

PROPOSED DUAL-OCCUPANCY DEVELOPMENT

27 ARLINGTON STREET BELMONT NORTH NSW 2280

DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWING SCHEDULE

A-A001	COVERSHEET
A-A002	SITE PLAN & ANALYSIS
A-A003	SITE PLAN - LANDSCAPE AREA & SITE COVERAGE
A-A004	3D VIEWS
A-A005	SHADOW STUDY - SHEET 1
A-A006	SHADOW STUDY - SHEET 2
A-A007	SOLAR ACCESS STUDY
A-A008	SHADOW STUDY - SHEET 1
A-A101	FLOOR PLAN: GROUND & FIRST FLOOR
A-A102	FLOOR PLAN: ROOF PLAN
A-A501	ELEVATIONS
A-A502	SECTIONS
A-A901	GLAZING SCHEDULE
A-A902	NOTIFICATION PLAN



HOLDSWORTH DESIGN
P 0432 015 090 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au
A 7 GALLOOLA DRIVE, NELSON BAY, NSW 2315 | ABN 27 230 519 450
NOMINATED REGISTERED ARCHITECT: BROOKE HOLDSWORTH NSW REG # 7453
NOT FOR CONSTRUCTION CERTIFICATE UNLESS ISSUED 'CONSTRUCTION CERTIFICATE' OR SIMILAR.
COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN, WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.
THE IDEAS, INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF HOLDSWORTH DESIGN. PHOTOCOPIING OR REPRODUCING THIS DOCUMENT AND PASSING IT ONTO OTHERS WITHOUT THE EXPRESS PERMISSION OF HOLDSWORTH DESIGN IS AN INFRINGEMENT OF COPYRIGHT. ©

0 25mm 100mm 200mm (ON ORIGINAL A1)

REV	DATE	COMMENTS
A	11.07.2022	CLIENT ISSUE
B	22.07.2022	CLIENT& CONSULTANT ISSUE
C	05.09.2022	DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT :
CLIENT : ANTONIO & FRANCESCA DIMAIO
AUTHORITY : LAKE MACQUARIE CITY COUNCIL

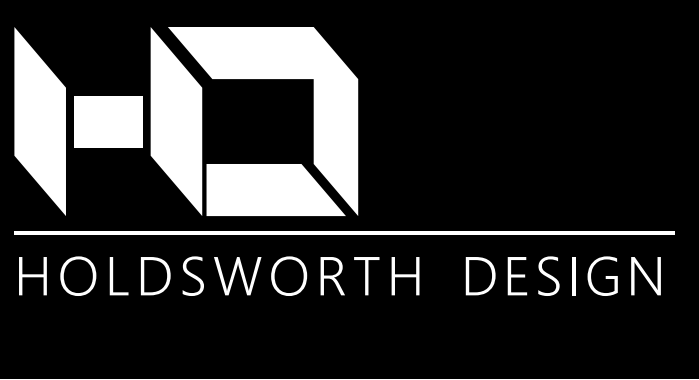
SITE : 27 ARLINGTON STREET
BELMONT NORTH NSW 2280
LOT 50 DP 28480
DRAWING : COVER SHEET

LOCATION PLAN

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 0144.220705_DA.ph
DATE PRINTED : 9/5/2022
DRAWN : BH
DATE : SEP 22
SCALES : 1 : 400

PROJECT No : 0144 DA
PHASE :
DRAWING No : A-A001
REV : C



LEGEND

AHD AUSTRALIAN HEIGHT DATUM
AL1 ALUMINIUM LOUVER (OPERABLE). POWDERCOAT FINISH AS SPECIFIED
ALS ALUMINIUM LOUVER (FIXED). POWDERCOAT FINISH AS SPECIFIED
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL1 BALUSTRADE TYPE 1 - ALUMINIUM FRAMED GLS2 (OPAGUE GLAZING)
BAL2 BALUSTRADE TYPE 2 - DWARF WALL REFER TO DETAIL
BD BI-FOLD DOOR
BG BOX GUTTER
BOL POWDERCOATED BOLLARD AS SCHEDULED
BLK1 FACE BLOCKWORK AS SPECIFIED
CFC CEMENT RENDER
CONC# CONCRETE - NO DENOTES FINISH TYPE AS SPECIFIED
CJ CONSTRUCTION / CONTROL JOINT
COL COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS CONFIRM ON SITE

CPC COLORBOND PARAPET CAPPING
CPT CARPET - NO. DENOTES TYPE AS SCHEDULED
CT CERAMIC TILE - NO. DENOTES TYPE AS SCHEDULED
CW COLD WATER
DP DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EG GAVES GUTTER
EJ ALSO REFER HYDRAULIC DOCUMENTATION
ENS EXPANSION JOINT
FCL FINISHED FLOOR LEVEL
FG FIXED GLASS
FHR FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL - TO CONSULTANT'S REQUIREMENTS
FL FLASHING

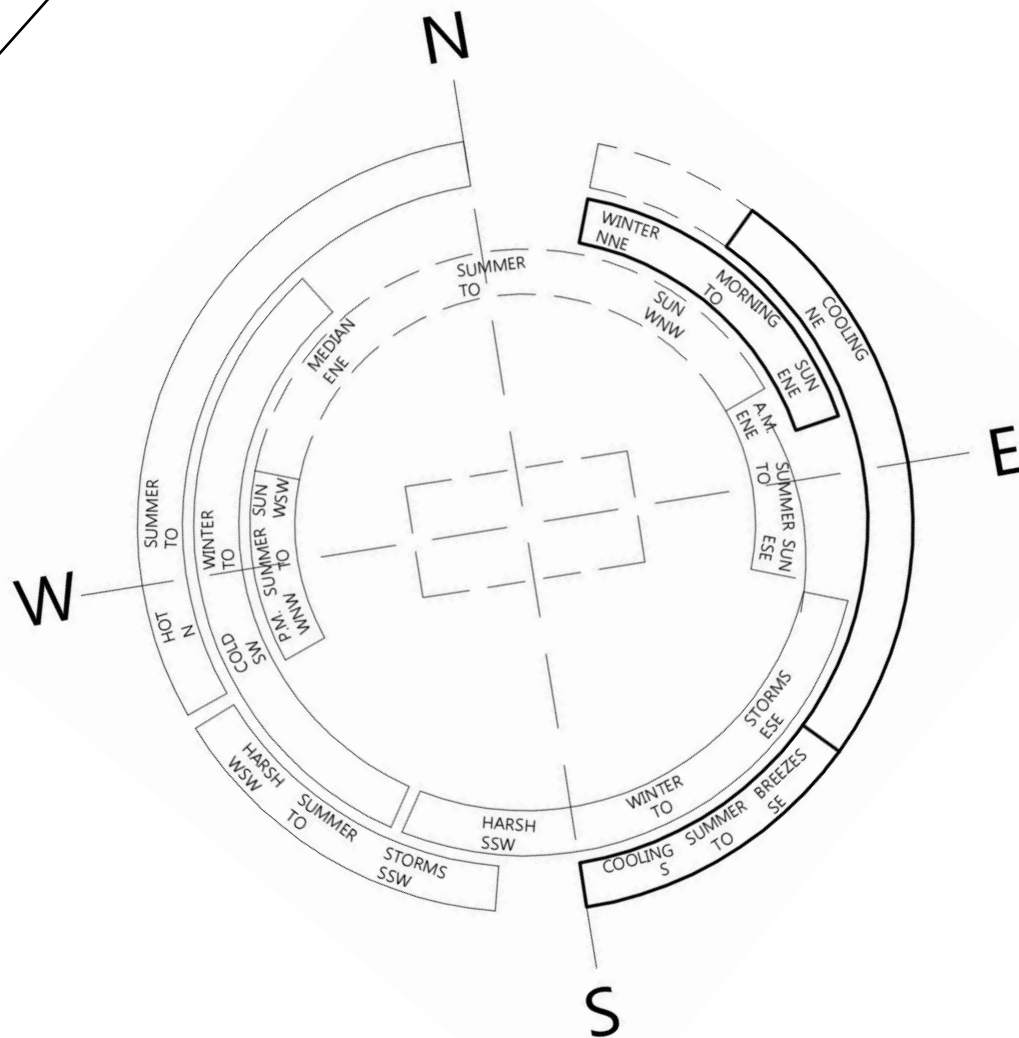
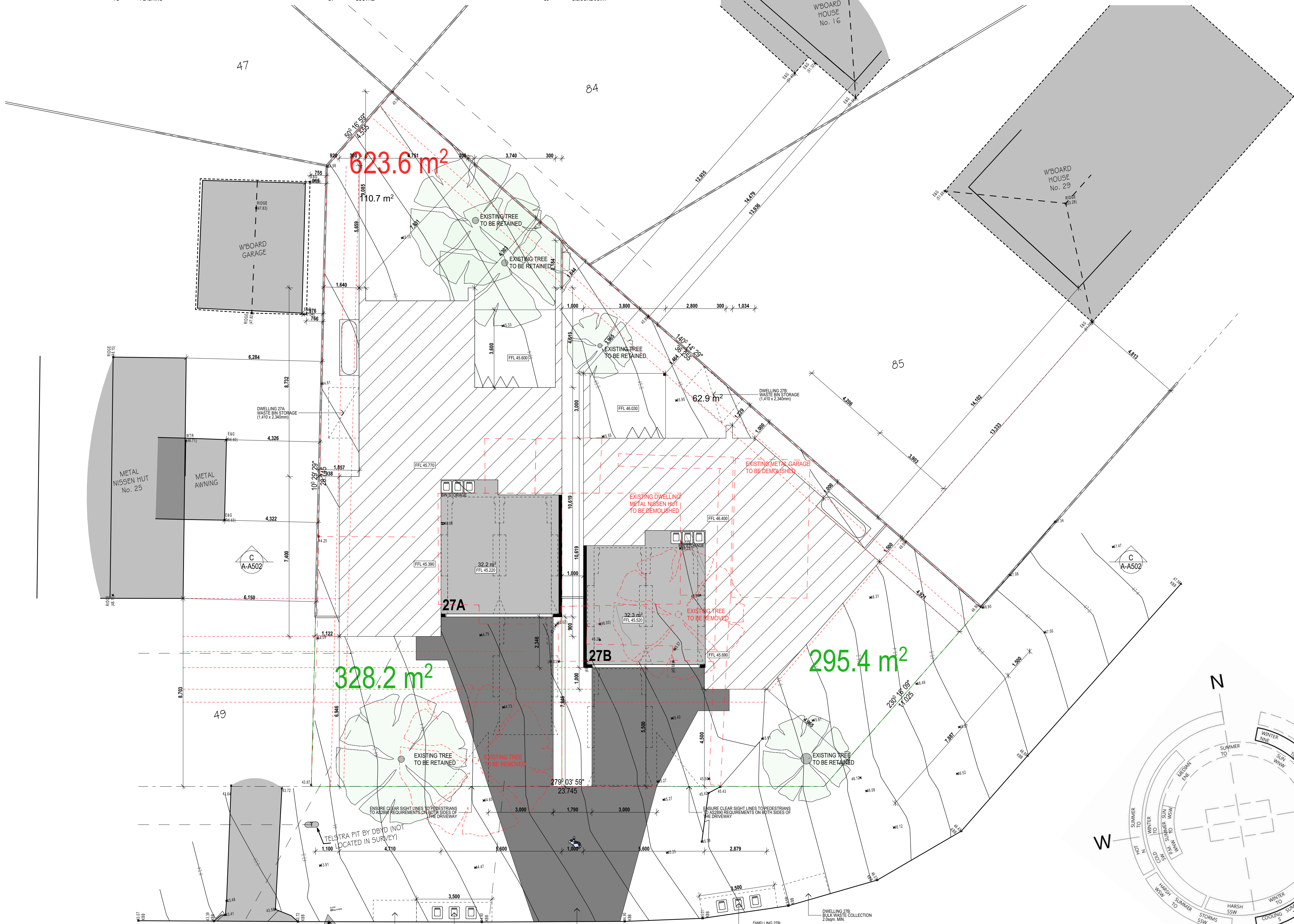
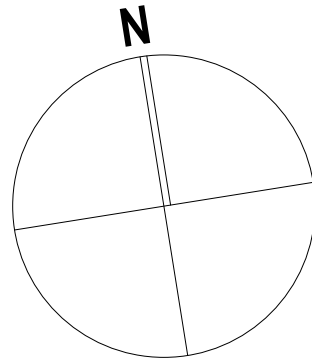
FRL FIRE RESISTANCE LEVEL
GC GARBAGE CHUTE
GD GRATED DRAIN
GLS1 GLASS TYPE 1 AS SPECIFIED & TO BASIX REQUIREMENTS
GLS2 GLASS TYPE 2 (OPAGUE) AS SPECIFIED & TO BASIX REQUIREMENTS
GLS3 GLASS TYPE 3 AS SPECIFIED
HB HAND BASIN AS SCHEDULED
HR HANDRAIL AS DETAIL
HP HIGH POINT
HWS HOT WATER SYSTEM
HYD HYDRAULIC
LDRY LAUNDRY
LT LAUNDRY TUB
LV LOUVER

MECH MECHANICAL
MRS METAL ROOF SHEETING
OF OVERFLOW
PB PLASTERBOARD
PBM PLASTERBOARD
PD PIVOT DOOR
PTM PAINT FINISH AS SPECIFIED
PTX REDUCED LEVEL
RL ROLLER SHUTTER
RS RAIN WATER HEAD
RWH RAIN WATER OUTLET
RW RAIN WATER TANK - PT4
ST STORAGE
ST STONE CLADDING
SC SLIDING DOOR
SJ SILICONE JOINT

SMP RAIN WATER SUMP
SPR SPANDREL PANEL
SS SPREADER
SS STAINLESS STEEL
SSD STAINLESS STRIP DRAIN
SV STACK VENT
TB TIMBER BEAM
TC TIMBER CLADDING - WEATHERTEX SELFLOK ECOGROOVE NATURAL 150MM
TF TIMBER FLOORING AS SPECIFIED BY BUILDER
TS TIMBER SOFFIT AS SCHEDULED
TXF TEXTURED FINISH AS SCHEDULED
UR URINAL AS SCHEDULED
VT VITRIFIED TILE - NO. DENOTES TYPE AS SPECIFIED BY BUILDER
WC WATER CLOSET AS SCHEDULED
WIR WALK IN ROBE
WIR WHEEL STOP

EXTERNAL CLADDING:
CFC1 COMPRESSED FIBRE CEMENT CLADDING SYSTEM
SECTION 1100mm x 1100 x 8mm
INSTALLED TO MANUFACTURERS SPECIFICATION
CFC2 COMPRESSED FIBRE CEMENT CLADDING SYSTEM
SIMILAR JAMES HARDIE EASYLAP PANEL
INSTALLED TO MANUFACTURERS SPECIFICATION
CFC3 COMPRESSED FIBRE CEMENT CLADDING SYSTEM
SECTION 1300mm x 8mm
INSTALLED TO MANUFACTURERS SPECIFICATION
CFC4 COMPRESSED FIBRE CEMENT CLADDING SYSTEM
SECTION 1500mm x 1500mm
INSTALLED TO MANUFACTURERS SPECIFICATION

PAINT FINISHES:
PT1 PAINT FINISH 1 - DULUX SURFMIST
AS SPECIFIED
PT2 PAINT FINISH 2 - DULUX SHALE GREY
AS SPECIFIED
PT3 PAINT FINISH 3 - DULUX WINDSPRAY
AS SPECIFIED
PT4 PAINT FINISH 4 - DULUX MONUMENT
AS SPECIFIED



0008026740 07 Sep 2022
Assessor: Marcello Belcastro
Accreditation No. DMN/18/1887
Address:
27 Arlington Street, Belmont
North, NSW, 2280
hstar.com.au

HOLDSWORTH DESIGN
P 0432 015 090 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au
A 7 GALLOOLA DRIVE, NELSON BAY, NSW 2315 | ABN 27 230 519 450
NOMINATED REGISTERED ARCHITECT: BROOKE HOLDSWORTH NSW REG #7453
NOT FOR CONSTRUCTION CERTIFICATE UNLESS ISSUED 'CONSTRUCTION CERTIFICATE' OR SIMILAR.
COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN, WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.
THE IDEAS, INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF HOLDSWORTH DESIGN. PHOTOGRAPHY OR REPRODUCING THIS DOCUMENT AND PASSING IT ONTO OTHERS WITHOUT THE EXPRESS PERMISSION OF HOLDSWORTH DESIGN IS AN INFRINGEMENT OF COPYRIGHT. ©

REV	DATE	COMMENTS
A	11.07.2022	CLIENT ISSUE
B	22.07.2022	CLIENT & CONSULTANT ISSUE
C	05.09.2022	DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: DUAL-OCCUPANCY DEVELOPMENT
CLIENT: ANTONIO & FRANCESCA DIMAIO

AUTHORITY: LAKE MACQUARIE CITY COUNCIL

SITE: 27 ARLINGTON STREET
BELMONT NORTH NSW 2280
LOT 50 DP 28480

DRAWING: SITE PLAN ANALYSIS

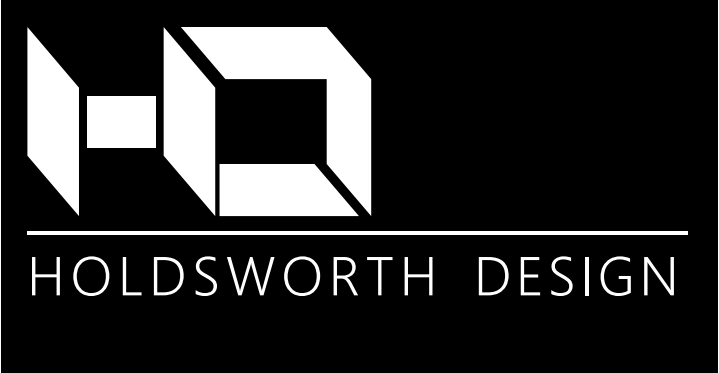
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 0144.220705_DA.ph DATE PRINTED: 9/5/2022

DRAWN: DATE: SCALES:

BH SEP 22 1:100 @ A1

PROJECT No: PHASE: DRAWING No: REV:
0144 DA A-A002 C



LANDSCAPE AREA CALCULATIONS:

SITE AREA: 623.6sqm.

Required Landscape Area
LMCC DCP Dual-Occupancy Development
(50% site area minus 100sqm.) 211.8sqm.

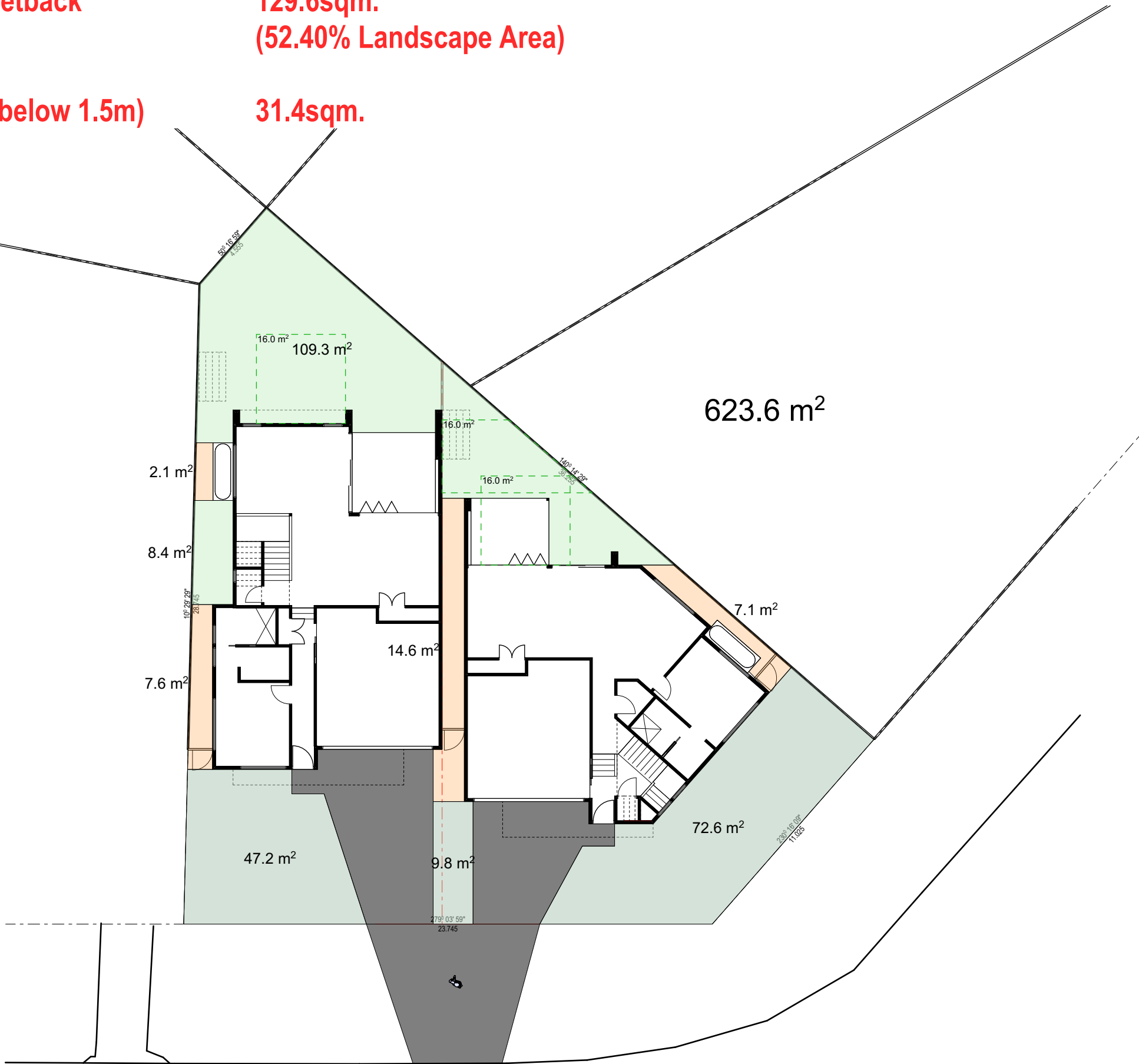
Min. 25% Landscape Area within front setback 52.95sqm.

* 1.5m min. dimension

Proposed Landscape Area: 247.3sqm.
(39.65% site area)

Landscape Area within front setback 129.6sqm.
(52.40% Landscape Area)

* Additional Landscape Area (below 1.5m) 31.4sqm.



1 LANDSCAPE AREA 1:200

- Landscape Area:
Included in area calcs.
- Landscape Area:
Included in area calcs.
(25.0% within front setback)
- Landscape < 2.0m min. width:
Not included in area calcs.

SITE COVERAGE CALCULATIONS:

SITE AREA: 623.6sqm.

SITE COVERAGE:

Max. Site Coverage
LMCC DCP Dual-Occupancy Development
(55% site area): 342.98sqm.

Proposed Site Coverage Area: 342.70sqm.
(54.95% site area)



4 SITE COVERAGE 1:200

HOLDSWORTH DESIGN
P 0432 015 090 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au
A 7 GALDOLA DRIVE, NELSON BAY, NSW 2315 | ABN 27 230 519 450
NOMINATED REGISTERED ARCHITECT: BROOKE HOLDSWORTH NSW REG # 7453
NOT FOR CONSTRUCTION CERTIFICATE UNLESS ISSUED 'CONSTRUCTION CERTIFICATE' OR SIMILAR.
COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN, WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.
THE IDEAS, INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF HOLDSWORTH DESIGN. PHOTOCOPIING OR REPRODUCING THIS DOCUMENT AND PASSING IT ONTO OTHERS WITHOUT THE EXPRESS PERMISSION OF HOLDSWORTH DESIGN IS AN INFRINGEMENT OF COPYRIGHT. ©

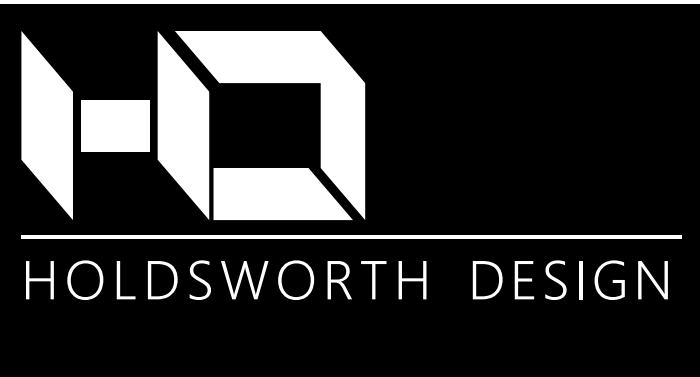
REV	DATE	COMMENTS
A	27.06.2022	CLIENT ISSUE
B	11.07.2022	CLIENT ISSUE
C	22.07.2022	CLIENT & CONSULTANT ISSUE
D	05.09.2022	DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT: DUAL-OCCUPANCY DEVELOPMENT
CLIENT: ANTONIO & FRANCESCA DIMAIO
AUTHORITY: LAKE MACQUARIE CITY COUNCIL

SITE: 27 ARLINGTON STREET
BELMONT NORTH NSW 2280
LOT 50 DP 28480
DRAWING: SITE PLAN - LANDSCAPE AREA & SITE COVERAGE

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.
FILENAME: 0144.220705_DA.pln DATE PRINTED: 9/5/2022
DRAWN: DATE: SCALES:
BH SEP 22 1:200 @ A1
PROJECT No: PHASE: DRAWING No: REV:
0144 DA A-A003 D



LEGEND

AHD AUSTRALIAN HEIGHT DATUM
AL1 ALUMINIUM LOUVER (OPERABLE). POWDERCOAT FINISH AS SPECIFIED
AL2 ALUMINIUM LOUVER (FIXED). POWDERCOAT FINISH AS SPECIFIED
ALS VERTICAL ALUMINIUM SCREEN
AP ACCESS PANEL
AS AUSTRALIAN STANDARD
BAL1 BALUSTRADE TYPE 1 - ALUMINIUM FRAMED GLS2 (OPAQUE GLAZING)
BAL2 BALUSTRADE TYPE 2 - DWARF WALL REFER TO DETAIL
BD BI-FOLD DOOR
BG BOX GUTTER
BOL POWDERCOATED BOLLARD AS SCHEDULED
BLK1 FACE BLOCKWORK AS SPECIFIED
CSE CEMENT RENDER
CONC# CONCRETE - NO DENOTES FINISH TYPE AS SPECIFIED
CJ CONSTRUCTION / CONTROL JOINT
COL COLUMN - ALSO REFER TO STRUCTURAL DOCUMENTATION
COS CONFIRM ON SITE

CPC COLORBOND PARAPET CAPPING
CPT CARPET - NO. DENOTES TYPE AS SCHEDULED
CT CERAMIC TILE - NO. DENOTES TYPE AS SCHEDULED
CW COLD WATER
DP DOWNPIPE - ALSO REFER HYDRAULIC DOCUMENTATION
EG GAVES GUTTER
EJ ALSO REFER HYDRAULIC DOCUMENTATION
ENS EXPANSION JOINT
CFC INSULATE
CFC COMPRESSED FIBRE CEMENT #
FFL FINISHED FLOOR LEVEL
FG FIXED GLASS
FH FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FIP FIRE INDICATOR PANEL TO CONSULTANT'S REQUIREMENTS
FL FLASHING

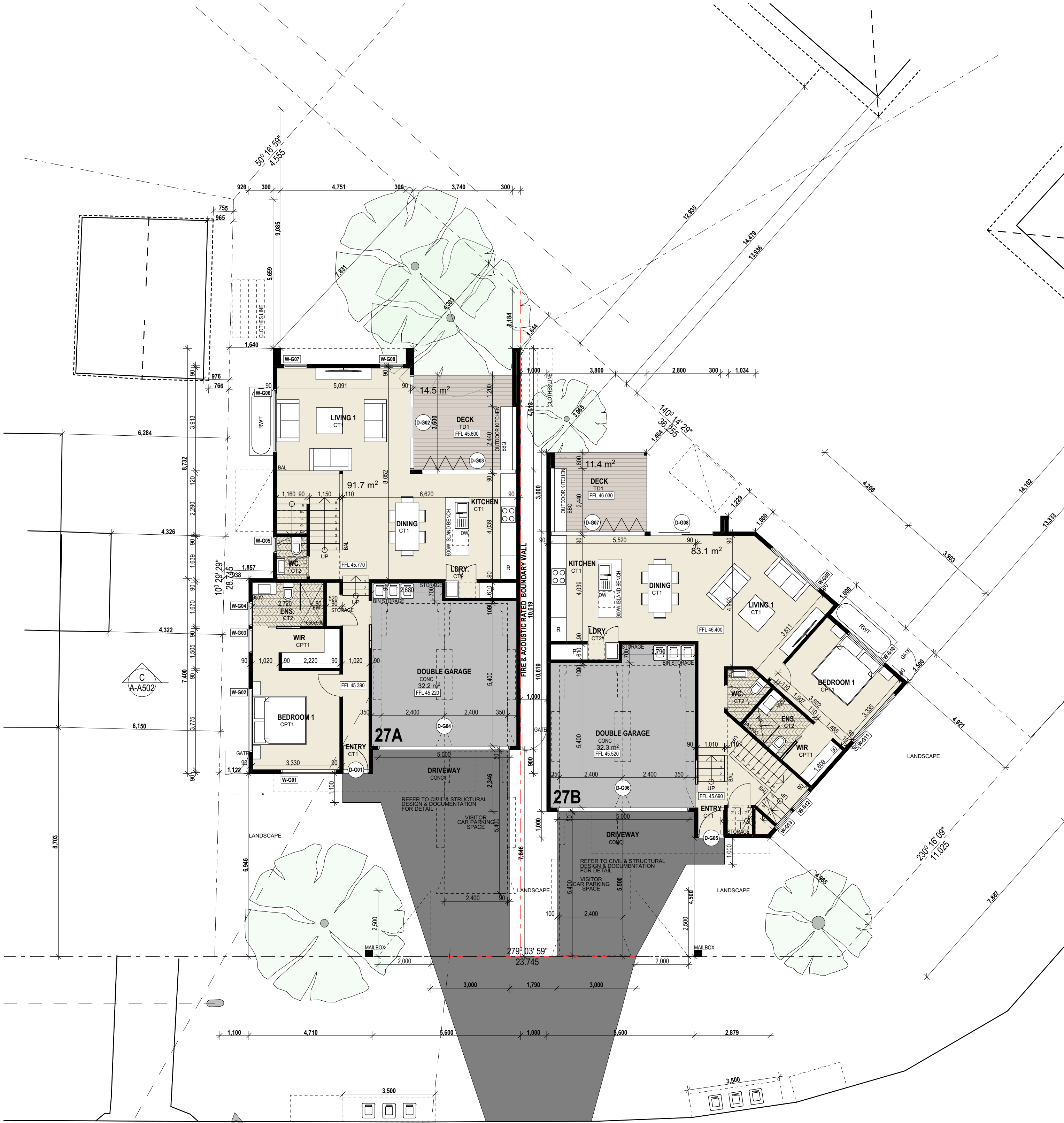
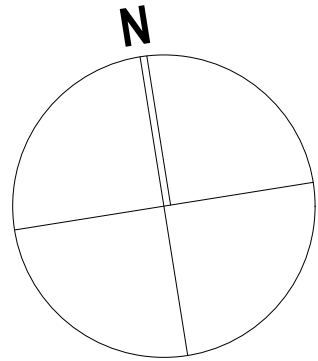
FRL FIRE RESISTANCE LEVEL
GC GARBAGE CHUTE
GD GRATED DRAIN
GLS1 GLASS TYPE 1 AS SPECIFIED & TO BASIX REQUIREMENTS
GLS2 GLASS TYPE 2 (OPAQUE) AS SPECIFIED & TO BASIX REQUIREMENTS
GLS3 GLASS TYPE 3 AS SPECIFIED
HB RESPONSIBILITY OF CONTRACTOR
HR HAND BASIN AS SCHEDULED
HW HANDRAIL AS DETAILED
HP HIGH POINT
HWS HOT WATER SYSTEM
HYD HYDRAULIC
LDRY LAUNDRY
LT LAUNDRY TUB
LV LOUVER

MECH MECHANICAL
MRS METAL ROOF SHEETING
OF OVERFLOW
PB PLASTERBOARD
PBM MOISTURE RESISTANT PLASTERBOARD
PD PIVOT DOOR
PF PAINT FINISH AS SPECIFIED
PTM REDUCED LEVEL
RL ROLLER SHUTTER
RS RAIN WATER HEAD
RWH RAIN WATER OUTLET
RW RAIN WATER TANK - PT4
ST TO CIVIL ENG. DESIGN & BASIX REQUIREMENTS
ST STORAGE
SC STONE CLADDING
SL SLIDING DOOR
SJ SILICONE JOINT

SMP RAIN WATER SUMP
SP SPANDREL PANEL
SPR SPREADER
SS STAINLESS STEEL
SSD STAINLESS STRIP DRAIN
SV STACK VENT
TB TIMBER BEAM
TC TIMBER CLADDING - WEATHERTEXT SELFLOK ECOGROOVE NATURAL 150MM
TF TIMBER FLOORING AS SPECIFIED BY BUILDER
TS TIMBER SOFT AS SCHEDULED
TXF TEXTURED FINISH AS SCHEDULED
UR URINAL AS SCHEDULED/SPECIFIED
VT TO CIVIL ENG. DESIGN & BASIX REQUIREMENTS
WC WATER CLOSET AS SCHEDULED
WIR WALK IN ROBE
WS WHEEL STOP

EXTERNAL CLADDING:
CFC1 COMPRESSED FIBRE CEMENT CLADDING SYSTEM
SCYON MATRIX 150mm x 118 x 8mm
INSTALLED TO MANUFACTURERS SPECIFICATION
CFC2 COMPRESSED FIBRE CEMENT CLADDING SYSTEM
SIMILAR JAMES HARDIE EASYLAP PANEL
INSTALLED TO MANUFACTURERS SPECIFICATION
TEXTURED ACRYLIC PAINT FINISH
CFC3 COMPRESSED FIBRE CEMENT CLADDING SYSTEM
SCYON AXON 150mm x 8mm
INSTALLED TO MANUFACTURERS SPECIFICATION
CFC4 COMPRESSED FIBRE CEMENT CLADDING SYSTEM
SCYON LINEA 150mm x 16mm
INSTALLED TO MANUFACTURERS SPECIFICATION

PAINT FINISHES:
PT1 PAINT FINISH 1 - DULUX SURPMIST
AS SPECIFIED
PT2 PAINT FINISH 2 - DULUX SHALE GREY
AS SPECIFIED
PT3 PAINT FINISH 3 - DULUX WINDSPRAY
AS SPECIFIED
PT4 PAINT FINISH 4 - DULUX MONUMENT
AS SPECIFIED



ARLINGTON STREET

GROUND LEVEL

1:100

HOLDSWORTH DESIGN
P 0432 015 090 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au
A 7 GALLOLA DRIVE, NELSON BAY, NSW 2315 | ABN 27 230 519 450
NOMINATED REGISTERED ARCHITECT: BROOKE HOLDSWORTH NSW REG #7453
NOT FOR CONSTRUCTION CERTIFICATE UNLESS ISSUED 'CONSTRUCTION CERTIFICATE' OR SIMILAR.
COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN, WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.
THE IDEAS, INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF HOLDSWORTH DESIGN. PHOTO COPYING OR REPRODUCING THIS DOCUMENT AND PASSING IT ON TO OTHERS WITHOUT THE EXPRESS PERMISSION OF HOLDSWORTH DESIGN IS AN INFRINGEMENT OF COPYRIGHT.

REV	DATE	COMMENTS
A	08.07.2022	CLIENT ISSUE
B	11.07.2022	CLIENT ISSUE
C	22.07.2022	CLIENT & CONSULTANT ISSUE
D	18.08.2022	CLIENT & CONSULTANT ISSUE
E	05.09.2022	DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH

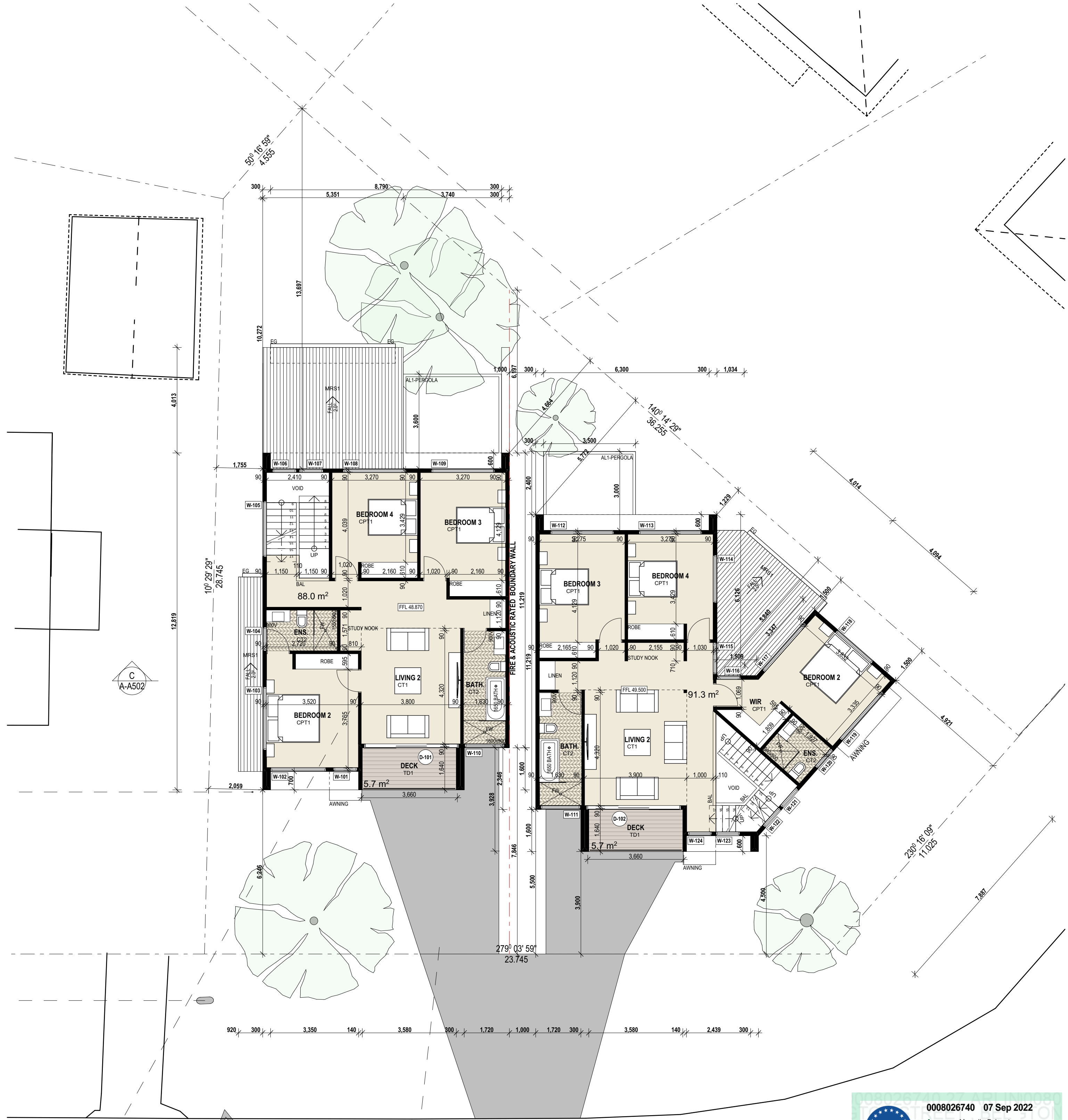
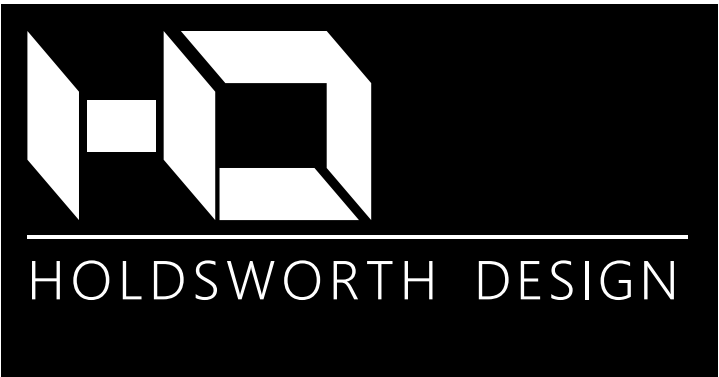
PROJECT: DUAL-OCCUPANCY DEVELOPMENT
CLIENT: ANTONIO & FRANCESCA DIMAIO
AUTHORITY: LAKE MACQUARIE CITY COUNCIL

SITE: 27 ARLINGTON STREET
BELMONT NORTH NSW 2280
LOT 50 DP 28480
DRAWING: FLOOR PLAN: GROUND & FIRST FLOOR

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 0144.220705_DA.ph
DRAWN: DATE: DATE PRINTED: 9/5/2022
SCALES:

BH **SEP 22** **1:100 @ A1**
PROJECT No: **0144** PHASE: **DA** DRAWING No: **A-A101** REV: **E**



ARLINGTON STREET

LEVEL 1

1:100

LEGEND

ALH1	AUSTRALIAN HEIGHT DATUM
AL1	ALUMINIUM LOUVER (OPERABLE) POWDERCOAT FINISH AS SPECIFIED
AL2	ALUMINIUM LOUVER (FIXED) POWDERCOAT FINISH AS SPECIFIED
ALS	VERTICAL ALUMINIUM SCREEN
AP	ACCESS PANEL
AS	AUSTRALIAN STANDARD
BAL1	BALUSTRADE TYPE 1 - ALUMINIUM FRAMED GLASS (OPAQE GLAZING)
BAL2	BALUSTRADE TYPE 2 - DWARF WALL REFLECT TO DETAIL
B	B-BLOCK DOOR
BO	BOX BUTTER
BOL	POWDERCOAT BOLLARD AS SCHEDULED
BLK1	FACE BLOCKWORK AS SPECIFIED
CNF	CEMENT RENDER
CNC#	CONCRETE - NO DENOTES FINISH TYPE AS SPECIFIED
CJ	CONSTRUCTION / CONTROL JUNT
COL	COL - ALSO REFER TO STRUCTURAL DOCUMENTATION
CONF	CONFIRM ON SITE

CPC	COLORBOND PARAPET CAPPING
CP	CARPET - NO. DENOTES TYPE AS SCHEDULED
CT	CERAMIC TILE - NO. DENOTES TYPE AS SCHEDULED
CD	COLD WATER
DW	DOWNPipe - ALSO REFER HYDRAULIC DOCUMENTATION
	COLOR MATCHED TO ADJACENT MATERIAL
EG	EAVES GUTTER
	ALSO REFER HYDRAULIC DOCUMENTATION
ENS	EXPANSION JOINT
EN	ENSUITE
FFC	COMPRESSED FIBRE CEMENT #
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FR	FRIGID REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FI	FIRE INDICATOR PANEL TO CONSULTANT'S REQUIREMENTS
FL	FLASHING

FR	FIRE RESISTANCE LEVEL
GC	GARBAGE CHUTE
GD	GRATED DRAIN
GL1S	GLASS TYPE 1 AS SPECIFIED & TO BASIC REQUIREMENTS
	RESPONSIBILITY OF CONTRACTOR
GL2S	GLASS TYPE 2 (OPAGUE) AS SPECIFIED & TO BASIC REQUIREMENTS
	RESPONSIBILITY OF CONTRACTOR
GL3S	GLASS TYPE 3 AS SPECIFIED
	RESPONSIBILITY OF CONTRACTOR
HB	HAND BASIN AS SCHEDULED
HP	HANDRAIL AS DETAILED
HP	HIGH POINT
HWS	HOT WATER SYSTEM
HYD	HYDRAULIC
LDY	LAUNDRY
LT	LAUNDRY TUB
LVR	LOUVRE

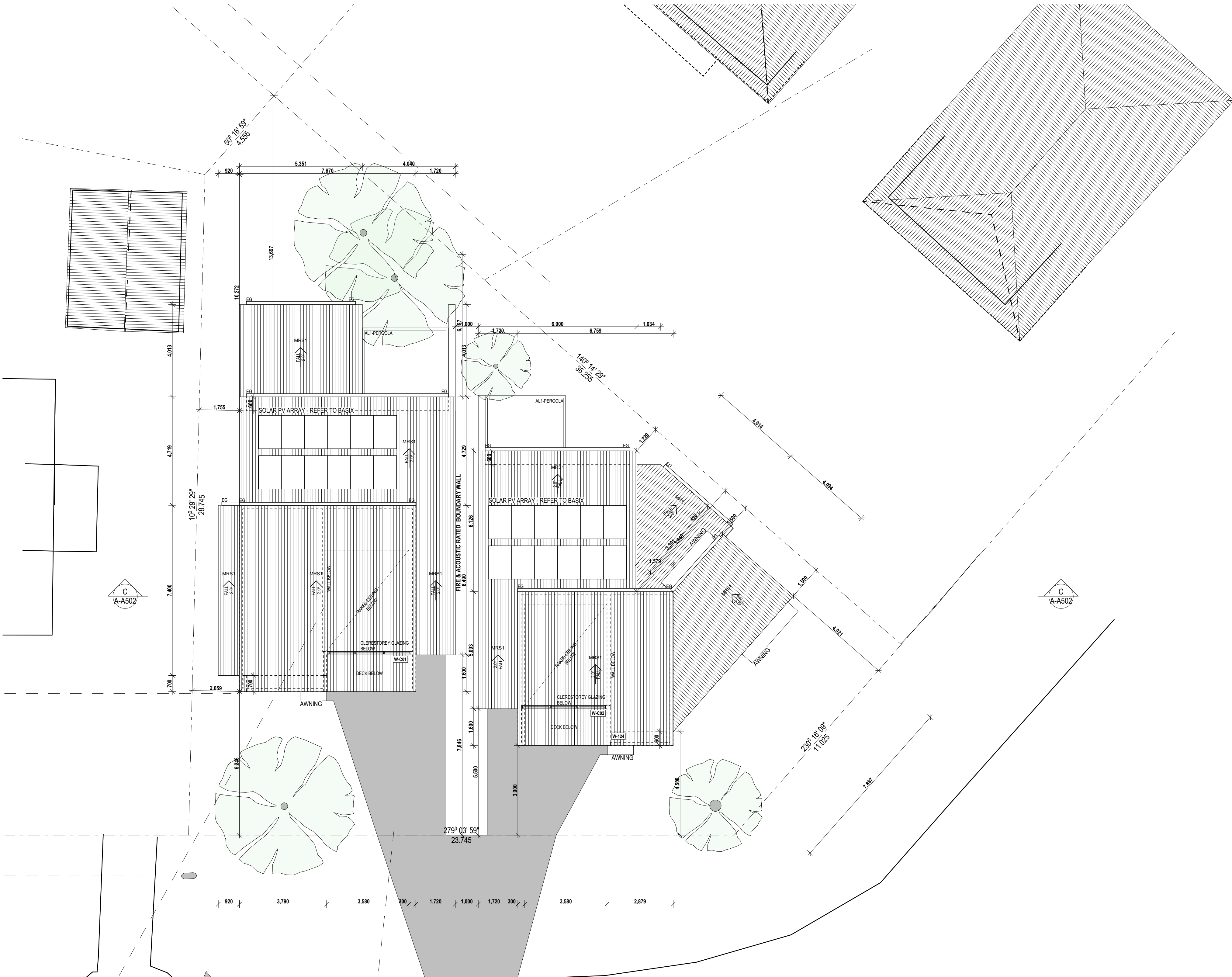
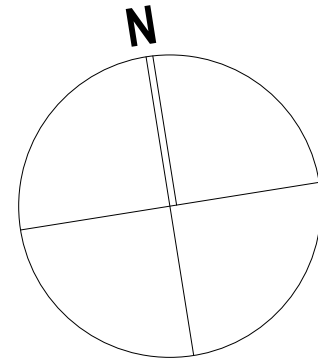
MECH	MECHANICAL
MRS	METAL ROOF SHEETING
OF	OVERFLOW
PB	PLASTERBOARD
PBM	MOISTURE RESISTANT PLASTERBOARD
PD	PIVOT DOOR
PT#	PAINT FINISH AS SPECIFIED
RL	REDUCED LEVEL
RR	ROLLER SHUTTER
RWH	RAIN WATER HEAD
RWO	RAIN WATER OUTLET
RWT	RAIN WATER TANK - PT4 TO CIVIL ENG. DESIGN & BASIX REQUIREMENTS
ST	STORAGE
SC	STONE CLADDING
SD	SLIDING DOOR
SJ	SILICONE JOINT

SMP	RAIN WATER SUMP
SP	SPANDREL PANEL
SPR	SPRINKLER
SS	STAINLESS STEEL
SSD	STAINLESS STRIP DRAIN
SV	STACK VEIL
TB	TIMBER BEAM
TC	TIMBER CLADDING - WEATHERTEX SELFKLOEC GROOVED NATURAL 150MM
TF	TIMBER FLOORING AS SPECIFIED BY BUILDER
TS	TIMBER SOFFIT AS SCHEDULED
TXF	TEXTURED FINISH AS SCHEDULED
UR	URINAL AS SCHEDULED/SPECIFIED
UT	UTRIBUTED TIT. NO. DENOTES TYPE AS SPECIFIED BY BUILDER
WC	WATER CLOSET AS SCHEDULED
WR	WALK IN ROBE
WRS	WHEEL STOP

EXTERNAL CLADDING:	
CFC1	COMPRESSED FIBRE CEMENT CLADDING SYSTEM SCYN MATRIX 1190mm x 1190 X 8mm INSTALLED TO MANUFACTURERS SPECIFICATION
CFC2	COMPRESSED FIBRE CEMENT CLADDING SYSTEM SIMILAR JAMES HARDIE EASYLAP PANEL INSTALLED TO MANUFACTURERS SPECIFICATION TEXTURED ACRYLIC PAINT FINISH
CFC3	COMPRESSED FIBRE CEMENT CLADDING SYSTEM SCYN AXON 1336mm x 9mm INSTALLED TO MANUFACTURERS SPECIFICATION
CFC4	COMPRESSED FIBRE CEMENT CLADDING SYSTEM SCYN LINEA 150mm x 16mm INSTALLED TO MANUFACTURERS SPECIFICATION

PAINT FINISHES:

PT1	PAINT FINISH 1 - DULUX 'SURFMIST' AS SPECIFIED
PT2	PAINT FINISH 2 - DULUX 'SHALE GREY' AS SPECIFIED
PT3	PAINT FINISH 3 - DULUX 'WINDSPRAY' AS SPECIFIED
PT4	PAINT FINISH 4 - DULUX 'MONUMENT' AS SPECIFIED



DMN Assessor #18/1887	7 th September 2022	Reference: 460/2022
Evergreen Energy Consultants Email address: enquiries@evergreenec.com.au Ph: 1300 584 010		

Important Note for Development Applicants:
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.

Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Evergreen Energy Consultants.

This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.

Thermal Performance Specifications					
External Wall Construction		<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>		<i>Detail</i>
Fibro Cavity Panel Direct Fix	Anti-glare foil with bulk no gap R2.5		Light and Medium		
Fibro Cavity Panel Direct Fix	Anti-glare foil		Medium		Garage
Internal Wall Construction		<i>Insulation</i>	<i>Detail</i>		
Cavity wall, direct fix plasterboard, single gap	Nil				
Cavity wall, direct fix plasterboard, single gap	Bulk insulation R2.5		Internal walls adjoining garages		
Ceiling Construction		<i>Insulation</i>	<i>Detail</i>		
Plasterboard with Timber	Bulk insulation R4.0		External ceilings		
Timber above Plasterboard	Bulk insulation R2.5		Garage ceilings		
Timber above Plasterboard	None		Internal ceilings		
Roof Construction		<i>Insulation</i>	<i>Colour (Solar Absorbance)</i>		<i>Detail</i>
Corrugated Iron	Bulk, reflective side down, no air gap above R1.3		Medium		2° pitch
Floor Construction		<i>Insulation</i>	<i>Covering</i>		
Concrete Slab	175mm Waffle pods		Bare, Timber, Carpet and Tiles		
Windows	<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC</i>	<i>Area m²</i>	
GJA-013-39 A Aluminium framed 638CP Sliding Windows Single Glazed		4.45	0.46		
GJA-071-14 A Aluminium framed 4A2z/10/4S500 Sliding Doors Double Glazed		3.44	0.35		
GJA-090-34 A Aluminium framed 638CP Bi-Fold Door Single Glazed		4.48	0.40		
GJA-031-08 A Aluminium framed 6-12SEA Fixed Windows Double Glazed		3.18	0.58		
GJA-083-28 A Aluminium framed 6EA-8-Hinged Doors Double Glazed		3.77	0.47		
GJA-083-28 A Aluminium framed 638CP Awning Windows Single Glazed		4.77	0.39		
GJA-050-13 A Aluminium framed 6C6AG Louvre Windows Single Glazed		4.47	0.37		
<i>U and SHGC values are according to NFRC. Alternative products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.</i>					
Fixed shading – Eaves		<i>Width includes guttering, offer is distance above windows</i>			
As drawn		Nominal only, refer to plan for detail			
Fixed shading – Other		<i>Verandah to certain units only</i>			
Shaded areas and shade devices as drawn, adjoining buildings and boundary fences					
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:					
• Thermal breaks in accordance with Section J1.2(c) or Vol 2 Section J1.2 or Vol 2 Section J1.2(a).					
• Thermal breaks in accordance with Section J1.2(g) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b).					
• Compensating for loss of ceiling insulation in accordance with Section J3.1.5(a)(iii) or Part 3.12.1.2(e).					
• Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d).					
• Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.					

27 Arlington Street, Belmont North				
SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details.				
WATER COMMITMENTS				
Fixtures				
Alternative Water – Rainwater Tank Size 2,000(L) Tank Connected To:				
One Outdoor Tap	All Toilets	Laundry W/M Cold Tap		
Fixtures				
3 Star Shower Heads	3 Star Toilet	3 Star Kitchen Taps	3 Star Basin Taps	
THERMAL COMFORT COMMITMENTS – Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Solar (electric boosted) 21 to 25 STCs			
Cooling System	Living	1-phase air conditioning 2 star (average zone) (zoned)		
Heating System	Bedrooms	1-phase air conditioning 2 star (average zone) (zoned)		
Heating System	Living	1-phase air conditioning 2 star (average zone) (zoned)		
Heating System	Bedrooms	1-phase air conditioning 2 star (average zone) (zoned)		
Ventilation	Bathrooms	Fan ducted to roof/façade	Manual on/off	
	Kitchen	Fan ducted to roof/façade	Manual on/off	
	Laundry	Fan ducted to roof/façade	Manual on/off	
Natural Lighting	Window/Skylight in Kitchen	As Drawn		
	Window/Skylight in Bathrooms/Toilets	As Drawn		
Artificial Lighting (Primarily lit by fluoro or LED)	Number of bedrooms	All	Dedicated	Yes
	Number of Living/Dining rooms	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
	All Bathrooms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
	All Hallways	Yes	Dedicated	Yes
OTHER COMMITMENTS				
Outdoor clothesline	Yes	Indoor or sheltered clothes drying line		No
Stove/Oven	Electric cooktop, electric oven			
Other	"Well ventilated" refrigerator space			

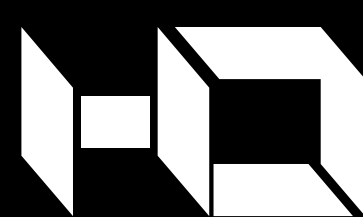


WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME : 0144.220705_DA.pln DATE PRINTED : 9/5/2022
DRAWN : DATE : SCALES :

BH SEP 22 1:100 @ A1

PROJECT No :	PHASE :	DRAWING No :	REV :
0144	DA	A-A102	E



HOLDSWORTH DESIGN

HOLDSWORTH DESIGN
 P 0432 015 050 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au
 A 7 GALOOLA DRIVE, NELSON BAY NSW 2315 | ABN 27 230 519 450
 NOMINATED REGISTERED ARCHITECT: BROOKE HOLDSWORTH NSW REG # 7453

NOT FOR CONSTRUCTION CERTIFICATE UNLESS ISSUED 'CONSTRUCTION CERTIFICATE' OR SIMILAR
 NOT FOR CONSTRUCTION UNLESS ISSUED 'FOR CONSTRUCTION' OR SIMILAR
 COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN
 CHECK THE QUALITY ASSURANCE CHECKS AS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH AS CHECKS AS STATED IN THE REVISION COLUMN
 THE IDEAS, INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF HOLDSWORTH DESIGN. PHOTOCOPYING OR REPRODUCING THIS DOCUMENT AND PASSING IT ON TO OTHERS WITHOUT THE EXPRESS PERMISSION OF HOLDSWORTH DESIGN IS AN INFRINGEMENT OF COPYRIGHT. ©

0 25mm 100mm 200mm ON ORIGINAL A1

REV	DATE	COMMENTS
A	08.07.2022	CLIENT ISSUE
B	11.07.2022	CLIENT ISSUE
C	22.07.2022	CLIENT & CONSULTANT ISSUE
D	18.08.2022	CLIENT & CONSULTANT ISSUE
E	05.09.2022	DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT : DUAL-OCCUPANCY
DEVELOPMENT
CLIENT : ANTONIO & FRANCESCA DIMAIO

AUTHORITY : LAKE MACQUARIE CITY COUNCIL

SITE : 27 ARLINGTON STREET
BELMONT NORTH NSW 2280

LOT 50 DP 28480

DRAWING : FLOOR PLAN: ROOF

1:100

ROOF PLAN

ARLINGTON STREET

LEGEND

AHD	AUTHORITATIVE DATUM	CPC	COLORBOND PARAPET CAPPING	FRL	FIRE RESISTANCE LEVEL
AL1	ALUMINIUM LOUVER (OPERABLE)	CPF	CARPET - No. DENOTES TYPE AS SCHEDULED	GC	GARAGE CHUTE
AL2	VERTICAL ALUMINIUM SCREEN	CT	CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED	GD	GRADED DRAIN
AP	ACCESS PANEL	CD	COLD WATER	GLS1	GLASS TYPE 1 AS SPECIFIED & TO BASIX REQUIREMENTS
AS	AUSTRIAN STANDARD	DW	DOWNPipe - ALSO REFER HYDRAULIC DOCUMENTATION COLOR MATCHED TO ADJACENT MATERIAL	GLS2	GLASS TYPE 2 (OPAQUE) AS SPECIFIED & TO BASIX REQUIREMENTS
BAL1	BALUSTRADE TYPE 1 - ALUMINIUM FRAMED GLS2 (OPAQUE GLAZING)	EJ	EXPANSION JOINT	GLS3	RESPONSIBILITY OF CONTRACTOR
BAL2	BALUSTRADE TYPE 2 - DWARF WALL REFER TO DETAIL	ENS	ENSUITE	HB	HAND BASIN AS SCHEDULED
BD	BI-FOLD DOOR	ENF	FINISHED FLOOR LEVEL	HR	HIGH POINT
BG	BOX GUTTER	FG	FIXED GLASS	HWS	HOT WATER SYSTEM
BOL	POWDERCOATED BOLLARD AS SCHEDULED	FH	FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION	HYD	HYDRAULIC
BLK1	FACE BLOCKWORK AS SPECIFIED	FI	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS	LDRY	LAUNDRY
CR#	CEMENT RENDER	FLP	FLASHING	LT	LAUNDRY TUB
CONC#	CONCRETE - No. DENOTES FINISH TYPE AS SPECIFIED			LV	LOUVRE
CJ	CONSTRUCTION CONTROL JOINT				
COL	COLLIARY - ALSO REFER TO STRUCTURAL DOCUMENTATION				
COS	CONFIRM ON SITE				

MAX. ROOF RL 52.870

FCL 51.570

FIRST FFL 48.870
FCL 48.470

GROUND 2 FFL 45.770
GROUND 1 FFL 45.390

MAX. ROOF RL 53.500

FCL 52.200

FIRST FFL 49.500
FCL 49.100

GROUND 2 FFL 46.400
GROUND 1 FFL 45.690

ARLINGTON STREET

1:100



HOLDSWORTH DESIGN



CPT	COLORBOND PARAPET CAPPING
CP	CARPET - No. DENOTES TYPE AS SCHEDULED
CT	CERAMIC TILE - No. DENOTES TYPE AS SCHEDULED
CW	COLD WATER
DN	DOWNPIN - ALSO REFER HYDRAULIC DOCUMENTATION
EG	EAVES GUTTER
EN	ALSO REFER HYDRAULIC DOCUMENTATION
EJ	EXPANSION JOINT
ES	ENSUITE
FF	COMPRESSED FIBRE CEMENT #
CFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
FH	FIRE HYDRANT - ALSO REFER HYDRAULIC DOCUMENTATION
FHR	FIRE HOSE REEL - ALSO REFER HYDRAULIC DOCUMENTATION
FI	FIRE INDICATOR PANEL TO CONSULTANTS REQUIREMENTS
FLP	FLASHING

MECH	MECHANICAL
MRS	METAL ROOF SHEETING
OF	OVERFLOW
PB	PLASTERBOARD
PBM	MOISTURE RESISTANT PLASTERBOARD
PIV	PIVOT DOOR
PT#	PAINT FINISH AS SPECIFIED
RL	REDUCED LEVEL
RL	ROLLER SHUTTER
RWH	RAIN WATER HEAD
RWO	RAIN WATER OUTLET
RWT	RAIN WATER TANK - PT4
	TO CIVIL ENG. DESIGN & BASIX REQUIREMENTS
ST	STORAGE
SC	STONE CLADDING
SD	SLIDING DOOR
SJ	SILICONE JOINT

EXTERNAL CLADDING:	
CFC1	COMPRESSED FIBRE CEMENT CLADDING SYSTEM SCYON MATRIX 1190mm x 1190 X 9mm INSTALLED TO MANUFACTURERS SPECIFICATION
CFC2	COMPRESSED FIBRE CEMENT CLADDING SYSTEM SIMILAR JAMES HARDIE EASYLAP PANEL INSTALLED TO MANUFACTURERS SPECIFICATION TEXTURED ACRYLIC PAINT FINISH
CFC3	COMPRESSED FIBRE CEMENT CLADDING SYSTEM SCYON AXON 133mm x 9mm INSTALLED TO MANUFACTURERS SPECIFICATION
CFC4	COMPRESSED FIBRE CEMENT CLADDING SYSTEM SCYON LINEA 150mm x 16mm INSTALLED TO MANUFACTURERS SPECIFICATION

PAINT FINISHES:

PT1	PAINT FINISH 1 - DULUX 'SURFMIST' AS SPECIFIED
PT2	PAINT FINISH 2 - DULUX 'SHALE GREY' AS SPECIFIED
PT3	PAINT FINISH 3 - DULUX 'WINDSPRAY' AS SPECIFIED
PT4	PAINT FINISH 4 - DULUX 'MONUMENT' AS SPECIFIED



1:100



1:100



1:100

REV	DATE	COMMENTS
A	11.07.2022	CLIENT ISSUE
B	22.07.2022	CLIENT & CONSULTANT ISSUE
C	05.09.2022	DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH
BH	BH	BH

PROJECT : DUAL-OCCUPANCY
DEVELOPMENT
CLIENT : ANTONIO & FRANCESCA DIMAIO

SITE: 27 ARLINGTON STREET
BELMONT NORTH NSW 2280
LOT 50 DP 28480

AUTHORITY :
LAKE MACQUARIE CITY COUNCIL

DRAWING : SECTIONS

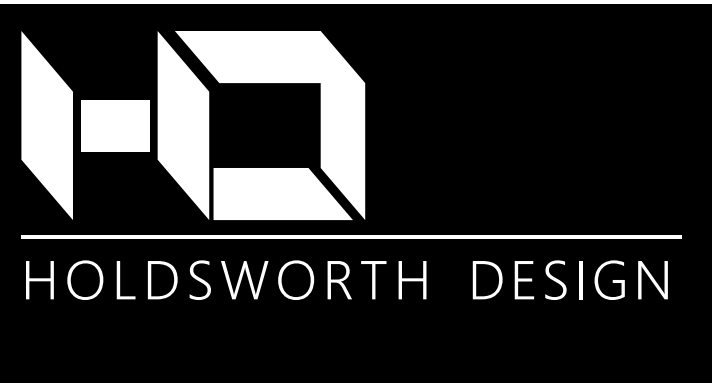
WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

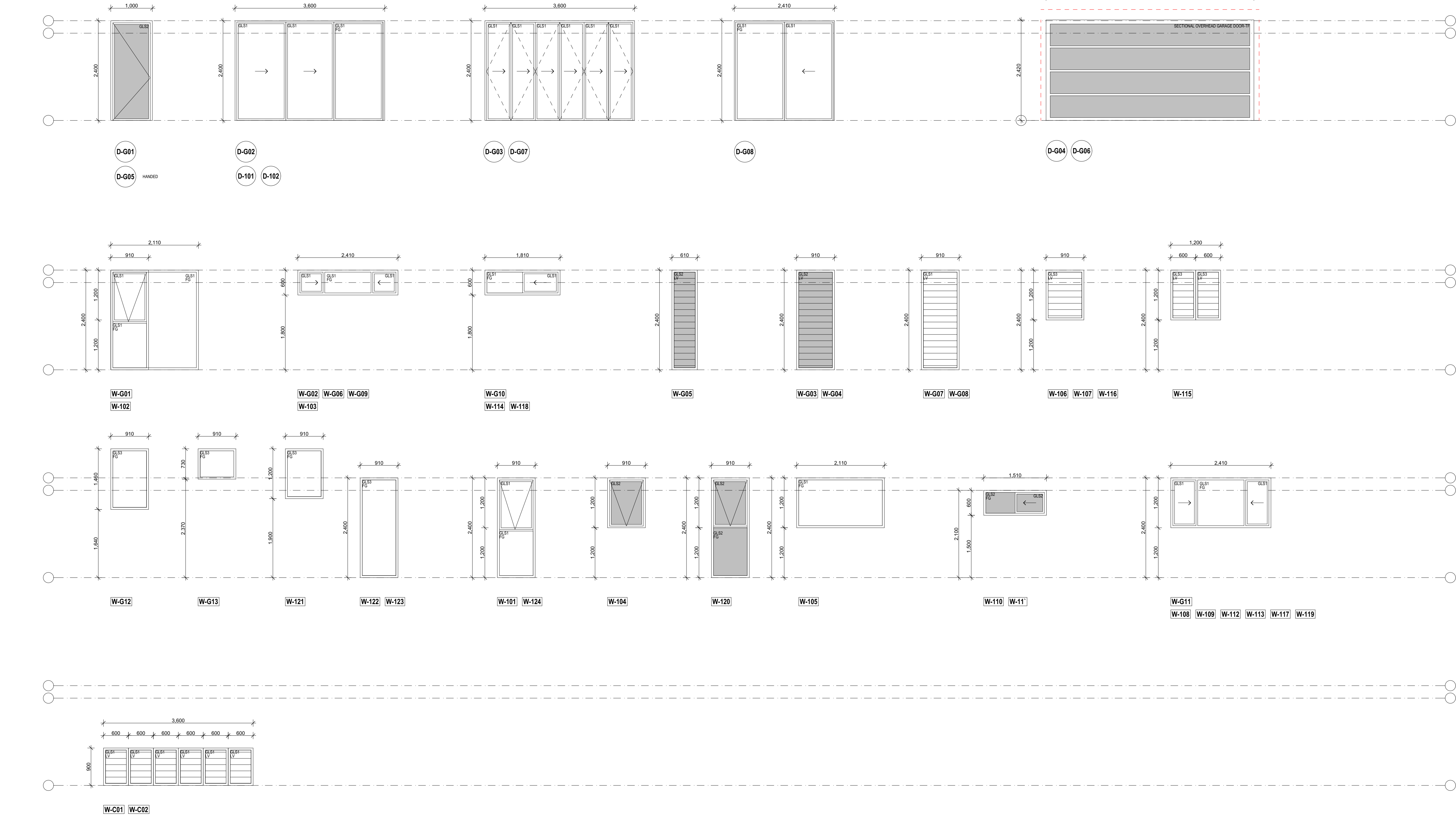
FILENAME : 0144.220705_DA.pln DATE PRINTED : 9/5/2022

BH SEP 22 1:100 @ A1

PROJECT No : PHASE : DRAWING No : REV :

0144 DA A-A502 C





HOLDSWORTH DESIGN
P 0432 015 090 | E brooke@holdsworthdesign.com.au | W www.holdsworthdesign.com.au
A 7 GALLOLA DRIVE, NELSON BAY, NSW 2315 | ABN 27 230 519 450
NOMINATED REGISTERED ARCHITECT: BROOKE HOLDSWORTH NSW REG # 7453
NOT FOR CONSTRUCTION CERTIFICATE UNLESS ISSUED 'CONSTRUCTION CERTIFICATE' OR SIMILAR.
COMPLETION OF THE QUALITY ASSURANCE CHECKS IS VERIFICATION THAT THE DOCUMENT CONFORMS WITH THE REQUIREMENTS OF THE QUALITY PROJECT PLAN, WHERE THE QUALITY ASSURANCE CHECK IS INCOMPLETE THIS DOCUMENT IS PRELIMINARY FOR INFORMATION PURPOSES ONLY, OR SUCH PURPOSES AS STATED IN THE REVISION COLUMN.
THE IDEAS, INFORMATION AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF HOLDSWORTH DESIGN. PHOTOCOPIING OR REPRODUCING THIS DOCUMENT AND PASSING IT ONTO OTHERS WITHOUT THE EXPRESS PERMISSION OF HOLDSWORTH DESIGN IS AN INFRINGEMENT OF COPYRIGHT. ©

REV	DATE	COMMENTS
A	21.07.2022	CLIENT & CONSULTANT ISSUE
B	05.09.2022	DEVELOPMENT APPLICATION ISSUE

DRN	CHKD	VRFD
BH	BH	BH
BH	BH	BH

PROJECT: DUAL-OCCUPANCY DEVELOPMENT
CLIENT: ANTONIO & FRANCESCA DIMAIO

AUTHORITY: LAKE MACQUARIE CITY COUNCIL

SITE: 27 ARLINGTON STREET
BELMONT NORTH NSW 2280
LOT 50 DP 28480

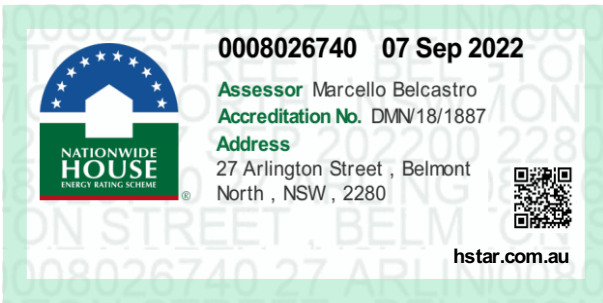
DRAWING: GLAZING SCHEDULE

WORK IN FIGURED DIMENSIONS IN PREFERENCE TO SCALE. CHECK DIMENSIONS AND LEVELS ON SITE PRIOR TO THE ORDERING OF MATERIALS OR THE COMPLETION OF WORKSHOP DRAWINGS. IF IN DOUBT ASK. REPORT ALL ERRORS AND OMISSIONS.

FILENAME: 0144.220705_DA.ph DATE PRINTED: 9/5/2022
DRAWN: DATE: SCALES:

BH SEP 22 1:100 @ A1

PROJECT No: 0144 PHASE: DA DRAWING No: A-A901 REV: B



NOTES:

- GLAZED WINDOW & DOOR HANDING TO BE AS PER ELEVATIONS.
- GLAZING TYPE TO BE AS PER BASIX CERTIFICATE.
- WINDER & ROD OPERATION LOCATION & TYPE TO BE CONFIRMED & DISCUSSED WITH CLIENT.
- ALUMINIUM GLAZED DOOR & WINDOW FRAMES TO HAVE POWDERCOAT FINISH AS SPECIFIED TO MATCH COLORBOND 'MONUMENT'.

