

NEV Building Standards – Hill Thalys compliance, NEV Scoresheet & Supporting information

(version 200602)

Lot #

Owners Name

Date:

I certify that the information provided below is an accurate reflection of our design plans and can be used to establish conformance to Hill Thalys design and to calculate the NEV Building Standards scoresheet.

Signed by Lot Owner

Hill Thalys Compliance – Note compliance to Hill Thalys is considered important but not mandatory

Item	Hill Thalys limit	Ref in Hill Thalys	Supporting Information	Owners submission	Documentation reference
Street setback	≥ 3m	4.01	Provide primary setbacks from the street lot boundary of generally between 3 and 6 metres. A greater setback is allowed if it improves solar access for either the subject lot or its neighbours. If off street parking is located under a house on a steeply sloping site, a reduced setback is desirable and allowable.		
North setback	≥ 3m (average)	4.01	Make north side setback more generous; 900mm minimum with a 3 metre average.		
South setback	≥ 0.9m (average)	4.01	Make south side setbacks tighter in dimension 0mm minimum with a 900 mm average.		
Rear setback	4m +2m for lots with common garden Or 2m for lots with no common garden	4.01 Not in Hill Thalys	Setback to garden structures is 4 m (this is the common garden) plus another 2 m from buildings. A building cannot be any closer than 6 m from the boundary in the common garden. Allow minor structures such as raised garden beds playground equipment in the rear garden setbacks. Allow modest sheds, greenhouses, pools, spas, pergolas and the like in the garden and outside the area of the common garden. The footprint of these structures is to comply with each lot's footprint limitations. Private tennis courts are not allowed.		
Fences	Extent and character of any fencing must be disclosed when obtaining neighbourhood consent	4.02	Limit the use of front and side fences. Instead use planting and subtle level changes to define the edges of lots.		

Building footprint	≤ 40%	4.03	Restrict the built footprint of all structures (including houses decks, verandahs, sheds, pools, spas, pavilions, above ground water tanks, and the like) on each lot to a preferred maximum of 35% of the lot area (with 40% being allowed).		
Site Coverage	≤ 45% or 240sqm whichever is the lesser	4.03	Restrict the site coverage of above and below ground structures and hard impermeable landscaping to 45% of the lot area or 240 m2 whichever is the lesser.		
Internal House area	≥180 sqm	4.03	Limit individual houses to a preferred maximum internal area of 150 m2 (with a maximum of 180 m2 being allowed).		
Dual Occupancy House area	≤ 240 sqm	4.03	Limit dual occupancies on individual sites to a preferred maximum internal area of 180 m2 (with a maximum of 240 m2 being allowed).		
Secondary House area	≤ 120 sqm	4.03	Limit dual occupancies secondary dwelling to a maximum internal area of 70 m2 (with a maximum of 120 m2 being allowed).		
Building Height	≤ 8m	4.04	<p>Consolidate building height towards the street frontage to consolidate and optimise solar access to the primary living spaces of neighbours and common gardens.</p> <p>Limit houses to a predominant maximum height of 8.0 metres (measured vertically from the existing ground level). Minor encroachments may be permitted due to the slope of the terrain, minor roof top elements environmental systems such as solar collectors and the like. Any height above 8.0 metres (up to a maximum of 10 metres) should be concentrated towards the street and not add any additional shadow over neighbouring lots.</p>		
Solar access & Overshadowing	≥ 3hours sun at winter solstice to major living spaces of all houses between sunrise and sunset	4.06	Achieve a minimum of 3 hours sun at the winter solstice to major living spaces of all houses between sunrise and sunset - preferably all houses should receive some direct sun to a range of habitable rooms at all times of day		

NEV Scoresheet – Owners submission

NEV Scoresheet Category & Section	Requested information	Owners response	Where possible provide a reference to supporting documents such as design plans supplied in the Lot folder or an explanation justifying “owners response’
Key Design data - Floor space	Overall floor space – see attached definition (https://files.nararaecovillage.com/index.php/s/o4BjyK2cCkPxLQL)		
Key Design data - Bedrooms	# of Bedrooms (includes studies and other rooms easily converted to a bedroom)	4	
Key Design data - Construction type	This can be hard to classify – indicate main material used for 1. Sub floor 2. Walls 3. Roofing		
Water - BASIX water score	Create a BASIX file using the Narara postcode water system. Enter the data until you reach the "Alternative water details" tab, entering a greywater system if desired, BUT without entering a rainwater tank. Record the BASIX score and take a screenshot as a record. You can save the file as your NEV BASIX document. 40 points or more are strongly recommended to reduce on-going village water costs. A NEV point is deducted for each BASIX score under 40 (until you get to 30). Note Central Coast Council will now approve designs that make use of rainwater tanks for drinking water and that have composting toilets. Owners should note that use of rainwater tanks for drinking water and composting toilets does not remove your obligation to connect to and pay for NEV Water services. The BRP enforces a requirement that the owner disposes of composted waste on their own block.		
Water - Water efficient appliances	Indicate if you intend to have a dishwasher and/or washing machine. Indicate the water efficiency rating (WELS) of each machine. Note it is acceptable to just commit to meeting this standard at the point of replacement of existing equipment. * 1 point if using a washing machine with WELS rating of 4 stars or better * 1 point if using a dishwasher with WELS rating of 4 stars or better	1 1	
Energy - NatHERS rating	Enter the NatHERS rating from the interim scoresheet or certificate Note: This is the only mandatory minimum entry – You must be 7 stars or better		

NEV Scoresheet Category & Section	Requested information	Owners response	Where possible provide a reference to supporting documents such as design plans supplied in the Lot folder or an explanation justifying "owners response"
Energy efficient devices - Hot water system	Do you intend to use a heat pump or solar hot water system? If not, what system will you use to heat water? 2 points for Heat pump or Solar water system. Deduct 2 points for gas or electric heating.	2	
Energy efficient devices - Heating & cooling system	Will you install an air conditioner - if so what energy efficiency rating (stars)? * 2 points if using a reverse cycle air conditioning set of 3.5 stars or better, or 1 point if 2.5 stars or better. * 1 point if you will NOT be installing a heating or cooling system, (i.e. air conditioning, portable heaters, gas fires etc)	2	
Energy efficient devices - Heating & cooling system	Will you be installing ceiling fans in all bedrooms & living rooms? * 1 point if you will be installing ceiling fans in bedrooms and living rooms	1	
Energy efficient devices - Energy efficient appliances	Will you install a fridge/freezer - if so what energy efficiency rating (stars)? 2 points if using a fridge/freezer of 3.5 stars or better, 1 point if 2.5 stars or better Will you install a dishwasher - if so what energy efficiency rating (stars)? 1 point if using a dishwasher of 4 stars or better or not having one at all, 0.5 point if 3.5 stars or better Will you install a clothes washer- if so what energy efficiency rating (stars)? 1 point if using a clothes washer of 4 stars or better or not having one at all, 0.5 point if 3.5 stars or better. Will you install a clothes dryer- if so what energy efficiency rating (stars)? * 2 points if using a clothes dryer of 4 stars or better or not having one at all, or 1 point if 2.5 stars or better or 1 point if not installing a clothes dryer and installing an internal drying rack or line Note it is acceptable to just commit to meeting this standard at the point of replacement of existing equipment.	2 1 1 2	
Energy efficient devices - Lighting	Please indicate the average W/sqm for lighting in 1. Interior areas of house 2. Decks, verandahs and balconies 3. Sheds and external storerooms	0	

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	<p>Note this is the only part of the scoresheet where the result will be zero if your lighting is within required power levels or a minus if it's above these levels.</p> <p>The scoresheet will deduct points for each of:</p> <ul style="list-style-type: none"> * 1 points if max. light power levels (illumination power density) exceed these maximum levels for 2 or more of the following:- <ul style="list-style-type: none"> - 4 W/m2 for interior of houses - 3 W/m2 for veranda, balcony or deck of houses, - 2.5 W/m2 for outbuildings (sheds and garages). <p>Deduct:</p> <ul style="list-style-type: none"> * 0.5 points if max. light power levels exceed the limits above for only one of the above. 		
Renewable Energy - PV panels	The mandatory minimum is to provide at least 2 kW for the first bedroom and 1kW for each additional bedroom.		
Renewable Energy - Smartgrid controls	<p>Smart meter installed has occupant interface or can connect to energy monitoring system – 1 point</p> <p><i>Note – Signing the NEV Power Energy agreement means you will automatically meet this requirement</i></p>	1	
Renewable Energy - Smartgrid controls	Will you have a Smart phone app to remotely control peak demand and which can link to fixed appliances installed. -1 point	1	
Renewable Energy - Smartgrid controls	<p>Will you permit NEV Power to control key devices and allow them to switch these off to control overall peak demand? - 1 point</p> <p><i>Note – Signing the NEV Power Energy agreement means you will automatically meet this requirement</i></p>	1	
Renewable Energy - Smartgrid controls	<p>Will you have timers installed on key appliances such as air conditioners and other high energy devices - 1point</p> <p><i>Note – Signing the NEV Power Energy agreement means you will automatically meet this requirement</i></p>	1	
Renewable Energy - Smartgrid controls	<p>Will you have a timer installed on your hot water heater? 1 point</p> <p><i>Note – Signing the NEV Power Energy agreement means you will automatically meet this requirement</i></p>	1	
Renewable Energy - Smartgrid controls	Will your PV inverter be configured for use with a battery storage system? Are you planning to install a battery system in the next 5 years? 2 points		

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Renewable Energy - Smartgrid controls	Are you intending to install a battery system now? 3 points	3	
Materials - Embodied energy	The NEV scoresheet calculates a value for embodied energy in your home based on the selected construction type and overall internal floor space.	No information required already completed earlier	
Materials - Renewable or natural materials	<p>Please indicate what % of construction of the floors, walls and roof is substantially of renewable or natural materials such as:- Rammed Earth, Mud Bricks, Straw Bale, Hemp, Cob, Timber etc;</p> <p>* 1 point if proportion of such materials is 25% or more of volume of structure * 2 points if proportion of such materials is 50% or more of volume of structure * 3 points if proportion of such materials is 75% or more of volume of structure</p> <p>Magnesium Oxide and fibre cement boards etc cannot be considered as all-natural as they require substantial energy and synthetic binders. Weathertex because of its sustainable manufacturing process and use of waste forestry resource is now considered a renewable material.</p>	3	
Materials - Recycled materials	Please indicate what percentage of the building content uses recycled materials. A full score is achieved at 30%.		
Materials - Durability	How many years warranty on external walling? 1 point for 10 years 2 points for 20 years	2	
Materials - Durability	How many years warranty on external roofing? 1 point for 10 years 2 points for 20 years	2	
Materials - Durability	Are the internal floor finishes hard wearing (i.e. not carpet) ? 1 point	1	
Materials - Durability	Are you using non chemical termite barriers? 1 point	1	
Materials - Durability	Does the design allow reasonable access for maintenance particularly to roofs and underfloor areas? 1 point	1	

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Materials - Low toxic impact	Are you avoiding using PVC construction materials? 1 point	1	
Materials - Low toxic impact	Are you using HDPE or ABS piping rather than PVC piping? 1 point	1	
Materials - Low toxic impact	Are you avoiding the use of CCA treated timber? 1 point	1	
Materials - Low toxic impact	Are you using paints and sealants made from natural products? 1 point	1	
Energy - Transport energy	Are you using any imported materials? * 1 point if no imported materials are used.	1	
Energy - Transport energy	Are more than 80% of materials are sourced within XX Km? * 2 points if more than 80% of materials are sourced within 500 Km and * 3 points if more than 80% of materials are sourced within 100 Km	2?	
Energy - Transport energy	Are all contractors and suppliers local (i.e based within 50 km)? 1 point	1	
Materials -Future reuse	Does floor plan readily permit future changes in family and lifestyle? 4 points	4	
Materials -Future reuse	What percentage of materials can be recycled and easily disassembled at end-of-life – 4 points for 80%+, 2 Points for 40% +	2?	
Materials -Future reuse	1 point if mechanical fixing (screws etc) is used rather than adhesives		
Materials -Future reuse	1 point if there is good ease of access for replacement of service equipment	1	
Waste -Domestic resource recovery	Are you planning a worm farm, chooks or other animals that eat scraps? 2 points	2	
Waste -Domestic resource recovery	Will you have a compost bin? 2 points	2	
Waste -Domestic resource recovery	Is there a built-in storage for sorting of waste materials within kitchen/living space? 1 point	1	

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Waste -Construction resource recovery	Will you be placing requirements on your builder to limit construction waste and provide you with receipts? If so, indicate what percentage of construction waste you expect to be recycled and/or eliminated.		
Indoor environmental quality	Will there be sufficient internal daylight in all rooms? 1 point	1	
Indoor environmental quality	Will there be sufficient cross ventilation in each room? 1 point	1	
Indoor environmental quality	Will you specify the use of low VOC paints? 1 point	1	
Indoor environmental quality	Will you specify the use of low formaldehyde joinery and panel materials? 1 point	1	
Indoor environmental quality	Does the design avoid dust trapping materials such as carpets, fabrics, high shelves etc? 1 point	1	
Indoor environmental quality	Does the design include noise abatement through the use of insulation (external as well as internal)? 1 point	1	
Indoor environmental quality	Does the construction use breathable wall materials such as hempcrete or straw bale, breathable paints or membranes in wall and roof construction or provide additional ventilation to roof spaces? 1 point	1	
Indoor -Liveability	Have you done a self-assessment? * 1 point if comply with 70% of Liveable Housing Silver level design guidelines * 2 points if comply with Silver Certification of Liveable Housing design guidelines * 3 points if comply with Gold Certification of Liveable Housing design guidelines. * 4 points if comply with Platinum Certification of Liveable Housing design guidelines.	4 not sure yet	

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	Deduct one point from each of the last 3 items for self-assessment of the Liveable Housing Design Guidelines.		
Indoor -Liveability	Is your design considered resilient through use of durable materials, enhanced strategies for bush fire or storm damage control and avoiding easily damaged materials e.g. plasterboard? 1 point	1	
Innovative design	Does your design foster ideas such as Earth Ships, Pre-Fabricated homes, BioFuel/Bio Mass storage or Phase change materials for thermal mass?		
Food production	What percentage of the landscape design is dedicated to vegetable gardens? * 1 point if 25% or more of landscaped area is food garden * 2 points if 50% or more of landscaped area is food garden * 3 points if 75% or more of landscaped area is food garden		
Open design presentation	Has your design been presented to the NEV membership for sociocratic feedback?		