

# Proposed New Dwelling

## LOT 1 CROAKE WAY MUDGEE NSW 2850

### DRAWING SCHEDULE

SHEET	DESCRIPTION/TITLE
A00	COVER SHEET & PERSPECTIVES
A01	PROPOSED SITE LAYOUT
A02	PROPOSED SERVICES PLAN
A03	PROPOSED LANDSCAPE PLAN
A04	PROPOSED SUBDIVISION PLAN
A05	PROPOSED FLOOR LAYOUTS
A06	ELEVATIONS
A07	ELEVATIONS & SECTIONS
A08	PROPOSED ELECTRICAL LAYOUT
A09	PROPOSED SLAB SETOUT PLAN
WA01	UNIT 1 WET AREA DETAILS WD-01/02
WA02	UNIT 1 WET AREA DETAILS WD-03/04
WA03	UNIT 2 WET AREA DETAILS WD-05/06
WA04	UNIT 2 WET AREA DETAILS WD-07/08
WA05	WET AREA STEPDOWN DETAILS TD-01/04
CD01	CONSTRUCTION DETAILS D-01, D-02, D-05
CD02	CONSTRUCTION DETAILS D-03, D-04, G-01
CD03	DETAILS BK-01, TERMITE & ARTICULATION
CD04	CONSTRUCTION DETAILS D-06, FD-01/02/03
CD05	CONSTRUCTION DETAILS - A/C UNIT & ILLUME
CD06	TYPICAL ROBE/LINEN CABINETRY DETAIL

#### BASIX REQUIREMENTS

- 3-STARS SHOWERHEADS.
- 4-STARS WC, 4-STARS TAPS.
- 3000L SLIMLINE TANK FOR EACH DWELLING MUST COLLECT WATER FROM 110m<sup>2</sup> OF ROOF AREA
- SISAL TUFF WALL WRAP TO EXTERNAL WALLS.
- **DWELLING 1** - R2.0 HIGH DENSITY INSULATION BATTS TO INTERNAL WALLS JOINING TO GARAGE.
- **DWELLING 1** - R3.5 INSULATION BATTS TO ALL CEILINGS INCLUDING GARAGE.
- **DWELLING 2** - R2.0 HIGH DENSITY INSULATION BATTS TO INTERNAL WALLS JOINING TO GARAGE.
- **DWELLING 2** - R3.5 INSULATION BATTS TO ALL CEILINGS INCLUDING GARAGE.
- ROOF - DARK, EXTERNAL WALLS - MEDIUM.
- **WINDOWS W1-W5** SSW-001-07 A 100 SERIES - ALUMINIUM SLIDING WINDOW SG 4Clr (U-6.16, SHGC 0.74)
- **WINDOWS W12-W13** SSW-003-07 A 100 SERIES - ALUMINIUM DOUBLE HUNG SG 4Clr (U-6.23, SHGC 0.73)
- **WINDOWS W6-W11** SSW-001-07 A 100 SERIES - ALUMINIUM SLIDING WINDOW SG 4Clr (U-6.16, SHGC 0.74)
- **DOOR D3 & D4** SSW-012-11 A 100 SERIES - ALUMINIUM SLIDING DOOR SG 5Clr (U-6.07, SHGC 0.74).
- 6-STARS GAS INSTANTANEOUS HOT WATER SYSTEM TO EACH DWELLING. LPG.
- EXHAUST FANS TO BATHROOM, ENSUITE AND LAUNDRY FOR EACH DWELLING.
- 7kw DUCTED AIR CONDITIONING
- OVEN - ELECTRIC: INALTO 1060XL5M
- COOKTOP - LPG : INALTO ICG6604W
- RANGEHOOD: INALTO ASL600R25
- DISHWASHER: INALTO IDW75

#### CONSTRUCTION NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES AND SHOULD BE USED IN PREFERENCE TO SCALED MEASUREMENTS.
- ALL LEVELS ARE TO BE VERIFIED ON THE SITE BY THE BUILDER PRIOR TO WORK COMMENCING.
- ALL WET AREAS ARE TO BE SUITABLY GRADED AND DRAINED.
- FLOOR SLAB TO BE DESIGNED BY AN APPROVED STRUCTURAL ENGINEER.
- ALL TIMBER SPACING, SPANS AND SIZES SHALL COMPLY WITH TIMBER FRAMING CODE AS 1684.
- ENSURE STRICT COMPLIANCE WITH THE REQUIREMENTS OF BUILDING CODE OF AUS IN RELATION TO SIDE BOUNDARY CLEARANCE.
- ALL SEWER AND STORMWATER DRAINAGE TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT AUTHORITY.
- WET AREAS ARE TO BE SEALED AT THE INTERSECTION OF THE FLOOR AND WALL AND 1800 HIGH IN THE SHOWER RECESS CORNERS WITH AN APPROVED WET AREA SEAL.
- POWDER COATED ALUMINIUM WINDOWS AND DOORS TO BE USED THROUGHOUT. COLOUR SELECTION BY BUILDER.
- ALL FIXINGS, TIE DOWNS AND CONSTRUCTION METHODS ARE TO BE IN STRICT ACCORDANCE WITH AS1684 AND THE BCA.
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS3660-1

#### GENERAL NOTES:

- LOCATE EXISTING SERVICES PRIOR TO CONSTRUCTION.
- EROSION / SEDIMENT CONTROL IN STRICT ACCORDANCE WITH COUNCIL REQUIREMENTS (REFER BUILDER).
- PROVIDE HARDBASE ALL WEATHER ACCESS, DURING CONSTRUCTION.
- CUT AND FILL TO BUILDER'S DISCRETION.
- NOMINATED WATER TO TANK. OVERFLOW TO KERB OUTLET
- BUILDER TO CONFIRM ALL FINISHED FLOOR LEVELS ON SITE.
- WIND - E.G. "N2"
- SITE - E.G. "P"
- SOIL - E.G. "H1"



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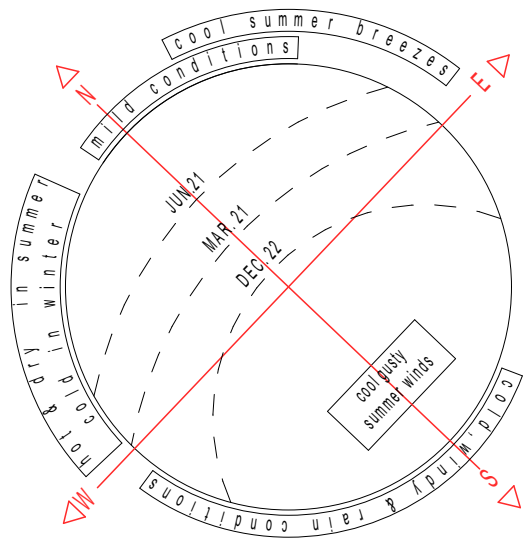
DESIGN: OPTIMISE 305 G20 LHG

JOB ADDRESS  
[REDACTED]

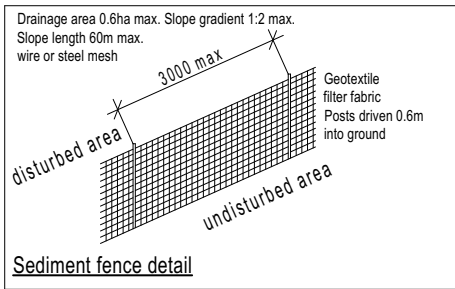
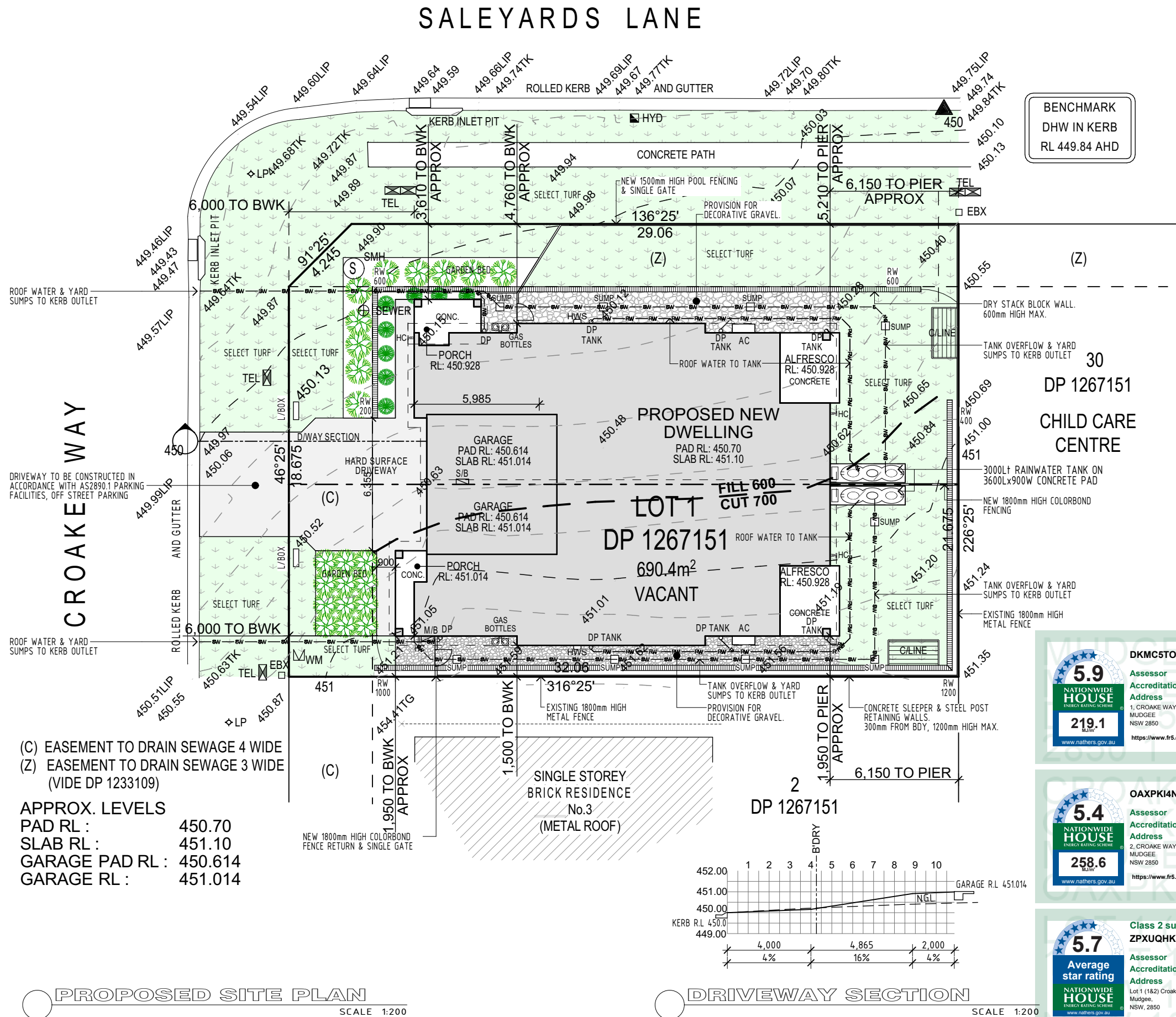
PROPOSAL NEW DWELLING DP: 1267151

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date	issue	description	
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JOB No.	10916	revision	A
SCALE	1:100 <small>printed to A3 size</small>	PAGE	A00
DRAWN	PD		
DATE	10/01/2022		
WIND	'N2'	SITE	



Solar & Wind Chart



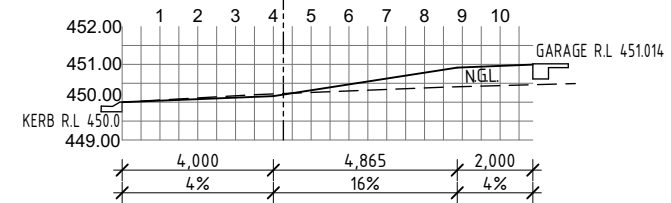
SITE COVERAGE DETAILS	
Lot size m <sup>2</sup>	690.40m <sup>2</sup>
Dwelling size m <sup>2</sup>	304.63m <sup>2</sup> : 44.12% coverage
Driveway m <sup>2</sup>	49.44m <sup>2</sup>
Total landscaping m <sup>2</sup>	322.00m <sup>2</sup> : 46.64%
Private open space m <sup>2</sup>	165.82m <sup>2</sup>

Note : Site areas indicated may vary in definition. Basix areas or other areas indicated on these drawings used for other purposes. All areas are close approximate. Unless noted otherwise, areas not denoted as patios or driveways are vegetated areas. (gardens, lawns)

(C) EASEMENT TO DRAIN SEWAGE 4 WIDE  
 (Z) EASEMENT TO DRAIN SEWAGE 3 WIDE  
 (VIDE DP 1233109)

APPROX. LEVELS  
 PAD RL : 450.70  
 SLAB RL : 451.10  
 GARAGE PAD RL : 450.614  
 GARAGE RL : 451.014

PROPOSED SITE PLAN SCALE 1:200



DRIVEWAY SECTION SCALE 1:200

BENCHMARK  
 DHW IN KERB  
 RL 449.84 AHD

**DKMC5TODL0 18 Nov 2021**

**5.9**  
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 219.1  
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 Accreditation No. HERA10004  
 Address: 1, CROAKE WAY MUDGEE NSW 2850  
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**OAXPK4NIY 18 Nov 2021**

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**Class 2 summary ZPXUQHKCZI 18/11/2021**

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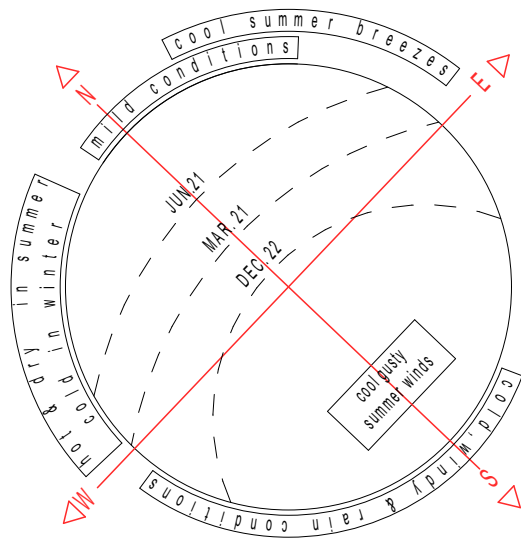
JOB ADDRESS  
 LOT 1 CROAKE WAY MUDGEE NSW 2850

PROPOSAL: NEW DWELLING DP: 1267151

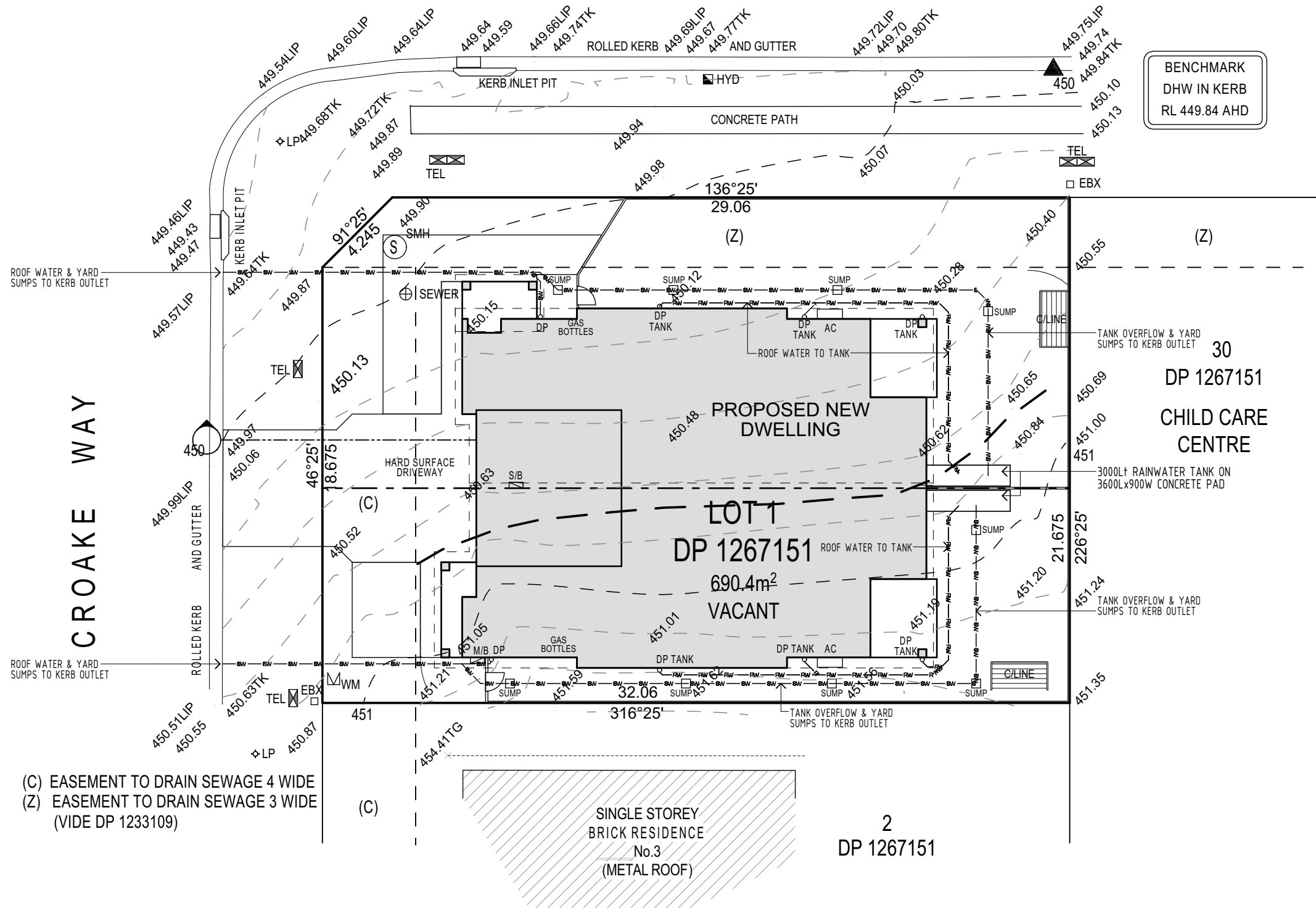
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date	issue	description
11/11/21	A	FOR APPROVAL
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-/-/-	-	-

JOB No.	10916	revision
SCALE	1:200	A
DRAWN	PD	PAGE
DATE	10/01/2022	A01
WIND	'N2'	SITE





Solar & Wind Chart



- (C) EASEMENT TO DRAIN SEWAGE 4 WIDE
- (Z) EASEMENT TO DRAIN SEWAGE 3 WIDE (VIDE DP 1233109)

PROPOSED SERVICES PLAN SCALE 1:200

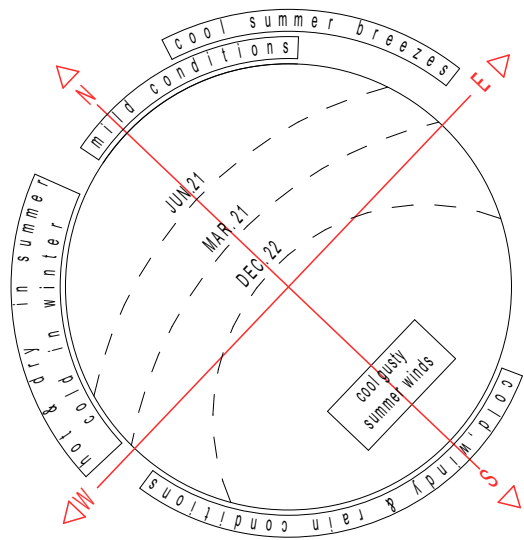


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**JOB ADDRESS**  
LOT 1 CROAKE WAY MUDGEES  
NSW 2850  
**PROPOSAL** NEW DWELLING **DP:** 1267151

drawing title			PROPOSED SERVICES PLAN		
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			DRAWN	PD	PAGE
			DATE	10/01/2022	A02
			WIND	'N2'	SITE



Solar & Wind Chart

Landscaping

Note : Plant types will be selected from the following range by the nominated landscaper .Specific types have not been nominated due to availability of plants

- gardenia florida
- viburnum tinus
- virburnum odartissium
- oriental pearl
- callistamen
- nandina moon bay
- westringa
- diosma
- port wine magnolia
- photinia super red
- purple fountain grass
- mixed gardens of shrubs grasses & ground covers

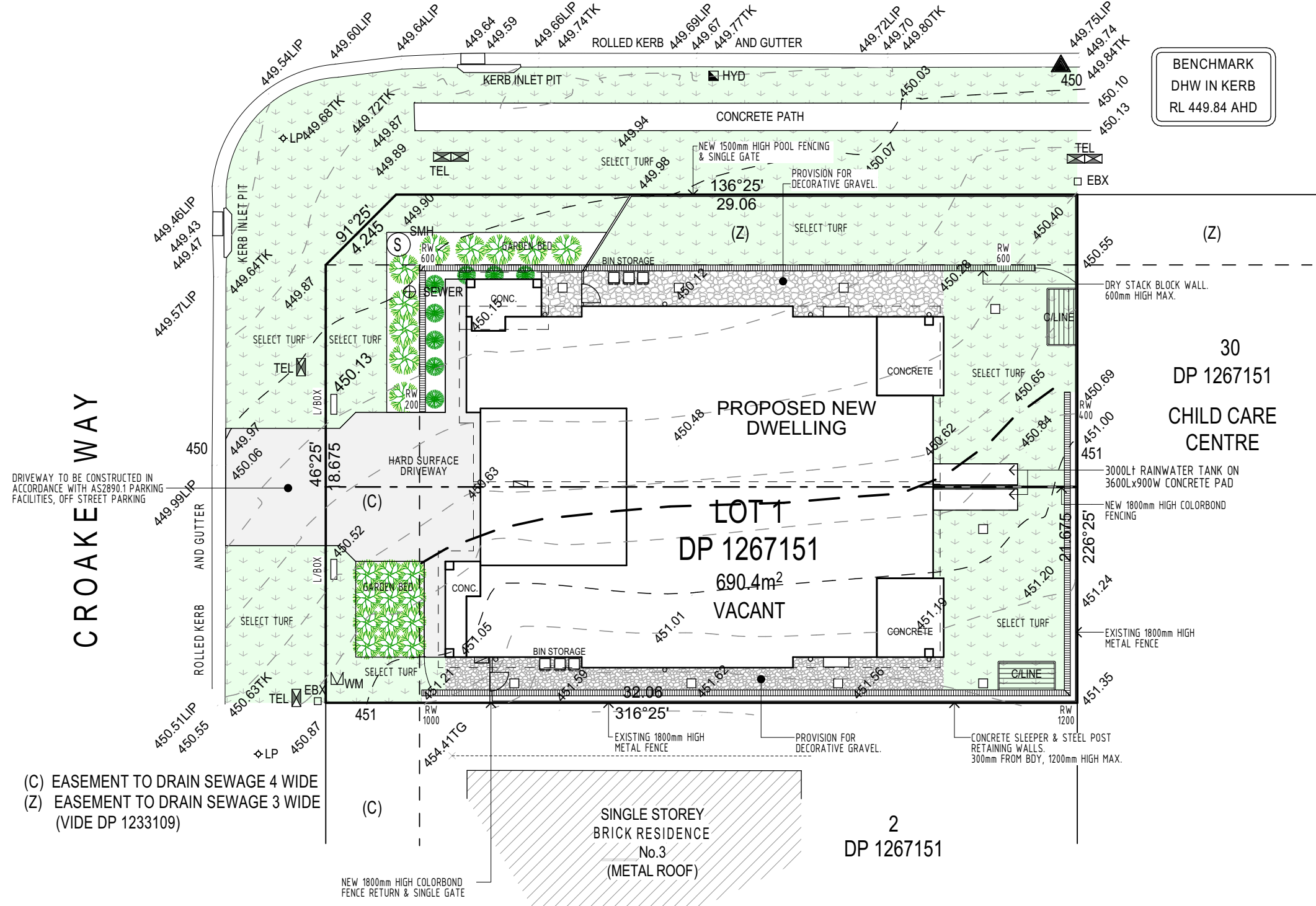
PROPOSED LANDSCAPE PLAN SCALE 1:200

(C) EASEMENT TO DRAIN SEWAGE 4 WIDE  
 (Z) EASEMENT TO DRAIN SEWAGE 3 WIDE (VIDE DP 1233109)

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BENCHMARK  
 DHW IN KERB  
 RL 449.84 AHD

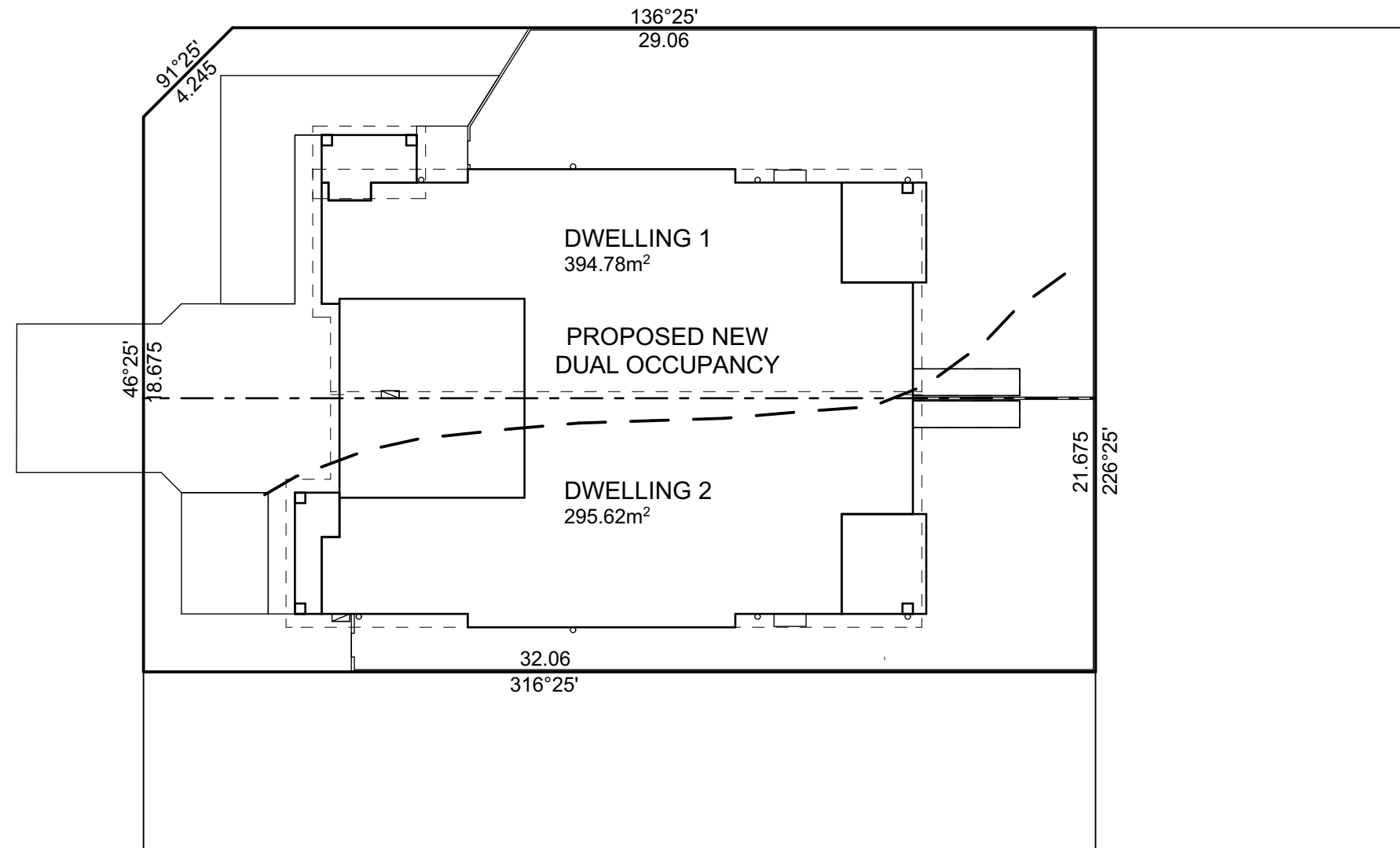
30  
 DP 1267151  
 CHILD CARE CENTRE

2  
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PROPOSED TWO LOT  
STRATA SUBDIVISION PLAN



PROPOSED SUBDIVISION  
SCALE 1:200



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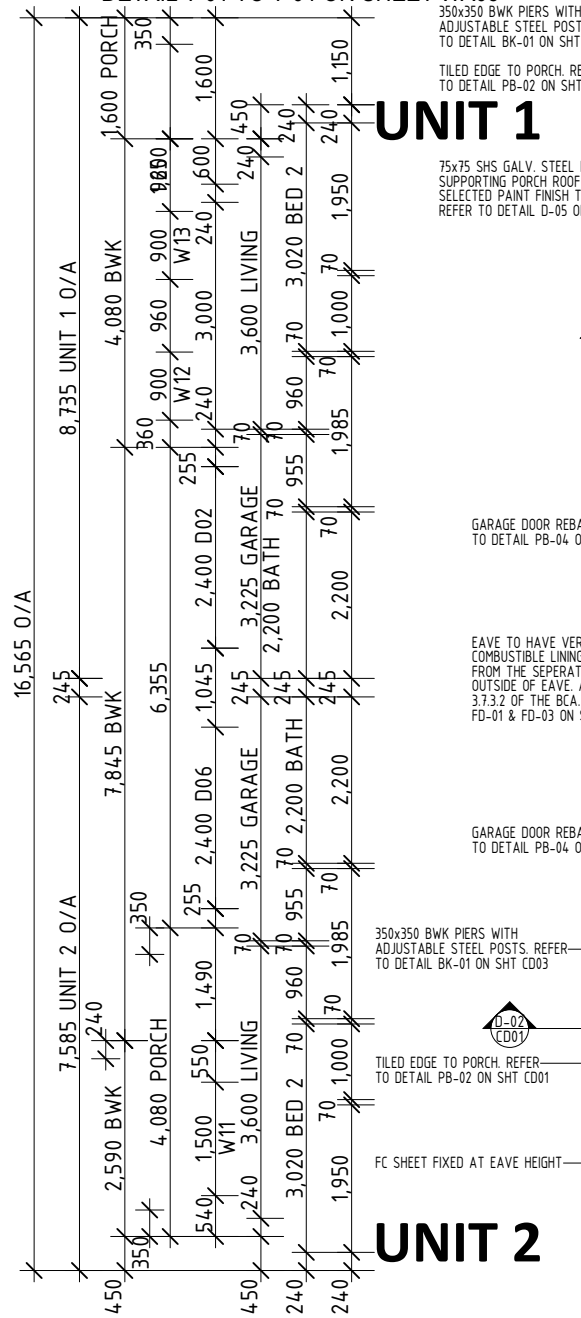


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**SLAB SETOUT PLAN - REFER TO SHEET A09 FOR SLAB SETOUT**

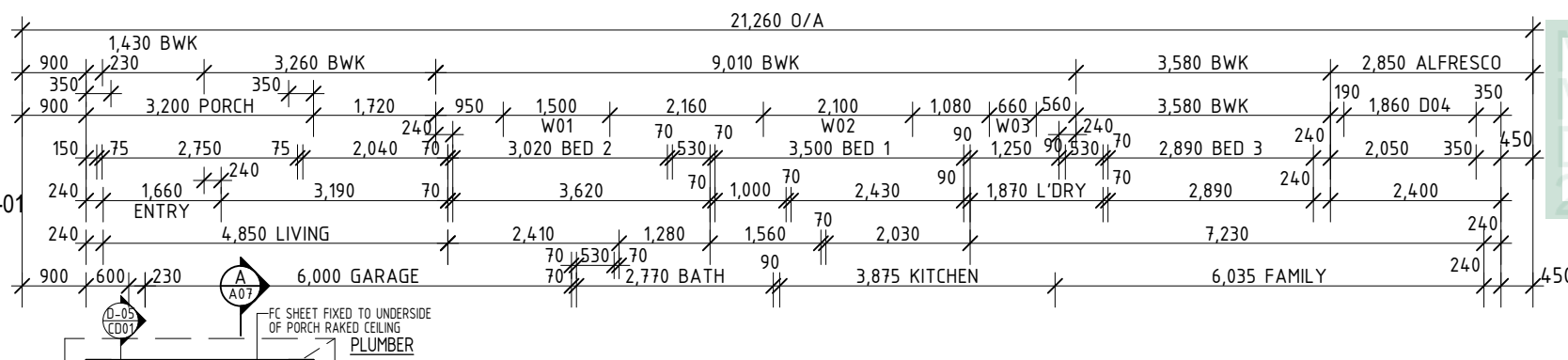
**WET AREA DETAILS - REFER TO SHEETS WA-01 TO WA-04 TO CONFIRM TILE LAYOUTS ACCESSORIES FITOUT LOCATIONS.**

**WET AREA STEPDOWN DETAILS - REFER TO DETAIL T-01 TO T-04 ON SHEET WA05**



**UNIT 1**

**UNIT 2**



**5.9**  
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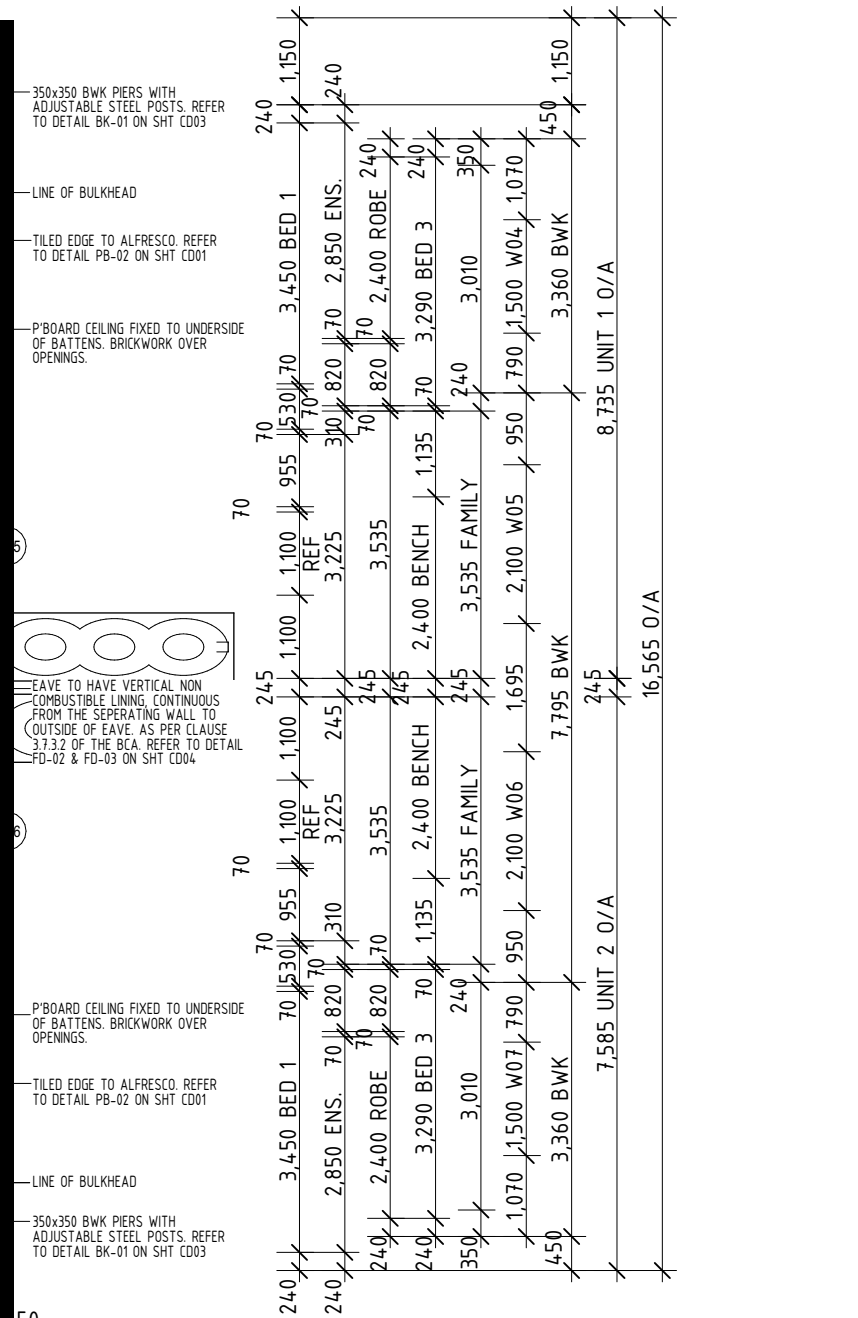
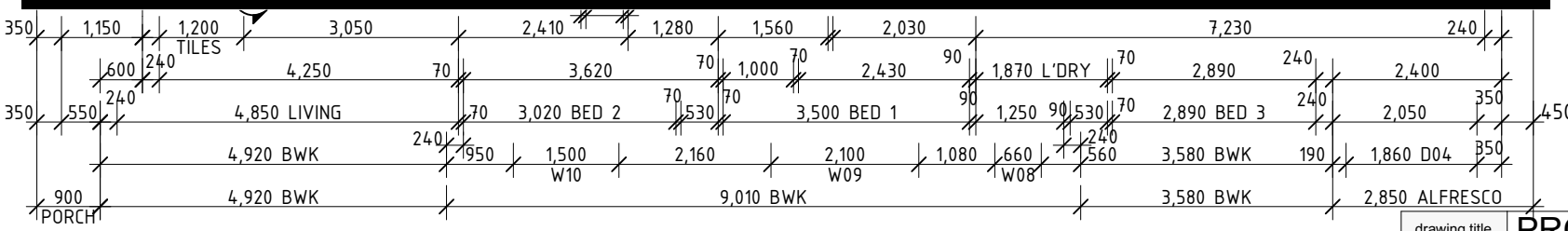
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**5.7**  
Average star rating  
NATIONWIDE HOUSE ENERGY RATING SCHEME

**Class 2 summary**  
ZPXUQH KCZI 18/11/2021  
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UNIT 1 AREAS		UNIT 2 AREAS	
PORCH	5.98	PORCH	4.57
LIVING	115.27	LIVING	115.23
GARAGE	20.09	GARAGE	20.09
ALFRESCO	9.58	ALFRESCO	9.58
<b>150.92 m<sup>2</sup></b>		<b>149.47 m<sup>2</sup></b>	
<b>TOTAL</b>		<b>305.12 m<sup>2</sup></b>	
<b>PERIMETER</b>		<b>73.05 m</b>	



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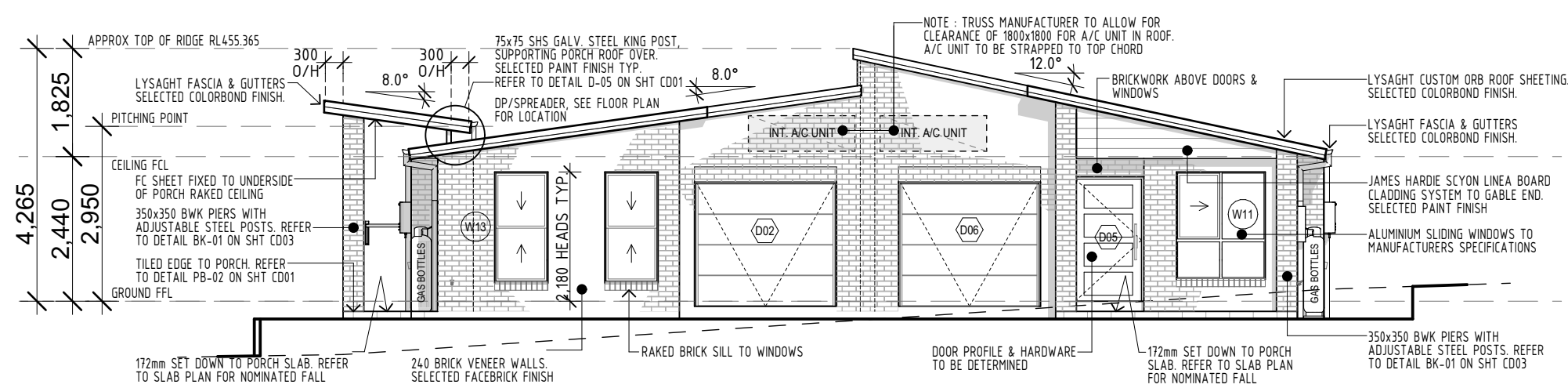
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**LOT 1 CROAKE WAY MUDGEE NSW 2850**

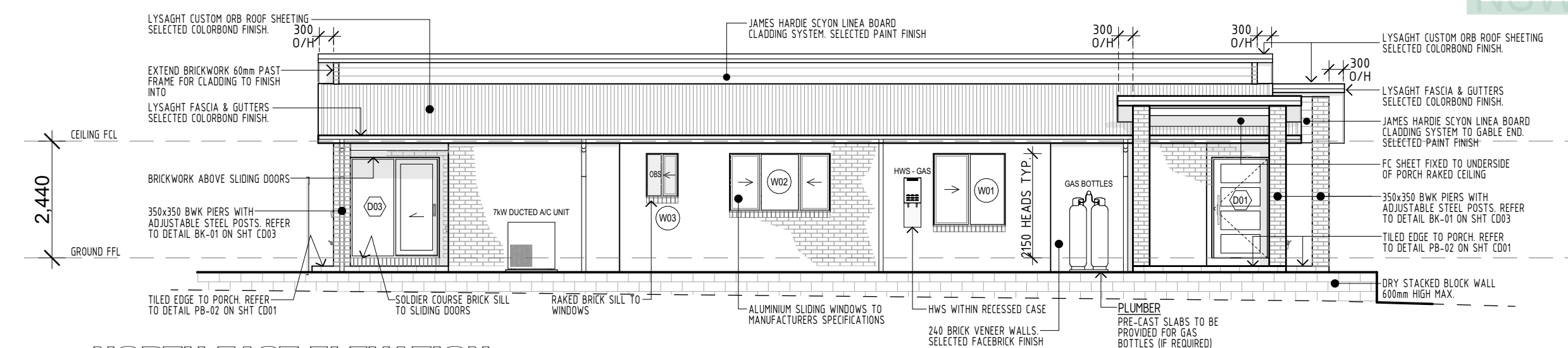
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date	issue	description	JOB No.	10916	revision
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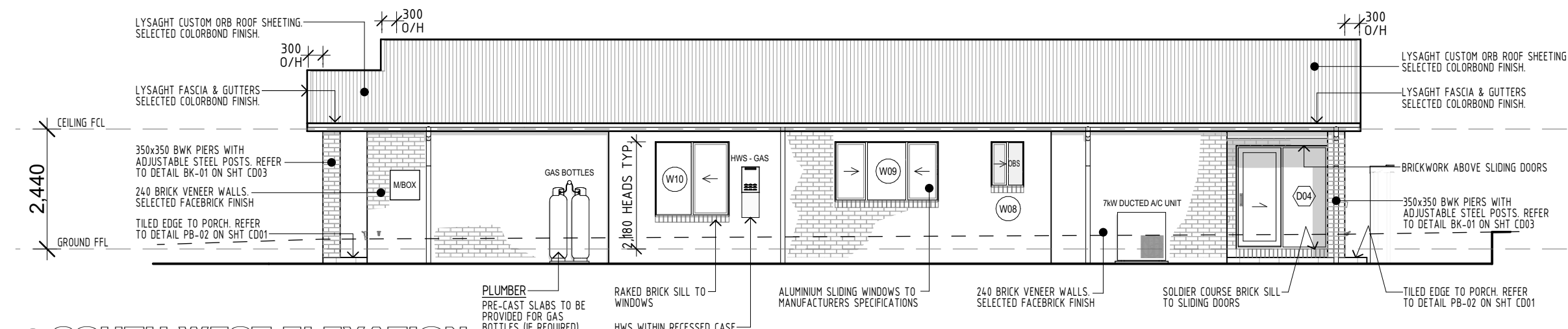




**NORTH WEST ELEVATION**  
SCALE 1:100



**NORTH EAST ELEVATION**  
SCALE 1:100



**SOUTH WEST ELEVATION**  
SCALE 1:100

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258.6 MJ/m<sup>2</sup>  
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**Class 2 summary**  
**ZPXUQH KCZI 18/11/2021**

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PROPOSAL NEW DWELLING DP: 1267151

drawing title			ELEVATIONS		JOB No.	10916	revision
date	issue	description					
11/11/21	A	FOR APPROVAL					
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				DATE	10/01/2022	A06	
				WIND	'N2'		

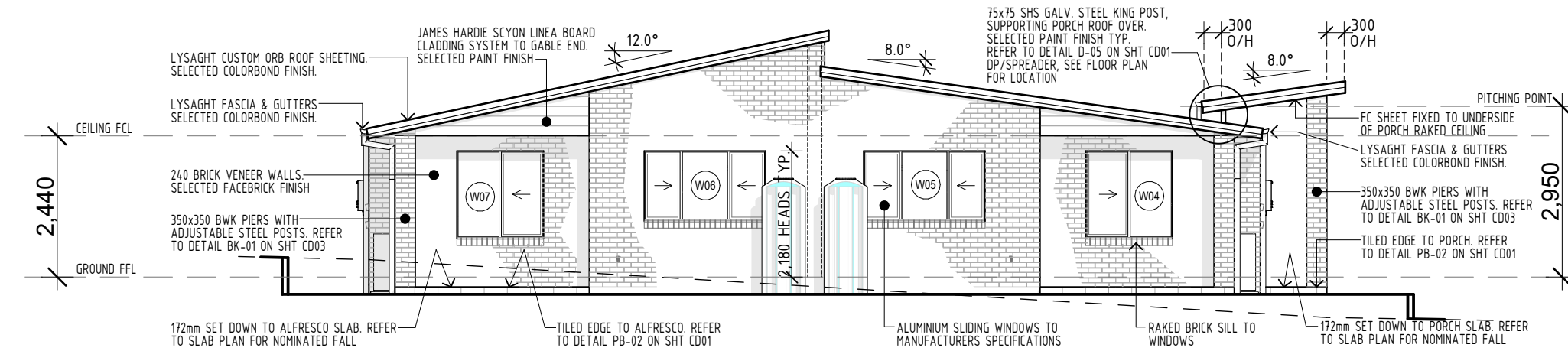
**NOTE :** PLEASE NOTIFY THE DRAFTING DEPARTMENT AT HIBBARDS HEAD OFFICE FOR ANY DISCREPANCIES IN DETAILS & DIMENSIONS

**WIND CLASSIFICATION OF N2** IS IN ACCORDANCE WITH AS1684-2010, THE TIE DOWN & BRACING DETAILS ARE TO BE PROVIDED TO THE PCA PRIOR TO THE RELEVANT INSPECTION

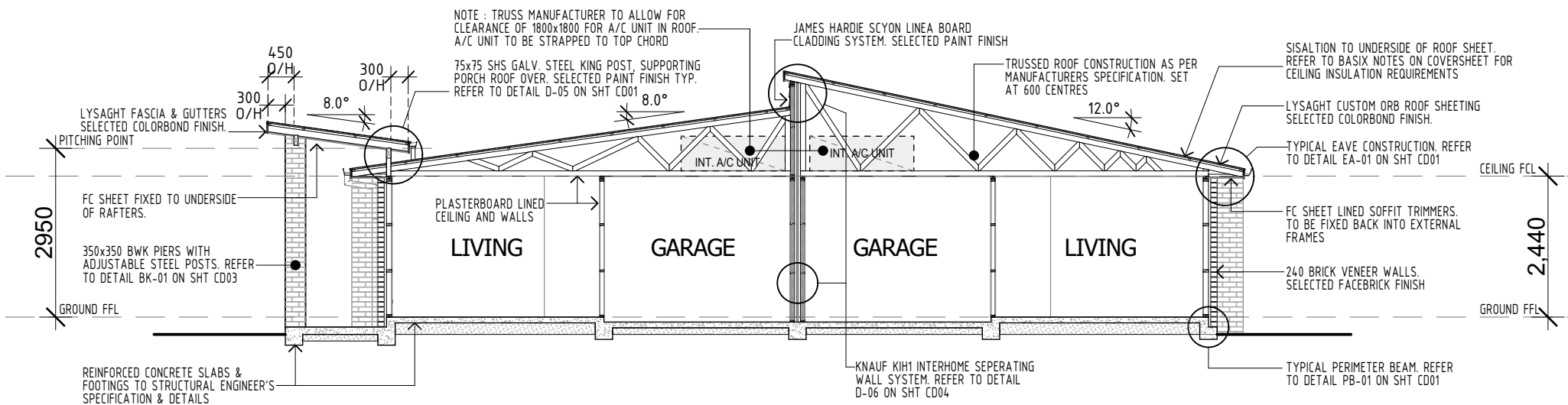
**TERMITE PROTECTION** IS TO BE IN ACCORDANCE WITH AS3660-1 AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

**REINFORCED CONCRETE SLABS & FOOTINGS** TO STRUCTURAL ENGINEER'S DETAILS AND TO COMPLY WITH AS2870 RESIDENTIAL SLABS AND FOOTINGS & AS3600 CONCRETE STRUCTURES

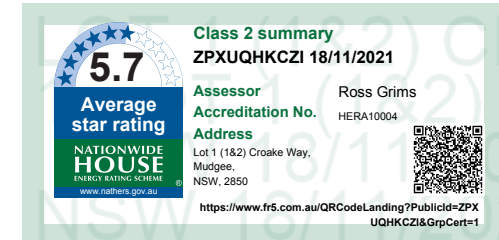
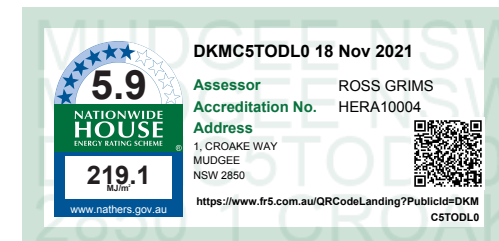
**CABINETY** - REFER TO DETAILS ON SHEET WA05



**SOUTH EAST ELEVATION**  
SCALE 1:100



**SECTION A-A**  
SCALE 1:100



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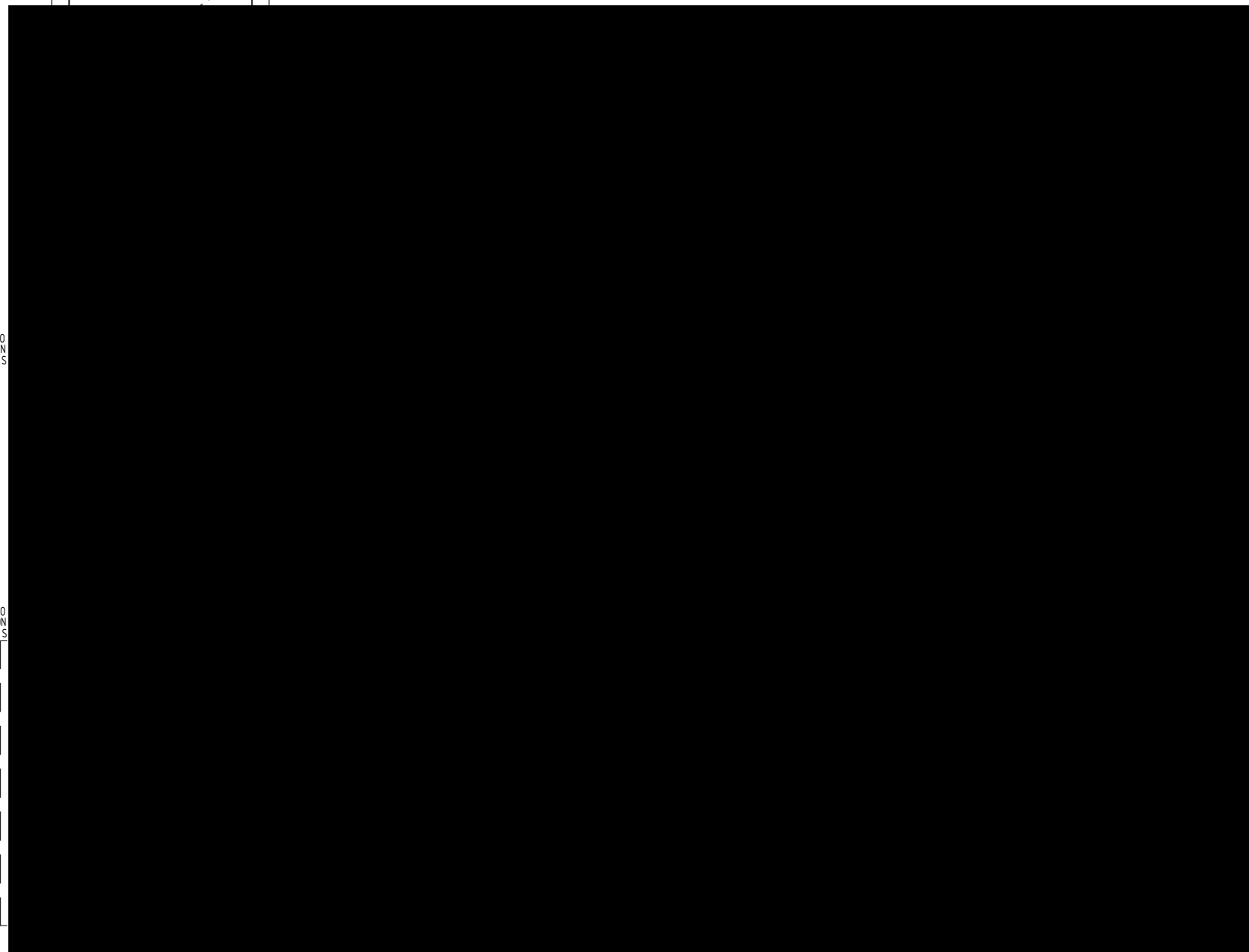
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**PROPOSAL** NEW DWELLING **DP:** 1267151

drawing title			ELEVATIONS & SECTIONS		
date	issue	description	JOB No.	10916	revision
11/11/21	A	FOR APPROVAL	SCALE	1:100	A
			DRAWN	PD	PAGE
			DATE	10/01/2022	A07
			WIND	'N2'	SITE



ELECTRICAL/LIGHTING SCHEDULE		
SYMBOL	DESCRIPTION	QUANTITY
	A/C DIFFUSER	12
	DATA AT 300mm AFL	2
	DATA AT 1050mm AFL	2
	DOUBLE GPO AT 300mm AFL	14
	DOUBLE GPO AT 1050mm AFL	4
	DOUBLE GPO AT 1500mm AFL	2
	DOUBLE GPO+USB AT 300mm AFL	2
	DOUBLE GPO+USB AT 1050mm AFL	2
	DOUBLE GPO-GARAGE AT 1350mm AFL	2
	DOUBLE GPO-VANITY AT 1100mm AFL	4
	DOUBLE SPOTLIGHT	2
	DOWNLIGHT	42
	DUCTED EXHAUST FAN	6
	DUCTED GRILL	2
	FLURO LIGHT	2
	PHONE POINT AT 300mm AFL	2
	PHONE POINT AT 1050mm AFL	2
	SINGLE GPO-CEILING MOUNT	2
	SINGLE GPO-DISHWASHER AT 300mm AFL	2
	SINGLE GPO-FRIDGE AT 1650mm AFL	2
	SINGLE GPO-MICROWAVE AT 1650mm AFL	2
	SINGLE GPO-R/HOOD AT 1650mm AFL	2
	SINGLE WATERPROOF GPO AT 1050mm AFL	3
	SINGLE WATERPROOF GPO AT 1051mm AFL	1
	SMOKE ALARM	4
	SWITCH - DOUBLE (INC EXHAUST FAN)	4
	SWITCH - SINGLE	10
	SWITCH - SINGLE (INC 2WAY)	2
	SWITCH - TRIPLE (INC 2WAY)	6
	TV AT 300mm AFL	2



NETWORK CONNECTIO  
DOUBLE GPO & PHON  
1050mm AFL REFER S

NETWORK CONNECTIO  
DOUBLE GPO & PHON  
1050mm AFL REFER S

**PROPOSED ELECTRICAL LAYOUT**  
SCALE 1:100

**1500H TV POINT SETOUT**  
SCALE 1:20

**NOTE :** PLEASE NOTIFY THE DRAFTING DEPARTMENT AT HIBBARDS HEAD OFFICE FOR ANY DISCREPANCIES IN DETAILS & DIMENSIONS

**NOTE :** ALL EXTERNAL LIGHTS WILL BE SHIELDED TO PREVENT LIGHT ABOVE HORIZONTAL

THIS IS A GENERIC ELECTRICAL PLAN ONLY. THE LAYOUT, LOCATION OF POINTS, LIGHTS AND OUTLETS SHOWN MAY ALTER WITHOUT NOTIFICATION, DUE TO COUNCIL REQUIREMENTS, BUILDING LOCATION AND/OR OTHER UNFORSEEN CIRCUMSTANCES

**ALL PRODUCTS AND FINISHES AS PER BUILDERS SPECIFICATIONS**

**Class 2 summary**  
**ZPXUQH KCZI 18/11/2021**

**5.7**  
Average star rating

Assessor: Ross Grims  
Accreditation No.: HERA10004  
Address: Lot 1 (1&2) Croake Way, Mudgee, NSW, 2850

<https://www.fr5.com.au/QRCodeLanding?PublicId=ZPXUQH KCZI&GrpCert=1>

**DKMC5TODL0 18 Nov 2021**

**5.9**  
NATIONWIDE HOUSE ENERGY RATING SCHEME

Assessor: ROSS GRIMS  
Accreditation No.: HERA10004  
Address: 1, CROAKE WAY, MUDGEE NSW 2850

<https://www.fr5.com.au/QRCodeLanding?PublicId=DKMC5TODL0>

**OAXPKI4NIY 18 Nov 2021**

**5.4**  
NATIONWIDE HOUSE ENERGY RATING SCHEME

Assessor: ROSS GRIMS  
Accreditation No.: HERA10004  
Address: 2, CROAKE WAY, MUDGEE NSW 2850

<https://www.fr5.com.au/QRCodeLanding?PublicId=OAXPKI4NIY>

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FIRST NEXT INVEST

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DESIGN: **OPTIMISE 305 G20 LHG**

**JOB ADDRESS**

**LOT 1 CROAKE WAY MUDGEE NSW 2850**

PROPOSAL NEW DWELLING DP: 1267151

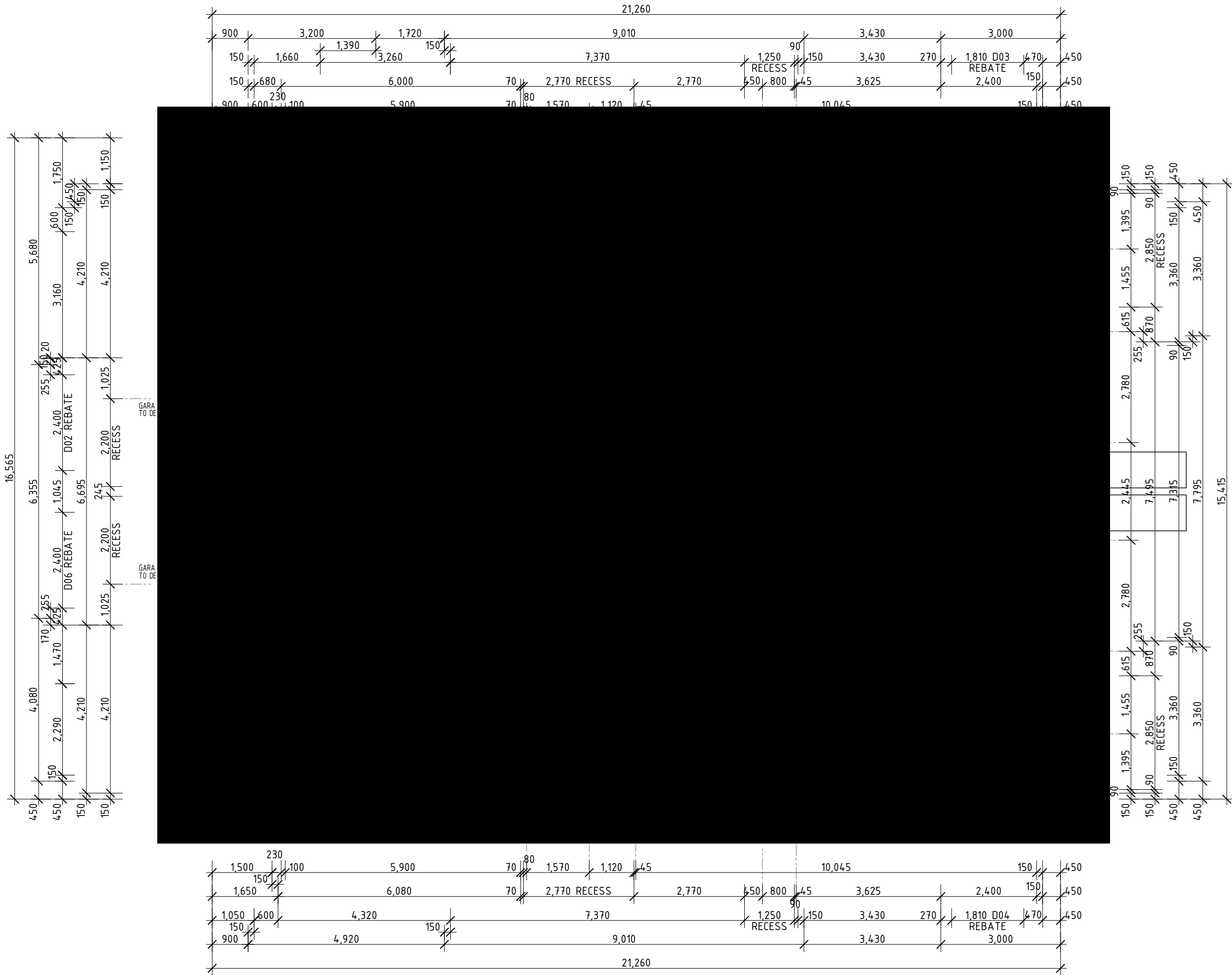
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date	issue	description	JOB No.	10916	revision
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--/--	-	-	DATE	10/01/2022	A08
--/--	-	-	WIND	'N2'	SITE

**NOTE :** PLEASE NOTIFY THE DRAFTING DEPARTMENT AT HIBBARD'S HEAD OFFICE FOR ANY DISCREPANCIES IN DETAILS & DIMENSIONS

**PLUMBING PENETRATION** SETOUT DIMENSIONS TO CENTRE LINES OF HOLE LOCATIONS

**WALL HUNG BASIN** WASTE PIPE SETOUT TO CENTRE LINE OF STUD WALL FRAMING.

**LAUNDRY TUB** WASTE PIPE SETOUT NOMINALLY OFFSET 125mm FROM WALL TO CENTRE LINES OF PIPE LOCATIONS



**PROPOSED SLAB SETOUT PLAN**  
SCALE 1:100

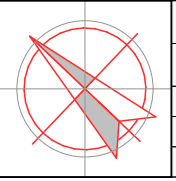


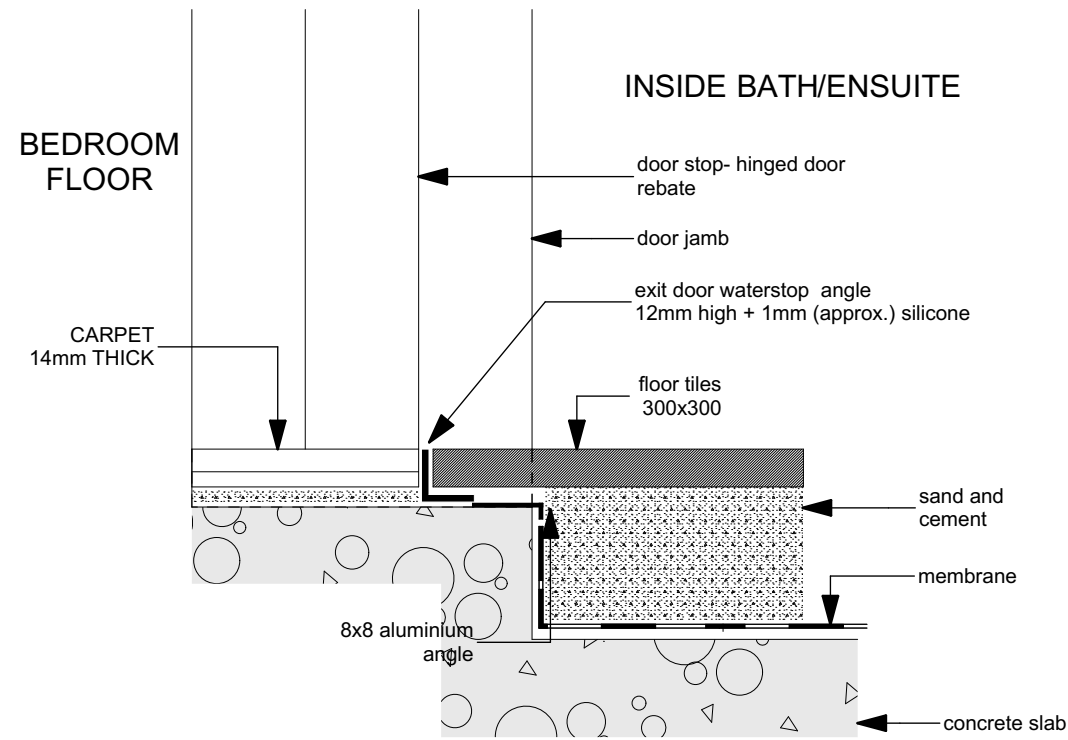
**Address:**  
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**DESIGN** OPTIMISE 305 G20 LHG

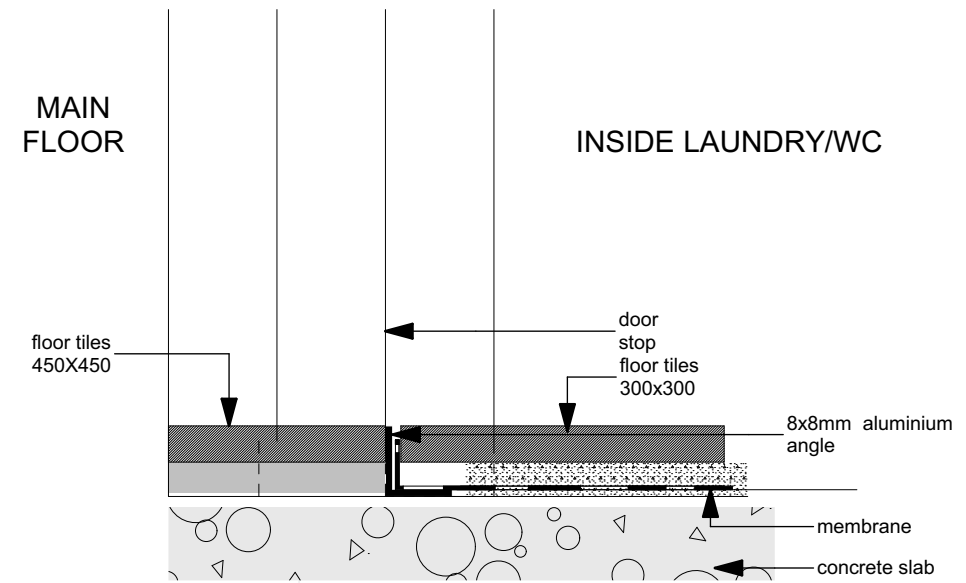
**JOB ADDRESS**  
LOT 1 CROAKE WAY MUDGEES NSW 2850  
**PROPOSAL** NEW DWELLING **DP:** 1267151

drawing title			PROPOSED SLAB SETOUT PLAN		
date	issue	description	JOB No.	10916	revision
11/11/21	A	FOR APPROVAL	SCALE	1:100	A
--/--	-	-	DRAWN	PD	PAGE
--/--	-	-	DATE	10/01/2022	A09
--/--	-	-	WIND	'N2'	SITE

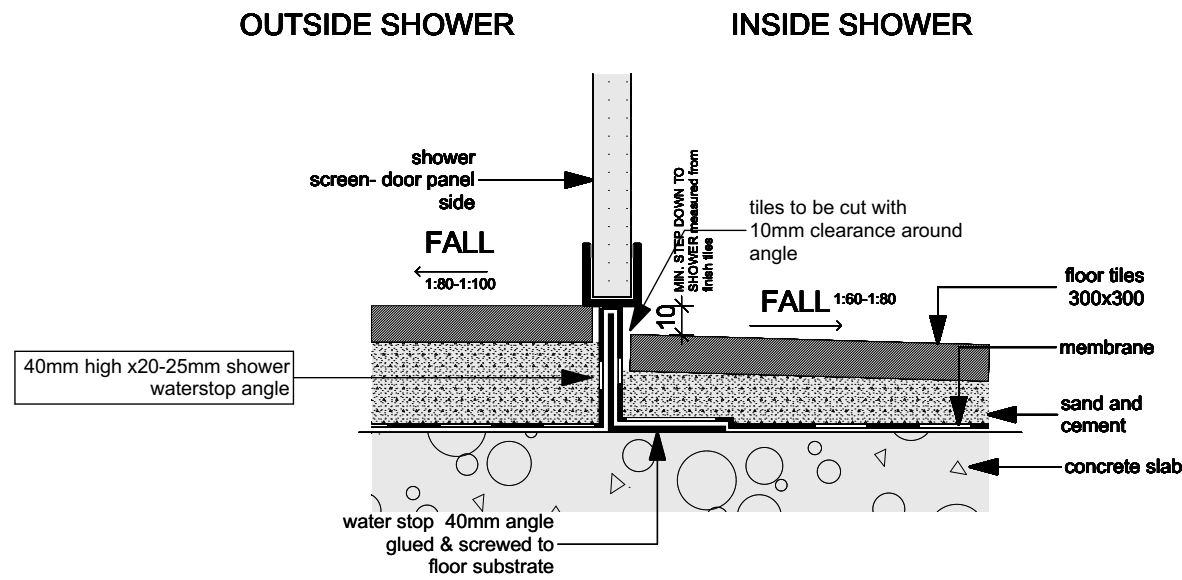




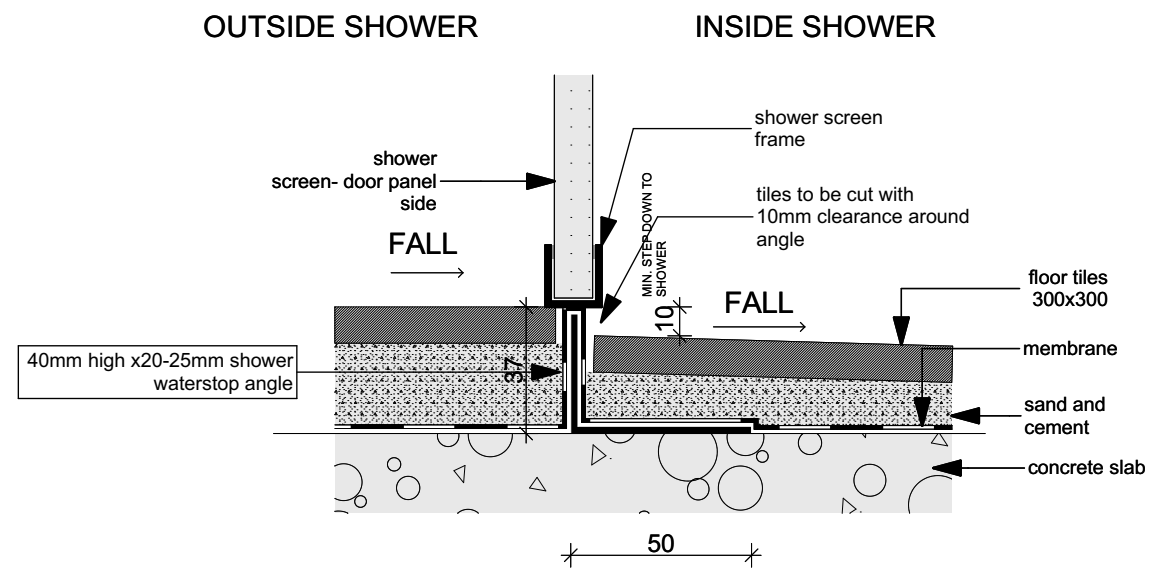
TILING DETAIL T-01  
BED/ENSUITE THRESHOLD



TILING DETAIL T-02  
L'DRY/WC THRESHOLD



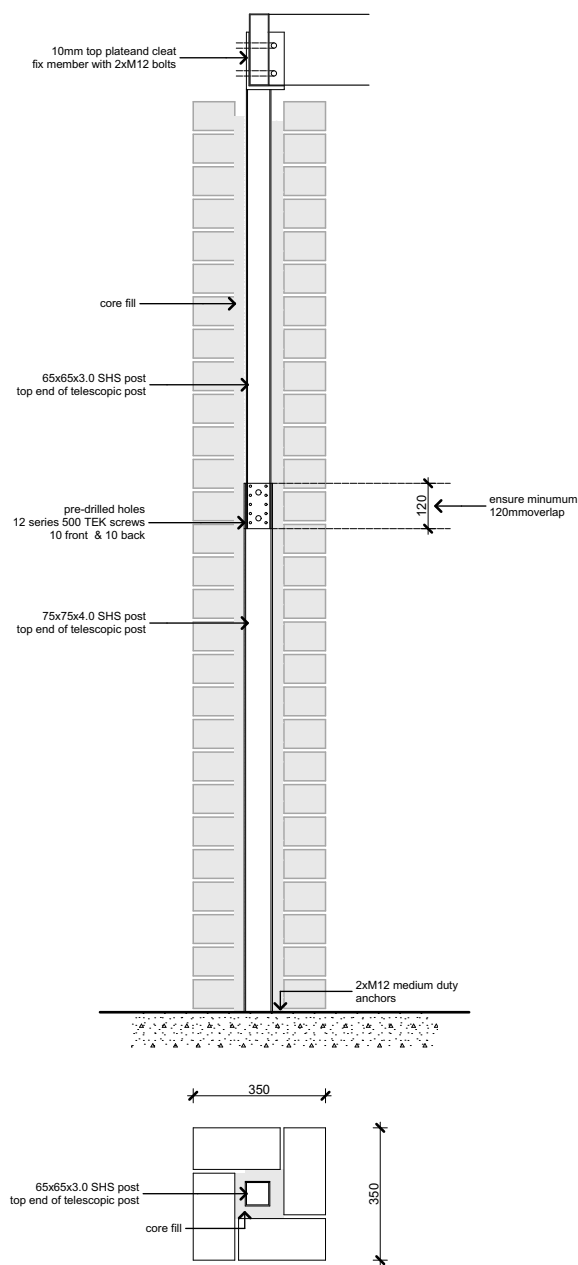
TILING DETAIL T-03  
BATH/ENS. SHOWER DOOR TRACK



TILING DETAIL T-04  
BATH/ENS. SHOWER SCREEN TRACK

drawing title			WET AREA STEPDOWN DETAILS TD-01/04		
date	issue	description	JOB No.	10916	revision
11/11/21	A	FOR APPROVAL	SCALE	1:50, 1:20	A
--/--	-	-	DRAWN	PD	PAGE
--/--	-	-	DATE	10/01/2022	WA05
--/--	-	-	WIND	'N2'	SITE





**BRICK PIER DETAIL BK-01**  
SCALE 1:20  
350x350 WITH ADJUSTABLE POST

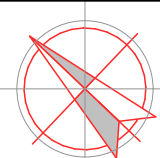


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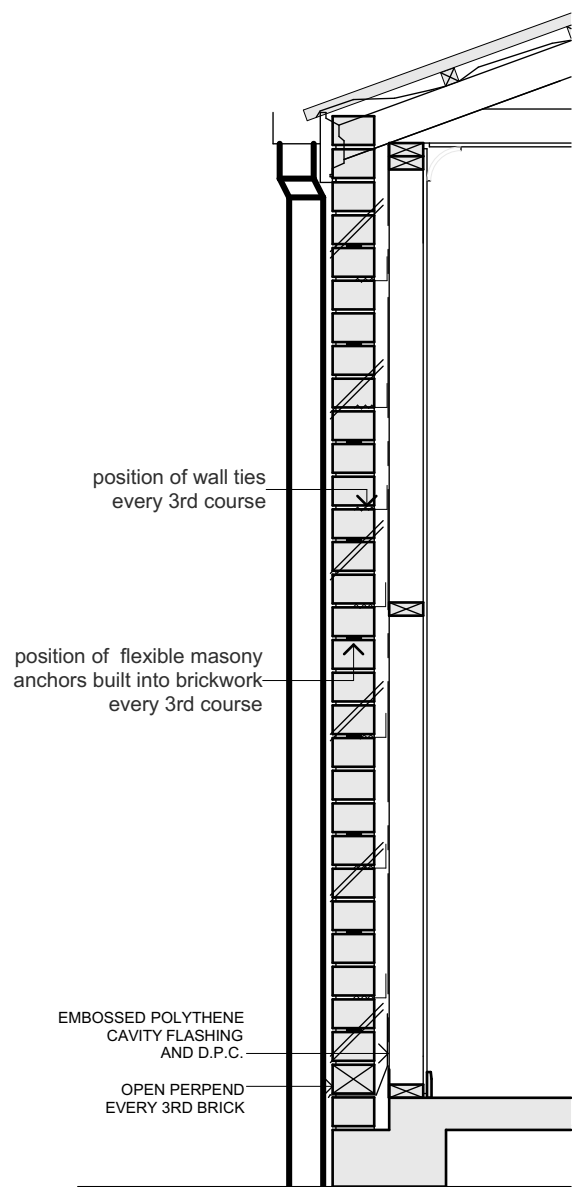
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**DESIGN** OPTIMISE 305 G20 LHG

**JOB ADDRESS**  
LOT 1 CROAKE WAY MUDGEES  
NSW 2850  
**PROPOSAL** NEW DWELLING **DP:** 1267151

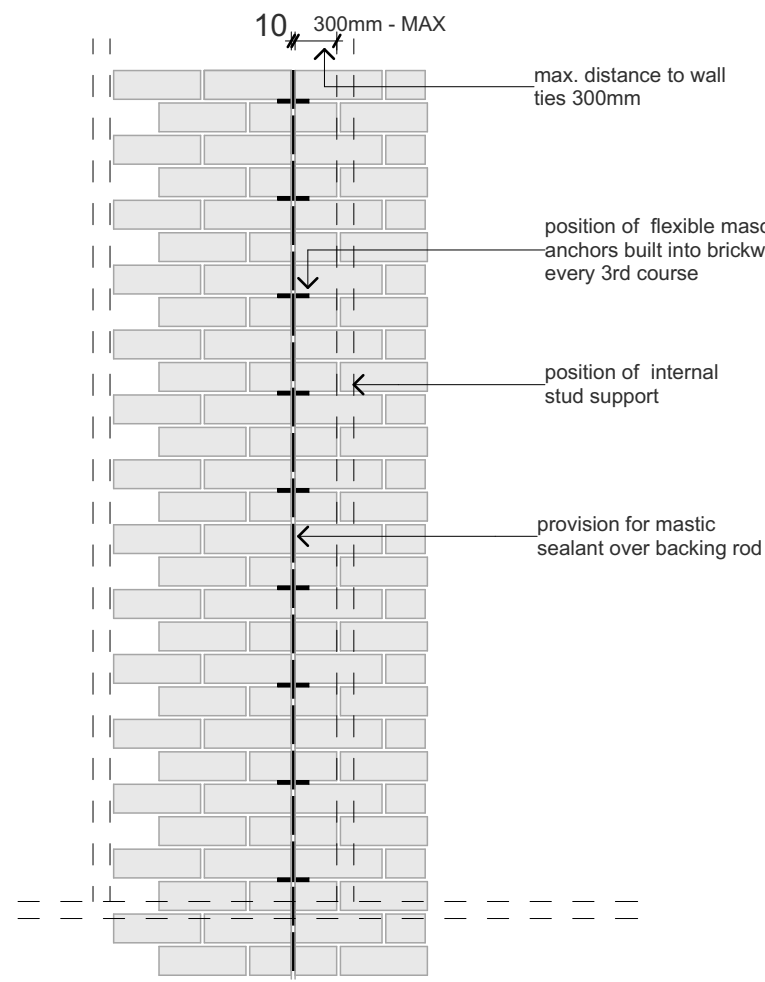
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date	issue	description	JOB No.	10916	revision
11/11/21	A	FOR APPROVAL	SCALE	1:50, 1:20	A
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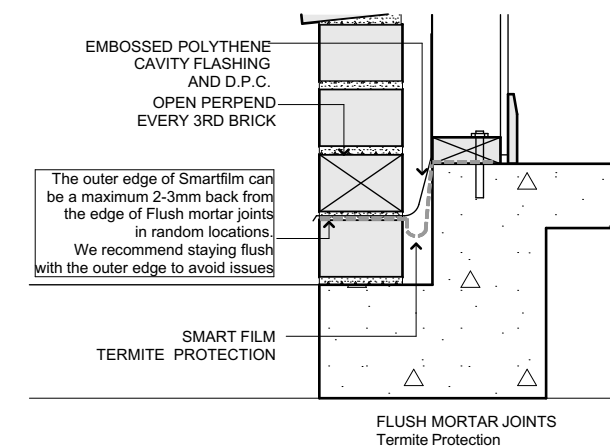
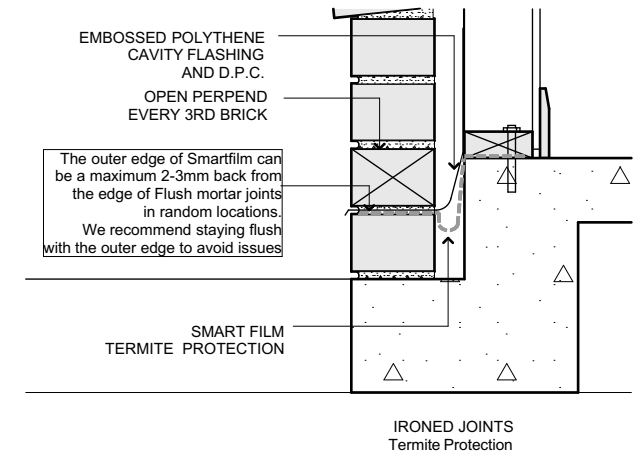
Note :  
articulation joints required no more than 6000mm centres  
in a straight , continuous walls having no openings



SECTION

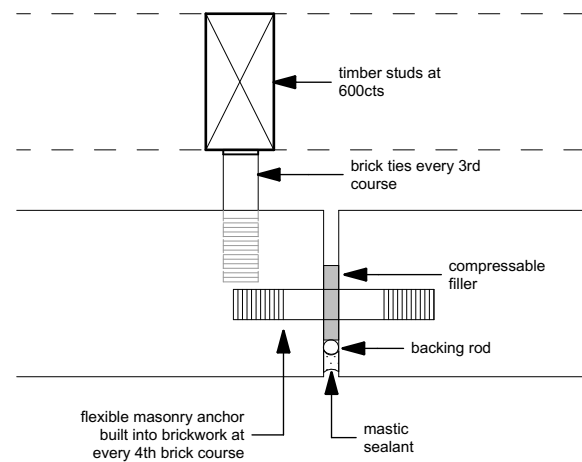


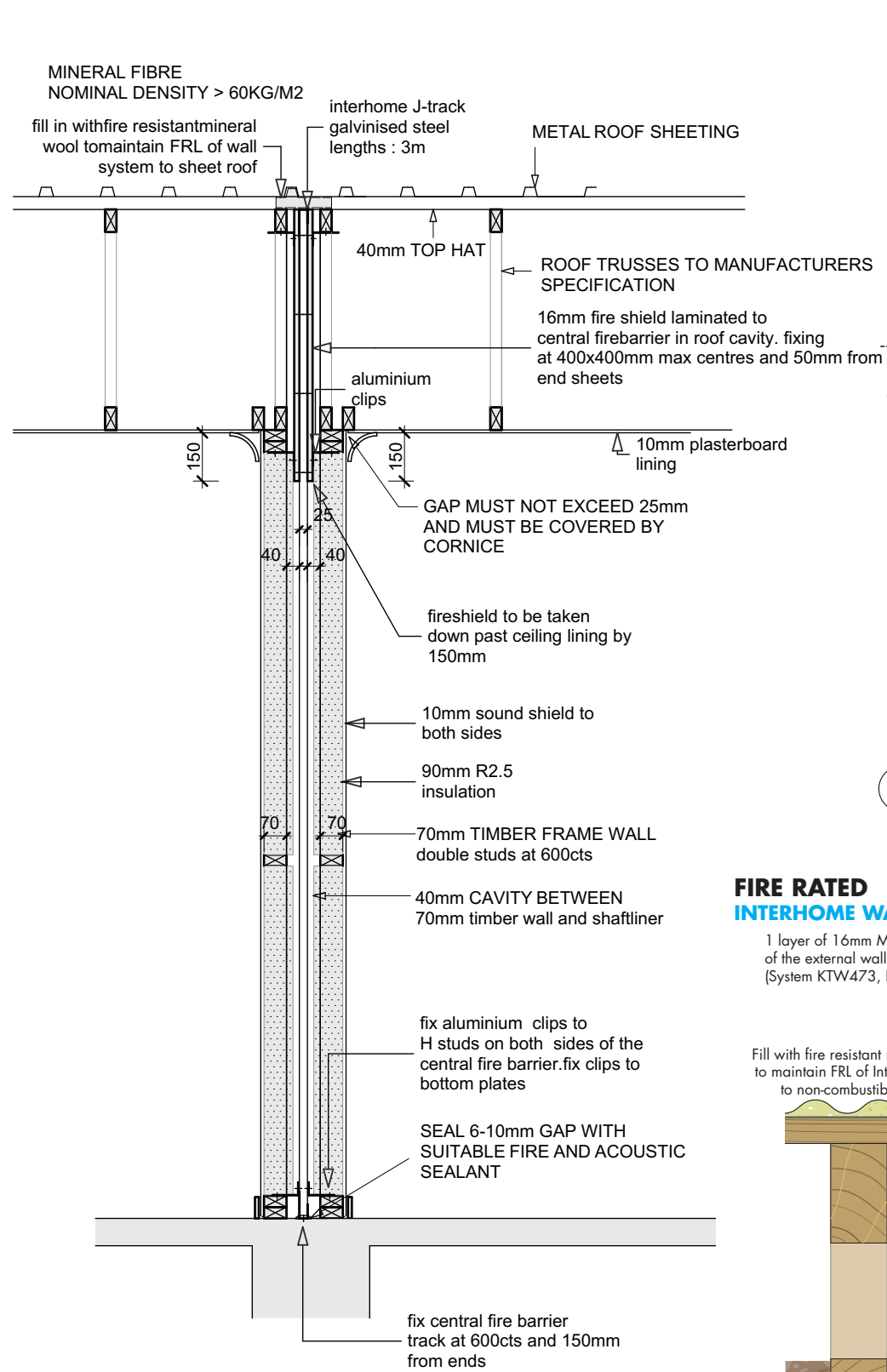
ELEVATION



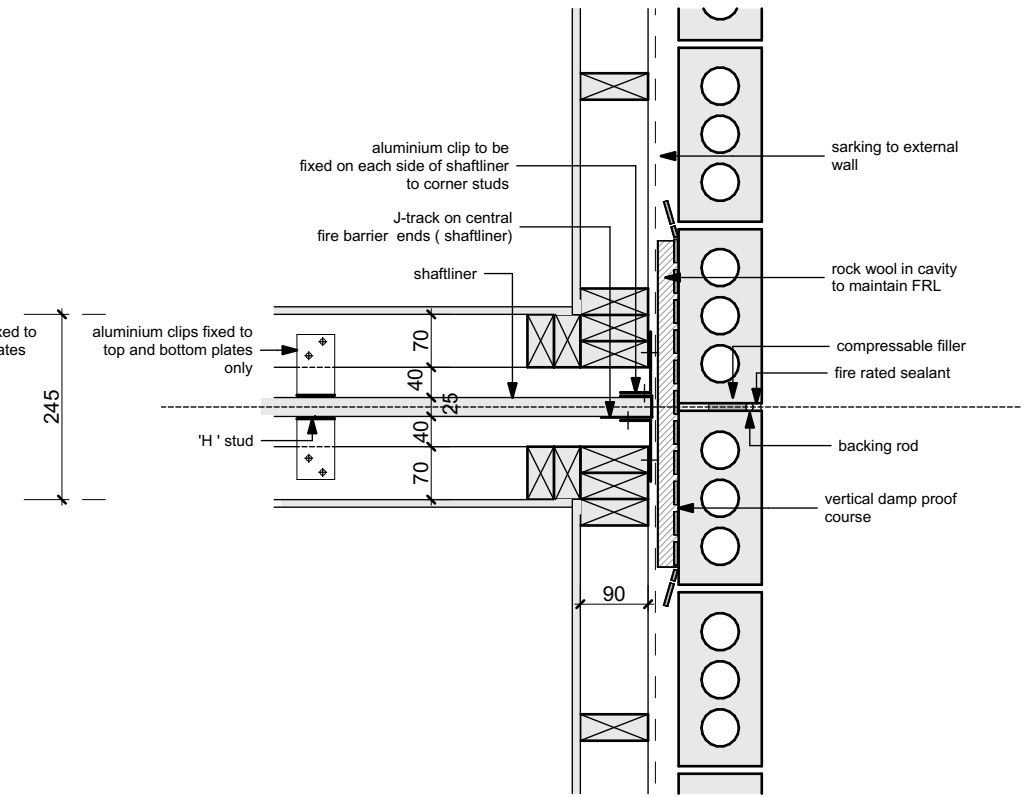
**TERMITE CONTROL**  
SCALE 1:10

**VERTICAL ARTICULATION JOINT**  
SCALE 1:20





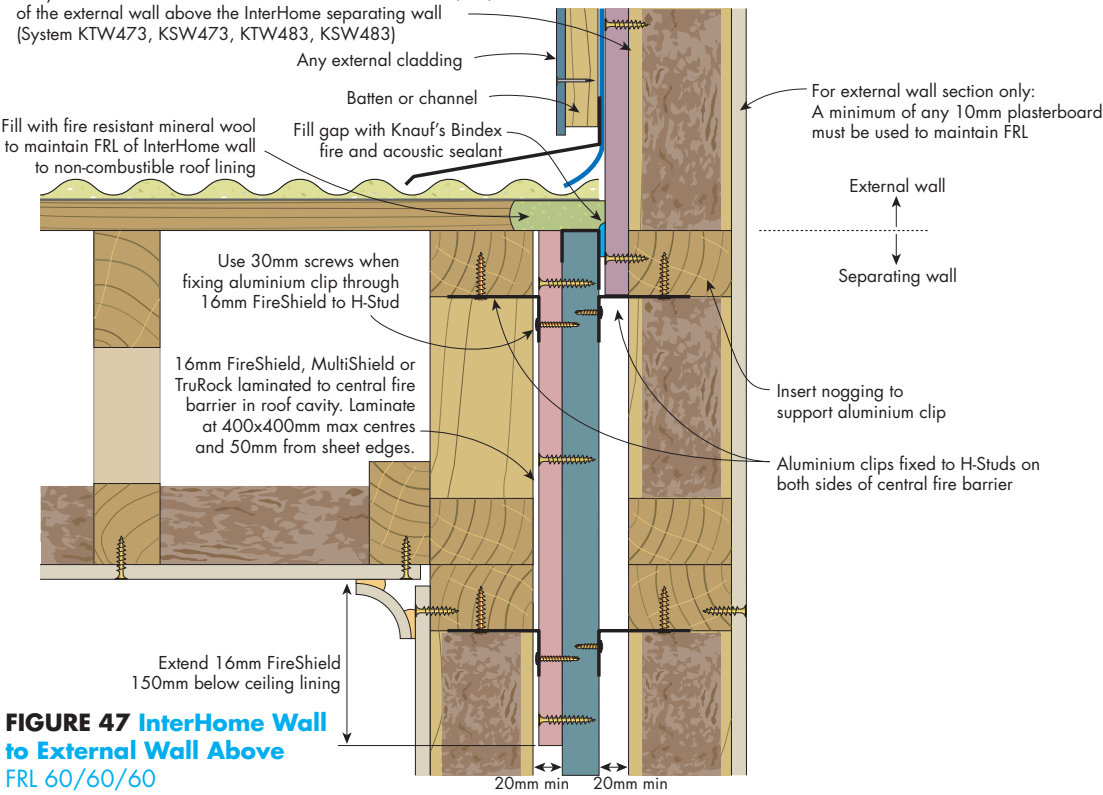
**KIH1 WALL DETAIL FD-01**  
SCALE 1:10  
GARAGE EXTERNAL BRICKWORK JUNCTION



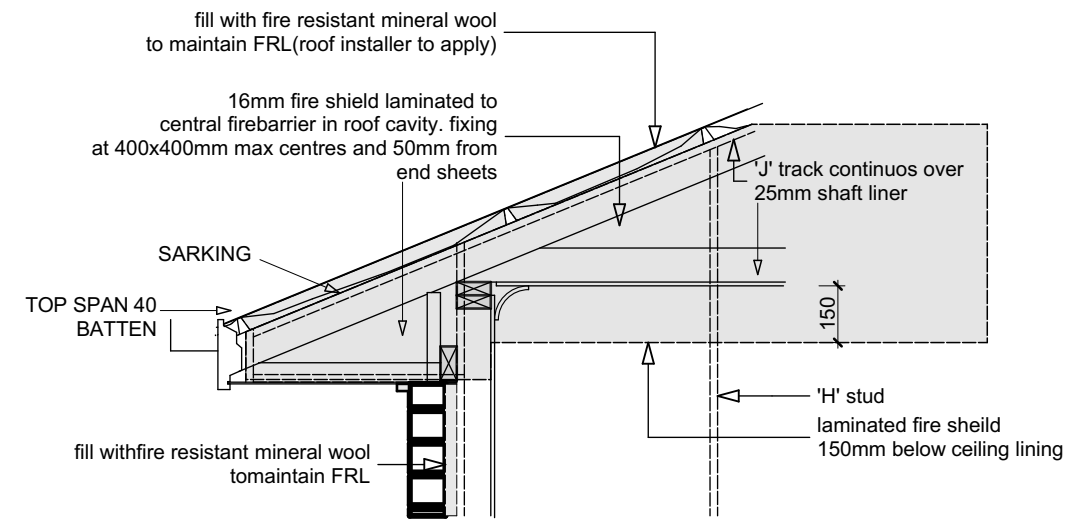
**KIH1 WALL DETAIL FD-02**  
SCALE 1:10  
EXTERNAL/CORNER BRICKWORK JUNCTION

**FIRE RATED INTERHOME WALL TO EXTERNAL WALL ABOVE**

1 layer of 16mm Multishield or TruRock to maintain FRL 60/60/60 of the external wall above the InterHome separating wall (System KTW473, KSW473, KTW483, KSW483)



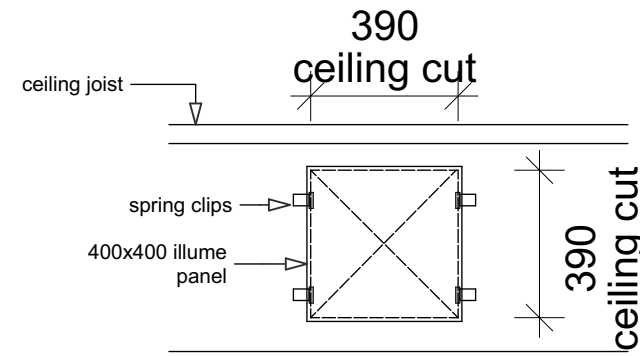
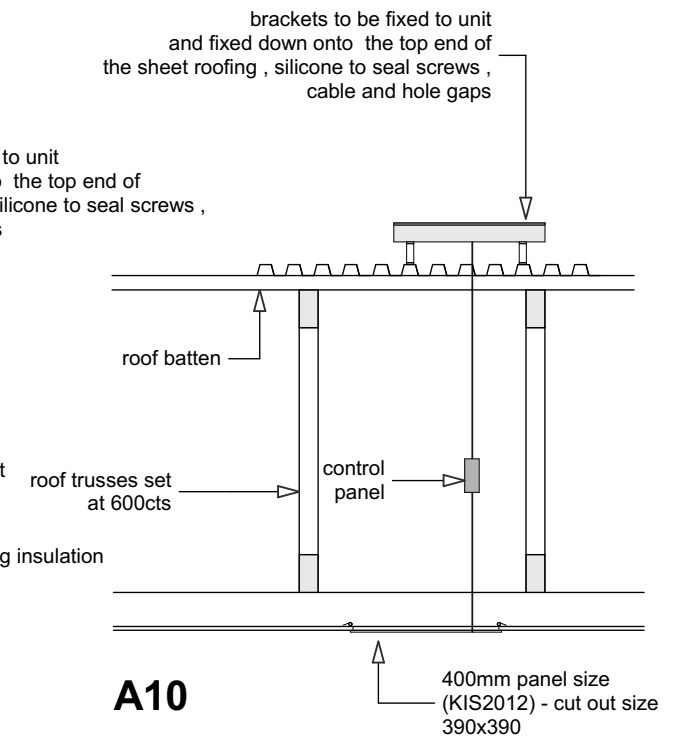
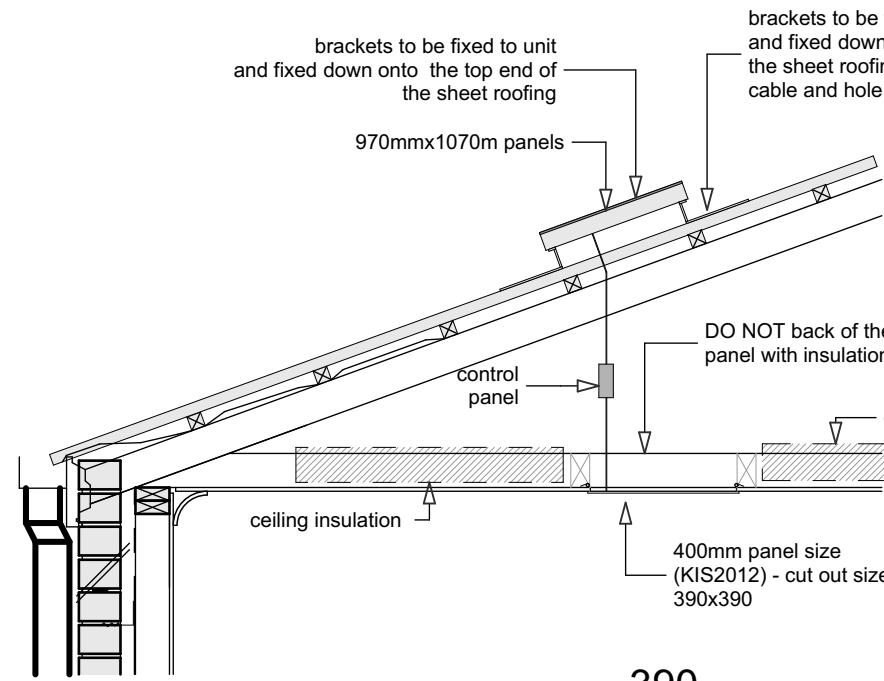
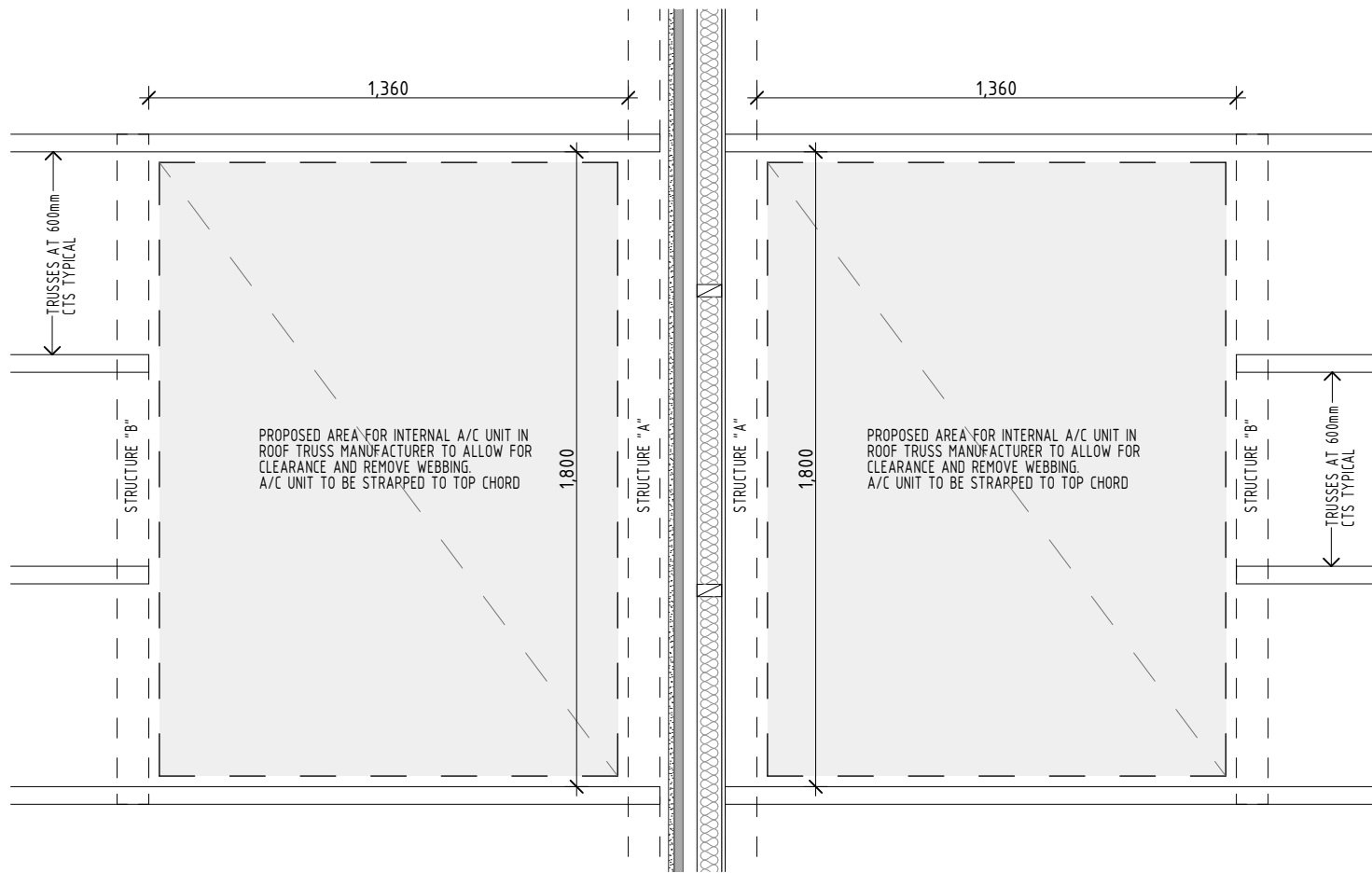
**FIGURE 47 InterHome Wall to External Wall Above**  
FRL 60/60/60  
Section



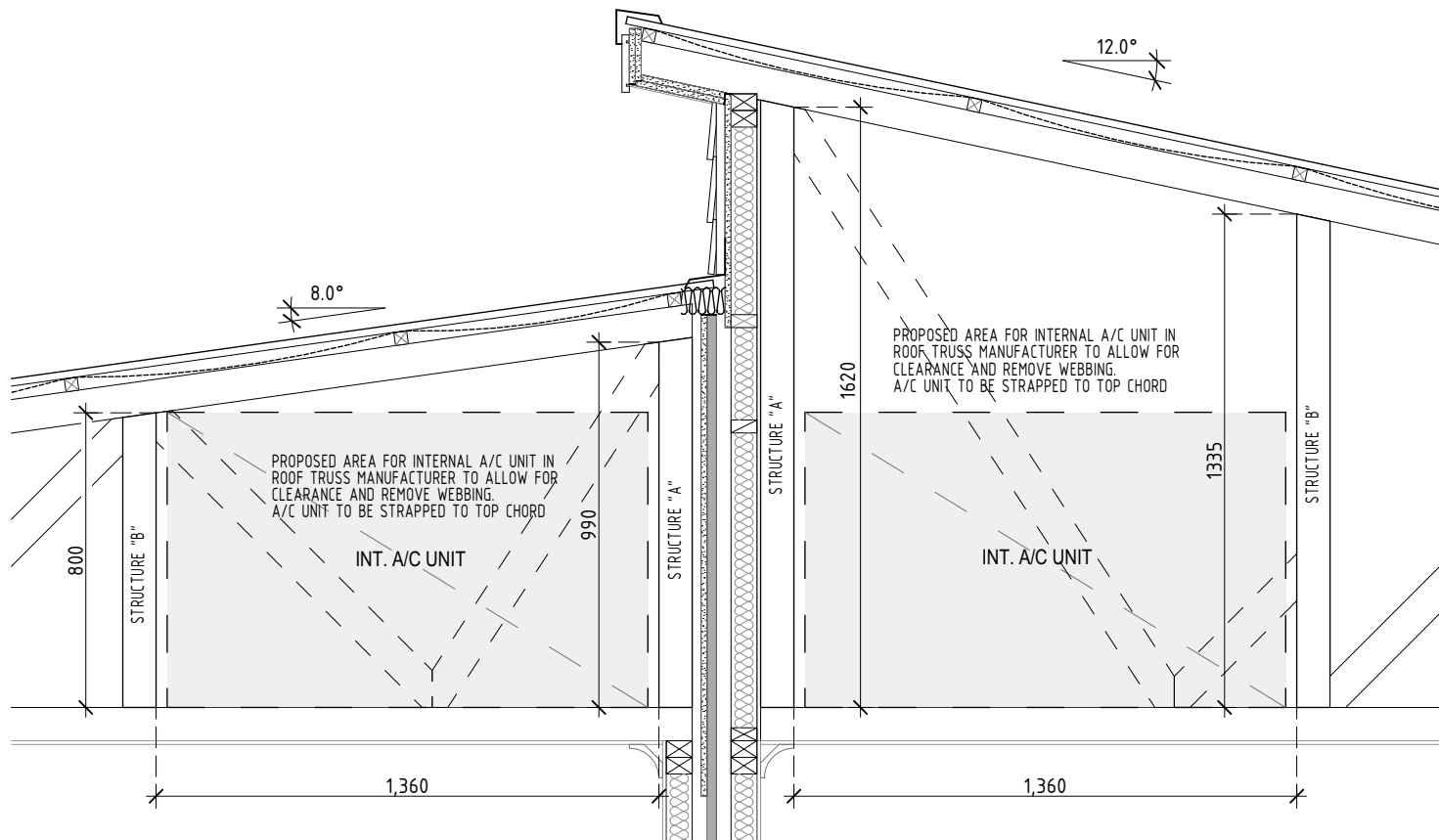
**KIH1 EAVE DETAIL FD-03**  
SCALE 1:20

**KNAUF KIH1 DETAIL D-06**  
SCALE 1:20

drawing title			CONSTRUCTION DETAILS D-06, FD-01/02/03		
date	issue	description	JOB No.	10916	revision
11/11/21	A	FOR APPROVAL	SCALE	1:50, 1:20	A
--/--	-	-	DRAWN	PD	PAGE
--/--	-	-	DATE	10/01/2022	CD04
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**CEILING VOID PLAN  
A10**



**A/C INDOOR UNIT DETAIL**

SCALE 1:20



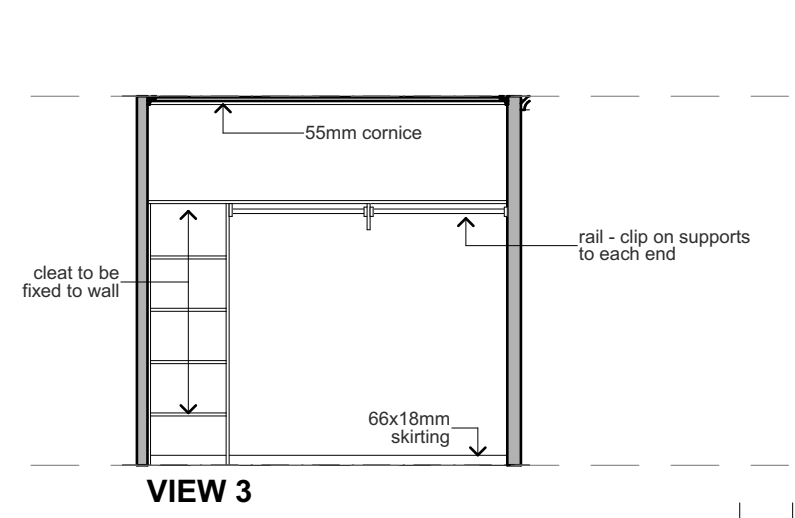
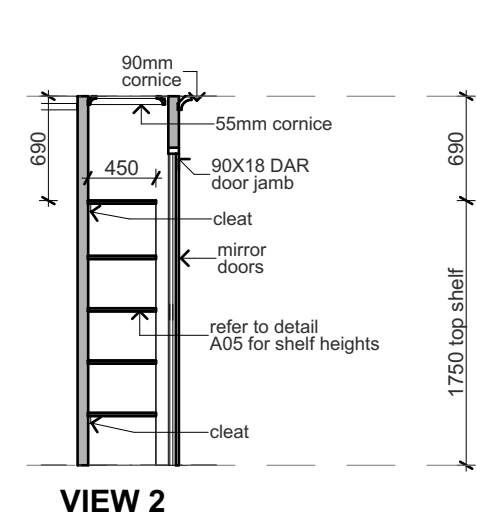
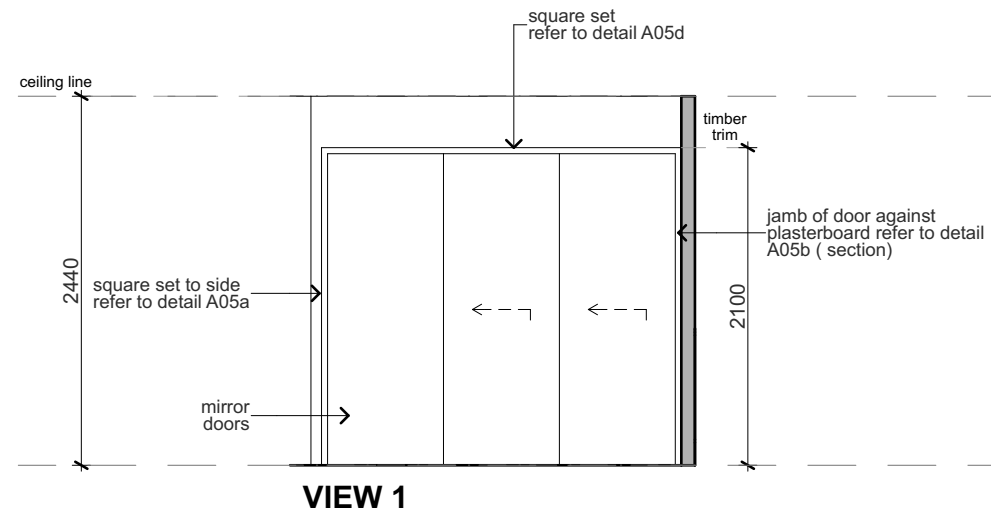
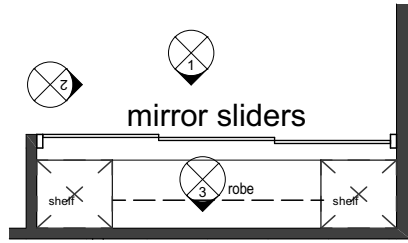
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**DESIGN**  
OPTIMISE 305 G20 LHG

**JOB ADDRESS**  
LOT 1 CROAKE WAY MUDGEES  
NSW 2850  
**PROPOSAL** NEW DWELLING **DP:** 1267151

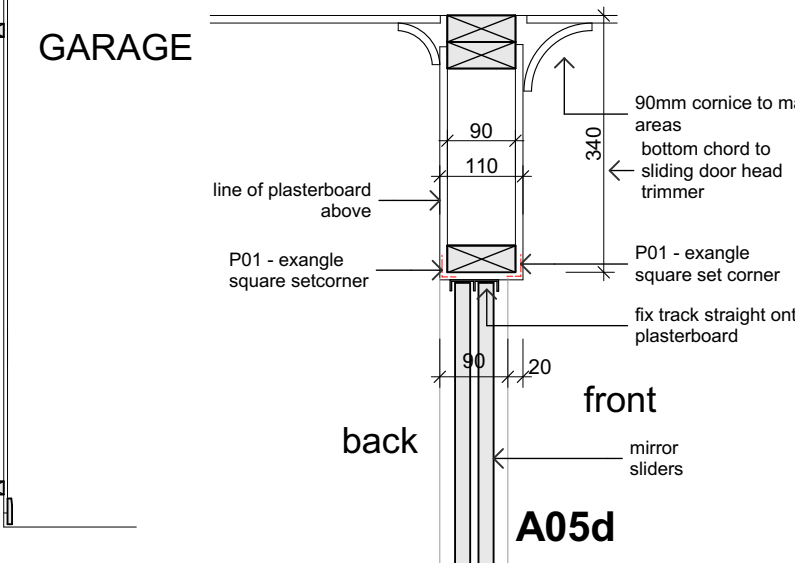
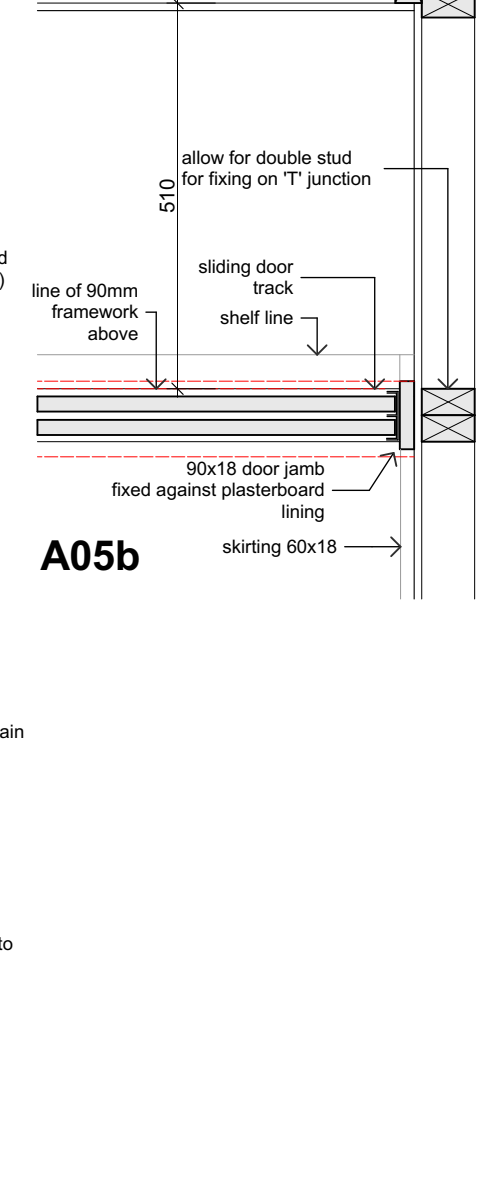
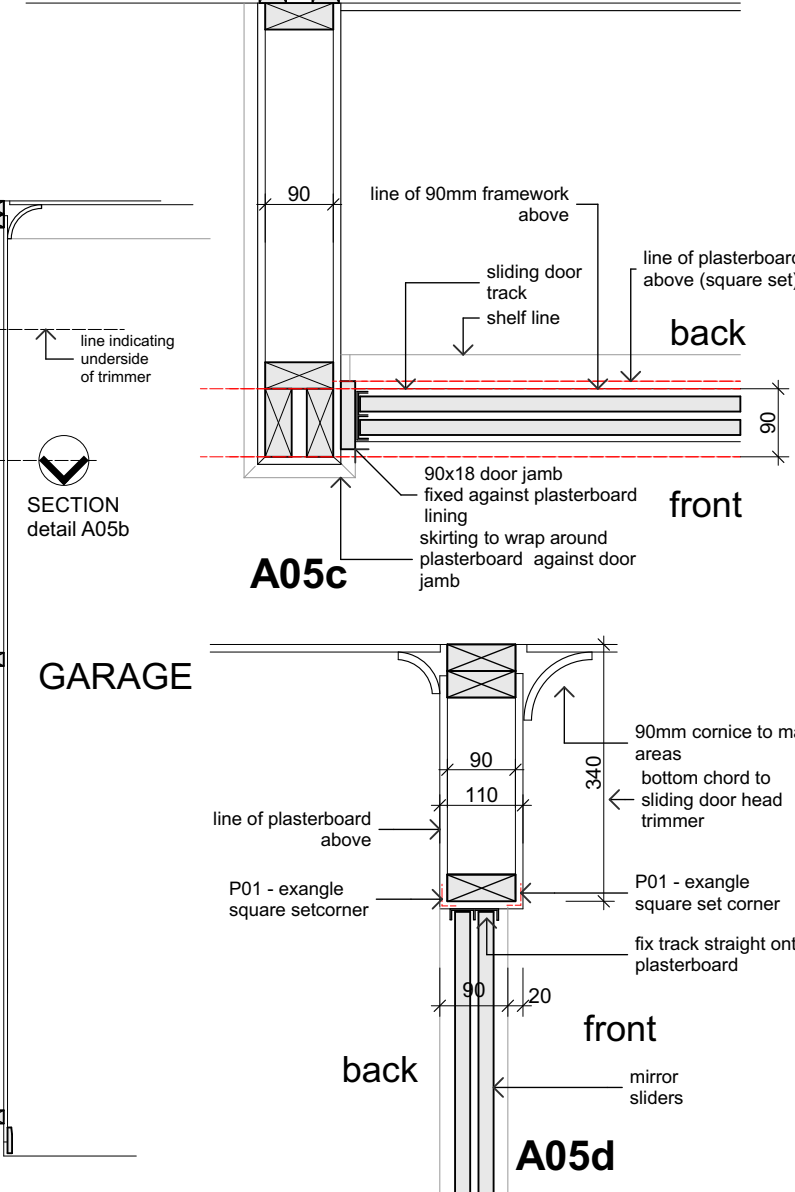
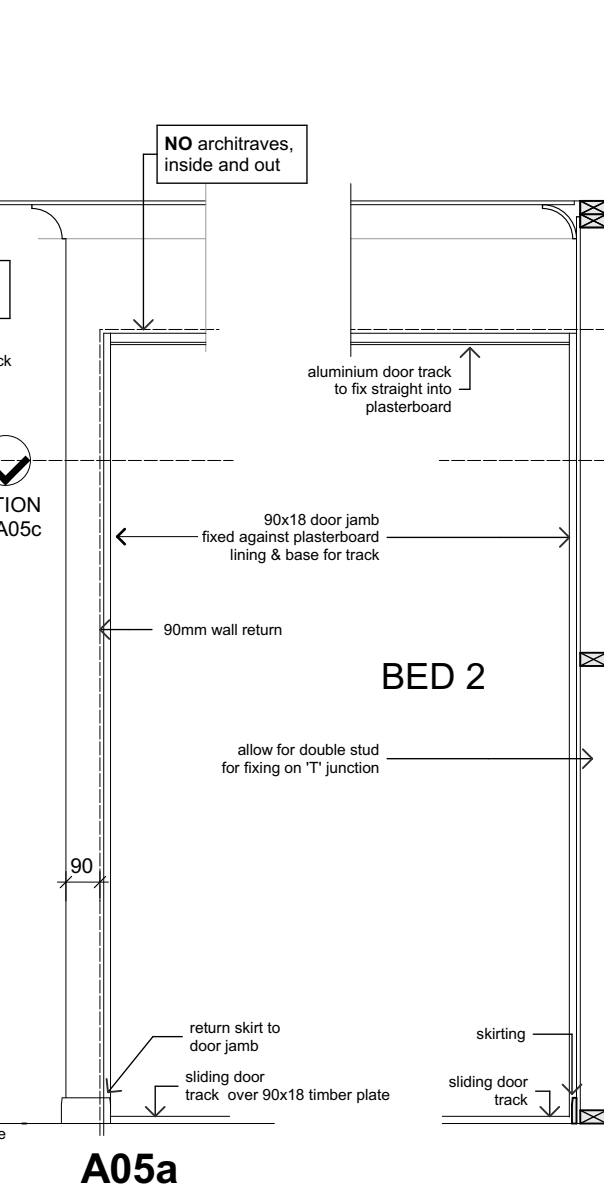
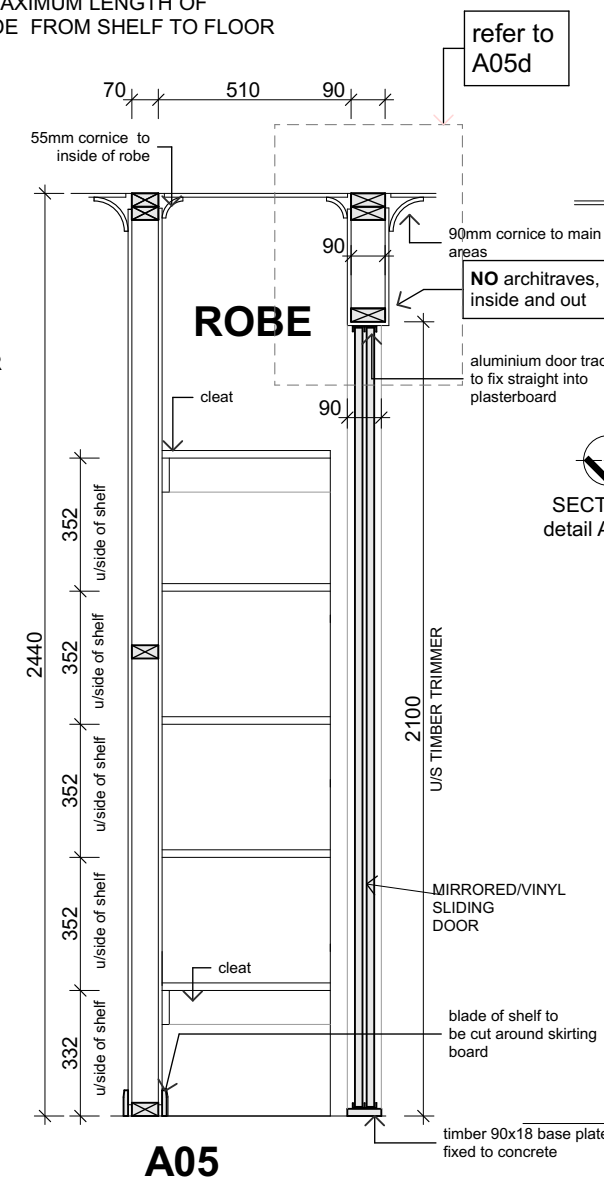
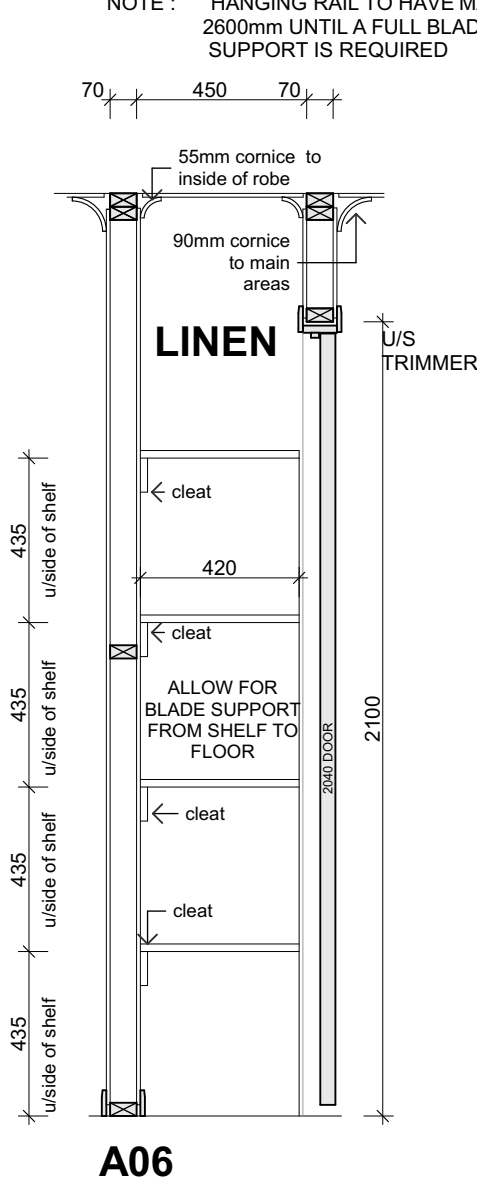
drawing title			CONSTRUCTION DETAILS - A/C UNIT & ILLUME		
date	issue	description	JOB No.	10916	revision
11/11/21	A	FOR APPROVAL	SCALE	1:50, 1:20	A
--/--	-	-	DRAWN	PD	PAGE
--/--	-	-	DATE	10/01/2022	CD05
--/--	-	-	WIND	'N2'	SITE





NOTE : HANGING RAIL TO HAVE MAXIMUM LENGTH OF 900mm UNTIL A TRIANGULAR BRACE SUPPORT IS REQUIRED

NOTE : HANGING RAIL TO HAVE MAXIMUM LENGTH OF 2600mm UNTIL A FULL BLADE FROM SHELF TO FLOOR SUPPORT IS REQUIRED



NOTE : AS VIEWED FROM FRONT FACE VIEW 1



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DESIGN OPTIMISE 305 G20 LHG

JOB ADDRESS  
LOT 1 CROAKE WAY MUDGEE  
NSW 2850  
PROPOSAL NEW DWELLING DP: 1267151

drawing title			TYPICAL ROBE/LINEN CABINETRY DETAIL		
date	issue	description	JOB No.	10916	revision
11/11/21	A	FOR APPROVAL	SCALE	1:50, 1:20	A
--/--	-	-	DRAWN	PD	PAGE
--/--	-	-	DATE	10/01/2022	CD06
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