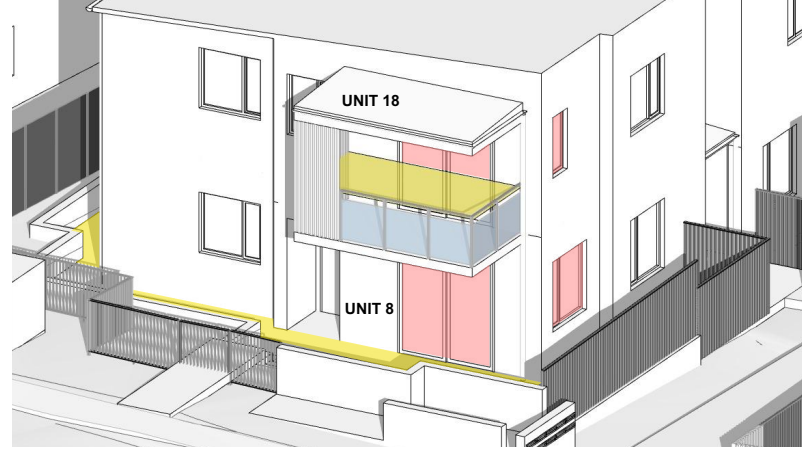
UNIT 4: POS: **NO** LIVING: **NO**
UNIT 5: POS: **NO** LIVING: **NO**
UNIT 6: POS: **NO** LIVING: **NO**
UNIT 7: POS: **NO** LIVING: **NO**
UNIT 14: POS: **NO** LIVING: **NO**
UNIT 15: POS: **NO** LIVING: **NO**
UNIT 16: POS: **NO** LIVING: **NO**
UNIT 17: POS: **NO** LIVING: **NO**

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**

9AM JUN 21

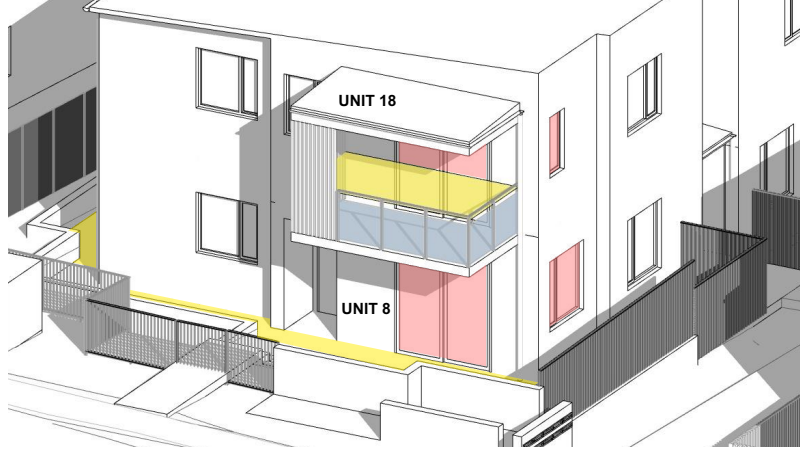


UNIT 8: POS: **YES** LIVING: **YES**
UNIT 18: POS: **YES** LIVING: **YES**

03

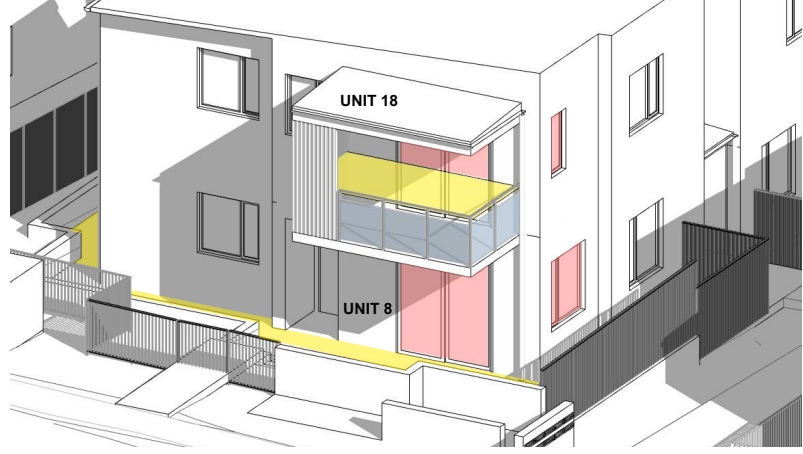
9AM UNIT 8, 18

10AM JUN 21



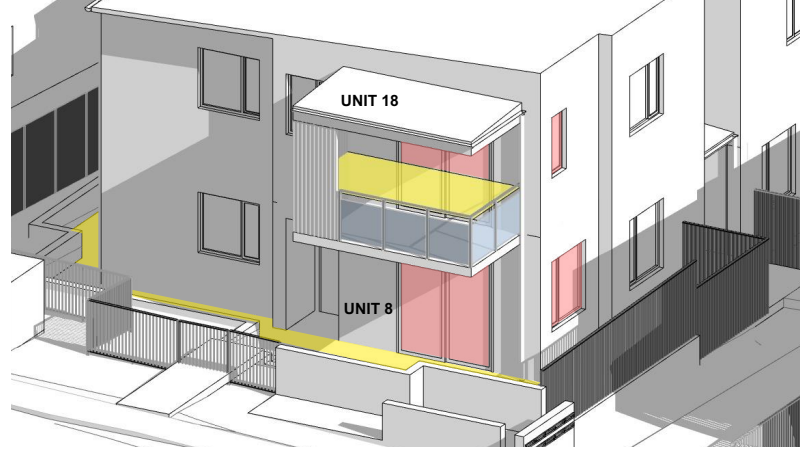
UNIT 8: POS: **YES** LIVING: **YES**
UNIT 18: POS: **YES** LIVING: **YES**

11AM JUN 21



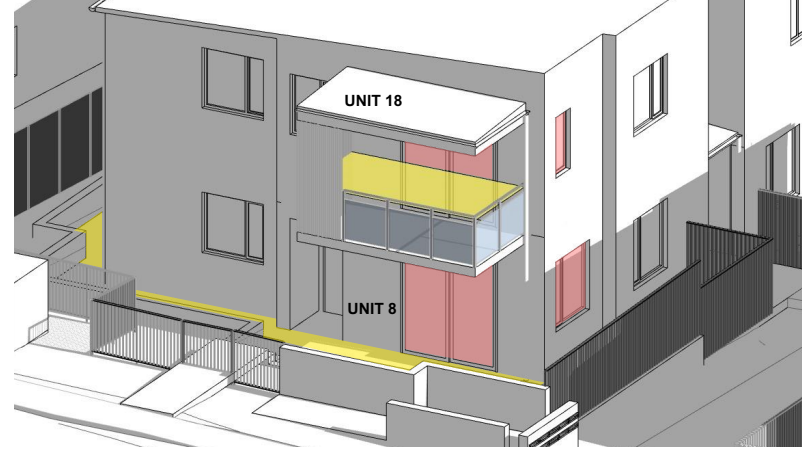
UNIT 8: POS: **YES** LIVING: **YES**
UNIT 18: POS: **YES** LIVING: **YES**

12PM JUN 21



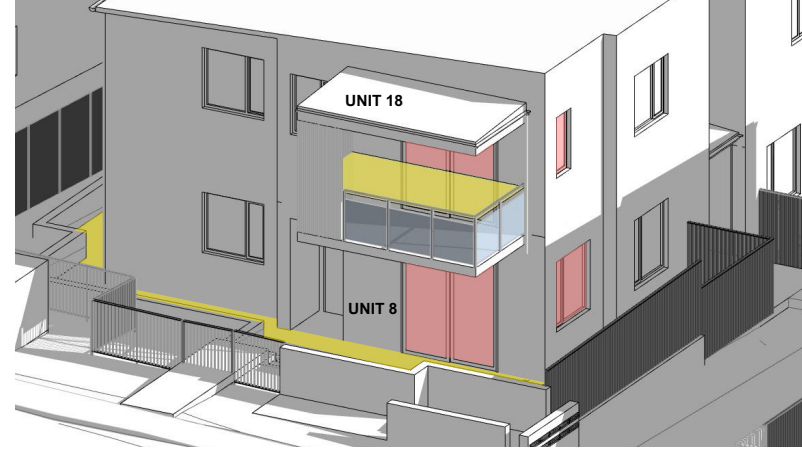
UNIT 8: POS: **YES** LIVING: **YES**
UNIT 18: POS: **YES** LIVING: **YES**

1PM JUN 21



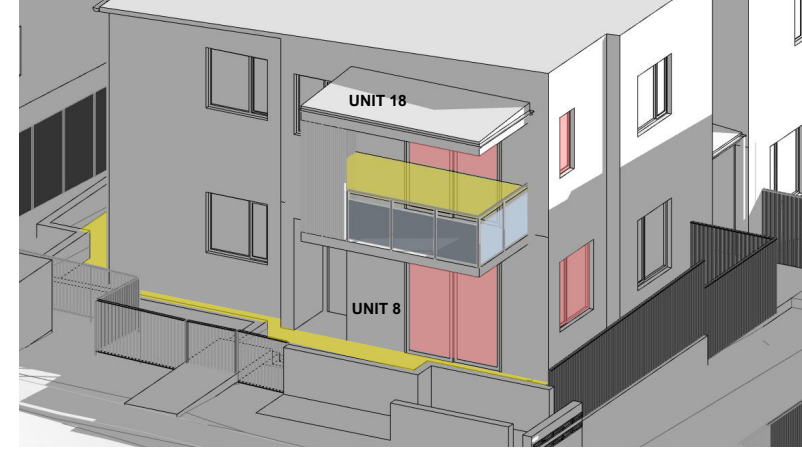
UNIT 8: POS: **NO** LIVING: **NO**
UNIT 18: POS: **YES** LIVING: **NO**

2PM JUN 21



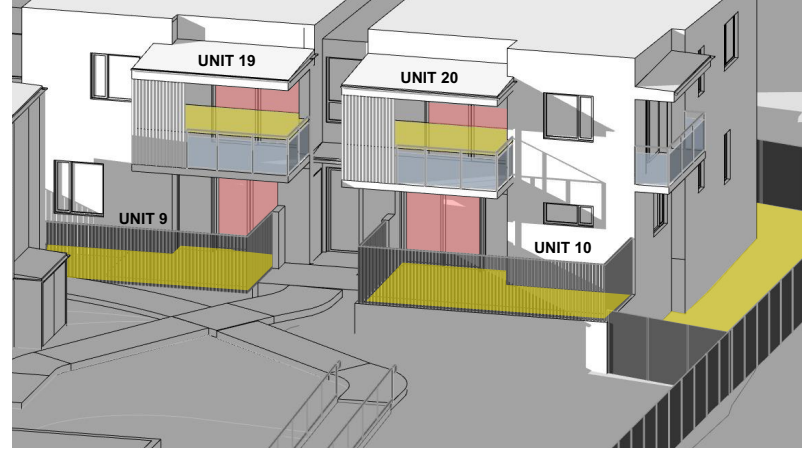
UNIT 8: POS: **NO** LIVING: **NO**
UNIT 18: POS: **YES** LIVING: **NO**

3PM JUN 21



UNIT 8: POS: **NO** LIVING: **NO**
UNIT 18: POS: **NO** LIVING: **NO**

9AM JUN 21



UNIT 9: POS: **NO** LIVING: **NO**
UNIT 10: POS: **NO** LIVING: **NO**
UNIT 19: POS: **NO** LIVING: **NO**
UNIT 20: POS: **NO** LIVING: **NO**

04

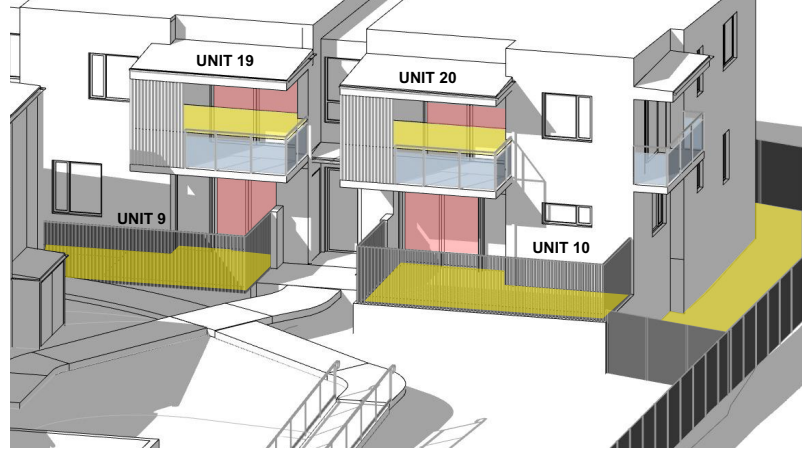
9AM UNIT 9, 10, 19, 20

10AM JUN 21



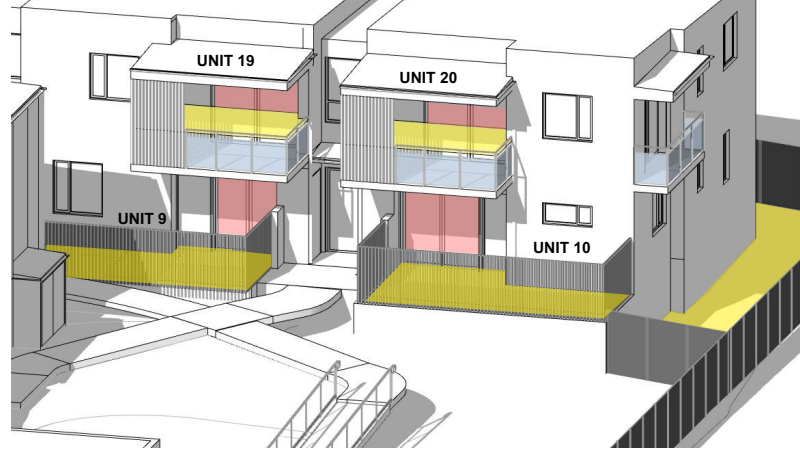
UNIT 9: POS: **NO** LIVING: **NO**
UNIT 10: POS: **NO** LIVING: **NO**
UNIT 19: POS: **NO** LIVING: **NO**
UNIT 20: POS: **NO** LIVING: **NO**

11AM JUN 21



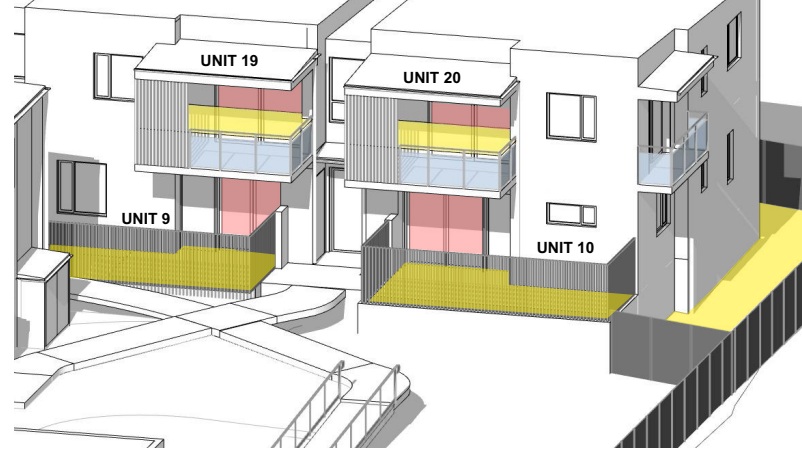
UNIT 9: POS: **NO** LIVING: **NO**
UNIT 10: POS: **YES** LIVING: **NO**
UNIT 19: POS: **YES** LIVING: **NO**
UNIT 20: POS: **YES** LIVING: **NO**

12PM JUN 21



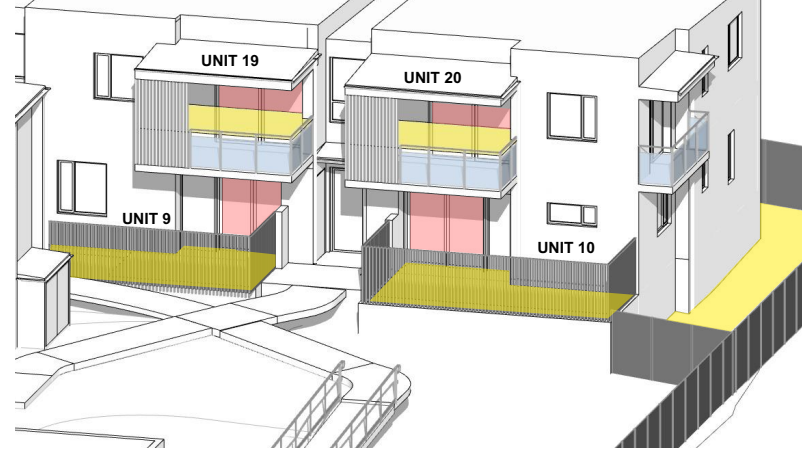
UNIT 9: POS: **YES** LIVING: **YES**
UNIT 10: POS: **YES** LIVING: **YES**
UNIT 19: POS: **YES** LIVING: **YES**
UNIT 20: POS: **YES** LIVING: **YES**

1PM JUN 21



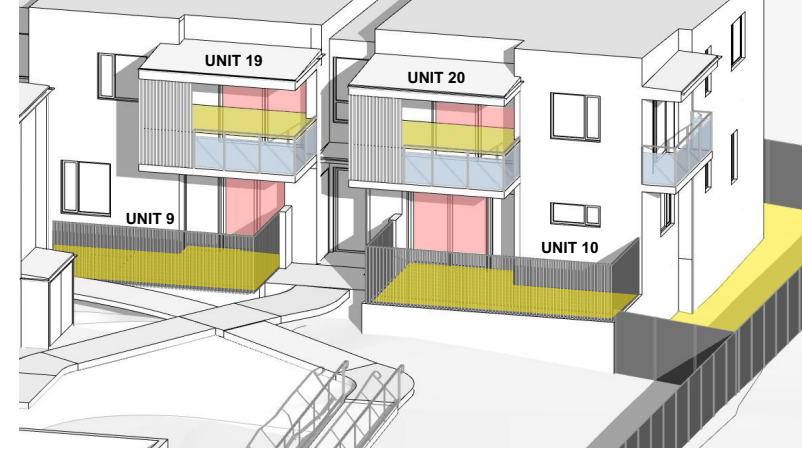
UNIT 9: POS: **YES** LIVING: **YES**
UNIT 10: POS: **YES** LIVING: **YES**
UNIT 19: POS: **YES** LIVING: **YES**
UNIT 20: POS: **YES** LIVING: **YES**

2PM JUN 21



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

3PM JUN 21



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

SENIORS LIVING URBAN DESIGN GUIDE OBJECTIVE 5

UNIT 1: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 2: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 3: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 4: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 5: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **NO**
UNIT 6: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **NO**
UNIT 7: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **NO**
UNIT 8: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 9: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 10: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**

UNIT 11: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 12: 3HR minimum (9AM-3PM) Midwinter POS: **NO** LIVING: **YES**
UNIT 13: 3HR minimum (9AM-3PM) Midwinter POS: **NO** LIVING: **YES**
UNIT 14: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 15: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 16: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 17: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 18: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 19: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 20: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**

UNIT 11: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 12: 3HR minimum (9AM-3PM) Midwinter POS: **NO** LIVING: **YES**
UNIT 13: 3HR minimum (9AM-3PM) Midwinter POS: **NO** LIVING: **YES**
UNIT 14: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 15: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 16: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 17: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 18: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 19: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**
UNIT 20: 3HR minimum (9AM-3PM) Midwinter POS: **YES** LIVING: **YES**

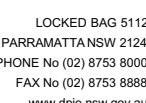
LEGEND

PRIVATE OPEN SPACES
GLAZING TO LIVING ROOM

TOTAL COMPLYING: 15 OF 20 UNITS

PART 5 ASSESSMENT

Revised: 2:28 PM, 06-Oct-21



LOCKED BAG 9112
PARRAMATTA NSW 2124
PHONE N° (02) 9753 8000
FAX N° (02) 9753 8088
www.sca.nsw.gov.au

70% DA SUBMISSION TO LAHC
AND SUBMISSION TO LAHC
AMZ SUBMISSION TO LAHC

REV APPD DATE
01 SC 24-Mar-22
02 SC 26-May-22
03 SC 07-Jul-22

CLIENT
LAND & HOUSING CORPORATION (LAHC)

PROJECT
PETERS AVENUE
6-12 PETERS AVENUE, WALLSEND NSW 2287

NORTH POINT
SCALE @A1
N.T.S.

SCALE @A3
N.T.S.

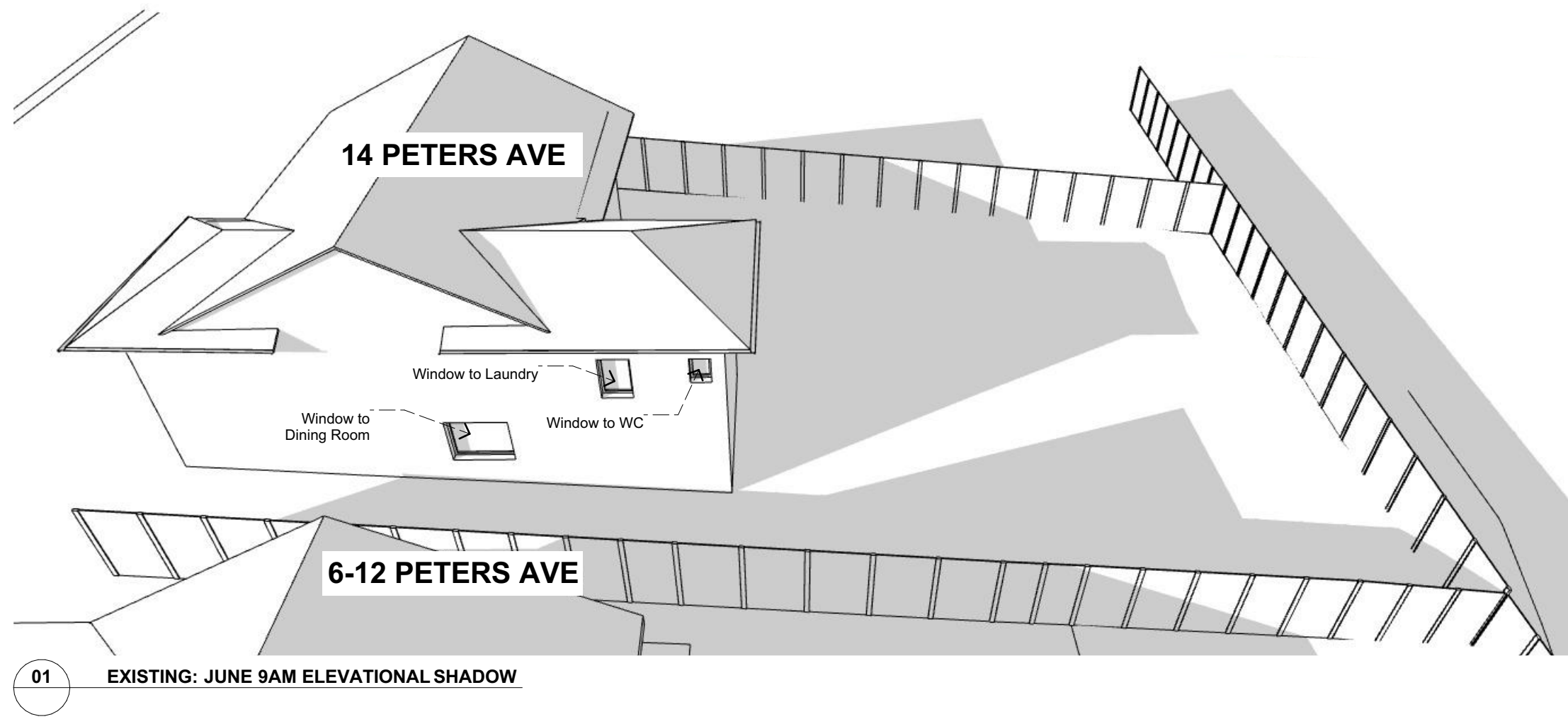
PROJECT NO.
21.26

STAGE
AA

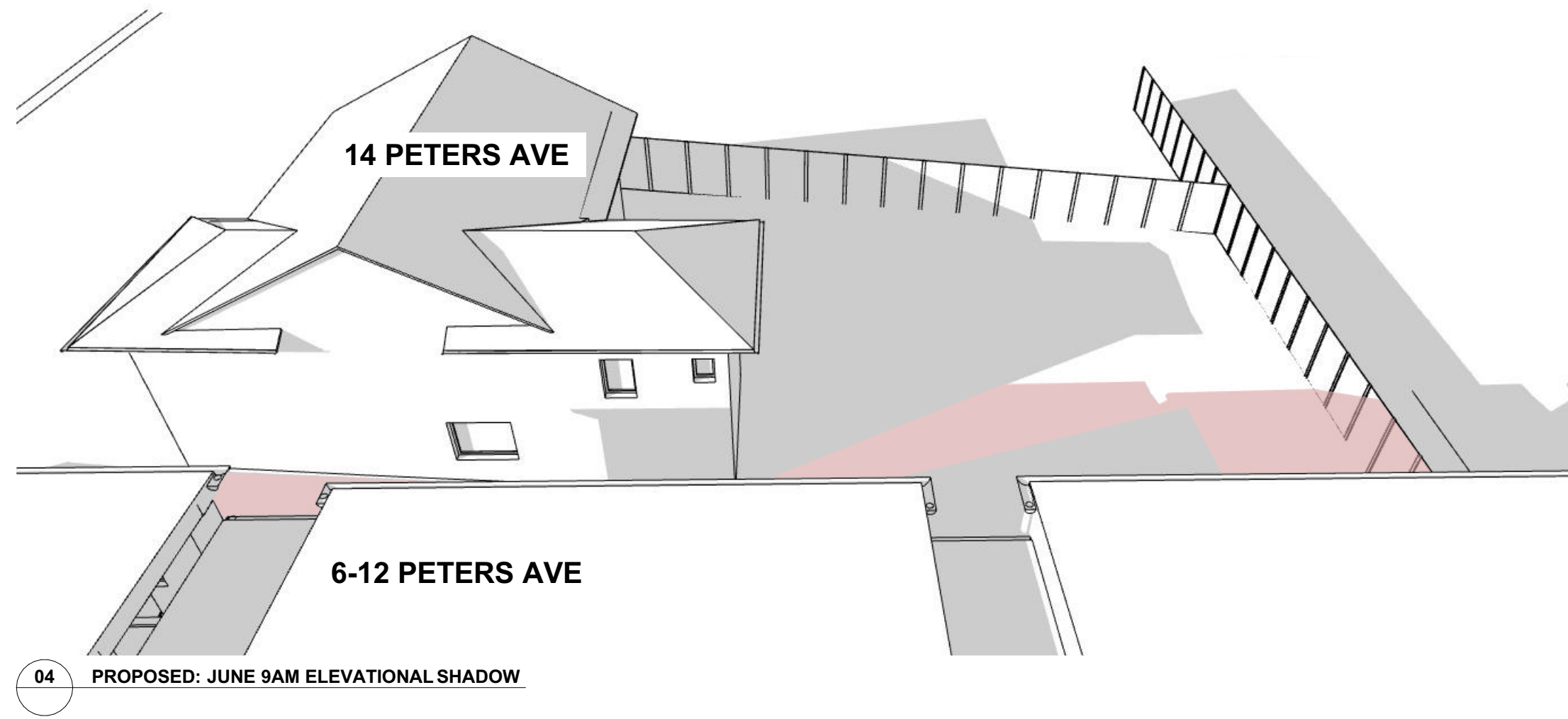
DRAWING NO.
402

REV
03

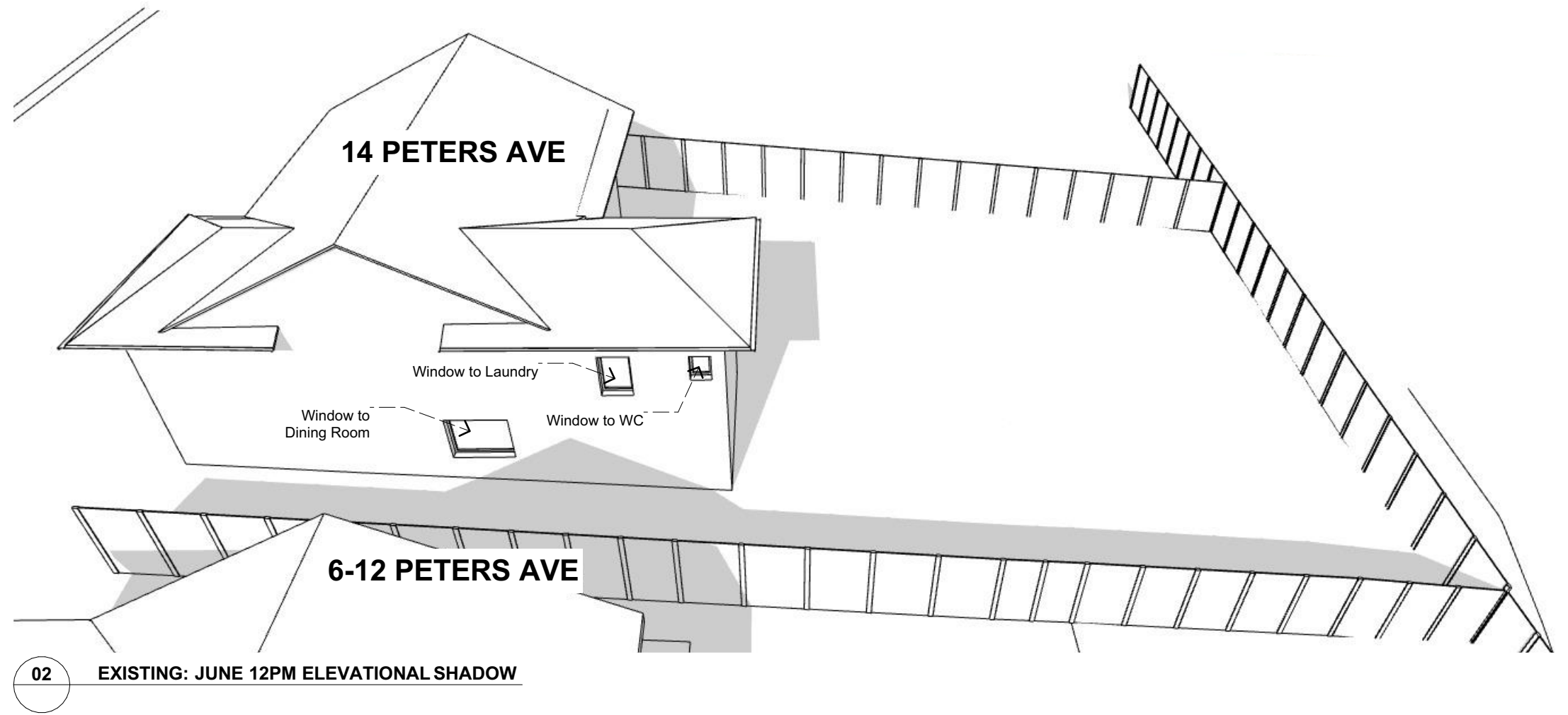
DRAWING TITLE
SOLAR ACCESS



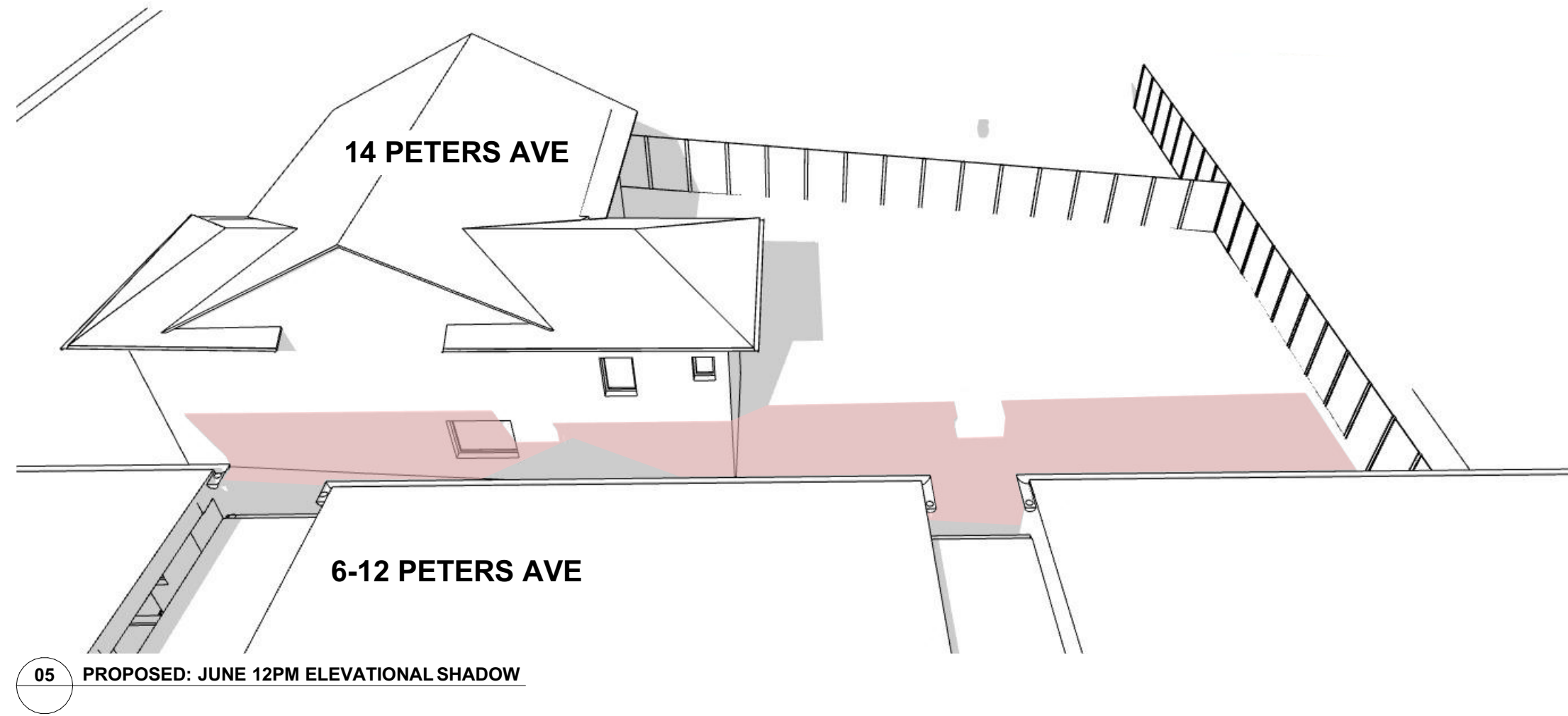
01 EXISTING: JUNE 9AM ELEVATIONAL SHADOW



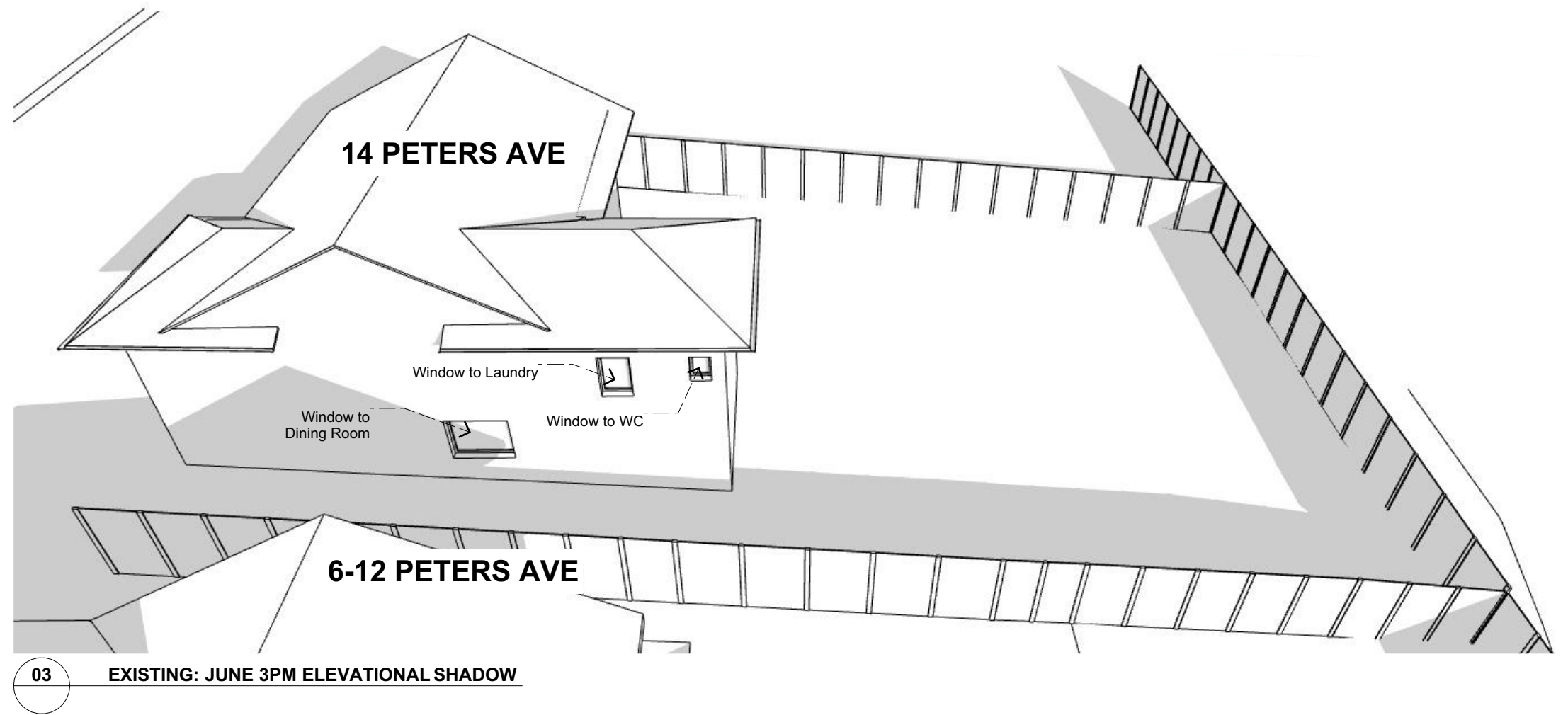
04 PROPOSED: JUNE 9AM ELEVATIONAL SHADOW



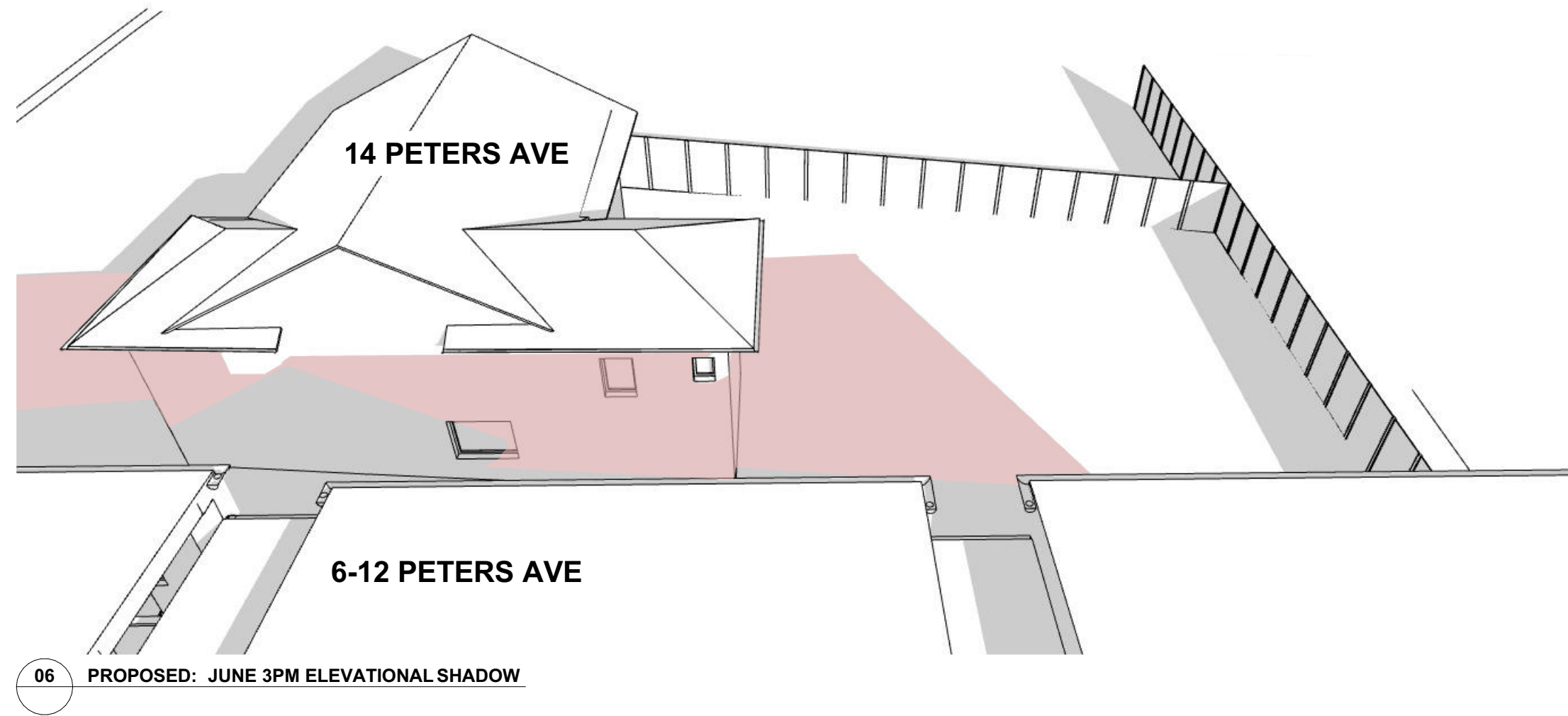
02 EXISTING: JUNE 12PM ELEVATIONAL SHADOW



05 PROPOSED: JUNE 12PM ELEVATIONAL SHADOW



03 EXISTING: JUNE 3PM ELEVATIONAL SHADOW



06 PROPOSED: JUNE 3PM ELEVATIONAL SHADOW

LEGEND	
	SHADOWS CAST BY EXISTING STRUCTURES
	SHADOWS CAST BY PROPOSED DWELLING



Revised: 2:28 PM, 06-Oct-23

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LOCKED BAG 9112
PARAMATTA NSW 2124
PHONE No: (02) 9753 8005
FAX No: (02) 9753 8988
www.sca.nsw.gov.au

samcrawfordarchitects
Unit 4, 30 Wilson Street, Australia NSW 2042
TELEPHONE: +61 2 9519 8800
EMAIL: studio@samcrawfordarchitects.com.au WEB: samcrawfordarchitects.com.au
ACN: 165 400 587 Nominated Architect Sam Crawford 6498

DESCRIPTION
AM2 SUBMISSION TO LAHC
AM2 SUBMISSION TO LAHC

REV	APPRO	DATE
01	SC	26-May-22
02	SC	07-Jul-23

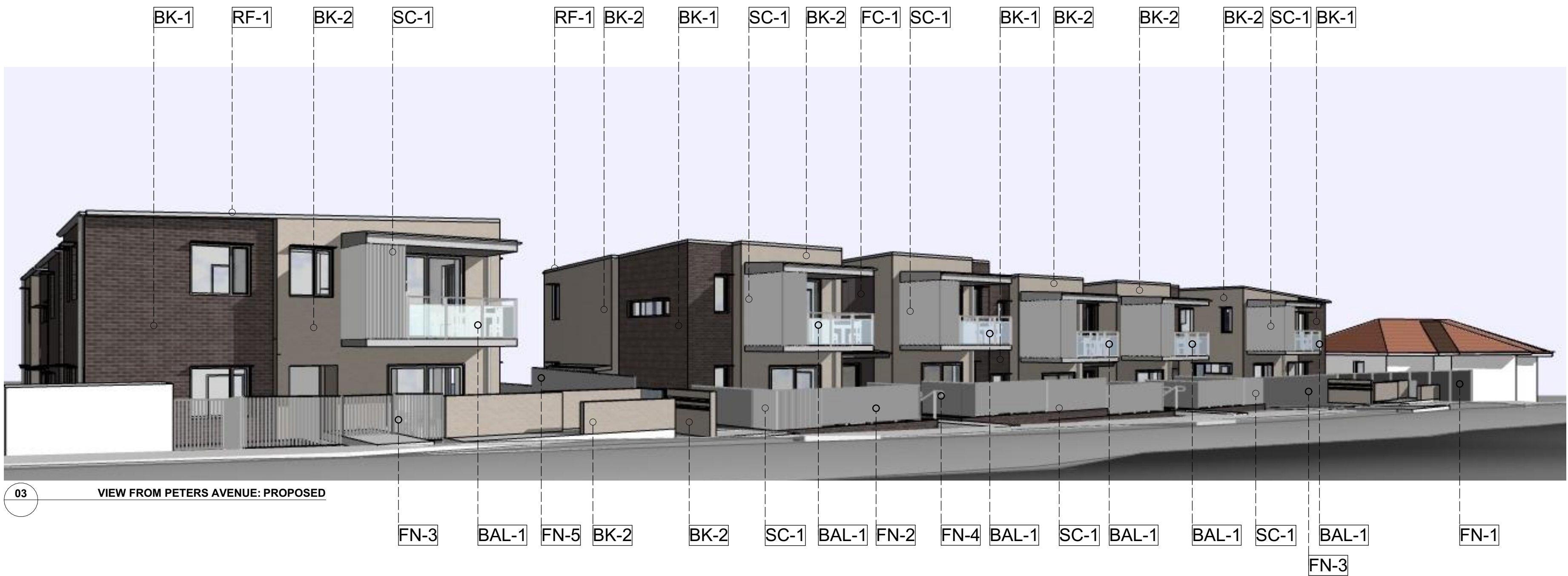
CLIENT
LAND & HOUSING CORPORATION (LAHC)
PROJECT
PETERS AVENUE
6-12 PETERS AVENUE, WALLSEND NSW 2287

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

NORTH POINT
SCALE @A1
N.T.S.
SCALE @A3
N.T.S.

PROJECT NO.	STAGE	DRAWING NO.	REV
21.26	AA	403	02
DRAWING TITLE			
SOLAR ACCESS 2			

PART 5 ASSESSMENT



03 VIEW FROM PETERS AVENUE: PROPOSED



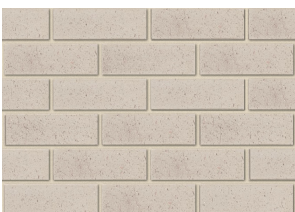
04 VIEW FROM PARKING: PROPOSED



BAL - 1
Metal balustrade in 'Shale Gray'
with obscure translucent glass
panels



BK - 1
PGH Brick Alfresco - Vino



BK - 2
PGH Brick Pure Velvets - Crushed Grey



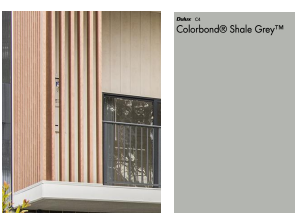
FC - 1
James Hardie Axon Cladding -
Smooth 133 - Dulux Meerkat



RW - 1
Concrete Blockwork Retaining
Wall



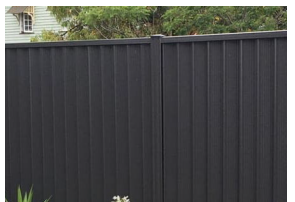
RF - 1
Lysaght Custom Orb in 'Shale Grey'. Steel
Columns, Fascia, Gutter, Downpipe to be in
'Shale Grey'.



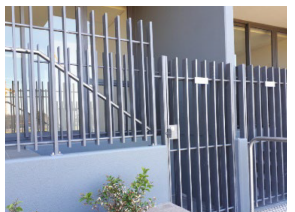
SC - 1
Aluminium batten privacy screen
in 'Shale Grey' or similar finish



HEKA HOODS
Over windows



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



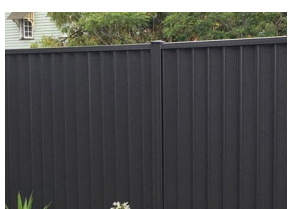
FN - 4
Aluminium slat fence 1200mm



FN - 5
Aluminium slat fence 1600mm



FN - 6
Vehicle Crash Barrier Fence
1100mm



FN - 7
Trimclad Colorbond Steel
Fence 2100mm



Revised: 2:28 PM, 06-Oct-23

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LOCKED BAG 9112
PARAMATTA NSW 2124
PHONE No: (02) 9753 8000
FAX No: (02) 9753 8888
www.sca.nsw.gov.au

samcrawfordarchitects
Unit 4, 30 Wilson Street, Australia NSW 2042
TELEPHONE: +61 2 9519 8800
EMAIL: studio@samcrawfordarchitects.com.au WEB: samcrawfordarchitects.com.au
ACN: 165 405 587 Nominated Architect Sam Crawford 6498

DESCRIPTION
70% DA SUBMISSION TO LAHC
AM2 SUBMISSION TO LAHC
AM2 SUBMISSION TO LAHC

REV	APPD	DATE
01	SC	24-Mar-22
02	SC	26-May-22
03	SC	07-Jul-22

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SCALE @A1
N.T.S.
SCALE @A3
N.T.S.

PROJECT NO.	STAGE	DRAWING NO.	REV
21.26	AA	501	03

DRAWING TITLE
EXT. FINISHES & MATERIALS