

Assessor Construction Summary

Multiple Dwellings

Issued for information only - refer to the Universal Assessor Certificates.

Project: **Address:** 42 Honeysuckle Drive Newcastle NSW 2300 **File Ref:** DG7a

Client: **Name:** Chris Farrington **Company:** The Doma Group

Assessor: **Name:** David Gradwell **Company:** Gradwell Consulting
Address: PO Box 819 Bowral NSW 2576 **Number:** VIC/BDAV/12/1451 | ACT2011220
Contact: 0408 964 139 **Email:** david@gradwellconsulting.com

Ext. Walls:	Construction	Insulation	Colour	Details
	Concrete Lined	R1.5 added	Light	As per plans

Int. Walls:	Construction	Insulation	Details
	Concrete + Plasterboard	None	As per plans

Floors:	Construction	Insulation	Details
	Concrete	R1.4 added	Above carpark and where open below

Ceilings:	Construction	Insulation	Details
	Plasterboard	R2.5 bulk	As per plans

Roof:	Construction	Insulation	Colour	Details
	Concrete	60mm Anticon (R1.3)	Medium	As per plans

Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
Group B	ALM-006-03 A	Double Clear	Aluminium	4.1/0.52	Sashless louvres, Fixed, Sliding (05.11 only)
Group B	ALM-004-03 A	Double Clear	Aluminium	4.3/0.53	Sashless louvres, Fixed, Sliding (elsewhere)

Skylights:	Product ID	Glass	Frame	Uw	Details
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Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights
	Varies	Open	Yes	Yes	Sealed LED 1 per 4m ²

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 869381M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Tuesday, 01 May 2018

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	42 Honeysuckle Dr DG7a	
Street address	42 Honeysuckle Drive Newcastle 2300	
Local Government Area	Newcastle City Council	
Plan type and plan number	deposited 1072217	
Lot no.	22	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	52	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 20	Target 20

Certificate Prepared by
Name / Company Name: Gradwell Consulting
ABN (if applicable): 68 872 791 784

Description of project

Project address

Project name	42 Honeysuckle Dr DG7a
Street address	42 Honeysuckle Drive Newcastle 2300
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Plan type and plan number	deposited 1072217
Lot no.	22
Section no.	-

Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	52
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	3726
Roof area (m ²)	1900
Non-residential floor area (m ²)	5685.0
Residential car spaces	104
Non-residential car spaces	130

Common area landscape

Common area lawn (m ²)	65.0
Common area garden (m ²)	1153.0
Area of indigenous or low water use species (m ²)	1153.0

Assessor details

Assessor number	BDAV/12/1451
Certificate number	0002698810
Climate zone	15

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 20	Target 20

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 52 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
5.01	3	117.0	0.0	0.0	0.0
5.05	2	85.0	0.0	0.0	0.0
5.09	2	86.0	0.0	5.0	5.0
6.02	2	88.0	0.0	0.0	0.0
6.06	1	53.0	0.0	0.0	0.0
6.10	1	89.0	0.0	0.0	0.0
6.14	1	99.0	0.0	0.0	0.0
7.03	2	88.0	0.0	0.0	0.0
7.07	2	86.0	0.0	0.0	0.0
7.11	2	115.0	0.0	0.0	0.0
7.15	1	95.0	0.0	0.0	0.0
7.19	1	53.0	0.0	0.0	0.0
8.01	3	116.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
5.02	2	88.0	0.0	0.0	0.0
5.06	2	86.0	0.0	0.0	0.0
5.10	2	85.0	0.0	11.0	11.0
6.03	2	88.0	0.0	0.0	0.0
6.07	1	89.0	0.0	0.0	0.0
6.11	1	89.0	0.0	0.0	0.0
6.15	1	109.0	0.0	0.0	0.0
7.04	3	111.0	0.0	0.0	0.0
7.08	2	86.0	0.0	0.0	0.0
7.12	1	95.0	0.0	0.0	0.0
7.16	1	53.0	0.0	0.0	0.0
7.20	1	95.0	0.0	0.0	0.0
8.02	2	88.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
5.03	2	88.0	0.0	0.0	0.0
5.07	2	86.0	0.0	5.0	5.0
5.11	2	100.0	0.0	17.0	17.0
6.04	2	111.0	0.0	0.0	0.0
6.08	1	89.0	0.0	0.0	0.0
6.12	1	53.0	0.0	0.0	0.0
7.01	3	116.0	0.0	0.0	0.0
7.05	2	86.0	0.0	0.0	0.0
7.09	2	86.0	0.0	0.0	0.0
7.13	1	53.0	0.0	0.0	0.0
7.17	1	95.0	0.0	0.0	0.0
7.21	2	111.0	0.0	0.0	0.0
8.03	2	88.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
5.04	3	111.0	0.0	0.0	0.0
5.08	2	86.0	0.0	5.0	5.0
6.01	3	116.0	0.0	0.0	0.0
6.05	1	89.0	0.0	0.0	0.0
6.09	1	53.0	0.0	0.0	0.0
6.13	1	89.0	0.0	0.0	0.0
7.02	2	88.0	0.0	0.0	0.0
7.06	2	86.0	0.0	0.0	0.0
7.10	2	86.0	0.0	0.0	0.0
7.14	1	95.0	0.0	0.0	0.0
7.18	1	95.0	0.0	0.0	0.0
7.22	2	120.0	0.0	0.0	0.0
8.04	3	111.0	0.0	0.0	0.0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)
GF Car park	1484.0
Lvl 3 Car Park	1568.0
Lift car (No.1)	-
GF Switch	33.5
GF Cold pump & hot plant	21.0
Lvl 5 Corridor	114.0
Lvl 8 Corridor	50.0

Common area	Floor area (m²)
Lvl 1 Car park	1545.0
Lvl 4 Car park	1559.0
Lift car (No.2)	-
GF Bulky goods	10.0
GF Residential lobby	38.0
Lvl 6 Corridor	116.0

Common area	Floor area (m²)
Lvl 2 Car park	1573.0
Lvl 5 Car park	919.0
Lift car (No.3)	-
GF Residential waste	44.0
Lvl 2 Carpark lobby	36.0
Lvl 7 Corridor	173.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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:			
(aa) 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		✓	✓
(bb) 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.		✓	✓
(e) 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.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) 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.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	no	3 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 dwelling's 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 dwelling's 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, in/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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) 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 (bb) 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: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) 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 (cc) 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	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
5.11, 7.11	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
5.01, 6.14, 7.01, 7.21	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
5.04, 6.15, 7.04, 7.22	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
6.06, 6.09, 6.12, 7.13, 7.16, 7.19	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	1-phase airconditioning 2.5 Star (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	induction cooktop & electric oven	-	no	4 star	4 star	2 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 final 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, all 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: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) 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.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
5.01	13.8	15.4
5.02	18.4	12.4
5.03	17.9	10.3
5.04	43.3	14.4
5.05	42.0	8.6

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
5.06	35.1	8.1
5.08	35.0	7.9
5.09	34.9	7.9
5.11	32.1	30.2
6.01	11.7	14.3
6.02	10.1	11.5
6.03	10.3	10.4
6.04	32.2	14.5
6.09	26.2	17.0
6.10	31.6	6.4
6.11	31.4	6.4
6.13	31.1	6.2
6.14	31.5	8.2
6.15	35.6	20.2
7.01	12.1	14.9
7.02	10.5	11.2
7.03	10.4	10.3
7.04	32.6	14.4
7.05	41.3	8.9
7.06	33.3	7.9
7.11	42.3	10.1
7.15	25.8	7.6
7.16	24.9	17.1
7.17	25.7	7.6
7.18	25.7	7.5
7.20	25.6	7.6
7.21	42.6	10.3

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
7.22	36.4	14.9
8.01	18.8	14.6
8.02	15.7	11.7
8.03	15.4	10.6
8.04	38.3	15.1
5.07, 5.10	34.9	8.0
6.06, 6.12	26.8	14.2
7.07, 7.10	32.0	7.8
7.08, 7.09	32.0	7.9
7.12, 7.14	25.8	7.5
7.13, 7.19	25.3	14.3
All other dwellings	31.8	6.2

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	9000.0	To collect run-off from at least: - 50.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 65.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	-	-
Fire sprinkler system (No. 2)	-	-	-
Fire sprinkler system (No. 3)	-	-	-

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 4)	-	-	-
Fire sprinkler system (No. 5)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
GF Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No
Lvl 1 Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No
Lvl 2 Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No
Lvl 3 Car Park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No
Lvl 4 Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No
Lvl 5 Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No
Lift car (No.1)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No.2)	-	-	compact fluorescent	connected to lift call button	No

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.3)	-	-	compact fluorescent	connected to lift call button	No
GF Switch	ventilation exhaust only	interlocked to light	fluorescent	manual on / manual off	No
GF Bulky goods	ventilation exhaust only	-	fluorescent	manual on / manual off	No
GF Residential waste	ventilation exhaust only	-	fluorescent	manual on / manual off	No
GF Cold pump & hot plant	ventilation exhaust only	interlocked to light	fluorescent	manual on / manual off	No
GF Residential lobby	ventilation (supply + exhaust)	time clock or BMS controlled	compact fluorescent	motion sensors	No
Lvl 2 Carpark lobby	no mechanical ventilation	-	fluorescent	motion sensors	No
Lvl 5 Corridor	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lvl 6 Corridor	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lvl 7 Corridor	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lvl 8 Corridor	no mechanical ventilation	-	compact fluorescent	motion sensors	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 4
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 9
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 9

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 27.0 peak kW

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate number: 0002698810

Certificate Date: 01 May 2018

★ Average Star rating: 7.7

Assessor details

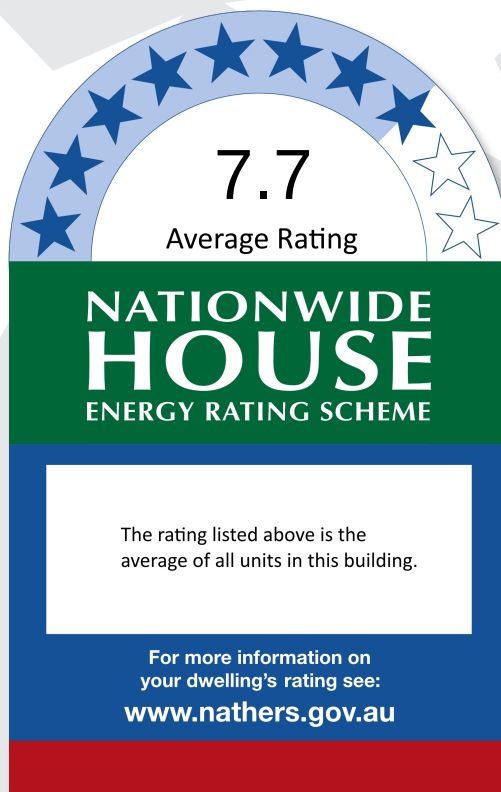
Accreditation number: **VIC/BDAV/12/1451**
Name: **David Gradwell**
Organisation: **Gradwell Consulting**
Email: **info@gradwellconsulting.com**
Phone: **1800 11 24 25**
Declaration of interest: **The Assessor has provided design advice to the Applicant**
Software: **BERS Pro v4.3.0.2b (3.13)**

AAO: **BDAV**

Dwelling details

Street: **42 Honeysuckle Drive**
Suburb: **Newcastle**
State: **NSW**
Postcode: **2300**

Scan to access this certificate online and confirm this is valid.



Summary of all dwellings

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0002698710	05.01	13.8	15.4	29.3	8.3
0002698652	05.02	18.4	12.4	30.8	8.3
0002698686	05.03	17.9	10.3	28.2	8.4
0002698629	05.04	43.3	14.4	57.7	6.5
0002698595	05.05	42.0	8.6	50.5	6.9
0002698553	05.06	35.1	8.1	43.2	7.4
0002698512	05.07	34.9	8.0	42.9	7.4
0002698496	05.08	35.0	7.9	42.9	7.4
0002698462	05.09	34.9	7.9	42.9	7.4
0002698439	05.10	34.9	8.0	42.9	7.4
0002698405	05.11	32.1	30.2	62.3	6.3
0002698371	06.01	11.7	14.3	26.1	8.4
0002698330	06.02	10.1	11.5	21.6	8.9
0002698322	06.03	10.3	10.4	20.7	8.9
0002698272	06.04	32.2	14.5	46.6	7.3

Nationwide House Energy Rating Scheme* - Class 2 summary

Certificate number: **0002698810**

Certificate Date:

01 May 2018

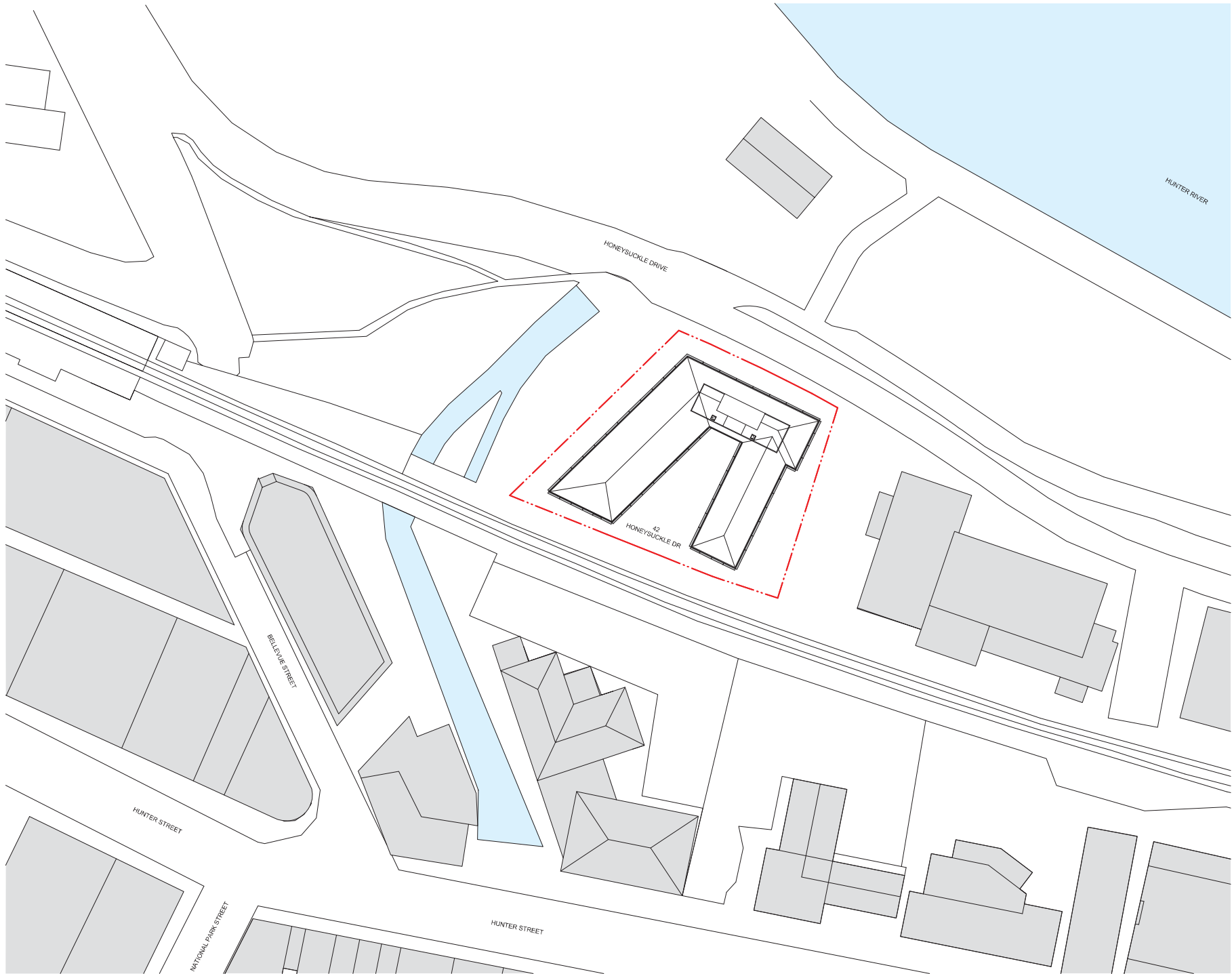
★ Average Star rating: **7.7**



Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0002698785	06.05	31.8	6.2	37.9	7.8
0002698751	06.06	26.8	14.2	41.1	7.6
0002698728	06.07	31.8	6.2	38.0	7.8
0002698694	06.08	31.8	6.2	38.0	7.8
0002698660	06.09	26.2	17.0	43.1	7.4
0002698637	06.10	31.6	6.4	38.0	7.8
0002698611	06.11	31.4	6.4	37.8	7.8
0002698579	06.12	26.8	14.2	41.1	7.6
0002698546	06.13	31.1	6.2	37.2	7.8
0002698520	06.14	31.5	8.2	39.7	7.7
0002698488	06.15	35.6	20.2	55.8	6.7
0002698454	07.01	12.1	14.9	27.0	8.4
0002698421	07.02	10.5	11.2	21.7	8.9
0002698397	07.03	10.4	10.3	20.7	8.9
0002698363	07.04	32.6	14.4	47.1	7.2
0002698348	07.05	41.3	8.9	50.2	6.9
0002698306	07.06	33.3	7.9	41.2	7.6
0002698298	07.07	32.0	7.8	39.8	7.7
0002698777	07.08	32.0	7.9	39.9	7.7
0002698769	07.09	32.0	7.9	39.9	7.7
0002698736	07.10	32.0	7.8	39.8	7.7
0002698702	07.11	42.3	10.1	52.4	6.9
0002698678	07.12	25.8	7.5	33.3	8.1
0002698645	07.13	25.3	14.3	39.5	7.7
0002698603	07.14	25.8	7.5	33.3	8.1
0002698587	07.15	25.8	7.6	33.4	8.1
0002698561	07.16	24.9	17.1	42.0	7.5
0002698538	07.17	25.7	7.6	33.4	8.1
0002698504	07.18	25.7	7.5	33.2	8.1
0002698470	07.19	25.3	14.3	39.5	7.7
0002698447	07.20	25.6	7.6	33.1	8.1
0002698413	07.21	42.6	10.3	52.9	6.9
0002698389	07.22	36.4	14.9	51.3	6.9
0002698355	08.01	18.8	14.6	33.4	8.1
0002698314	08.02	15.7	11.7	27.4	8.4
0002698280	08.03	15.4	10.6	26.0	8.4
0002698744	08.04	38.3	15.1	53.4	6.8



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Revision	Date	Description	Initial	Checked
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42 Honeysuckle Drive 42 Honeysuckle Drive, Newcastle

Site
Site Plan



Status	DD
Scale	1 : 500 @ A1
Drawn	Author Checked Checker
Project No.	s12109
Plot Date	12/04/2018 5:32:13 PM
Plot File	42HONEYSUCLDRIVE_ARCH
Drawing no.	Revision
AD.01.001	

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http://www.batesmart.com.au

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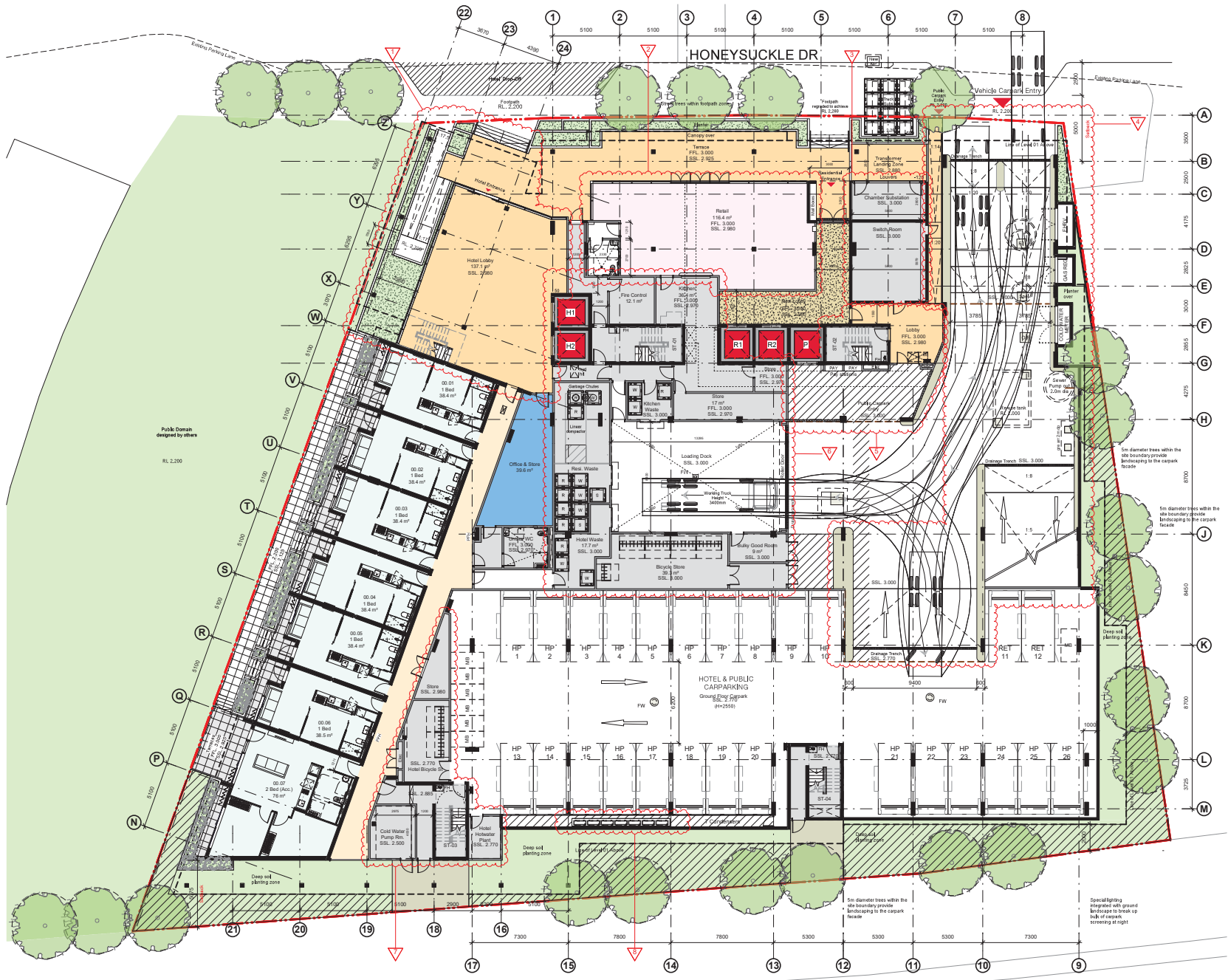
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Overall Parking Schedule	
Comments	Subtotal
Accessible Hotel and Public	11
Accessible Residential	6
Hotel and Public	117
Residential	87
Retail	2
Visitor	11
Total Amount	234

Ground Floor - Carspaces	
Comments	Subtotal
Accessible Hotel and Public	1
Hotel and Public	23
Retail	2
Total Amount	26

Ground Floor - Motorbikes	
Motorbikes	Subtotal
	6
Total Amount	6

Ground Floor - Bicycles	
Bicycles	Subtotal
	47
Total Amount	47



2	24/04/18	ISSUE FOR DA COMMENTS	DOMA	BS
Revision	Date	Description	Initial	Checked

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23.04.2018

42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

General Arrangement Plan
Ground Floor Plan

Status	DD		
Scale	1:150 @ A1		
Drawn	Author	Checked	Checker
Project No.	s12109		
Plot Date	24/04/2018 8:36:57 PM		
Plot File	42HONEYSUCKLEDRIE_ARCH		
Drawing no.	AD.03.101	Revision	2

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<http://www.batesmart.com.au>

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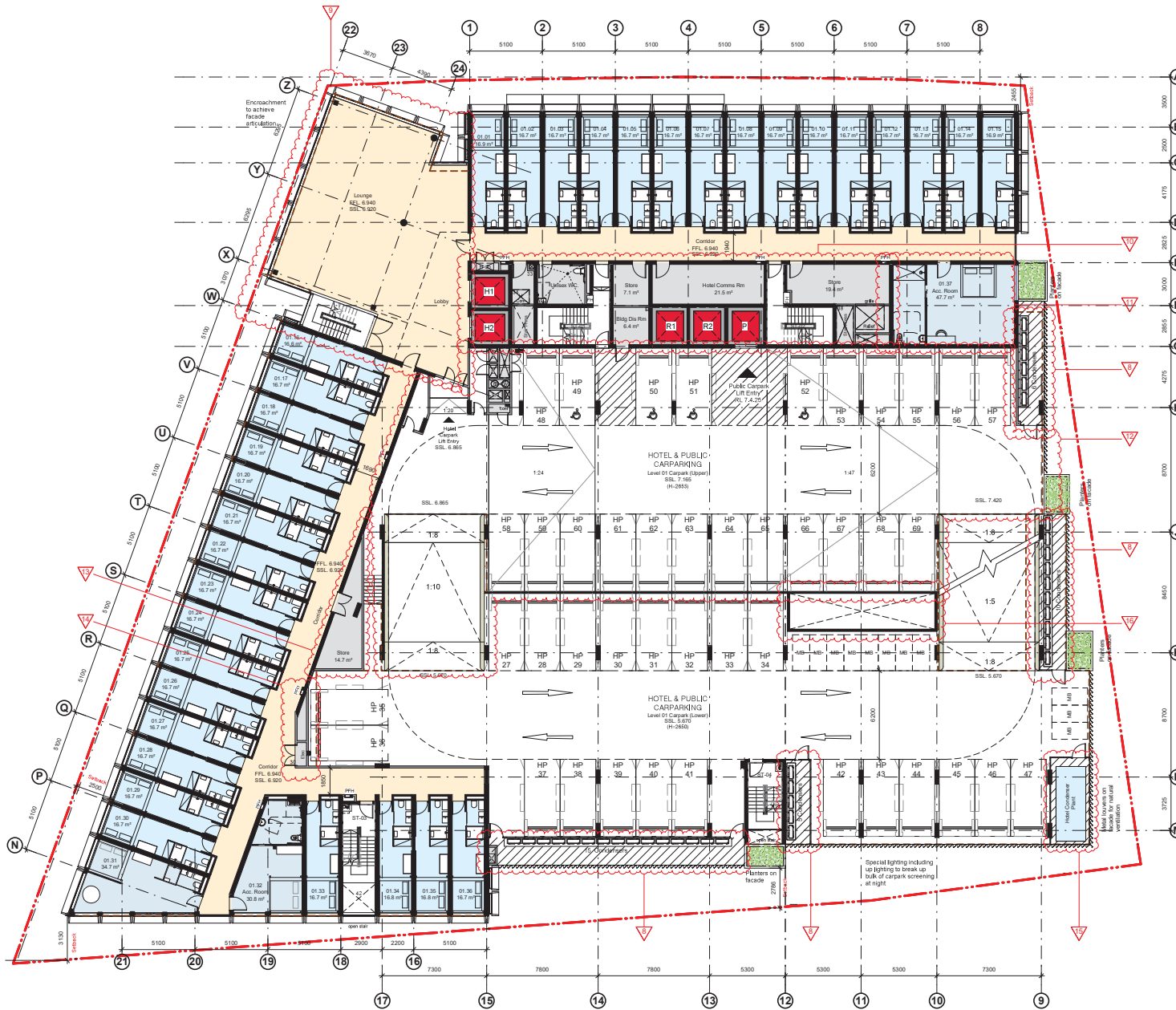
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Overall Parking Schedule	
Comments	Subtotal
Accessible Hotel and Public	11
Accessible Residential	6
Hotel and Public	117
Residential	87
Retail	2
Visitor	11
Total Amount	234

Level 01 - Carspaces	
Comments	Subtotal
Accessible Hotel and Public	4
Hotel and Public	39
Total Amount	43

Level 01 - Motorbikes	
Motorbikes	Subtotal
	11
Total Amount	11



2	24/04/18	ISSUE FOR DA COMMENTS	DOMA	BS
1	12/03/18	ISSUE FOR COORDINATION	DOMA	BS
Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

General Arrangement Plan
Level 01

Status	DD
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Drawn	Author Checked Checker
Project No.	s12109
Plot Date	24/04/2018 3:37:11 PM
Plot File	42HONEYSUCLKDRIVE_ARCH
Drawing no.	Revision
AD.03.102	2

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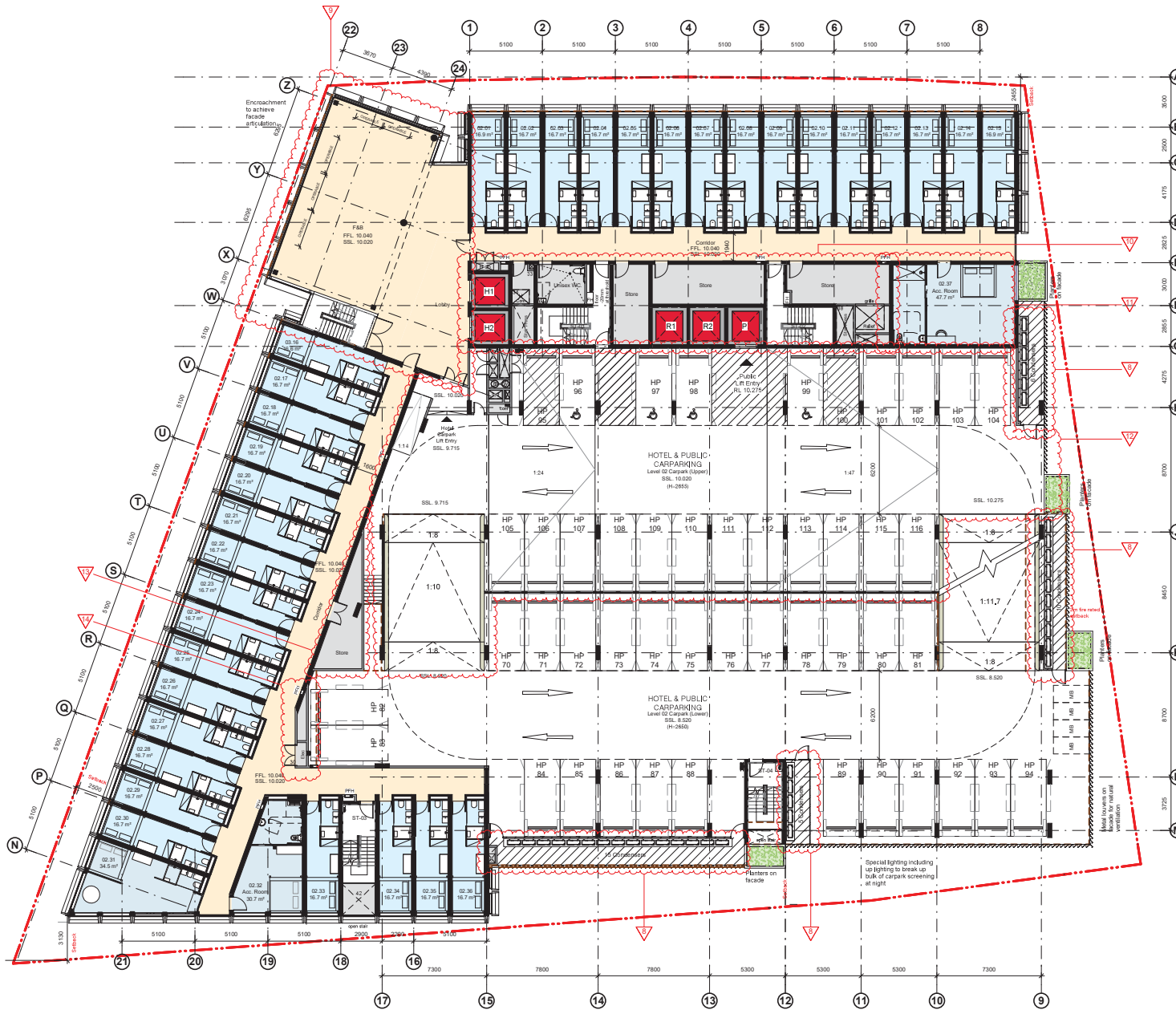
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Overall Parking Schedule	
Comments	Subtotal
Accessible Hotel and Public	11
Accessible Residential	6
Hotel and Public	117
Residential	87
Retail	2
Visitor	11
Total Amount	234

Level 02 - Carspaces	
Comments	Subtotal
Accessible Hotel and Public	4
Hotel and Public	43
Total Amount	47

Level 02 - Motorbikes	
Motorbikes	Subtotal
	4
Total Amount	4



2 24/04/18 ISSUE FOR DA COMMENTS DOMA BS
1 12/03/18 ISSUE FOR COORDINATION DOMA BS
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General Arrangement Plan
Level 02

Status	DD
Scale	1:150 @ A1
Drawn	Author Checked Checker
Project No.	s12109
Plot Date	24/04/2018 3:37:28 PM
Plot File	42HONEYSUCKLEDRIE_ARCH
Drawing no.	Revision
AD.03.103	2

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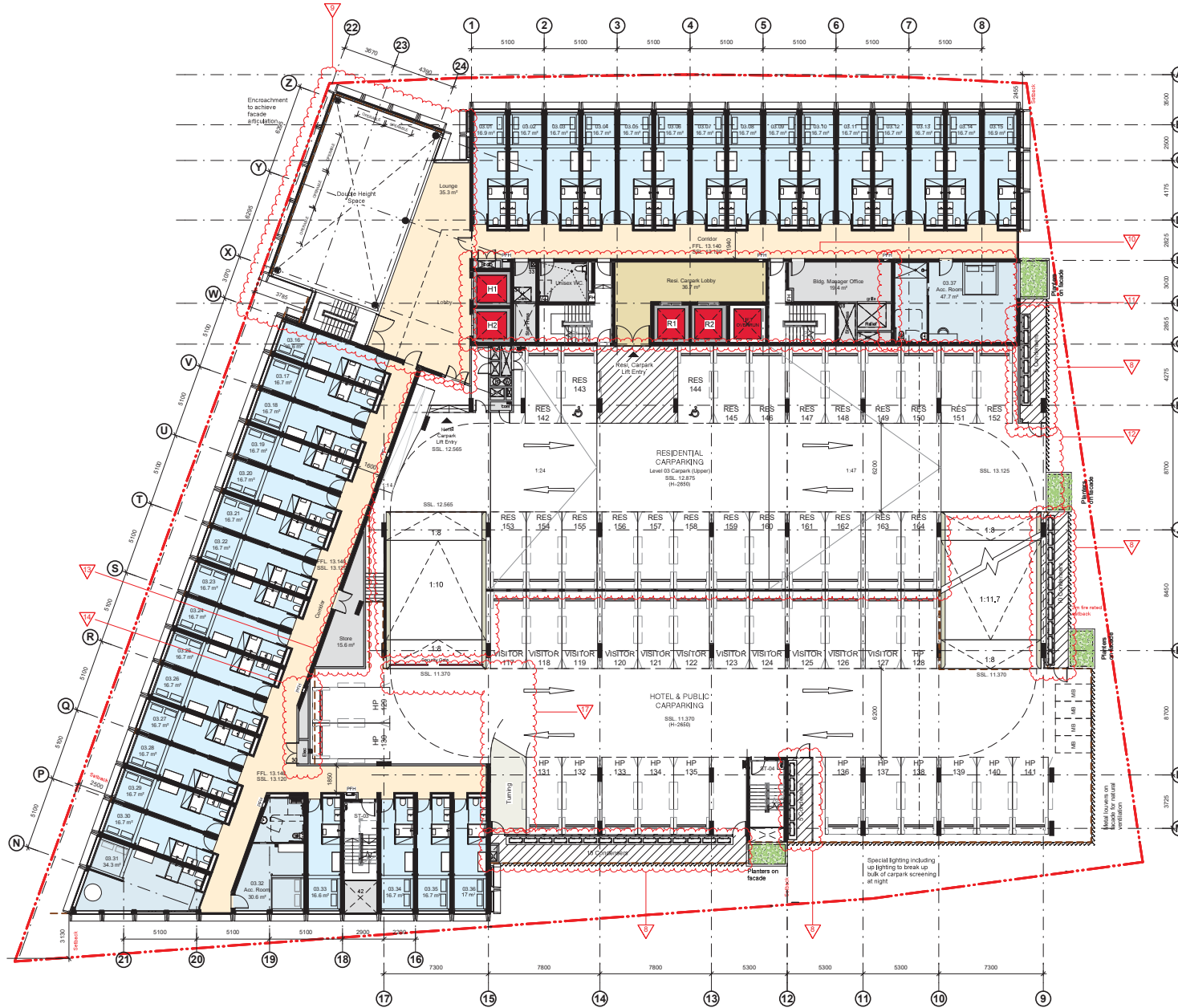
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Overall Parking Schedule	
Comments	Subtotal
Accessible Hotel and Public	11
Accessible Residential	6
Hotel and Public	117
Residential	87
Retail	2
Visitor	11
Total Amount	234

Level 03 - Carspaces	
Comments	Subtotal
Accessible Hotel and Public	2
Accessible Residential	1
Hotel and Public	12
Residential	22
Visitor	11
Total Amount	48

Level 03 - Motorbikes	
Motorbikes	Subtotal
	4
Total Amount	4



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42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

General Arrangement Plan
Level 03



Status	DD
Scale	1:150 @ A1
Drawn	Author
Project No.	s12109
Plot Date	24/04/2018 8:37:42 PM
Plot File	42HONEYSUCKLEDRIE_ARCH
Drawing no.	AD.03.104
Revision	2

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Level 04 - Motorbikes	
Motorbikes	Subtotal
	4
Total Amount	4



General Arrangement Plan
Level 04



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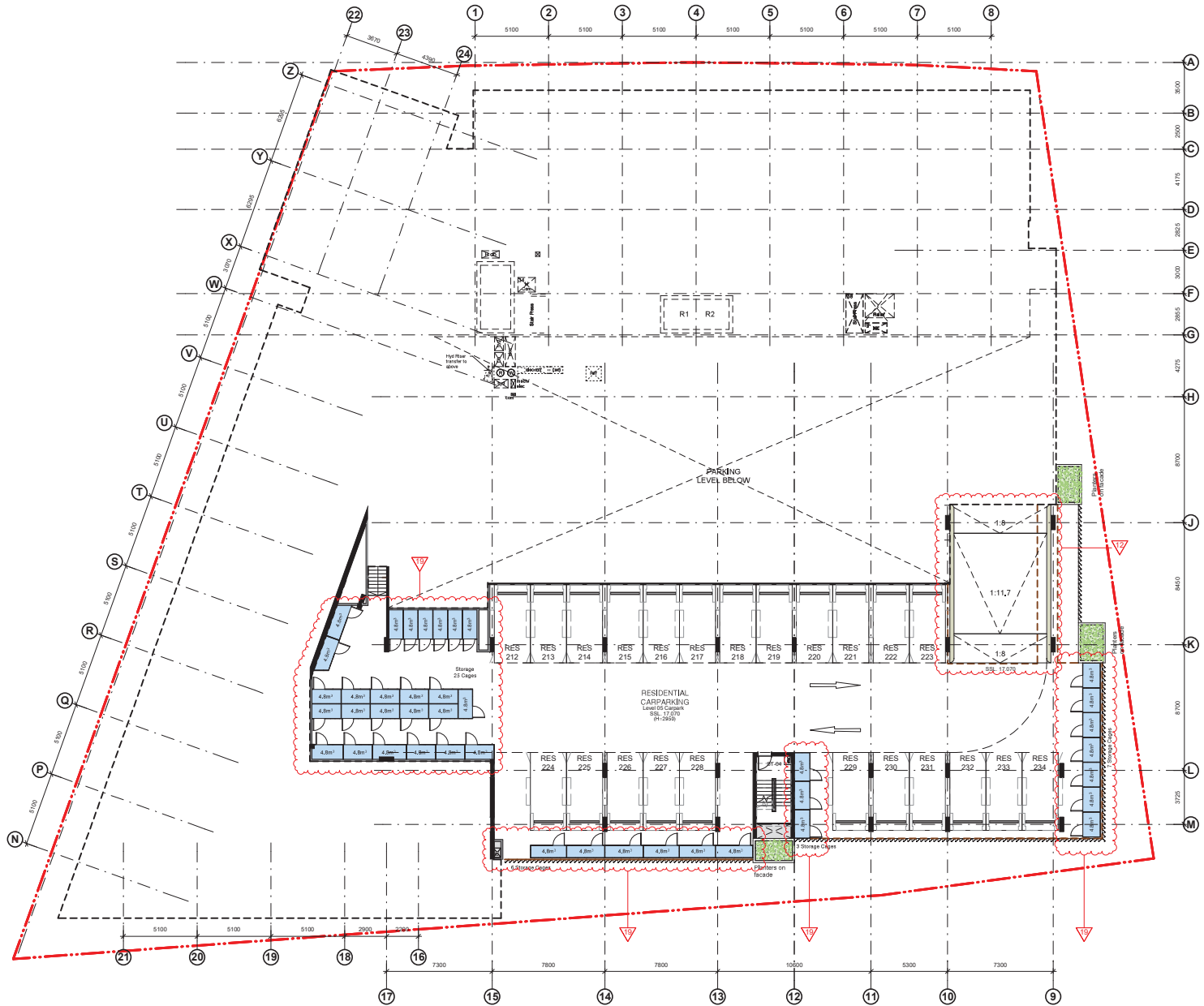
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Overall Parking Schedule	
Comments	Subtotal
Accessible Hotel and Public	11
Accessible Residential	6
Hotel and Public	117
Residential	87
Retail	2
Visitor	11
Total Amount	234

Level 05 - Carspaces	
Comments	Subtotal
Accessible Residential	2
Residential	21
Total Amount	23



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1	12/03/18	ISSUE FOR COORDINATION	DOMA	BS
Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

General Arrangement Plan
Level 05 Parking

Status	DD		
Scale	1 : 150 @ A1		
Drawn	Author	Checked	Checker
Project No.	s12109		
Plot Date	24/04/2018 8:38:10 PM		
Plot File	42HONEYSUCKLEDRIE_ARCH		
Drawing no.			Revision
AD.03.106			2

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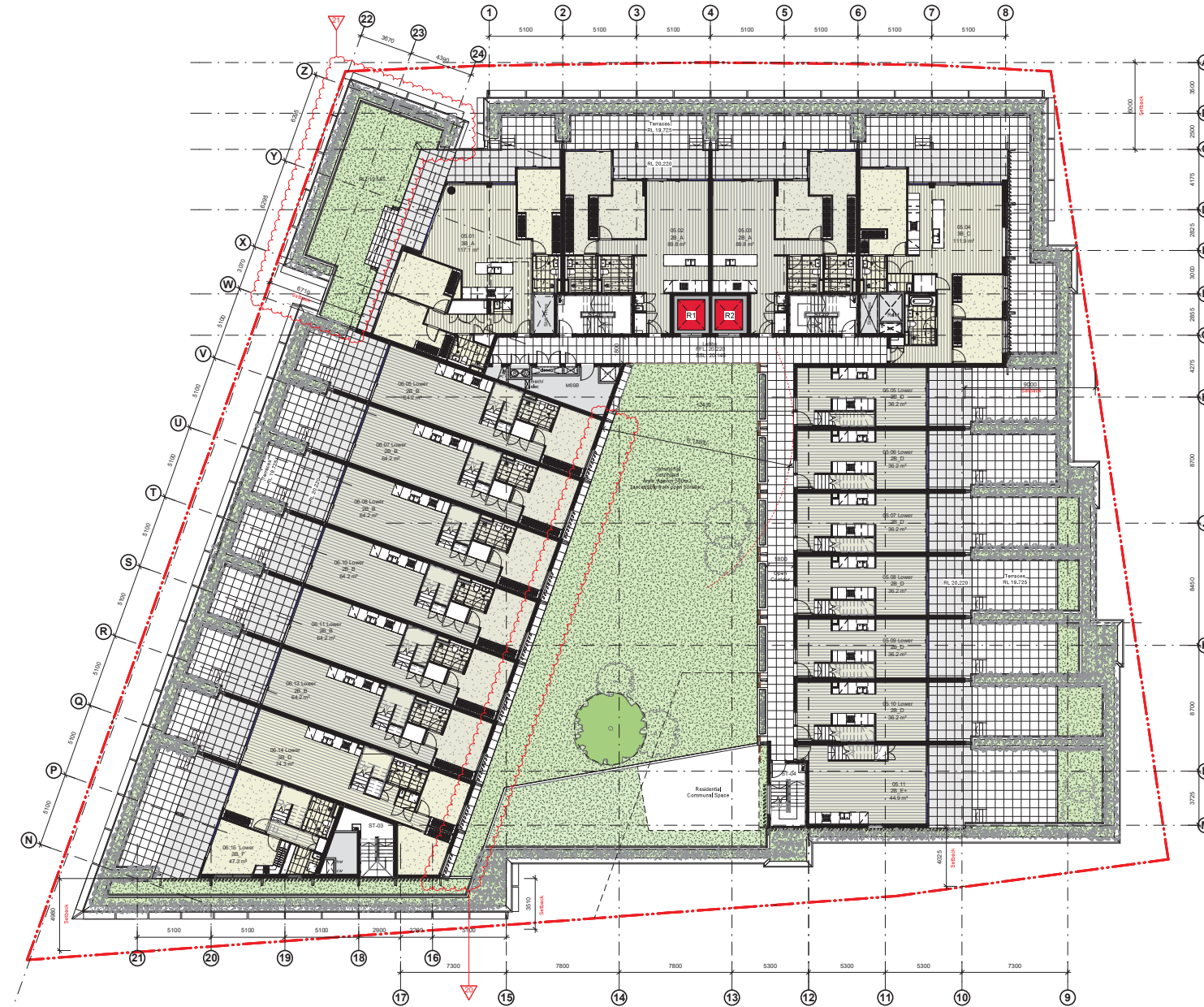
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Ext. Walls:	Construction	Concrete lined	Insulation	R1.5 added	Colour	Light	Details	As per plans
	Insulation	Concrete	Plasterboard	None	Colour	As per plans	Details	As per plans
Floors:	Construction	Concrete	Insulation	R1.4 added	Details	Above carpark and where open below	Details	As per plans
	Construction	Plasterboard	Insulation	R2.5 bulk	Details	As per plans	Details	As per plans
Roof:	Construction	Concrete	Insulation	60mm Anticon (R1.3)	Colour	Medium	Details	As per plans
	Construction	Concrete	Insulation	60mm Anticon (R1.3)	Colour	Medium	Details	As per plans
Windows:	Product ID	ALM-004-G3 A	Glass	4.0/5.2	Frame	Uw/SHGCw	Details	Sanless louvers, Fixed, Sliding (05.11 only)
	Product ID	ALM-004-G3 A	Glass	4.3/5.3	Frame	Uw	Details	Sanless louvers, Fixed, Sliding (elsewhere)
Skylights:	Product ID	ALM-004-G3 A	Glass	4.0/5.2	Frame	Uw/SHGCw	Details	Sanless louvers, Fixed, Sliding (05.11 only)
	Product ID	ALM-004-G3 A	Glass	4.3/5.3	Frame	Uw	Details	Sanless louvers, Fixed, Sliding (elsewhere)
Other:	Orientation	Varies	Terrain	Open	Weatherseals	Yes	Exhaust Dampers	Yes
	Orientation	Varies	Terrain	Open	Weatherseals	Yes	Exhaust Dampers	Yes

42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

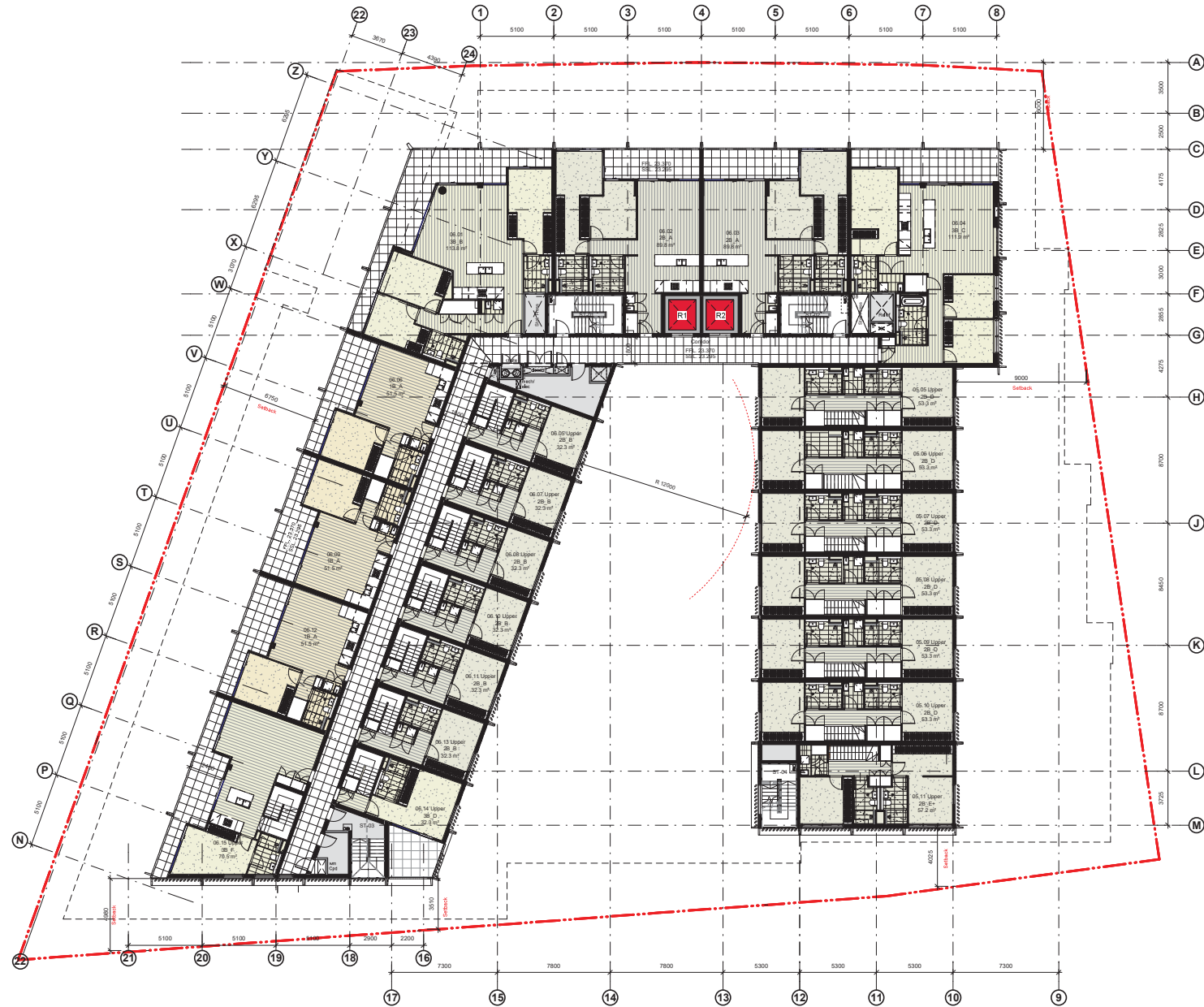
General Arrangement Plan
Level 05

Status	DD	Revision	
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Plot File	42HONEYSUCLKDRIVE_ARCH		
Drawing no.	AD.03.107	Revision	2

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Revision	Date	Description	Initial	Checked

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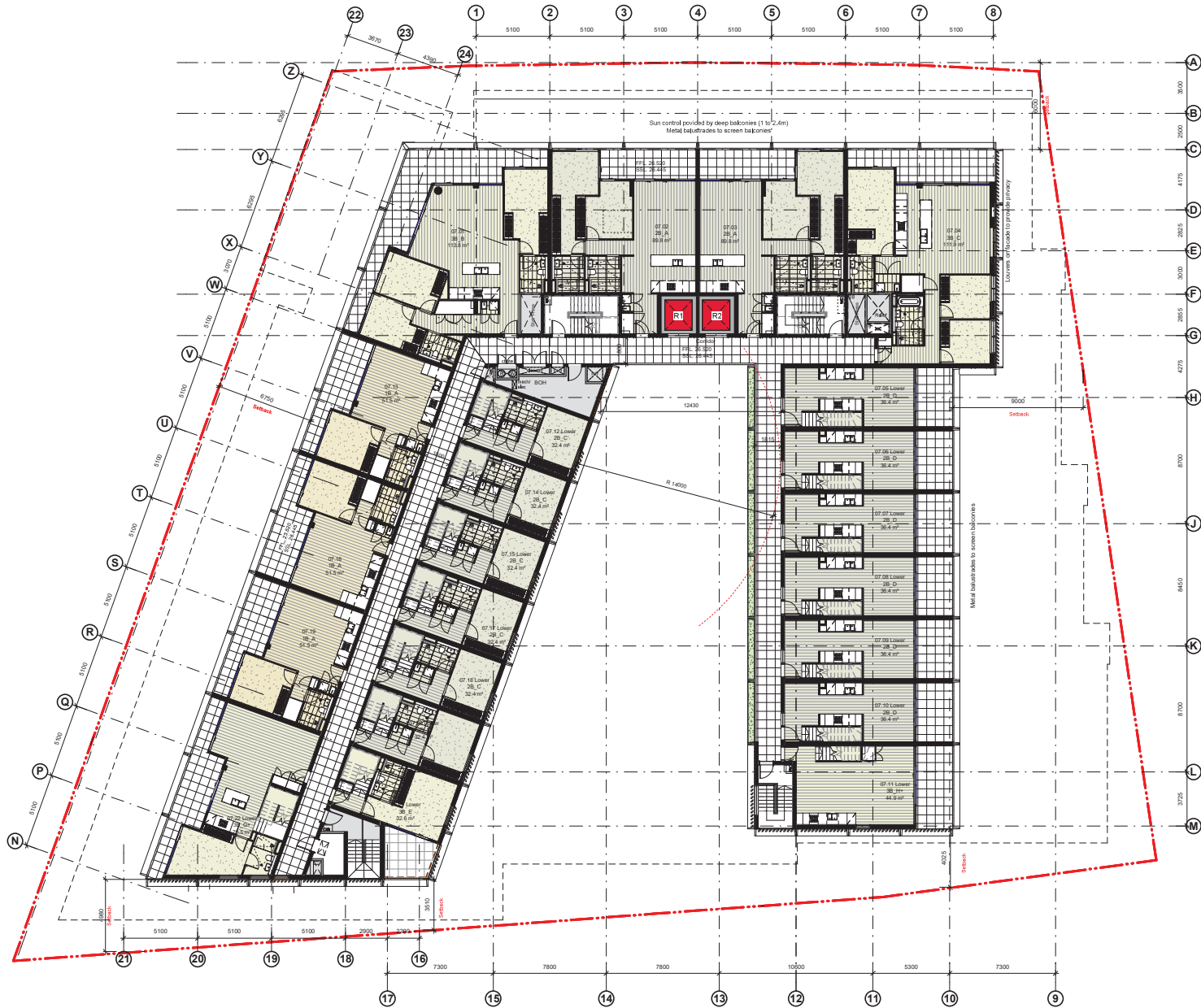
General Arrangement Plan Level 06

Status	DD		
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Plot Date	24/04/2018 9:08:23 PM		
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Drawing no.	Revision		
AD.03.108	2		

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Surry Hills NSW 2010 Australia
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2	24/04/18	ISSUE FOR DA COMMENTS	DOMA	BS
1	12/03/18	ISSUE FOR COORDINATION	DOMA	BS
Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive 42 Honeysuckle Drive, Newcastle

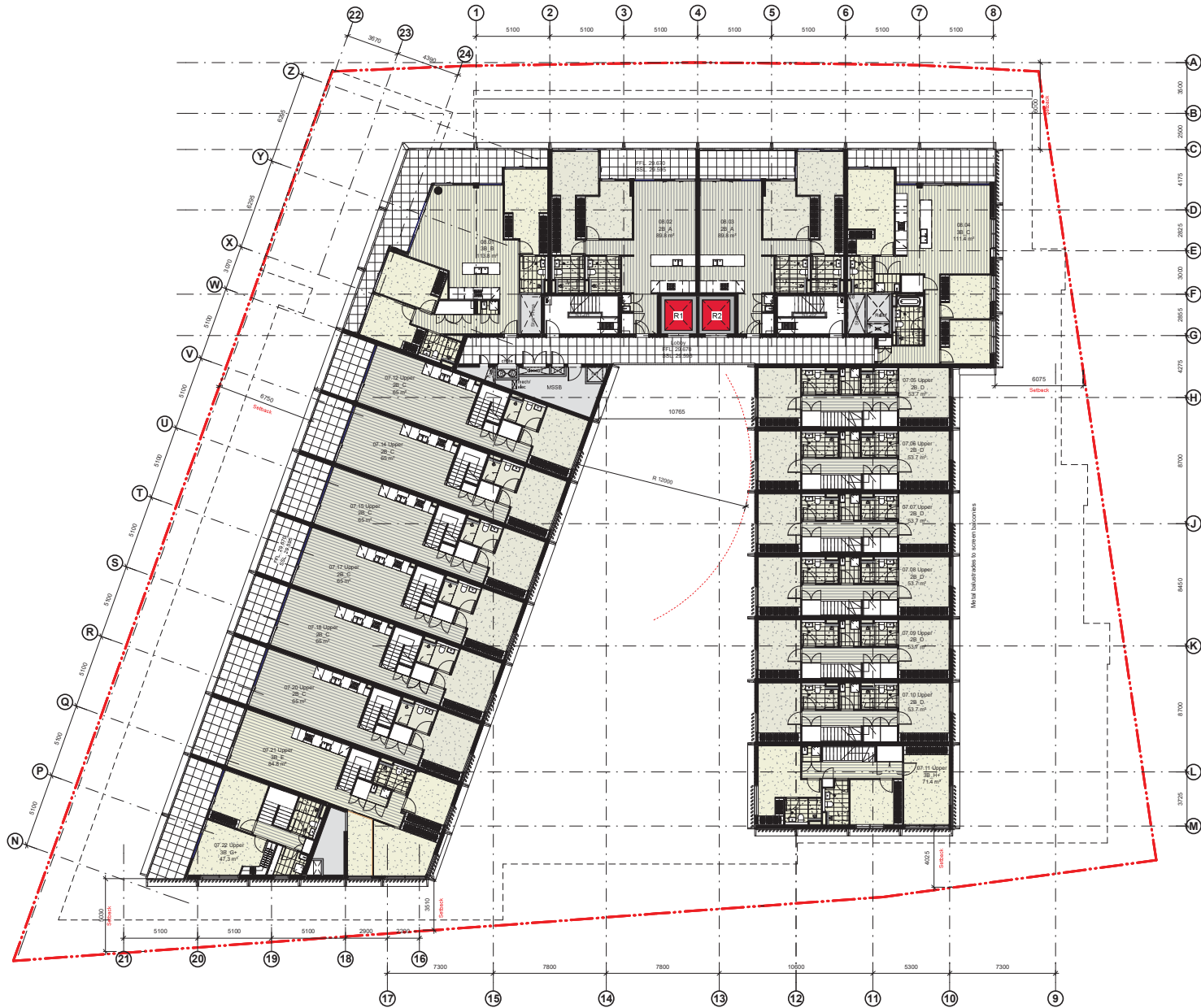
General Arrangement Plan Level 07

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Plot Date	24/04/2018 8:39:36 PM		
Plot File	42\HONEYSUCKLEDRIE_ARCH		
Drawing no.	AD.03.109		Revision
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1	12/03/18	ISSUE FOR COORDINATION	DOMA	BS
Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

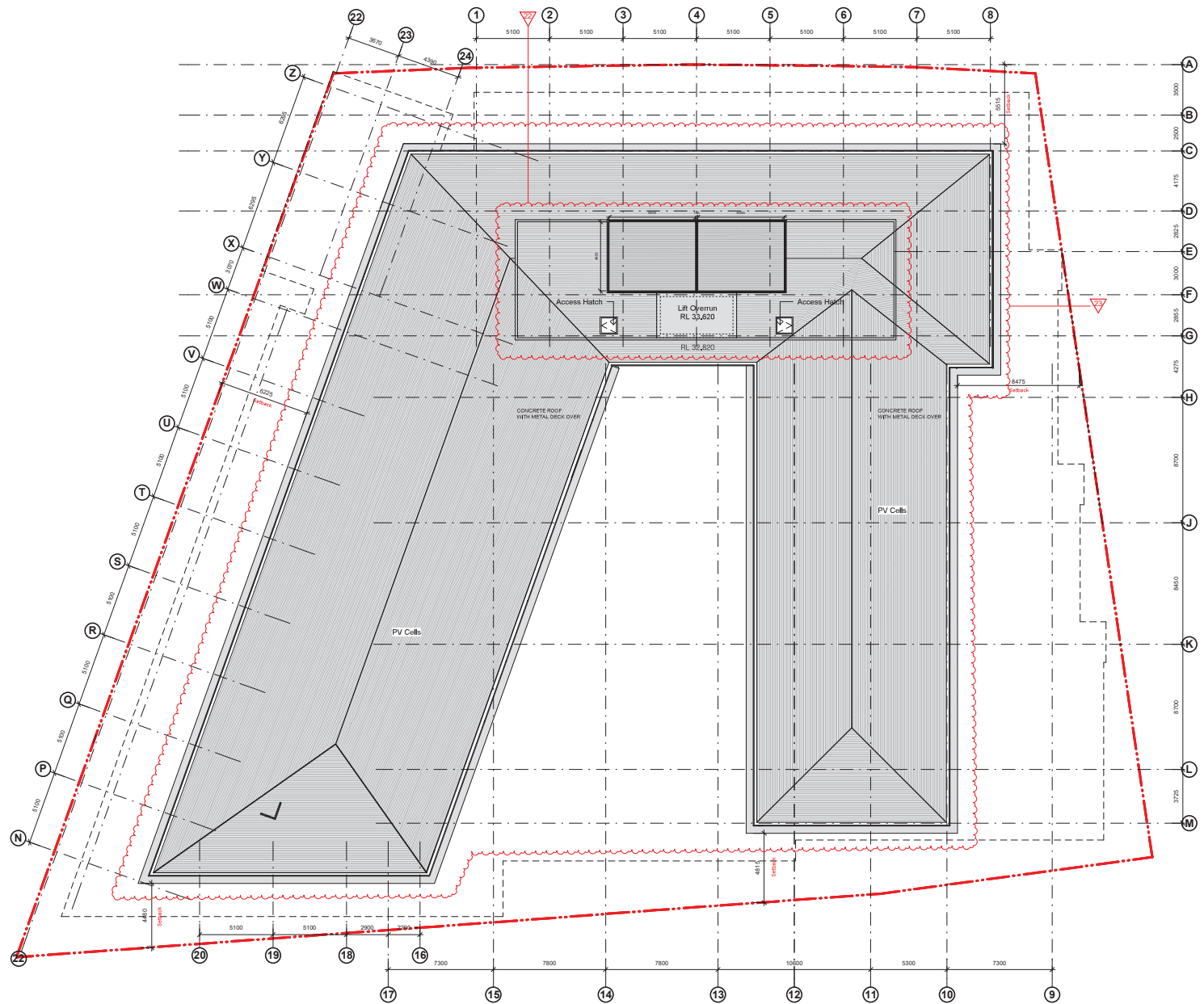
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Level 08

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AD.03.110	2		

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42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

General Arrangement Plan
Level 09 Roof



Status	DD		
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Plot File	42HONEYSUCLDRIVE_ARCH		
Drawing no.	Revision		
AD.03.111	2		

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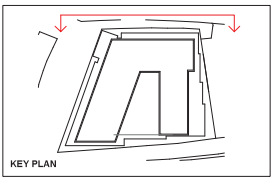
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Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive 42 Honeysuckle Drive, Newcastle

North Elevation

Status	DD		
Scale	1 : 150	@ A1	
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Project No.	s12109		
Plot Date	24/04/2019 12:48:03 PM		
Plot File	42HONEYSUCKLEDRIE_ARCH		
Drawing no.	Revision		
A07.001	1		

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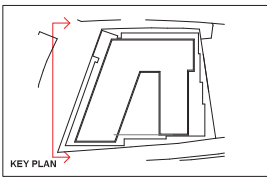
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27
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HOUSE
BUILDING
COMPETITION

Certificate no.: 000208810
Assessor Name: David Grobbel
Accreditation no.: VIC00047121-011
Certificate date: 01 May 2018
Drawing Address: 42 Honeysuckle Drive
Newcastle, NSW
2300
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Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive
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West Elevation

Status	DD		
Scale	1 : 150	@ A1	
Drawn	Author	Checked	Checker
Project No.	s12109		
Plot Date	24/04/2018 13:50:08 PM		
Plot File	42HONEYSUCKLEDRIE_ARCH		
Drawing no.	Revision		
A07.002	1		

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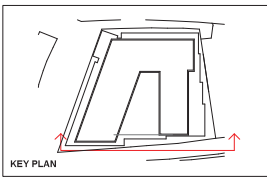
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Plant Level	35.42 m
Level 09	32.82 m
Level 08	29.87 m
Level 07	26.92 m
Level 06	23.97 m
Level 05	20.22 m
Level 04	16.22 m
Level 03	13.12 m
Level 02	10.02 m
Level 01	6.92 m
Level 00	3.82 m
Site Level	2.15 m



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Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

South Elevation

Status	DD		
Scale	1 : 150	A1	
Drawn	Author	Checked	Checker
Project No.	s12109		
Plot Date	24/04/2018 12:50:55 PM		
Plot File	42HONEYSUCLDRIVE_ARCH		
Drawing no.	Revision		
A07.003	1		

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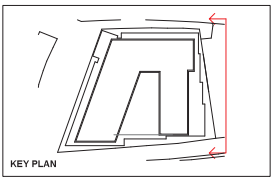
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Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

East Elevation

Status	DD		
Scale	1 : 150	@ A1	
Drawn	Author	Checked	Checker
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Plot Date	24/04/2018 9:35:02 PM		
Plot File	42HONEYSUCKLEDRIE_ARCH		
Drawing no.	Revision		
A07.004	1		

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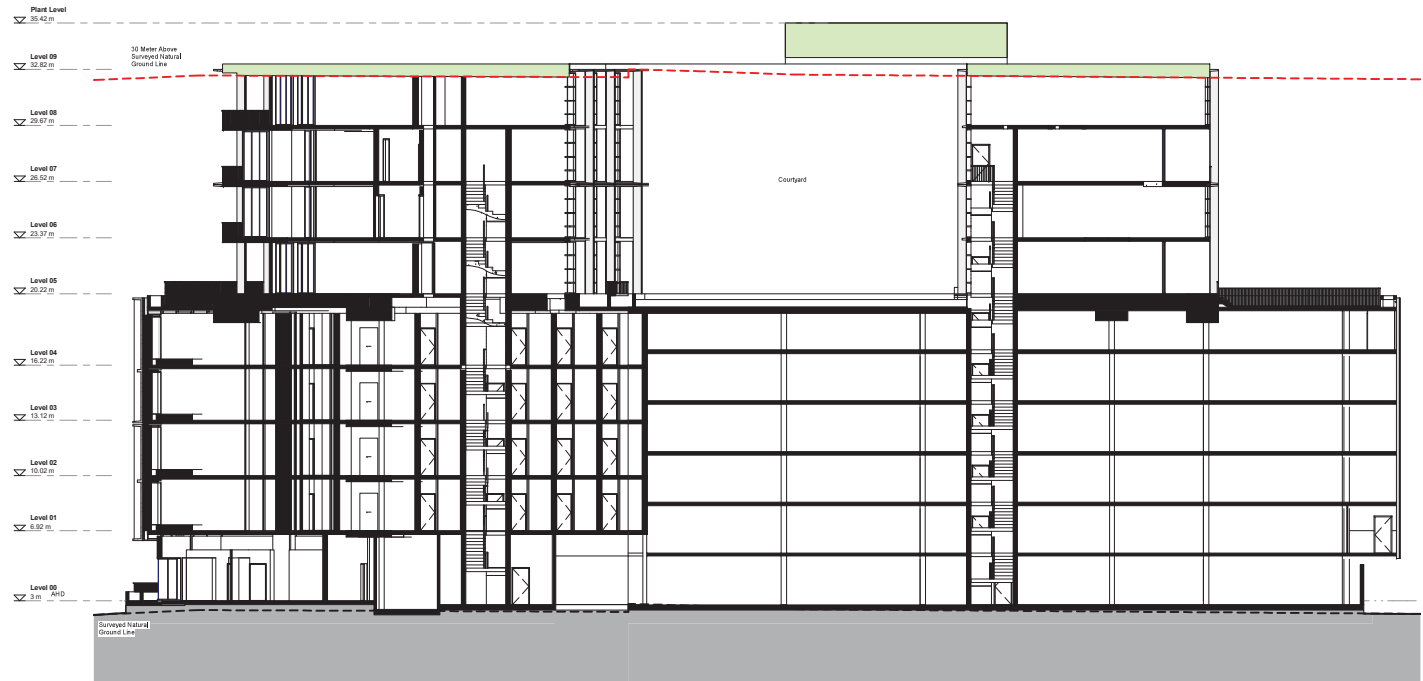
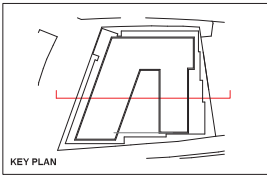
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Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive
42 Honeysuckle Drive, Newcastle

Section East - West

Status	DD
Scale	1: 150 @ A1
Drawn	Author Checked Checker
Project No.	s12109
Plot Date	13/04/2018 3:52:50 PM
Plot File	42HONEYSUCKLEDRIE_ARCH
Drawing no.	Revision
A11.001	1

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http://www.batesmart.com.au

Sydney 43 Brisbane Street
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Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive
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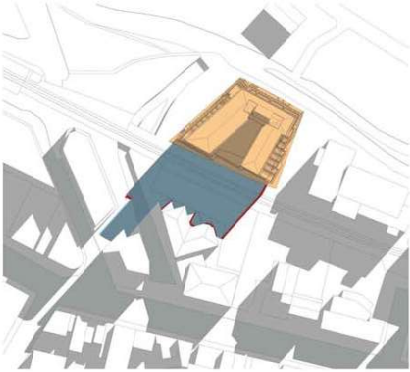
Section North - South

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Drawing no.	Revision		
A11.002	1		

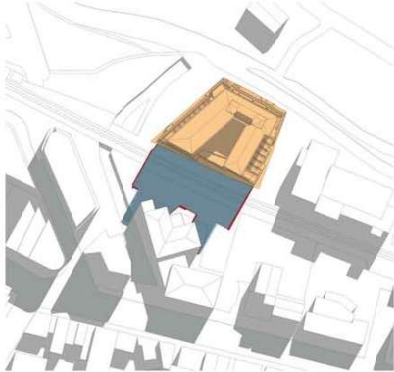
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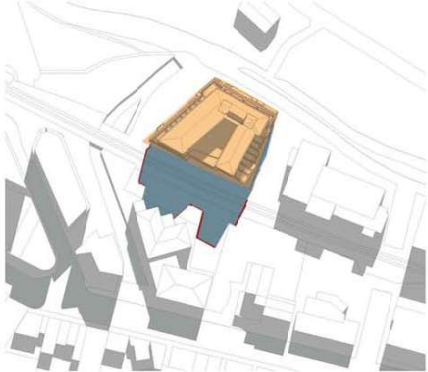
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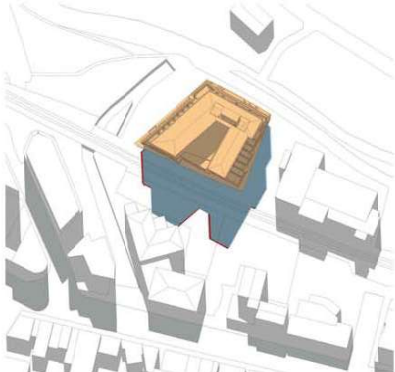
9 AM Winter Solstice



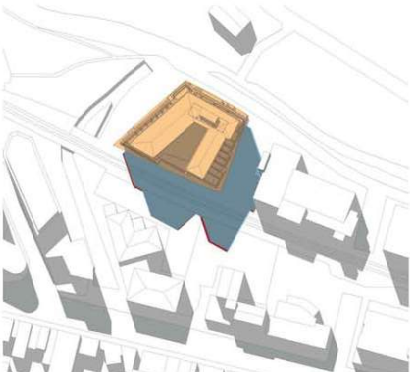
10 AM Winter Solstice



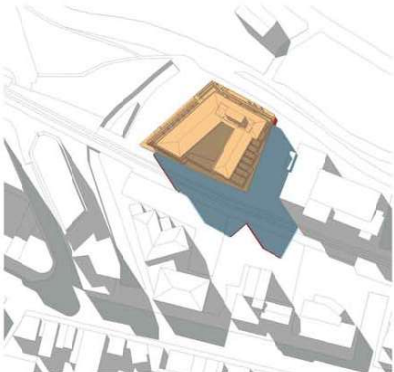
11 AM Winter Solstice



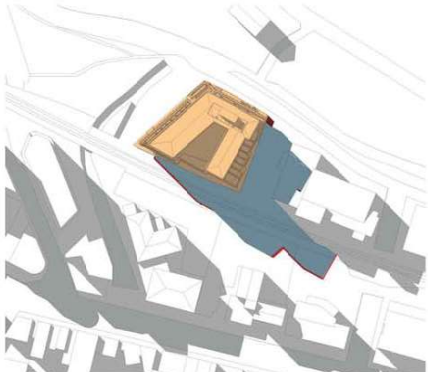
12 PM Winter Solstice



1 PM Winter Solstice



2 PM Winter Solstice



3 PM Winter Solstice

Legend:

- 30 Meter Zone
- Over 30 Meter Zone

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A	27/09/17	DA Draft	DOMA	BS
Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive 42 Honeysuckle Drive, Newcastle

Shadow Diagrams Winter Solstice
June 21



Status	DD		
Scale	@ A1		
Drawn	MDJ	Checked	VG
Project No.	s12109		
Plot Date	24/04/2018 1:51:19 PM		
Plot File	42HONEYSUCKLEDRIE_ARCH		
Drawing no.	A21.001		Revision
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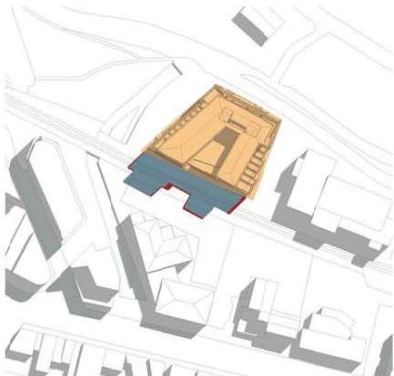
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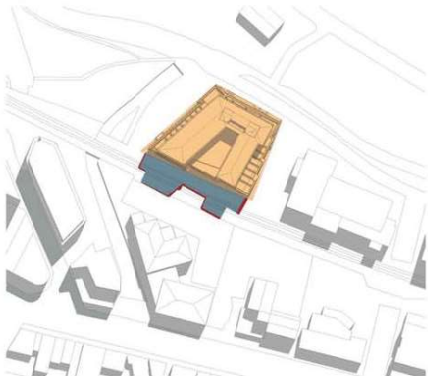
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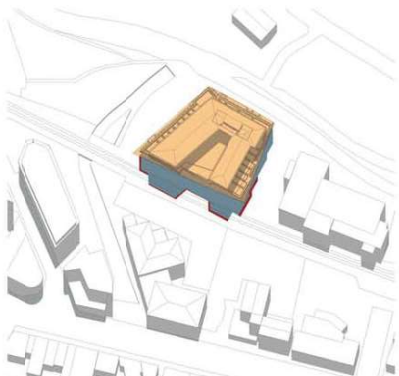
9 AM Equinox



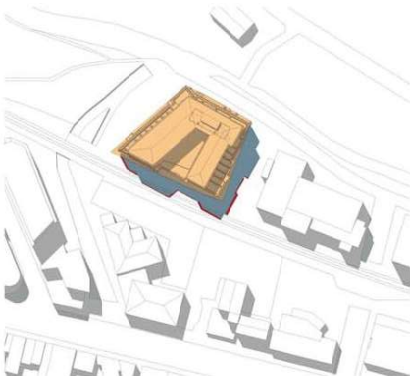
10 AM Equinox



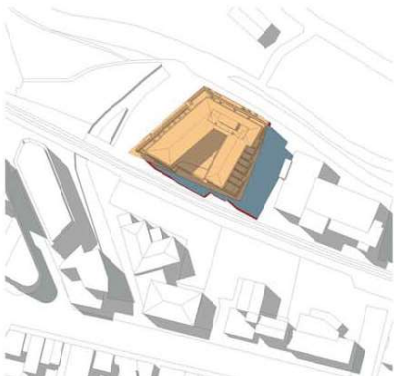
11 AM Equinox



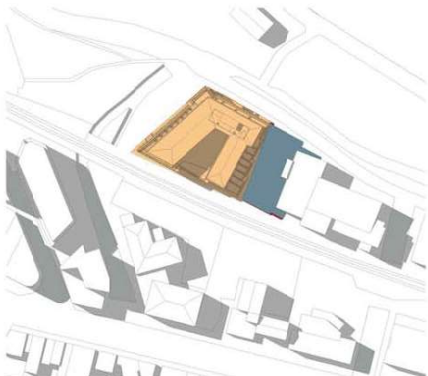
12 PM Equinox



1 PM Equinox



2 PM Equinox



3 PM Equinox

Legend:

- 30 Meter Zone
- Over 30 Meter Zone

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A	27/09/17	DA Draft	DOMA	BS
Revision	Date	Description	Initial	Checked

42 Honeysuckle Drive
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Shadow Diagrams - Equinox -
March 21 & September 22



Status	DD		
Scale	@ A1		
Drawn	MDJ	Checked	VG
Project No.	s12109		
Plot Date	24/04/2018 10:14:59 PM		
Plot File	42HONEYSUCKLEDRIE_ARCH		
Drawing no.	A21.002	Revision	1

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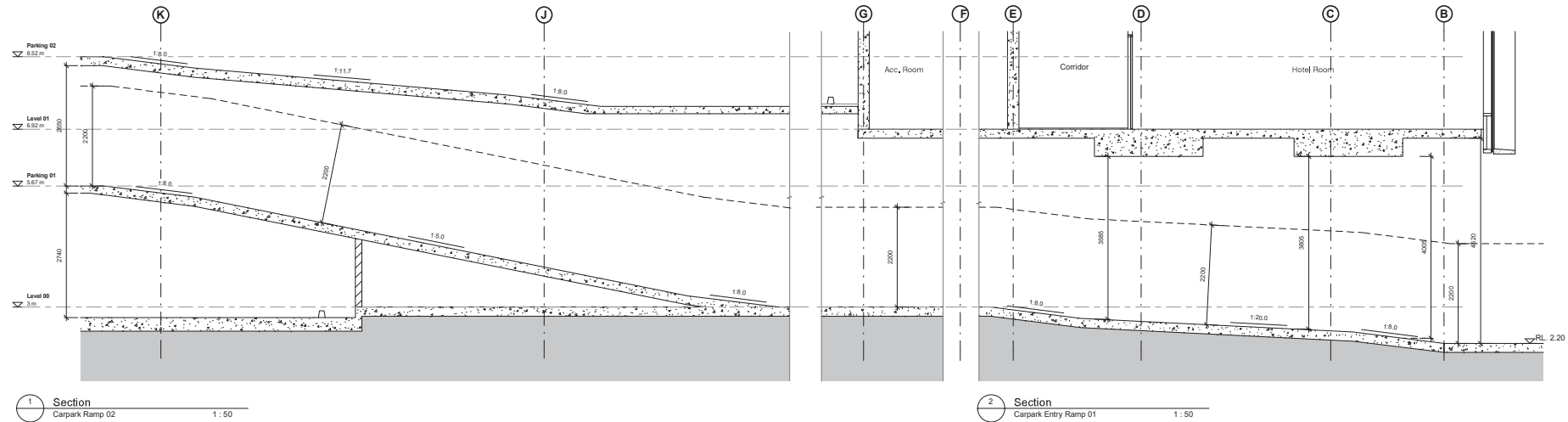
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Core Plans (Ramps) Carpark Ramp 01/ 02 Section

Status	DD		
Scale	1 : 50	@ A1	
Drawn	Author	Checked	Checker
Project No.	s12109		
Plot Date	24/04/2018 1:02:24 PM		
Plot File	42HONEYSUCKLEDRIE_ARCH		
Drawing no.	Revision		
SK.014	1		

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Revision	Date	Issue For DA Comments	Description	DDMA	BS
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42 Honeysuckle Drive 42 Honeysuckle Drive, Newcastle

Deep Soil

Status	DD		
Scale	1 : 150	@ A1	
Drawn	Author	Checked	Checker
Project No.	s12109		
Plot Date	24/04/2019 9:20:17 AM		
Plot File	43HONEYSUCKLEDRIE_ARCH		
Drawing no.	Revision		
SK.015	1		

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