

AREA CALCULATIONS

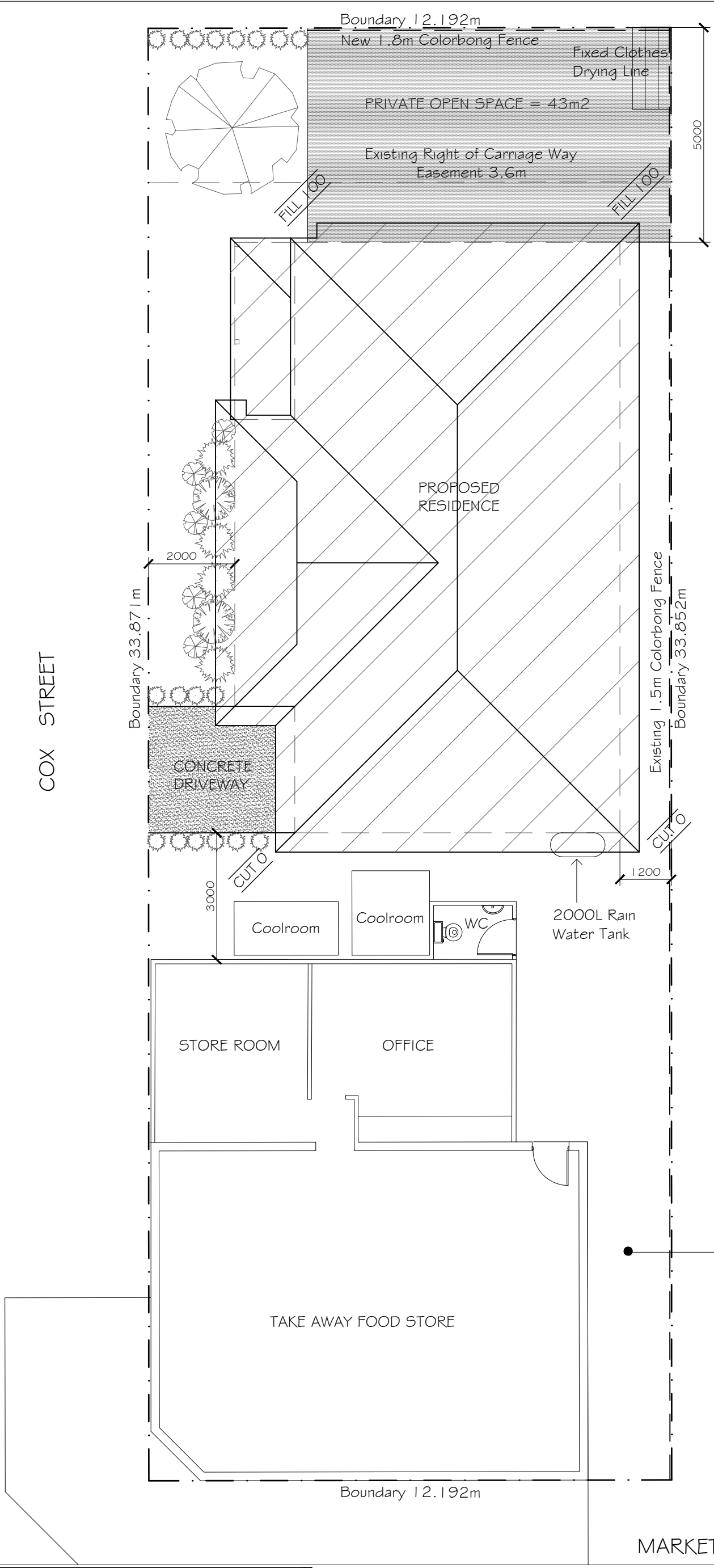
Total Site Area = 411 m²

Residence Living Area	=	90.17 m ²
Garage	=	23.57 m ²
Verandah	=	5.78 m ²
<u>Total</u>	=	<u>119.52 m²</u>

Existing Retail Shop	=	118.74 m ²
<u>Total</u>	=	<u>118.74 m²</u>

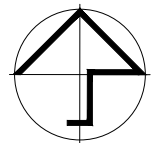
Site Coverage
 Excluding Verandah = 238.26 m²
 57.97%

Private Open Space
 Residence = 43.0 m²



LOT 1
 411 m²
 DP 533466

SITE PLAN
 SCALE 1:100



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REV	DATE	BY	DESCRIPTION
A	MAY 2021	G.D.	ISSUED FOR APPROVAL

COLIN BOOTH

PROPOSED RESIDENCE
 120 MARKET STREET MUDGEE

SCALE: 1:100	FILE: 3712-A01	DWG No.	REV.
DRAWN: G.D.	DATE: MAY 2021	3712-A01	A
CKD: C.B.	DATE: MAY 2021		

Floor Areas

Living Areas	=	90.17 m ²
Garage	=	23.57 m ²
Porch	=	5.78 m ²
Total	=	119.52 m²

BASIX Notes

Water

2,000L Rain Water Tank Connected to:
 - At least one outdoor tap in the development
 Rain Water Tank to collect water from at least 138m² of roof area of the development

Fixtures:

- Showerheads - Minimum 3 Star Rating
- Toilet - Minimum 3 Star Rating
- Kitchen Taps - Minimum 4 Star Rating
- Bathroom Taps - Minimum 4 Star Rating

Thermal Comfort

See section drawing for Thermal Comfort Commitments

Energy

- HW - Gas Instantaneous (Rated 5 Star)
- Cooling System - Living Area - Air Conditioning (1 Phase - Rating 5 Star)
 - Bedrooms - No active cooling system
- Heating System - Living Area - Air Conditioning (1 Phase - Rating 5 Star)
 - Bedrooms - No active heating system

Exhaust Systems:

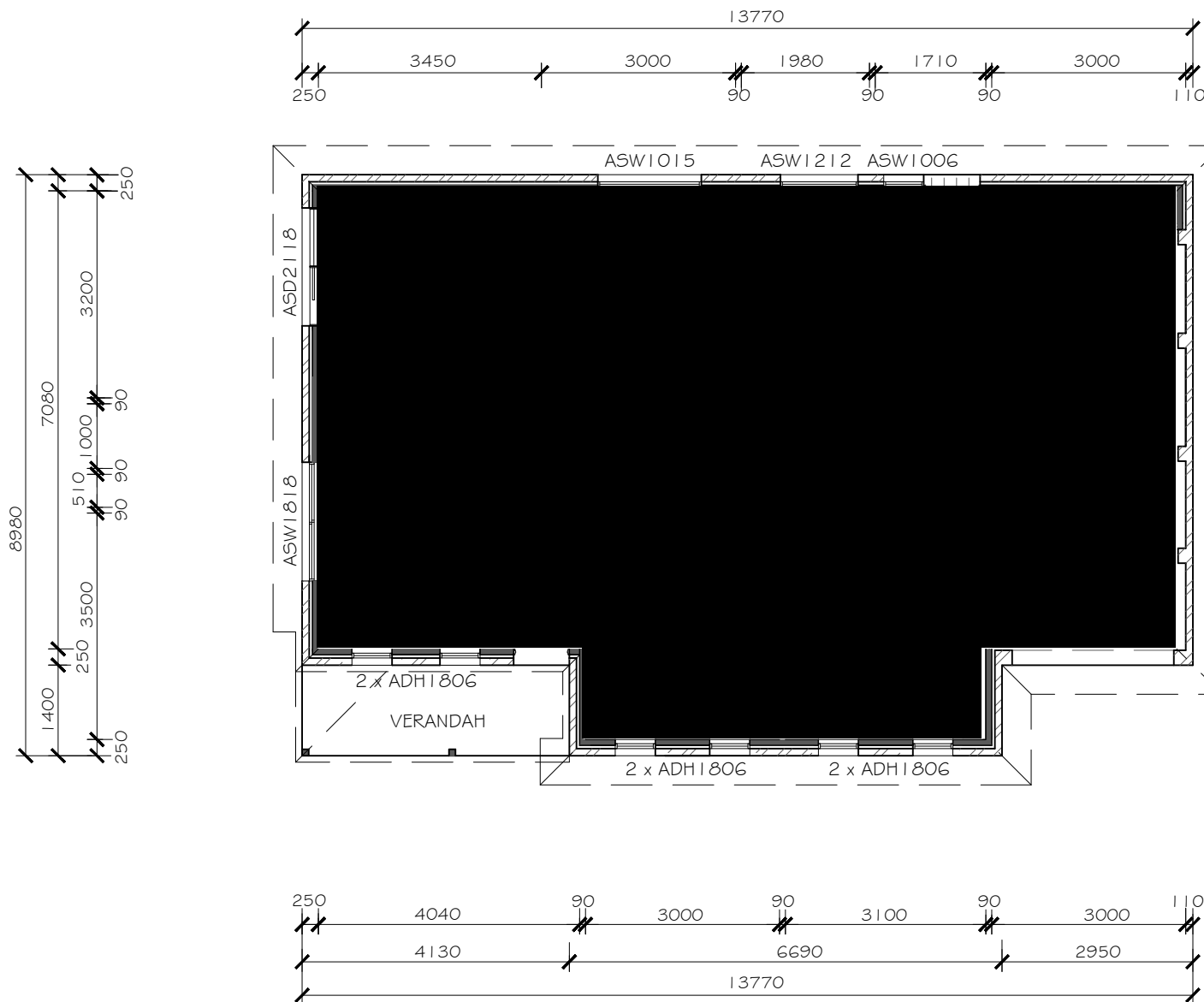
- 1 Bathroom - Individual Fan - not ducted (Manual Switch On/Off)
- Kitchen - Individual Fan - not ducted (Manual Switch On/Off)
- Laundry - Natural ventilation only

Other:

-  - Gas Cooktop & Electric Oven

A fixed outdoor clothes drying line must be installed as part of the development

Each refrigerator space in the development must be constructed so that it is well ventilated



FLOOR PLAN
 SCALE 1:100

A	JULY 2021	G.D.	ISSUED FOR APPROVAL
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REV	DATE	BY	DESCRIPTION
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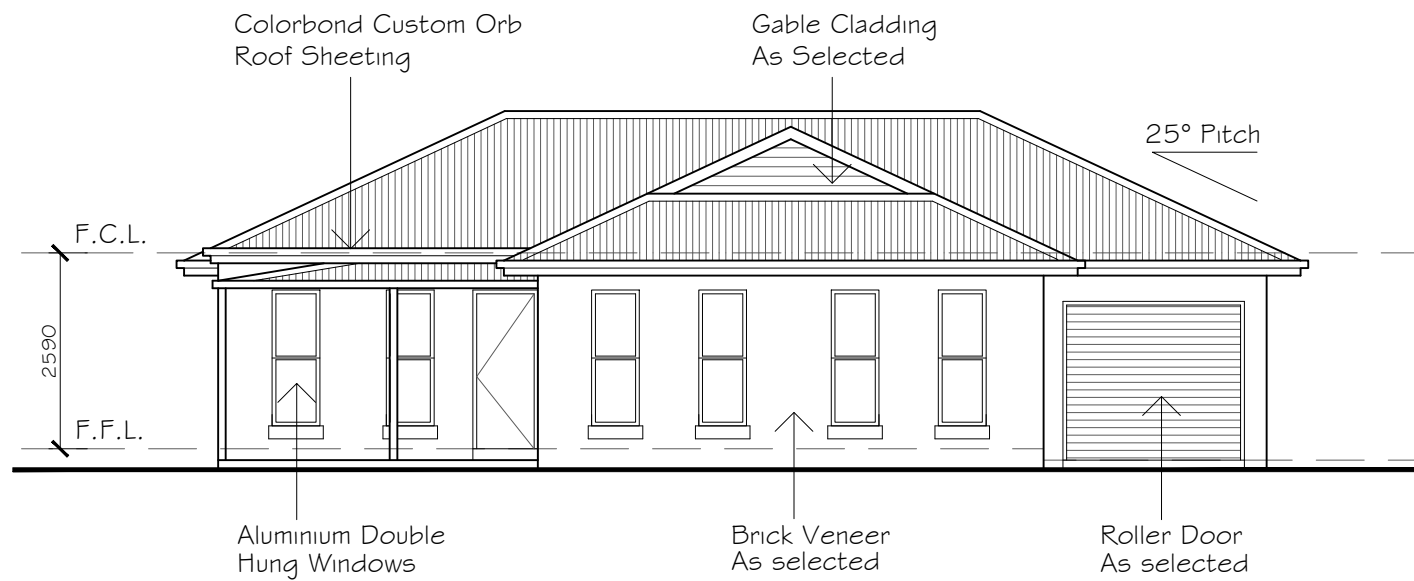


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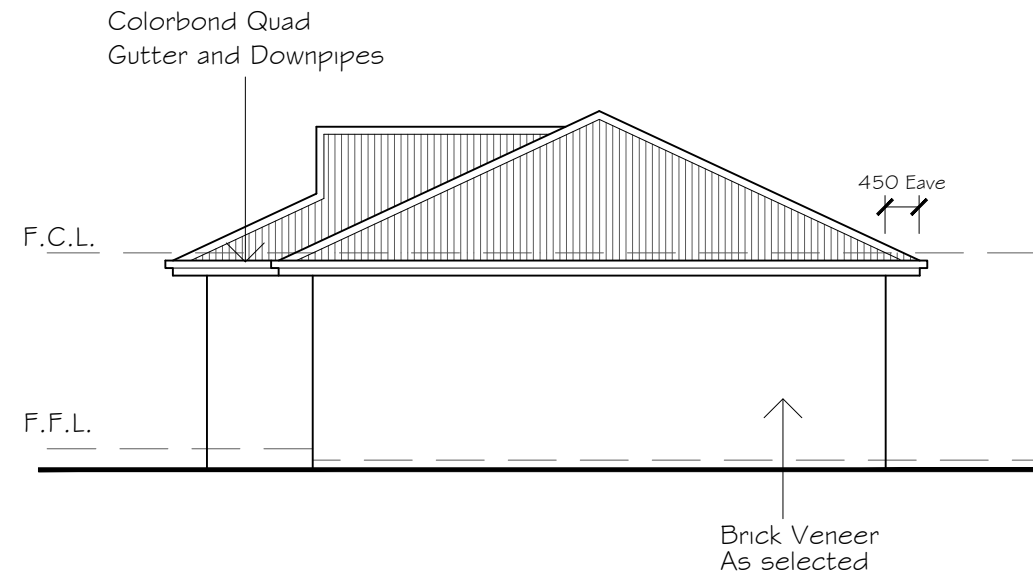
CLIENT:
COLIN BOOTH

TITLE:
**PROPOSED RESIDENCE
 120 MARKET STREET MUDGEE**

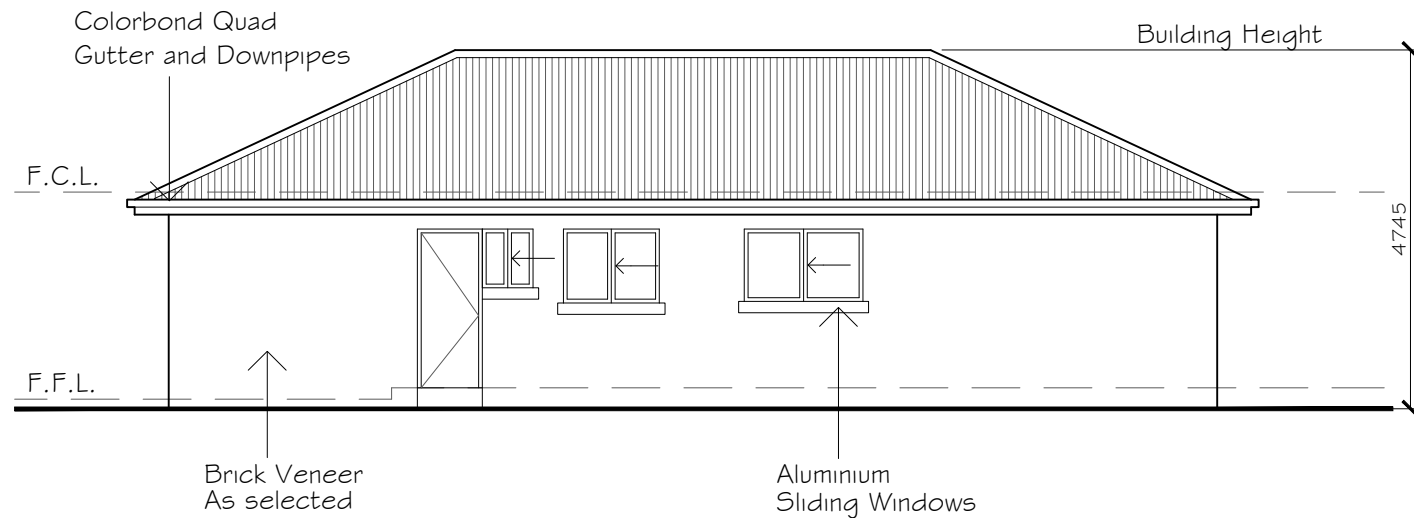
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DRAWN: G.D.	DATE: JULY 2021	3712-A02	A
CKD: C.B.	DATE: JULY 2021		



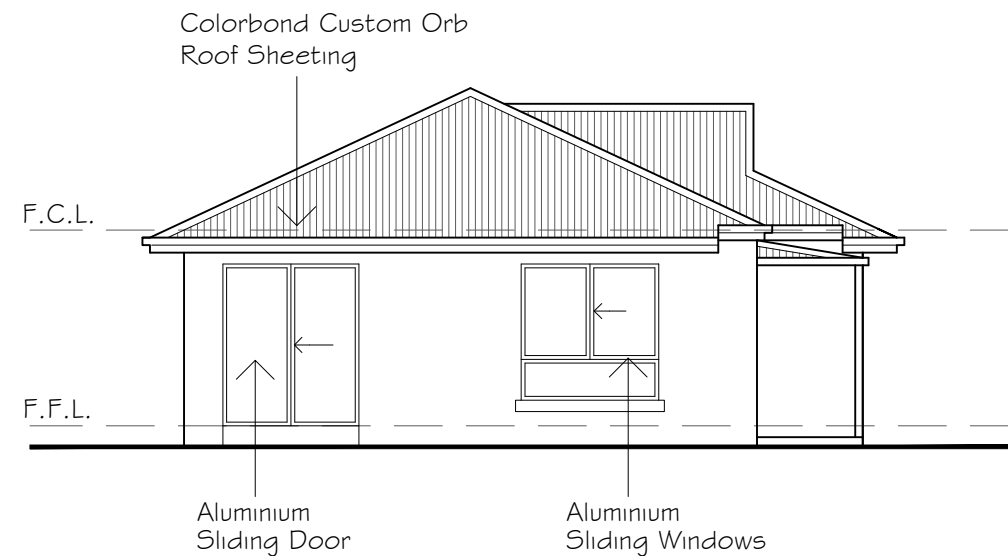
WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

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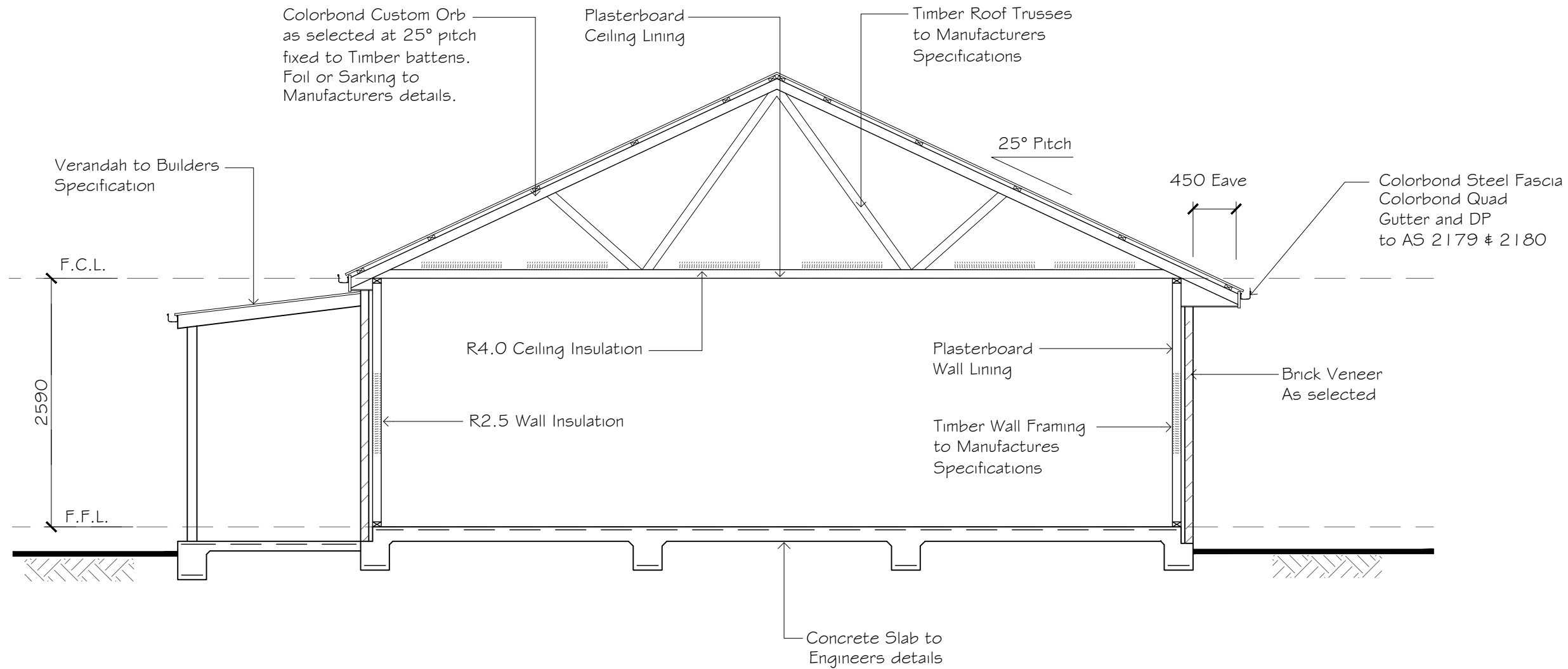
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CKD: C.B.	DATE: JULY 2021		



TYPICAL SECTION
Scale 1:50

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CKD: C.B.	DATE: JULY 2021		