

NELSONS GROVE

STAGE 3 NELSONS GROVE LOT 261 NO.2 NEWPORT ST PEMULWUY

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LEND LEASE

	FLOOR AREA (SQM)	ALFRESCO BALCONY AREA (SQM)	TOTAL FLOOR AREA (SQM)	GFA AREA (SQM)	BEDS	OPEN SPACE	UNIT TYPE
1	98.2	12	109.4	90.4	2	18	A
2	98.2	12	109.4	90.4	2	18	A
3	86.7	10.3	95	75.5	1 + multi	15.7	B
4	81.8	9.4	91.2	75.5	1	38.2	C
5	137.7	26.1	163.8	128.2	2 + multi	66.3	D
6	104.9	20	124.9	96.6	2	50.1	E
7	101	22	123	10.5	2 + study	64.5	F
8	137.7	26.1	163.8	128.2	2 + multi	65.8	D
9	81.8	9.4	91.2	75.5	1	38.2	C
10	86.7	10.3	95	75.5	1 + multi	15	B
11	98.2	12	109.4	90.4	2	2	A
12	98.2	12	109.4	90.4	2	21	A
13	98.2	12	109.4	90.4	2	15	A
14	98.2	12	109.4	90.4	2	15	A
15	81.8	9.4	91.2	75.5	1	15	C
16	86.7	10.3	95	75.5	1 + multi	15	B
17	137.7	26.1	163.8	128.2	2 + multi	39.4	D
18	104.9	20	124.9	96.6	2	29.8	E
19	101	22	123	10.5	2 + study	29.4	F
20	137.7	26.1	163.8	128.2	2 + multi	45.5	D
21	81.8	9.4	91.2	75.5	1	15	C
22	86.7	10.3	95	75.5	1 + multi	30	B
23	98.2	12	109.4	90.4	2	36.4	A
24	98.2	12	109.4	90.4	2	15	D
25	98.2	12	109.4	90.4	2	no	A
26	98.2	12	109.4	90.4	2	no	A
27	96.9	10.3	107.2	88.3	2	no	G
28	109.3	10.3	119.6	100.5	2	no	H
29	137.7	26.1	163.8	128.2	2 + multi	no	D
30	123.3	22.4	145.7	10.8	2 + multi	no	I
31	122.8	22.4	145.2	109.4	2 + multi	no	I
32	137.7	26.1	163.8	128.2	2 + multi	no	D
33	109.3	10.3	119.6	100.5	2	no	H
34	96.9	10.3	107.2	88.3	2	no	G
35	98.2	12	109.4	90.4	2	no	A
36	98.2	12	109.4	90.4	2	no	A
37	98.2	12	109.4	90.4	2	no	A
38	98.2	12	109.4	90.4	2	no	A
39	109.3	10.3	119.6	100.5	2	no	H
40	96.9	10.3	107.2	88.3	2	no	G
41	137.7	26.1	163.8	128.2	2 + multi	no	D
42	123.3	22.4	145.7	10.8	2 + multi	no	I
43	122.8	22.4	145.2	109.4	2 + multi	no	I
44	137.7	26.1	163.8	128.2	2 + multi	no	D
45	109.3	10.3	119.6	100.5	2	no	H
46	96.9	10.3	107.2	88.3	2	no	G
47	98.2	12	109.4	90.4	2	no	A
48	98.2	12	109.4	90.4	2	no	A
49	98.2	12	109.4	90.4	2	no	A
50	98.2	12	109.4	90.4	2	no	A
51	96.9	10.3	107.2	88.3	2	no	G
52	109.3	10.3	119.6	100.5	2	no	H
53	137.7	26.1	163.8	128.2	2 + multi	no	D
54	123.3	22.4	145.7	10.8	2 + multi	no	I
55	122.8	22.4	145.2	109.4	2 + multi	no	I
56	137.7	26.1	163.8	128.2	2 + multi	no	D
57	109.3	10.3	119.6	100.5	2	no	H
58	96.9	10.3	107.2	88.3	2	no	G
59	98.2	12	109.4	90.4	2	no	A
60	98.2	12	109.4	90.4	2	no	A
61	98.2	12	109.4	90.4	2	no	A
62	98.2	12	109.4	90.4	2	no	A
63	109.3	10.3	119.6	100.5	2	no	H
64	96.9	10.3	107.2	88.3	2	no	G
65	137.7	26.1	163.8	128.2	2 + multi	no	D
66	123.3	22.4	145.7	10.8	2 + multi	no	I
67	122.8	22.4	145.2	109.4	2 + multi	no	I
68	137.7	26.1	163.8	128.2	2 + multi	no	D
69	109.3	10.3	119.6	100.5	2	no	H
70	96.9	10.3	107.2	88.3	2	no	G
71	98.2	12	109.4	90.4	2	no	A
72	98.2	12	109.4	90.4	2	no	A

SITE DATA

ENTIRE SITE
SITE AREA:
= 576532 SQM

FSR:
PERMISSIBLE = 0.854 OR 15030.7 SQM
PROVIDED = 0.791 OR 1595.9 SQM

LANDSCAPE AREA:
REQUIRED = 30% OR 5304.96 SQM
PROVIDED = 30.3% OR 5362 SQM

DEEP SOIL:
REQUIRED = 5 % OR 26524.8 SQM
PROVIDED = 8% OR 3235 SQM

COMMUNAL OPEN SPACE
PROVIDED = 2042sqm

DENSITY BUILDING 2-3:
72 UNITS
156 BEDS

CARPARKING BUILDING 2-3:
REQUIRED = .05 SPACES PER BEDROOM = 68 SPACES
REQUIRED VISITORS = 1 SPACE PER 4 UNITS = 18 SPACES

PROVIDED = 69 RESIDENCE SPACES (including 17 PMD spaces)
REQUIRED VISITORS = 21 SPACES (including 1 PMD space)

BASIX COMMITMENTS BUILDING 2 water commitments

Commitments for Residential hot buildings (dwellings)
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the 'Indigenous species' column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the 'Area of garden and lawn' for the dwelling specified in the 'Description of Project' table).
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the 'HW recirculation or diversion' column of the table below.
(e) The applicant must install:
(a) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the 'HW recirculation or diversion' column of the table below; and
(b) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.
(f) The applicant must not install a private swimming pool or spa for the dwelling with a volume exceeding that specified for it in the table below.
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).
(h) The pool or spa must be located as specified in the table.
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

showerheads:
The applicant must install showerheads with a minimum rating of 3 star >7.5 but <=9/(min)
in all showers in the development

Toilets:
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.

tap fittings:
The applicant must install taps with a minimum flow rate of 3 star in the kitchen in the development.

The applicant must install bathroom taps (other than showerheads) with a minimum flow rate of 6 star in each bathroom in the development

the applicant must install all dishwashers with a minimum 2 star rating (building 2) in the development

energy commitments

(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwellings hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwellings hot water is supplied by that central system.
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the 'Living areas' and 'Bedroom areas' headings of the 'Cooling' and 'Heating' columns in the table below, i.e. for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for 'Living areas' or 'Bedroom areas', then no systems may be installed in any such areas. If the term 'zoned' is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the 'Artificial lighting' column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the 'primary type of artificial lighting' for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term 'dedicated' is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the 'Natural lighting' column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window as specified.
(g) This commitment applies if the applicant installs a water heating system for the dwellings pool or spa. The applicant must:
(a) install the system specified for the pool in the 'Individual Pool' column of the table below (or alternatively must not install any system for the pool); if specified, the applicant must install a timer, to control the pool's pump; and
(b) install the system specified for the spa in the 'Individual Spa' column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.
(h) The applicant must install in the dwelling:
(a) the kitchen cook-top and oven specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below;
(b) each appliance for which a rating is specified for that dwelling in the 'Appliances & other efficiency measures' column of the table, and ensure that the appliance has that minimum rating; and
(c) any clothes drying line specified for the dwelling in the 'Appliances & other efficiency measures' column of the table.
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is 'well ventilated'.
hot water:
the applicant must install the following hot water system in the development:
gas instantaneous - 6 stars, (or one with a higher star rating)

ventilation:
the applicant must install the following exhaust systems in the development:
each bathroom individual fan, ducted to outside or roof manual switch on/off
kitchen individual fan, not ducted operation control manual switch on/off
laundry natural ventilation only, or no laundry

active cooling:
the applicant must install the following cooling system/s in the development,
or system/s with a higher energy ratings
1 living area ceiling fans +
1-phase air conditioning 4 Star (zoned)

the applicant must install the following cooling system/s in the development,
or system/s with a higher energy ratings
bedroom area ceiling fans +
1-phase air conditioning 4 Star (zoned)

active heating:
the applicant must install the following heating system/s in the development,
or system/s with a higher energy rating
living area 1-phase air conditioning 4 Star (zoned)

the applicant must install the following heating system/s in the development,
or system/s with a higher energy rating
bedroom area 1-phase air conditioning 4 Star (zoned)

thermal commitments

(a) The applicant must attach the certificate referred to under 'Assessor details' on the front page of this BASIX certificate (the 'Assessor Certificate') to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a first occupation certificate for the proposed development.
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the 'Thermal Loads' table below.
(d) The applicant must show on the plans accompanying the development application for the proposed development, of matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate), if applicable, all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.
(g) Where there is an in-slab heating or cooling system, the applicant must:
(a) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(b) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

BASIX COMMITMENTS BUILDING 3 water commitments

Commitments for Residential hot buildings (dwellings)
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the 'Indigenous species' column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the 'Area of garden and lawn' for the dwelling specified in the 'Description of Project' table).
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(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).
(h) The pool or spa must be located as specified in the table.
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.

showerheads:
The applicant must install showerheads with a minimum rating of 3 star >7.5 but <=9/(min)
in all showers in the development

Toilets:
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.

tap fittings:
The applicant must install taps with a minimum flow rate of 3 star in the kitchen in the development.

The applicant must install bathroom taps (other than showerheads) with a minimum flow rate of 6 star in each bathroom in the development

energy commitments

(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwellings hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwellings hot water is supplied by that central system.
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(b) install the system specified for the spa in the 'Individual Spa' column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.
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(a) the kitchen cook-top and oven specified for that dwelling in the 'Appliances & other efficiency measures' column of the table below;
(b) each appliance for which a rating is specified for that dwelling in the 'Appliances & other efficiency measures' column of the table, and ensure that the appliance has that minimum rating; and
(c) any clothes drying line specified for the dwelling in the 'Appliances & other efficiency measures' column of the table.
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is 'well ventilated'.
hot water:
the applicant must install the following hot water system in the development:
gas instantaneous - 6 stars, (or one with a higher star rating)

ventilation:
the applicant must install the following exhaust systems in the development:
each bathroom individual fan, ducted to outside or roof manual switch on/off
kitchen individual fan, not ducted operation control manual switch on/off
laundry natural ventilation only, or no laundry

active cooling:
the applicant must install the following cooling system/s in the development,
or system/s with a higher energy ratings
1 living area ceiling fans +
1-phase air conditioning 4 Star (zoned)

the applicant must install the following cooling system/s in the development,
or system/s with a higher energy ratings
bedroom area ceiling fans +
1-phase air conditioning 4 Star (zoned)

active heating:
the applicant must install the following heating system/s in the development,
or system/s with a higher energy rating
living area 1-phase air conditioning 4 Star (zoned)

the applicant must install the following heating system/s in the development,
or system/s with a higher energy rating
bedroom area 1-phase air conditioning 4 Star (zoned)

thermal commitments

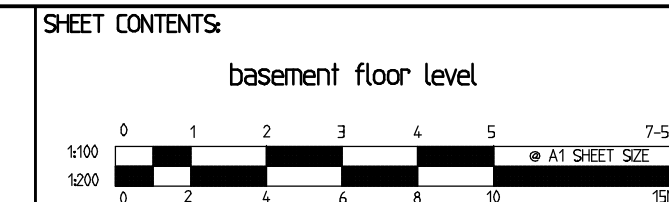
(a) The applicant must attach the certificate referred to under 'Assessor details' on the front page of this BASIX certificate (the 'Assessor Certificate') to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a first occupation certificate for the proposed development.
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the 'Thermal Loads' table below.
(d) The applicant must show on the plans accompanying the development application for the proposed development, of matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate), if applicable, all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.
(g) Where there is an in-slab heating or cooling system, the applicant must:
(a) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or
(b) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.



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H	26.12.17	amended basement level	PF			
G	25.12.17	amended plans	PF			
F	23.12.17	amended plans	PF	N	5.12.17	amended plans (council amendments)
E	19.12.17	amended plans	PF	M	11.12.17	issue for DA
D	15.12.17	amended plans	PF	L	10.12.17	issue for final review
C	12.12.17	new basement layout	PF	K	8.12.17	prelim DA plans
B	26.12.17	pre DA plans	PF	J	4.12.17	amended floor plans
A	28.12.17	concept	PF	I	1.12.17	amended floor plans
N	DATE	REVISION	AMENDED BY	DATE	REVISION	AMENDED BY

PROJECT:
PROPOSED 72 UNIT DEVELOPMENT



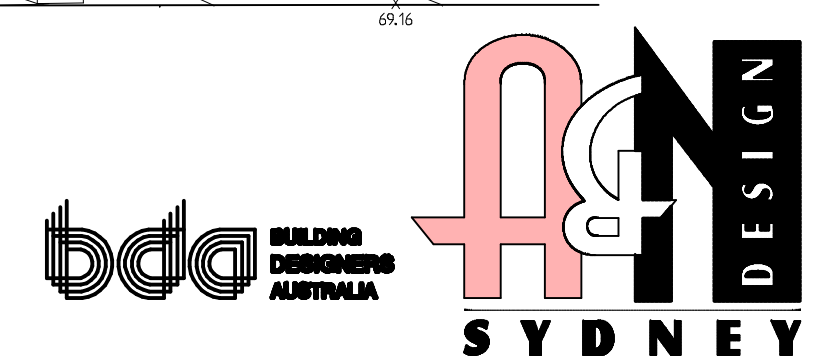
JOB ADDRESS:
LOT 261 NO.2 NEWPORT ST PEMULWUY

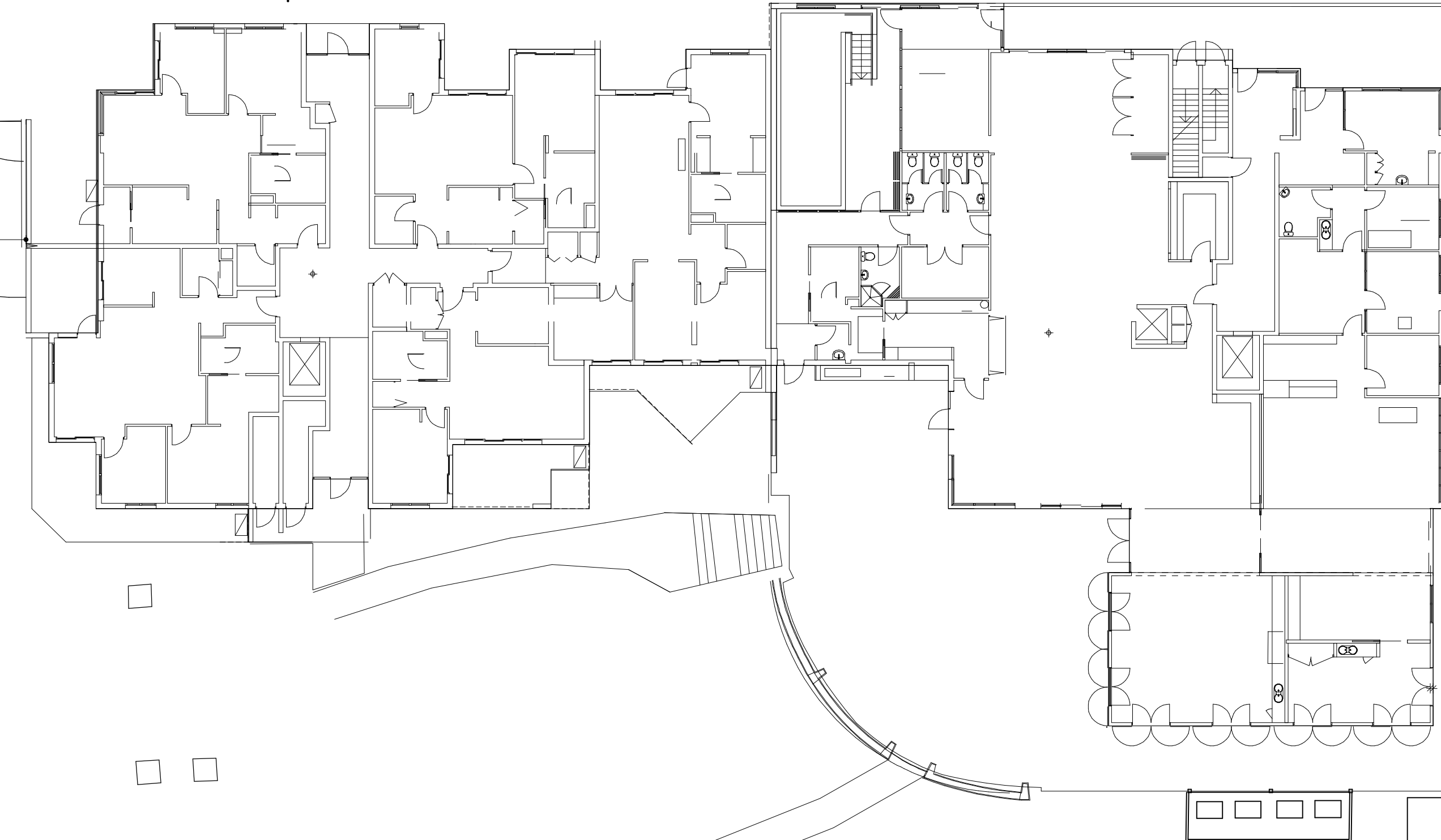
FOR:
LEND LEASE

DATE: 28.12.17
DRAWING NO: A14479
SHEET: 2
SET OF: 15

JH Architects
Nominated Architect: Joseph Hobbs
Registration No: 90254
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M 042287606
E joseph@jharchitects.com.au

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 denotes storage areas

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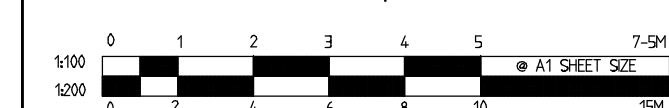
H	2/27/17	amended basement level	PF				
G	5/27/17	amended plans	PF				
F	2/12/17	amended plans	PF	N	5/22/17	amended plans (council amendments)	PF(OT)
E	9/27/17	amended plans	PF	M	11/8/17	issue for DA	
D	5/17/17	amended plans	PF	L	10/8/17	issue for final review	PF
C	28/6/17	new basement layout	PF	K	8/8/17	prelim DA plans	PF
B	24/5/17	pre de plans	PF	J	4/8/17	issue for DA	PF
A	28/4/17	concept	PF	I	1/8/17	amended floor plans	PF
N	DATE	REVISION	AMENDED BY	N	DATE	REVISION	AMENDED BY

PROJECT:	
----------	--

PROPOSED 72 UNIT
DEVELOPMENT

SHEET CONTENTS:

first floor plan



JOB ADDRESS:

LOT 261 NO.2 NEWPORT ST
PEMULWUY

FOR:	
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LEND LEASE

DATE: 28.4.17

DRAWING N°:
A14479

SHEET:	4
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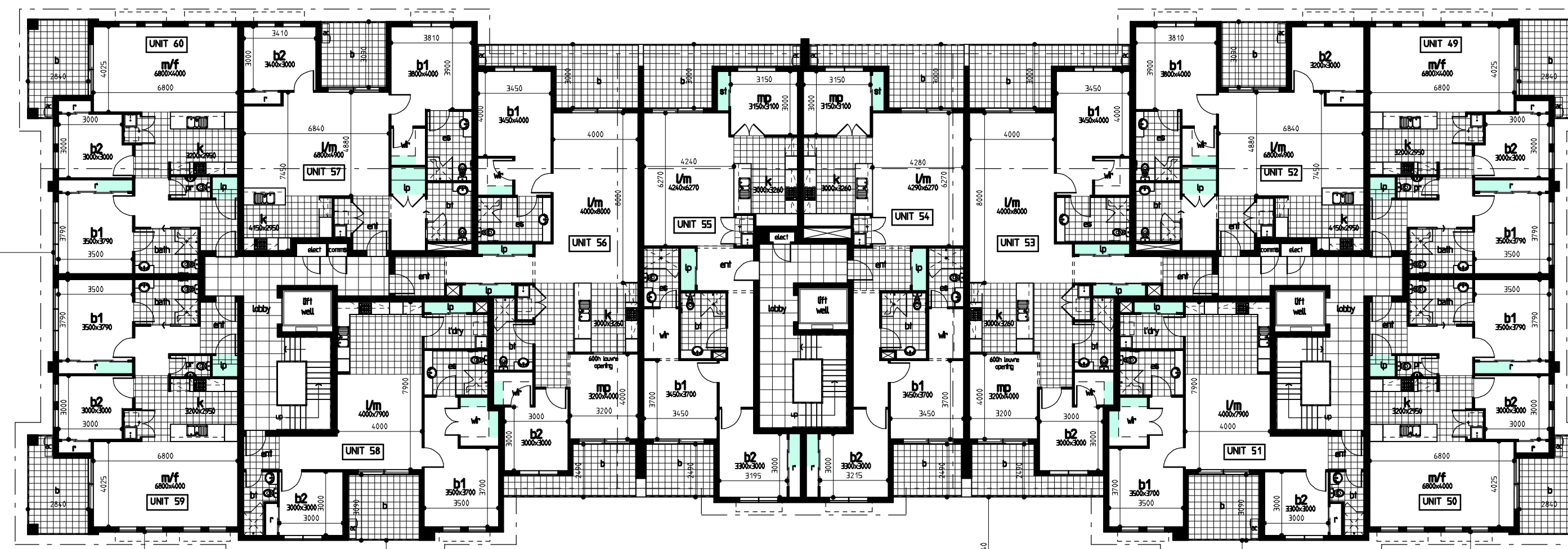
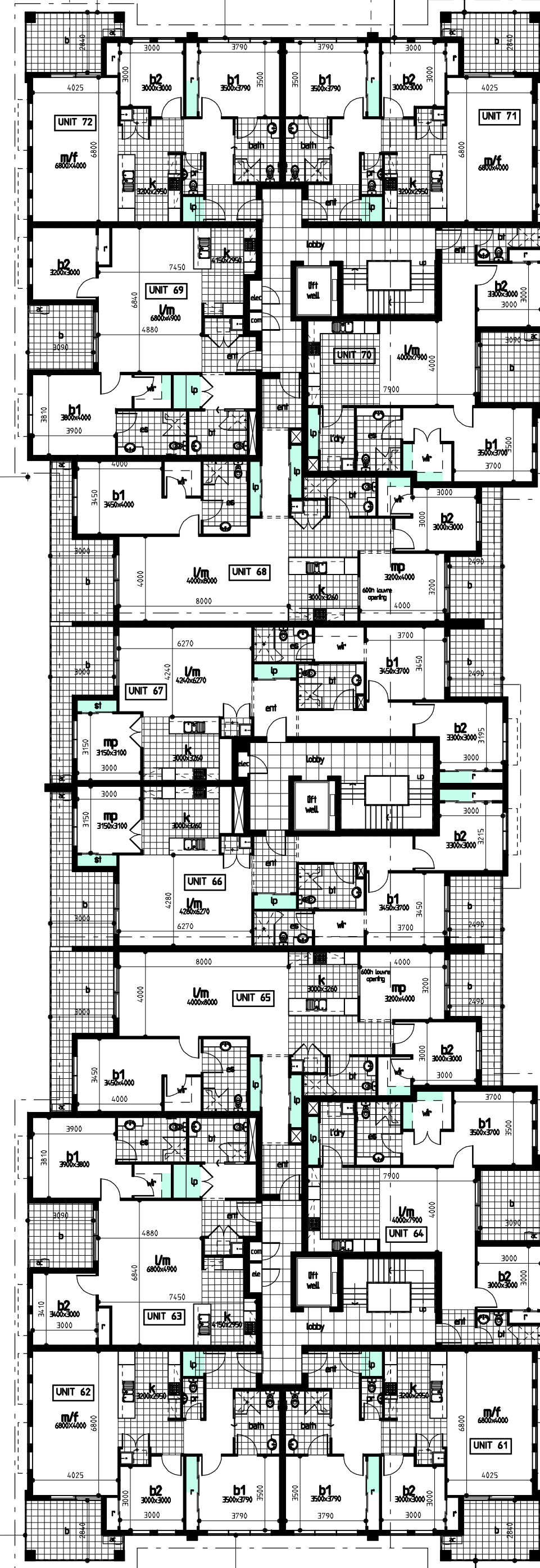
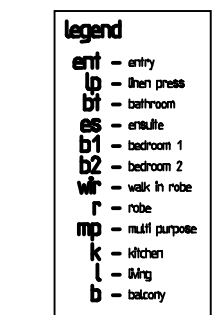
SET OF:	15
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JH Architects

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E josephh@jarchitects.com.au

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SECOND FLOOR PLAN 1:200



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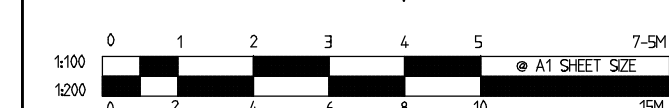
H	267.7	amended basement level	PF				
G	537.9	amended plans	PF				
F	212.7	amended plans	PF	N	5.12.7	amended plans (council amendments)	PF(1)
E	192.7	amended plans	PF	M	113.7	issue for DA	
D	53.7	amended plans	PF	L	10.8.7	issue for final review	PF
C	28.6.7	new basement layout	PF	K	8.8.7	prelim DA plans	PF
B	24.5.7	pre da plans	PF	J	4.8.7	final DA plans	PF
A	28.4.7	concept	PF	I	1.8.7	amended floor plans	PF
N	DATE	REVISION	AMENDED BY	N	DATE	REVISION	AMENDED BY

PROJECT:

PROPOSED 72 UNIT
DEVELOPMENT

SHEET CONTENTS:

second floor plan



JOB ADDRESS:

LOT 261 NO.2 NEWPORT ST
PEMULWUY

FOR:

LEND LEASE

DATE: 28.4.17

DRAWING N°:	A14479
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SHEET:	5
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SET OF:	15
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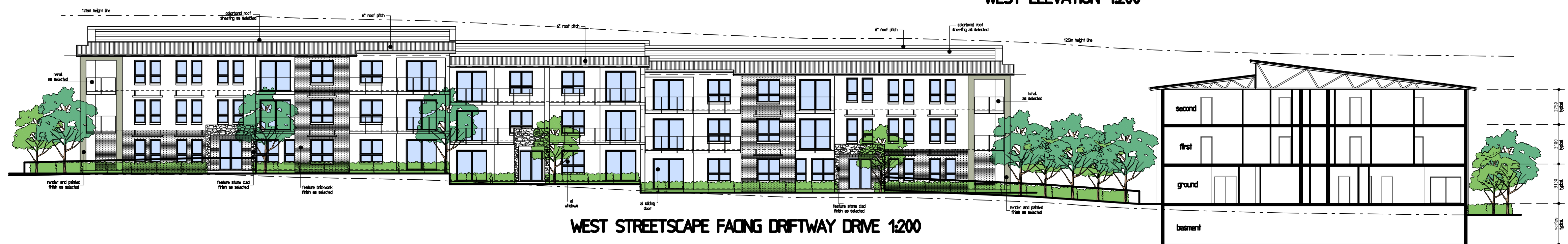
SOUTH STREETScape FACING GRIFFINS AVE 1200



EAST ELEVATION FACING EXISTING ACCESS WAY 1200



WEST ELEVATION 1200



WEST STREETScape FACING DRIFTWAY DRIVE 1200



WEST STREETScape FACING DRIFTWAY DRIVE 1200



NORTH STREETScape FACING NEWPORT DRIVE 1200



EAST ELEVATION 1200

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DATE	REVISION	AMENDED BY	DATE	REVISION	AMENDED BY
H	26.7.17		PF		
G	25.7.17		PF		
F	23.7.17		PF		
E	19.7.17		PF		
D	15.7.17		PF		
C	28.6.17		PF		
B	24.5.17		PF		
A	28.4.17		PF		
N			PF		

PROJECT:

PROPOSED 72 UNIT DEVELOPMENT

SHEET CONTENTS:

streetscape/elevations



JOB ADDRESS:

LOT 261 NO.2 NEWPORT ST PEMULWUY

FOR:

LEND LEASE

DATE: 28.4.17

DRAWING N°: A14479

SHEET: 6

SET OF: 15

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