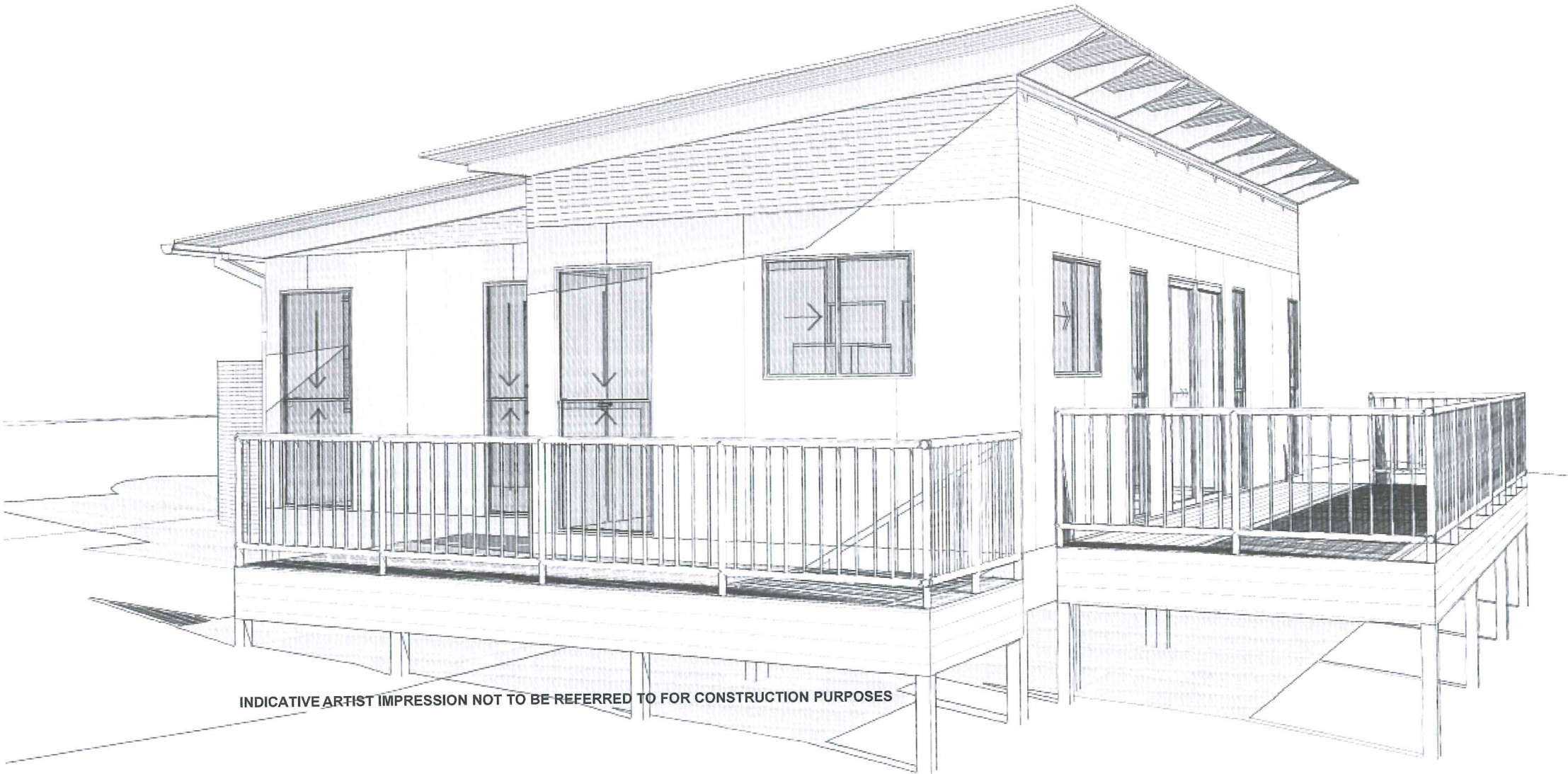


DEVELOPMENT APPLICATION

NEW SINGLE RESIDENTIAL DWELLING
RD, HOLLYDEEN NSW 2328
LOT 1 DP 1160936



INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

Drawing Index		
Drawing #	Drawing Name	Rev
1	COVER PAGE	-
2	SURVEY	-
3	SITE ANALYSIS	-
4	GROUND FLOOR PLAN	-
5	ROOF PLAN	-
6	ELEVATIONS	-
7	ELEVATIONS	-
8	SECTIONS	-
9	BASIX CERTIFICATE	-

MUSWELL BROOK SHIRE COUNCIL
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to in Council's notice of determination dated

17 NOV 2011

endorsed by

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4 Bula Place Bensville N.S.W 2251
Phone: 61 (02) 43682889
Fax: 61 (02) 43683379
Email: enquire@lgdh.com.au

Revisions :	

Client Name :	WILLIAMS
Client Address :	Lot 1, DP 1160936 Merriwa Rd, Hollydeen NSW 2328
Client No. :	CAR223

ALL CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & BCA.

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE REPORT AND ITS REQUIREMENTS.

THE DEVELOPMENT IS TO MAINTAIN EROSION SEDIMENTATION CONTROL.

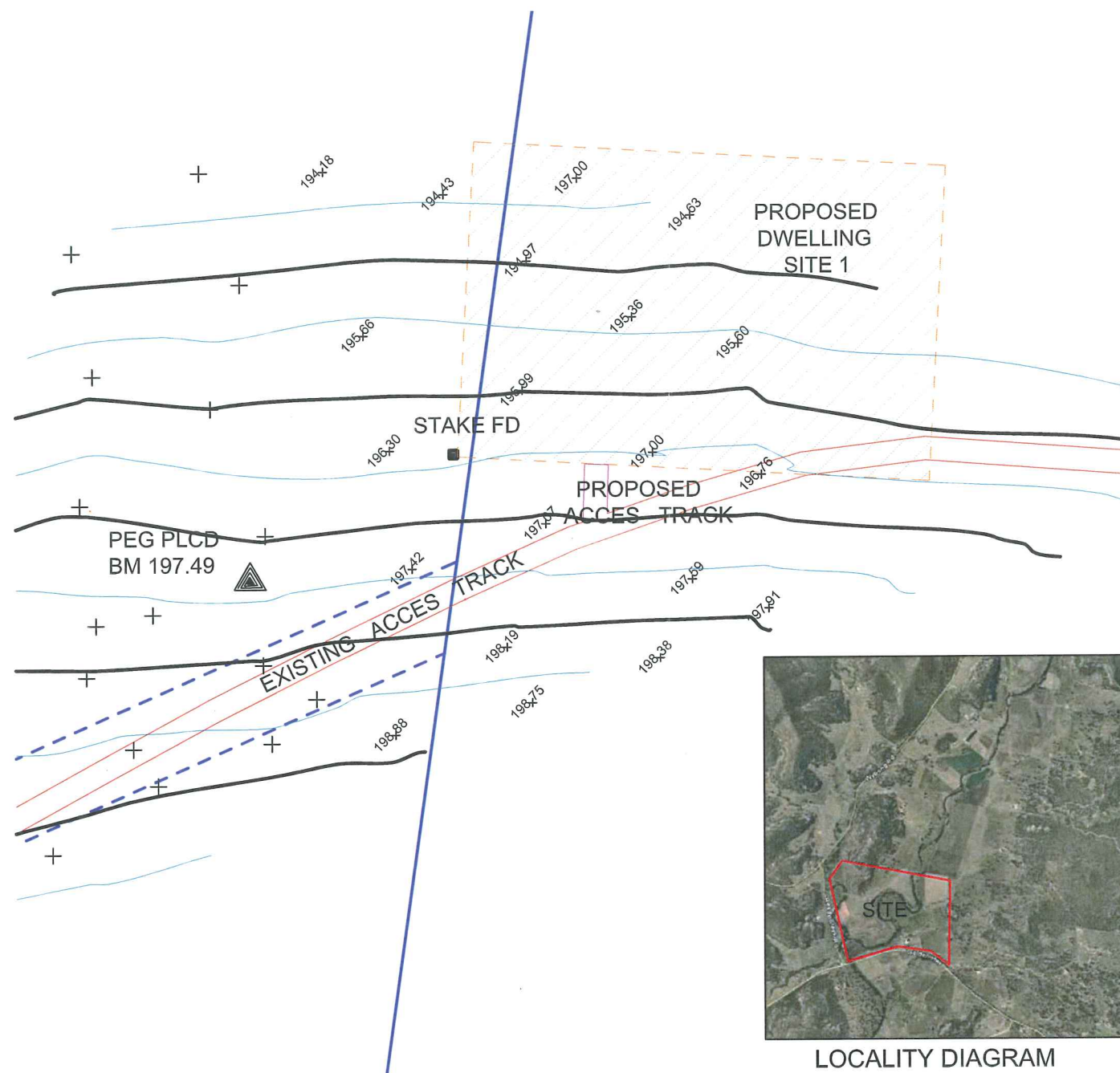
LANDSCAPING TO BE IN ACCORDANCE WITH BASIX REQUIREMENTS.

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Project Number: CAR223


STYLE & SUSTAINABILITY			
Project Name :	New Residential Dwelling		
Drawing Title :	COVER PAGE		
CAD Technician:	Craig Farrugia	Scale :	1:1
Status :	---	Revision :	---
Plot Date :	Tuesday, 13 September 2011	Drawing No. :	1
File Location:	6-9-11-CAR223-DA.pln		



17 NOV 2011

LOCALITY DIAGRAM



 <p>LIVING GREEN DESIGNER HOMES</p> <p>www.livinggreendesignerhomes.com.au</p> <p>4 Bula Place Bensville N.S.W 2257 Phone: 61 (02) 43682889 Fax: 61 (02) 43683379 Email: enquire@lgh.com.au</p>	Revisions :	Client Name :	WILLIAMS	ALL CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & BCA.	<p>© Copyright Acknowledgement</p> <p>We agree and understand these drawings and plans are solely and entirely the intellectual property of Living Green Designer Homes and the normal copyright laws apply. License is not granted for the use or re-production of these designs or drawings.</p>	Project Name :	New Residential Dwelling		
		Client Address :	Lot 1, DP 1160936 Merriwa Rd, Hollydeen NSW 2228	FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.		Drawing Title :	SURVEY		
		Client No. :	CAR223	THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE REPORT AND ITS REQUIREMENTS.		CAD Technician :	Craig Farrugia	Scale :	1:1
				THE DEVELOPMENT IS TO MAINTAIN EROSION SEDIMENTATION CONTROL.		Status :	---	Revision :	- - -
				LANDSCAPING TO BE IN ACCORDANCE WITH BASIX REQUIREMENTS.		Plot Date :	Tuesday, 13 September 2011	Drawing No. :	2
						File Location :	6-9-11-CAR223-DA.ph		

23 SEP 2011

The approval is subject to the details shown on
plan being accurate & buildings designed to comply
with AS2570.1 or relevant Australian Standards.
For Mine Subsidence Board.

DEVELOPMENT ENVELOPE AS PER BOARDMAN PEASLEY SURVEY (Registered Land Surveyors)

BUSHFIRE REQUIREMENTS:

All construction to comply with BAL
12.5 in accordance with AS3959-
2009 & 'PBP'.

Sub Floor - No special construction
requirements.

Floors - No special construction
requirements.

External Walls - External walls-Parts
less than 400mm above ground or
decks etc to be of non combustible
material 6mm fibre cement clad or
bushfire resistant/naturally fire resistant
timber.

External Windows - Protected by
bushfire shutter, completely screened
with steel bronze or aluminium mesh or
mm grade A safety glass, non
combustible or 35mm solid timber for
400mm above threshold, metal or
bushfire resisting timber framed for
400mm above ground, decking etc,
tight fitting with weather strips at base.

External Doors - Protected by bushfire
shutter or screened with steel bronze
or aluminium mesh or glazed with 5mm
toughened glass, non combustible or
35mm solid timber for 400mm above
threshold, metal or bushfire resisting
timber framed for 400mm above
ground, decking etc, tight fitting with
weather strips at base.

Roofs - Non combustible covering
roof/wall junction sealed openings fitted
with non combustible ember guards.
Roof to be fully sarked.

Decks - Enclosed sub floor space, no
special requirement for materials
except within 400 mm of ground. No
special requirements for supports or
framing. Decking to be non
combustible or bushfire resistant within
300mm horizontally and 400mm
vertically from a glazed element.

PROPOSED
DWELLING
SITE 1

PROPOSED
DWELLING

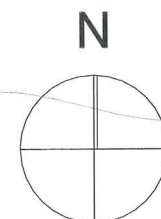
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DEVELOPMENT ENVELOPE AS PER BOARDMAN PEASLEY SURVEY (Registered Land Surveyors)

- = Proposed
- = Existing
- = To owner
- = Landscape Open Space
- = Hard Surfaces
- = Boundary Setbacks



0 2 4 6 8 10

Envelope area = 2,400m²

Proposed Landscaped area = 2,320m²

Landscape Open Space = 96.6%

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Revisions :

Client Name :	WILLIAMS
Client Address :	Lot 1, DP 1160936 Merriwa Rd, Hollydeen NSW 2328
Client No. :	CAR223

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AUSTRALIAN STANDARDS & BCA.

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Project Number: CAR223



Project Name :	New Residential Dwelling		
Drawing Title :	SITE ANALYSIS		
CAD Technician :	Craig Farrugia	Scale :	1:200
Status :	---	Revision :	---
Plot Date :	Tuesday, 13 September 2011	Drawing No. :	3
File Location :	6-9-11-CAR223-DA.pln		

PROPOSED

- External walls - 90mm Timber Framed
- External Cladding - Lightweight Cladding
- Internal walls - 90mm Timber Framed
- Floor Structure - Timber Bearers & Joists
- Windows - Aluminium Framed
- Roof Structure - Timber Framed
- Roof Covering - Colorbond Roof Sheetting
- NDP = New Downpipe
- HWS = Hot Water System
- SA - Smoke Alarm

BUSHFIRE REQUIREMENTS:

All construction to comply with BAL 12.5 in accordance with AS3959-2009 & 'PBP'.

Sub Floor - No special construction requirements.

Floors - No special construction requirements.

External Walls - External walls-Parts less than 400mm above ground or decks etc to be of non combustible material 6mm fibre cement clad or Bushfire resistant/naturally fire resistant timber.

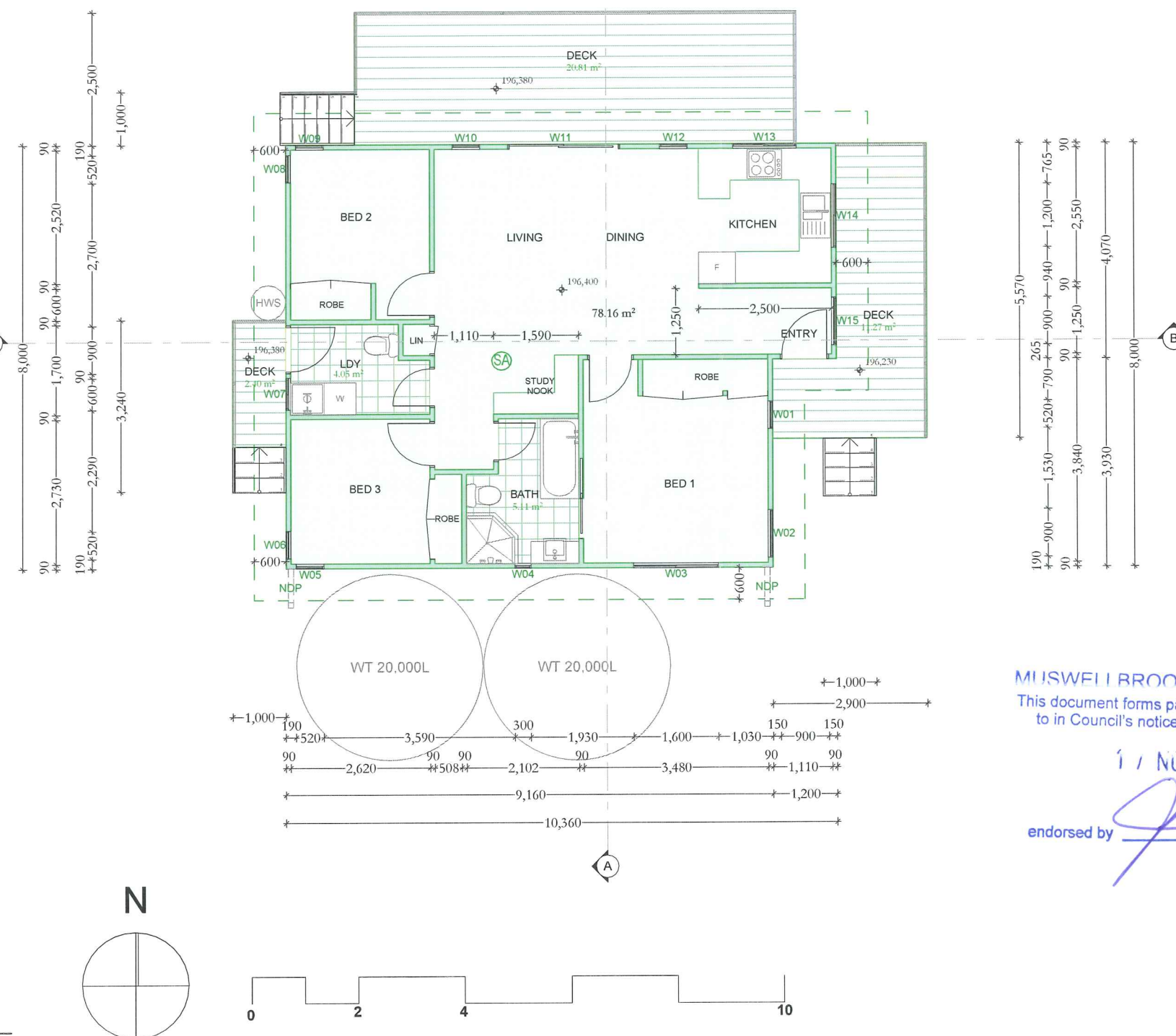
External Windows - Protected by bushfire shutter, completely screened with steel bronze or aluminium mesh or mm grade A safety glass, non combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resisting timber framed for 400mm above ground, decking etc, tight fitting with weather strips at base.

External Doors - Protected by bushfire shutter or screened with steel bronze or aluminium mesh or glazed with 5mm toughened glass, non combustible or 35mm solid timber for 400mm above threshold, metal or bushfire resisting timber framed for 400mm above ground, decking etc, tight fitting with weather strips at base.

Roofs - Non combustible covering roof/wall junction sealed openings fitted with non combustible ember guards. Roof to be fully sarked.

Decks - Enclosed sub floor space, no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element.

- = Proposed
- = To owner / Excluded
- = Existing
- = Boundary Setbacks



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Revisions :

Client Name : WILLIAMS
Client Address : Lot 1, DP 1160936
Merriwa Rd, Hollydeen NSW 2328
Client No. : CAR223

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Project Number: CAR223



Project Name : New Residential Dwelling
Drawing Title : GROUND FLOOR PLAN
CAD Technician : Craig Farrugia
Status : ---
Plot Date : Tuesday, 13 September 2011
File Location : 6-9-11-CAR223-DA.pln
Scale : 1:100
Revision : ---
Drawing No. : 4

PROPOSED

- External walls - 90mm Timber Framed
- External Cladding - Lightweight Cladding
- Internal walls - 90mm Timber Framed
- Floor Structure - Timber Bearers & Joists
- Windows - Aluminium Framed
- Roof Structure - Timber Framed
- Roof Covering - Colorbond Roof Sheetting
- NDP = New Downpipe
- HWS = Hot Water System
- SA - Smoke Alarm

BUSHFIRE REQUIREMENTS:

All construction to comply with BAL 12.5 in accordance with AS3959-2009 & 'PBP'.

Sub Floor - No special construction requirements.

Floors - No special construction requirements.

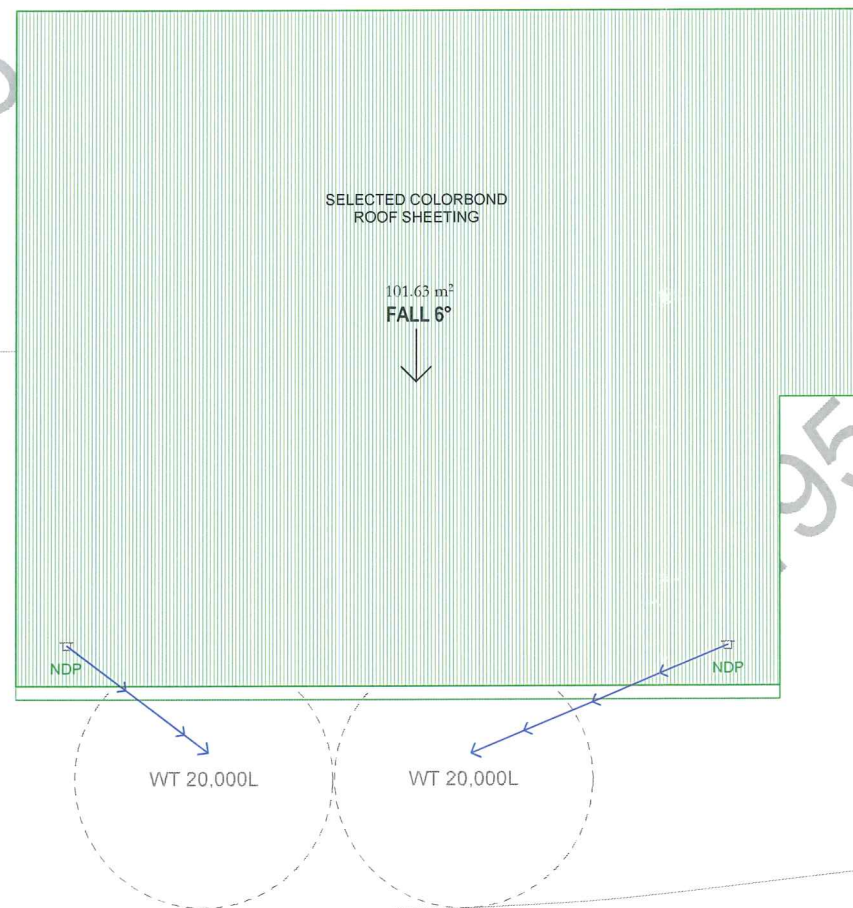
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Decks - Enclosed sub floor space, no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non combustible or bushfire resistant within 300mm horizontally and 400mm vertically from a glazed element.



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Revisions :

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Client Address :	Lot 1, DP 1160936 Merriwa Rd, Hollydeen NSW 2328
Client No. :	CAR223

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Project Number: CAR223

  STYLE & SUSTAINABILITY			
Project Name :		New Residential Dwelling	
Drawing Title :		ROOF PLAN	
CAD Technician:	Craig Farrugia	Scale :	1:100
Status :	---	Revision :	---
Plot Date :	Tuesday, 13 September 2011	Drawing No. :	5
File Location:	6-9-11-CAR223-DA.pln		

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Project Number: CAR223

GreenSmart
PROFESSIONAL
STYLE & SUSTAINABILITY

Project Name : New Residential Dwelling

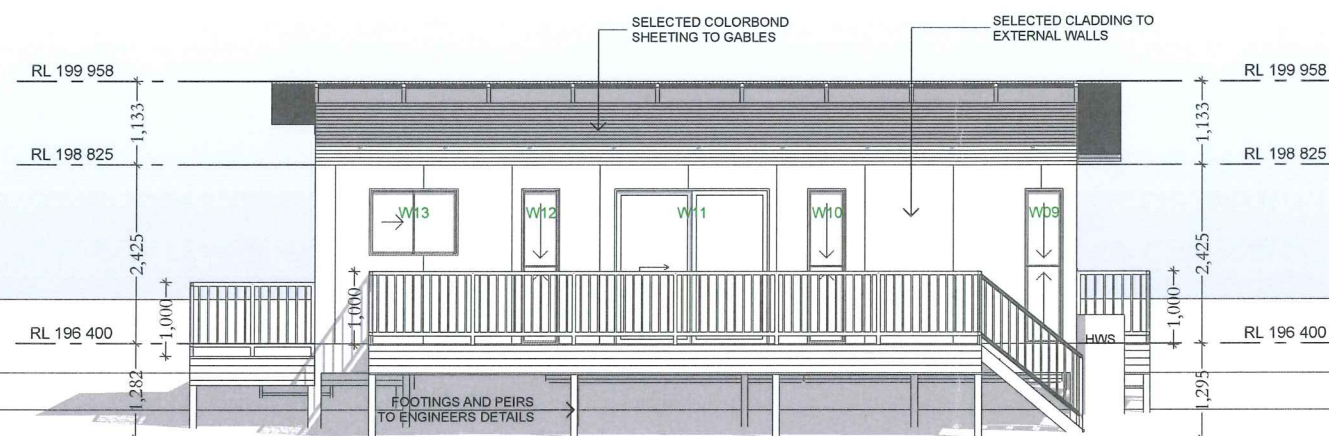
Drawing Title : ELEVATIONS

CAD Technician: Craig Farrugia Scale : 1:100

Status : --- Revision : ---

Plot Date : Tuesday, 13 September 2011

File Location: 6-9-11-CAR223-DA.pln Drawing No. : 6



NORTH ELEVATION

1:100

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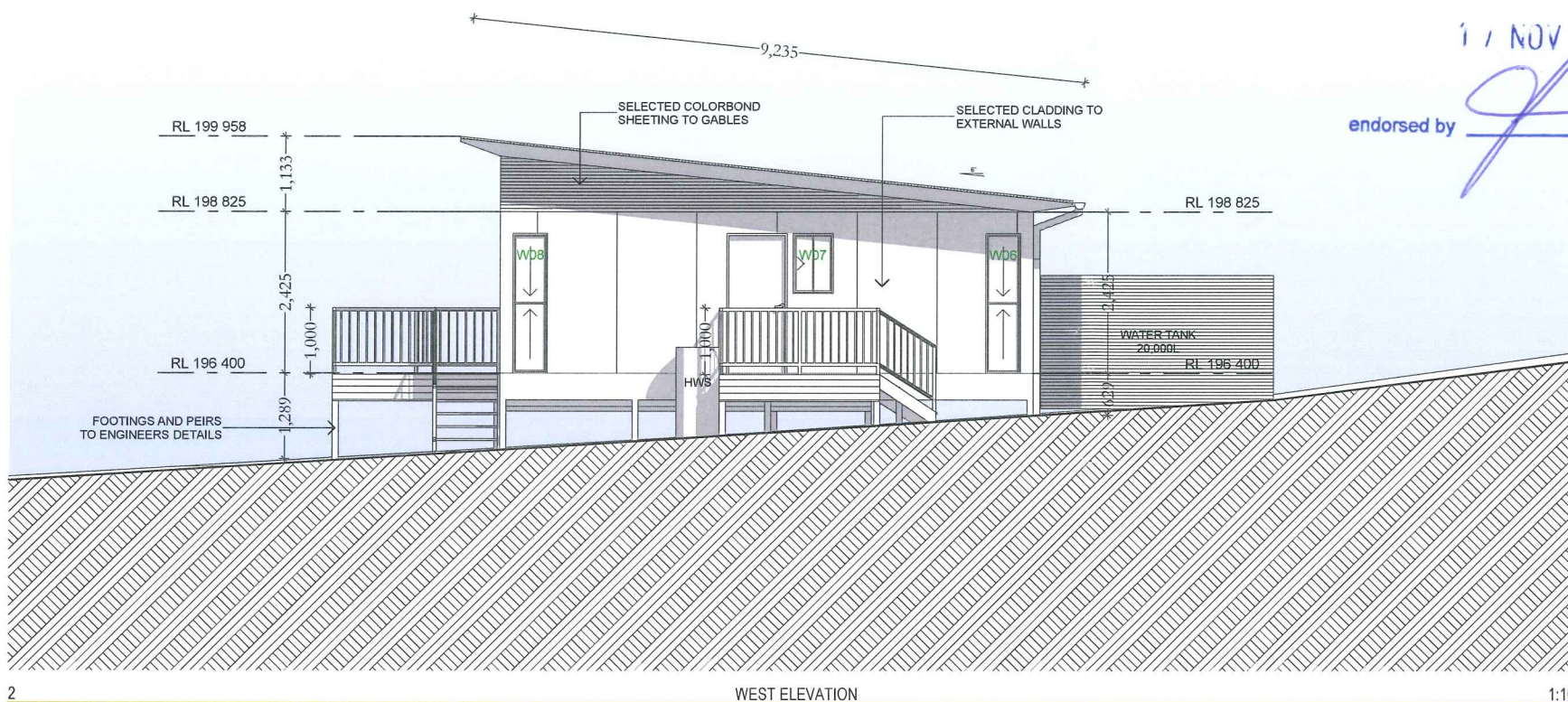
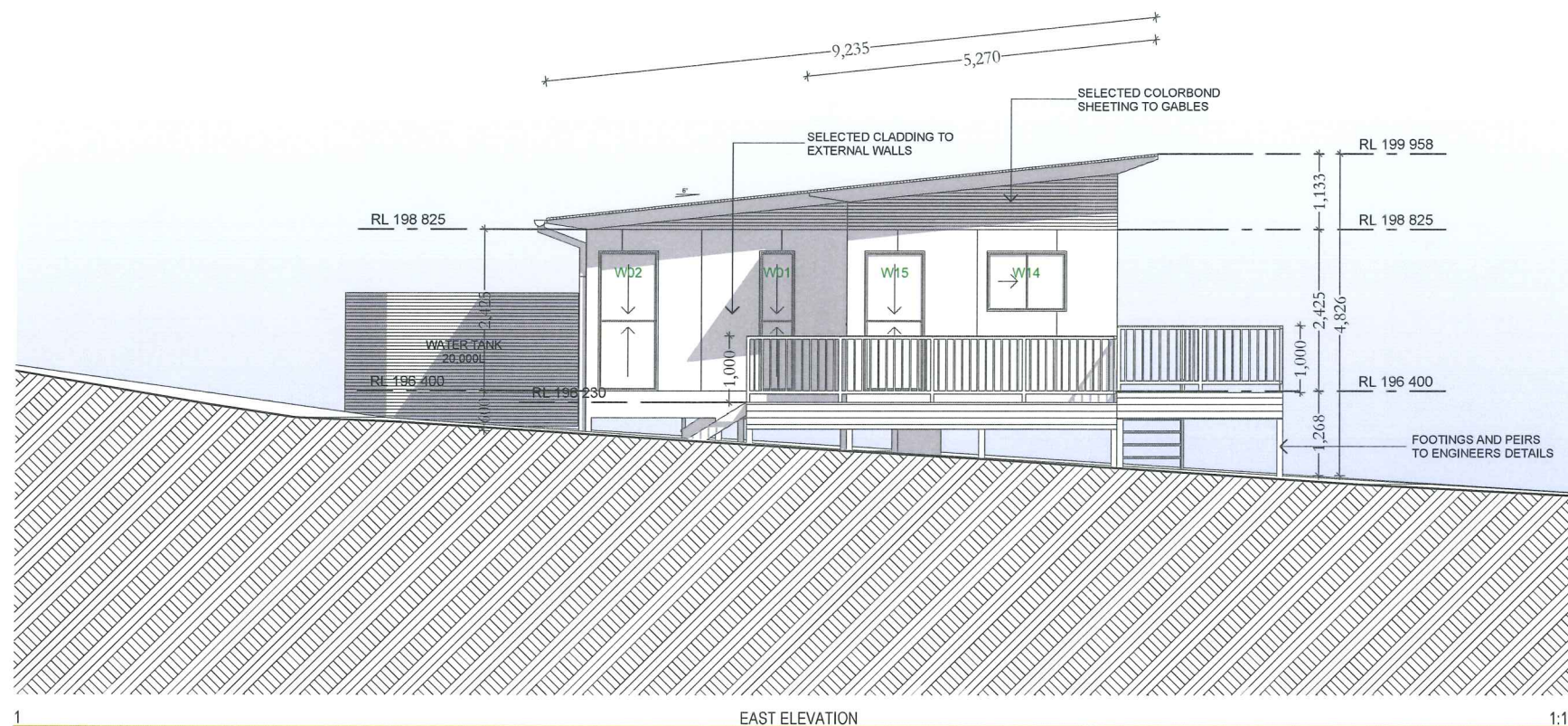
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SOUTH ELEVATION

1:100



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Revisions :

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Project Number: CAR223



Project Name : New Residential Dwelling

Drawing Title : ELEVATIONS

CAD Technician: Craig Farrugia Scale : 1:100

Status : --- Revision : ---

Plot Date : Tuesday, 13 September 2011 Drawing No. : 7

File Location: 6-9-11-CAR223-DA.pln

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Project Number: CAR223

HIA GreenSmart
PROFESSIONAL
STYLE & SUSTAINABILITY

Project Name : New Residential Dwelling

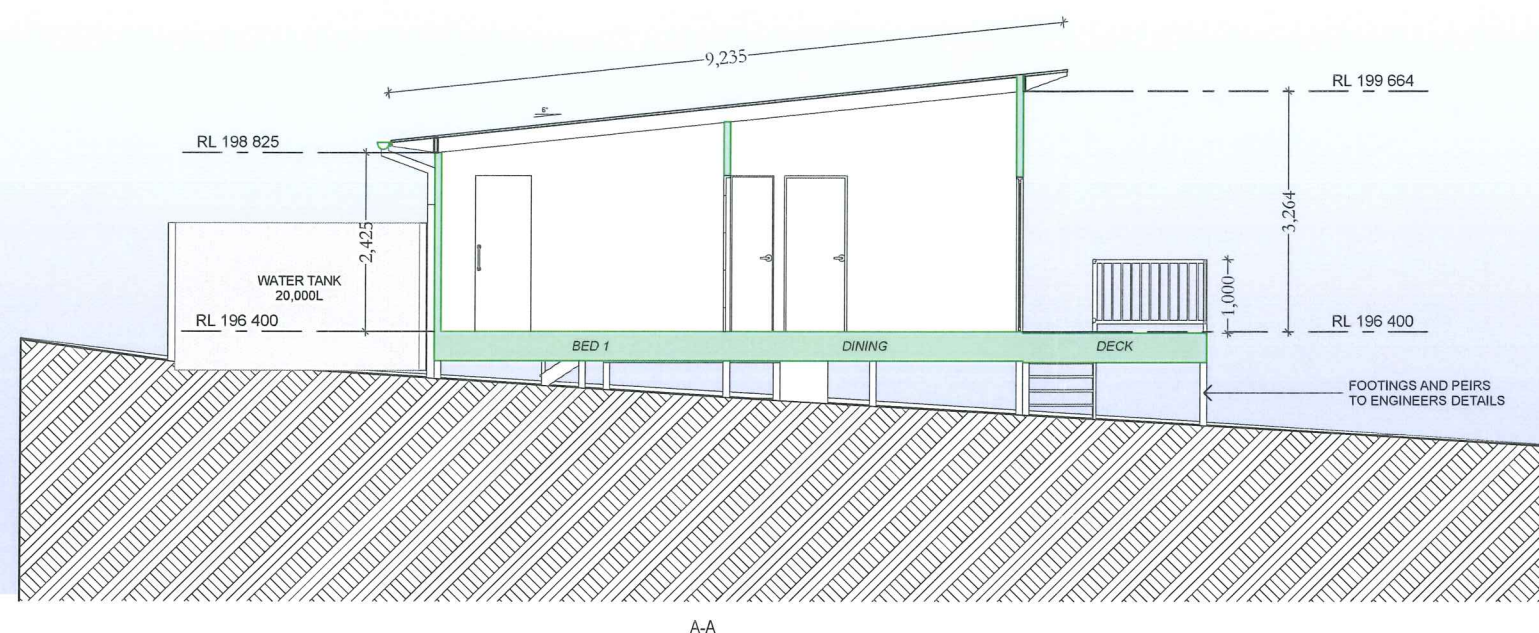
Drawing Title : SECTIONS

CAD Technician: Craig Farrugia Scale : 1:100

Status : --- Revision : - - -

Plot Date : Tuesday, 13 September 2011

File Location: 6-9-11-CAR223-DA.ph Drawing No. : 8



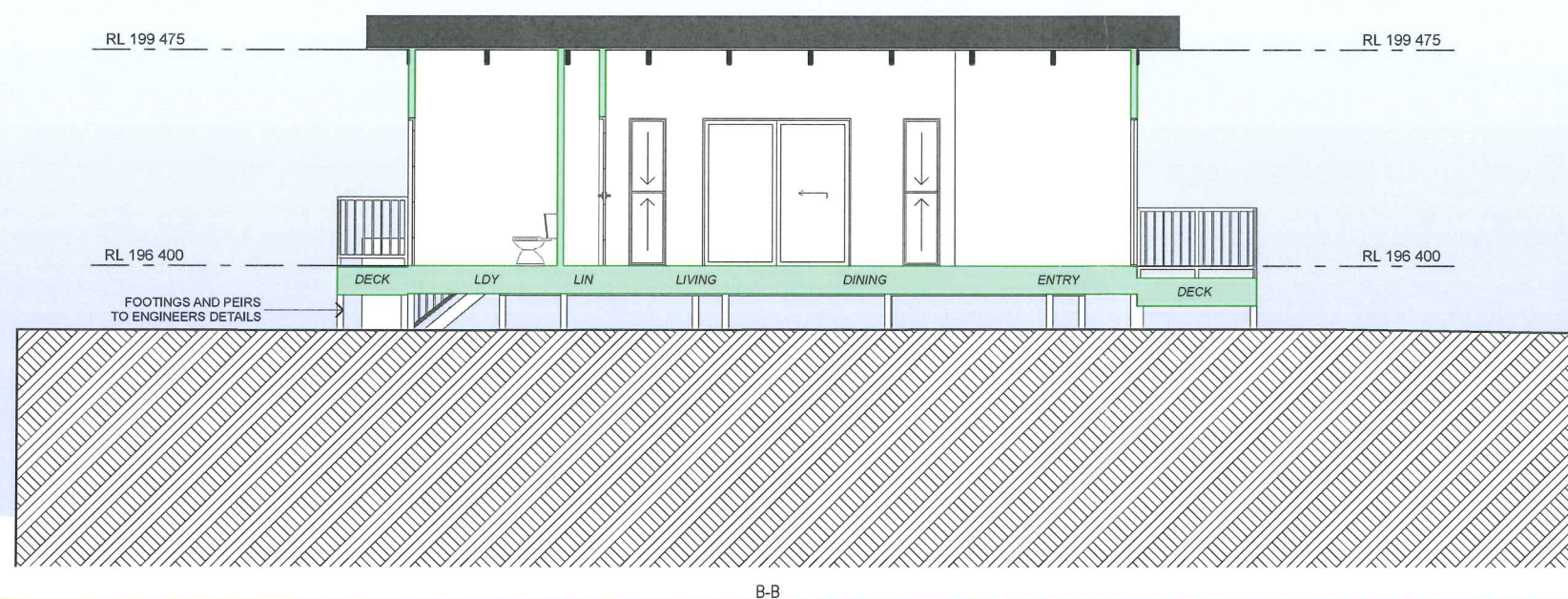
A-A

1:100

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B-B

1:100

BASIX[®] Certificate

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

Single Dwelling

Certificate number: 395805S

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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General
Date of issue: Monday, 12 September 2011
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Hollydeen Lot 1	
Street address	TBC Merriwa Road Hollydeen 2328	
Local Government Area	Muswellbrook Shire Council	
Plan type and plan number	deposited 1160936	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	✓ 50	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 94	Target 35

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Living Green Designer Homes Pty Ltd	
ABN (if applicable): 41002265492	

Description of project

Project address	
Project name	Hollydeen Lot 1
Street address	TBC Merriwa Road Hollydeen 2328
Local Government Area	Muswellbrook Shire Council
Plan type and plan number	Deposited Plan 1160936
Lot no.	1
Section no.	0
Project type	
Project type	separate dwelling house
No. of bedrooms	3
Site details	
Site area (m²)	403800
Roof area (m²)	102
Conditioned floor area (m2)	69
Unconditioned floor area (m2)	9
Total area of garden and lawn (m2)	200

Assessor details and thermal loads			
Assessor number	n/a		
Certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ/m².year)	n/a		
Area adjusted heating load (MJ/m².year)	n/a		
Other	none		
Project score			
Water	✓ 50	Target 40	
Thermal Comfort	✓ Pass	Target Pass	
Energy	✓ 94	Target 35	

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.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 40000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 102 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• all toilets in the development		✓	✓
• the cold water tap that supplies each clothes washer in the development		✓	✓
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
• all hot water systems in the development		✓	✓
• all indoor cold water taps (not including taps that supply clothes washers) in the development		✓	✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
Construction			
	Additional insulation required (R-Value)	Other specifications	
floor - suspended floor above open subfloor, framed	1.3 (or 2 including construction) (down)		
external wall - framed (weatherboard, fibre cement, metal clad)	1.80 (or 2.20 including construction)		
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 2.3 (up), roof: thermocellular reflective	framed; light (solar absorptance < 0.475)	

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			✓
• The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table.	✓	✓	✓
• Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
• Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W1	E	1.09	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W2	E	1.89	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W3	S	1.92	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W4	S	0.63	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W5	S	1.09	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W6	W	1.09	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed

Window/glazed door no.	Orientation	Maximum area (square metres)	Type	Shading	Overshadowing
W7	W	0.54	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W8	W	1.09	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W9	N	1.09	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W10	N	1.09	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W11	N	4.41	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W12	N	1.09	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W13	N	1.08	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W14	E	1.08	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed
W15	E	1.89	improved aluminium, single clear (U-value:6.44, SHGC:0.75)	eave/verandah/pergola/balcony 451-600 mm	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted).	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans; Energy rating: n/a		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, not ducted; Operation control: manual switch on/off		✓	✓

Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 3 of the bedrooms / study;			
• at least 2 of the living / dining rooms;			
• the kitchen;			
• all bathrooms/toilets;			
Energy Commitments			
• the laundry;			
• all hallways;			

Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install a gas cooktop & gas oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend	
In these commitments, "applicant" means the person carrying out the development.	
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).	
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.	
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.	

LIVING GREEN DESIGNER HOMES

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Revisions :

Client Name :	WILLIAMS
Client Address :	Lot 1, DP 1160936 Merriwa Rd, Hollydeen NSW 2328
Client No. :	CAR223

ALL CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & BCA.

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE REPORT AND ITS REQUIREMENTS.

THE DEVELOPMENT IS TO MAINTAIN EROSION SEDIMENTATION CONTROL. LANDSCAPING TO BE IN ACCORDANCE WITH BASIX REQUIREMENTS.

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Project Number: CAR223

<div><div></div><div>STYLE & SUSTAINABILITY</div><div></div></div>			
Project Name :		New Residential Dwelling	
Drawing Title :		BASIX CERTIFICATE	
CAD Technician:	Craig Farrugia	Scale :	1:2
Status :	---	Revision :	---
Plot Date :	Tuesday, 13 September 2011	Drawing No. :	9
File Location:	6-9-11-CAR223-DA.pln		