

27 Maslin Close, Redhead, NSW



### Perspective - View from Northeast



### Perspective - View from Northwest



### Perspective - View from Southeast



## DRAWING SCHEDULE

DA.01	Site / Roof Plan
DA.02	Floor Plans
DA.03	Elevations
DA.04	Elevations, Sections & BASIX Commitments
DA.05	Shadow Diagrams - Sheet 1
DA.06	Shadow Diagrams - Sheet 2 & 3D Height Envelope Diagram
DA.07	Site Cut & Fill Concept Diagram & External Finishes Schedule

Floor Space Ratio

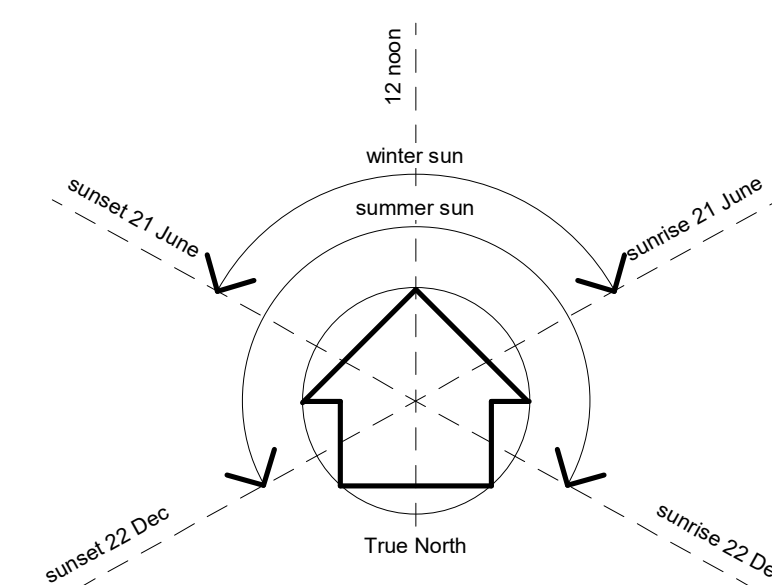
Lower ground floor GFA *	93.2 m <sup>2</sup>
Upper ground floor GFA *	198.4 m <sup>2</sup>
First floor GFA *	74.8 m <sup>2</sup>
Total GFA *	366.4 m <sup>2</sup>
Site Area (as surveyed)	700.0 m <sup>2</sup>
Floor Space Ratio 366.4 / 700 (Max. allowed 65%)	52.4%

\* Gross Floor Area (GFA) measured to inside face of external walls as defined under Greater Taree Local Environment Plan 2010

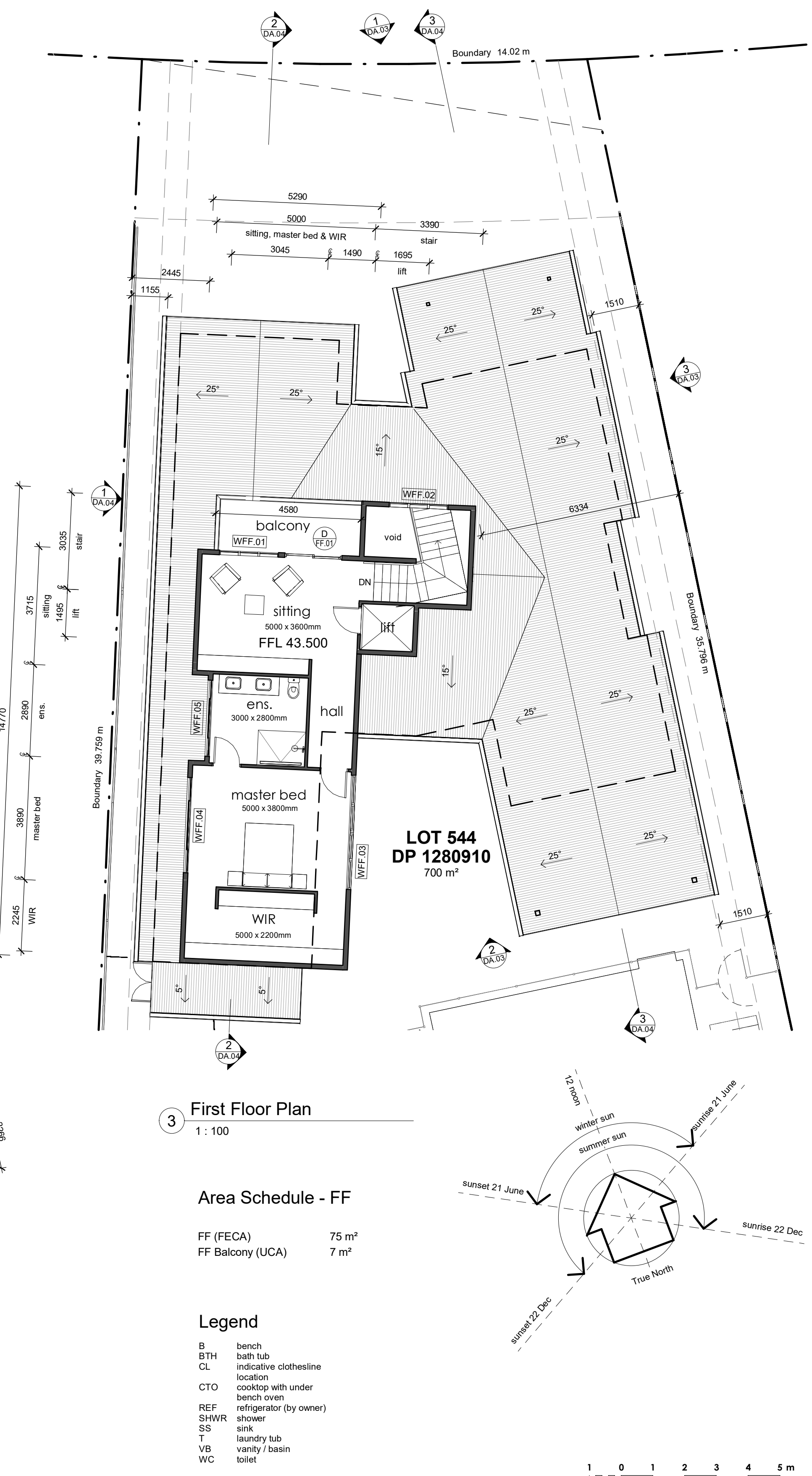
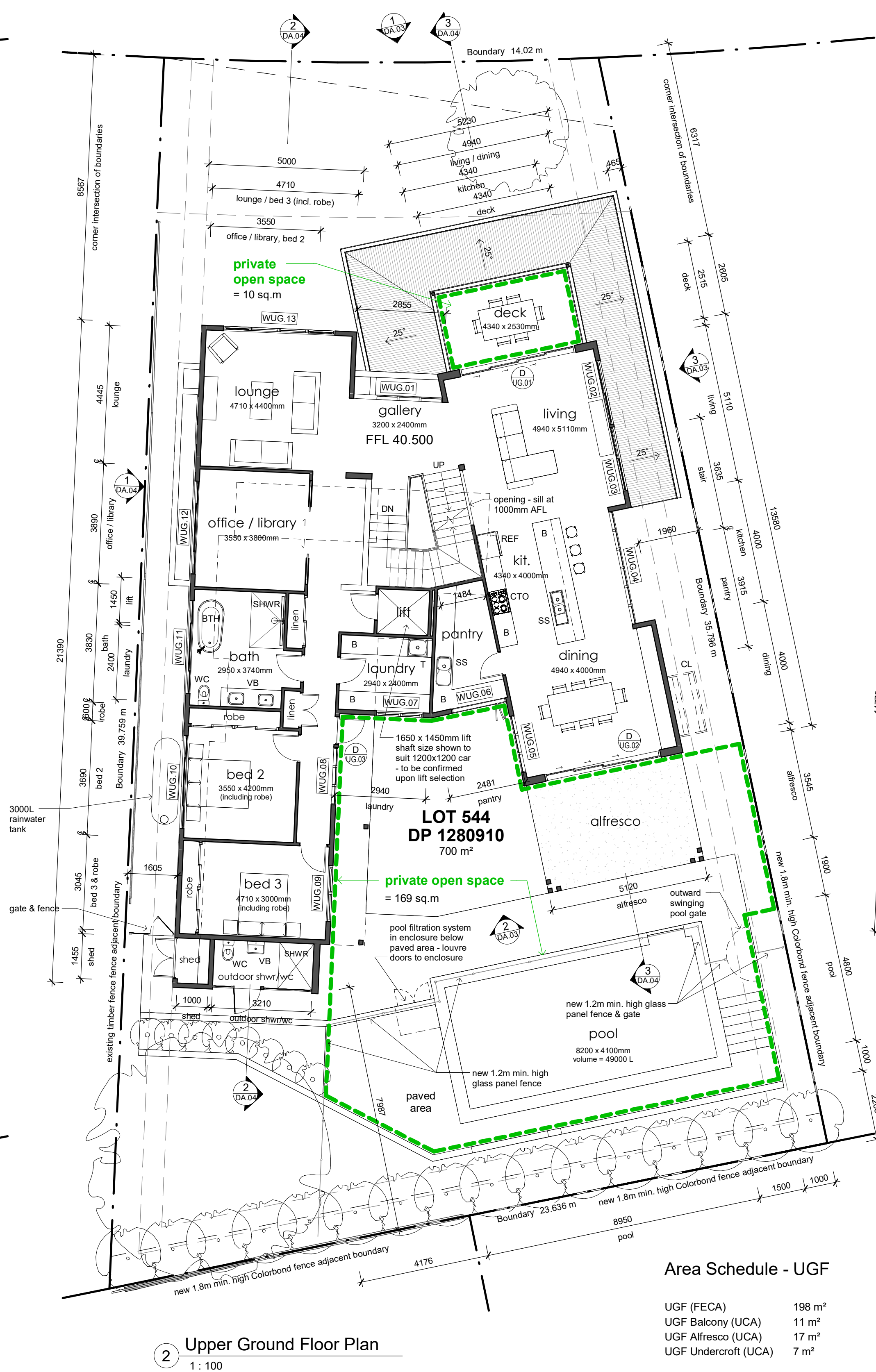
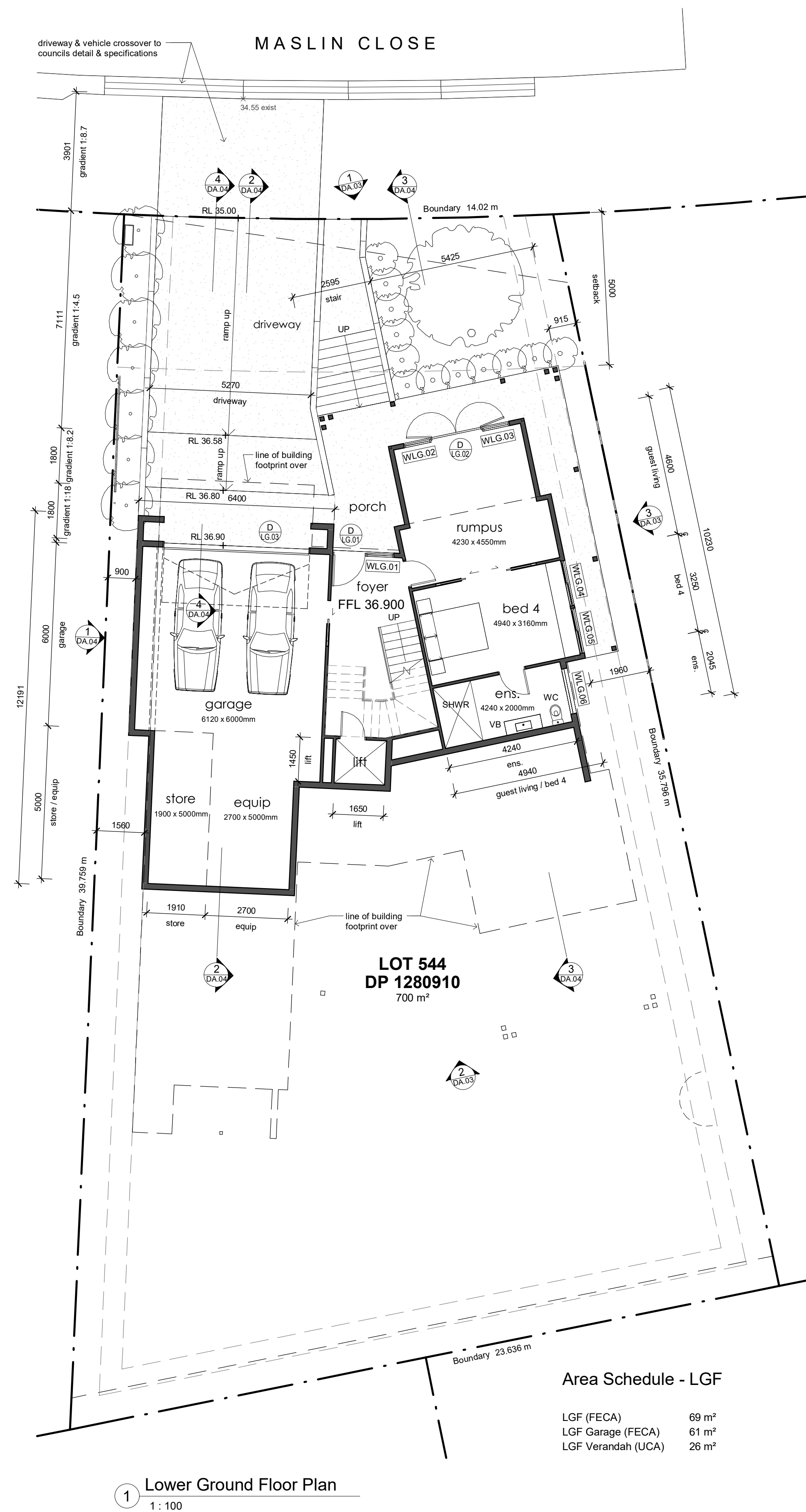
**NOTE**  
Refer to floor plans on sheet DA.02  
for boundary setback dimensions

### Legend

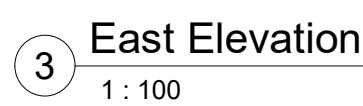
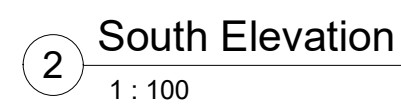
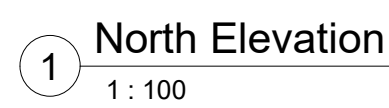
ex.S	existing sewer pipe
ex.W	existing water pipe
SMH	existing sewer manhole





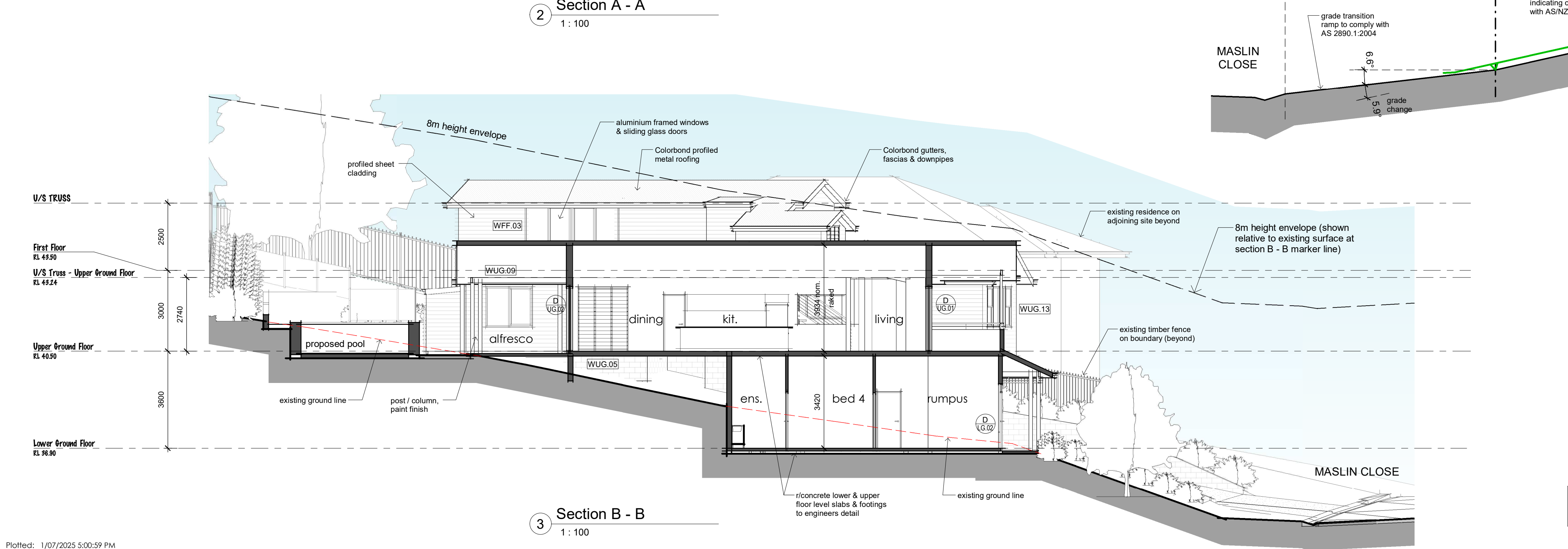
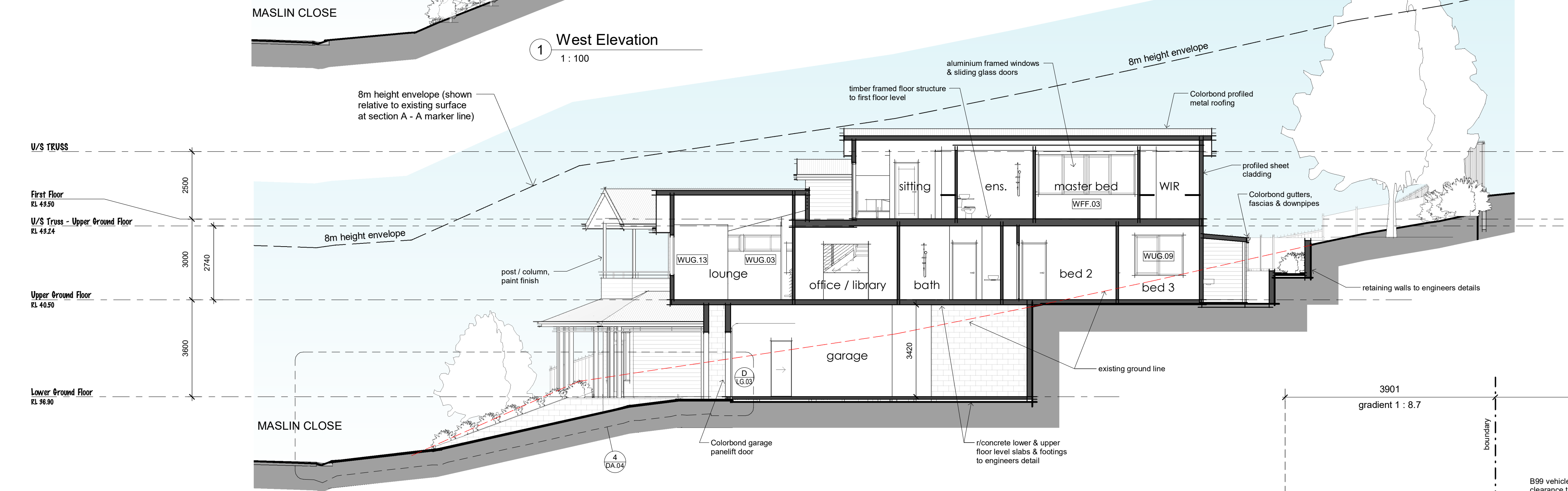
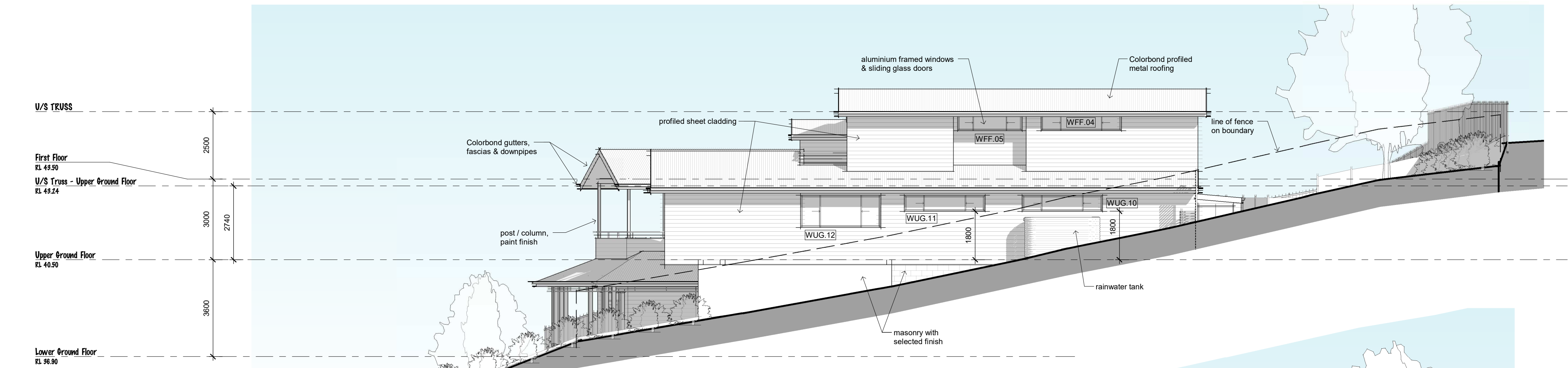






A longitudinal section of a road with a 1:100 scale bar. The scale bar is marked from 1 to 5 meters. The road profile shows a series of steps or changes in elevation.





## BASIX Commitments

### WATER COMMITMENTS

#### FIXTURES

The applicant must install showerheads with a minimum rating of 4 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 4 star in each toilet in the development.  
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.  
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

#### ALTERNATIVE WATER

##### RAINWATER TANK

The applicant must install a rainwater tank of at least 3,000 L (litres) on the site.  
The applicant must configure the rainwater tank to collect rain runoff from at least 155 m² of the roof area of the development.

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.

#### SWIMMING POOL

The swimming pool must not have a volume greater than 49 kilolitres  
The swimming pool must have a pool cover  
The swimming pool must be outdoors.

#### THERMAL COMFORT COMMITMENTS

Refer to the NatHERS Certificate, number HR-RHDS6F-01, for details

## ENERGY COMMITMENTS

### HOT WATER

The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric storage.

### COOLING SYSTEM

The applicant must install the following cooling system, or a system with a higher energy rating, in the living area: 1-phase airconditioning - ducted; Energy rating: 2.5 Star (old label)

The applicant must install the following cooling system, or a system with a higher energy rating, in the bedrooms: 1-phase airconditioning; Energy rating: 2.5 Star (old label)

### HEATING SYSTEM

The applicant must install the following heating system, or a system with a higher energy rating, in the bedrooms and living areas: 1-phase airconditioning; Energy rating: 2.5 Star (old label)

### VENTILATION

The applicant must install the following exhaust systems in the development:

To each Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off

### ARTIFICIAL LIGHTING

The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

### NATURAL LIGHTING

The applicant must install a window and/or skylight in each bathroom(s)/toilet(s) in the development for natural lighting.

### SWIMMING POOL

The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): electric heat pump.

The applicant must install the following pump for the swimming pool in the development, or a pump with a higher energy rating: multi-speed with a performance of 6 stars.

The applicant must install a timer for the swimming pool pump in the development.

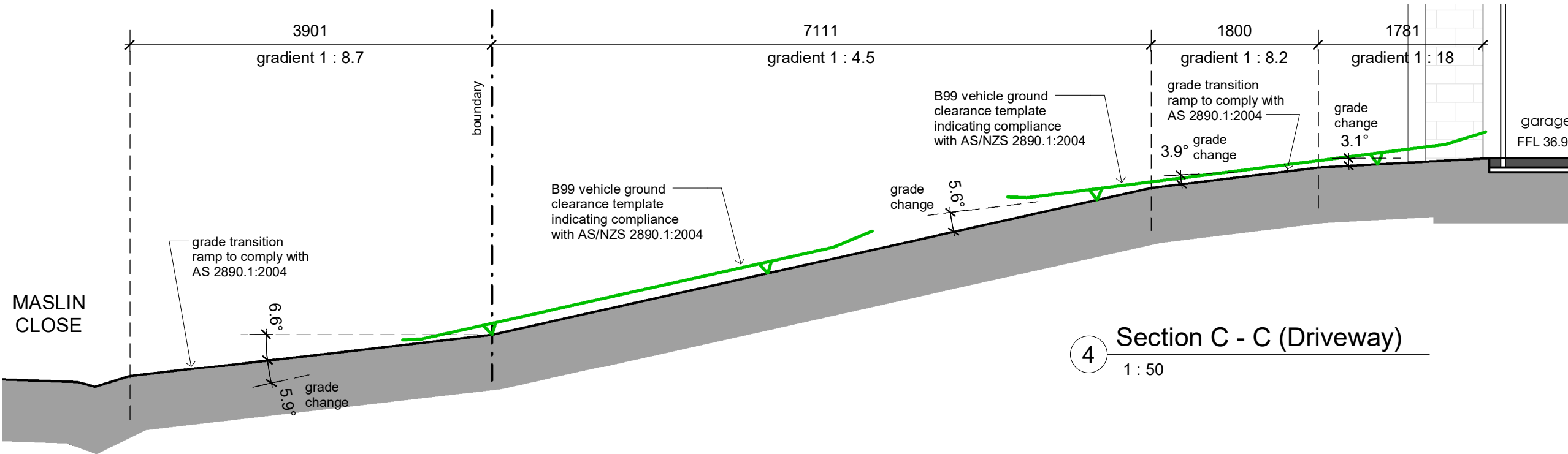
### ALTERNATIVE ENERGY

The applicant must install a photovoltaic system with the capacity to generate at least 3.7kW peak kilowatts of electricity and connect it to the development's electrical system & installed at an angle between 0 degrees and 10 degrees to the horizontal facing north.

### OTHER

The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.

The applicant must install a fixed outdoor and indoor clothes drying line as part of the development



## BASIX Site Details

BASIX CERTIFICATE 1778221S

### ASSESSOR DETAILS

ASSESSOR NUMBER DMN/18/1851

CERTIFICATE NUMBER HR-RHDS6F-01

CLIMATE ZONE 15

CEILING FANS - BEDROOM YES

CEILING FANS - LIVING or OTHER YES

### PROJECT DETAILS

LOCATION 27 MASLIN CLOSE, RED HEAD NSW 2430

LGA MID-COAST COUNCIL

NEW DWELLINGS 1

### SITE DETAILS

SITE AREA 700 m²

ROOF AREA 194 m²

RESIDENTIAL CAR SPACES 3

TOTAL AREA OF GARDEN & LAWN 180 m²

NOTE  
Refer to sheet DA.06 for  
3D Height Envelope Diagram

1 0 1 2 3 4 5 m  
1:100

Plotted: 1/07/2025 5:00:59 PM

**HavenhandMather**  
ARCHITECTS PLANNERS

Havenhand & Mather Architects Pty Ltd  
02 6331 7155  
PO Box 208, Bahrsus 2795  
mail@havenhandmather.com.au  
Architects Registration Board: 6799

Z:\2331 Red Head Residence (Maslin Close-Hogan)\2. Drawings\2331 Redhead Residence (Apr 2024).rv1

## Proposed Residence

27 Maslin Close, Redhead, NSW  
K & P Hogan

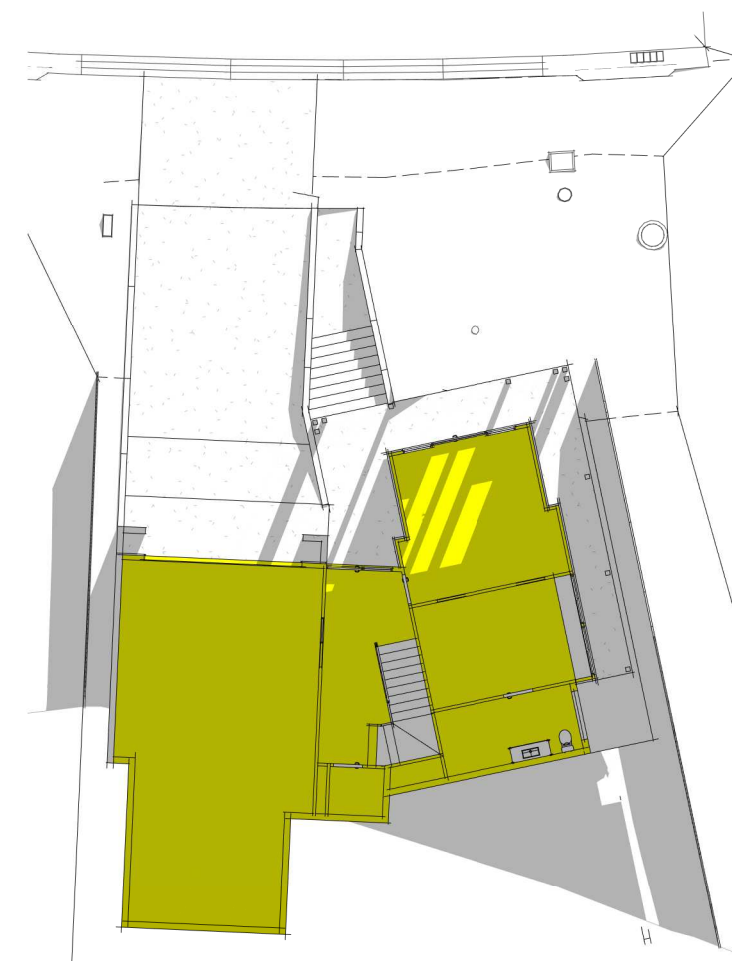
## DEVELOPMENT APPLICATION

### Elevations, Sections & BASIX Commitments

JOB No.: 2331  
SCALE: As indicated @A1  
DATE: 01.07.25  
DRAWN: CJF  
CHECKED: GRS

**DA.04**

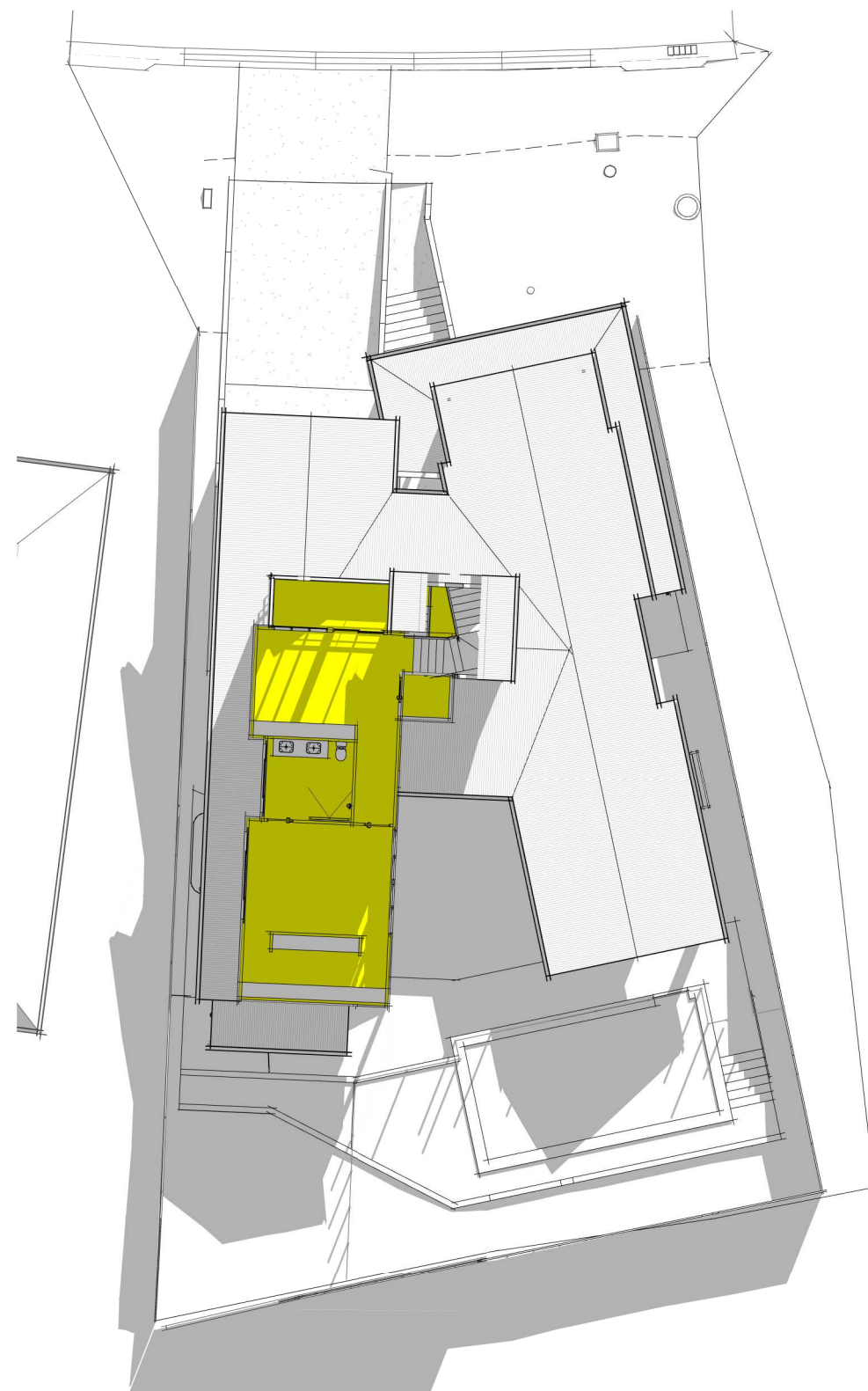




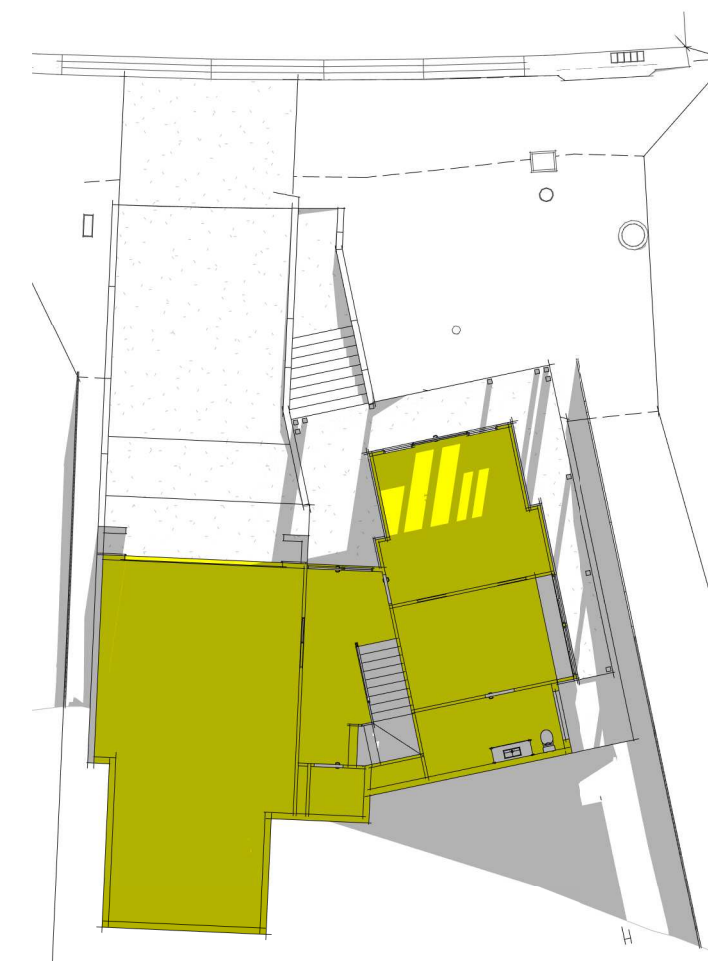
Lower Ground Floor 9am - 22 June



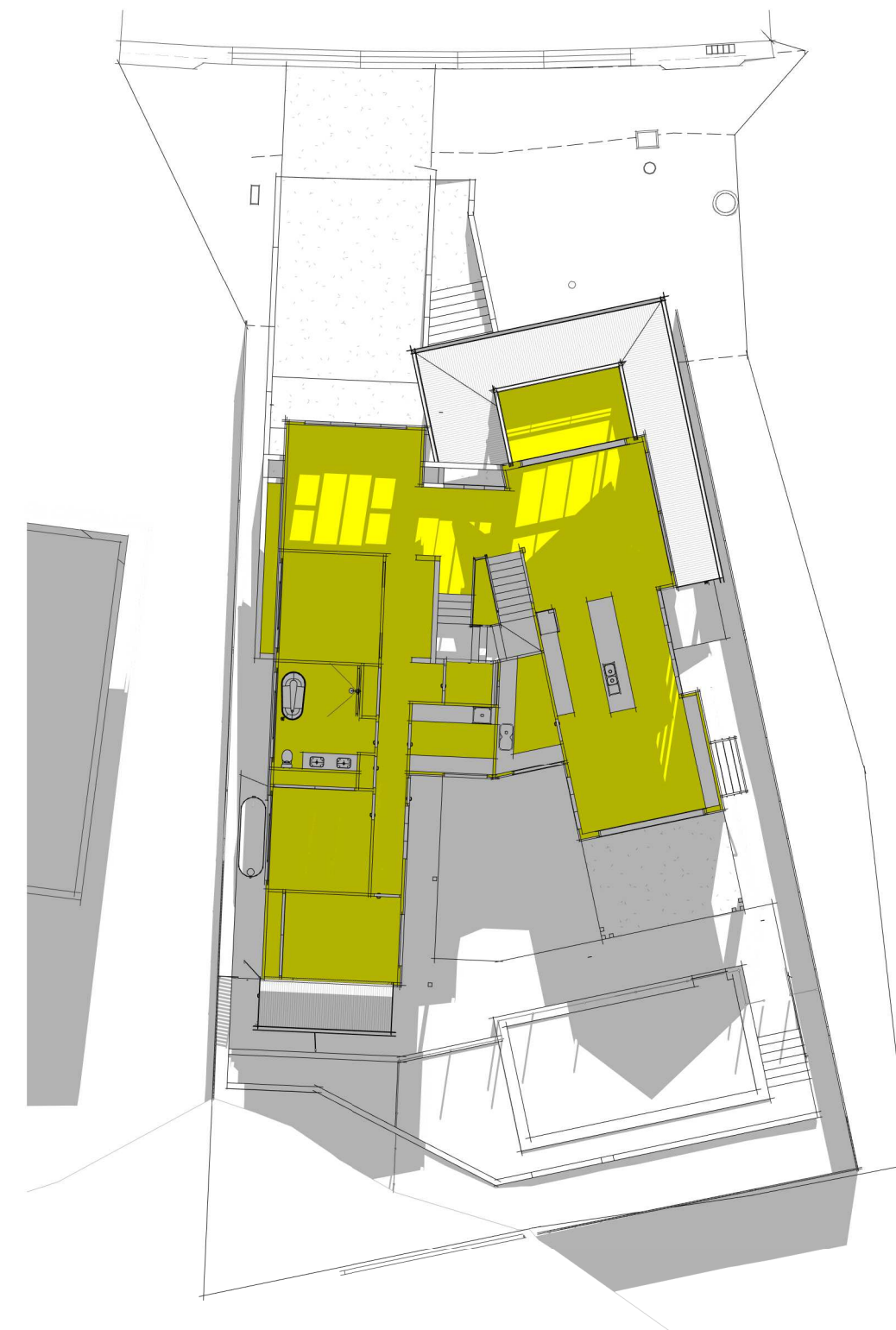
Upper Ground Floor 9am - 22 June



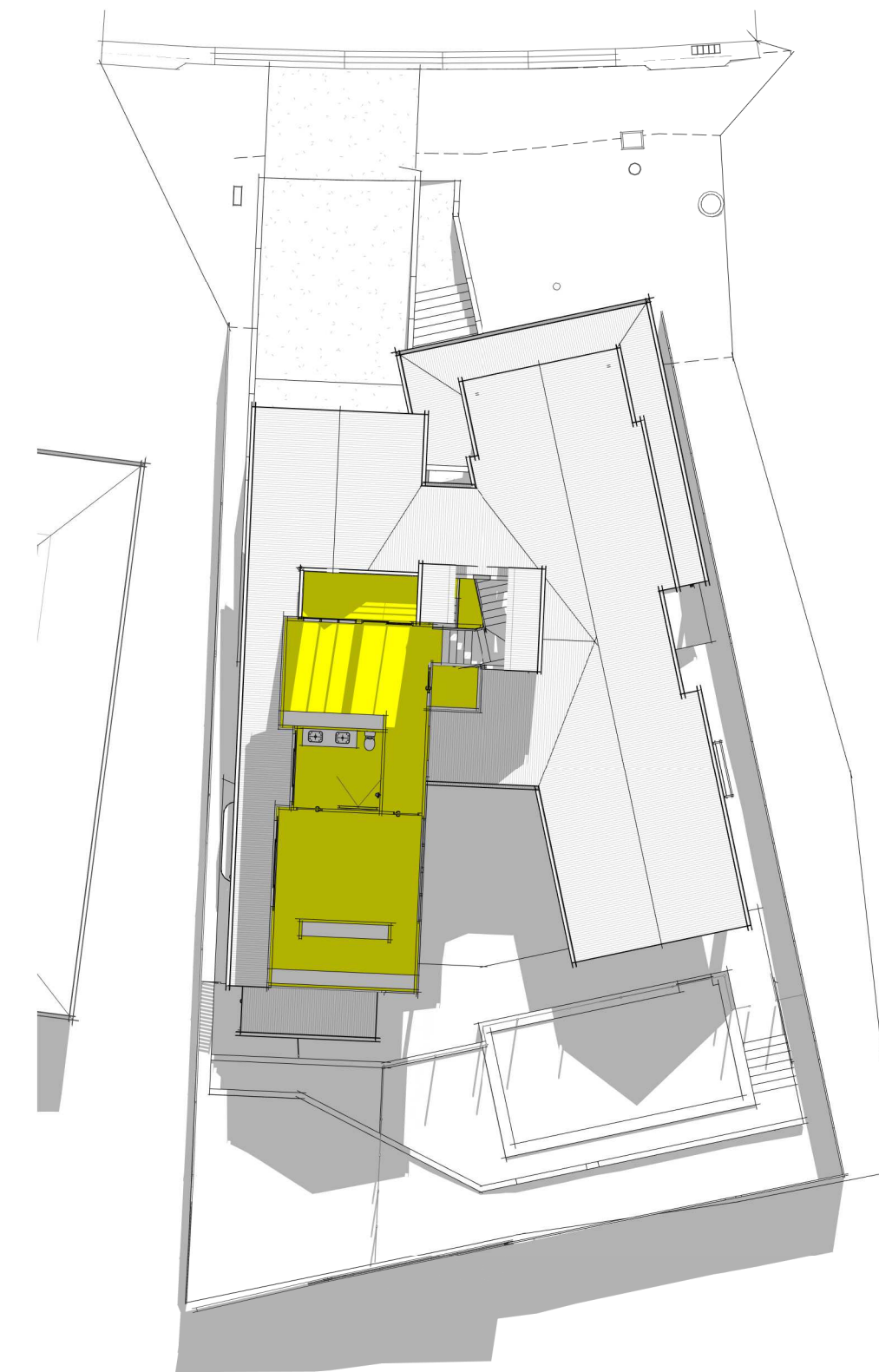
First Floor 9am - 22 June



Lower Ground Floor 10am - 22 June







Upper Ground Floor 10am - 22 June



First Floor 10am - 22 June

#### Legend

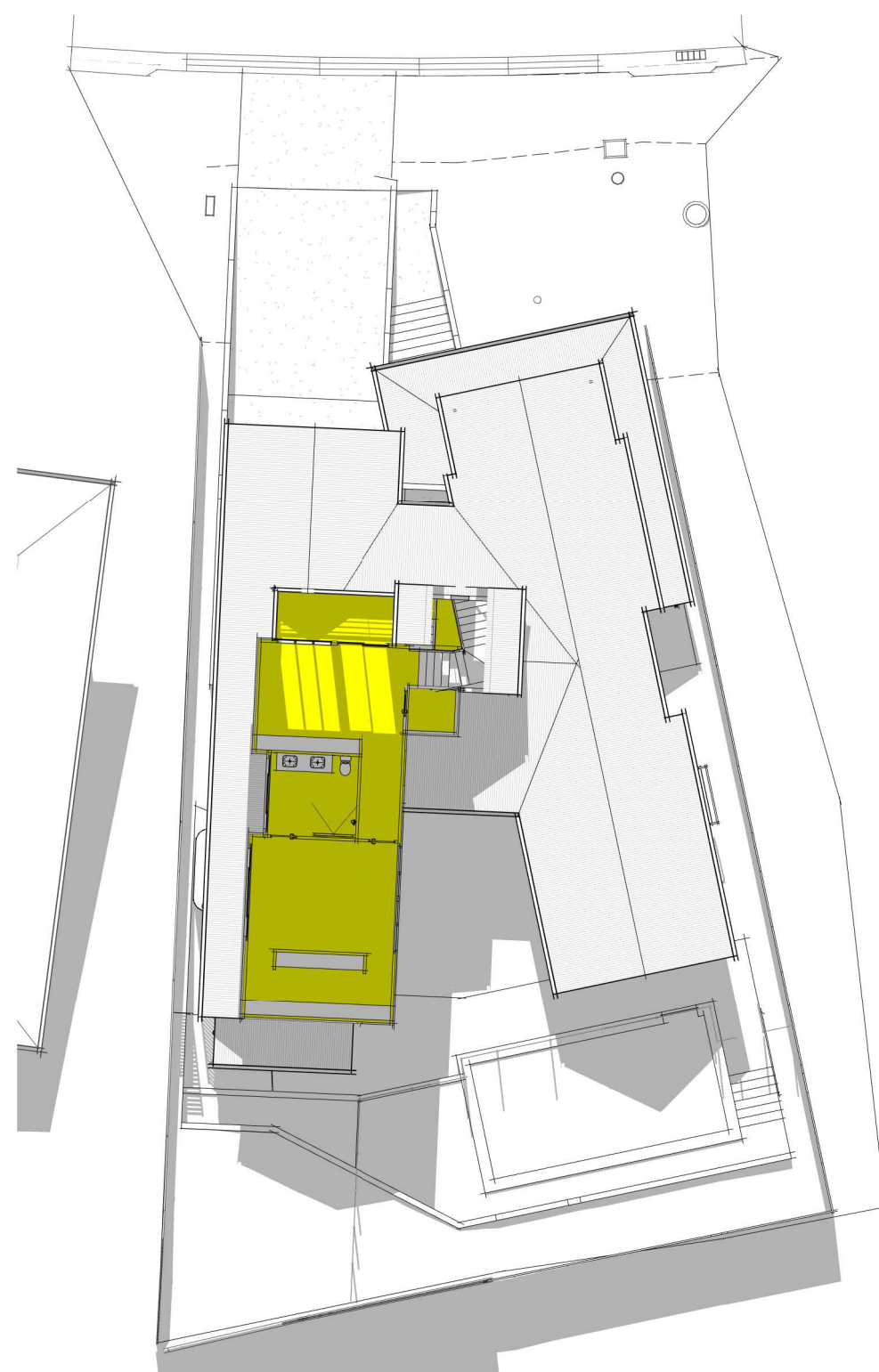
-  Direct sunlight to external spaces
-  Extent of shadows from building & fences
-  Direct sunlight to internal living spaces
-  Shaded internal living spaces



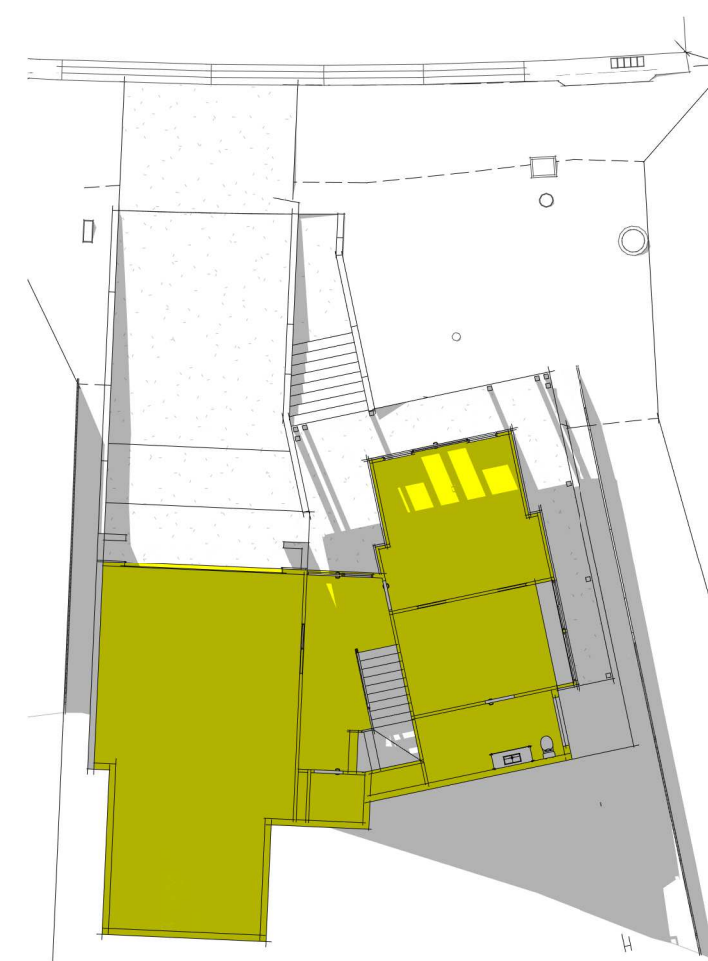
Lower Ground Floor 11am - 22 June



Upper Ground Floor 11am - 22 June



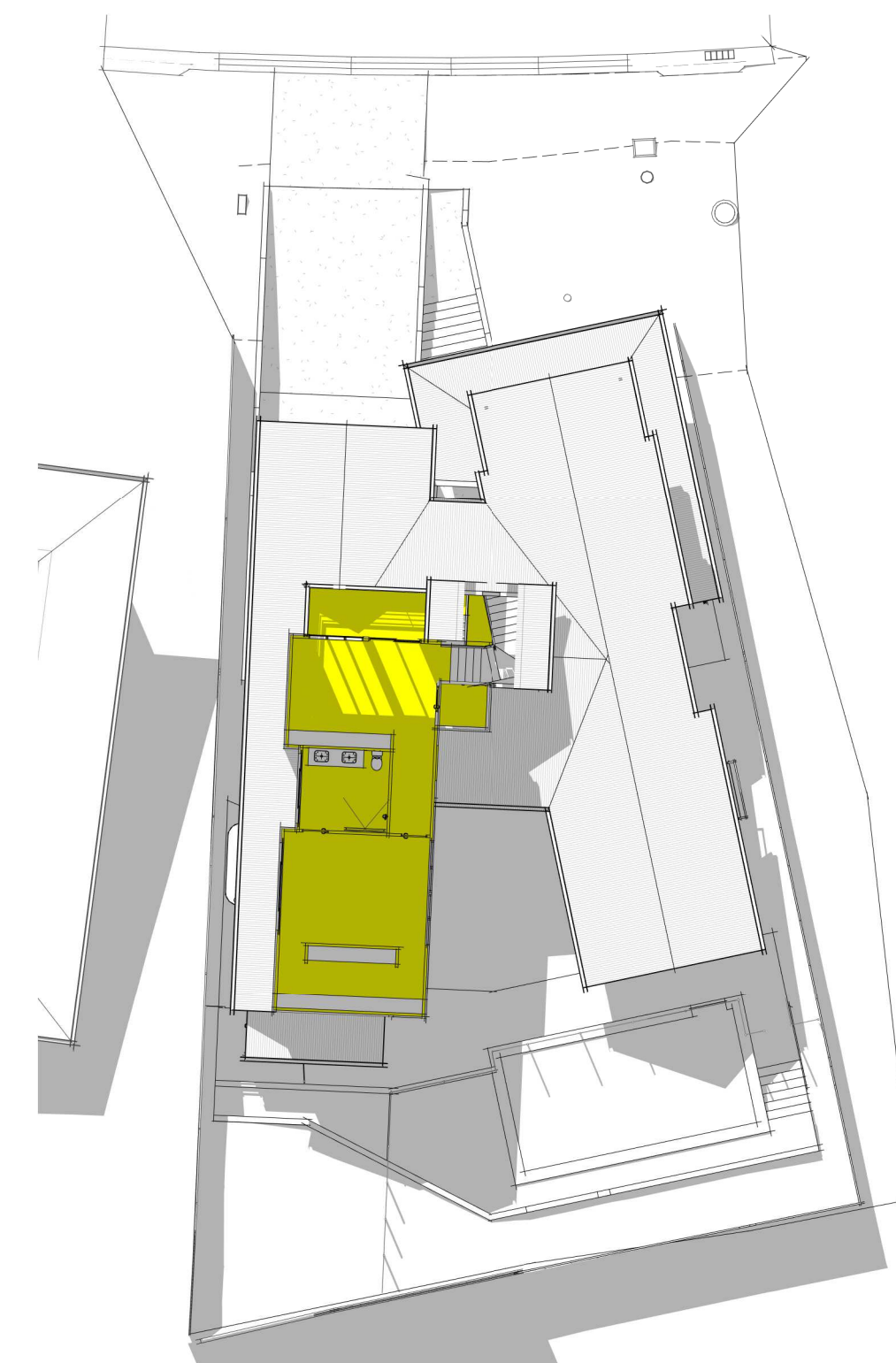
First Floor 11am - 22 June



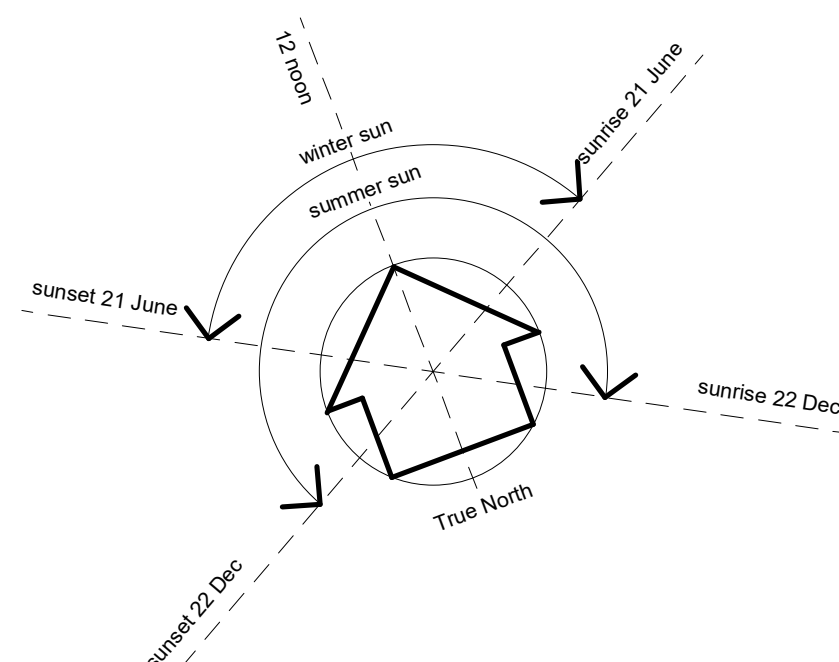
Lower Ground Floor 12pm - 22 June



Upper Ground Floor 12pm - 22 June



First Floor 12pm - 22 June



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## Proposed Residence

27 Maslin Close, Redhead, NSW  
K & P Hogan

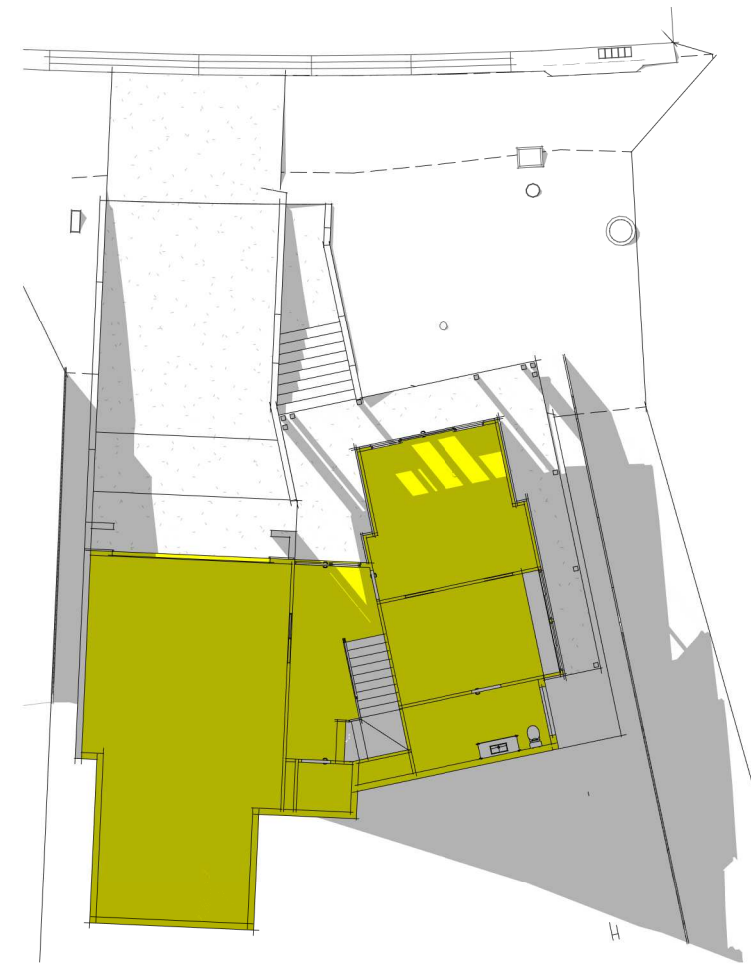
## DEVELOPMENT APPLICATION Shadow Diagrams - Sheet 1

JOB No.: 2331  
SCALE: N.T.S.  
DATE: 01.07.25  
DRAWN: CJF  
CHECKED: GRS

@A1

**DA.05**





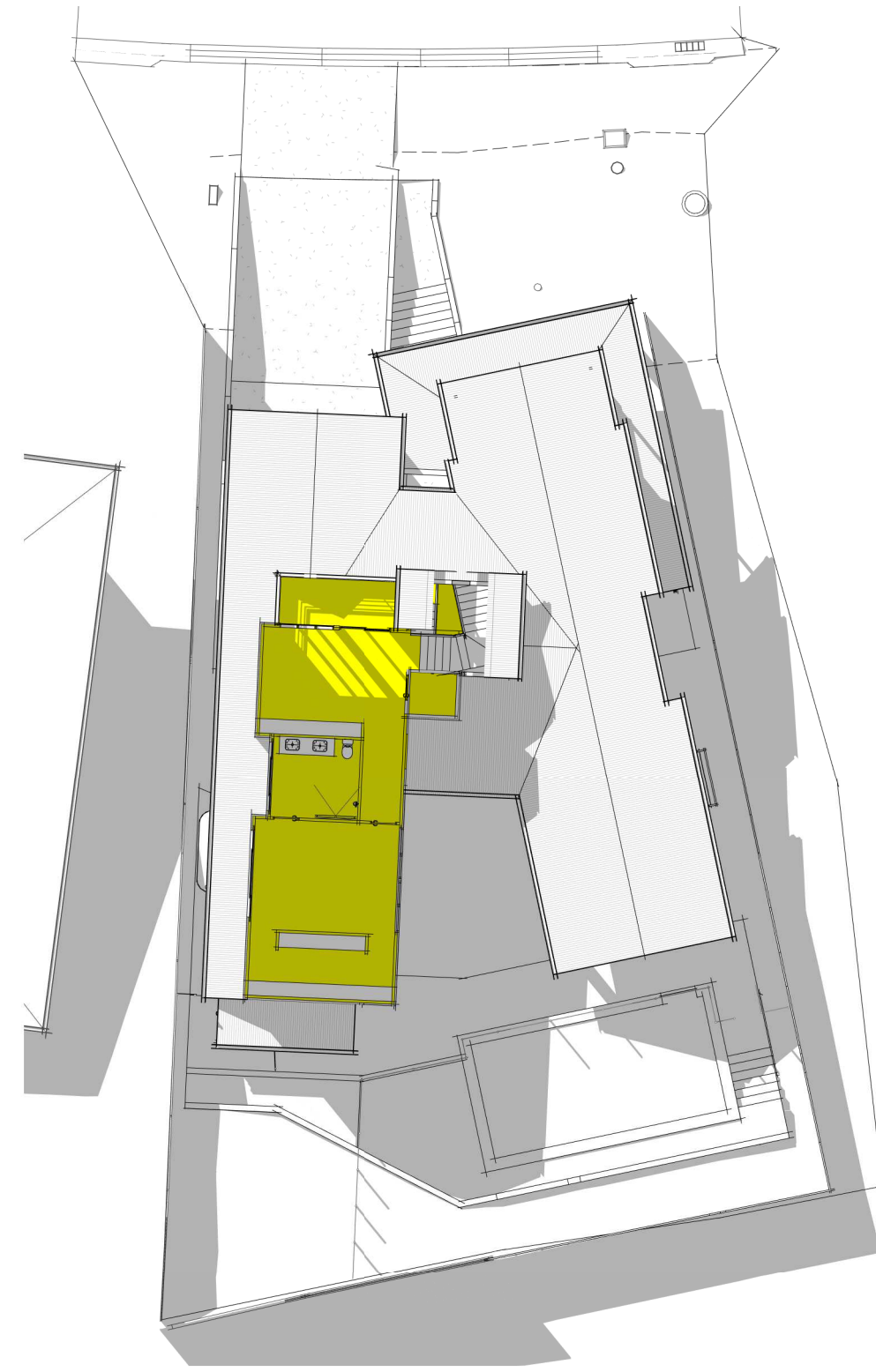
Lower Ground Floor 1pm - 22 June

#### Legend

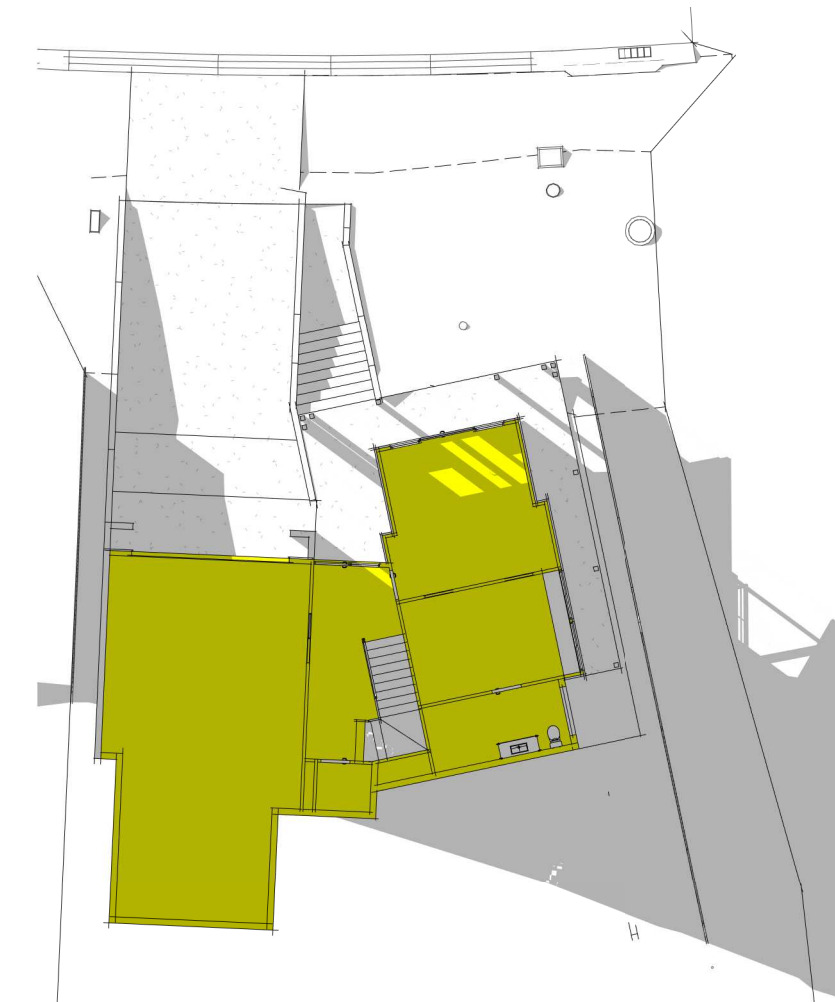
- Direct sunlight to external spaces
- Extent of shadows from building & fences
- Direct sunlight to internal living spaces
- Shaded internal living spaces



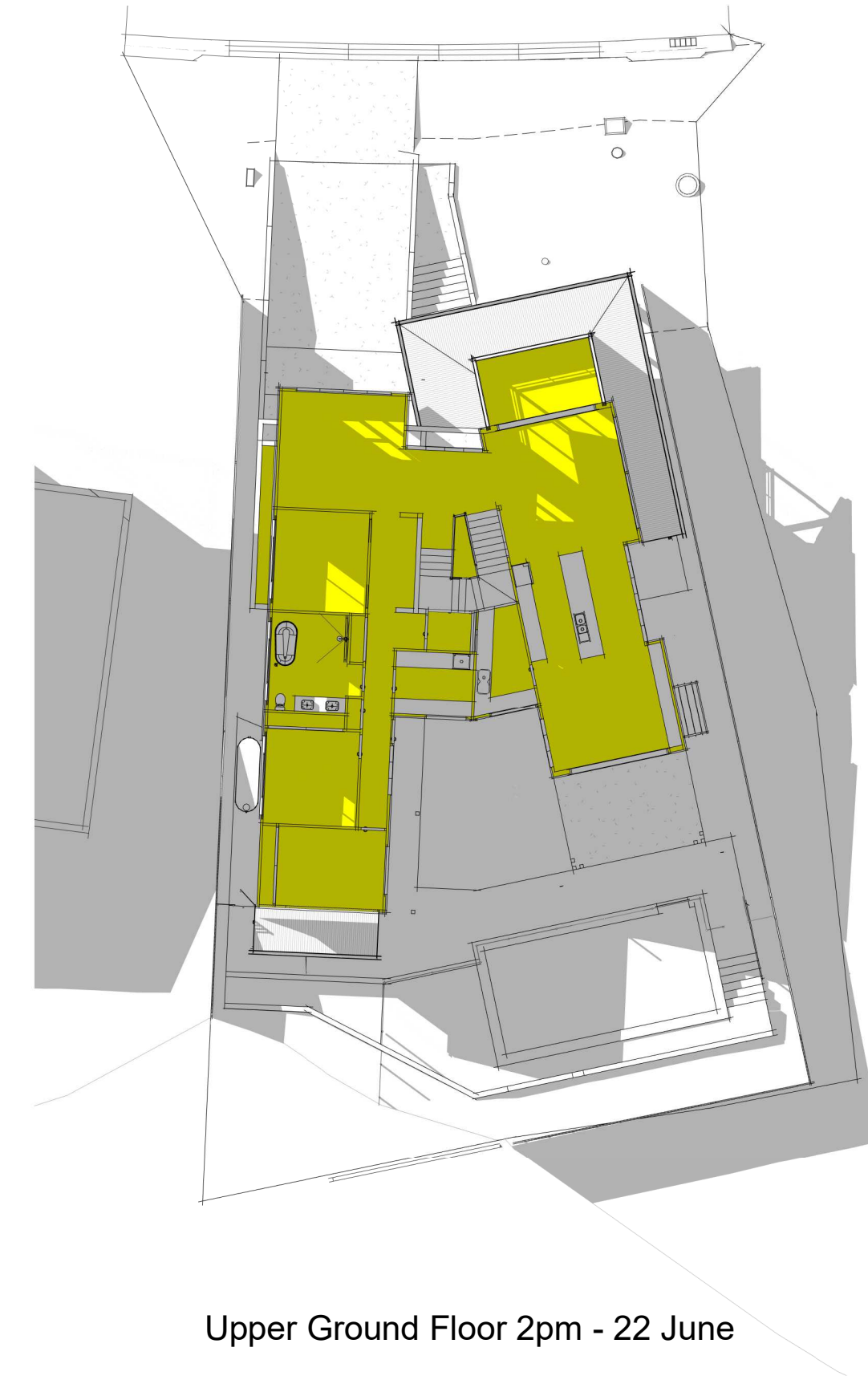
Upper Ground Floor 1pm - 22 June



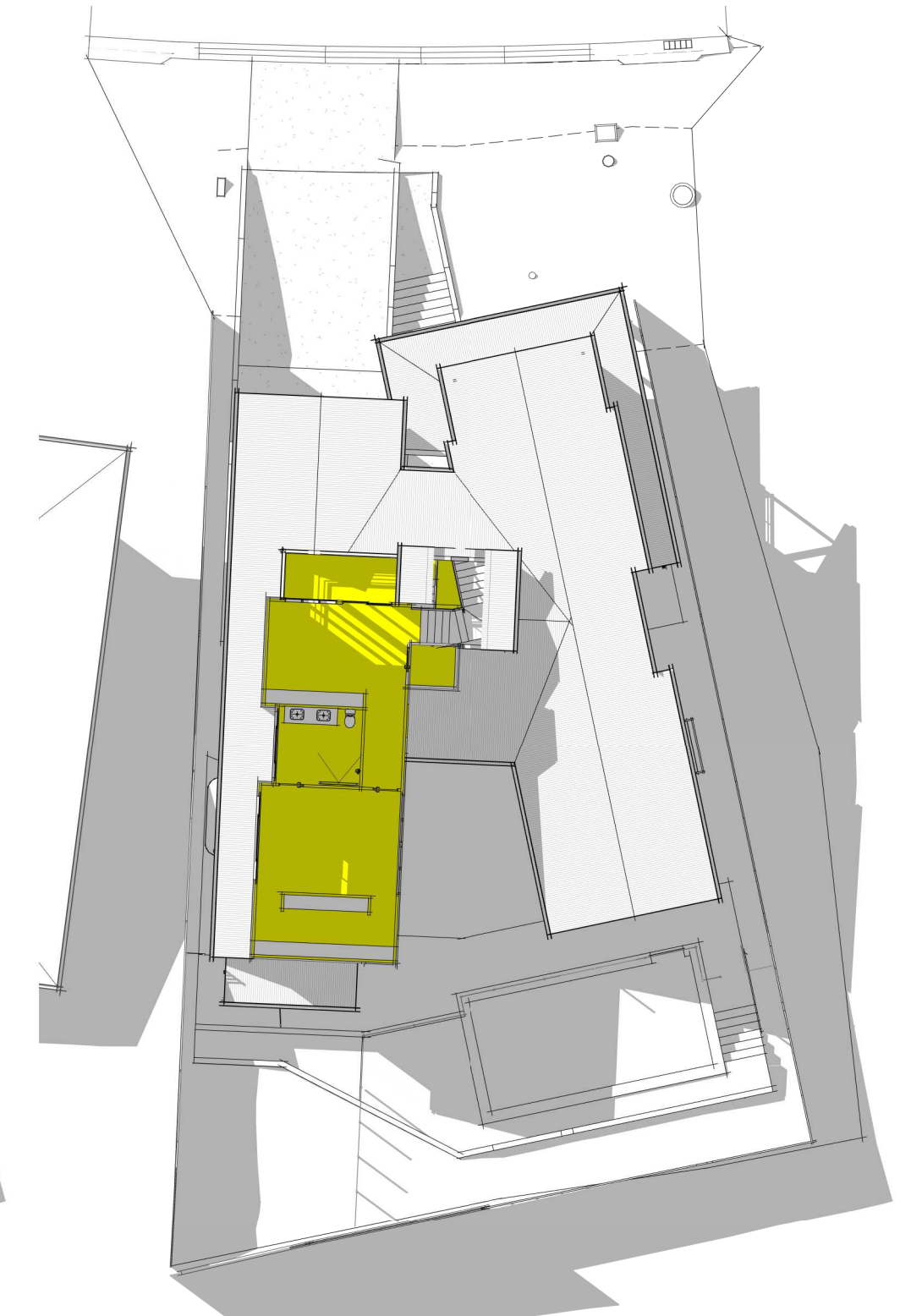
First Floor 1pm - 22 June



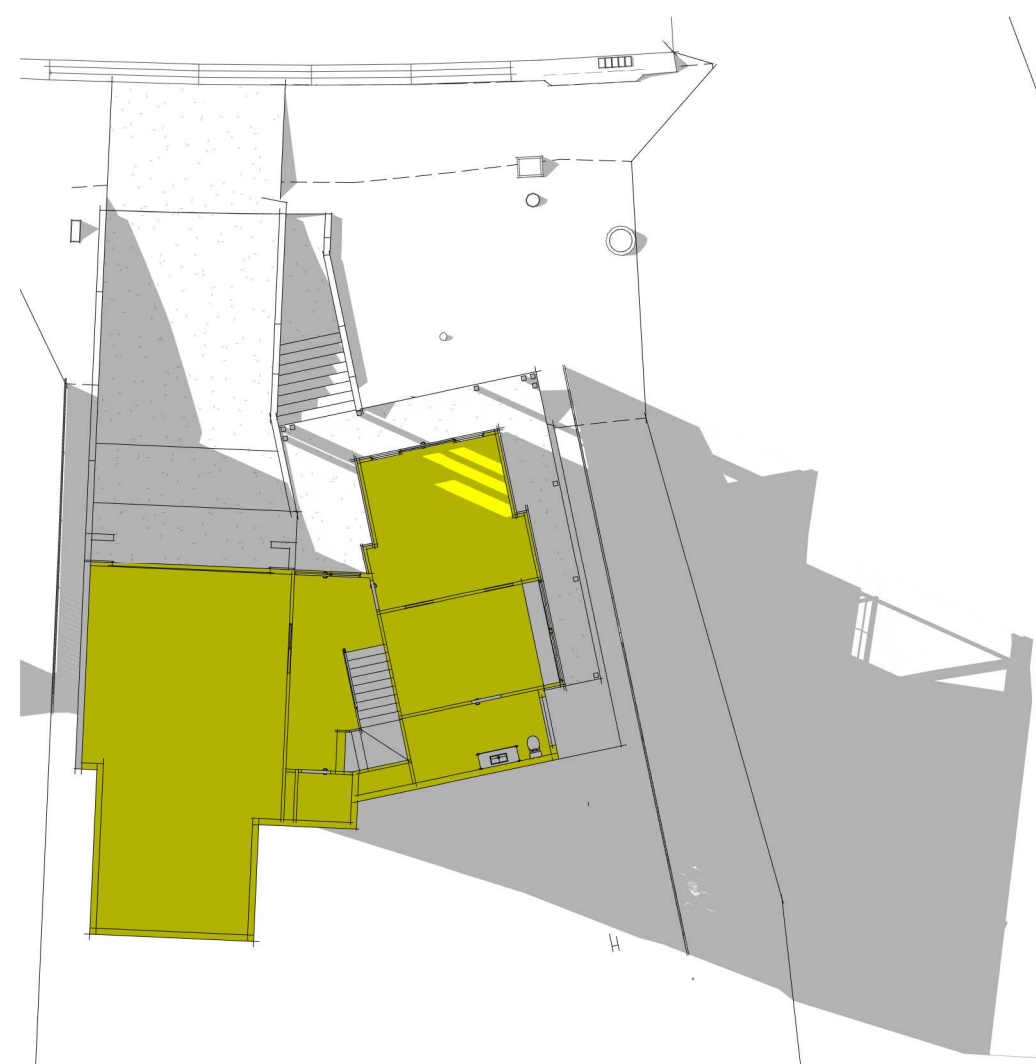
Lower Ground Floor 2pm - 22 June



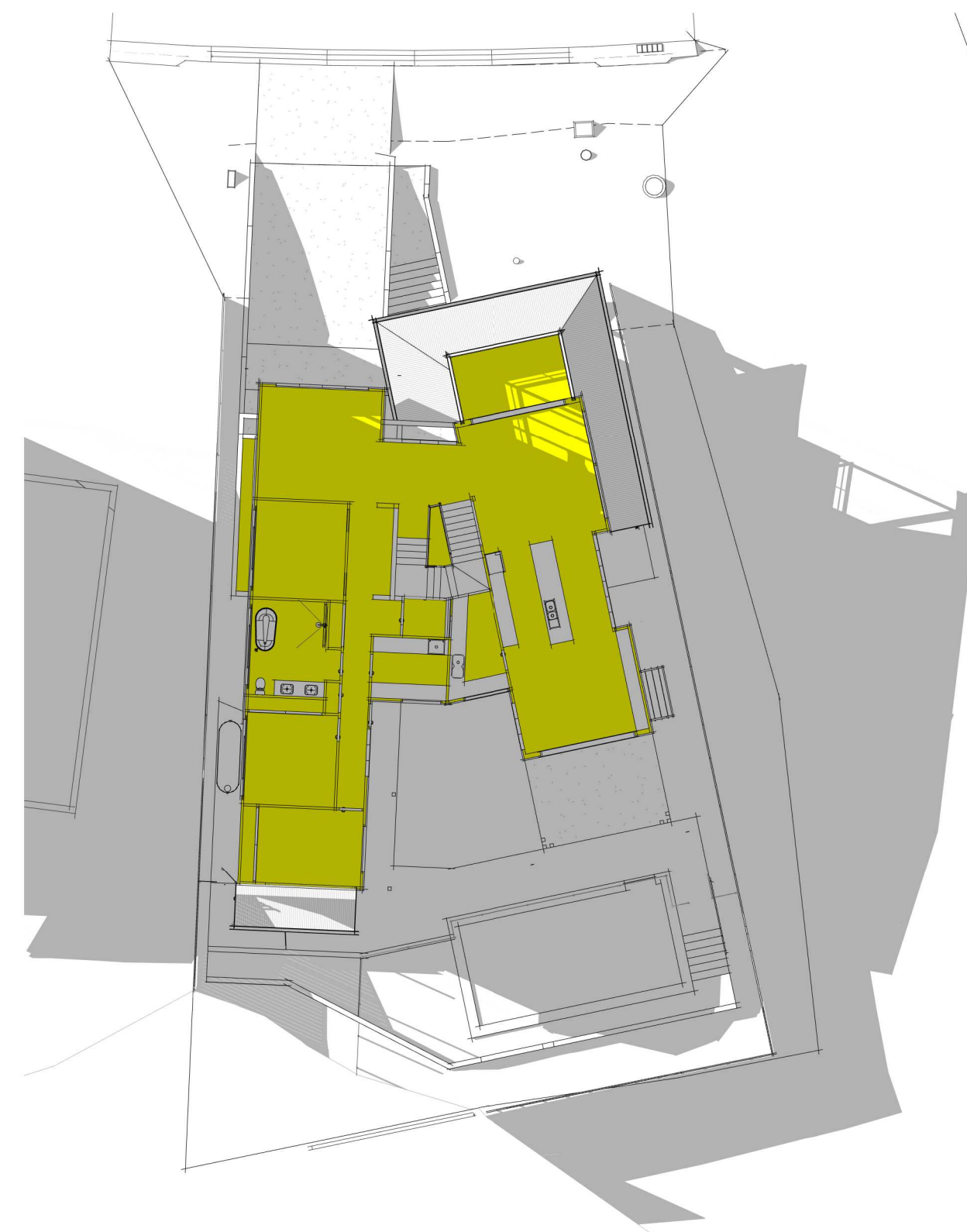
Upper Ground Floor 2pm - 22 June



First Floor 2pm - 22 June



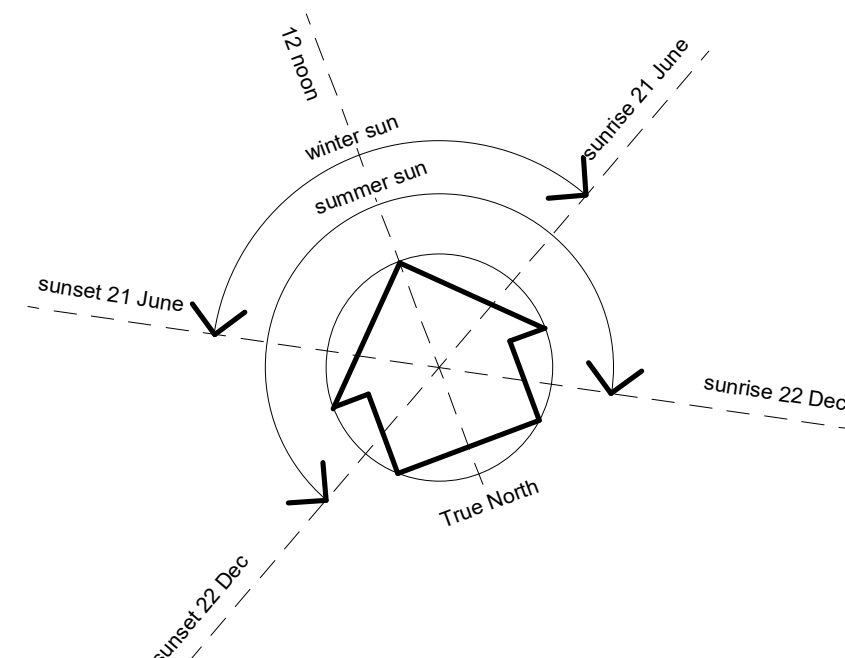
Lower Ground Floor 3pm - 22 June



Upper Ground Floor 3pm - 22 June



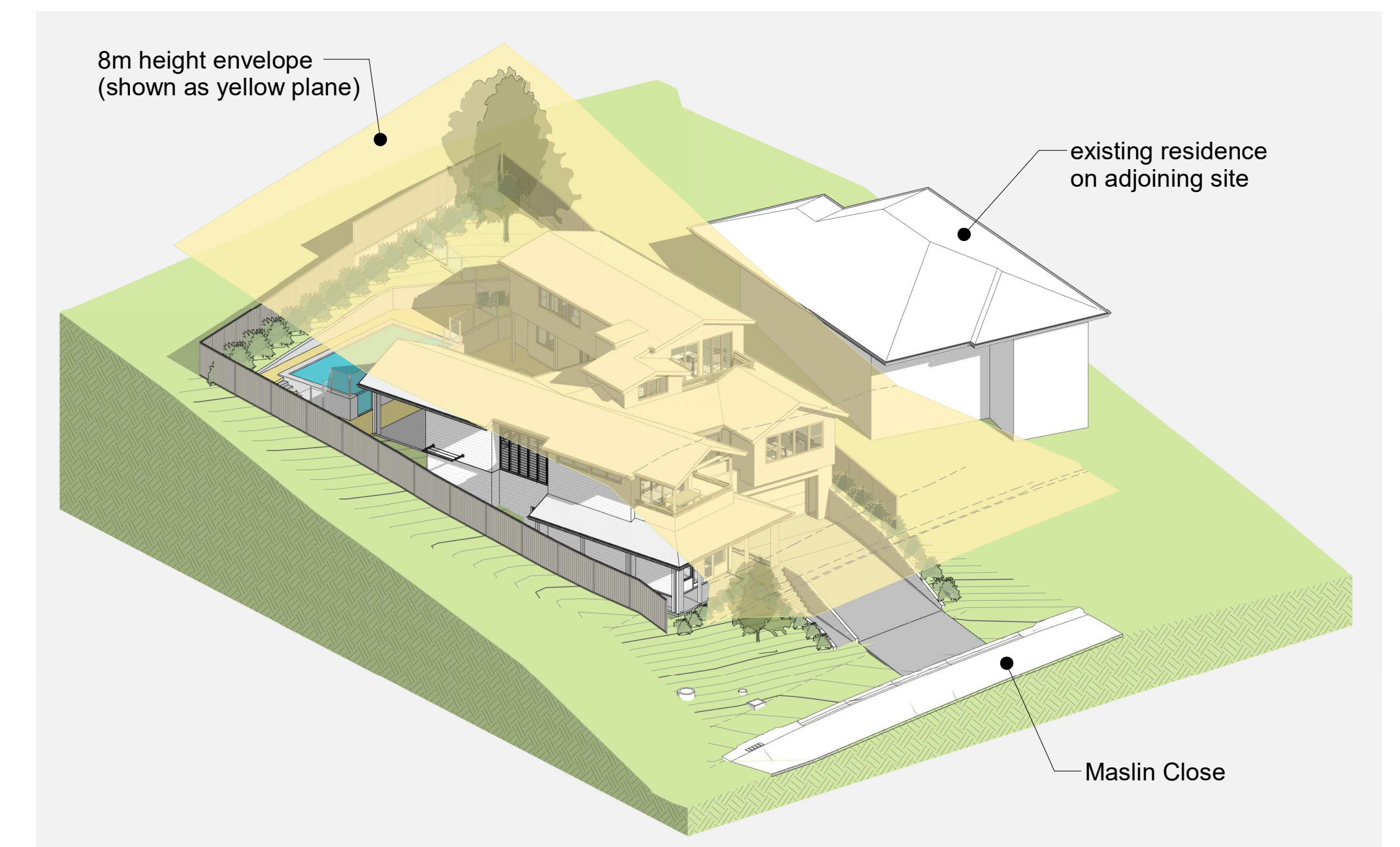
First Floor 3pm - 22 June



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## Proposed Residence

27 Maslin Close, Redhead, NSW  
K & P Hogan



3D Height Envelope Diagram

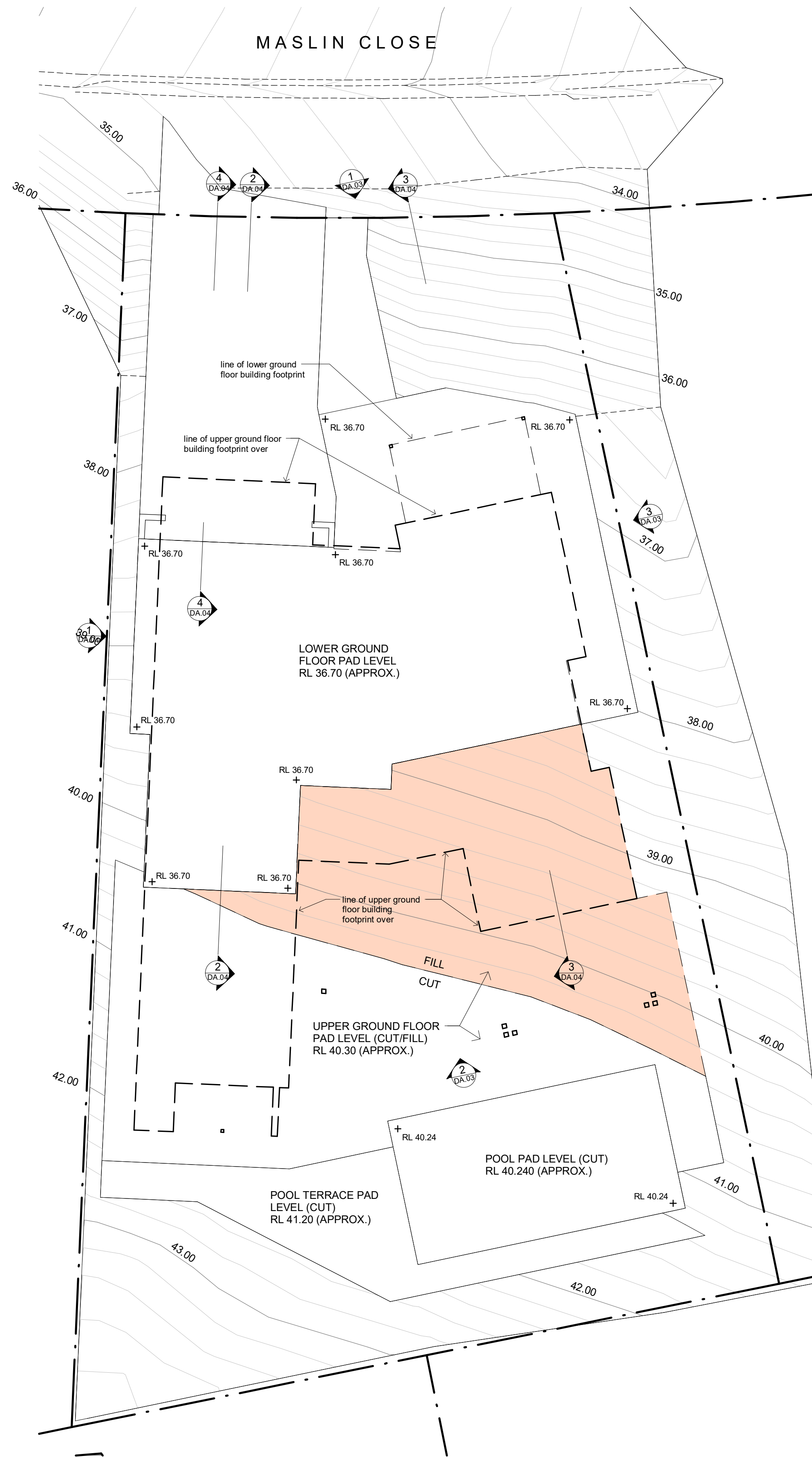
## DEVELOPMENT APPLICATION Shadow Diagrams - Sheet 2 & 3D Height Envelope Diagram

JOB No. : 2331  
SCALE : N.T.S.  
DATE : 01.07.25  
DRAWN : CJF  
CHECKED : GRS

@A1



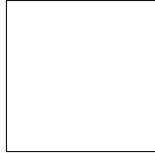

**DA.06**





1 Site Cut & Fill Concept Diagram  
1 : 100

#### External Finishes Schedule

	Roofs Colorbond profile metal roofing Colour : Colorbond 'Windspray'
	Walls Profiled sheet cladding Colour : Dulux 'Natural White'
	Window & door frames (generally) Colour : White
	Accents Selected trims Colour : Dulux 'Tranquil Retreat'

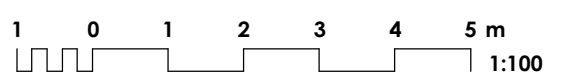
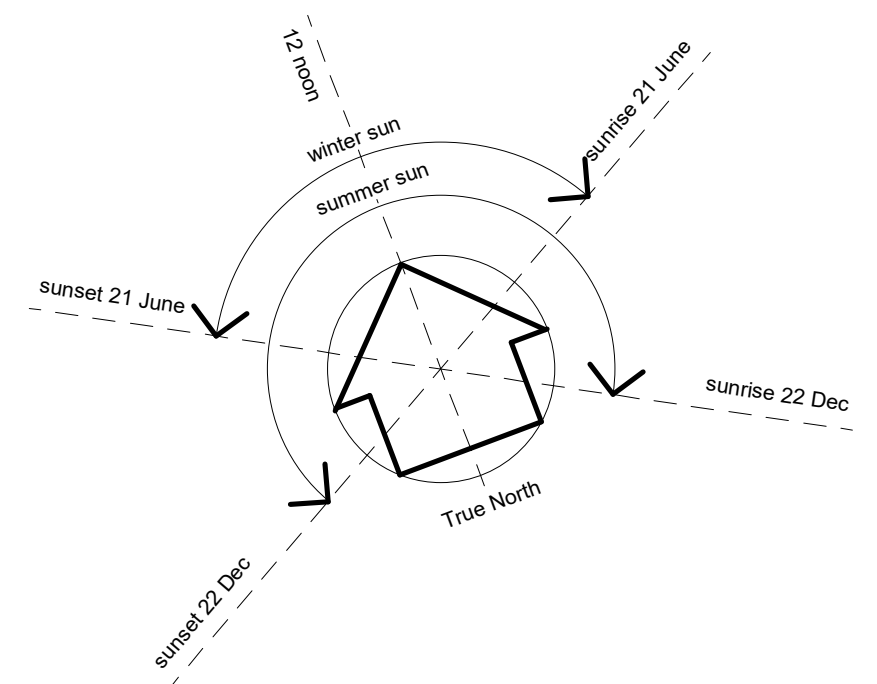
#### NOTE:

Refer to elevations & sections sheets  
DA.03 & DA.04 for proposed materials

The colours mentioned above are  
suggested and subject to availability.  
Substitutions for similar colours, shades,  
materials and the like may be required.

#### NOTES

- This drawing is a concept diagram only and is subject to engineers detailed design for earthworks, retaining walls, footings & slabs.
- Extents of pads and pad levels are indicative only and shall be confirmed prior to commencement of works on the site.



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## Proposed Residence

27 Maslin Close, Redhead, NSW  
K & P Hogan

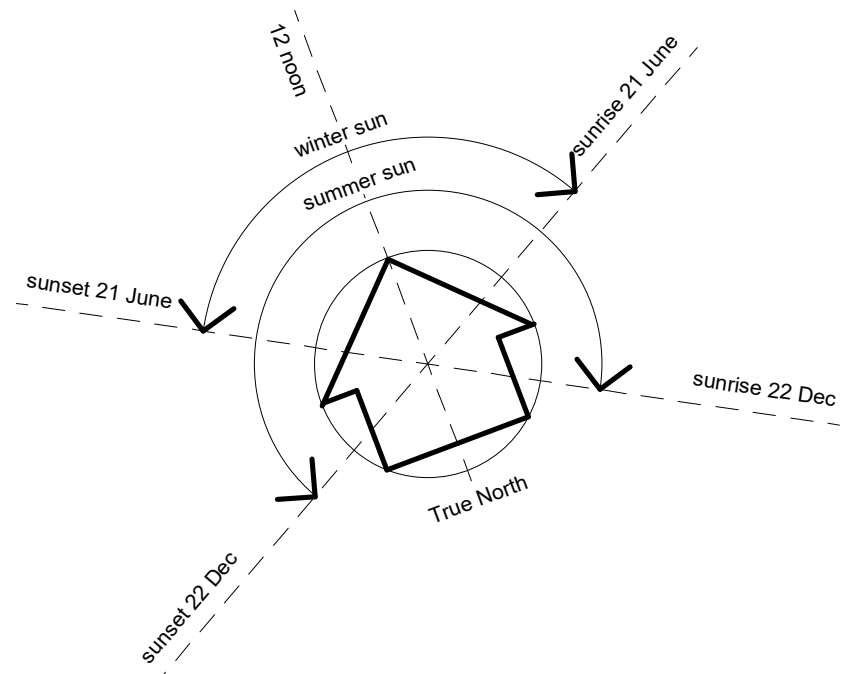
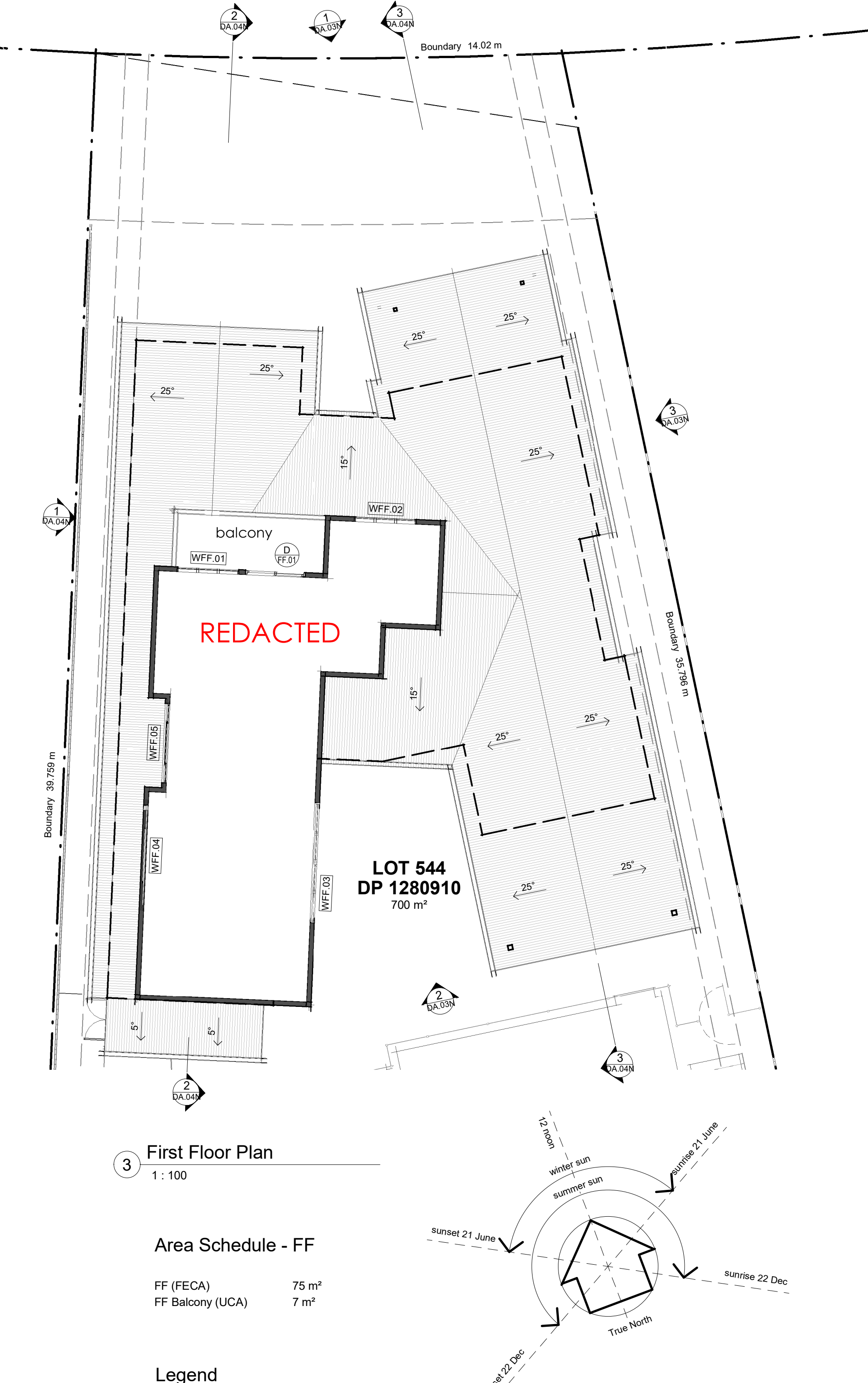
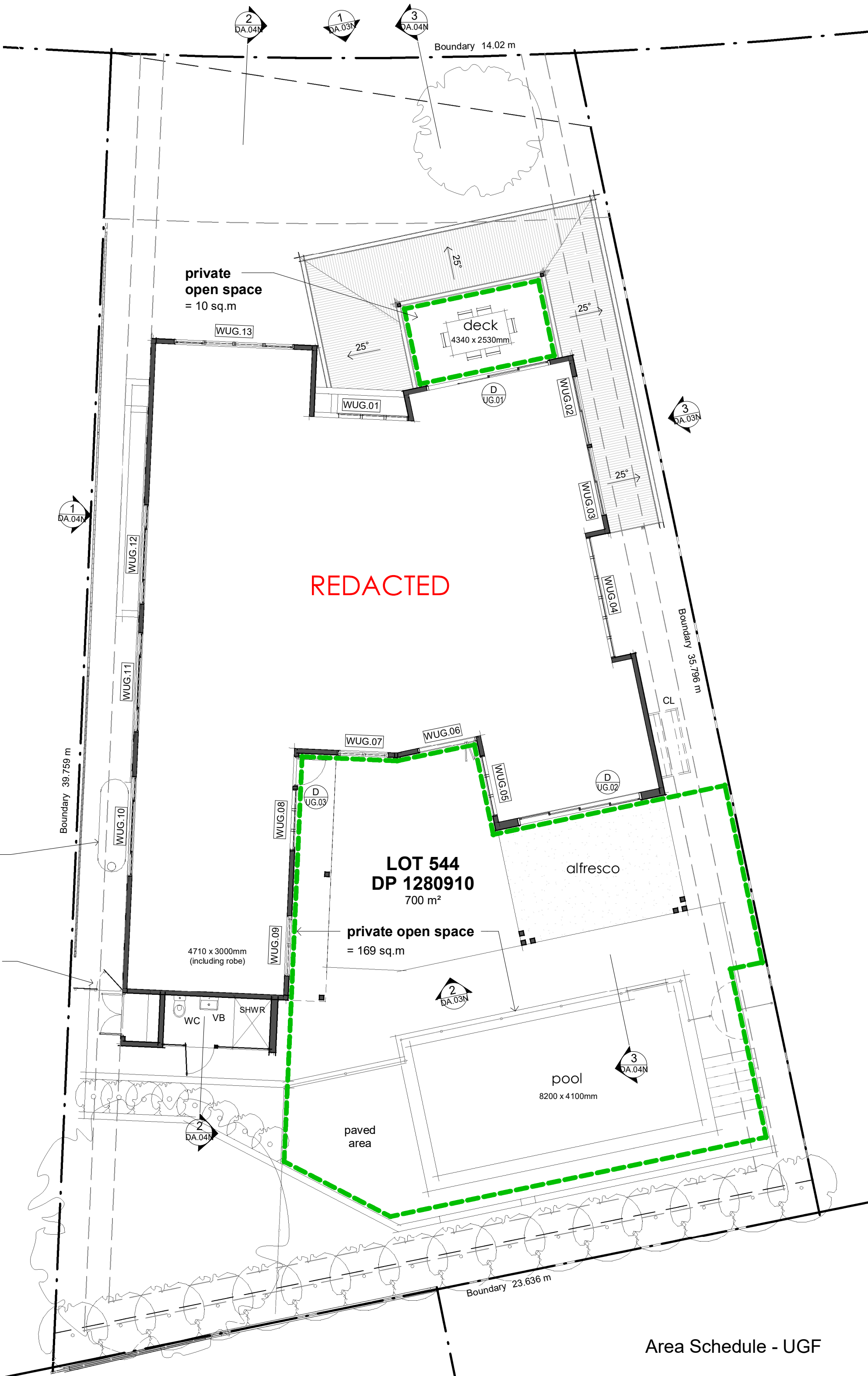
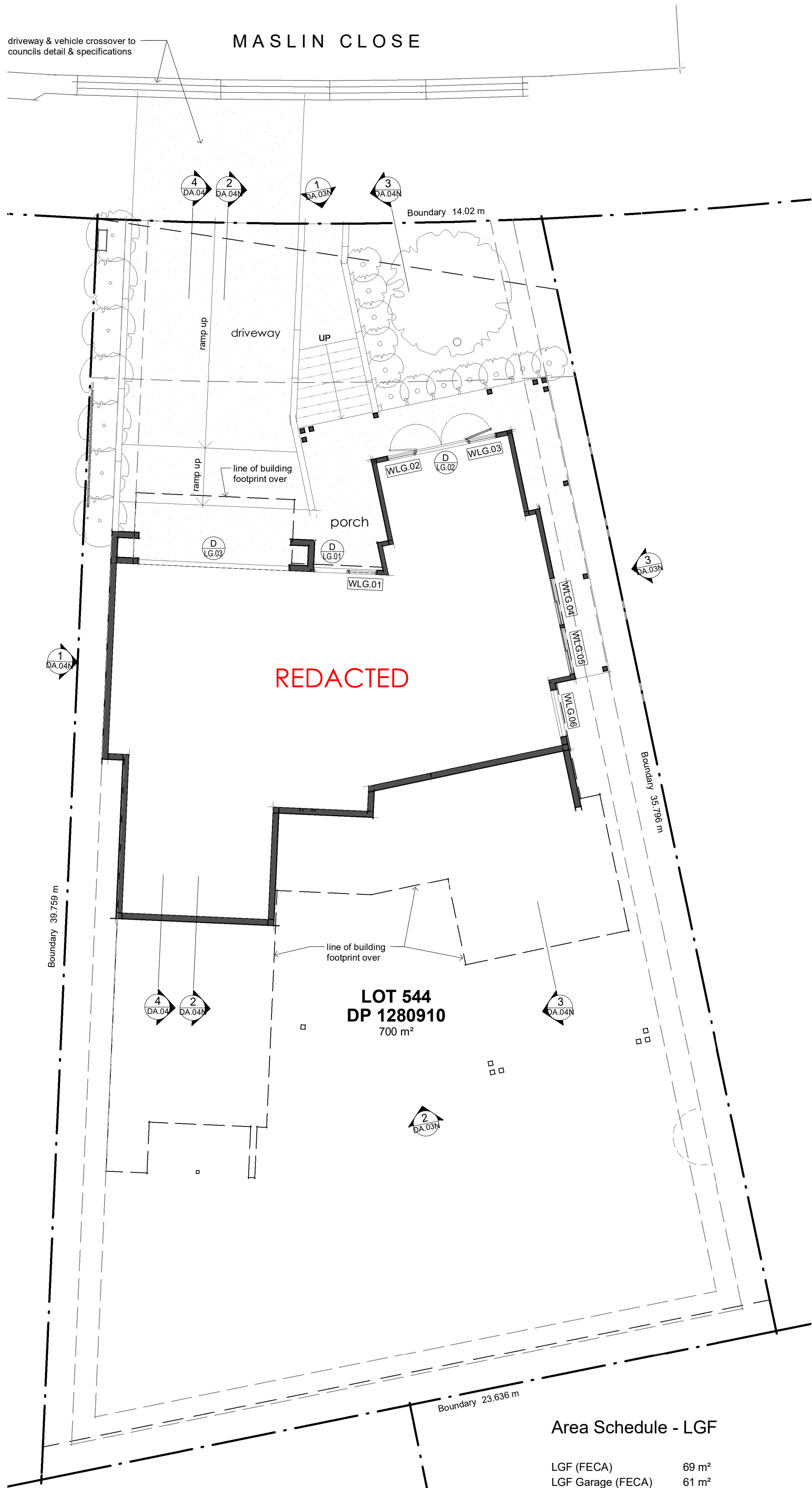
## DEVELOPMENT APPLICATION Site Cut & Fill Concept Diagram & External Finishes Schedule

JOB No. : 2331  
SCALE : 1 : 100  
DATE : 01.07.25  
DRAWN : CJF  
CHECKED : GRS

@A1

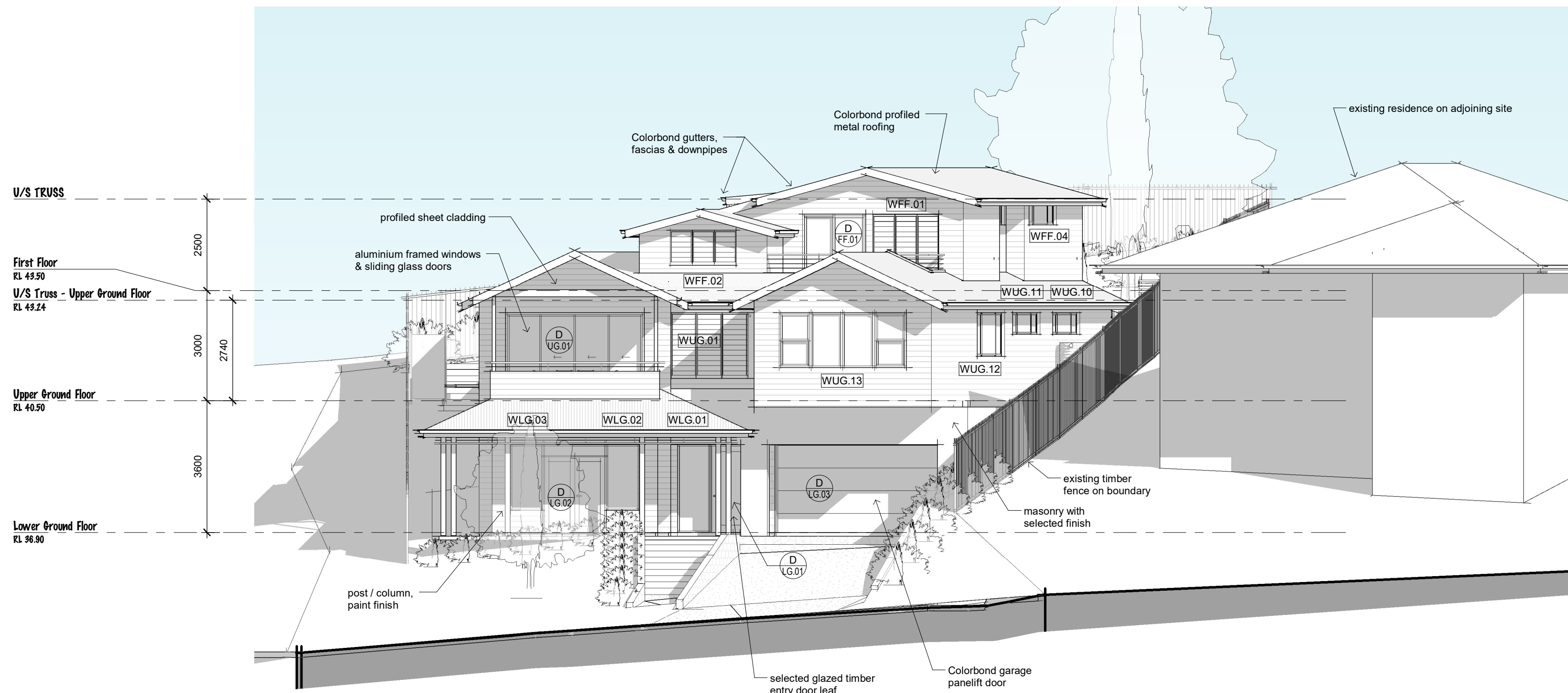
**DA.07**



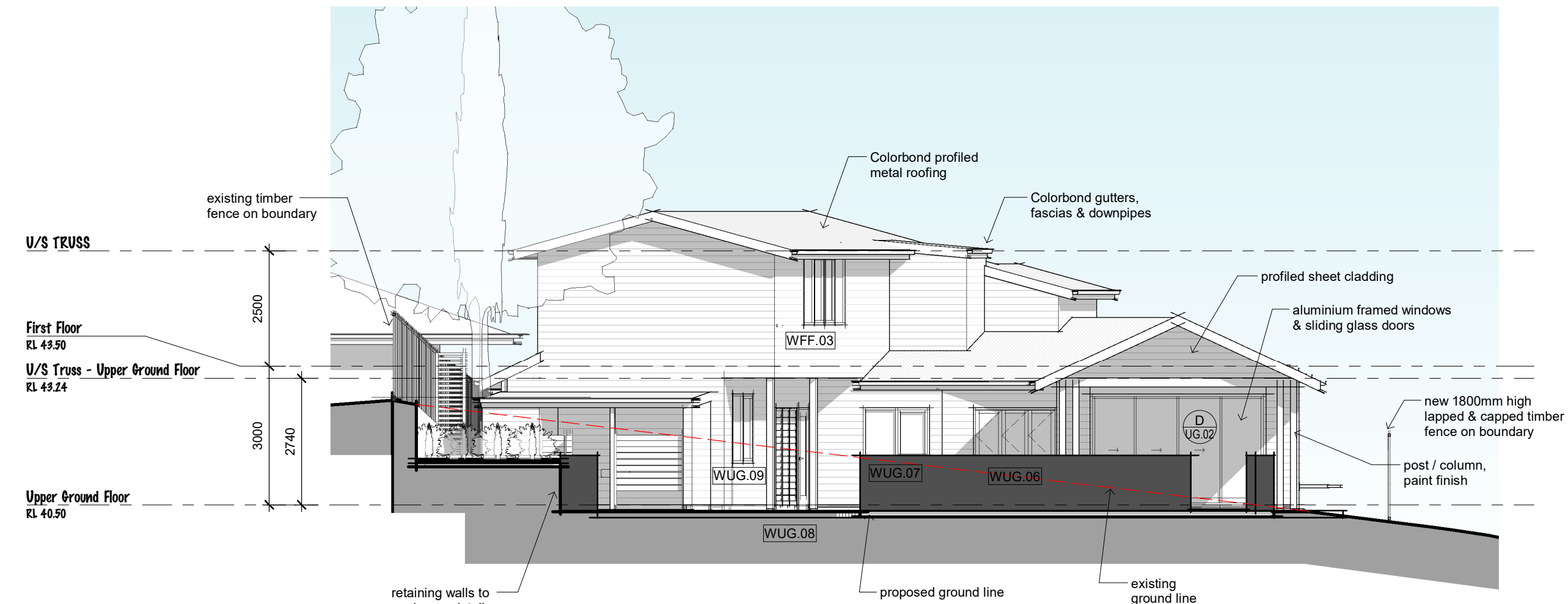


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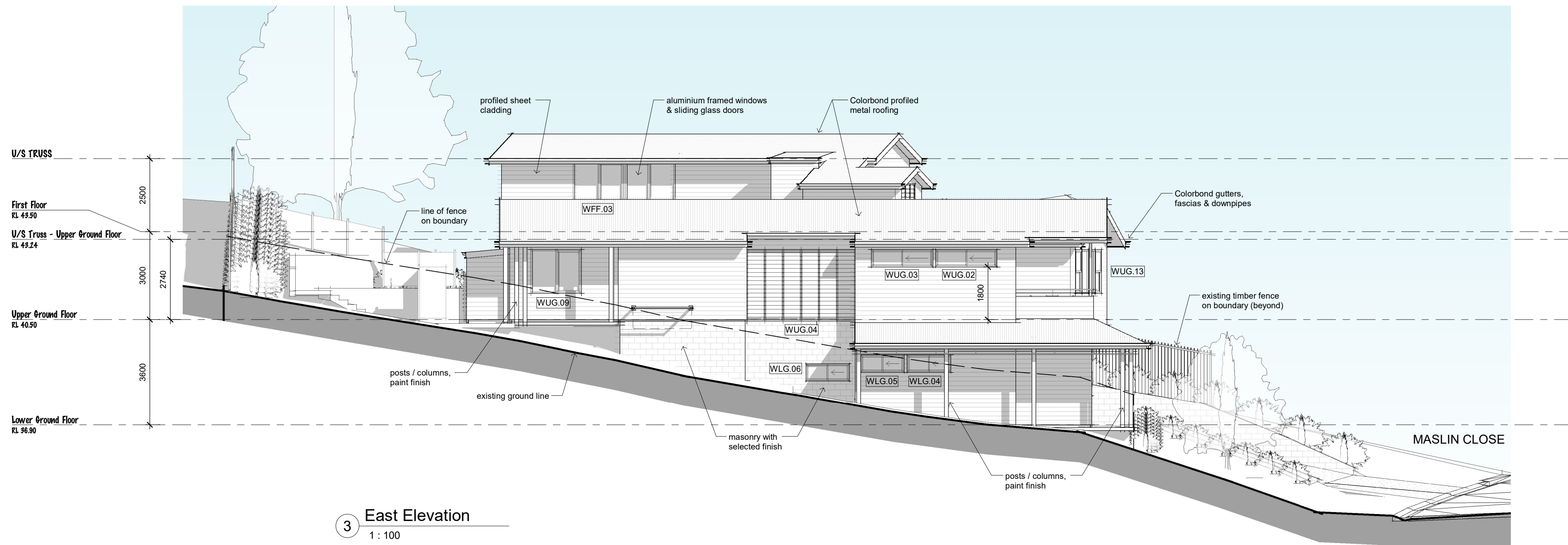




1 North Elevation  
1 : 100



2 South Elevation  
1 : 100



3 East Elevation  
1 : 100

NOTE  
Refer to sheet DA.06 for  
3D Height Envelope Diagram

1 0 1 2 3 4 5 m  
1:100

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## Proposed Residence

27 Maslin Close, Redhead, NSW  
K & P Hogan

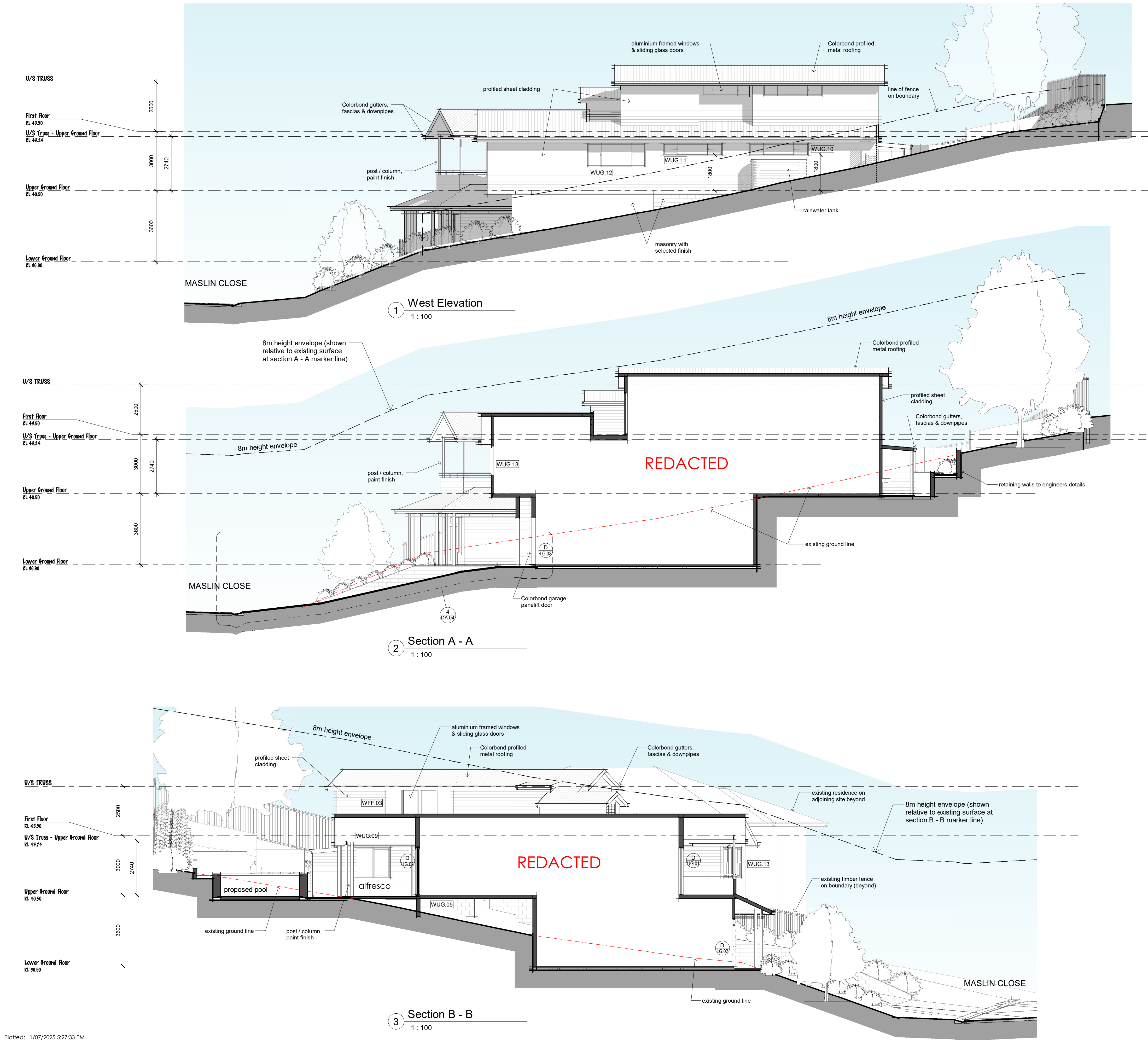
## DEVELOPMENT APPLICATION Elevations - NOTIFICATION DRAWING

JOB No. : 2331  
SCALE : 1 : 100  
DATE : 01.07.25  
DRAWN : CJF  
CHECKED : GRS

@A1

**DA.03N**





BASIX Commitments  
WATER COMMITMENTS

FIXTURES

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**VENTILATION**  
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BASIX Site Details

BASIX CERTIFICATE 1778221S

ASSESSOR DETAILS

ASSESSOR NUMBER DMN/18/1851  
CERTIFICATE NUMBER HR-RHDS6F-01  
CLIMATE ZONE 15  
CEILING FANS - BEDROOM YES  
CEILING FANS - LIVING or OTHER YES

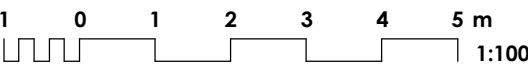
PROJECT DETAILS

LOCATION 27 MASLIN CLOSE, RED HEAD NSW 2430  
LGA MID-COAST COUNCIL  
NEW DWELLINGS 1

SITE DETAILS

SITE AREA 700 m²  
ROOF AREA 194 m²  
RESIDENTIAL CAR SPACES 3  
TOTAL AREA OF GARDEN & LAWN 180 m²

NOTE  
Refer to sheet DA.06 for  
3D Height Envelope Diagram



Plotted: 1/07/2025 5:27:33 PM

Proposed Residence

27 Maslin Close, Redhead, NSW  
K & P Hogan

DEVELOPMENT APPLICATION  
Elevations, Sections & BASIX Commitments -  
NOTIFICATION DRAWING

JOB No. : 2331  
SCALE : 1 : 100  
DATE : 01.07.25  
DRAWN : CJF  
CHECKED : GR5

@A1

DA.04N