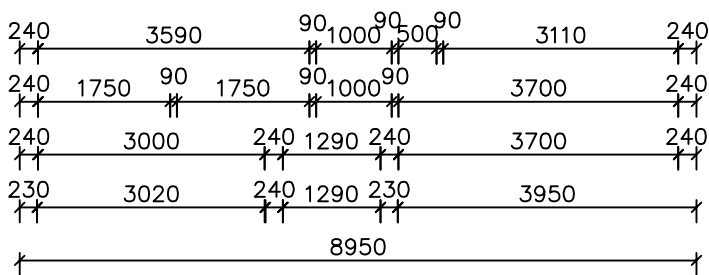
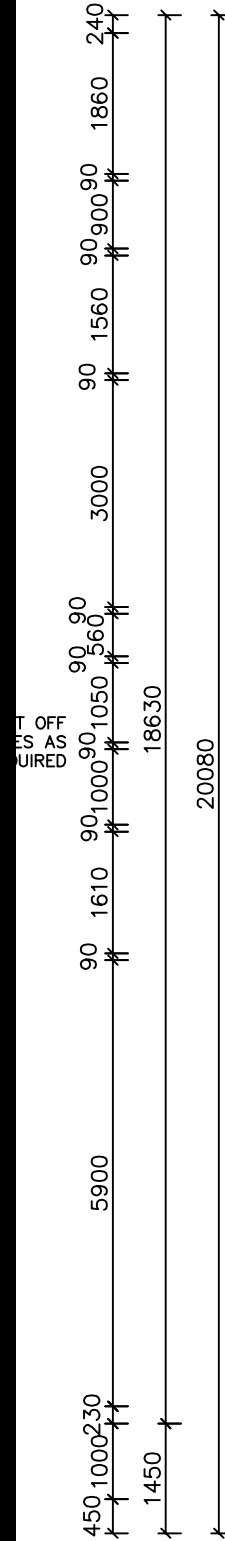
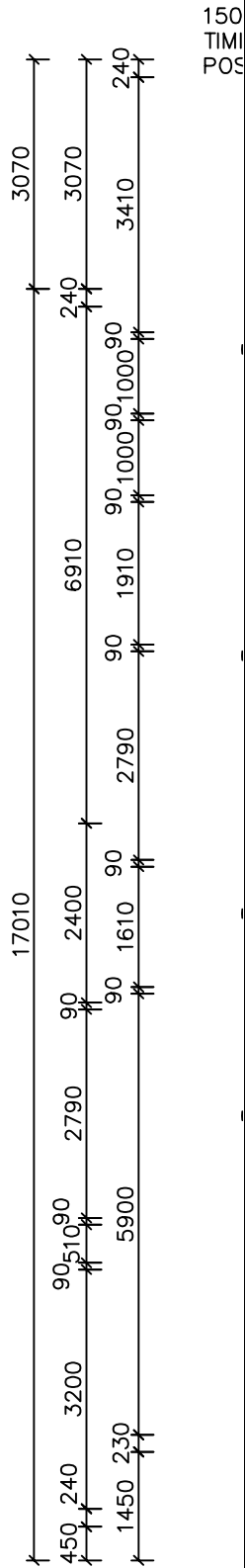


LIVING	135.64
GARAGE	24.27
PATIO	2.95
REAR PATIO	9.76
<b>TOTAL</b>	<b>172.62 sq.m.</b>
	<b>(18.58 sq.)</b>



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.

PLIABLE 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

NOTES - STAIR TREADS TO COMPLY WITH BCA 3.9.1.3

Ⓢ SA SMOKE ALARM

Ⓢ EXHAUST FAN

**\* NOTE: EXTERNAL LIGHTING**

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

\* 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.

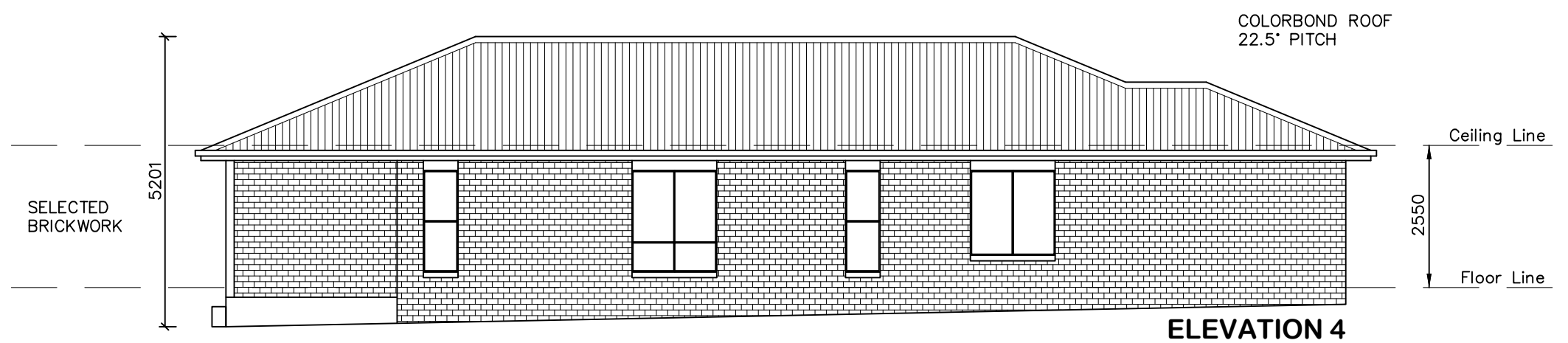
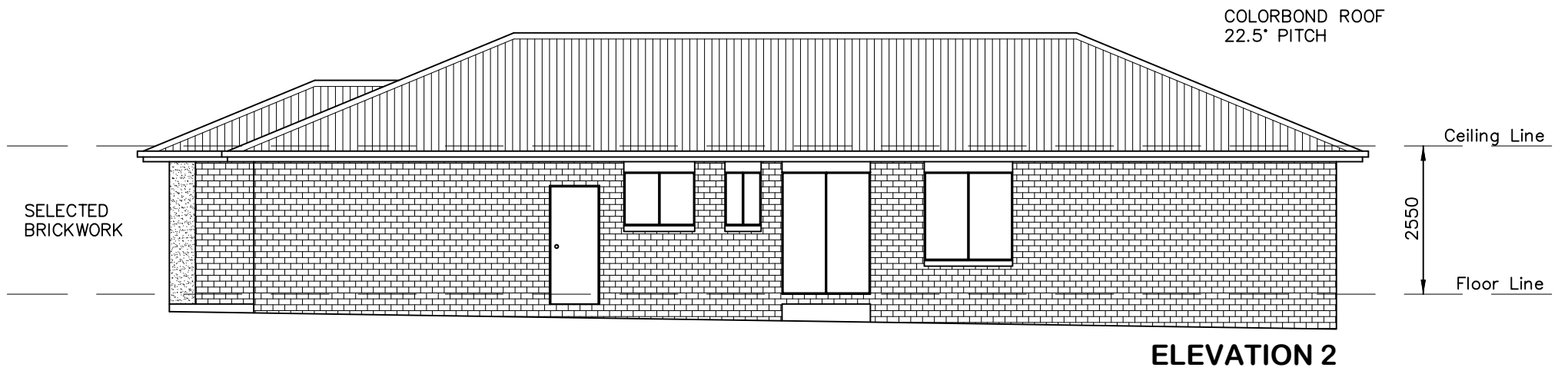
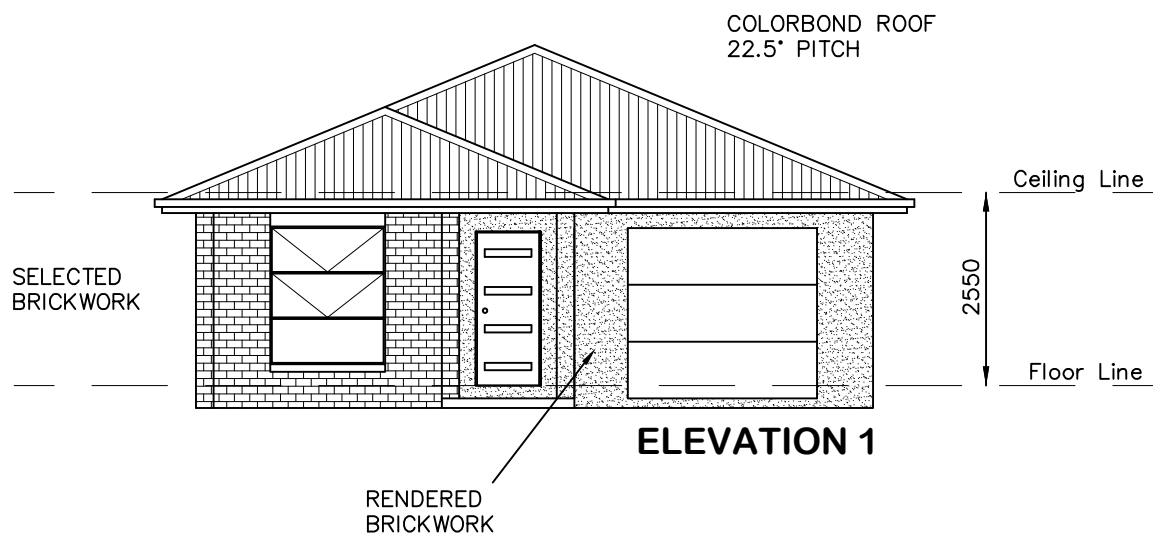
# "ELIZABETH SG"



DATE: 24.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 1 / 8	JOB No: 21084	ISSUE: D

DRAWING:  
FLOOR PLAN - DWELLING A  
LOT 65 THE LOGAN, MUDGEE  
MAAS GROUP PROPERTIES





\* 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.

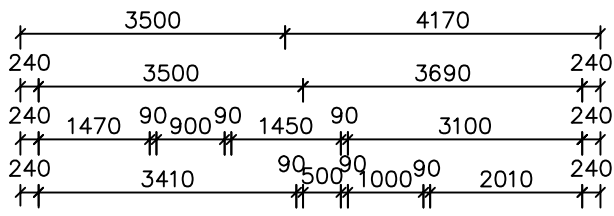
## "ELIZABETH SG"

DATE: 24.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 2 / 8	JOB No: 21084	ISSUE: D

DRAWING:  
ELEVATIONS - DWELLING A  
LOT 65 THE LOGAN, MUDGEE  
MAAS GROUP PROPERTIES

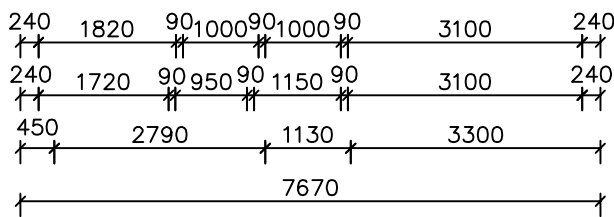
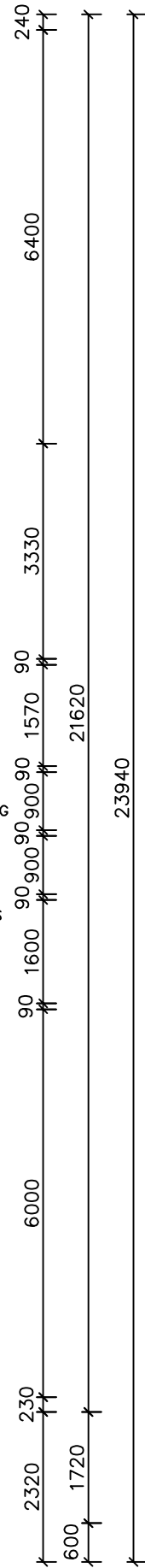
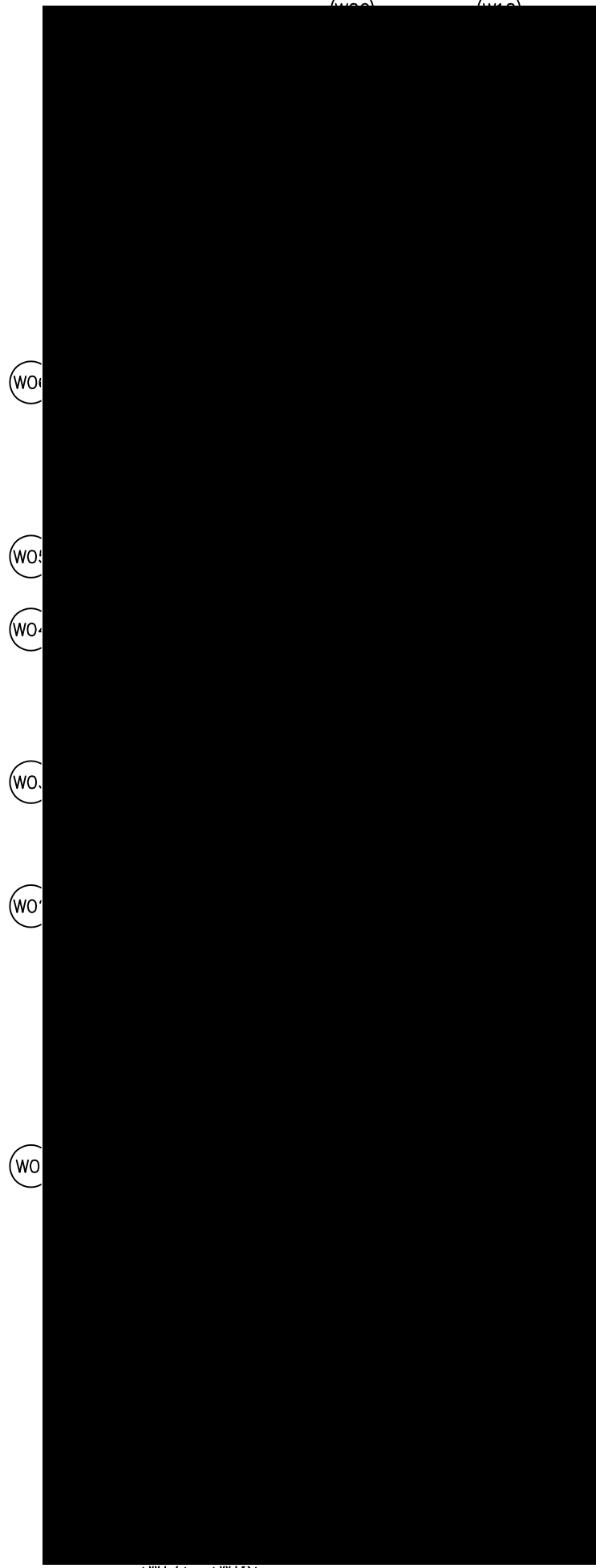
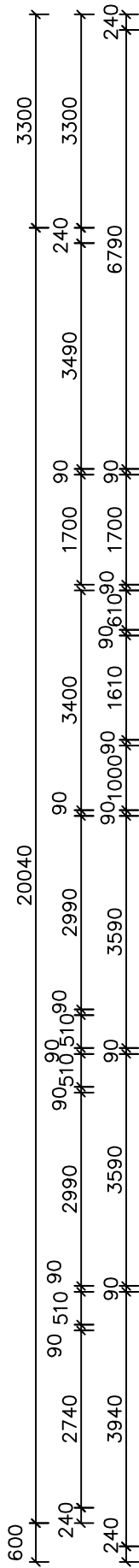
**AVALON  
DRAFTING**  
2/2 Blueridge Drive Dubbo NSW 2830  
Ph: (02) 6885 3594 / Mob: 0408 296 502





LIVING	140.78
GARAGE	20.81
PATIO	1.94
REAR PATIO	11.55

175.08 sq.m.  
(18.85 sq.)



**\* NOTE: EXTERNAL LIGHTING**  
ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.  
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

\* 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.

NOTES - STAIR TREADS TO COMPLY WITH BCA 3.9.1.3

- SA SMOKE ALARM
- ⊗ EXHAUST FAN

## "TALBRAGAR SG"

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.

PLIABLE 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

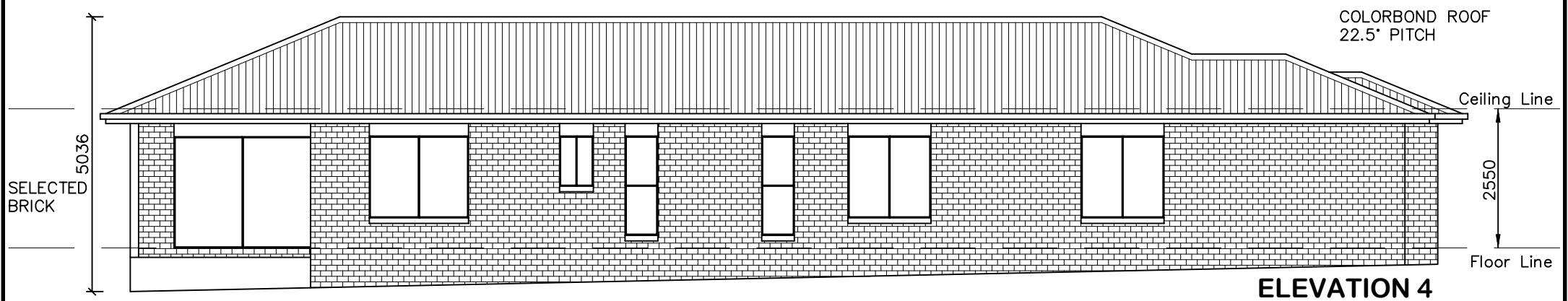
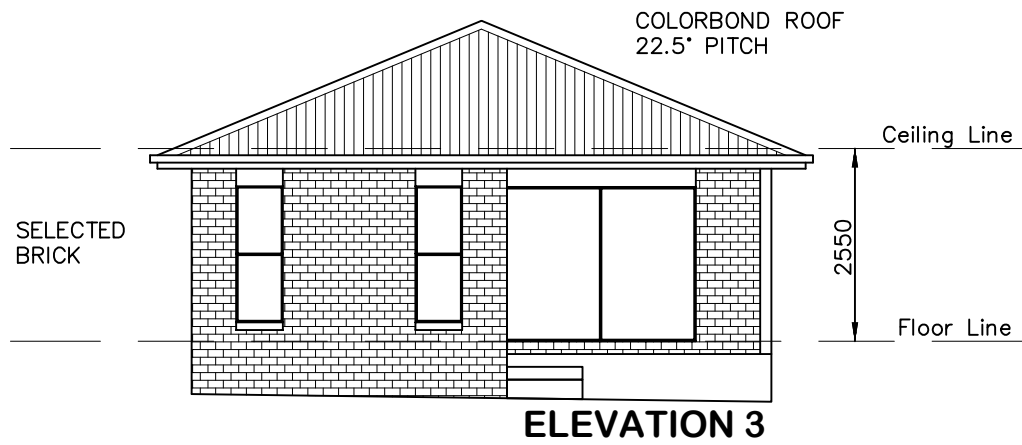
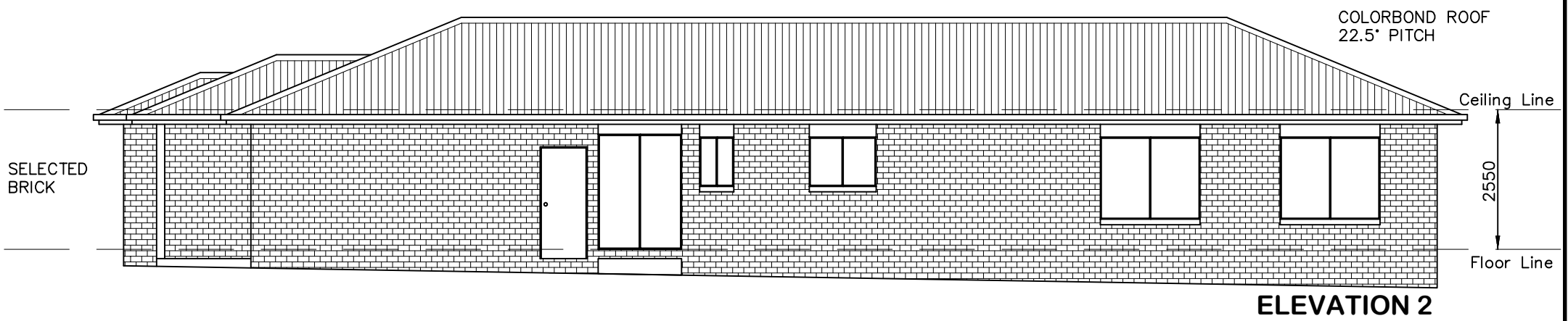
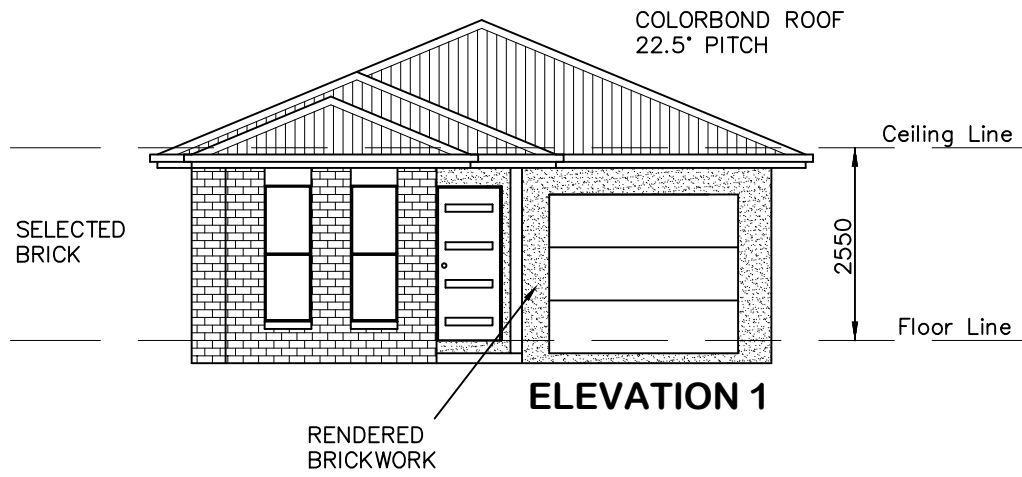
EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



DATE: 24.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 3 / 8	JOB No: 21084	ISSUE: D

DRAWING:  
FLOOR PLAN - DWELLING B  
LOT 65 THE LOGAN, MUDGEES  
MAAS GROUP PROPERTIES





\* 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.

## "TALBRAGAR SG"

DATE: 24.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 4 / 8	JOB No: 21084	ISSUE: D

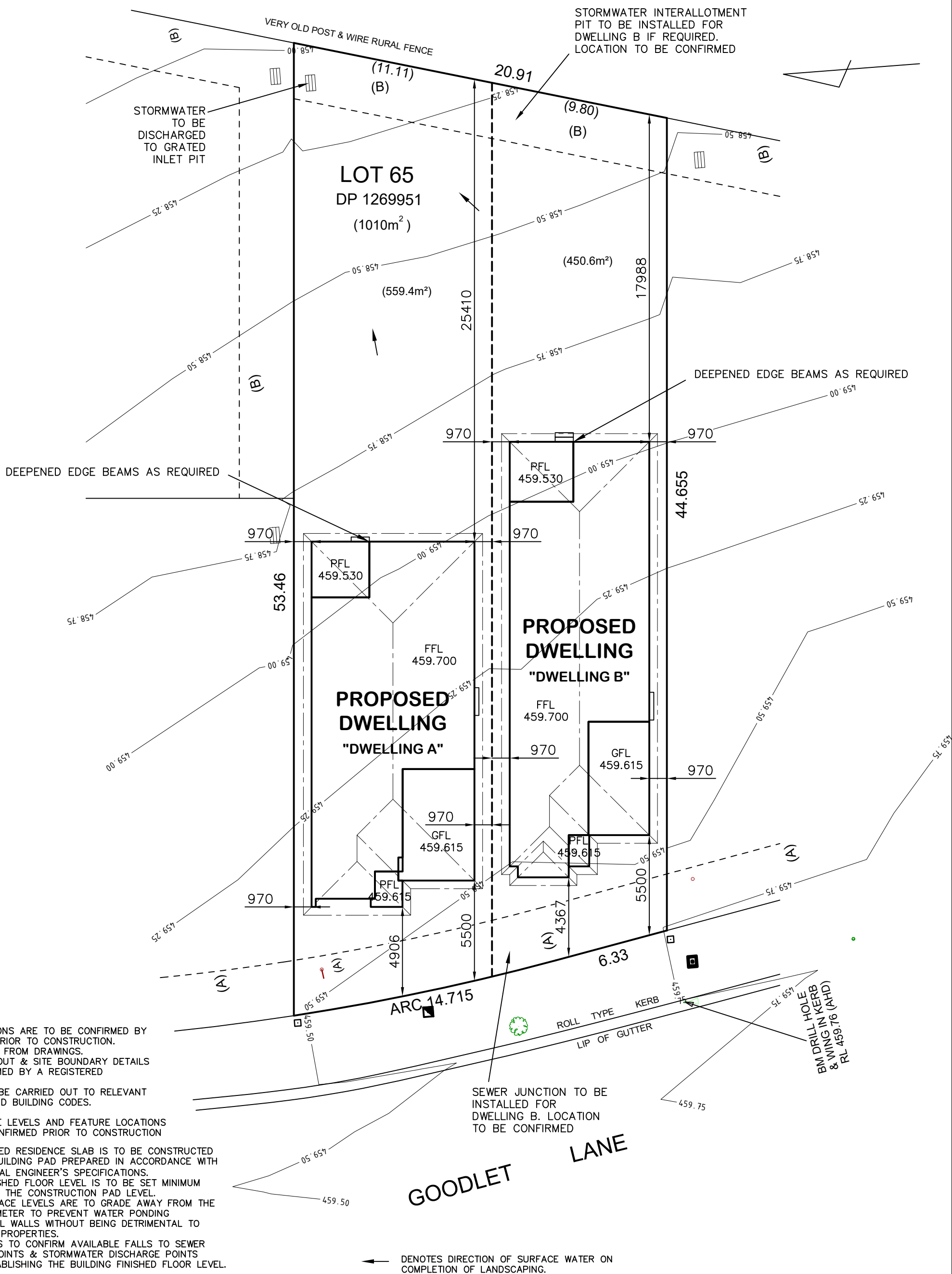
DRAWING:  
ELEVATIONS - DWELLING B  
LOT 65 THE LOGAN, MUDGEE  
MAAS GROUP PROPERTIES

 **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  
 (B) - EASEMENT TO DRAIN WATER 3m WIDE



\* 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.

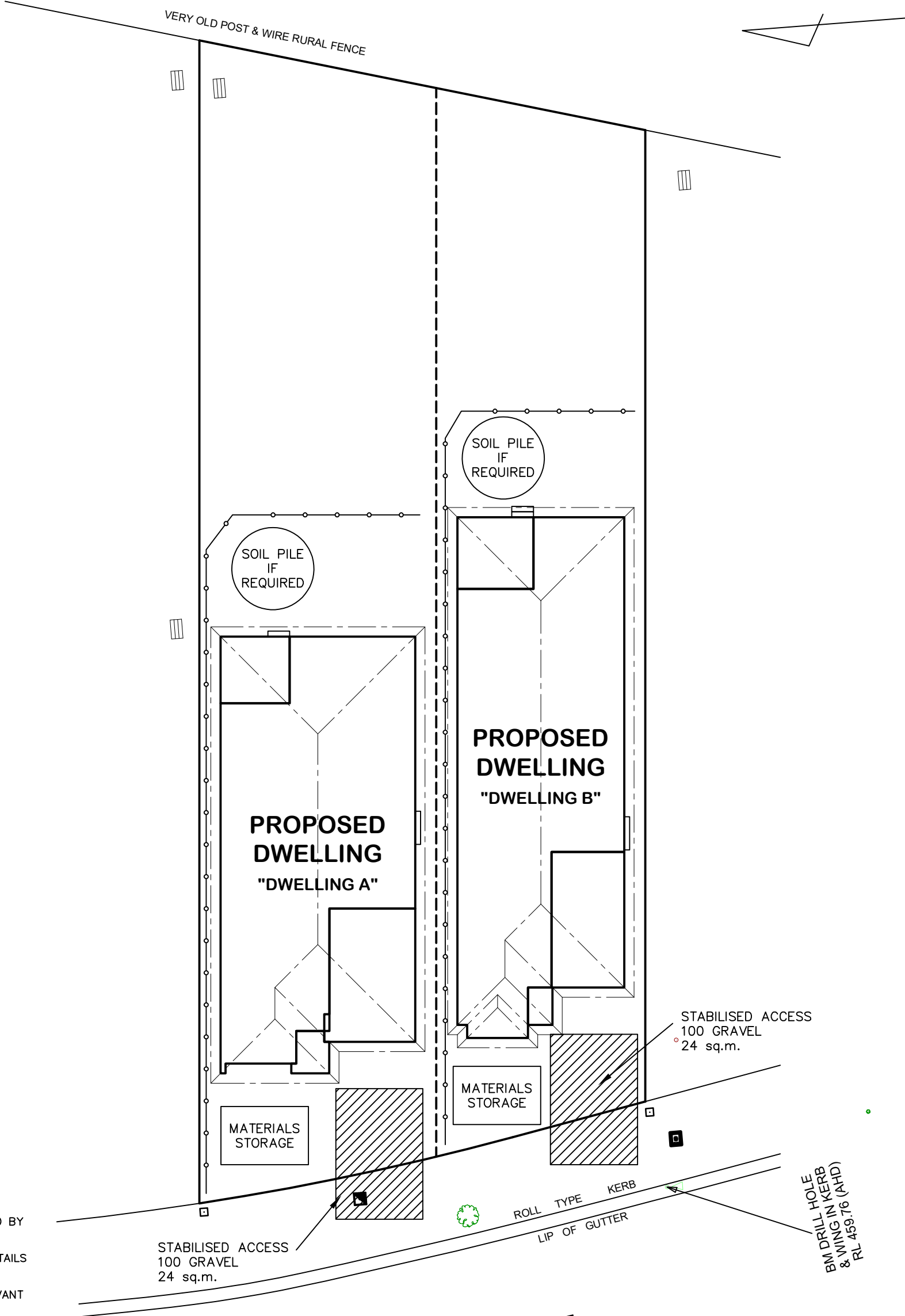
← DENOTES DIRECTION OF SURFACE WATER ON COMPLETION OF LANDSCAPING.



DATE: 24.11.21	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 5 / 8	JOB No: 21084	ISSUE: D

DRAWING:  
 SITE PLAN  
 LOT 65 THE LOGAN, MUDGEES  
 MAAS GROUP PROPERTIES





\* 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.

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: 21084	ISSUE: D

DRAWING:  
EROSION & SEDIMENT CONTROL PLAN  
LOT 65 THE LOGAN, MUDGEE  
MAAS GROUP PROPERTIES









DWELLING A  
LANDSCAPING DETAILS

SITE AREA:	559.4 m <sup>2</sup>
GRAVEL TO SIDE:	7.5 m <sup>2</sup>
GARDEN BEDS: (LOW WATER GARDEN)	27.3 m <sup>2</sup>
TURF:	260.8 m <sup>2</sup>
DRIVEWAY AREA:	41.6 m <sup>2</sup>
PATH AREA:	51.5 m <sup>2</sup>

-  CONCRETE PATH
-  GRAVEL EDGE BED

- 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.

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

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

DWELLING B  
LANDSCAPING DETAILS




SITE AREA:	450.6 m <sup>2</sup>
GRAVEL TO SIDE:	8.7 m <sup>2</sup>
GARDEN BEDS: (LOW WATER GARDEN)	26.3 m <sup>2</sup>
TURF:	153.3 m <sup>2</sup>
DRIVEWAY AREA:	35.0 m <sup>2</sup>
PATH AREA:	55.9 m <sup>2</sup>

-  CONCRETE PATH
-  GRAVEL EDGE BED

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

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

LEGEND:

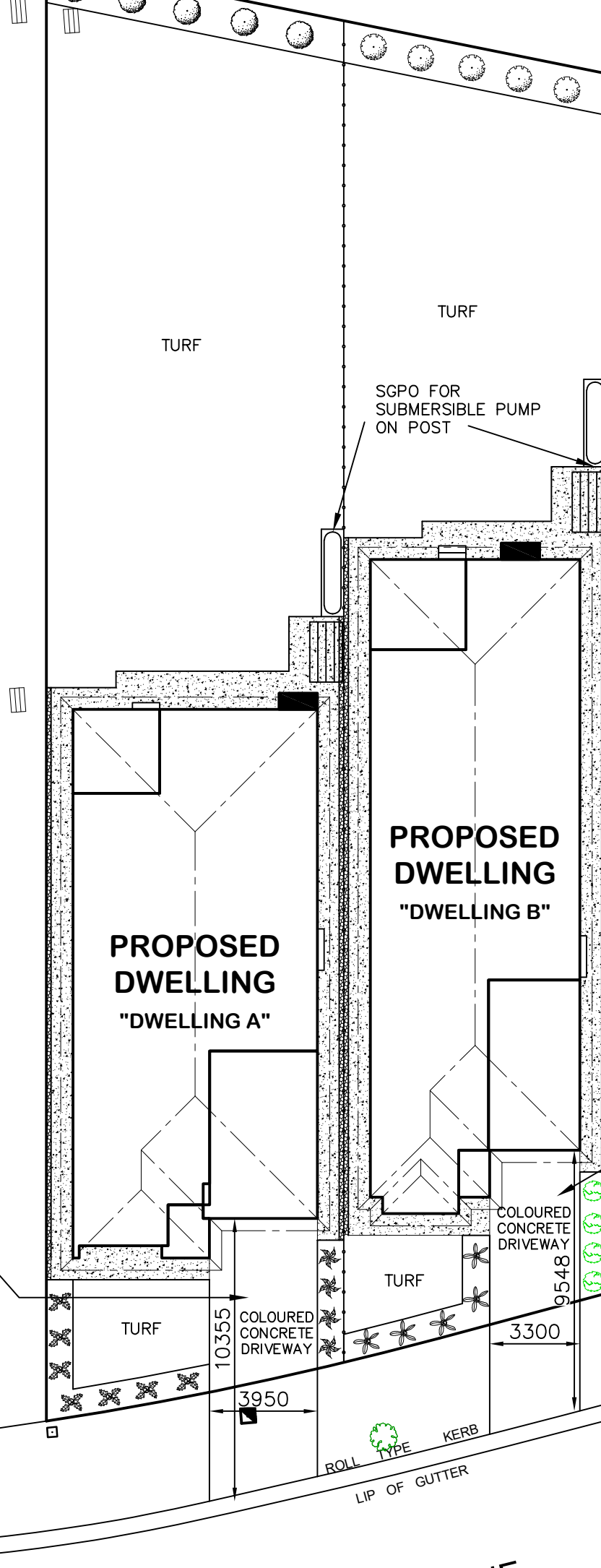
-  A/C LOCATION TO BE CONFIRMED ON SITE
-  3000L POLY RAINWATER TANK
-  CLOTHESLINE

\* 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.

VERY OLD POST & WIRE RURAL FENCE



GOODLET LANE



DATE: 24.11.21	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 7 / 8	JOB No: 21084	ISSUE: D

DRAWING:  
BASIX COMMITMENTS PLAN  
LOT 65 THE LOGAN, MUDGEE  
MAAS GROUP PROPERTIES





BASIX COMMITMENTS - DWELLING A	
<b>WATER COMMITMENTS</b> LANDSCAPE AREA LOW WATER USE SPECIES OF VEGETATION FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS <b>ALTERNATIVE WATER</b> <b>RAINWATER TANK</b> RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W  R/W TANK CONNECTED TO	27.3 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	
<b>WATER COMMITMENTS</b> LANDSCAPE AREA LOW WATER USE SPECIES OF VEGETATION FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS <b>ALTERNATIVE WATER</b> <b>RAINWATER TANK</b> RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W  R/W TANK CONNECTED TO	26.3 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

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

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

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

THERMAL COMFORT COMMITMENTS - WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	1500	1500	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	1500	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	E	2100	2100	ALUMINIUM, SINGLE, CLEAR	EAVE 3670mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	E	1800	2400	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	E	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	S	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	S	2100	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	S	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	S	900	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	W	1800	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 1050mm, 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	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 4090mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	N	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm 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	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	N	1500	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	N	2100	2600	ALUMINIUM, SINGLE, CLEAR	EAVE 4100mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	E	2100	2600	ALUMINIUM, SINGLE, CLEAR	EAVE 3900mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	E	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	E	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	S	1500	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	S	1500	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W13	S	900	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W14	S	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W15	S	2100	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W16	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W17	W	1800	600	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 3.0-3.5 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

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 2 PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 4

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 1 WINDOW x 3

NATURAL LIGHTING	
KITCHEN BATHROOMS/TOILETS	WINDOW x 3

APPLIANCES	
KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE

APPLIANCES	
KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE

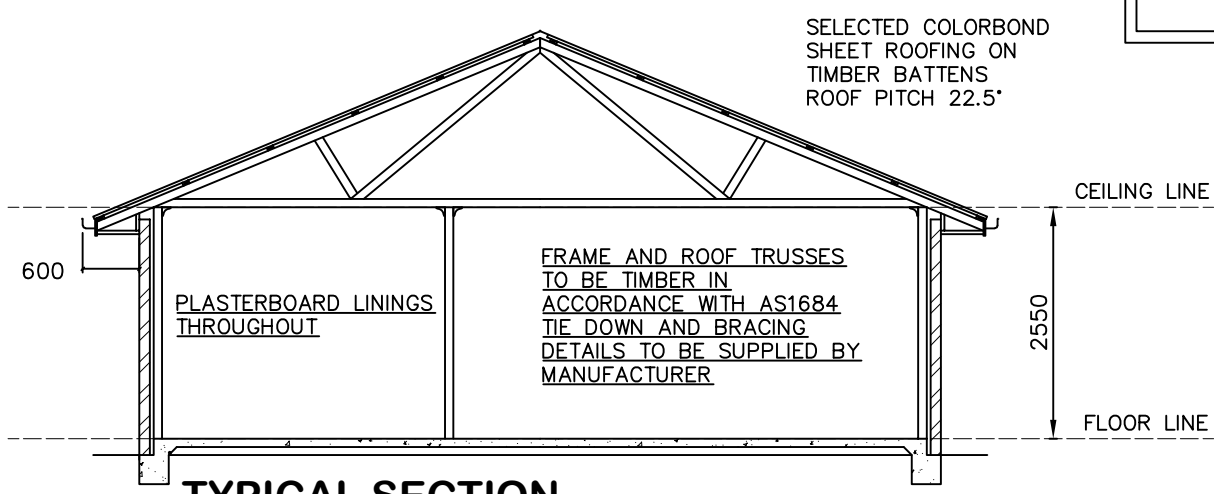
These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other specifications.

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

\* 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.



\* NOTE - WIND CLASSIFICATION TO BE N2



DATE: 24.11.21	SCALE: N / A	DRAWN: WP
SHEET: 8 / 8	JOB No: 21084	ISSUE: D

DRAWING:  
BASIX COMMITMENTS & TYP SECTION  
LOT 65 THE LOGAN, MUDGEES  
MAAS GROUP PROPERTIES

