



DEVELOPMENT APPLICATION
NOTIFICATION DOCUMENTS

Development Application # 2022 / 123

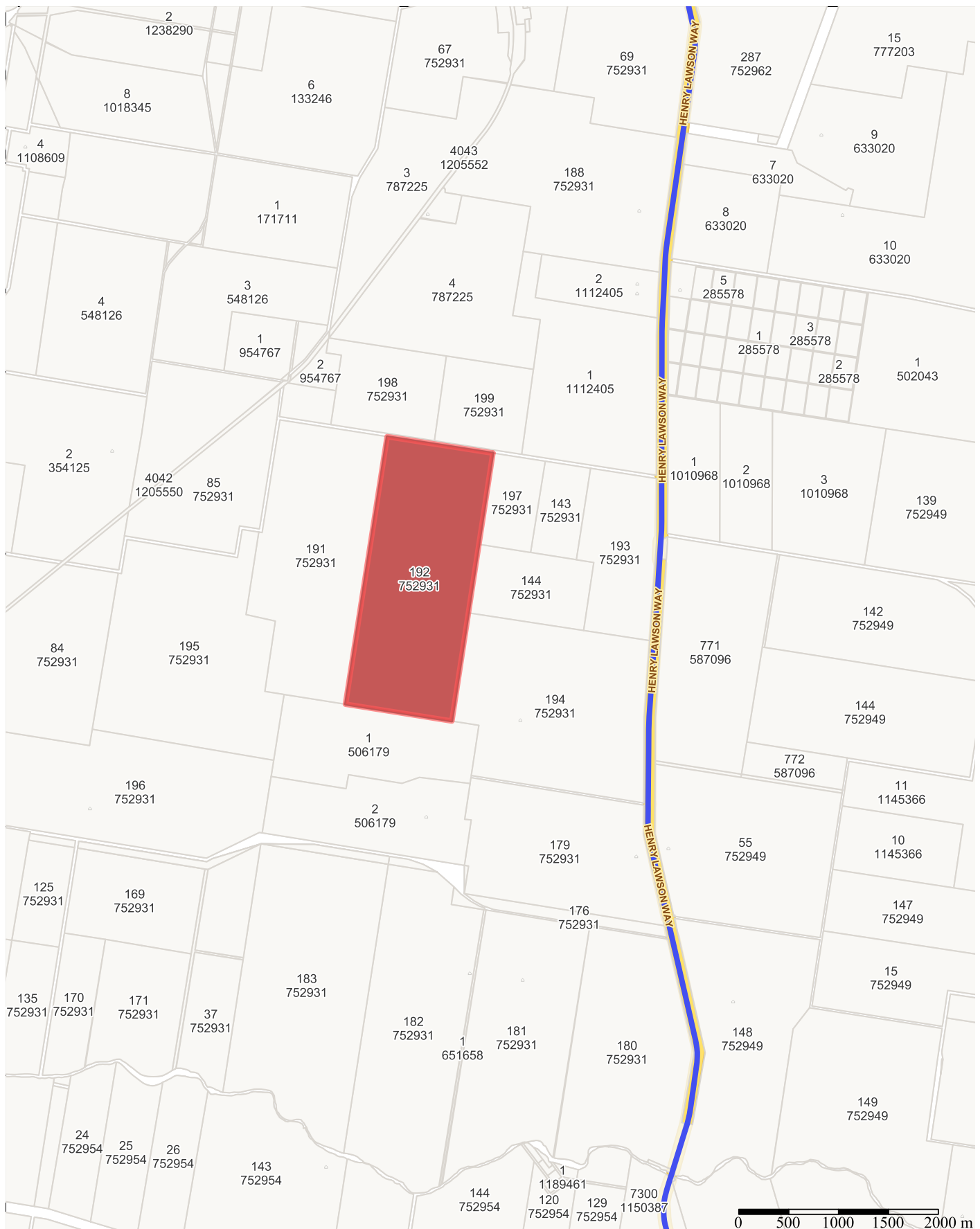
Address: Rainville/199 Rainville Road FORBES

**Proposed Development: New Transportable
Dwelling**

Notification Period Ends: 11 November 2022

Should you require a meeting to discuss this development application with Council's Assessment Team, please see reception to arrange an appointment within the notification period.

Written submissions will be accepted until 5:00pm on the final date of notification, as indicated above.



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Drawn By: Jenny Watts
 Projection: GDA2020 / MGA zone 55
 Date: 27/09/2022 12:09 PM

Map Scale: 1:47665 at A4

LOT 198

EXISTING CROSSOVER

LOT 199

RAINVILLE ROAD

664.26 m 89° 48' 00"

295.32 m 90° 12' 00"

LOT 191

2460.49 m 0° 12' 00"

LOT 192
238.67 hectare

EXISTING DRIVEWAY

2466.72 m 179° 48' 00"

LOT 197

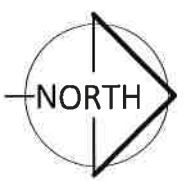
LOT 144

LOT 194

LOT 1
977.07 m 270° 18' 00"

EXISTING SITE PLAN

1 : 10000



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PROPOSED NEW RESIDENCE

Project title

HOMESTEAD 5 AMENDED

Series:

HENDERSON/TROTTER, C & A

Client

**199 RAINVILLE ROAD
FORBES NSW 2871**

Address

EXISTING SITE PLAN

Drawing title

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DESCRIPTION	DATE	ISSUED

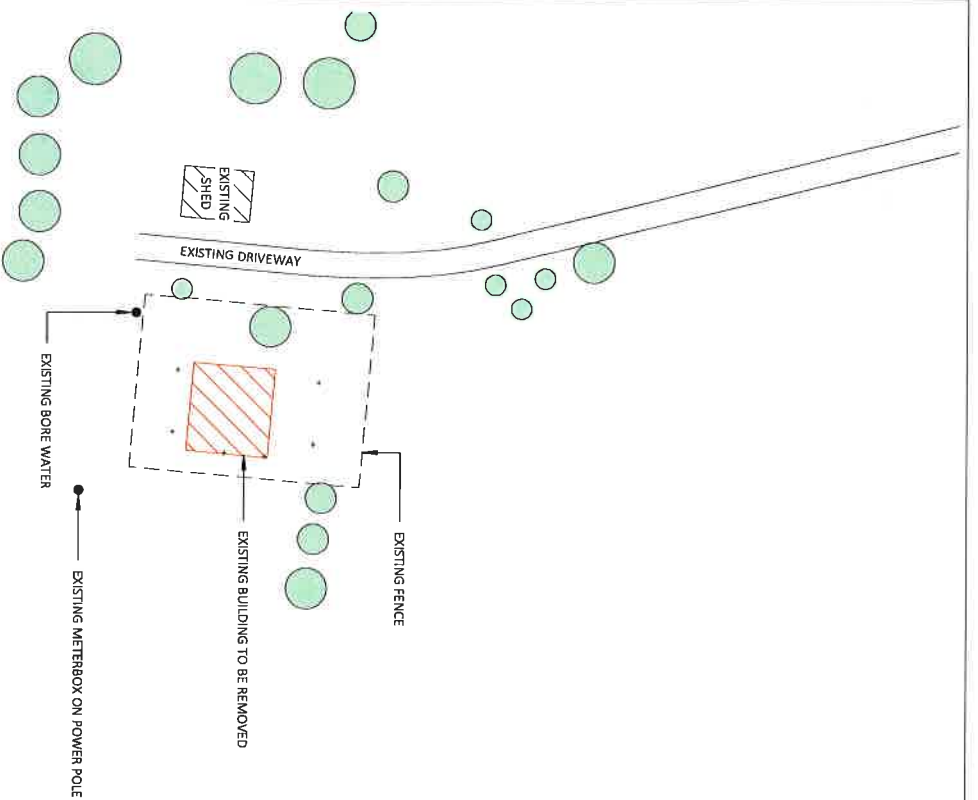
Drawn W S

02 OF 20

1 : 10000

S1024

LOT 192
238.67 hectare



2466.72 m 179° 48' 00"

EXISTING SITE ENLARGEMENT

1 : 1000



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DESCRIPTION

DATE

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Project: **PROPOSED NEW RESIDENCE**

Series: **HOMESTEAD 5 AMENDED**

Scale: **1 : 1000**

Drawn: **WS**

Checked By: **-**

Approved By: **-**

Drawing: **EXISTING SITE ENLARGEMENT**

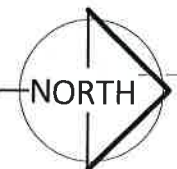
Client: **HENDERSON/TROTTER, C & A**

Address: **199 RAINVILLE ROAD FORBES NSW 2871**

Revision: **15/09/2022 10:54:08 AM**

Project No. **S1024**

Sheet No. **03 OF 20**



STORMWATER

- 90 mm Ø CLASS 6 UPVC STORM WATER LINE LAID TO A MINIMUM OF 1:100 AND CONNECTED TO THE LEGAL POINT OF DISCHARGE TO LOCAL AUTHORITIES REQUIREMENTS. PROVIDE INSPECTION OPENINGS AT 3000mm CTS AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDER GROUND STORMWATER DRAINS SHALL BE NOT LESS THAN:
 - 100mm UNDER SOIL
 - 50mm UNDER PAVED OR CONCRETE AREAS
 - 100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
 - 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

STORMWATER DRAINAGE TO COMPLY WITH AS/NZS 3500.3. LAYOUT SHOWN IS DIAGRAMATIC ONLY. BUILDER OR PLUMBER TO MODIFY LAYOUT PROVIDING DRAINAGE COMPLEES WITH AUSTRALIAN STANDARDS AND LOCAL AUTHORITIES REQUIREMENTS.

ENERGY RATING REQUIREMENTS:

UNLESS PERMITTED OTHERWISE, CLASS ONE BUILDINGS SHALL REACH A 6 STAR ENERGY RATING. 6 STAR RATED DESIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STRAPPED APPROVED PLANS AS PROVIDED BY THE ACCREDITED ENERGY RATER WITHOUT ALTERATION.

IN ORDER TO ACHIEVE A 6 STAR RATING, BUILDER IS TO:

- PROVIDE R2.0 INSULATION TO EXTERNAL WALLS.
- PROVIDE R4.0 INSULATION TO CEILINGS.
- WEATHERSTRIP EXTERNAL DOORS.
- SEAL GAPS & CRACKS.
- EXHAUST FANS TO BE FITTED WITH "DRAFT STOPPA" OR APPROVED SIMILAR SEALING DEVICE.
- WINDOW SIZE, OPERATION, GLAZING TYPE AND MANUFACTURER (IF SPECIFIED) TO BE AS PER WINDOW SCHEDULE. ALL WINDOWS TO BE FITTED WITH WEATHER SEALS TO OPERABLE WINDOW SASHES.
- A MINIMUM 2000 LITRE RAINWATER TANK FILLED FROM A ROOF AREA NO LESS THAN 50m² CONNECTED TO WCS FOR FLUSHING OR AN APPROVED SOLAR OR HEAT PUMP HOT WATER SERVICE TO BE PROVIDED AT A COST TO THE CLIENT.

GAPS & CRACKS:

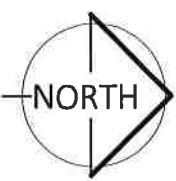
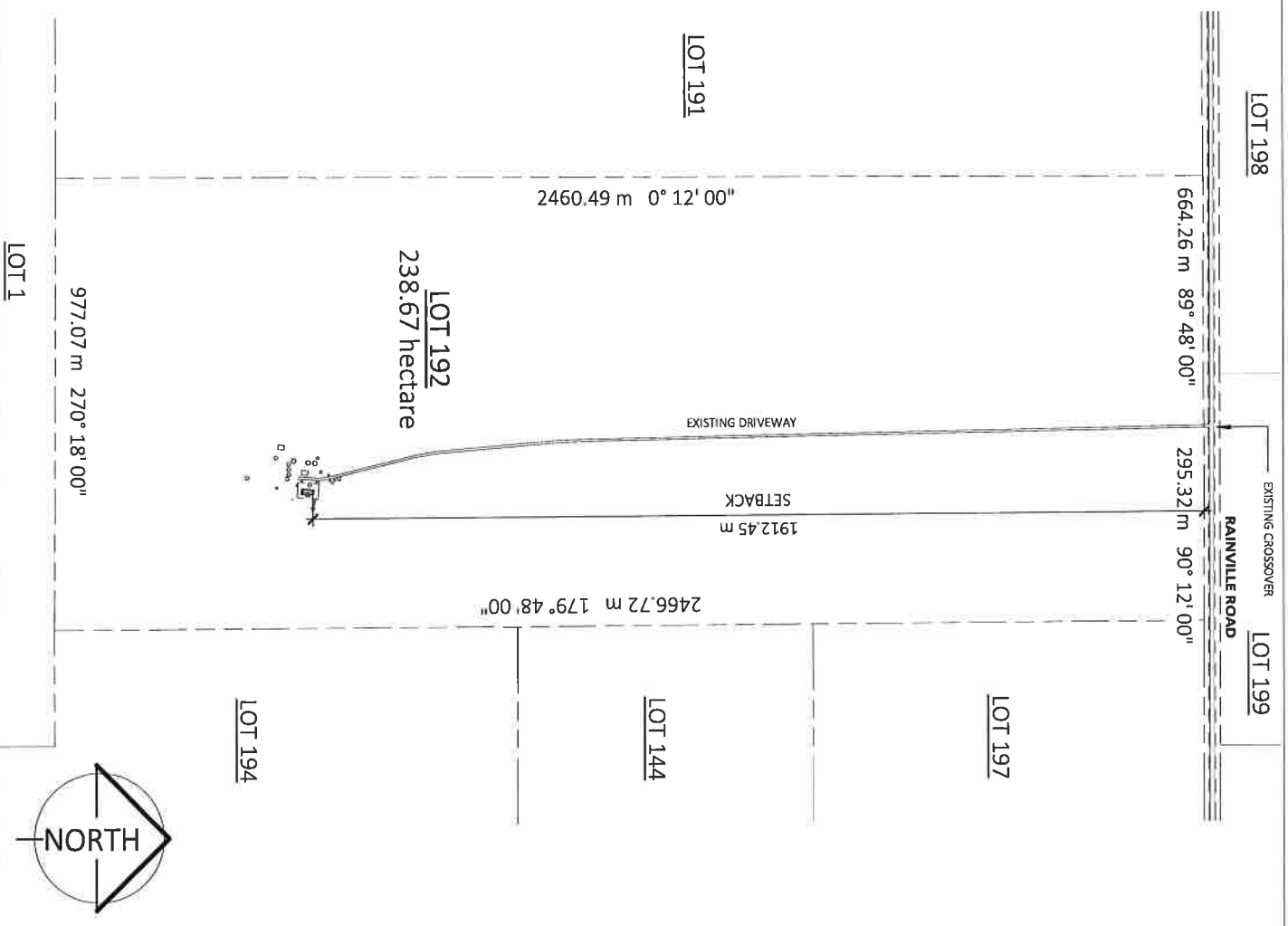
BUILDER TO PROVIDE A CONTINUOUS IMPERMEABLE BARRIER WITH THE DOUBLE SIDED SISALATION FOIL. PAY PARTICULAR ATTENTION TO:

- 1) TAPING JOINS AND AROUND PENETRATIONS (SUCH AS PLUMBING SERVICES).
- 2) ENSURE THAT THE MATERIAL COVERS THE GAP BETWEEN STUDS AND DOOR AND WINDOW FRAMES. IF FLASHING ATTACHES TO WINDOW FRAMES, FLASHING SHOULD BE TAPED OVER SISALATION FOIL.

SETOUT NOTE:

BUILDER TO ENSURE AT SETOUT STAGE THAT ALL DIMENSIONS (SPECIALLY SETBACKS FROM BOUNDARIES) ARE CORRECT PRIOR TO EXCAVATION AND ORDERING OF MATERIALS. REPORT ANY DISCREPANCIES TO SWANBUILD IMMEDIATELY.

PROPOSED SITE PLAN
1 : 10000



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PROPOSED NEW RESIDENCE
Project title

HOMESTEAD 5 AMENDED
Series:

HENDERSON/TROTTER, C & A
Client

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Address

PROPOSED SITE PLAN
Drawing title

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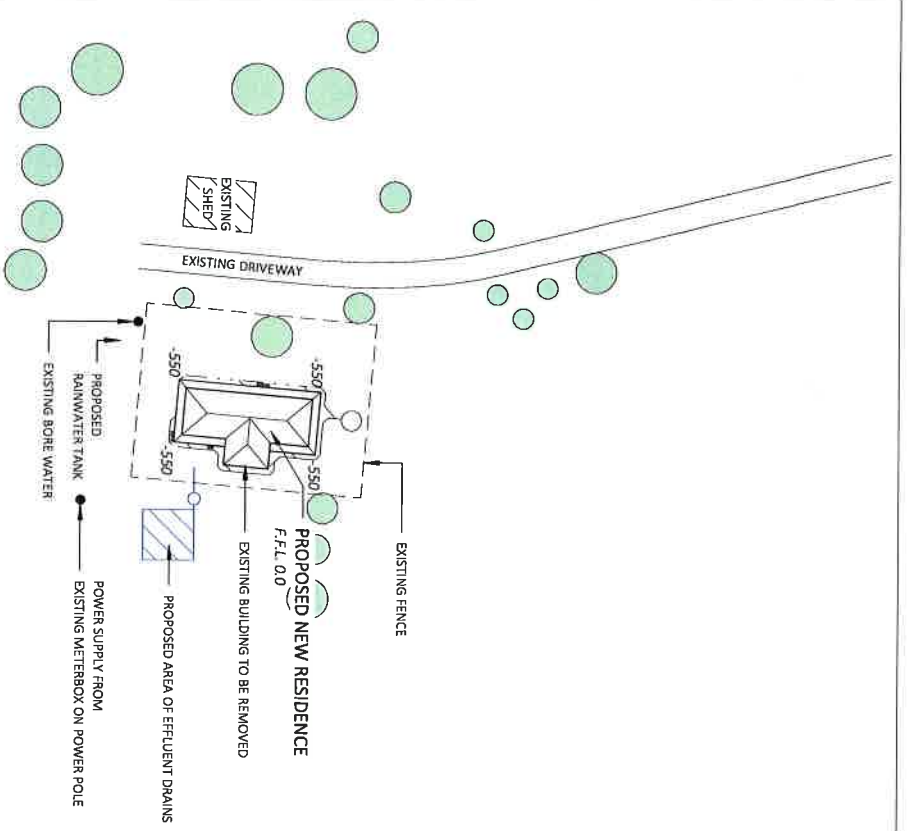
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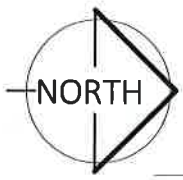
2466.72 m 179° 48' 00"

LOT 192
238.67 hectare

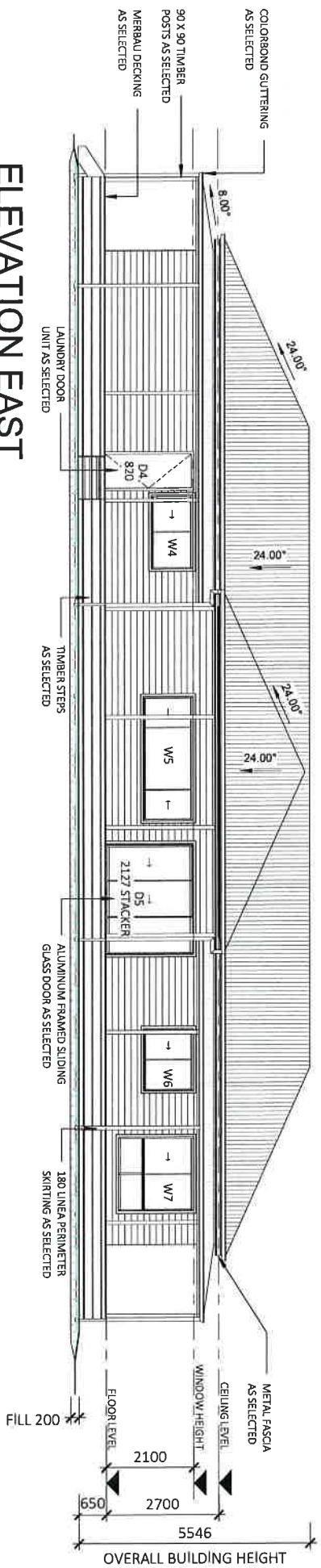


PROPOSED SITE ENLARGEMENT

1 : 1000

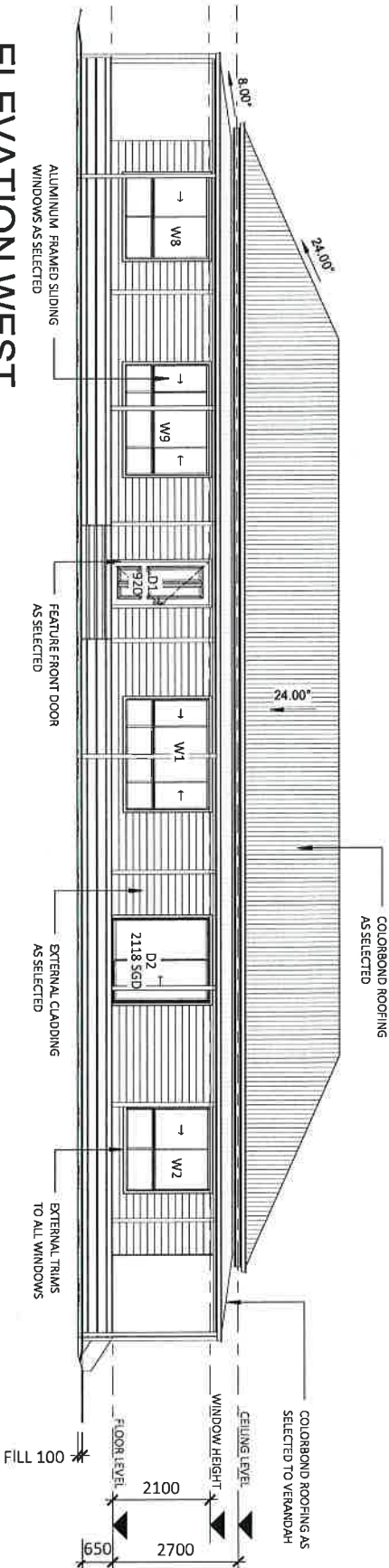


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Project: PROPOSED NEW RESIDENCE			
Series: HOMESTEAD 5 AMENDED			
Scale: 1 : 1000	Client Manager:		
Drawn: W S	Project Manager:		
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Approved By: -			
Drawing: PROPOSED SITE ENLARGEMENT	Client: HENDERSON/TROTTER, C & A		
	Address: 199 RAINVILLE ROAD FORBES NSW 2871		
Revision:			
Project No. S1024	Sheet No.	15/09/2022 10:54:09 AM	05 OF 20



ELEVATION EAST

1 : 100



ELEVATION WEST

1 : 100

NOTE:
REFER TO COLOUR SELECTIONS
DOCUMENT FOR ALL SELECTIONS,
MATERIALS, COLOURS AND FINISHES.



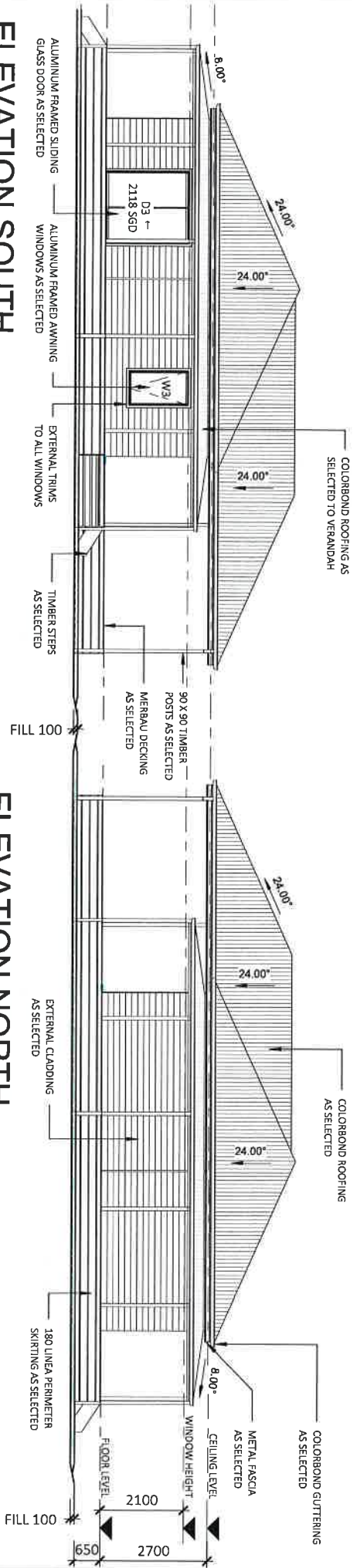
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Project: PROPOSED NEW RESIDENCE		
Series: HOMESTEAD 5 AMENDED		
Scale: 1 : 100		
Drawn: WS		
Client Manager:		
Project Manager:		
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Project: PROPOSED NEW RESIDENCE	Drawing: ELEVATIONS EAST & WEST
Series: HOMESTEAD 5 AMENDED	Client: HENDERSON/TROTTER, C & A
Scale: 1 : 100	Address: 199 RAINVILLE ROAD FORBES NSW 2871
Drawn: WS	Revision:
Client Manager:	15/09/2022 10:54:11 AM
Project Manager:	Project No. S1024
Checked By: -	Sheet No. 08 OF 20
Approved By: -	



ELEVATION SOUTH

1 : 100

ELEVATION NORTH

1 : 100

WINDOW & EXTERNAL DOORS SCHEDULE

MARK	TYPE	DESCRIPTION	HEAD HEIGHT	HEIGHT	WIDTH	GLAZING	LOCATION	COMMENTS	AREA
W1	1824	ALUMINIUM SLIDING WINDOW	2100	1800	2400	DOUBLE CLEAR	FAMILY LOUNGE		4.3 m ²
W2	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	BED 1		3.2 m ²
W3	1509A	ALUMINIUM AWNING WINDOW	2100	1500	900	SINGLE CLEAR	ENS		1.4 m ²
W4	1018	ALUMINIUM SLIDING WINDOW	2100	1000	1800	SINGLE CLEAR	L'DRY/MUD		1.8 m ²
W5	1230	ALUMINIUM SLIDING WINDOW	2100	1200	3000	DOUBLE CLEAR	KITCHEN		3.6 m ²
W6	1215	ALUMINIUM SLIDING WINDOW	2100	1200	1500	SINGLE CLEAR	BATH		1.8 m ²
W7	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	BED 3		3.2 m ²
W8	1818	ALUMINIUM SLIDING WINDOW	2100	1800	1800	DOUBLE CLEAR	BED 2		3.2 m ²
W9	1824	ALUMINIUM SLIDING WINDOW	2100	1800	2400	DOUBLE CLEAR	KIDS LOUNGE		4.3 m ²
D1	920	TIMBER HINGED ENTRY DOOR	2100	2100	920		ENTRY	DOOR SIZE TBC	2.69 m ²
D2	2118 SGD	ALUMINIUM SLIDING GLASS DOOR	2100	2100	1800	DOUBLE CLEAR	STUDY		1.9 m ²
D3	2118 SGD	ALUMINIUM SLIDING GLASS DOOR	2100	2100	1800	DOUBLE CLEAR	BED 1		3.8 m ²
D4	820	TIMBER HINGED SINGLE DOOR	2065	2065	820		L'DRY/MUD		3.8 m ²
D5	2127 STACKER	ALUMINIUM SLIDING GLASS STACKER DOOR	2100	2100	2700	DOUBLE CLEAR	MEALS		1.7 m ²
EXTERIOR: 5									16.9 m ²

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND. REFER TO FLOOR PLAN & ELEVATIONS FOR OPENING DIRECTION. ARROW DETERMINES WHICH WAY THE DOOR OR WINDOW OPENS.

NOTE:
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Series: **HOMESTEAD 5 AMENDED**
Scale: **1 : 100**
Drawn: **WS**
Client Manager:
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Drawing: **ELEVATIONS NORTH & SOUTH**
Client: **HENDERSON/TROTTER, C & A**
Address: **199 RAINVILLE ROAD FORBES NSW 2871**
Revision:
Project No: **S1024**
Sheet No: **09 OF 20**

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