

**Aldinga Arts Eco Village  
Development Application for Lots  
October 2009**

**1 Applicant Details**

<p><b>1.1 The Applicant</b></p> <p>Name: Aldinga Arts Eco-Village Lot Number: Street Address: Postal Address: Telephone (Home): Telephone (Work): Fax: E-mail:</p>	<p><b>Principal Designer for the Applicant.</b></p> <p>Name: Phone Number: Email:</p> <p>Principal Designer to be contacted if questions?  YES / NO</p>
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**2 Package (note line referring to bible)**

An application is required to the BDC as required by Clause 18 of the AAEV bylaws. The following items need to be provided for consideration by the BDC. Two hardcopies copies of the documentation are to be provided. See "AAEV Building Design Guidelines" for assistance in understanding of the elements covered by this application form.

Information	Description	Included (✓)
<b>Plans</b>		
Site Plan	Provide a drawing showing the location of the building/s on the lot and the position of buildings on adjacent lots (if any). Show cut and fill (if any).	
Floor Plan	Provide a typical architectural drawing of the proposed floor plan of the building/s.	
Ventilation Plan	Provide a sketch showing the movement of air through the building and the air entry/exit points for summer. Can be hand drawn on plan views and/or section views.	
Building Elevations	Provide a typical architectural drawing showing all elevations of the proposed building, with particular reference to the height of the building relative to the natural ground level.	
Shadow Plans	If there are impacts with neighbour's lots in regards to shadowing, provide a drawing showing the relevant shadowing effects.	
External Plumbing Plan	Provide a drawing showing position and arrangement of water tanks, tank-filling arrangement, pumps and stormwater/tank overflows.	
Landscape Plan	Provide a concept plan, including basic details of plantings (based on the vegetation guidelines), siting of paths, outdoor paving, retaining walls, raised earth planters, screens, sheds, animal enclosures, water tanks, washing lines, driveways, car parking areas and refuse storage areas.	
<b>Other Information</b>		
Material Specifications	If not shown on the drawings, provide a separate document indicating the specification of the materials.	
External Colour Descriptions	Show colours of the roof, walls, fascias, window and doorframes on the elevation drawings or describe in a separate document. Where non-colourbond, colour swatches or samples should be provided.	
Neighbours Consultation	Provide letters or emails from neighbours confirming that they have sighted the proposed plans and whether they do or do not have any objections.	

Signed by Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

<b>Acknowledgments (please tick box to acknowledge your understanding and agreement)</b>			
All bylaws	17.2	Please confirm that this proposal to the best of your knowledge complies with the requirements of part 4 of the AAEV bylaws.	
Scheme Description	17.1	Please confirm that this proposal to the best of your knowledge complies with the scheme description.	
Non use of PVC	22.1.1	Please confirm that no PVC is being used, either in the ground, near the ground or in contact with potable water. Includes in-ground waste plumbing, downpipes and electrical and communication conduits.	
Non use of Arsenics	22.1.2	Please confirm that no timber will be used that is treated with chromium, arsenic or creosote	
Zincalume in walls	23.4.7	Please confirm that zincalume will not be used in external walls	
Fencing on street front	28	Please confirm that fencing of any kind will not be used on the street front.	
Sheet Metal Fencing	31	Please confirm that fencing will not utilise sheet metal as a material.	
Water entry point	83.1	Please confirm that street water will enter storage tanks 75mm above the overflow.	
Volume of water storage	83	Please confirm that more than 10,000 litres of water storage will be connected.	
Pet Enclosures	29	Please confirm whether you have pets and that appropriate enclosures have been included within the house plans and will be built prior to moving in.	
Wood fired Stoves	"22.1.4"	Please confirm that a wood fired heating device will not be used with the house.	
TV and Phone	94.1	Please confirm that phone and free to air TV will be connected to the community communication system and that you are aware of the connection points.	

**The following is to be completed by the owner, or the building designer/architect, as a statement of the various elements that are applicable to either the bylaws or the BDC design guidelines.**

Issue	Applicable Bylaw	Information Request	Information Request – Please provide written response or reference the appropriate drawing if shown on an included drawing.
Sustainable and appropriate Design	12, 15, 23.8, 23.9,25, 32	Describe the design principles for the proposed building	
Building heights	21	Indicate maximum building height from median floor level.	
Foundations	13, 36.11	Describe the foundation/s. e.g. concrete slab, waffle pod, suspended floor etc.	
Building frame	13, 36.11	Frame materials to be used, e.g. pine radiata stud frame, steel, post and beam, recycled timber etc.	
Roof	23.5, 13, 36.11	Roof materials to be used (generally material type, colour).	
External Claddings	22, 23.4, 23.5	External claddings to be used. E.g. colourbond, render, fibre cement, straw-bale etc	
Thermal Mass	13,	Thermal mass materials used. E.g. rammed earth, compressed earth bricks, poured earth, recycled bricks etc.	
Window and door frame materials	36.16, 36.11	Windows and door frame materials and type of glazing. e.g. western red cedar, PVC, aluminium, single glazed, double glazed, e-glass etc.	
Termite Protection	36.16	Describe termite protection system used.	
Insulation Materials	13, 36.11	Describe type and R rating of insulation use in roof and walls	
Electricity Generation	None	Details of generation system, location, mounting method and building features to accommodate. e.g. roof pitch to optimise PV panel angle.	

Hot Water	22.1.3, 36.15	Details of hot water system, capacity, location on building, mounting method and building features to accommodate.	
Supplementary Heating	36.15	Details of supplementary heating including locations of appliances, energy star ratings, any special features for energy efficiency, anticipated use, special controls (such as timers) etc	
Supplementary Cooling Systems	36.15	Details of supplementary cooling including locations of appliances, energy star ratings, any special features for energy efficiency, anticipated use, special controls (such as timers) etc	
Cooking	36.15	Details of cooking appliances, e.g. gas or electric and any energy efficient features.	
Lighting	36.15	General approach to be used for lighting (compact fluro, LED etc) and any special measures installed, such as timers or motion sensors, smart lighting systems etc.	
Rain water tanks	23.2, 83	Size, material and colour of tanks	
Pump Noise Abatement	None	Indicate what measures are proposed to limit noise from pumps.	
Street Water	36.17, 83.1	Indicate how the water tanks are to be filled from the supplementary street mains. (Manual, automatic level control, pipe entry point)	
Communications	Part 10	Confirm that the house will be connected to the community MATV system.	
Storage facilities	23.7	Provide details of storage facilities required to maintain a clean site (e.g. for bikes, trailers, boats canoes, garden equipment etc).	
Animal Pens	29, Part 8	Details of pets to be enclosed, size (area and height), type and position of pens and type of materials used. Show details on Landscape plan.	
Clothes drying	59	Provide details of proposed clothes drying areas and manner of	

		screening or building form used to make discrete.	
Driveways	None	Describe driveways required on the lot and across common land indicating materials and drainage required.	
Privacy for yourself	23.3, 30	Describe any measures proposed to address privacy for the proposed building.	
Privacy for neighbors.	23.3, 30	Describe any measures proposed to address privacy issues with neighboring lots.	
Use of Screens	16, 29	Details of height and materials of any screens, e.g. wire mesh, chicken wire, hedges etc.	

Issue	Bylaws	Guideline Page No	Information Request	To be completed by owner or house designer/architect
Energy Efficiency	13, 23, 23.1.3, 33, 34, 35, 36.1, 36.2, 36.6,		Is the proposed design one that you would consider to properly reflect “energy efficiency” principles and apply the proper balance of the different components that make an “energy efficient design” for the Adelaide climate?	
Energy Star Rating			If a star rating has been done, what is the score and method of ratings used (type of software).	
<b>Winter Performance</b>				
Solar Access	14, 36.3, 36.4, 36.5		Is the amount of direct solar access appropriate for the design (window size and placement, room placement, building orientation and shading from other buildings) and if not, what other methods are used to get solar energy into the home?	
Wall and Roof Insulation	23.1.1, 36.7		Has appropriate levels of insulation been installed for the design in the walls? Indicate insulation types, configuration and R ratings used.	
Internal Thermal Mass	36.9		Has enough thermal mass been included, and placed appropriately to absorb heat during day and release at night into the living spaces.	
External Thermal mass	36.8		Has the effects of any externally connected thermal mass been compensated for?	
Windows	23.1.2		Have windows on building faces (other than north) been kept at a minimum, or have other mechanisms to reduce heat loss (such as double glazing).	
Glazing	36.10		Has sufficient glazing been installed in the northern face to allow sufficient heat gain (radiation) in winter in balance with the heat loss at night? If not, what other considerations have been given to get “solar heat” into the home and are they appropriate?	
Drapes and Pelmet			Are drapes and pelmet required to manage the performance?	
Warm air in living spaces	36.14		Where warm air sits in high voids, have mechanisms been put in place to direct the air back into living spaces?	
Leakage of Air			Have measures been put in place to prevent leakage of	

			warm air in winter?	
Supplementary Heating	36.15		What supplementary heating systems have been employed and are they appropriate in terms of capacity, location and control and as energy efficient as possible	
<b>Summer Performance</b>				
Northern shading	36.4,		Have windows been appropriately sized and placed, eaves of appropriate length or other shading measures implemented.	
Eastern and Western Glazing	36.5, 36.10		Any eastern or western glazing and if so appropriate shaded or measures taken to prevent heat ingress.	
Roof Reflection			Have light coloured roof surfaces been used? If not, what other measures have been implemented to reduce heat loads, such as increased insulation, reflective foils, special coatings, ventilation of roof spaces etc?	
Wall and Roof Insulation	23.1.1, 36.7		Has appropriate levels of insulation been installed for the design in the walls. Indicate insulation types, configuration and R ratings for external walls	
Internal Thermal Mass	36.9		Describe the function of the thermal mass with a view to sufficiency of volume and surface area as well as placement. Heat absorption and release during the ventilation cycle?	
External Thermal Mass	36.8		If externally connected thermal mass walls are used are they of appropriate thickness and position to avoid heat transfer into the internal space.	
Number and placement of windows	23.1.2, 36.10, 36.13, 36.14		Have windows been placed in the appropriate locations to capture the breezes and cross-ventilate the primary living and sleeping areas.	
Exhausting of heat and cool air intake.	36.13, 36.14		Where cross ventilation is not possible, can hot air be exhausted and cool air drawn in.	
Supplementary Cooling Systems			What supplementary heating systems have been employed and are they appropriate in terms of capacity, location and control and as energy efficient as possible.	