

**PROPOSED SITE PLAN**  
SCALE: 1:200 @ A3



**LOCATION PLAN**  
SCALE: NTS

**BASIX SUMMARY**

REFER TO CURRENT BASIX CERTIFICATE FOR COMPLETE DETAILS

**WATER COMMITMENTS**

- MIN. 3 STAR TOILETS

**LANDSCAPE**

- THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT 65m<sup>2</sup> OF THE SITE.

**FIXTURES**

- MIN. 40% NEW OR ALTERED LIGHTING FIXTURES ARE TO BE FITTED WITH FLUORESCENT OR LED LAMPS.

**FIXTURES**

- MIN. 4 STAR (6 BUT <+1.5L/MIN) SHOWER HEADS  
- MIN. 3 STAR KITCHEN/BATHROOM TAPS

**ALTERNATIVE WATER**

- A MIN. 2000L RAINWATER TANK MUST BE INSTALLED TO COLLECT RAIN WATER RUN OFF FROM AT 70m<sup>2</sup> OF THE ROOF AREA AND CONNECTED TO ALL TOILETS, COLD WATER LAUNDRY TAPS, AND ONE OUTDOOR TAP.

**THERMAL PERFORMANCE AND MATERIALS**

**FLOOR, WALLS, AND CEILING/ROOF**

Construction	Area - m <sup>2</sup>	Additional insulation required	Options to address thermal bridging	Other specifications
Floor - concrete slab on ground, walls pool slab.	40.3	nil not specified	nil	
external wall - framed fibre cement sheet or concrete frame timber or HD treated softwood.	43.3	0.00 (or 0.00 including construction/thermal mass or nil - reflective foil in the cavity where	nil	wall colour - Light color absorbance < 0.40
interior wall - plasterboard frame timber - HD treated softwood.	142	nil	nil	
ceiling - plaster board - HD treated softwood.	70	0.00 (or 0.00 including construction/thermal mass or nil - reflective foil in the cavity where	nil	roof space ventilation - unventilated roof colour - light color absorbance < 0.30; working area fully insulated

**CEILING FANS**

- AT LEAST ONE CEILING FAN MUST BE INSTALLED IN THE LIVING ROOM.  
- AT LEAST ONE CEILING FAN MUST BE INSTALLED IN EACH BEDROOM.

**GLAZED WINDOWS, DOORS AND SKYLIGHTS**

- ALL WINDOWS, GLAZED DOOR AND SHADING DEVICES  
- THE APPLICANT MUST INSTALL WINDOWS, GLAZED DOORS AND SHADING DEVICES IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE BASIX CERTIFICATE.  
- EACH WINDOW OR GLAZED DOOR MUST HAVE A MINIMUM U-VALUE OF <2.5 AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.33.

**ENERGY COMMITMENTS**

**HOT WATER**

- AN ELECTRIC HEAT PUMP MUST BE INSTALLED AS PART OF THIS DEVELOPMENT WITH AN ENERGY RATING OF 15 TO 20 STCs OR BETTER.

**COOLING AND HEATING SYSTEM**

- THE LIVING AREA MUST HAVE A COOLING SYSTEM, OR SYSTEM WITH A HIGHER ENERGY RATING, INSTALLED: 1-PHASE AC - NON DUCTED 3.5 STAR.  
- THE LIVING AREA MUST HAVE A HEATING SYSTEM, OR SYSTEM WITH A HIGHER ENERGY RATING, INSTALLED: 1-PHASE AC - NON DUCTED 3.5 STAR.  
- BEDROOMS MUST NOT INCORPORATE ANY HEATING OR COOLING SYSTEM OR DUCTING TO ACCOMMODATE A SYSTEM.

**VENTILATION**

- THE BATHROOM, KITCHEN, AND LAUNDRY MUST HAVE AN INDIVIDUAL FAN, DUCTED TO THE FACADE OR ROOF INSTALLED WITH A MANUAL ON/OFF SWITCH.

**ARTIFICIAL LIGHTING**

- 80% OF THE LIGHTING FIXTURES INSTALLED IN THE DEVELOPMENT MUST BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LED.

**OTHER**

- AN INDUCTION COOKTOP AND ELECTRIC OVEN MUST BE INSTALLED.  
- A FIXED OUTDOOR CLOTHES DRYING LINE MUST BE INSTALLED.

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**GENERAL NOTES**

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS, LOCAL AUTHORITIES & GOVERNMENT REGULATIONS
2. ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DRAWINGS, AND SPECIFICATIONS. ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS SHALL BE REPORTED BACK TO THE RELEVANT PERSONS FOR CLARIFICATION.
3. VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING ANY MATERIALS OR COMMENCING ANY WORK.
4. USE FIGURED DIMENSIONS IN PREFERENCE TO ANY SCALED READINGS. ALL LEVELS, BOUNDARY SETOUT DIMENSIONS AND EAVE/GUTTER SETBACKS TO BE VERIFIED BY REGISTERED SURVEYOR PRIOR TO COMMENCEMENT.
5. ALL FOOTINGS, BEAMS, BRACING, TIE-DOWNS, STRUCTURAL FRAMING, STRUCTURAL DESIGN ETC. STRICTLY TO ENGINEERS CERTIFICATION AND SITE INSTRUCTIONS. ALL TIE-DOWNS TO COMPLY WITH AS 1684.
6. ALL LEVELS, BOUNDARY SETOUT DIMENSIONS AND EAVE/GUTTER SETBACKS TO BE VERIFIED BY REGISTERED SURVEYOR PRIOR TO COMMENCEMENT.
7. GROUND CONDITIONS ARE SUBJECT TO GEOTECH ENGINEERS SPECIFICATIONS.
8. PROVIDE A SILT FENCE IN THE LOCATION INDICATED ON PLAN.
9. ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT URBAN EROSION AND SEDIMENT CONTROL PLAN REV. 1992
10. RAINWATER TANK TO BE RETICULATED TO THE TOILET CISTERN AND THE COLD WATER TAP FOR THE WASHING MACHINE. RAINBANK OR SIMILAR SYSTEM INSTALLED TO THE RAINWATER TANK AS TO MAINTAIN BETWEEN 10% AND 15% OF THE TANKS CAPACITY.
11. HARDWIRED SMOKE ALARMS TO BE INSTALLED AS PER AS3786 AND NCC HOUSING PROVISIONS CLAUSE 9.5.2

**SITE PREPARATION**

TERMITE RISK MANAGEMENT - TERMITE MANAGEMENT SYSTEM TO BE PROVIDED IN ACCORDANCE WITH HP PART 3.5 AND AS 3660.1 AND/OR AS 3660.3.

DRAINAGE - DRAINAGE TO SITE TO COMPLY WITH HP PART 3.3 OR AS/NZS 3500.3 IN ACCORDANCE WITH NCC 2022 H202.

**MASONRY**

VERTICAL ARTICULATION JOINTS - MASONRY ARTICULATION JOINTS TO BE PROVIDED AS SPECIFIED IN HP 5.6.8 OR AS 4773.2 OR AS 3700.

**FRAMING**

TIMBER FRAMES & TRUSSES - DESIGNED AND CONSTRUCTED TO AS/NZS 1170.1 - 2002, AS/NZS 1170.2 - 2021, AS 1684.2 - 2021, AS 1720.1 - 2010, AS 1720.5 - 2015 AND AS 4440 - 2004. INSTALLATION OF UNPAIRED TIMBER ROOF TRUSSES.

STEEL FRAMES - DESIGNED AND CONSTRUCTED TO NASH PART 1 & 2, AS 4100 & AS/NZS 4600.  
SUBFLOOR VENTILATION - SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSING PROVISIONS PART 6.2.

**ROOF AND WALL CLADDING**

GUTTERS & DOWNPIPES - DOWNPIPES & GUTTERS TO COMPLY WITH NCC HOUSING PROVISIONS PART 7.4 OR AS/NZS 3500.3.

TIMBER AND COMPOSITE WALL CLADDING - CLADDING MATERIAL TO BE IN ACCORDANCE WITH HP PART 7.5 OR FOR AAC AS 5146.1 OR FOR METAL WALL CLADDING AS 1562.1.

ROOF AND WALL CLADDING - ALL ROOF AND WALL CLADDING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NCC 2022 H107.

**GLAZING**

ALL GLAZING TO BE IN ACCORDANCE WITH H108 & H207 OF THE NCC VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055. (BASIX REQUIREMENTS TO BE ADDRESSED ALSO)

**HEALTH AND AMENITY**

WET AREA WATERPROOFING - WET AREA IN ACCORDANCE WITH H401, H402 & H403 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.

FLOOR WASTE - WET AREA - ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50 - 1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12.

EXTERNAL WATERPROOFING - EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H208 & AS 4654.1 & 2.

**CONDENSATION MANAGEMENT**

EXTERNAL WALL CONSTRUCTION - WHERE PLIABLE BUILDING MEMBRANE IS INSTALLED IN AN EXTERNAL WALL IT IS COMPLY WITH HP 10.8.1 AND AS 4200.1 & 2.

EXHAUST SYSTEMS - THE BATHROOM &/OR SANITARY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF.

EXHAUST SYSTEMS - THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000mm<sup>2</sup> WHICH IS APPROX. A 20mm UNDERCUT OF A 700mm DOOR OR 18mm FROM AN 820mm DOOR.

EXHAUST SYSTEMS - THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF - (A) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B) 40 L/S FOR A KITCHEN OR LAUNDRY.

VENTILATION OF ROOF SPACES - IN CLIMATE ZONES 6, 7 & 8 A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

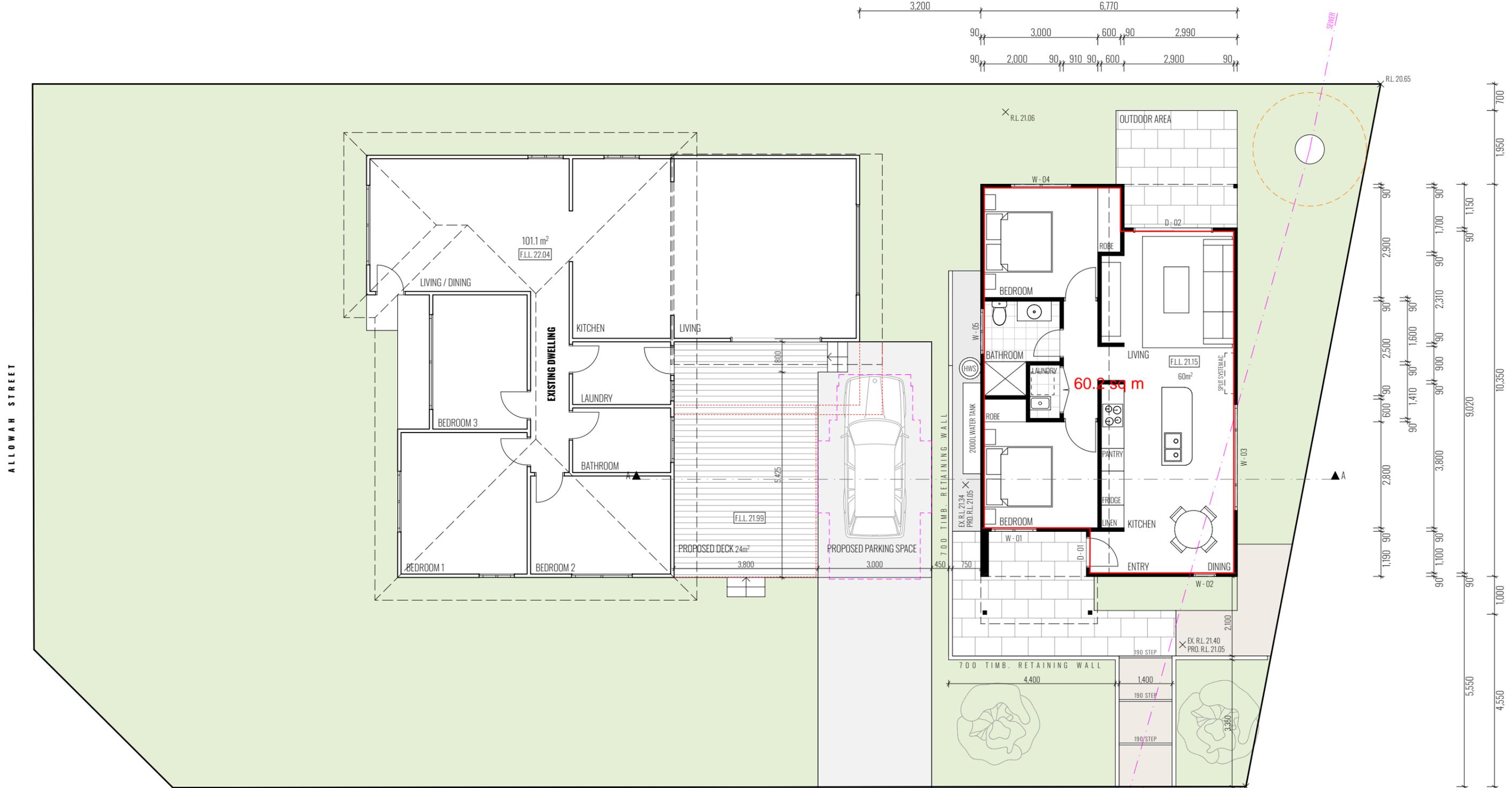
**SAFE MOVEMENT AND ACCESS**

STAIRWAY AND RAMP CONSTRUCTION - STAIRWAYS AND RAMPS TO BE CONSTRUCTED TO HP PART 11.2.

BARRIER AND HANDRAILS - BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3.

HANDRAIL TO STAIRS HAVING A CHANGE IN ELEVATION EXCEEDING 1m REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865mm TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.

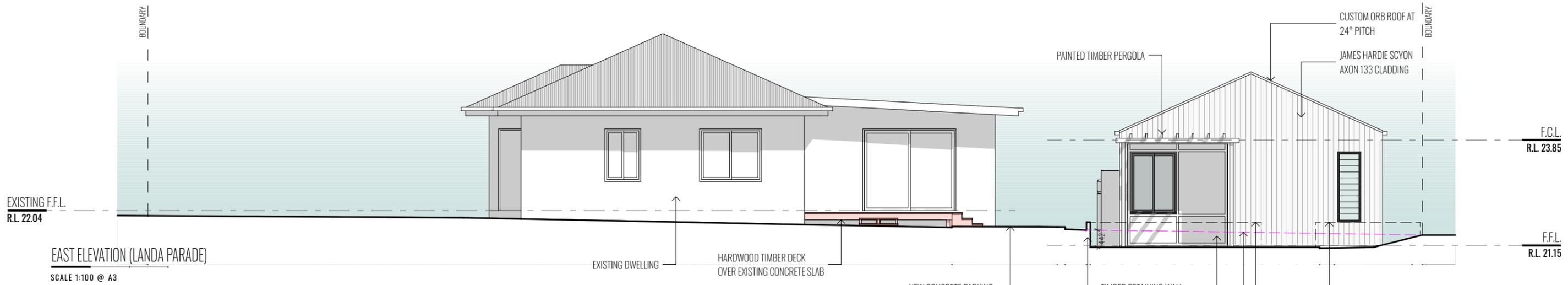
BEDROOM WINDOWS WHERE THE FFL IS 2m OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (ORIN SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.7. WINDOWS OTHER THAN BEDROOM WITH FFL 4m OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM 865mm ABOVE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8.



SITE AREA: 619.7m<sup>2</sup>    TOTAL FSR: 0.26 (161m<sup>2</sup>)    TOTAL LANDSCAPING: 56% (347.6m<sup>2</sup>)  
 MAX. FSR: 0.6 (371.8m<sup>2</sup>)    MIN. LANDSCAPING: 30% (186m<sup>2</sup>)

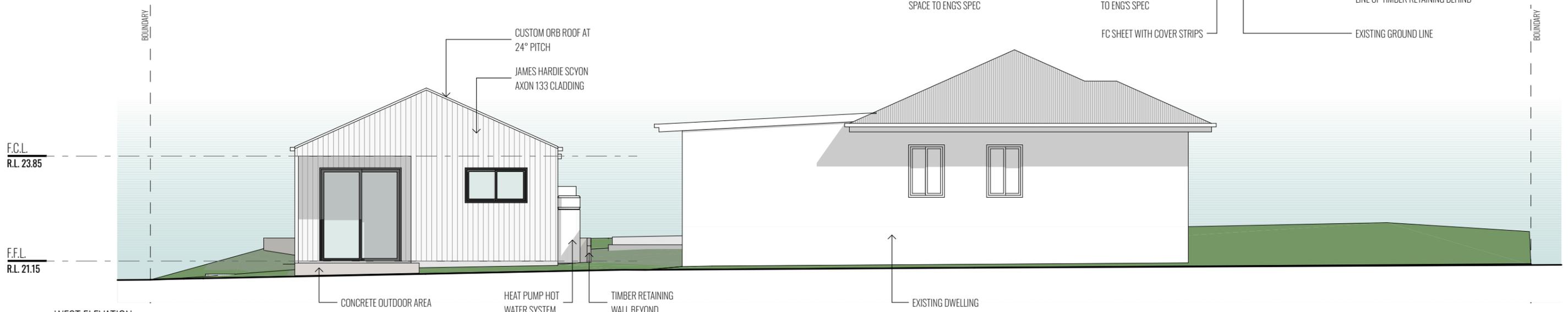
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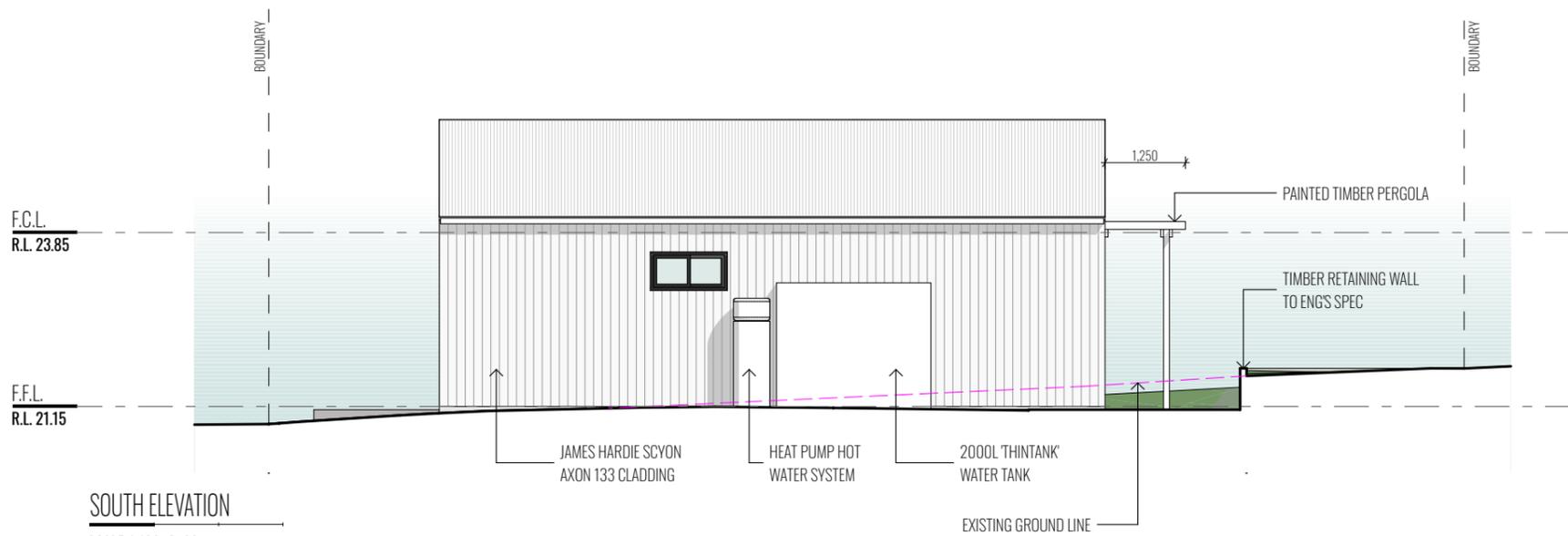
EAST ELEVATION (LANDA PARADE)

SCALE 1:100 @ A3



WEST ELEVATION

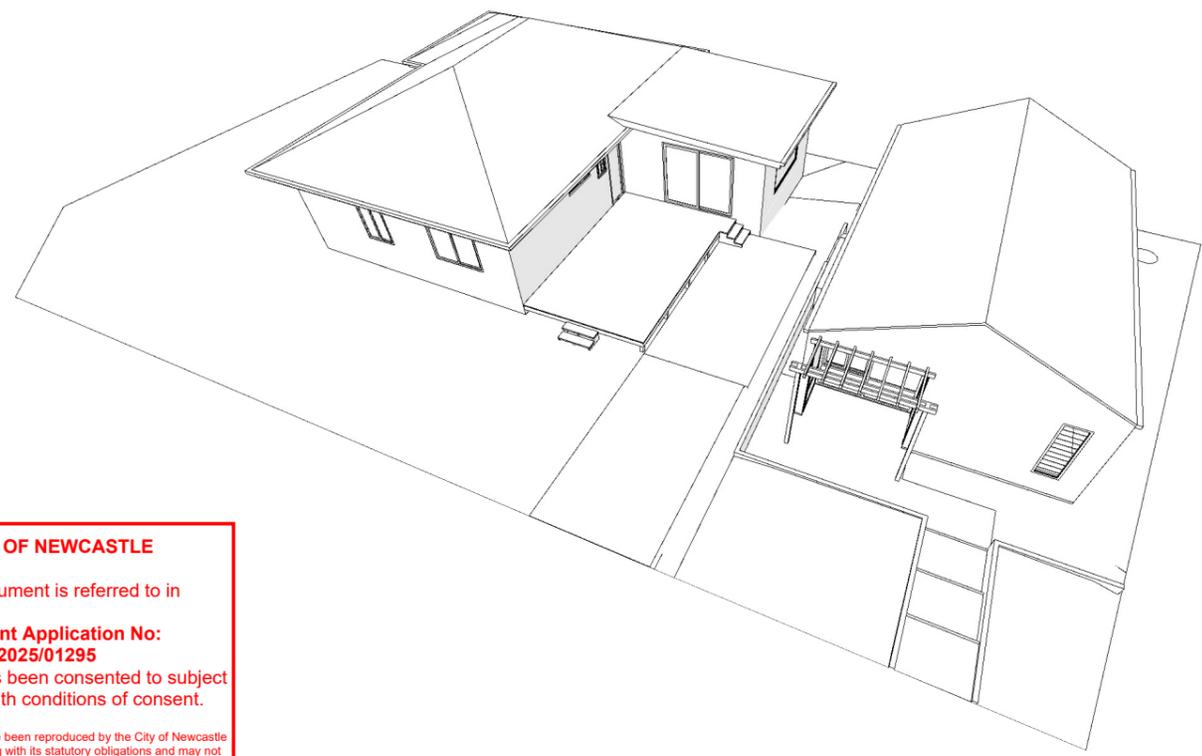
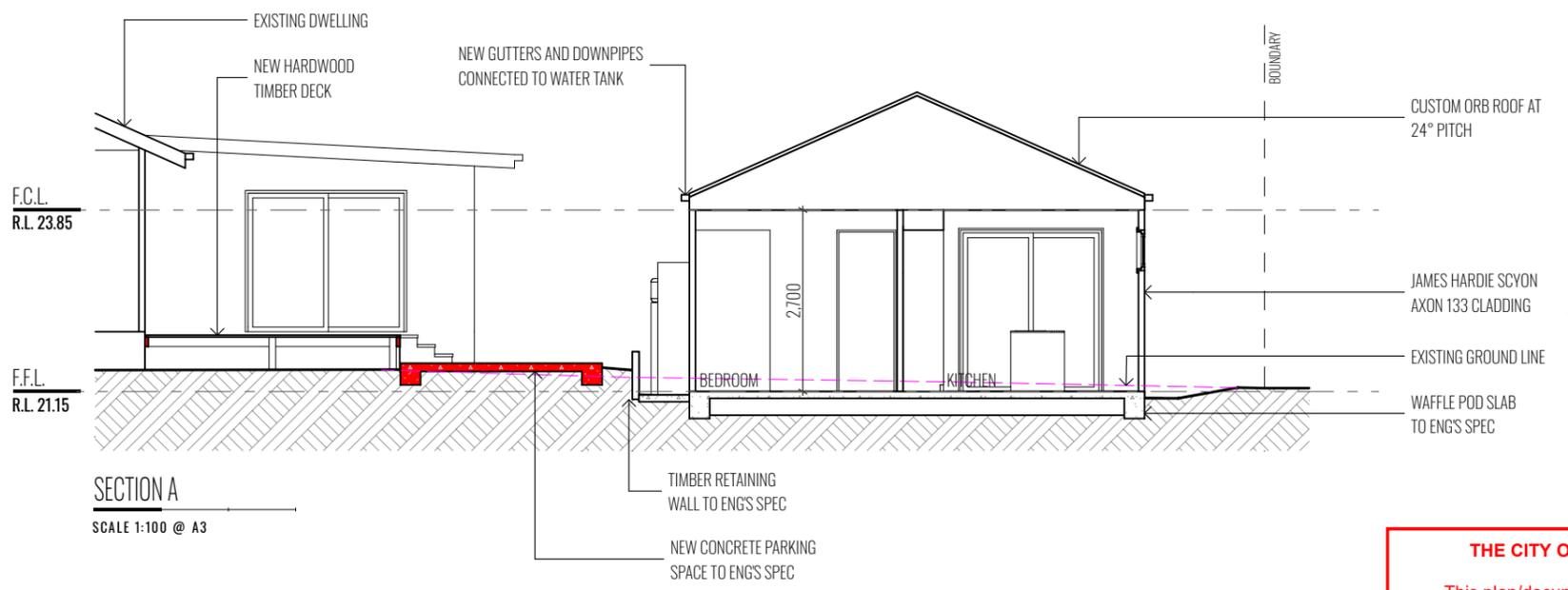
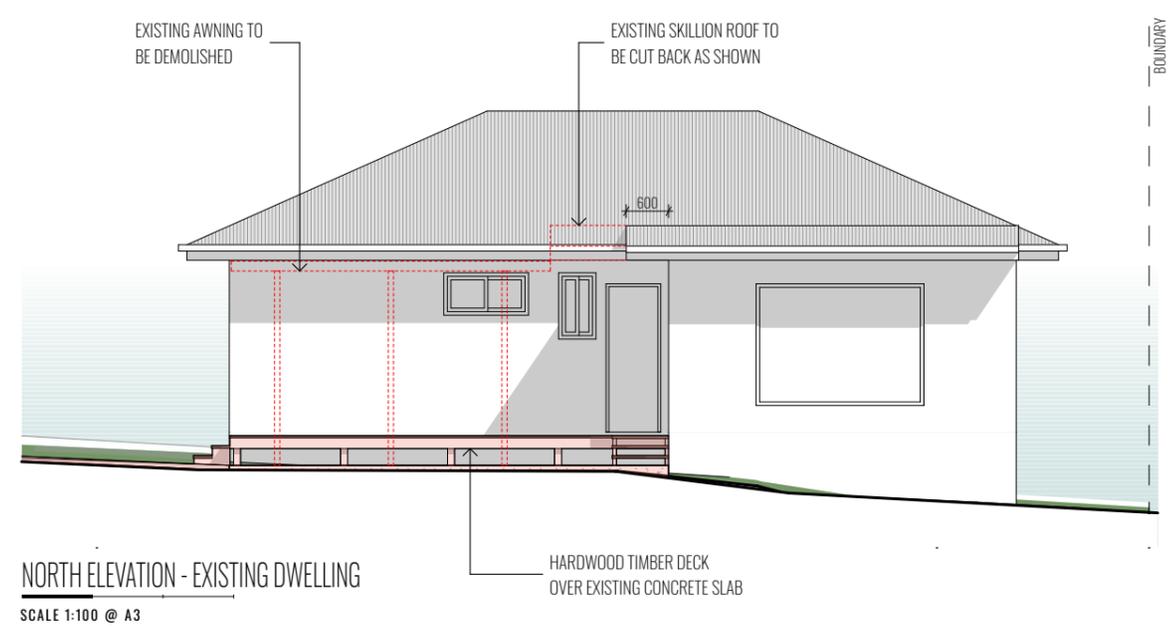
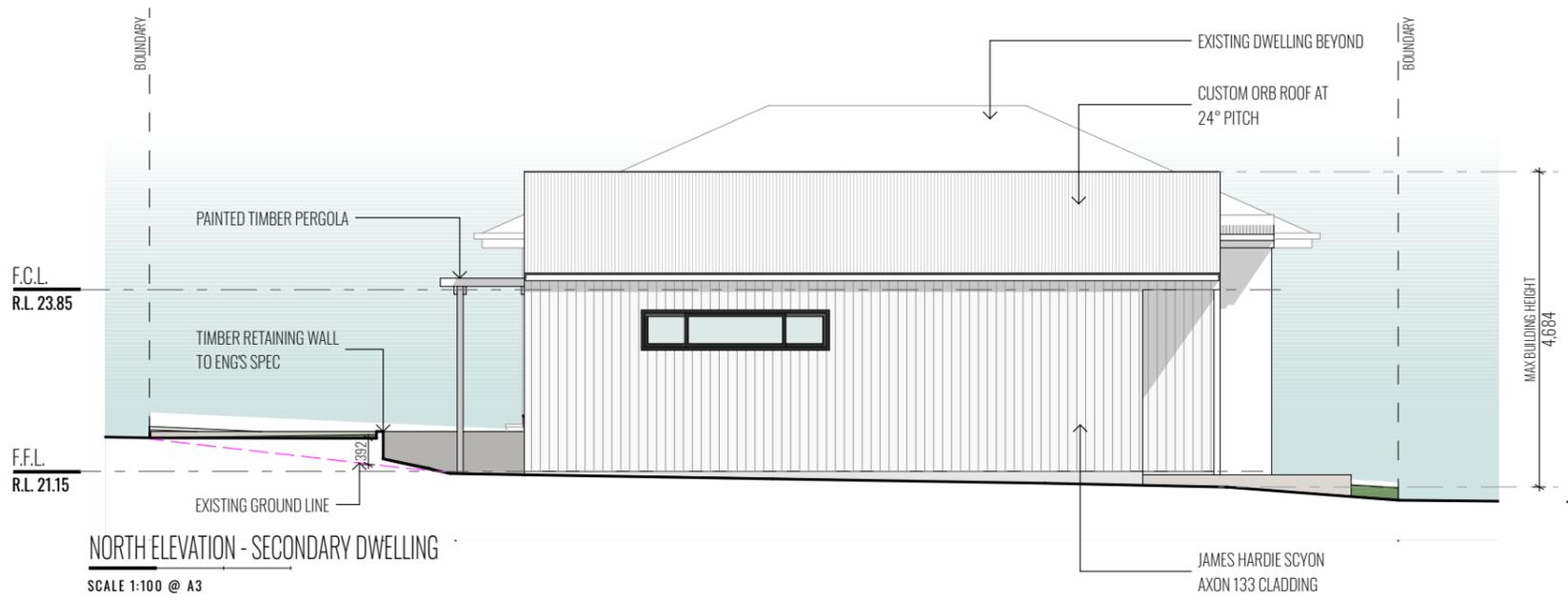
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SOUTH ELEVATION

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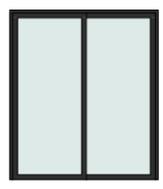
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ID	D - 01	D - 02	W - 01	W - 02	W - 03	W - 04	W - 05
W x H SIZE	820x2,400	2,100x2,400	1,200x1,600	600x1,800	2,800x600	1,600x900	1,200x600
TYPE	ENTRY DOOR	SLIDING DOOR	SLIDING	LOUVRE	SLIDING	SLIDING	SLIDING
ELEVATION							
NOTES							OBSCURE

**WINDOW AND DOOR SCHEDULE**

SCALE 1:100 @ A3

**OVERALL LANDA PARADE STREETSCAPE ELEVATION**

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