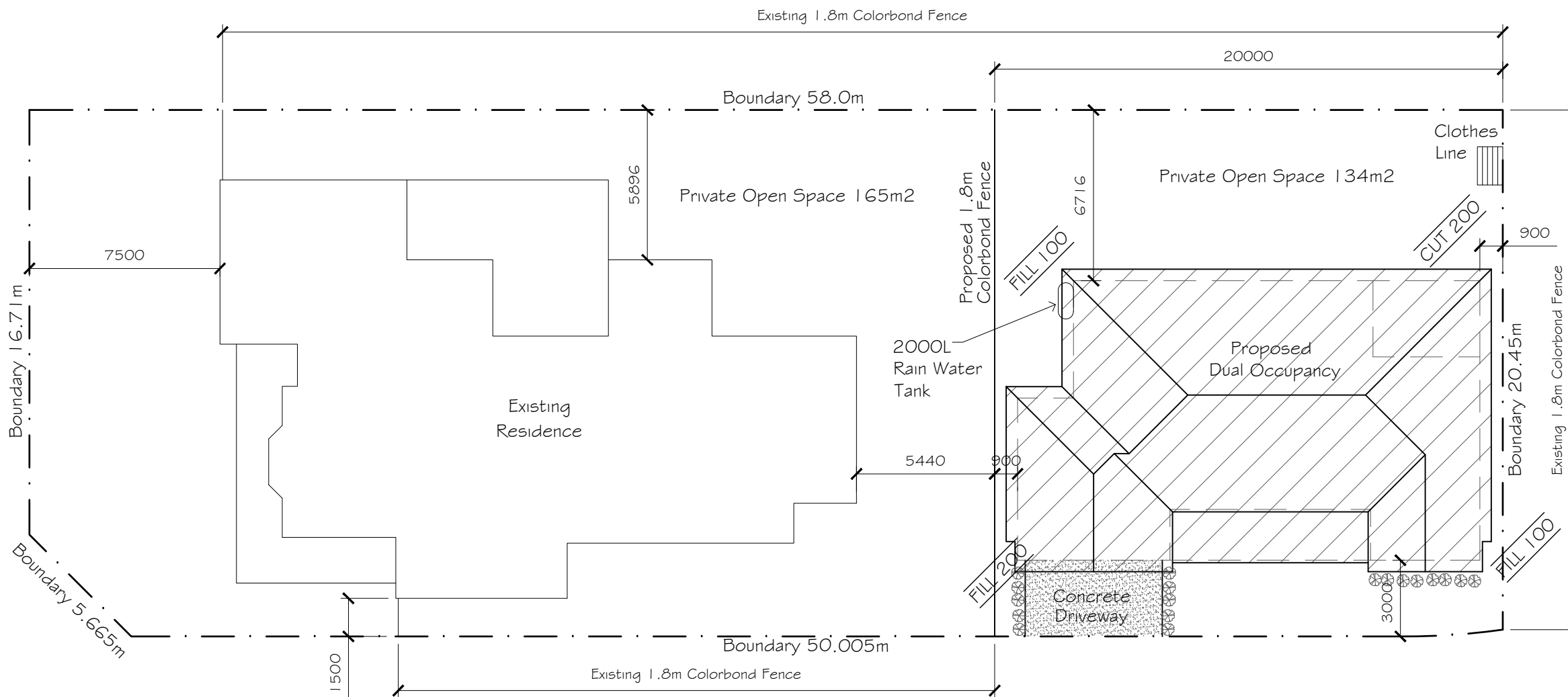


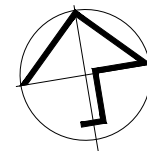
HENRY BAYLY DRIVE



CLARE COURT

SITE PLAN

SCALE 1:200



LOT 4
1197m²
DP 1009566

AREA CALCULATIONS

Total Site Area 1197 m²

Existing Residence	= 215.06 m ²
Garage	= 47.55 m ²
Verandah	= 24.73 m ²
Total	= 287.34 m²

Unit 2	= 124.95 m ²
Garage	= 37.55 m ²
Alfresco	= 11.73 m ²
Verandah	= 15.80 m ²
Total	= 190.03 m²

Site Coverage	
Including Alfresco	= 477.37 m ²
	39.88%

Landscaping	
By Deduction	= 719.63 m ²
	60.12%

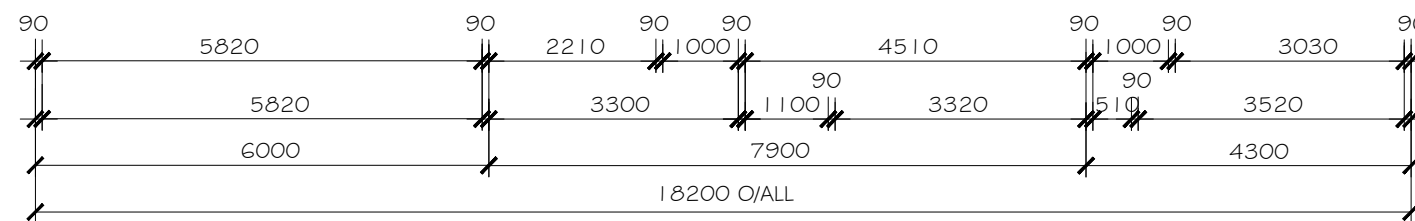
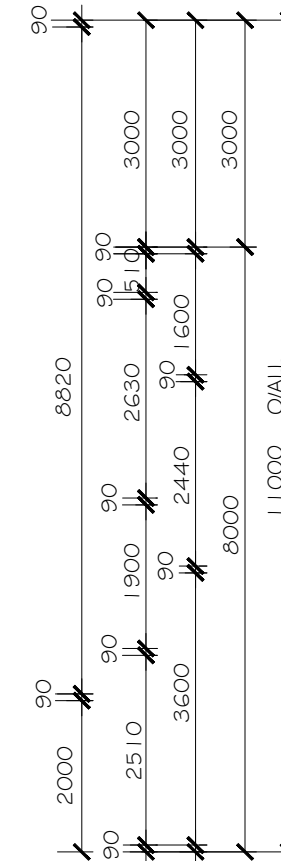
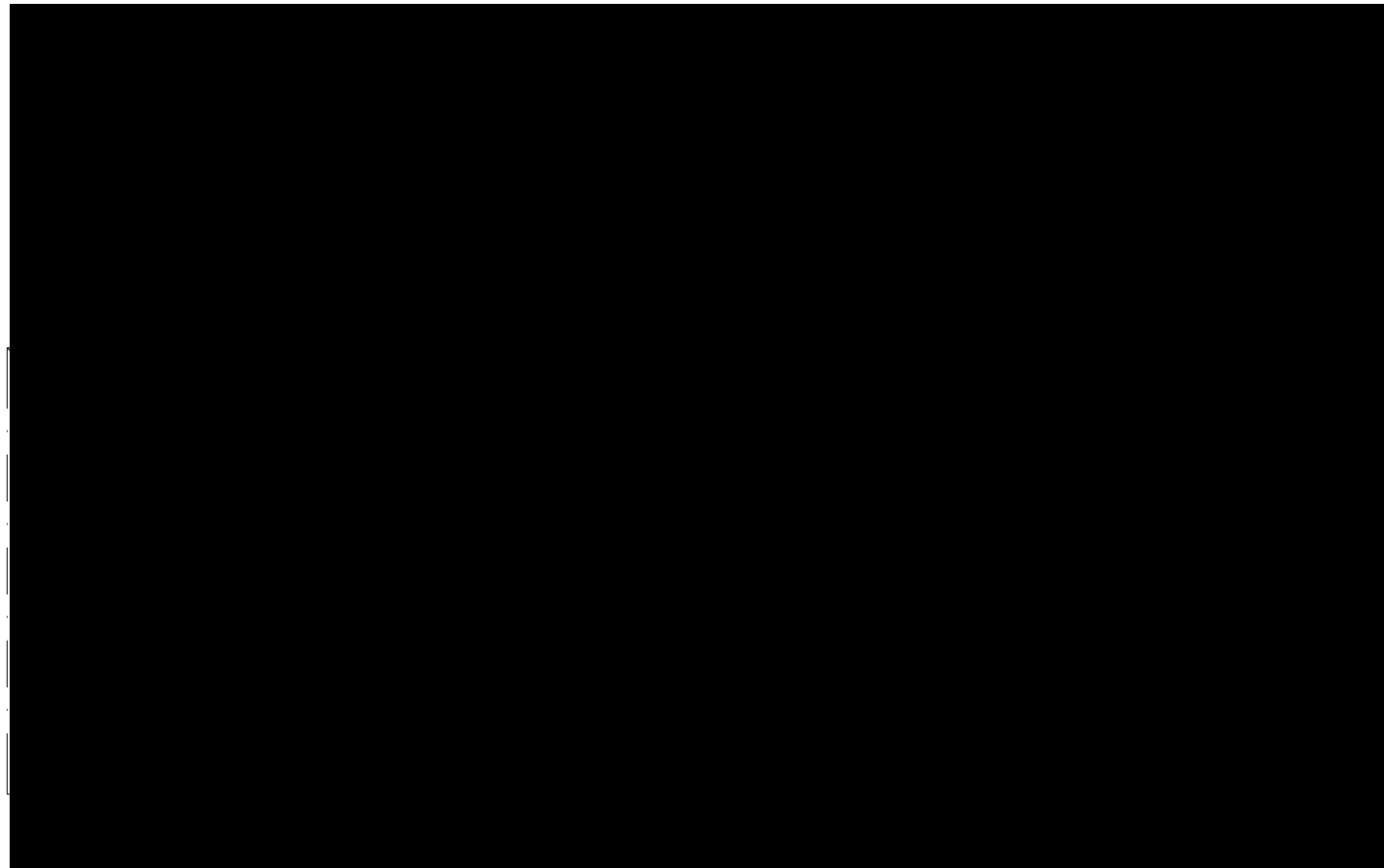
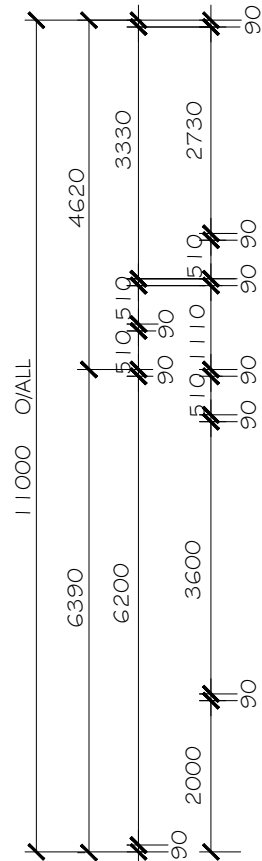
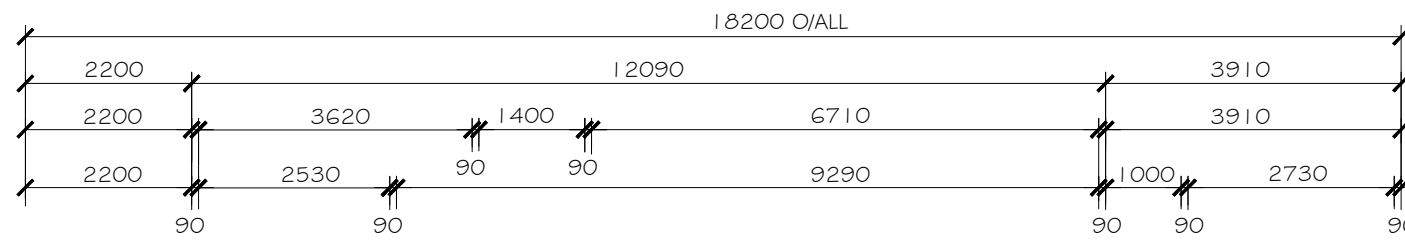
Private Open Space	
Existing Residence	= 158.0 m ²
Unit 2	= 134.0 m ²

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CLIENT: JOHN MAHON			
TITLE: PROPOSED DUAL OCCUPANCY 61 HENRY BAYLY DRIVE MUDGEE			
SCALE: 1:200	FILE: 3742-A01	DWG No.	REV.
DRAWN: G.D.	DATE: OCT 2021	3742-A01	A
CKD: J.H.	DATE: OCT 2021		



GROUND FLOOR PLAN
SCALE 1:100

Floor Areas

Living Areas	=	124.95 m2
Garage	=	37.55 m2
Alfresco	=	11.73 m2
Verandah	=	15.80 m2
New Total	=	190.03 m2

BASIX Notes

Water
 2000L Rain Water Tank Connected to:
 - All toilets in the development

Rain Water Tank to collect water from at least 150m2 of roof area of the development

Fixtures:
 Shower heads - Minimum 3 Star Rating
 Toilet - Minimum 3 Star Rating
 Kitchen Taps - Minimum 5 Star Rating
 Bathroom Taps - Minimum 5 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 5.0 star)
 - Bedrooms - Air Conditioning 1 Phase (Rated 5.0 star)
 Heating System - Living Area - Air Conditioning 1 Phase (Rated 5.0 star)
 - Bedrooms - Air Conditioning 1 Phase (Rated 5.0 star)

The cooling and heating system must provide for day / night zoning between living and bedroom areas.

Ventilation Systems:
 1 Bathroom - Individual Fan - not ducted (Manual Switch On/Off)
 Kitchen - Individual Fan - ducted to facade or roof (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.

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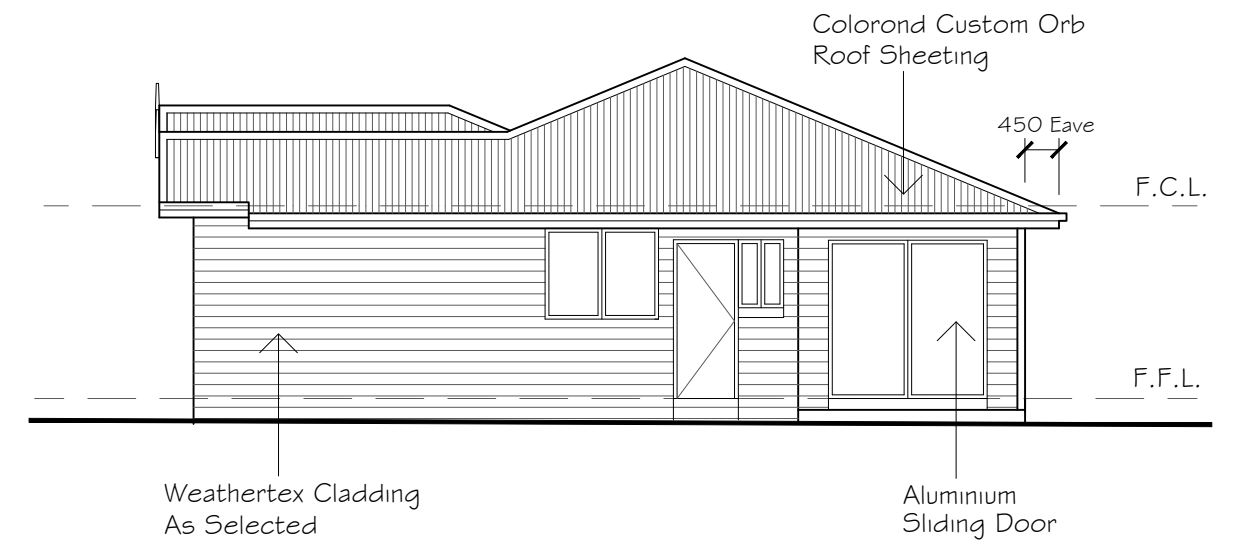
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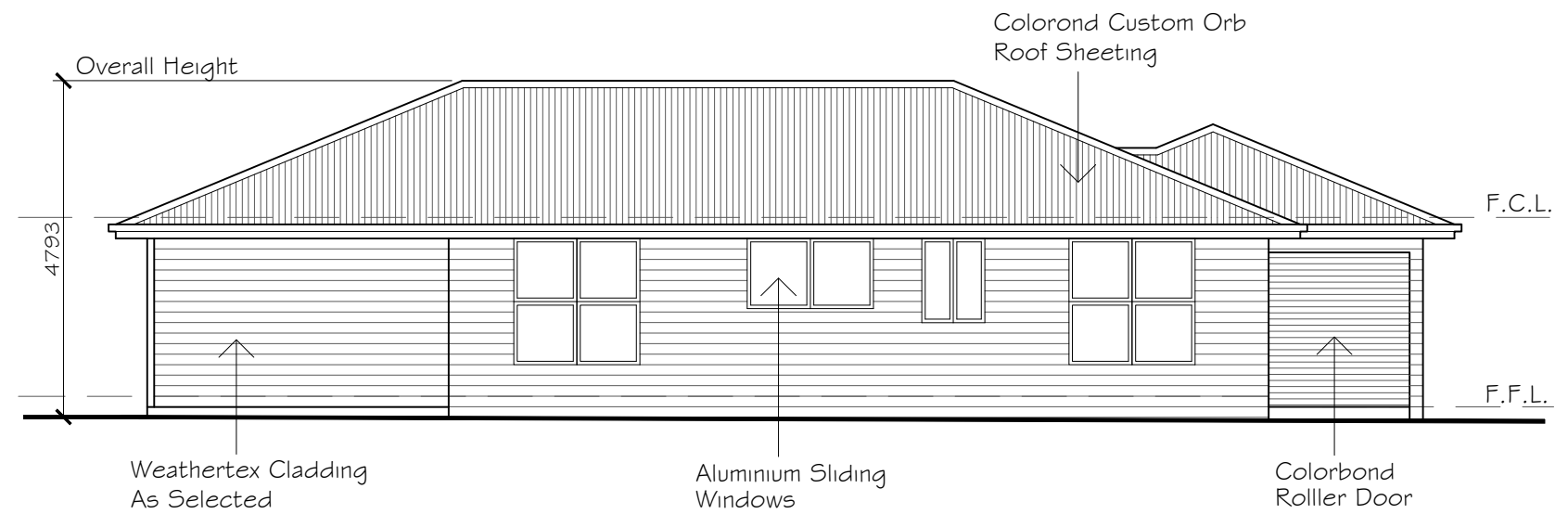
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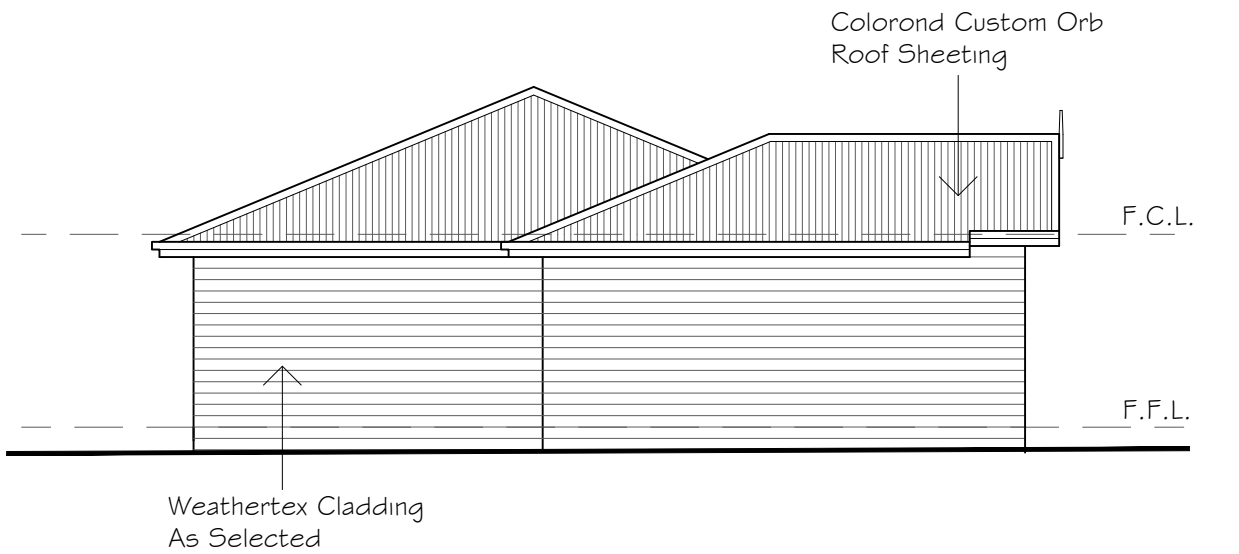
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

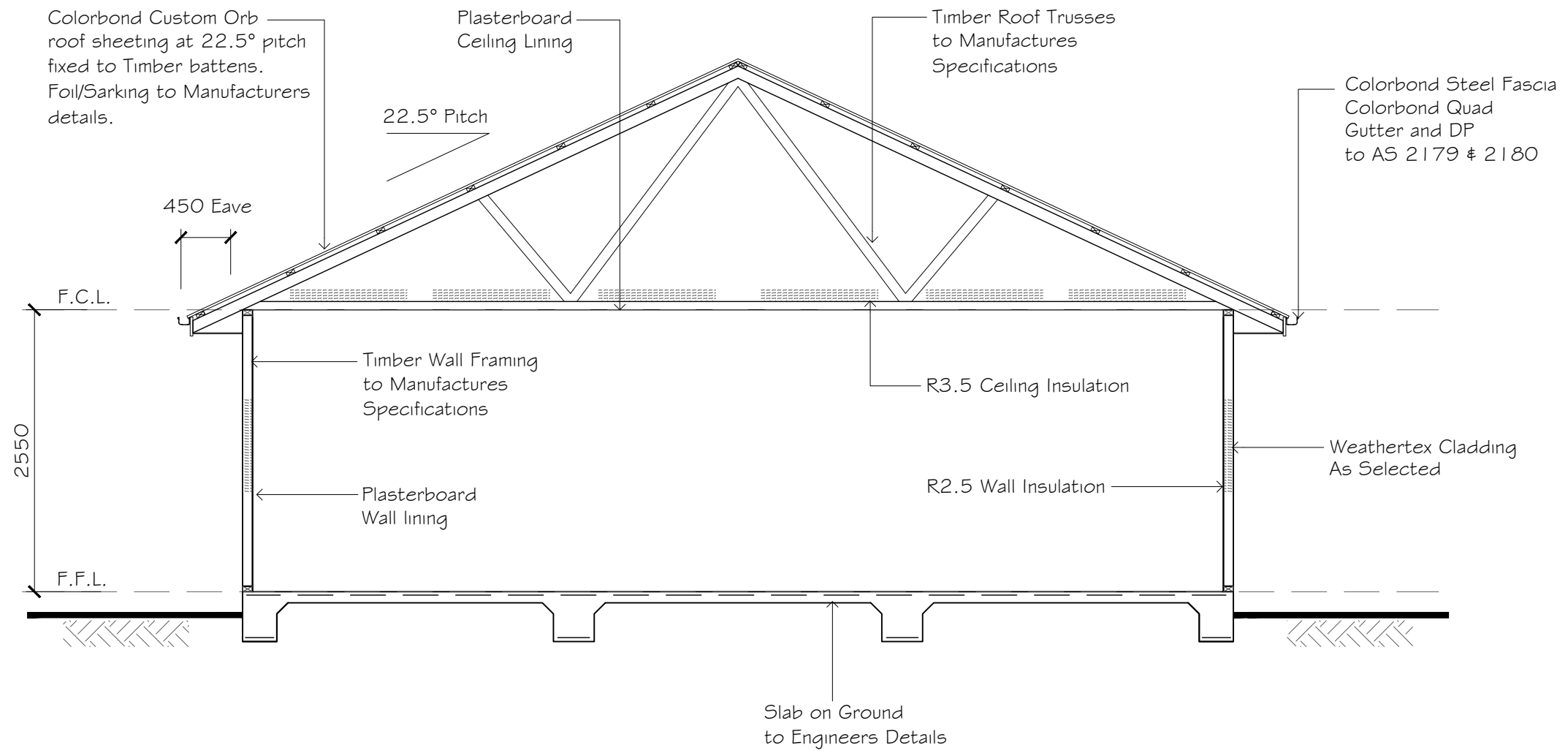


WEST ELEVATION
SCALE 1:100

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TYPICAL SECTION
SCALE 1:50

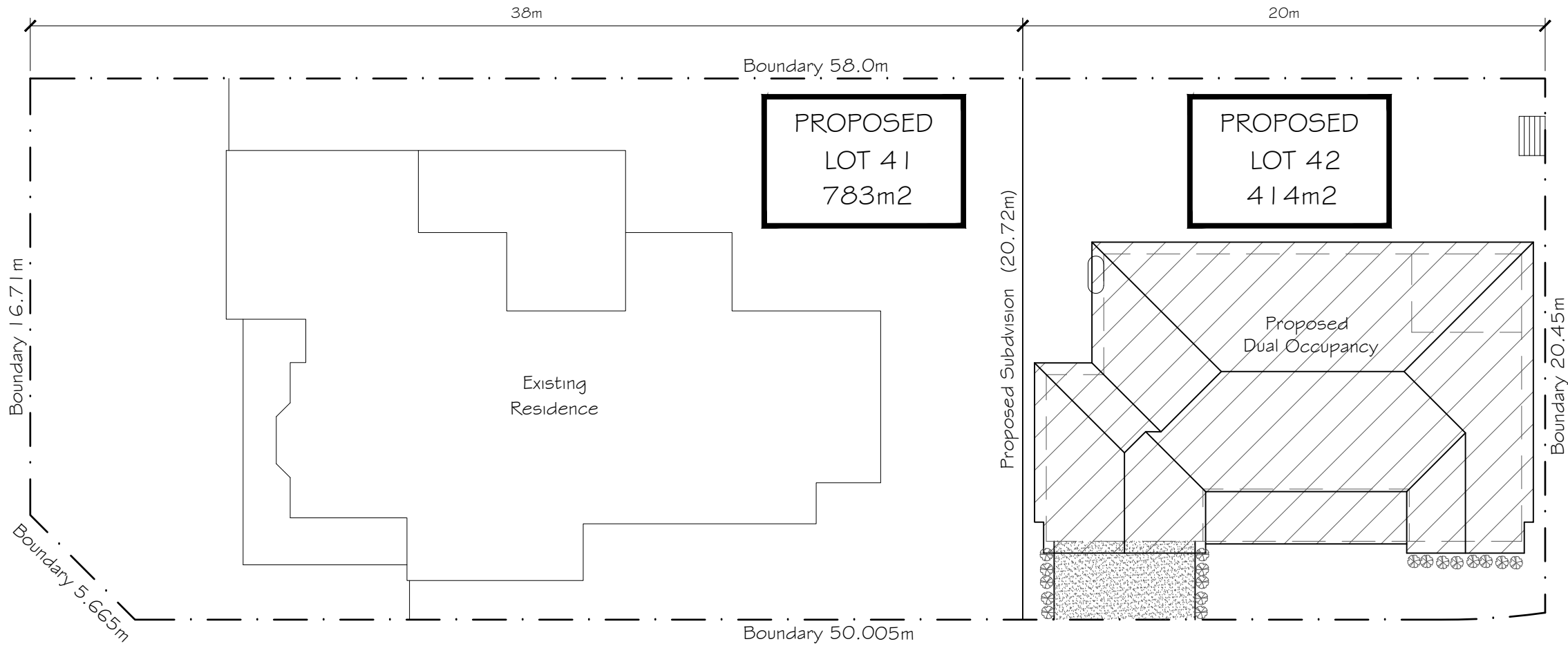
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CKD: J.H.	DATE: OCT 2021		

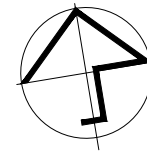
HENRY BAYLY DRIVE



CLARE COURT

SUBDIVISION PLAN

SCALE 1:200



LOT 4
1197m²
DP 1009566

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CLIENT:
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