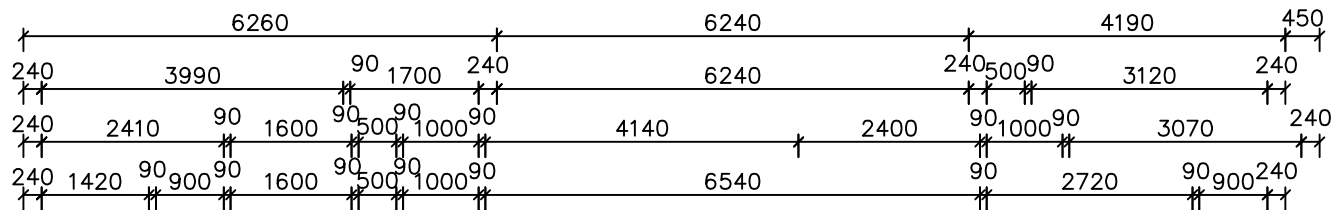
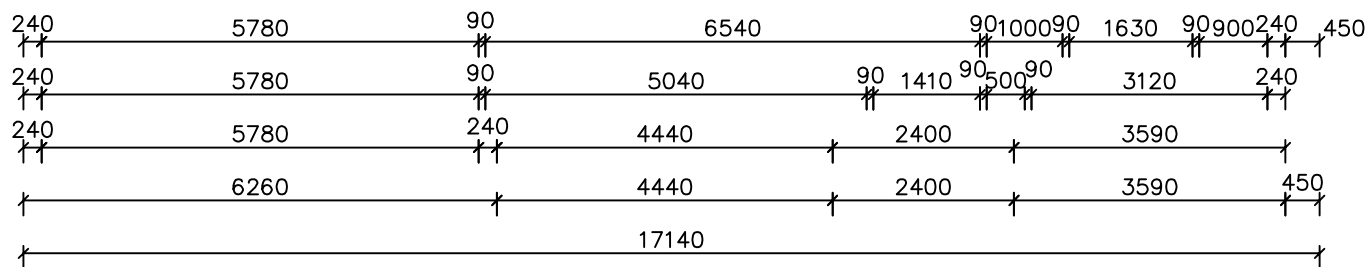
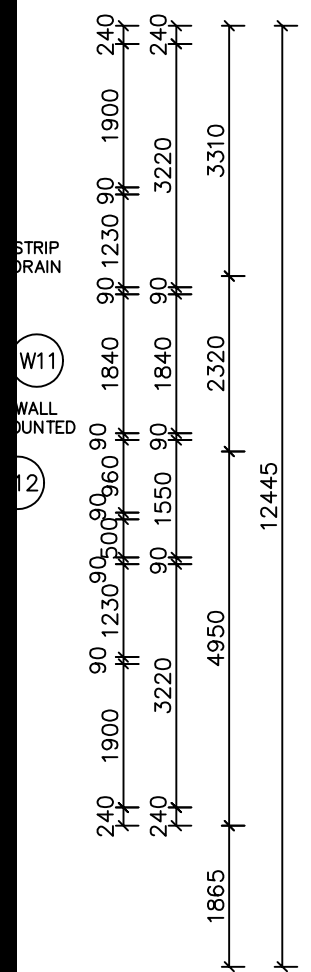
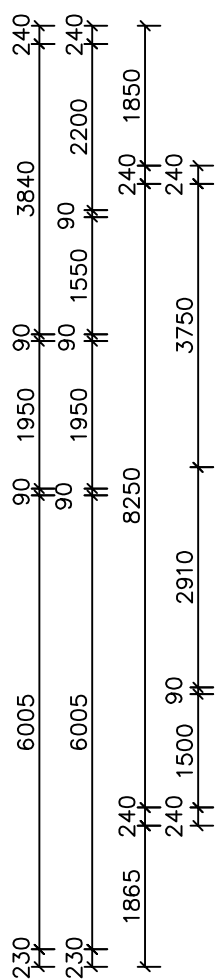
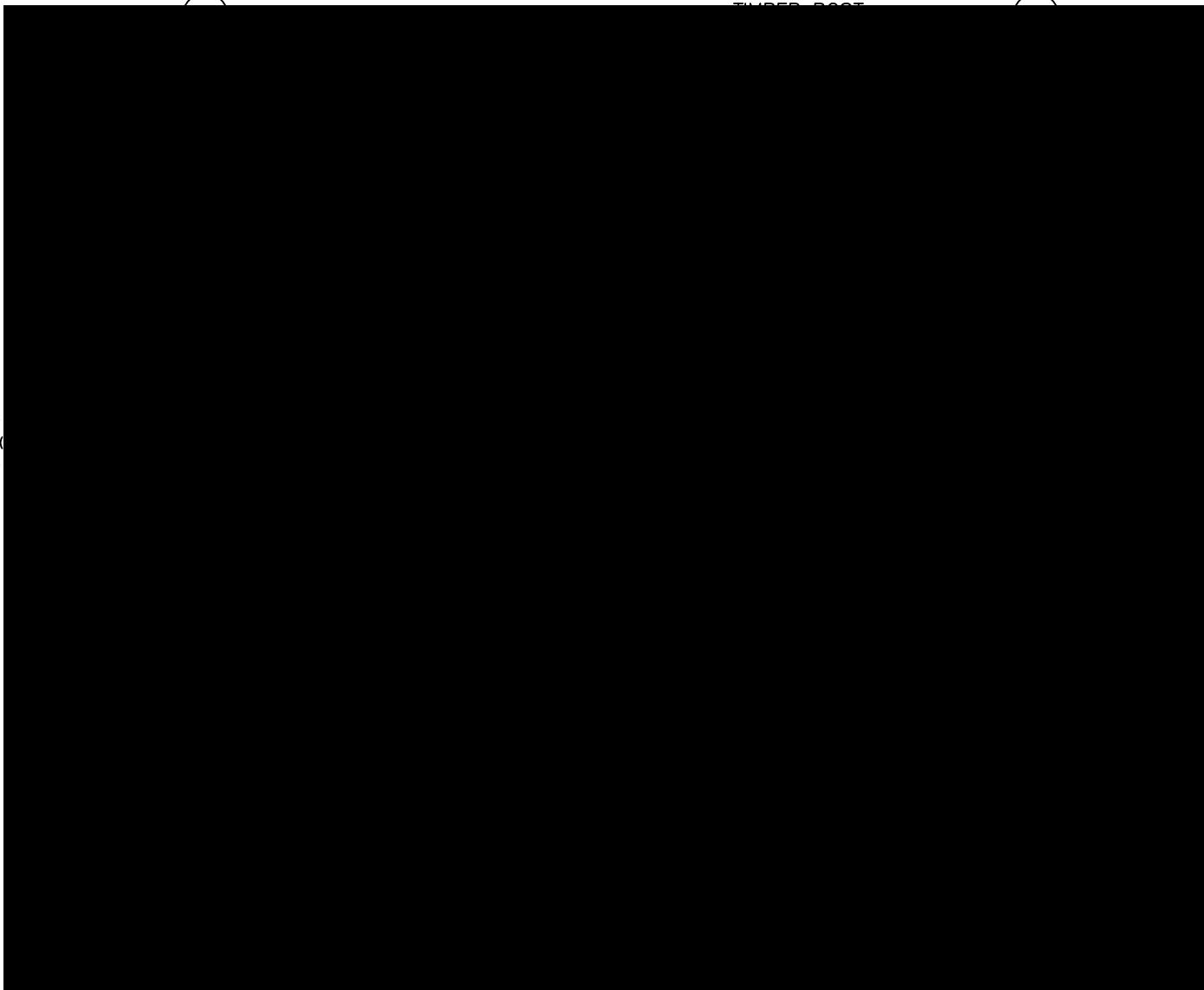




LIVING	139.77
GARAGE	37.98
PATIO	4.48
REAR PATIO	11.54
TOTAL	193.77 sq.m. (20.86 sq.)



150 x 150
PAINTED
TIMBER ROOF



*** NOTE: EXTERNAL LIGHTING**

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED. I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

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NOTES - STAIR TREADS TO COMPLY WITH BCA 3.9.1.3

- SA SMOKE ALARM
- ⊗ EXHAUST FAN

"ARGYLE"

EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PERMEABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

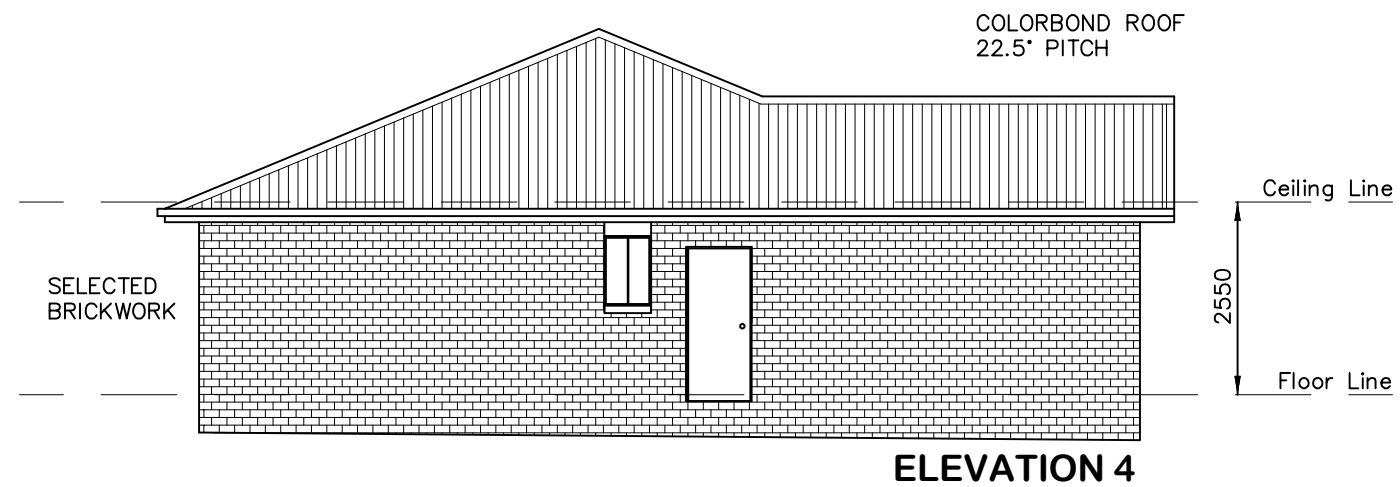
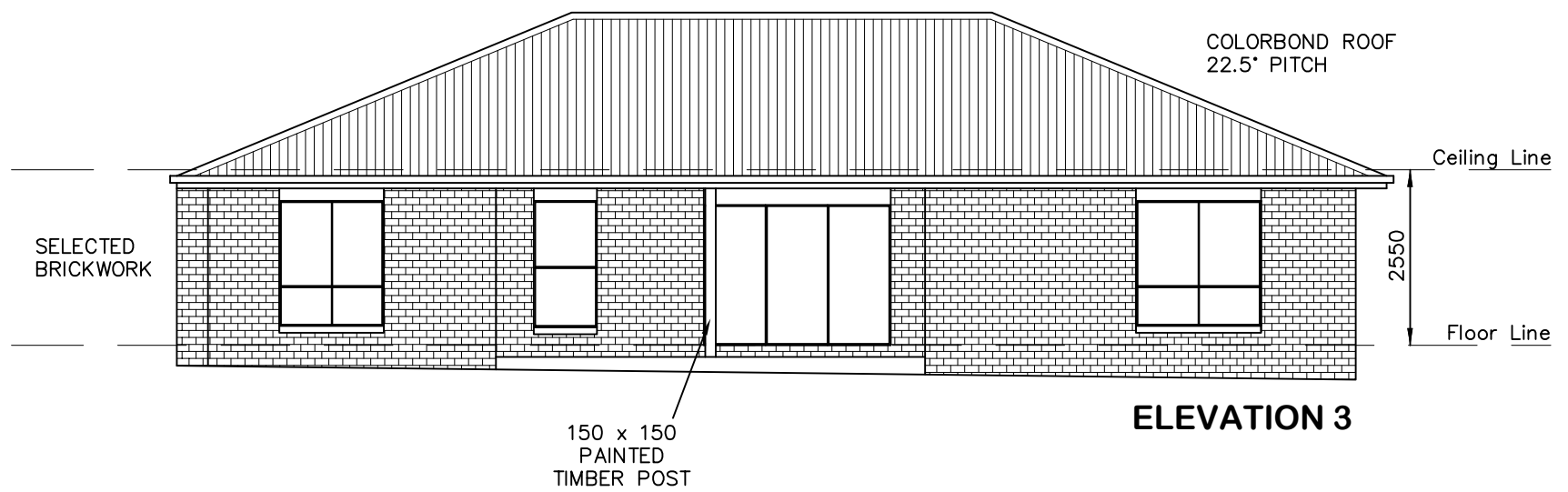
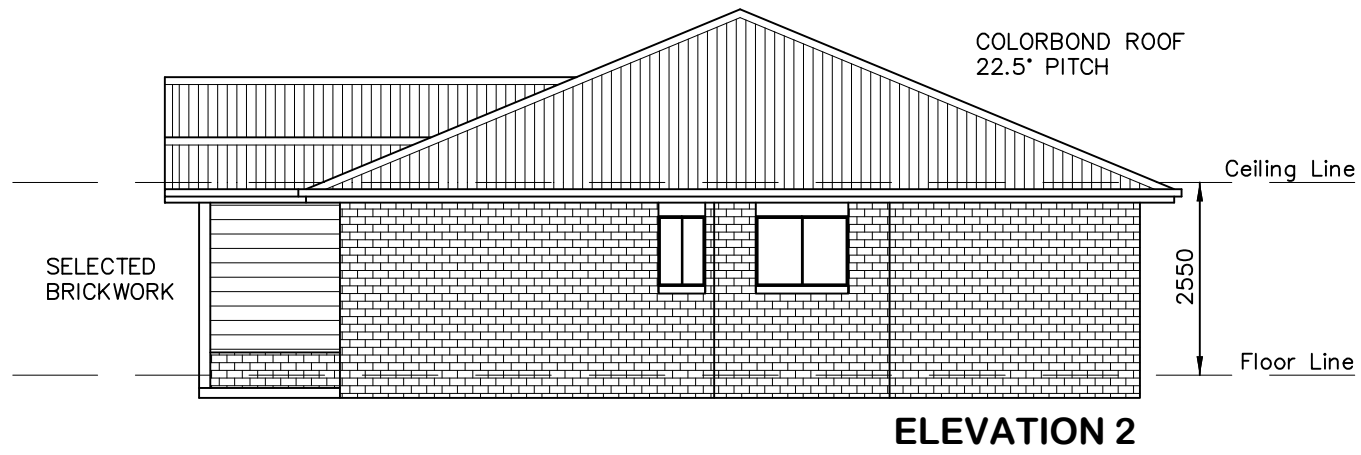
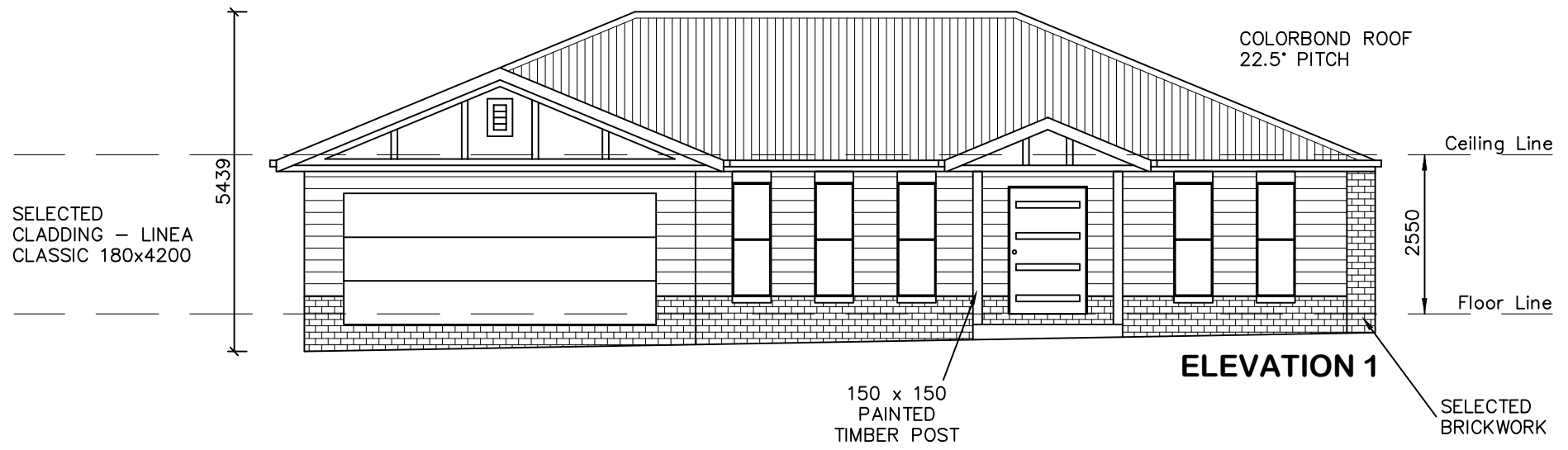
EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



DATE: 24.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 1 / 8	JOB No: 21081	ISSUE: E

DRAWING:
FLOOR PLAN - DWELLING A
LOT 62 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES





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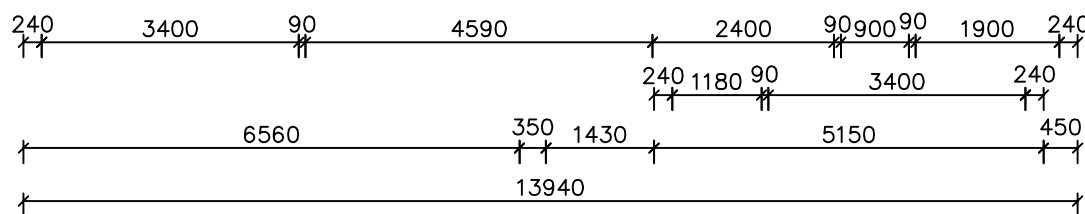
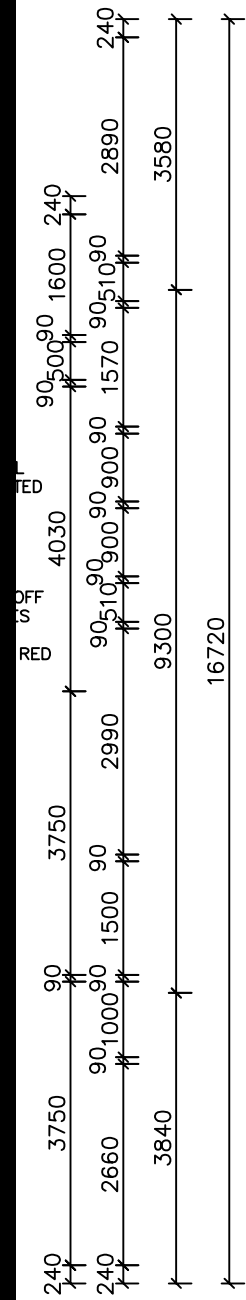
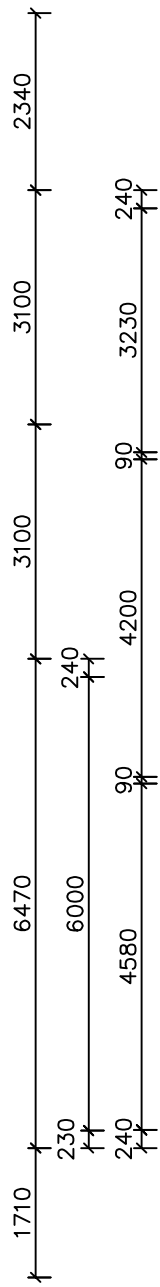
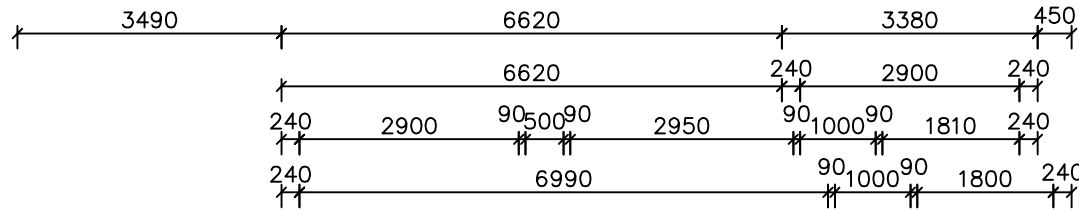
DATE: 24.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 2 / 8	JOB No: 21081	ISSUE: E

DRAWING:
ELEVATIONS - DWELLING A
LOT 62 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES

 **AVALON DRAFTING**
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



LIVING	146.63
GARAGE	23.55
PATIO	3.04
REAR PATIO	10.82
TOTAL	184.04 sq.m. (19.81 sq.)



*** NOTE: EXTERNAL LIGHTING**

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NOTES – STAIR TREADS TO COMPLY WITH BCA 3.9.1.3

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- ⊗ EXHAUST FAN

"GIPPS SG"

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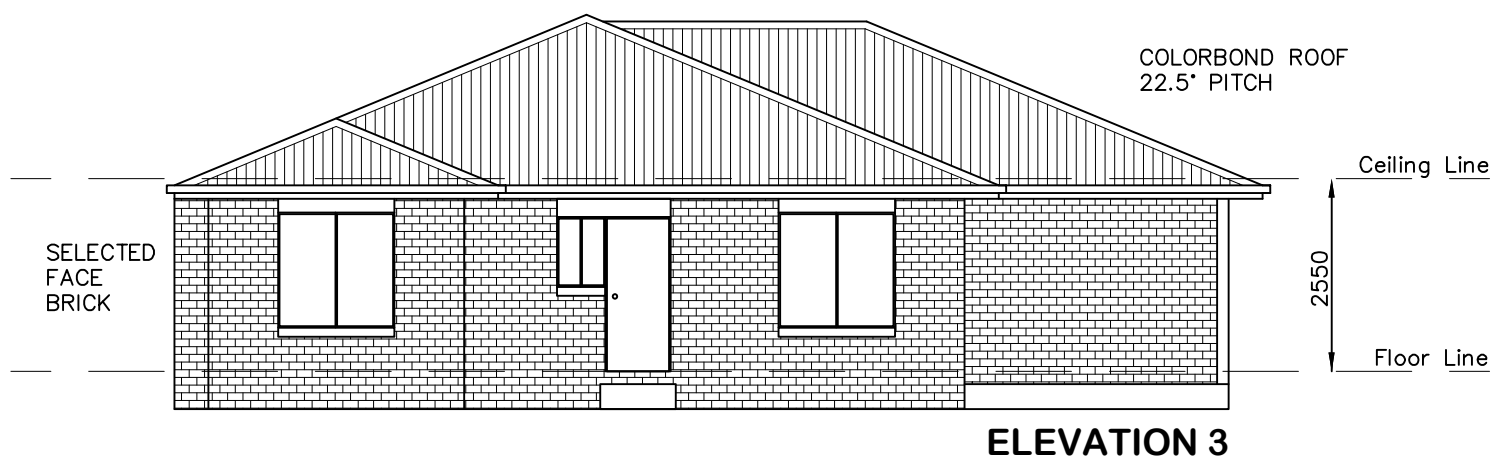
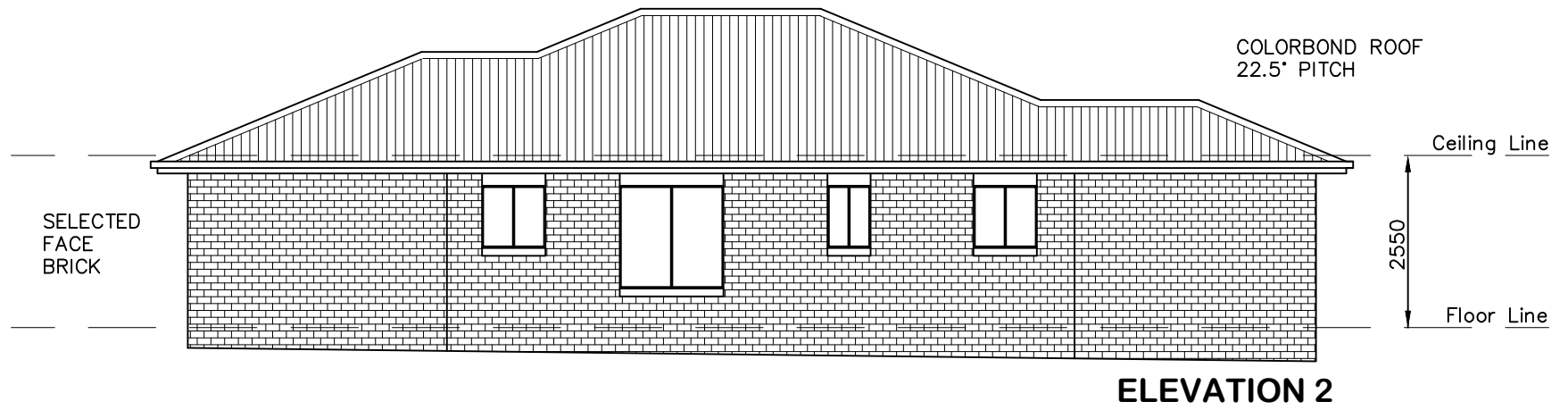
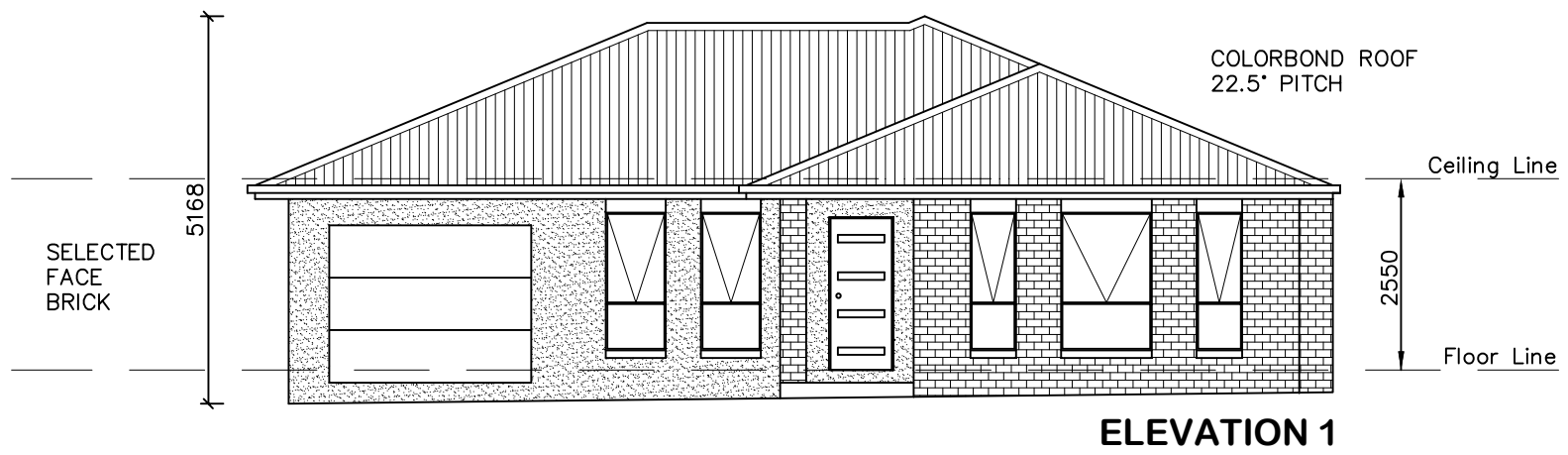
EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



DATE: 24.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 3 / 8	JOB No: 21081	ISSUE: E

DRAWING:
FLOOR PLAN - DWELLING B
LOT 62 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES





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DATE:
24.11.21

SCALE:
1:100 (A3)

DRAWN:
WP

DRAWING:
ELEVATIONS - DWELLING B
LOT 62 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES

SHEET:
4 / 8

JOB No:
21081

ISSUE:
E

**AVALON
DRAFTING**
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502

MAAS
PROPERTIES

(A) - EASEMENT TO DRAIN SEWAGE 3m WIDE

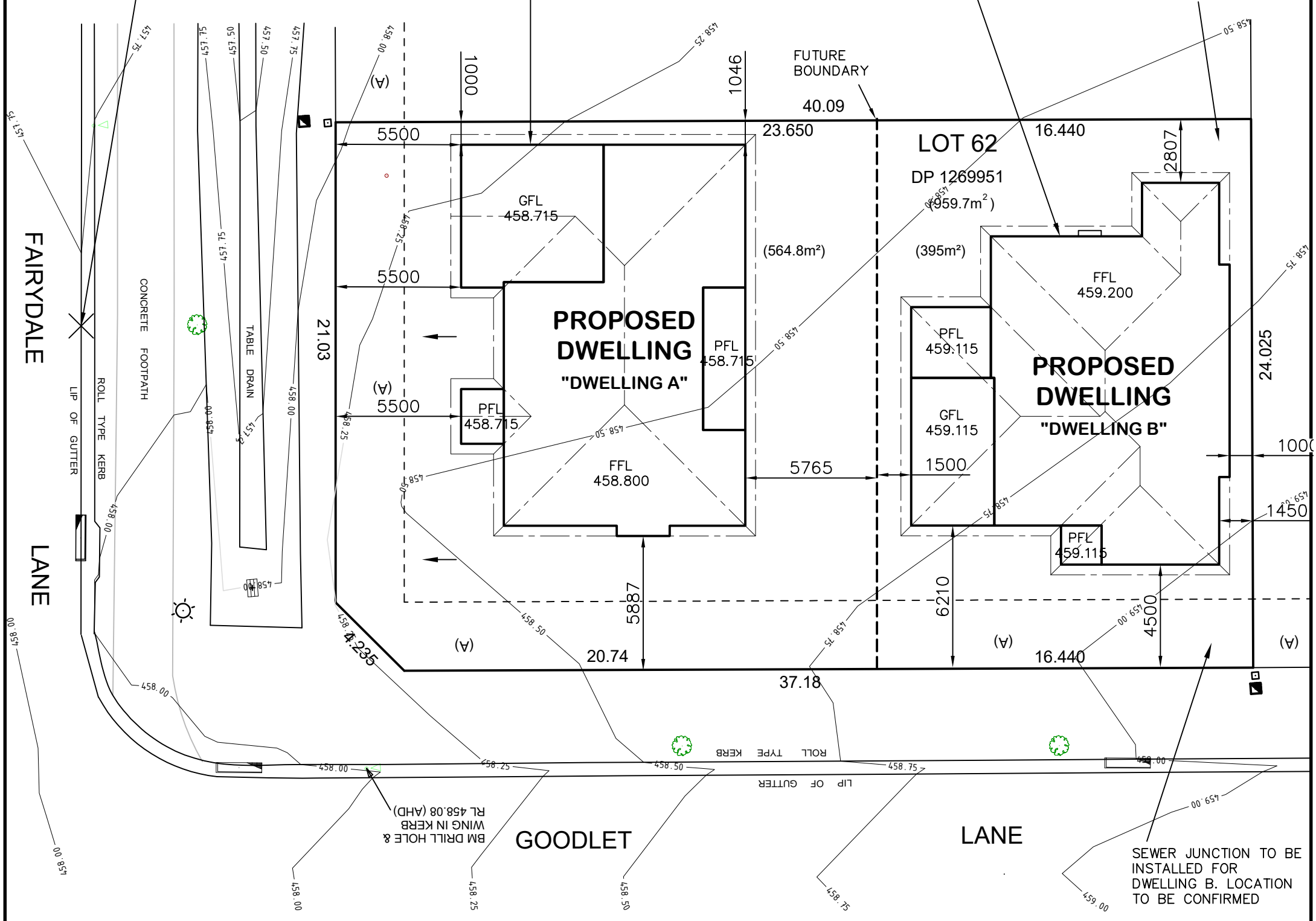


STORMWATER DISPOSAL POINT IN KERB LOCATION TO BE CONFIRMED ON SITE

DEEPEMED EDGE BEAMS AS REQUIRED

DEEPEMED EDGE BEAMS AS REQUIRED

STORMWATER INTERALLOTMENT PIT TO BE INSTALLED FOR DWELLING B IF REQUIRED. LOCATION TO BE CONFIRMED



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* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.

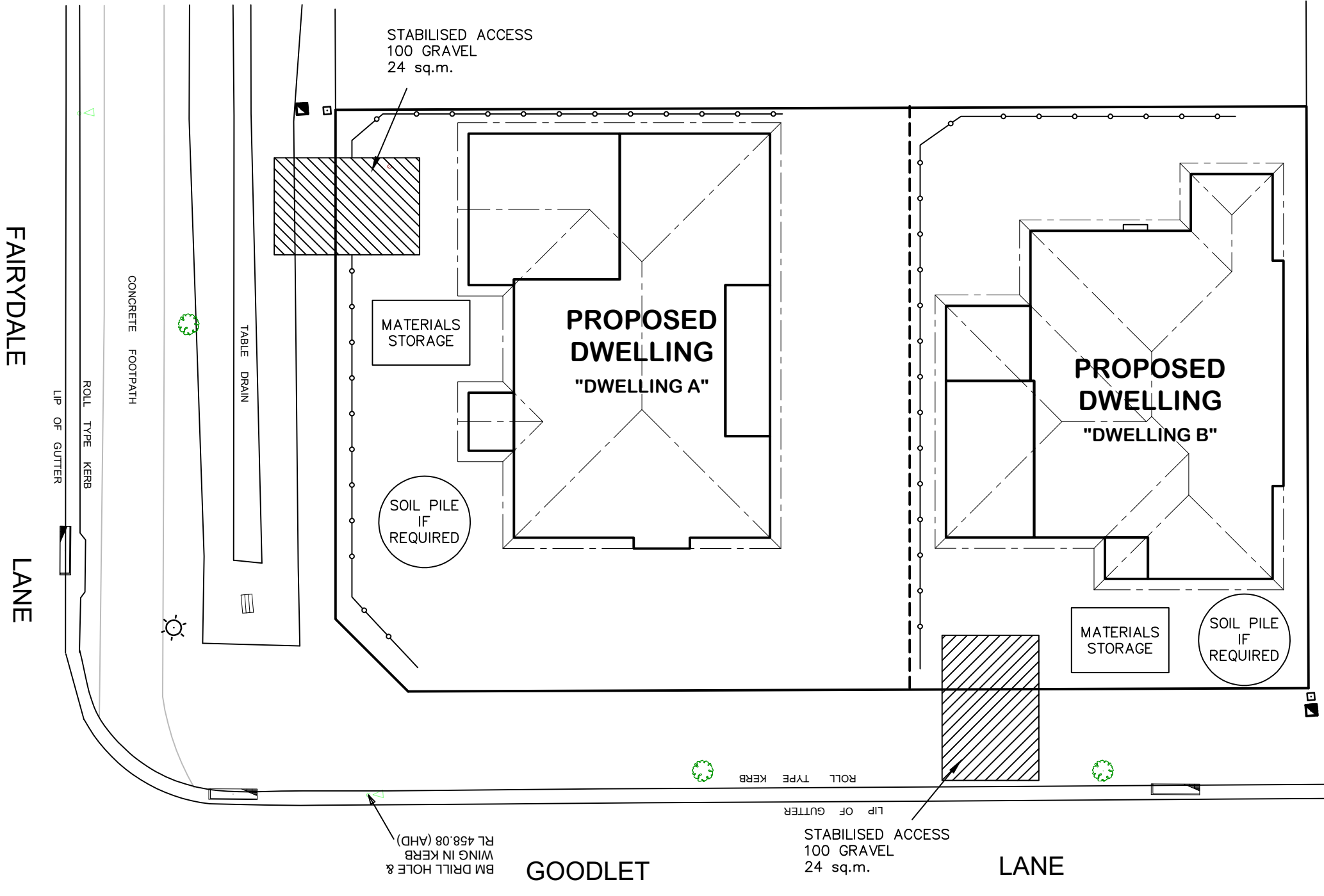
← DENOTES DIRECTION OF SURFACE WATER ON COMPLETION OF LANDSCAPING.



DATE: 24.11.21	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 5 / 8	JOB No: 21081	ISSUE: E

DRAWING:
SITE PLAN
LOT 62 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES





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NOTES:

1. ALL RUNOFF & SEDIMENT CONTROL STRUCTURES TO BE MAINTAINED IN A FUNCTIONAL CONDITION.
2. ALL VEGETATION OUTSIDE THE DWELLING SITE WILL BE RETAINED.

—○—○—○— SEDIMENT FENCE





DATE: 24.11.21	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 6 / 8	JOB No: 21081	ISSUE: E

DRAWING:
EROSION & SEDIMENT CONTROL PLAN
LOT 62 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES



DWELLING A
LANDSCAPING DETAILS

SITE AREA:	564.8 m ²
GRAVEL TO SIDE:	3.3 m ²
GARDEN BEDS: (LOW WATER GARDEN)	64.2 m ²
TURF:	200.8 m ²
DRIVEWAY AREA:	100.5 m ²
PATH AREA:	54.0 m ²

-  CONCRETE PATH
-  GRAVEL EDGE BED

NOTE - QUANTITIES ARE PROVIDED AS A GUIDE ONLY AND NOT TO BE RELIED UPON FOR CONTRACTUAL PURPOSES

NOTES



- ALL GARDEN BEDS MULCHED WITH 50MM THICKNESS OF SELECTED BARK CHIPS.
- AREAS NOT DESIGNATED AS GARDEN OR HARDSTAND ARE TO BE TURFED AS NOTED

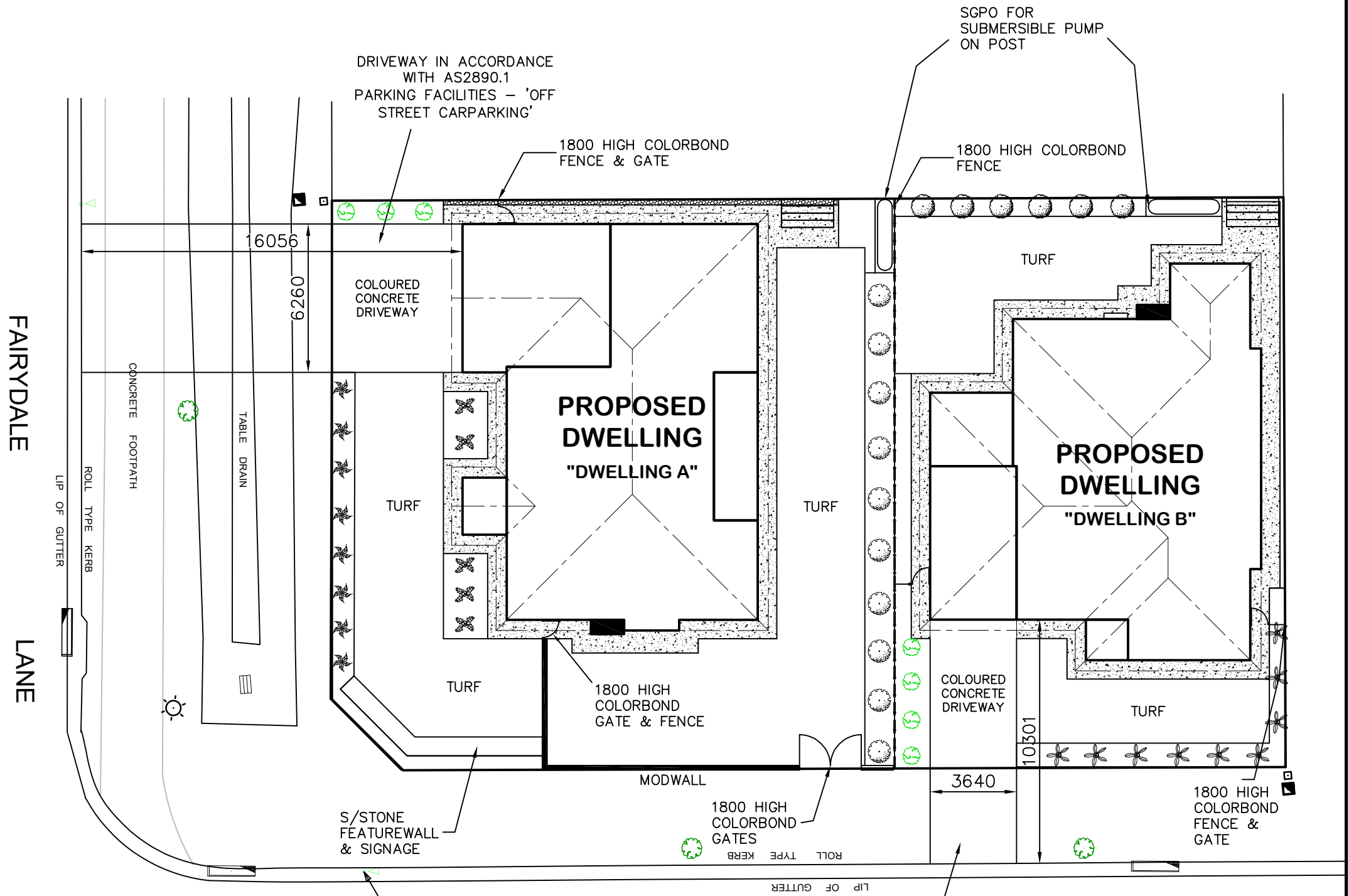
LANDSCAPING MAINTENANCE AND ESTABLISHMENT

- WATER UNTIL ESTABLISHED. MULCH AND APPLY SLOW RELEASE FERTILISER IN SPRING. MAINTENANCE TO BE OWNERS RESPONSIBILITY AFTER PRACTICAL COMPLETION.

DWELLING B
LANDSCAPING DETAILS

SITE AREA:	395 m ²
GRAVEL TO SIDE:	3.8 m ²
GARDEN BEDS: (LOW WATER GARDEN)	44.0 m ²
TURF:	87.2 m ²
DRIVEWAY AREA:	39.0 m ²
PATH AREA:	55.6 m ²

-  CONCRETE PATH
-  GRAVEL EDGE BED



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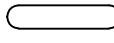
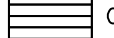
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GOODLET

LANE

DRIVEWAY IN ACCORDANCE WITH AS2890.1
PARKING FACILITIES - 'OFF STREET CARPARKING'

LEGEND:

-  A/C LOCATION TO BE CONFIRMED ON SITE
-  3000L POLY RAINWATER TANK
-  CLOTHESLINE

Plant Schedule table	ht	spread
 Westringia zena	2m	2m
 Oriental pearl	1m	0.4m
 Photinia robusta	3m	2m
 Nandina obsession	0.6m	0.6m
 Lomandra tanika	0.6m	0.6m
 Viburnum tinus	1.5m	1m



DATE:
24.11.21

SCALE:
1:200 (A3)

DRAWN:
WP

DRAWING:
BASIX COMMITMENTS PLAN
LOT 62 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

SHEET:
7 / 8

JOB No:
21081

ISSUE:
E



2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502

BASIX COMMITMENTS - DWELLING A	
WATER COMMITMENTS LANDSCAPE AREA LOW WATER USE SPECIES OF VEGETATION FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS ALTERNATIVE WATER RAINWATER TANK RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W R/W TANK CONNECTED TO	64.2 SQ.M. MIN RATING 4 STAR 4 STAR 5 STAR 5 STAR 3000 LITRE 100 SQ.M. MIN 1 No. OUTDOOR TAP ALL TOILETS IN DWELLING THE COLD WATER TAP THAT SUPPLIES THE CLOTHES WASHER

BASIX COMMITMENTS - DWELLING B	
WATER COMMITMENTS LANDSCAPE AREA LOW WATER USE SPECIES OF VEGETATION FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS ALTERNATIVE WATER RAINWATER TANK RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W R/W TANK CONNECTED TO	44 SQ.M. MIN RATING 4 STAR 4 STAR 5 STAR 5 STAR 3000 LITRE 100 SQ.M. MIN 1 No. OUTDOOR TAP ALL TOILETS IN DWELLING THE COLD WATER TAP THAT SUPPLIES THE CLOTHES WASHER

THERMAL COMFORT COMMITMENTS	
GENERAL REQUIREMENTS -	CLASS 1 DWELLING WITH NOT MORE THAN 2 STOREYS CONDITIONED FLOOR AREA NOT EXCEEDING 300 SQUARE METRES MUST NOT HAVE OPEN MEZZANINE OF MORE THAN 25 SQUARE METRES NOT CONTAIN THIRD LEVEL HABITABLE ATTIC ROOM

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GROUND FLOOR CONSTRUCTION	CONCRETE SLAB ON GROUND
EXTERNAL WALL	BRICK VENEER - R2.60 INC CONSTRUCTION
INTERNAL WALL	OTHER/UNDECIDED - R2.60 INC CONSTRUCTION
INTERNAL WALL SHARED WITH GARAGE	NIL
CEILING AND ROOF	FLAT CEILING/PITCHED ROOF - CEILING R4, ROOF - SARKING - UNVENTILATED - DARK (SOLAR ABSORPTANCE > 0.7)

GROUND FLOOR CONSTRUCTION	CONCRETE SLAB ON GROUND
EXTERNAL WALL	BRICK VENEER - R2.60 INC CONSTRUCTION
INTERNAL WALL SHARED WITH GARAGE	NIL
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THERMAL COMFORT COMMITMENTS - WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	N	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	N	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	N	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	E	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	S	1800	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	S	2100	2700	ALUMINIUM, SINGLE, CLEAR	EAVE 2450mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	S	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 2450mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	S	1800	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	W	900	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	W	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED

THERMAL COMFORT COMMITMENTS - WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	2100	2100	ALUMINIUM, SINGLE, CLEAR	EAVE 4090mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	E	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	E	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	E	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	S	900	900	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	S	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	S	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	S	900	900	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	W	1800	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	W	1800	800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W13	W	1800	800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED

ENERGY COMMITMENTS HOT WATER SYSTEM COOLING SYSTEM HEATING SYSTEM VENTILATION BATHROOM KITCHEN LAUNDRY	GAS INSTANTANEOUS - 5 STAR REVERSE CYCLE: EER 3.5-4.0 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS REVERSE CYCLE: EER 3.5-4.0 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF NATURAL VENTILATION ONLY
ARTIFICIAL LIGHTING KITCHEN BATHROOMS/TOILETS LAUNDRY HALLWAYS LIVING AREAS BEDROOMS	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 2 PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 3
NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS	WINDOW x 1 WINDOW x 3
APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE

ENERGY COMMITMENTS HOT WATER SYSTEM COOLING SYSTEM HEATING SYSTEM VENTILATION BATHROOM KITCHEN LAUNDRY	GAS INSTANTANEOUS - 5 STAR REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF NATURAL VENTILATION ONLY
ARTIFICIAL LIGHTING KITCHEN BATHROOMS/TOILETS LAUNDRY HALLWAYS LIVING AREAS BEDROOMS	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 3 PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 4
NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS	WINDOW x 3
APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE

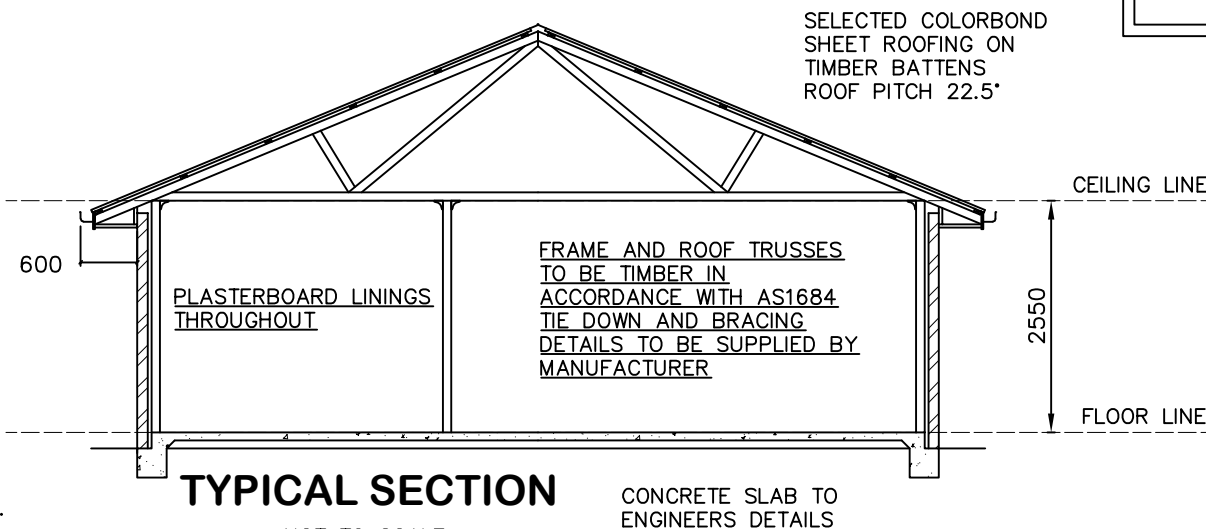
These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other specifications.

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* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



TYPICAL SECTION

NOT TO SCALE

CONCRETE SLAB TO ENGINEERS DETAILS

* NOTE - WIND CLASSIFICATION TO BE N2



DATE:
24.11.21

SCALE:
N / A

DRAWN:
WP

DRAWING:
BASIX COMMITMENTS & TYP SECTION
LOT 62 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

SHEET:
8 / 8

JOB No:
21081

ISSUE:
E

