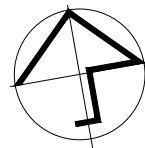


**LOT 401**  
**842.7m<sup>2</sup>**  
**DP 1081787**

MADEIRA ROAD

**SITE PLAN**  
SCALE 1:200



**BASIX Notes**

Water

3,000L Rain Water Tank Connected to:  
 - At least one outdoor tap in the development

Rain Water Tank to collect water from at least 324 m<sup>2</sup> of roof area of the development

Fixtures:

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

Thermal Comfort

See section drawing for Thermal Comfort Commitments

Energy

- HW - Gas Instantaneous (Rated 5 stars)
- Cooling System - Living Area - Air Conditioning (1 Phase - Rated 5 Star)
- Bedrooms - Air Conditioning (1 Phase - Rated 5 Star)
- Heating System - Living Area - Air Conditioning (1 Phase - Rated 5 Star)
- Bedrooms - Air Conditioning (1 Phase - Rated 5 Star)
- The cooling and heating system must provide for day/night zoning between living and bedroom areas

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

Artificial Lighting:

- The primary type of artificial lighting must be either fluorescent or LED lighting in each of the following rooms -
- At least 5 of the bedrooms
  - At least 2 of the living/dining rooms
  - The Laundry
  - The Kitchen
  - All Hallways
  - All Bathrooms

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

A	JULY 2021	G.D.	ISSUED FOR APPROVAL
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REV	DATE	BY	DESCRIPTION
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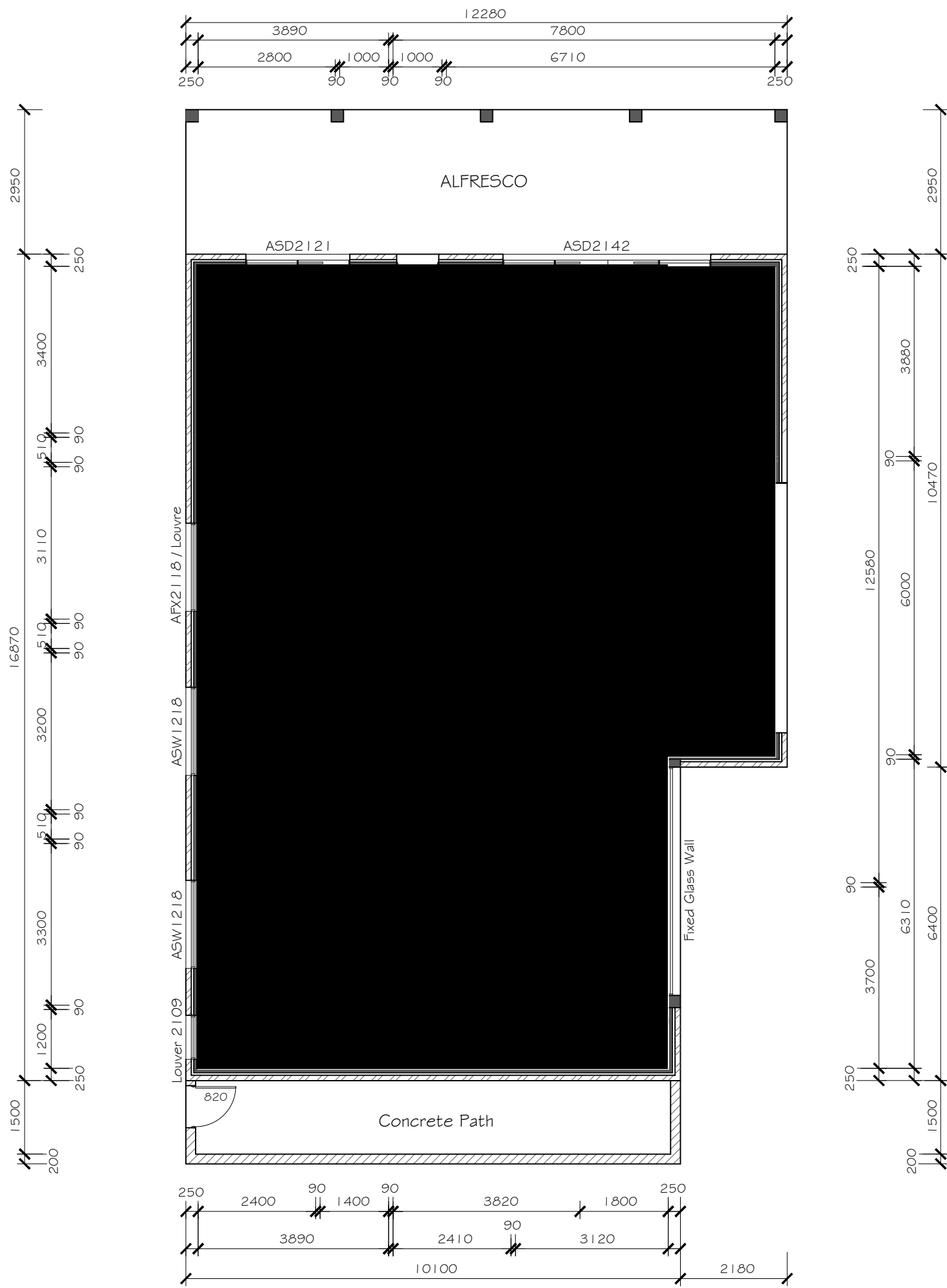
**Giselle Denley**  
Drafting Services

giselle.denley@bigpond.com  
0417 688 326  
53 Hill Sixty Drive  
Mudgee NSW 2850

CLIENT:  
**LISA AND ZACH CLEMENTSON**

TITLE:  
**PROPOSED RESIDENCE  
96 MADEIRA ROAD MUDGEE**

SCALE: 1:200	FILE: 3705-A01	DWG No.	REV.
DRAWN: G.D.	DATE: JULY 2021	<b>3705-A01</b>	<b>A</b>
CKD: Z.C.	DATE: JULY 2021		



**GROUND FLOOR PLAN**  
SCALE 1:100

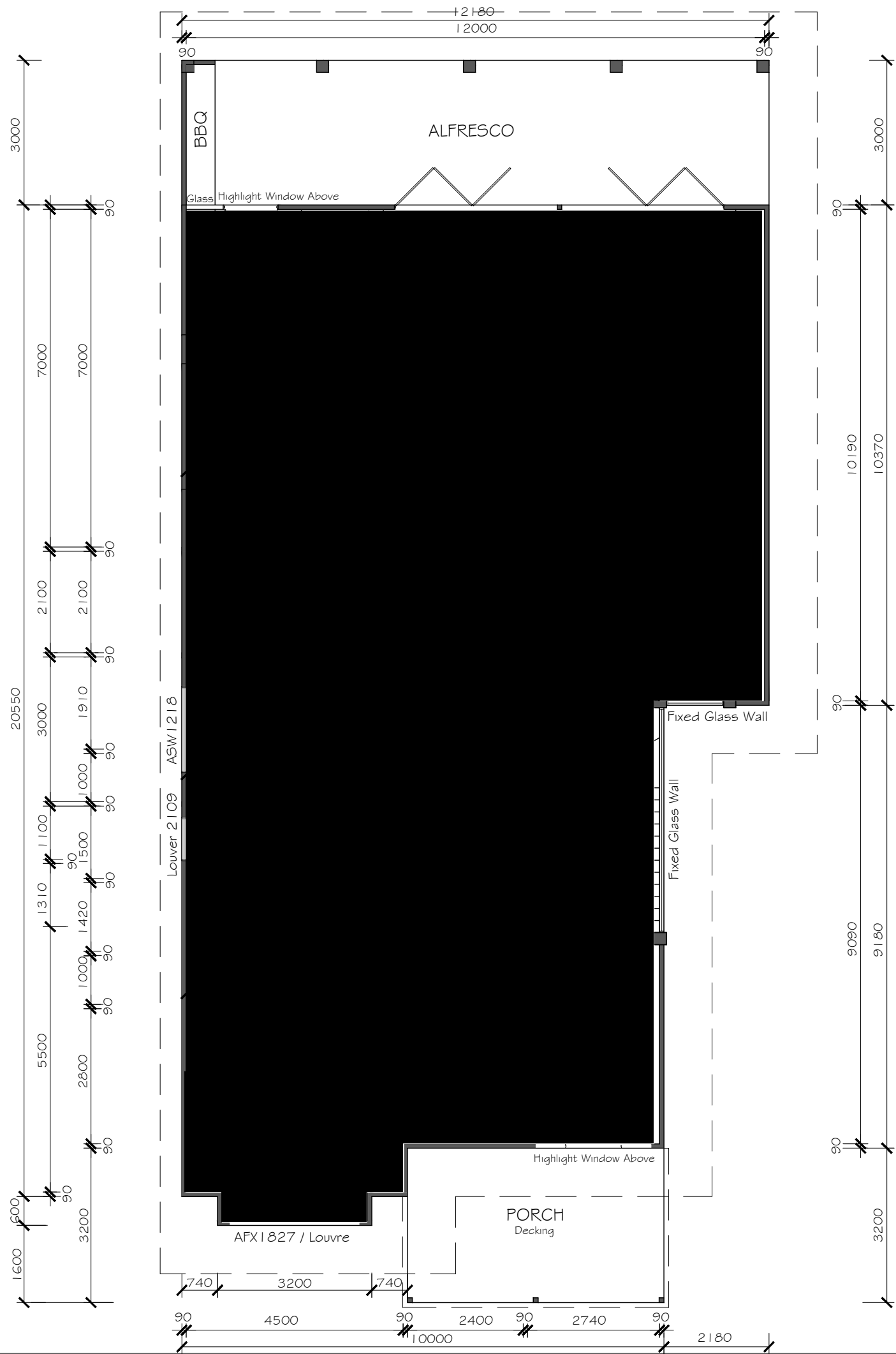
Floor Areas	
Ground Living Area	= 150.88 m <sup>2</sup>
Garage	= 42.31 m <sup>2</sup>
Ground Alfresco	= 36.23 m <sup>2</sup>
First Floor Living	= 222.79 m <sup>2</sup>
First Floor Alfresco	= 36.54 m <sup>2</sup>
Porch	= 17.02 m <sup>2</sup>
<b>Total</b>	<b>= 505.77 m<sup>2</sup></b>

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**Giselle Denley**  
Drafting Services

giselle.denley@bigpond.com  
0417 688 326  
53 Hill Sixty Drive  
Mudgee NSW 2850

CLIENT: <b>LISA AND ZACH CLEMENTSON</b>			
TITLE: <b>PROPOSED RESIDENCE 96 MADEIRA ROAD MUDGEE</b>			
SCALE: 1:100	FILE: 3705-A01	DWG No.	REV.
DRAWN: G.D.	DATE: JULY 2021	3705-A02	A
CKD: Z.C.	DATE: JULY 2021		



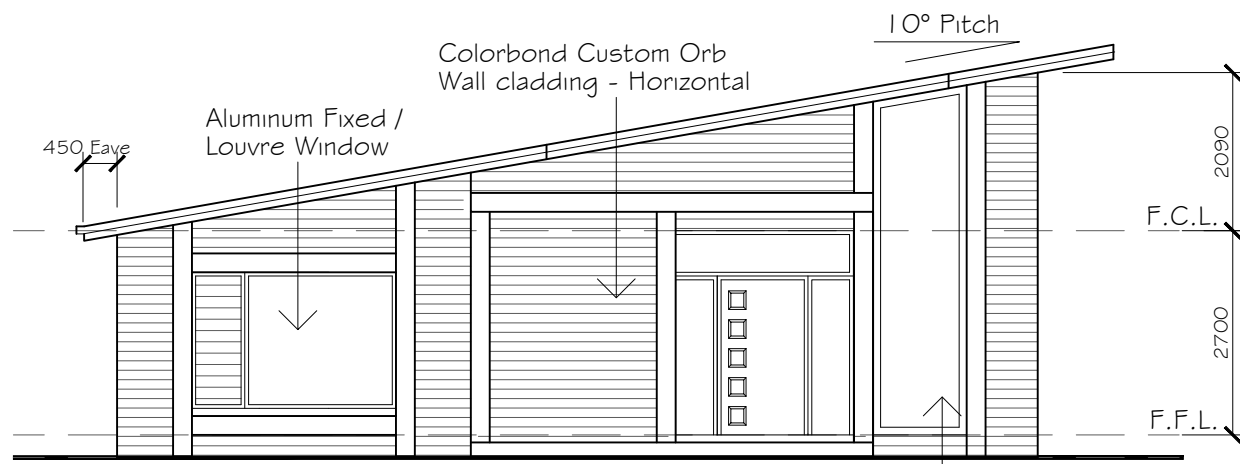
**FIRST FLOOR PLAN**  
SCALE 1:100

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REV	DATE	BY	DESCRIPTION

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Drafting Services

giselle.denley@bigpond.com  
0417 688 326  
53 Hill Sixty Drive  
Mudgee NSW 2850

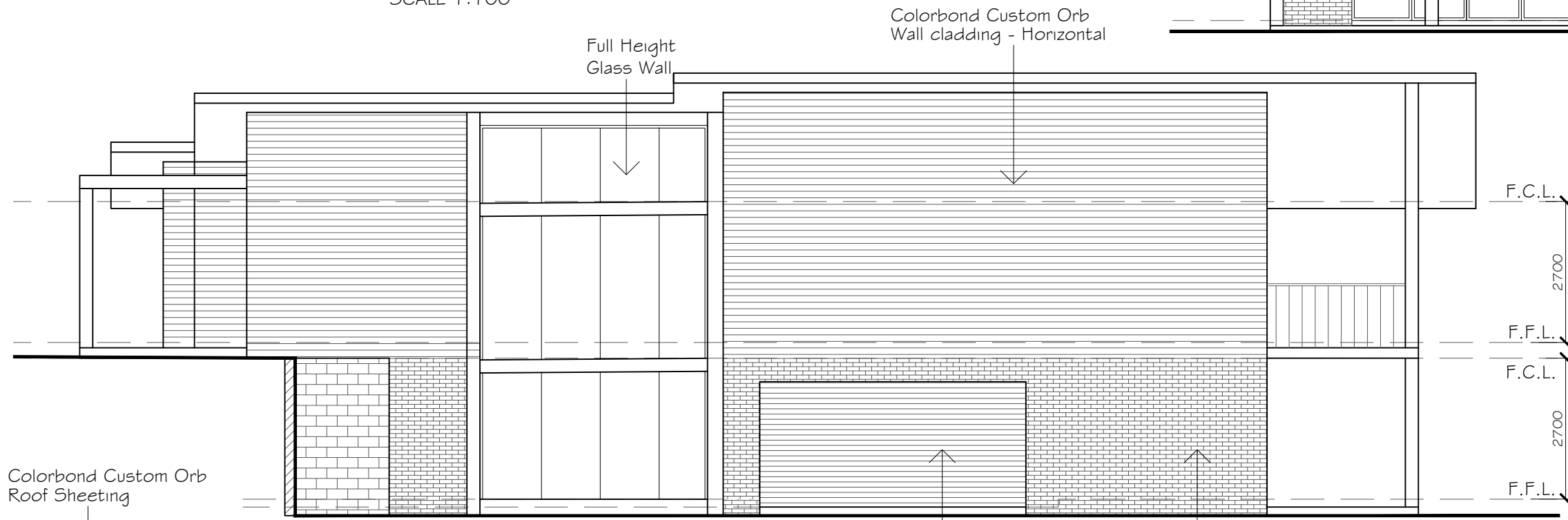
CLIENT: LISA AND ZACH CLEMENTSON			
TITLE: PROPOSED RESIDENCE 96 MADEIRA ROAD MUDGEE			
SCALE: 1:100	FILE: 3705-A01	DWG No.	REV.
DRAWN: G.D.	DATE: JULY 2021	3705-A03	A
CKD: Z.C.	DATE: JULY 2021		



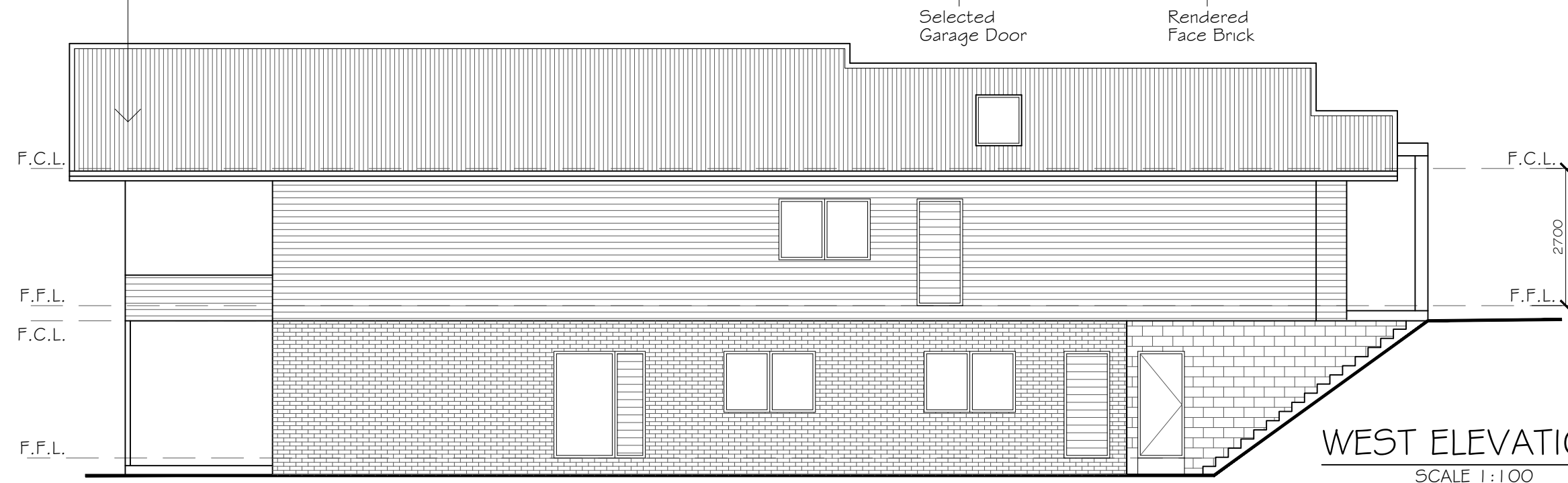
**SOUTH ELEVATION**  
SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100

A	JULY 2021	G.D.	ISSUED FOR APPROVAL
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REV	DATE	BY	DESCRIPTION
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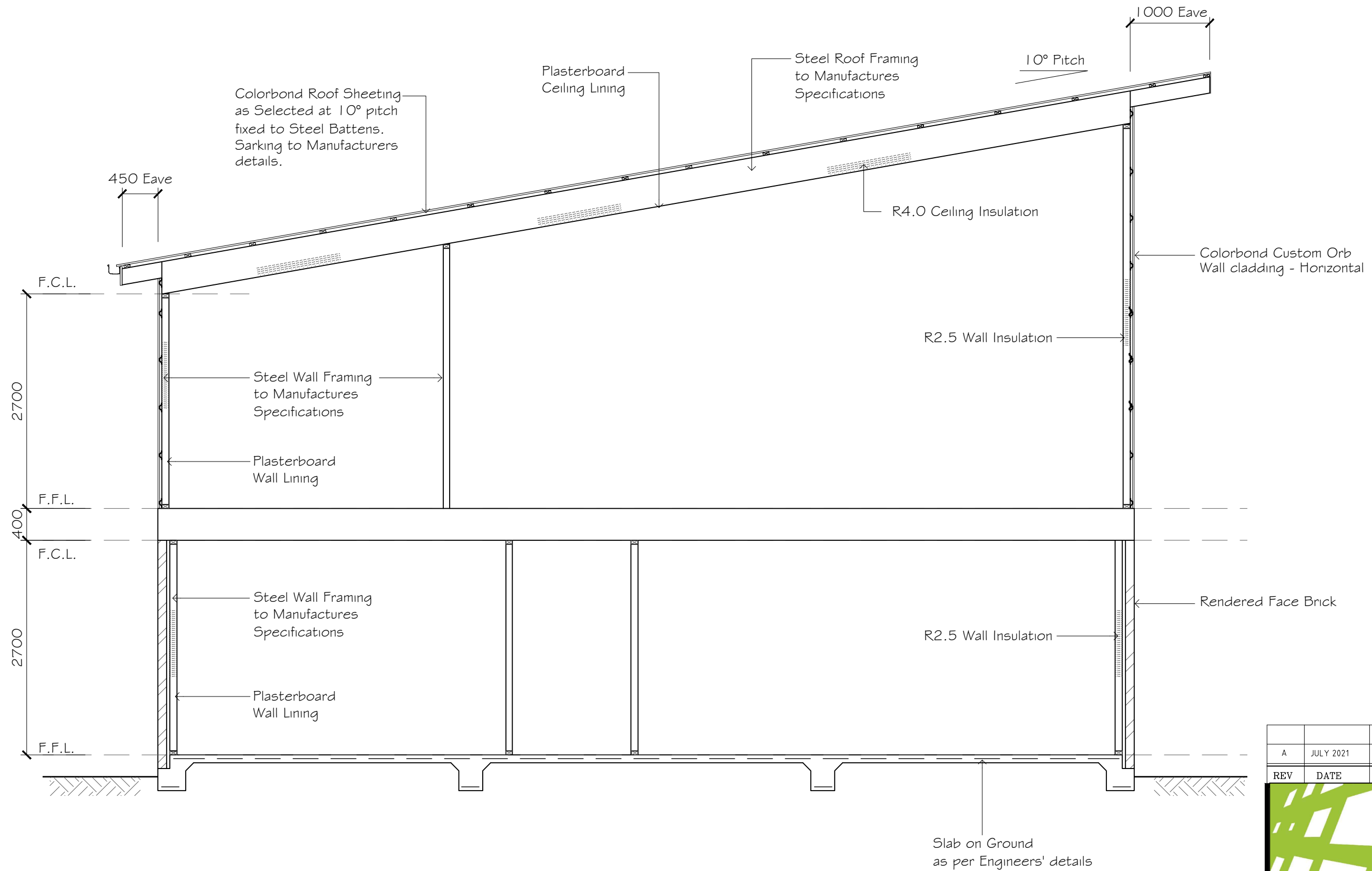
**Giselle Denley**  
Drafting Services

giselle.denley@bigpond.com  
0417 688 326  
53 Hill Sixty Drive  
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CLIENT:  
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96 MADEIRA ROAD MUDGEE**

SCALE: 1:100	FILE: 3705-A01	DWG No.	REV.
DRAWN: G.D.	DATE: JULY 2021	3705-A04	A
CKD: Z.C.	DATE: JULY 2021		



TYPICAL SECTION  
SCALE 1:50

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**Giselle Denley**  
Drafting Services

giselle.denley@bigpond.com  
0417 688 326  
53 Hill Sixty Drive  
Mudgee NSW 2850

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PROPOSED RESIDENCE  
96 MADEIRA ROAD MUDGEE

SCALE: 1:100	FILE: 3705-A01	DWG No.	REV.
DRAWN: G.D.	DATE: JULY 2021	3705-A05	A
CKD: Z.C.	DATE: JULY 2021		