



PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT

23 LEWIS ST, MUDGEE - LOT 1 DP56498



BARNSON PTY LTD
 Unit 1/36 Darling Street
 Dubbo NSW 2830
Contact Us
 t 1300 BARNSON (1300 227 676)
 e generalenquiry@barnson.com.au
 w www.barnson.com.au
 Bathurst | Dubbo | Mudgee | Sydney | Tamworth

Client: MICHAEL FERGUS
 Project: PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT @
 23 LEWIS ST, MUDGEE - LOT 1 DP56498
 Title: COVER SHEET
 Drawing Number
35200 - A00
 Revision
D

drawing schedule

A 00	COVER SHEET	REV D	DATED 26.08.2021
A 01	SITE PLAN	REV F	DATED 26.08.2021
A 02	LOWER FLOOR PLAN	REV D	DATED 26.08.2021
A 03	UPPER FLOOR PLAN	REV B	DATED 18.06.2021
A 04	ELEVATIONS	REV F	DATED 26.08.2021
A 05	SECTIONS	REV E	DATED 18.06.2021
A 06	SHADOW DIAGRAMS 1	REV C	DATED 27.05.2021
A 07	SHADOW DIAGRAMS 2	REV C	DATED 27.05.2021

In addition to the National Construction Code series, Building Code of Australia Vol. 1, 2019, the Plumbing Code of Australia, 2019 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works;

- AS1668 – Mechanical ventilation & air conditioning in Buildings
- AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules)
- AS1428.1 – General requirements for access – buildings
- AS2890.6 – Off-street parking; mandatory requirements
- AS1680.0 – Interior lighting - safe movement

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

For the purpose of the Building Code of Australia, Vol. 1, 2019, the development may be described as follows:

classification - BCA 'part A6'
 The building has been classified as a 'Class 1A' building (upper floor) & Class 6 (lower floor)

rise in stories - BCA 'part C1.2'
 The building has a rise in stories of two.

effective height - BCA 'schedule 3 definitions'
 The building has an effective height of zero, ie less than 25.0m.

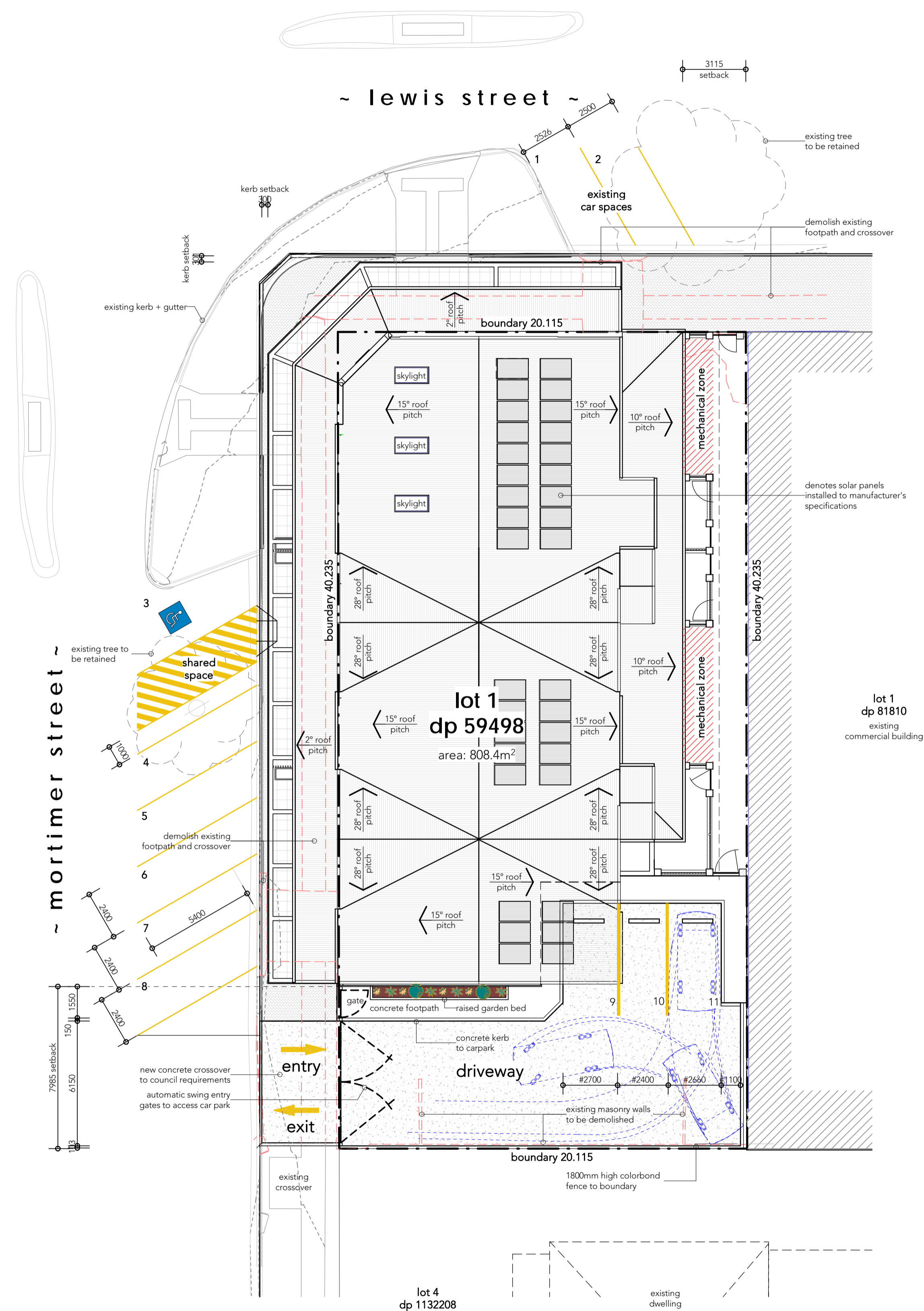
type of construction required - BCA 'part A6, part C1.1 - table C1.1'
 Class 6 building - Type 'C' construction. The building has been deemed 'conditioned'

climate zone - BCA 'schedule 3 definitions'
 The building is located within climate zone 4.

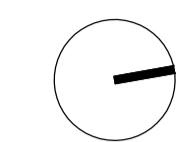
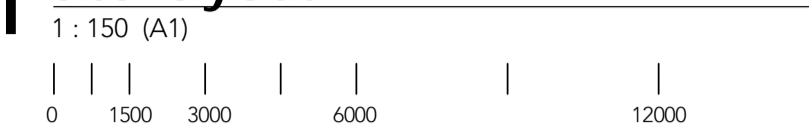
proposed area of works
 23 lewis street, mudgee
 lot 1, dp59498



PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT
ISSUED FOR DA APPROVAL, 26.08.2021



01 site layout



area schedule:

totals

First Floor Units 1-3	480m ²
First Floor Balcony	164m ²
Ground Floor Tenancies 1-3	408m ²
total	1052m²
site area	808.4m ²

site notes:

general

This plan is prepared from a combination of field survey & existing records for the purpose of designing new constructions on the land & should not be used for any other purpose. The title boundaries as shown hereon were not marked at the time of survey & have been determined by plan dimensions only & not by field survey.

Services shown hereon have been located where possible by field survey. If not able to be so located services have been plotted from the records of relevant authorities where available & have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.

Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services & detailed locations of all services, including:

- notify a.G.L.
- obtain telstra's "duty of care" document regarding working in the vicinity of telstra plant.
- verify co-axial/optic fibre cable location

Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Barnson Pty Ltd who can accept no responsibility for such differences.

All work to be undertaken in accordance with the details shown on the drawings, the specifications & the directions of the superintendent. Contractors must verify all dimensions & existing levels on site prior to commencement of work.

Where new works about existing the contractor shall ensure that a smooth even profile free from abrupt changes is obtained.

The contractor shall arrange all survey setout to be carried out by a registered surveyor.

drainage

Stormwater shall be prevented from entering doorways & other openings in buildings. Where these are lower than adjacent ground surfaces, grated drains shall be designed & placed across ramps or entrances to intercept any flow, which would otherwise drain into the building in accordance with AS/NZS 3500.3, P5.3.1.4 - Stormwater drainage

Site drainage is to be constructed according to AS/NZS 3500.3 - Stormwater drainage.

The contractor shall provide all temporary diversion drains & mounds to ensure that at all time exposed surfaces are free draining & where necessary excavate sumps & provide pumping equipment to drain exposed areas.

plant schedule:

code	botanical name	common name	plant spacings	mature height	mature spread
🌸	dianella caerulea	little jess	400mm	400mm	400mm
🌿	dianella 'silver border'	border silver flax lily	300mm	500mm	600mm
🌱	baeckea virgata 'dwarf'	'dwarf' twiggly baekea	750mm	500mm	500mm
🌳	alternanthera dentata	little ruby	600mm	400mm	700mm

plant material notes:

Battery operated node controller dripper irrigation to all garden beds

All plants shall be well grown, disease free nursery stock, & true to species type. No species shall be substituted without the approval of the superintendent. No variegated strain shall be used unless nominated.

All plants shall be of the size & quality consistent with the normal industry expectation for the nominated container size. Plants not consistent with the above may be rejected with replacement stock subject to the approval of the superintendent.

mulch notes:

19mm river gravel mulch to all garden beds

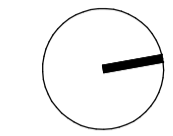
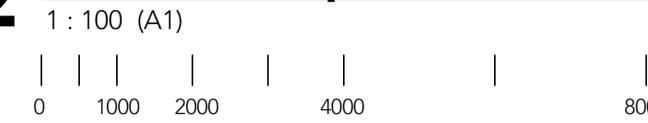
Allow two agriform slow release pellets per 5-25 litre plant & one per 150mm plant. All fertiliser is to be applied in accordance with the manufacturers instructions.

To mass planting areas & street trees install 75mm thickness of graded pine bark as supplied by australian native landscapes p/l or approved equivalent. All mulch shall be free of vegetative reproductive parts of weeds.



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02 lower floor plan



tenancy floor area

Tenancy 1	152 m ²
Tenancy 2	153 m ²
Tenancy 3	104 m ²
overall total	408 m²

totals

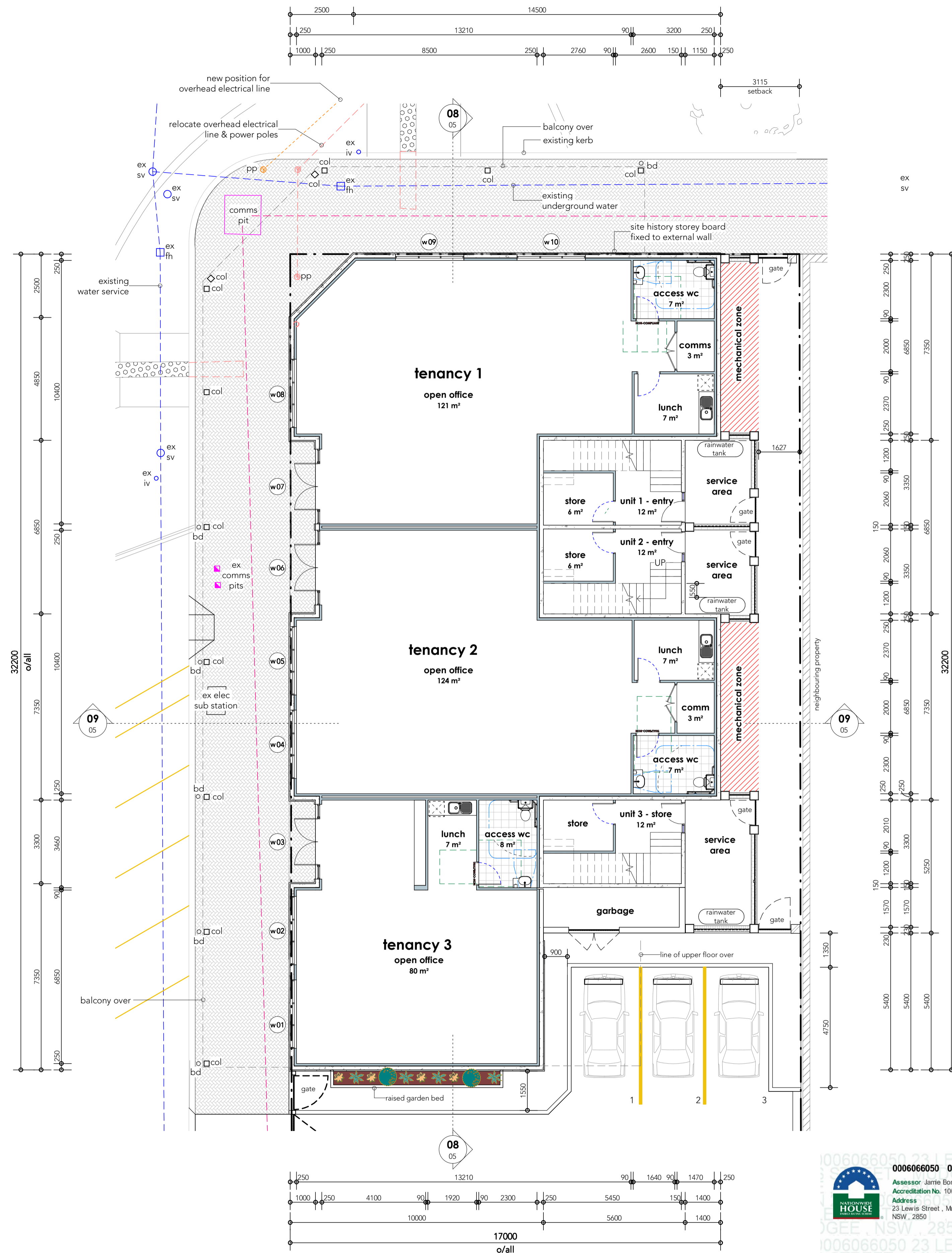
First Floor Units 1-3	480m ²
First Floor Balcony	164m ²
Ground Floor Tenancies 1-3	408m ²
total	1052m²

unit areas

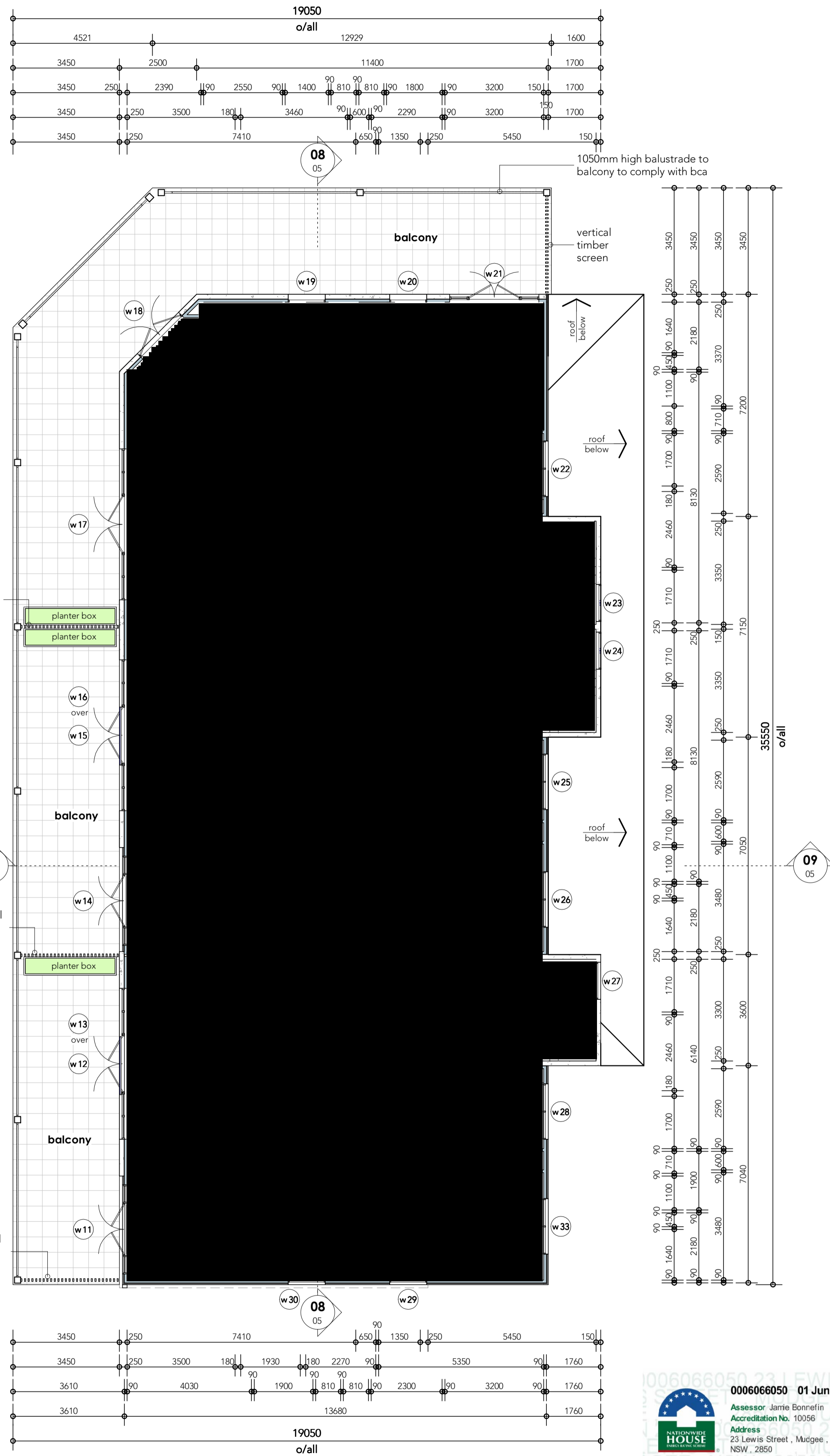
Unit 1	
living	133 m ²
first floor landing	6 m ²
entry & store	20 m ²
balcony	90 m ²
Unit 2	
living	134 m ²
first floor landing	6 m ²
entry & store	20 m ²
balcony	37 m ²
Unit 3	
living	134 m ²
first floor landing	6 m ²
entry & store	20 m ²
balcony	37 m ²
total	644 m²

window schedule - lower

mark	location	height	width	head	description
01	tenancy 3	2100	2700	2700	aluminium framed - one fixed section, two awning sections & three fixed sections below
02	tenancy 3	2100	2700	2700	aluminium framed - one fixed section, two awning sections & three fixed sections below
03		2040	2950	2040	timber framed - 2 / external solid core hinged door with full glazed sections & select finish
04	tenancy 2	2100	2700	2700	aluminium framed - one fixed section, two awning sections & three fixed sections below
05	tenancy 2	2100	2700	2700	aluminium framed - one fixed section, two awning sections & three fixed sections below
06		2040	2950	2040	timber framed - 2 / external solid core hinged door with full glazed sections & select finish
07		2040	2950	2040	timber framed - 2 / external solid core hinged door with full glazed sections & select finish
08	tenancy 1	2100	2700	2700	aluminium framed - one fixed section, two awning sections & three fixed sections below
09	tenancy 1	2100	2700	2700	aluminium framed - one fixed section, two awning sections & three fixed sections below
10	tenancy 1	2100	2700	2700	aluminium framed - one fixed section, two awning sections & three fixed sections below



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03 upper floor level



unit areas

Unit	Room	Area (m²)
Unit 1	living	133 m²
	first floor landing	6 m²
	entry & store	20 m²
balcony		90 m²
Unit 2	living	134 m²
	first floor landing	6 m²
	entry & store	20 m²
balcony		37 m²
Unit 3	living	134 m²
	first floor landing	6 m²
	entry & store	20 m²
balcony		37 m²
total		644 m²

window schedule - upper floor

mark	location	height	width	head	description
11	unit 3	2040	2890	2040	aluminium framed - 2 / 820 leaf hinged door with full glazed sections +600mm sidelights & powdercoat finish
12	unit 3	2040	4890	2040	aluminium framed - 2 / 920 leaf with full glazed sections + 600mm sidelights - powdercoat finish
13	unit 3	900	1890	3750	Aluminium Windows
14	unit 2	2040	2890	2040	aluminium framed - 2 / 820 leaf hinged door with full glazed sections +600mm sidelights & powdercoat finish
15	unit 2	2040	4890	2040	aluminium framed - 2 / 920 leaf with full glazed sections + 600mm sidelights - powdercoat finish
17	unit 1	2040	4890	2040	aluminium framed - 2 / 920 leaf with full glazed sections + 600mm sidelights - powdercoat finish
18	unit 1	2040	920	2040	aluminium door frame - 2 / aluminium framed door leaf with full glazed inserts
19	unit 1	600	1200	2100	clear anodised aluminium framed - one awning section
20	unit 1	600	1200	2100	clear anodised aluminium framed - one awning section
21	unit 1	2040	2890	2040	aluminium framed - 2 / 820 leaf hinged door with full glazed sections +600mm sidelights & powdercoat finish
22	unit 1	1800	1800	2100	clear anodised aluminium framed - one fixed section, one awning section & two fixed sections below
23	unit 1	1800	1200	2100	clear anodised aluminium framed - one awning section, one fixed section below
24	unit 2	1800	1200	2100	clear anodised aluminium framed - one awning section, one fixed section below
25	unit 2	1800	1800	2100	clear anodised aluminium framed - one fixed section, one awning section & two fixed sections below
26	unit 2	1800	1800	2100	clear anodised aluminium framed - one fixed section, one awning section & two fixed sections below
27	unit 3	1800	1200	2100	clear anodised aluminium framed - one awning section, one fixed section below
28	unit 3	1800	1800	2100	clear anodised aluminium framed - one fixed section, one awning section & two fixed sections below
29	unit 3	600	1200	2100	clear anodised aluminium framed - one awning section
30	unit 3	600	1200	2100	clear anodised aluminium framed - one awning section
33	unit 3	1800	1800	2143	clear anodised aluminium framed - one fixed section, one awning section & two fixed sections below

0006066050 01 Jun 2021
Assessor: Jamie Bonnefin
Accreditation No. 10056
Address: 23 Lewis Street, Mudgee, NSW, 2850

0006052922 26 May 2021
Assessor: Jamie Bonnefin
Accreditation No. 10056
Address: Unit 1, 23 Lewis Street, Mudgee, NSW, 2850

0006052930 26 May 2021
Assessor: Jamie Bonnefin
Accreditation No. 10056
Address: Unit 2, 23 Lewis Street, Mudgee, NSW, 2850

0006052963 26 May 2021
Assessor: Jamie Bonnefin
Accreditation No. 10056
Address: Unit 3, 23 Lewis Street, Mudgee, NSW, 2850

ISSUED FOR DA APPROVAL



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Dubbo NSW 2830
Contact Us
t 1300 BARNSON (1300 227 676)
e generalenquiry@barnson.com.au
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Client: MICHAEL FERGUS
Project: PROPOSED COMMERCIAL & RESIDENTIAL DEVELOPMENT @ 23 LEWIS ST, MUDGEE - LOT 1 DP56498
Drawing Title: UPPER FLOOR PLAN

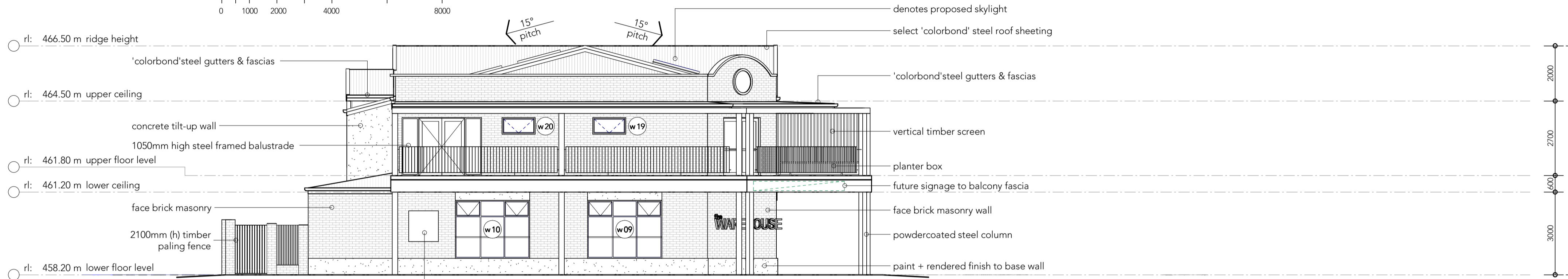
Rev	Date	Amendment
A	14.05.2021	ISSUED FOR APPROVAL
B	18.06.2021	STUDY REPLACED WITH SITTING ROOM WALLS DELETED FOR OPEN SPACE LIVING AREA

Design	Drawn	Check
KG	HS	KG

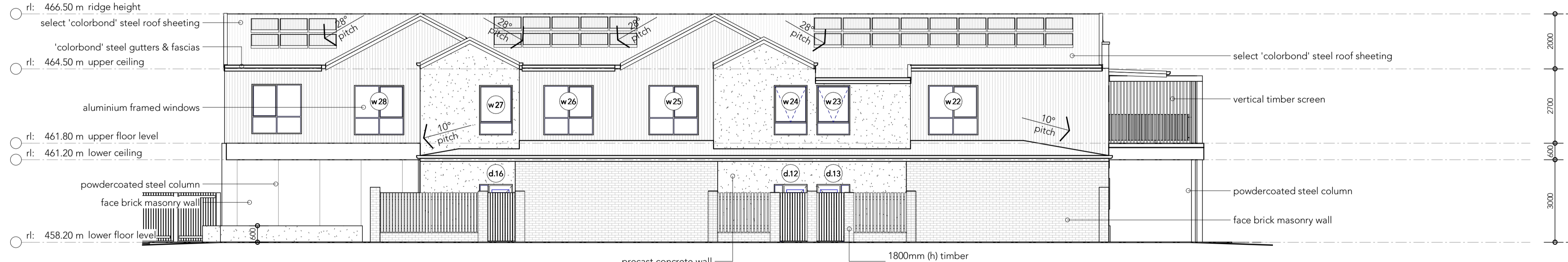
Sheet 04 of 08
Drawing Number 35200- A03
Revision B



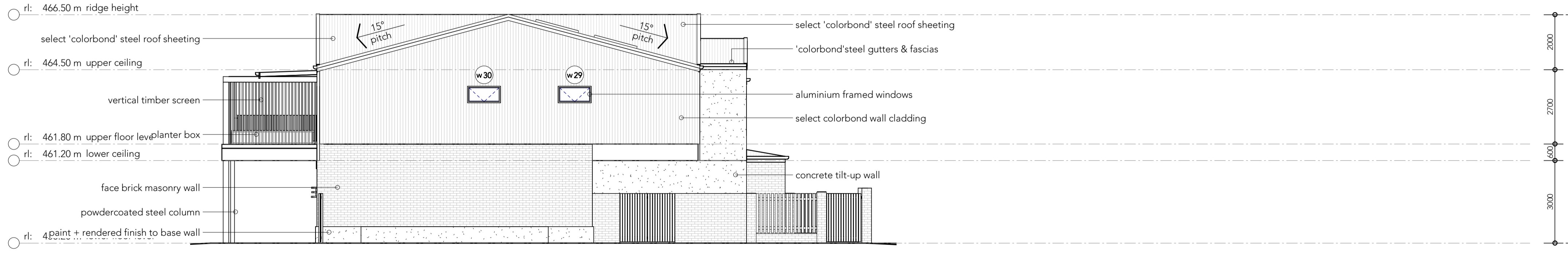
04 elevation: southern facade
1:100 (A1)



05 elevation: western facade
1:100 (A1)



06 elevation: northern facade
1:100 (A1)



07 elevation: eastern facade
1:100 (A1)

BASIX Project Commitments		BASIX Number:	12064314
Water			
Fixtures	Specification		
Shower head rating	4 star (4 & 6 bar or 7.5 L/min)		
Toilet rating	3 star		
Kitchen taps rating	3 star		
Bathroom taps rating	3 star		
Alternative water details			
Watermeter water size	Connect to:	Comms:	200L
	Garden and lawn areas	Yes	
	All toilets	Yes	
	Laundry	No	
Thermal Context			
Accreditation Number:		NSR 30005	MEMBERS Number:
External walls			
External walls	Requirements		
Brick masonry	Dark colour R2.7	Bulk + Anti-green foil	
Metal clad	Dark colour R2.7	Bulk + Anti-green foil	
Internal walls			
Internal walls	Requirements		
Only wall, direct fix plasterboard	No insulation		
Partition walls			
Partition walls	Requirements		
Concrete panel/brick filled, plaster on studs	No insulation		
Start linear party wall with plaster	No insulation		
Ceiling			
Internal ceiling - Plasterboard	No insulation		
External ceiling - Plasterboard	R3.5 Bulk insulation		
Roof			
Roof	Requirements		
Corrugated iron	Medium Colour (solar absorption 0.475-0.7)		
	R2.0 Bulk + reflective side down, no air gap above (Action 79, 80mm)		
Floor			
Floor	Requirements		
Suspended concrete slab	R2.0 Bulk insulation		
Windows			
Windows	Requirements		
Aluminium frame ALM-002-01	Single Clear glazing with U-value 6.7 and SHGC 0.7 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)		
Aluminium frame ALM-003-01	Single Clear glazing with U-value 6.70 and SHGC 0.37 for Group A windows (awning, fixed, casement and tilt 'n' turn type windows/doors)		
Downlights			
Downlight Covers	Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.		
Lighting specification			
Lighting specification	Dwelling is rated without downlight		
Overshading details			
Overshading details	Adjoining units calculated into model calculations		
Site			
Orientation of nominal north elevation	As shown on plans		
Energy			
Hot water	Specification	Rating	
Individual system	Solar (electric boosted)	28 to 30 STC	
Ventilation			
Bathroom exhaust	Individual fan, not ducted		
Control switch	Manual switch on/off		
Kitchen exhaust	Individual fan, not ducted		
Control switch	Manual switch on/off		
Laundry	Individual fan, not ducted		
Control switch	Manual switch on/off		
Cooling			
Individual systems - living areas	3-phase air conditioning	6 star	
Individual systems - bedroom areas	3-phase air conditioning	6 star	
Heating			
Individual systems - living areas	3-phase air conditioning	6 star	
Individual systems - bedroom areas	3-phase air conditioning	6 star	
Appliances			
Cooktop/oven	Electric cooking & electric oven		
Ventilated fridge space	Yes		
Private outdoor clothes drying line	Yes		
Private indoor or sheltered clothes drying line	Yes		
Zoned air-conditioning	Yes		



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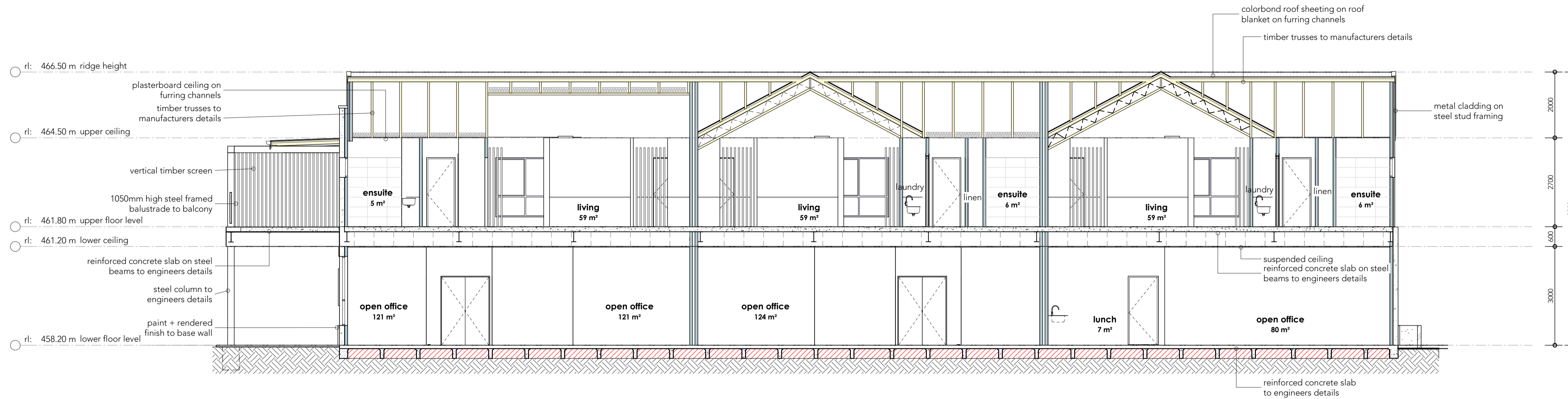
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Drawing Title: ELEVATIONS

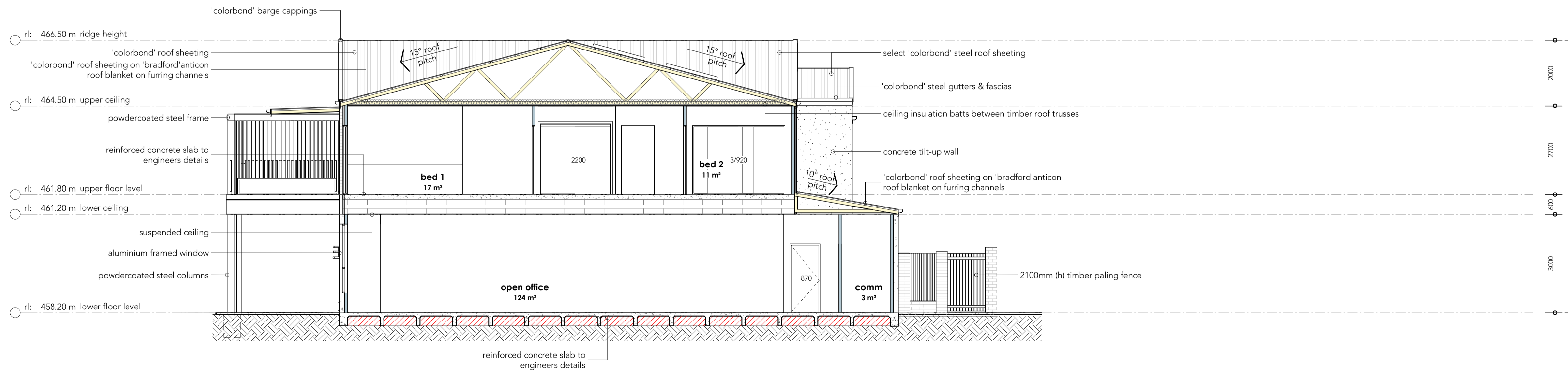
Rev	Date	Amendment
A	08.02.2021	PRELIMINARY
B	14.04.2021	ISSUED FOR REVIEW
C	14.05.2021	ISSUED FOR APPROVAL
D	27.05.2021	ISSUED FOR DEVELOPMENT APPLICATION
E	18.06.2021	STUDY REPLACED WITH SITTING ROOM. WALLS DELETED FOR OPEN SPACE LIVING AREA
F	26.08.2021	ADD TURNING CIRCLES / HISTORY BOARD / AMEND BRICK SELECTION

Design: KG
Drawn: HS
Check: KG
Sheet 05 of 08
Drawing Number: 35200- A04
Revision: F

006066050 23 LEWIS ST MUDGEE NSW 2850
006066050 01 Jun 2021
Assessor: Jamie Bonnerin
Accreditation No: 10056
Address: 23 Lewis Street, Mudgee, NSW, 2850
ISSUED FOR DA APPROVAL



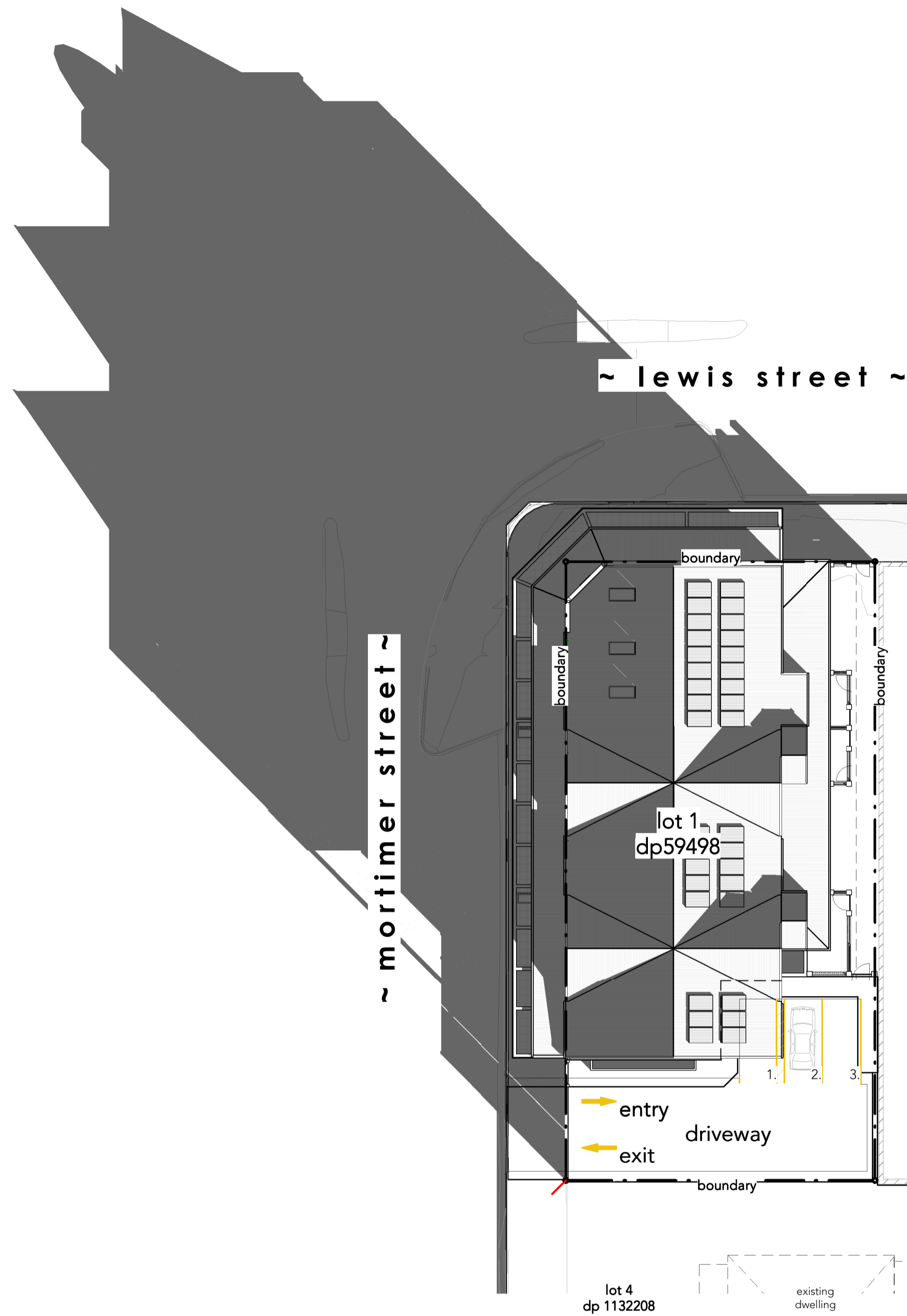
08 section: tenancy 1-3
 1:75 (A1)



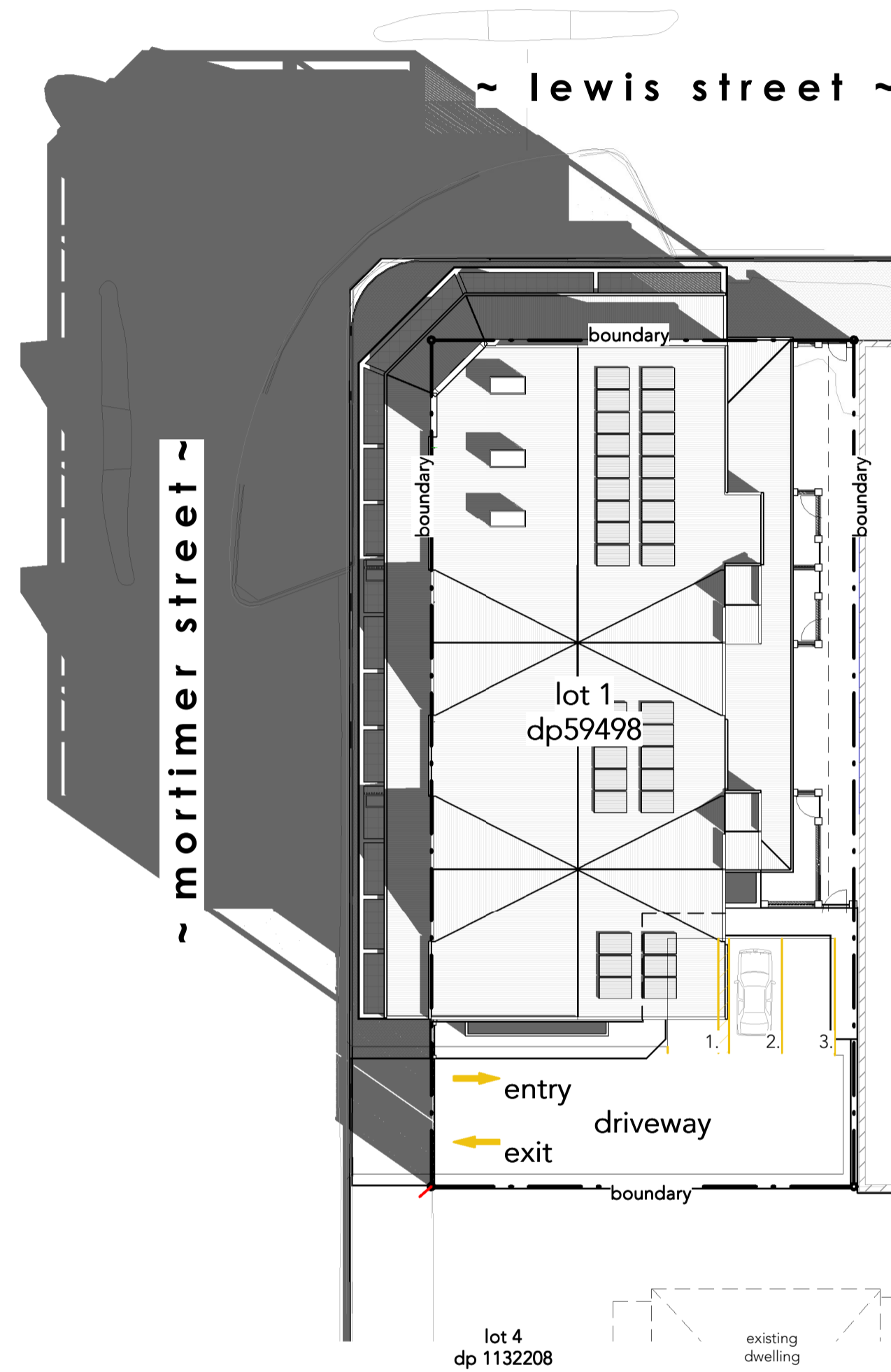
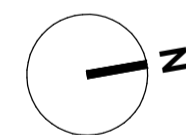
09 section: tenancy/unit
 1:75 (A1)



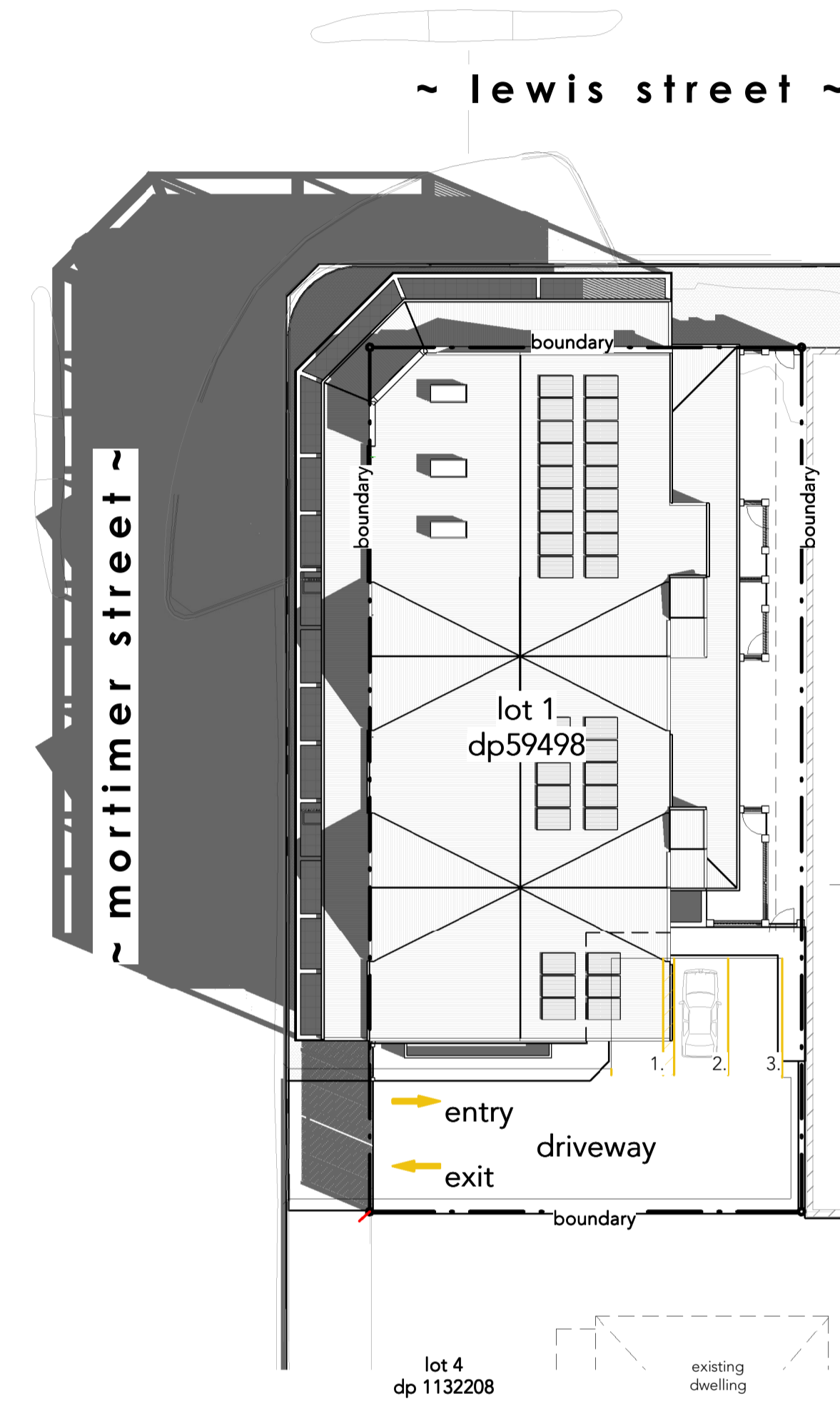
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10 shadow diagram: 9am June 21
1:250 (A1)



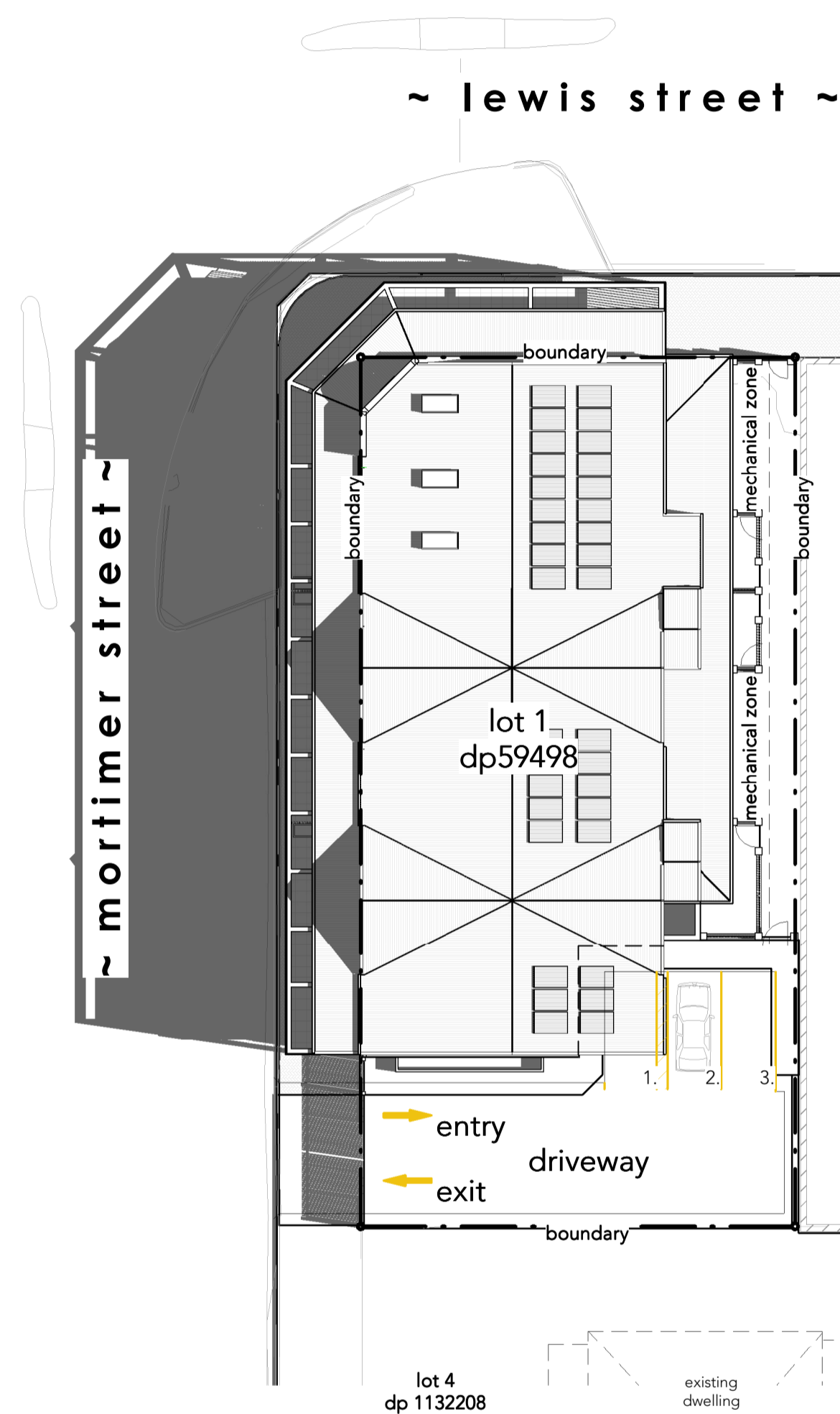
11 shadow diagram: 10am June 21
1:250 (A1)



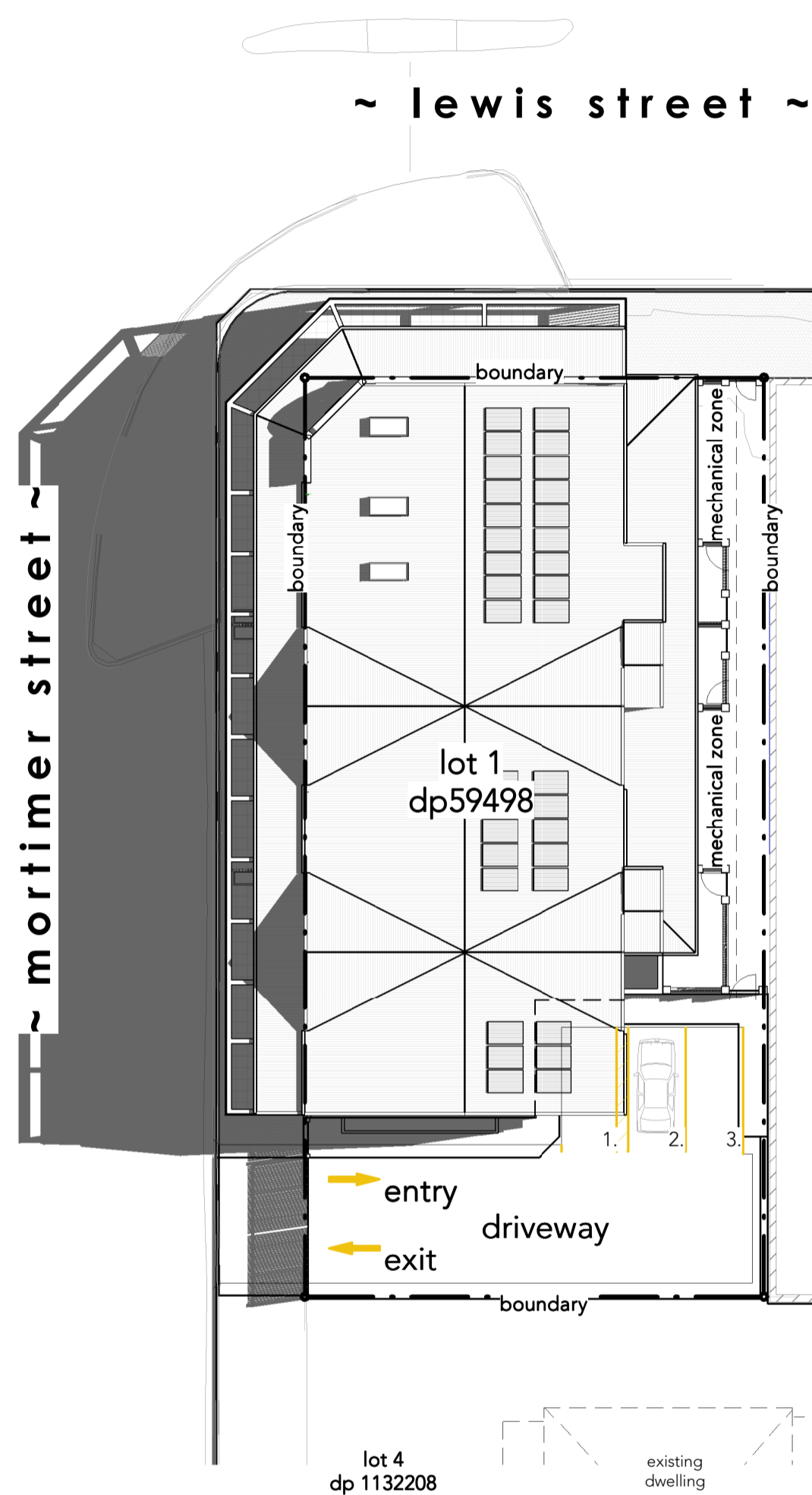
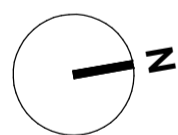
12 shadow diagram: 11am June 21
1:250 (A1)



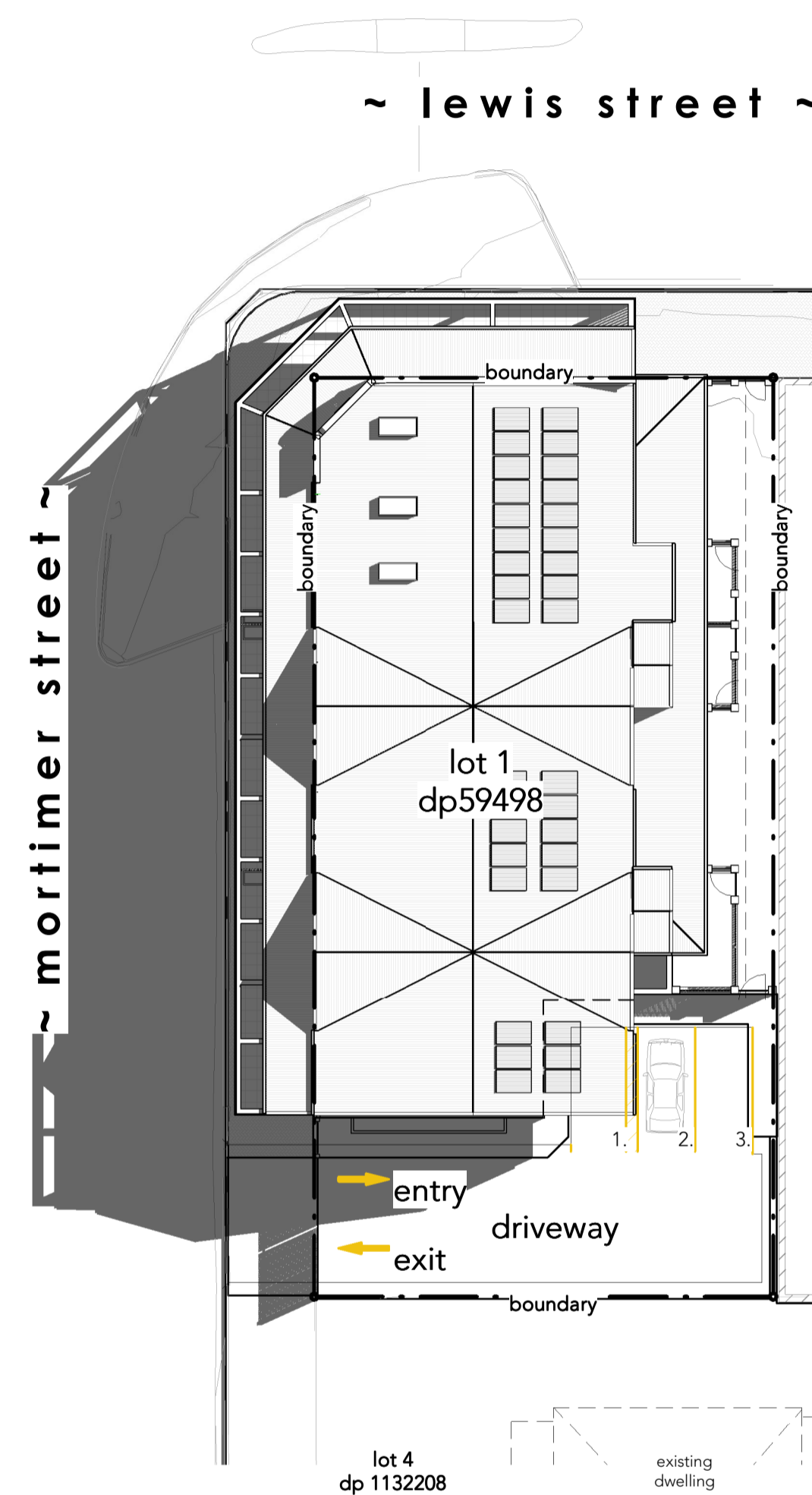
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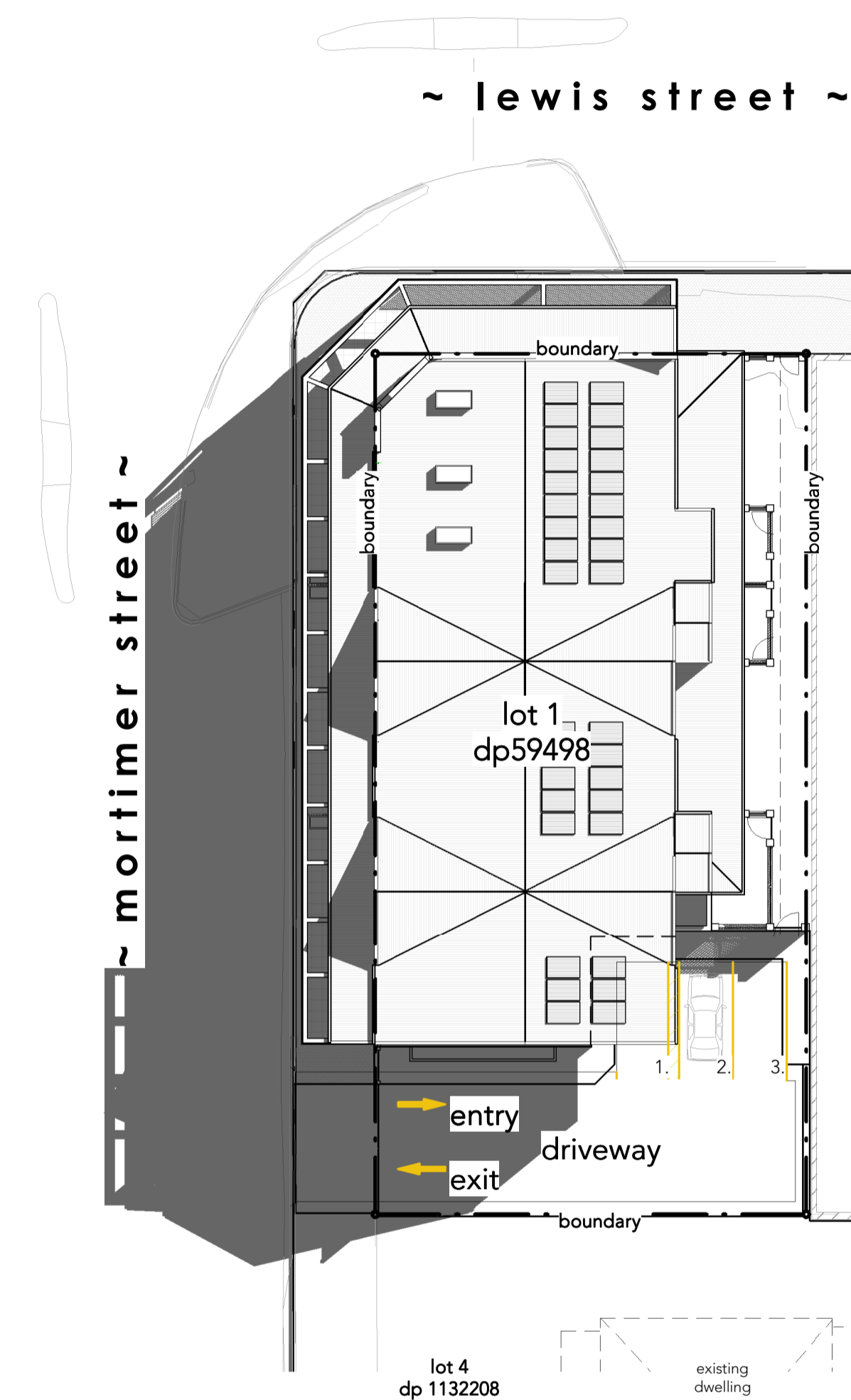
13 shadow diagram: 12pm June 21
1:250 (A1)



14 shadow diagram: 1pm June 21
1:250 (A1)



15 shadow diagram: 2pm June 21
1:250 (A1)



16 shadow diagram: 3pm June 21
1:250 (A1)



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