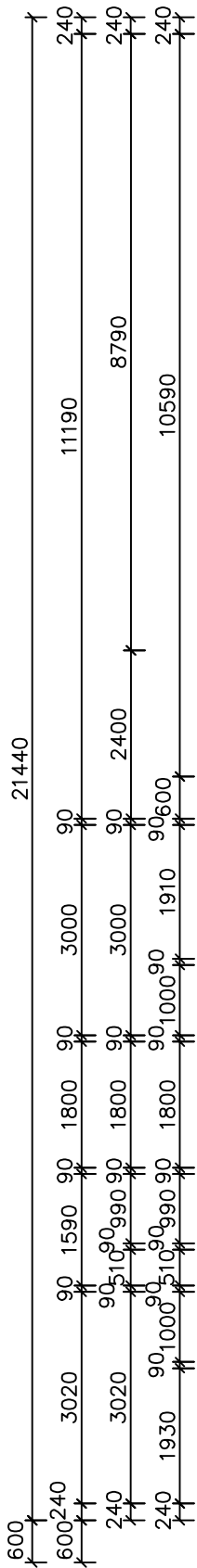


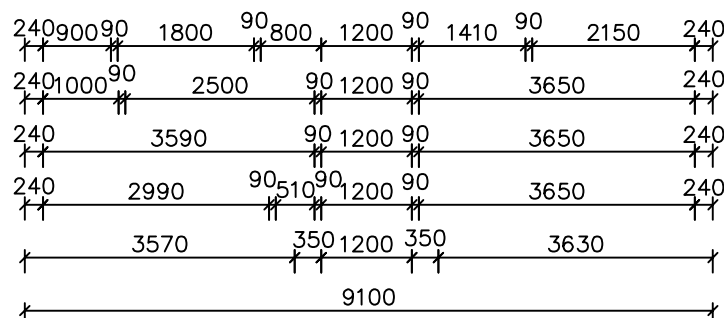
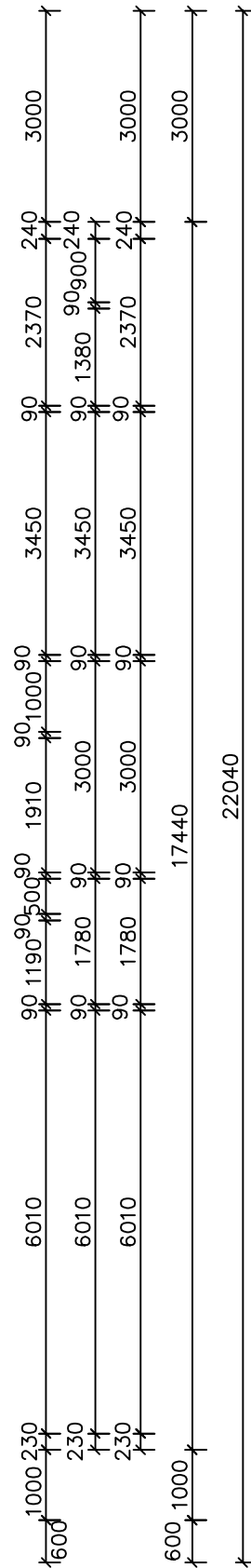
LIVING	151.72
GARAGE	24.38
PATIO	4.09
REAR PATIO	12.42
TOTAL	192.61 sq.m.
	(20.73 sq.)



NOTE: WINDOW SILL TO BE TILED NO ARCHITRAVE TO BE INSTALLED ON WINDOW



150x150
TIMBER
POST



NOTES - STAIR TREADS TO COMPLY WITH BCA 3.9.1.3

- SA SMOKE ALARM
- ⊗ EXHAUST FAN

"BELMORE 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

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

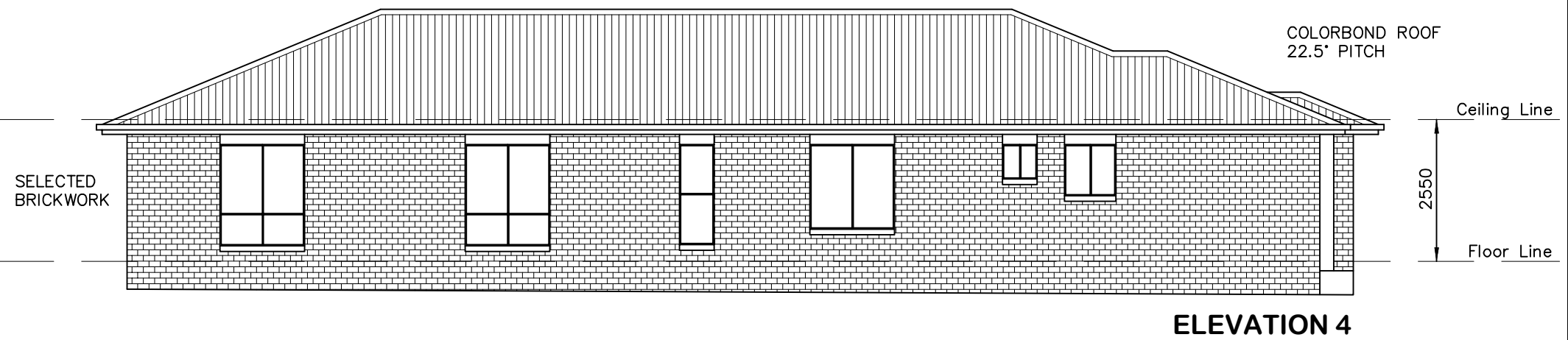
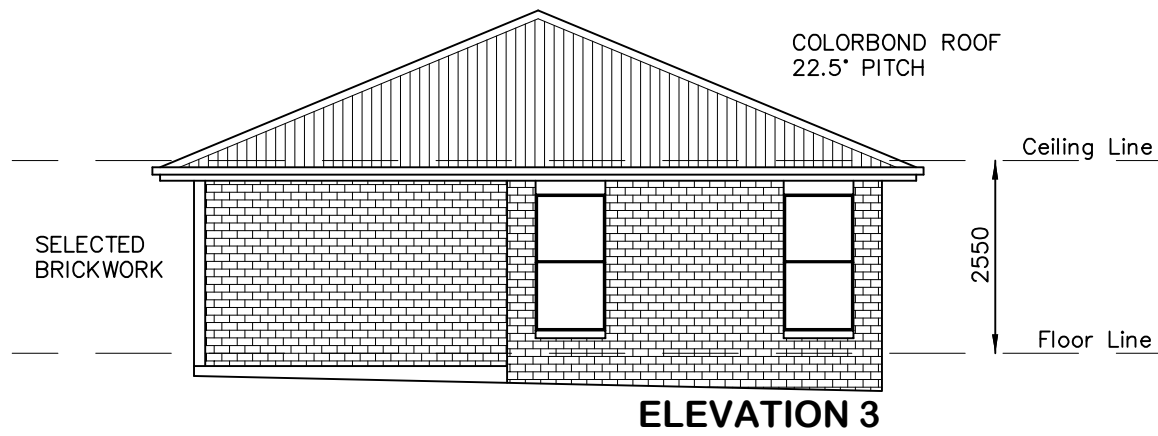
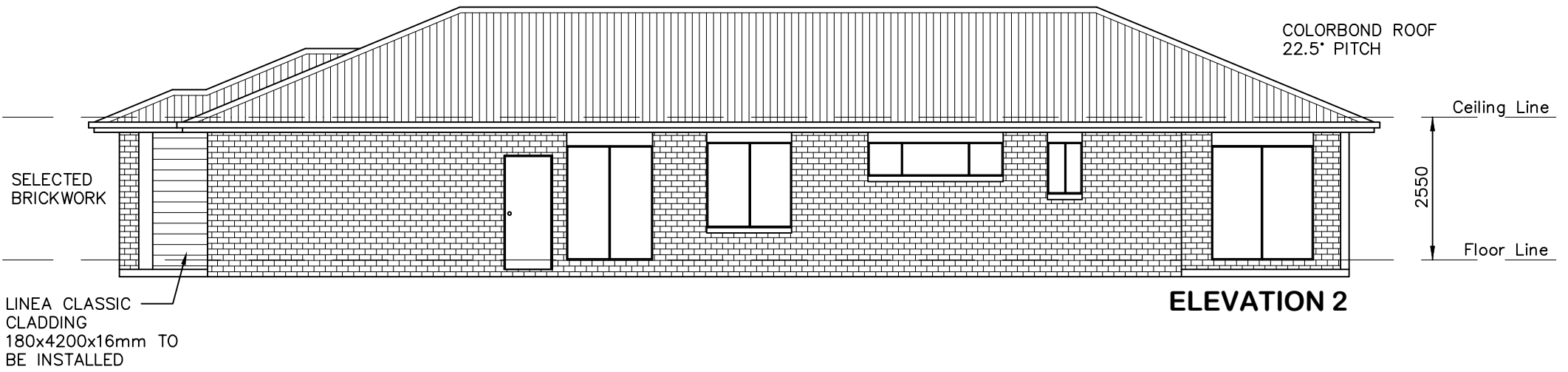
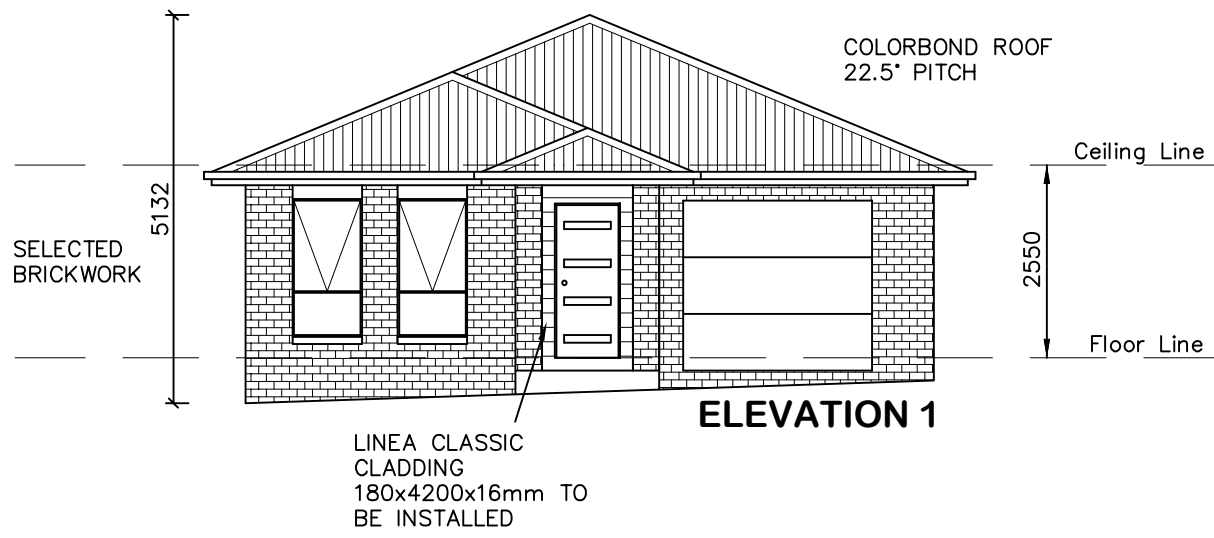
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DATE: 29.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 1 / 8	JOB No: 21093	ISSUE: D

DRAWING:
FLOOR PLAN - DWELLING A
LOT 75 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES





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"BELMORE SG"



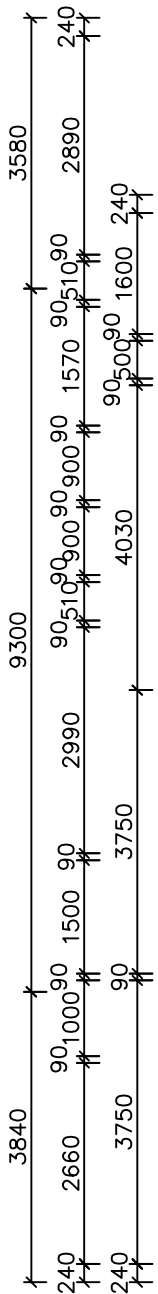
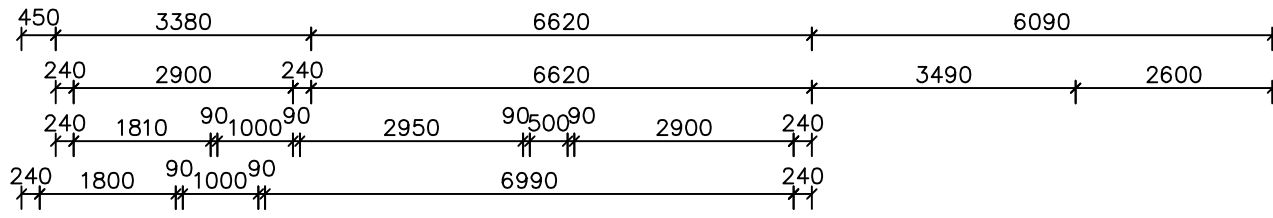
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SHEET: 2 / 8	JOB No: 21093	ISSUE: D

DRAWING:
ELEVATIONS - DWELLING A
LOT75 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES

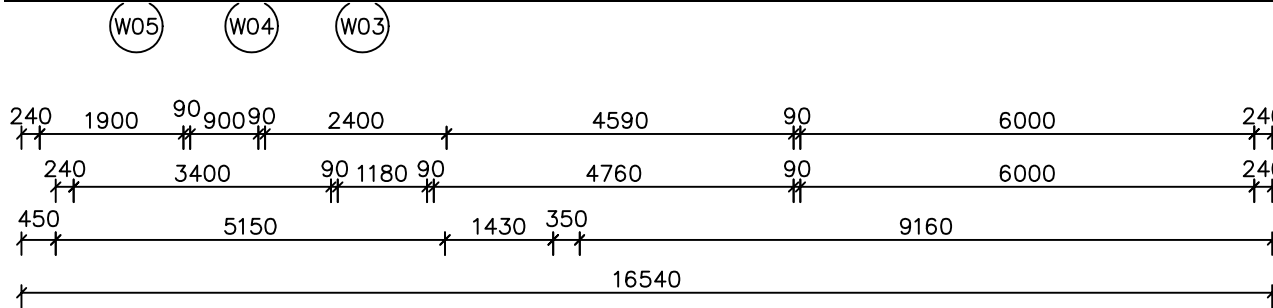
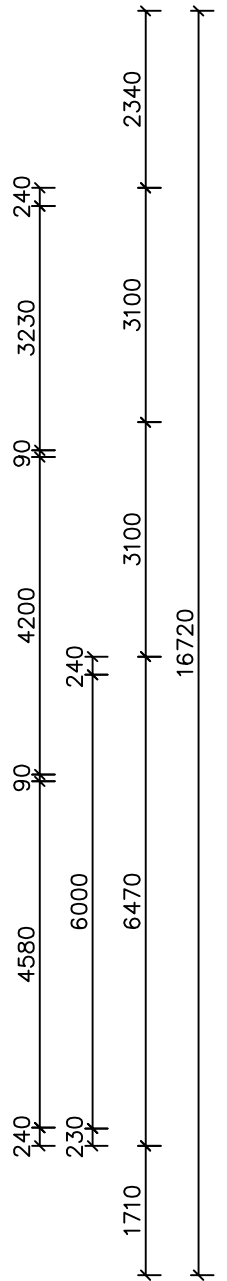
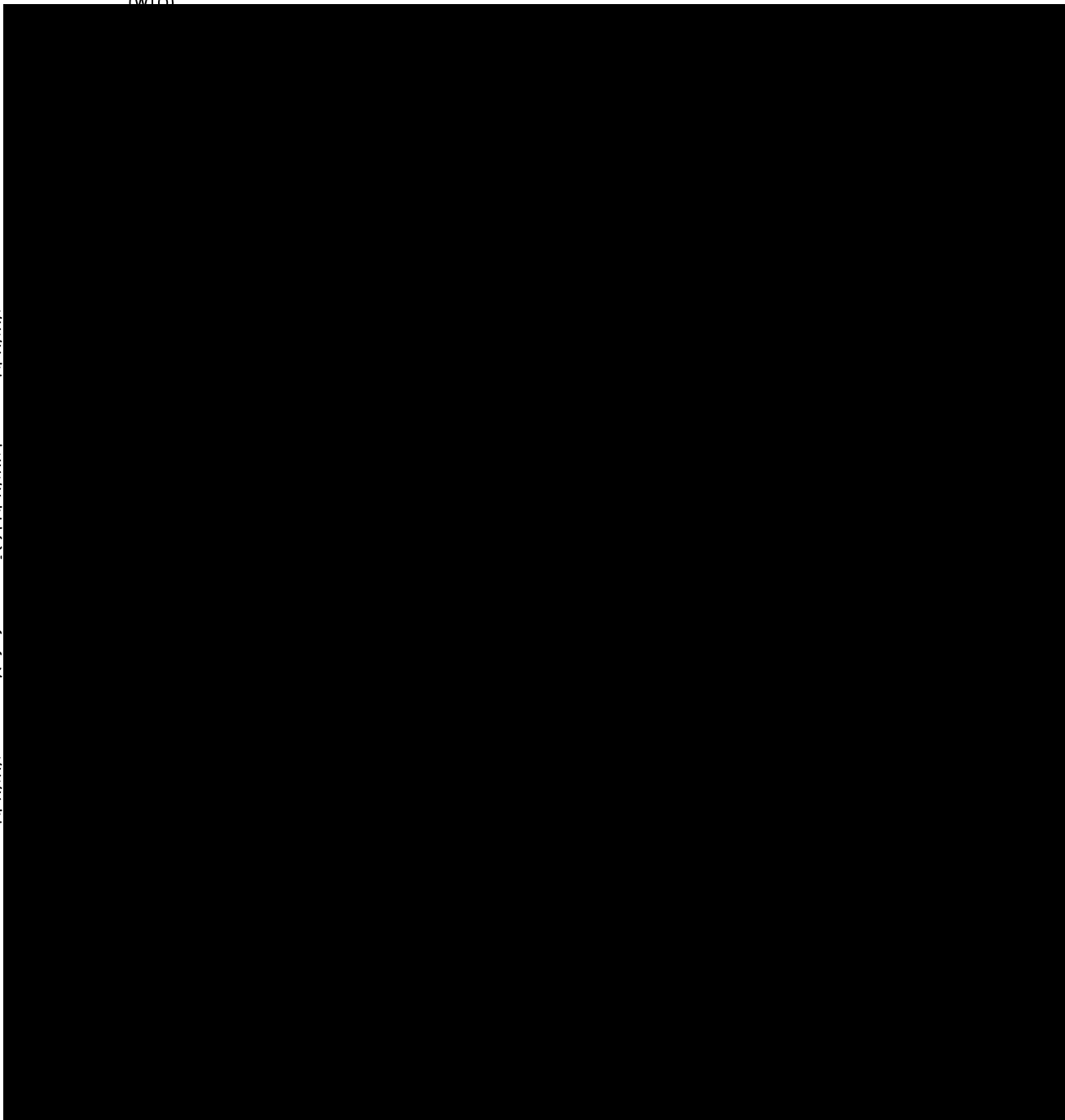




LIVING	146.66
GARAGE	40.34
PORCH	3.04
PATIO	10.82
TOTAL	200.86 sq.m.
	(21.62 sq.)



W09
WALL MOUNTED
W08
LIFT OFF HINGES AS REQUIRED
W07
W06



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NOTES - STAIR TREADS TO COMPLY WITH BCA 3.9.1.3

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- ⊗ EXHAUST FAN

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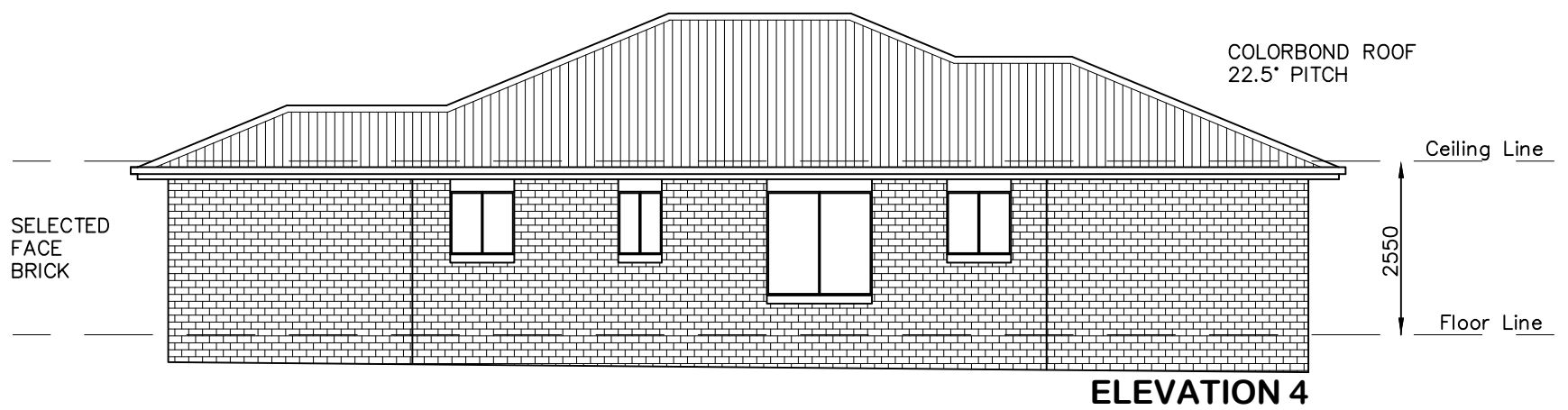
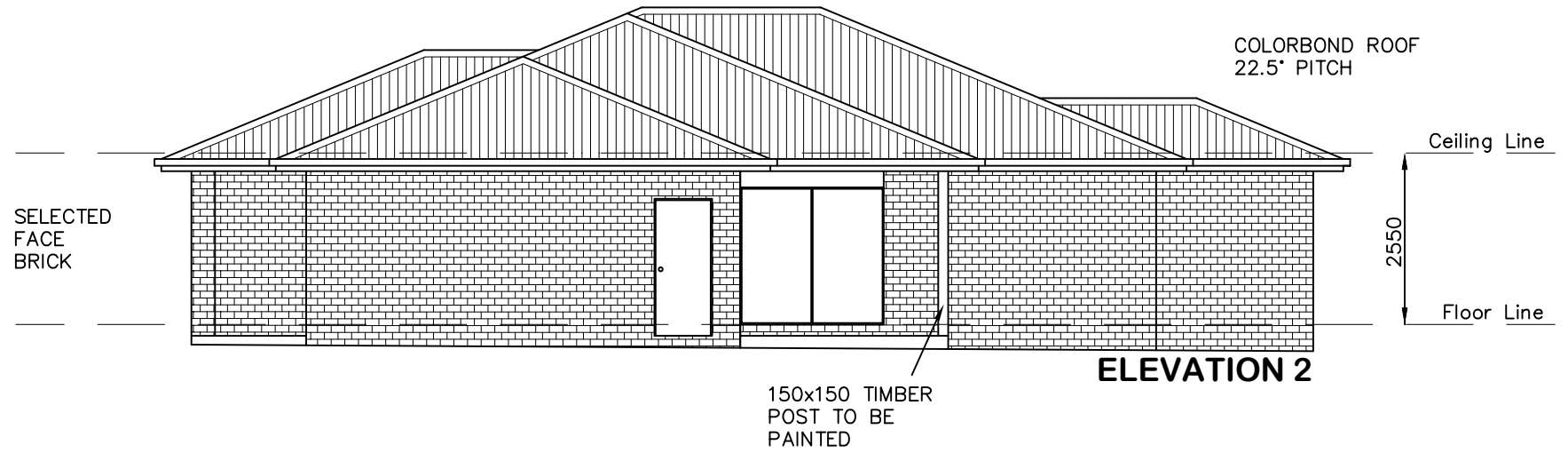
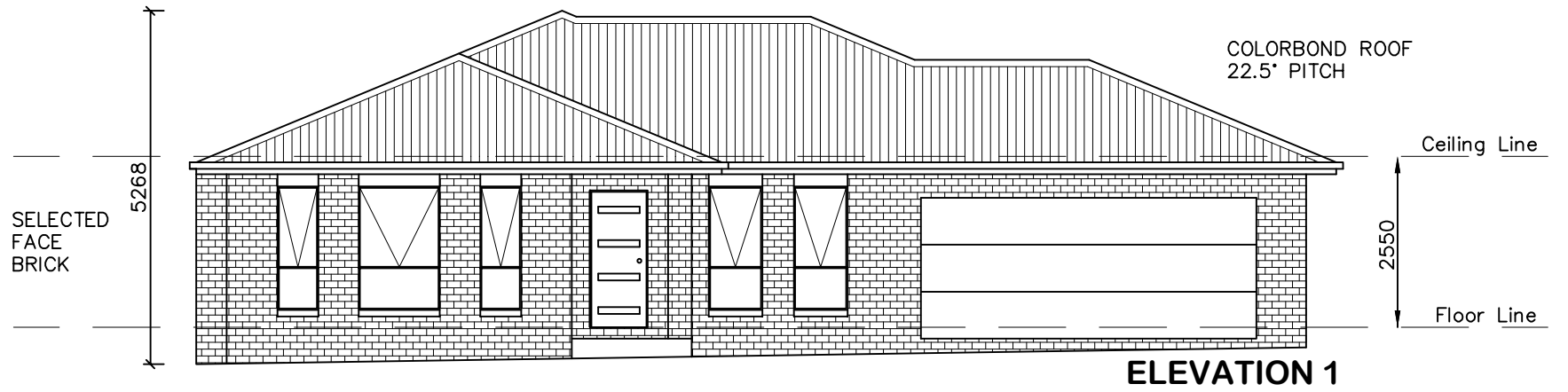
"GIPPS DG"



DATE: 29.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 3 / 8	JOB No: 21093	ISSUE: D

DRAWING:
FLOOR PLAN - DWELLING B
LOT 75 THE LOGAN, MUDGEER
MAAS GROUP PROPERTIES





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"GIPPS DG"

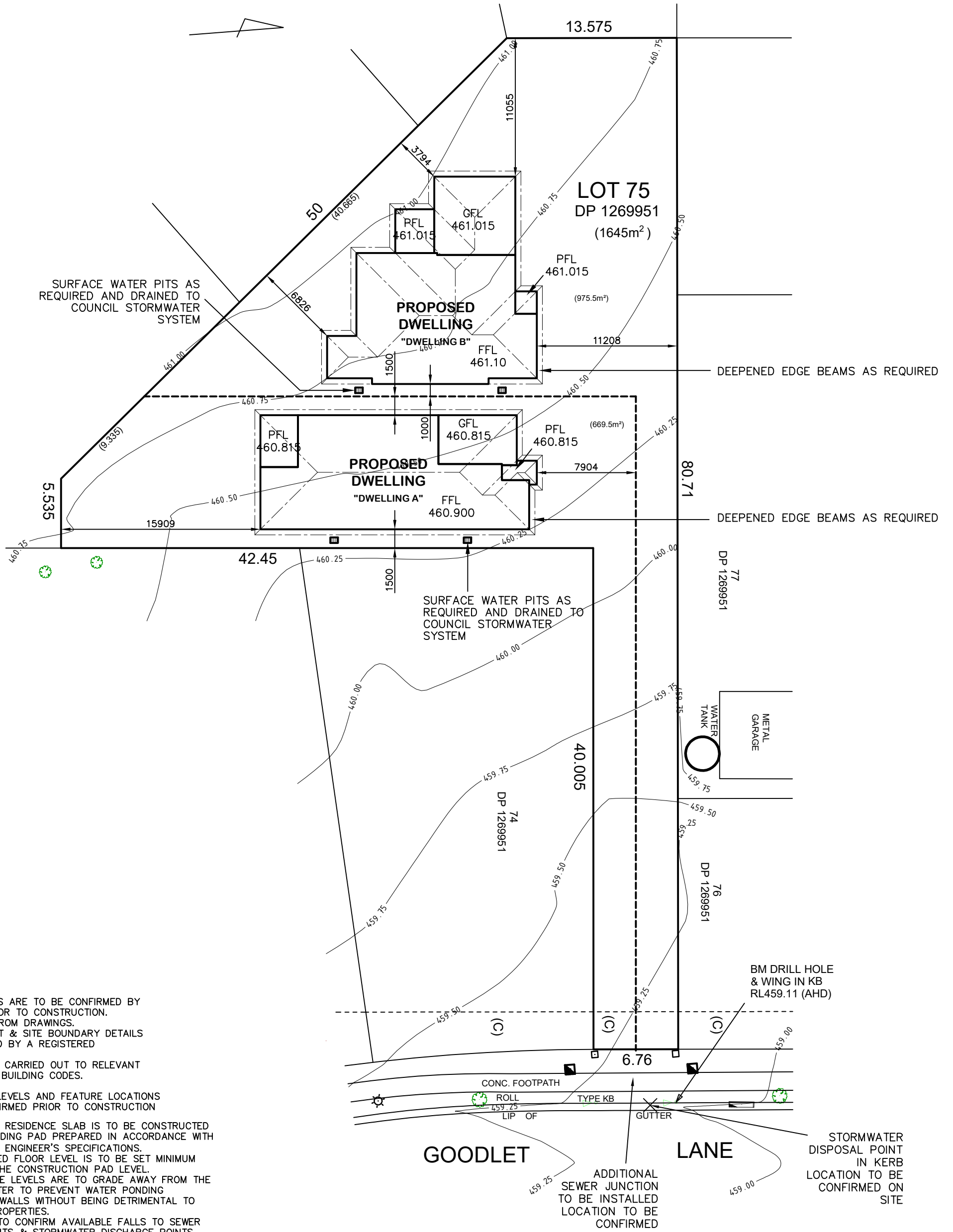
DATE: 29.11.21	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 4 / 8	JOB No: 21093	ISSUE: D

DRAWING:
ELEVATIONS - DWELLING B
LOT 75 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

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

MAAS
PROPERTIES

(C) - EASEMENT TO DRAIN SEWAGE 3m WIDE & VARIABLE WIDTH



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* 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.



DATE:
29.11.21

SCALE:
1:300 (A3)

DRAWN:
WP

DRAWING:
SITE PLAN
LOT 75 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

SHEET:
5 / 8

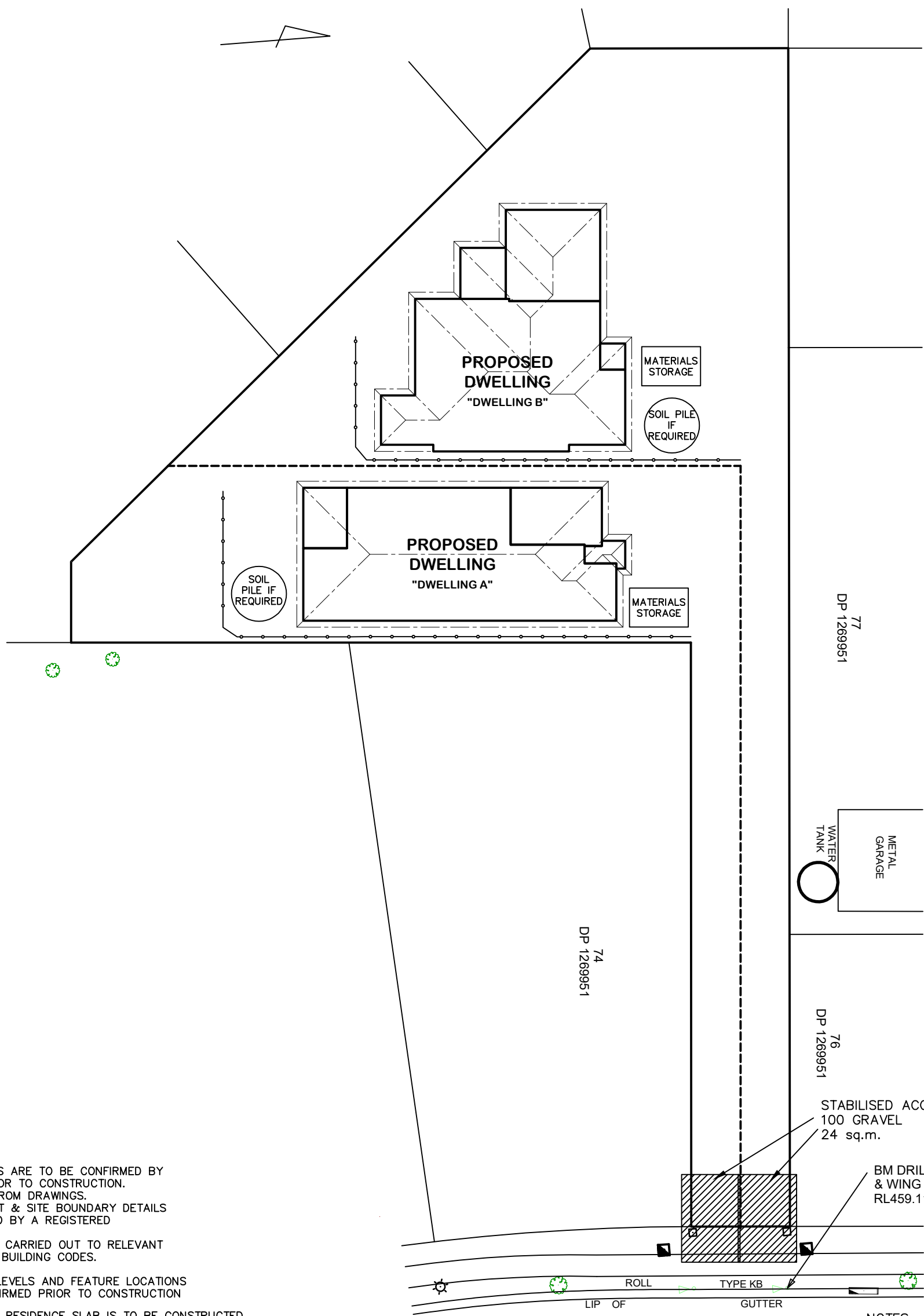
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- NOTES:
1. ALL RUNOFF & SEDIMENT CONTROL STRUCTURES TO BE MAINTAINED IN A FUNCTIONAL CONDITION.
 2. ALL VEGETATION OUTSIDE THE DWELLING SITE WILL BE RETAINED.

—○—○—○— SEDIMENT FENCE



DATE: 29.11.21	SCALE: 1:300 (A3)	DRAWN: WP
SHEET: 6 / 8	JOB No: 21093	ISSUE: D



DRAWING:
SEDIMENT & EROSION CONTROL PLAN
LOT 75 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES



DWELLING A

LANDSCAPING DETAILS

SITE AREA:	669.5 m ²
GRAVEL TO SIDE:	14.4 m ²
GARDEN BEDS: (LOW WATER GARDEN)	62.7 m ²
TURF:	161.2 m ²
DRIVEWAY AREA:	77.3 m ²
PATH AREA:	59.5 m ²



-  CONCRETE PATH
-  GRAVEL EDGE BED

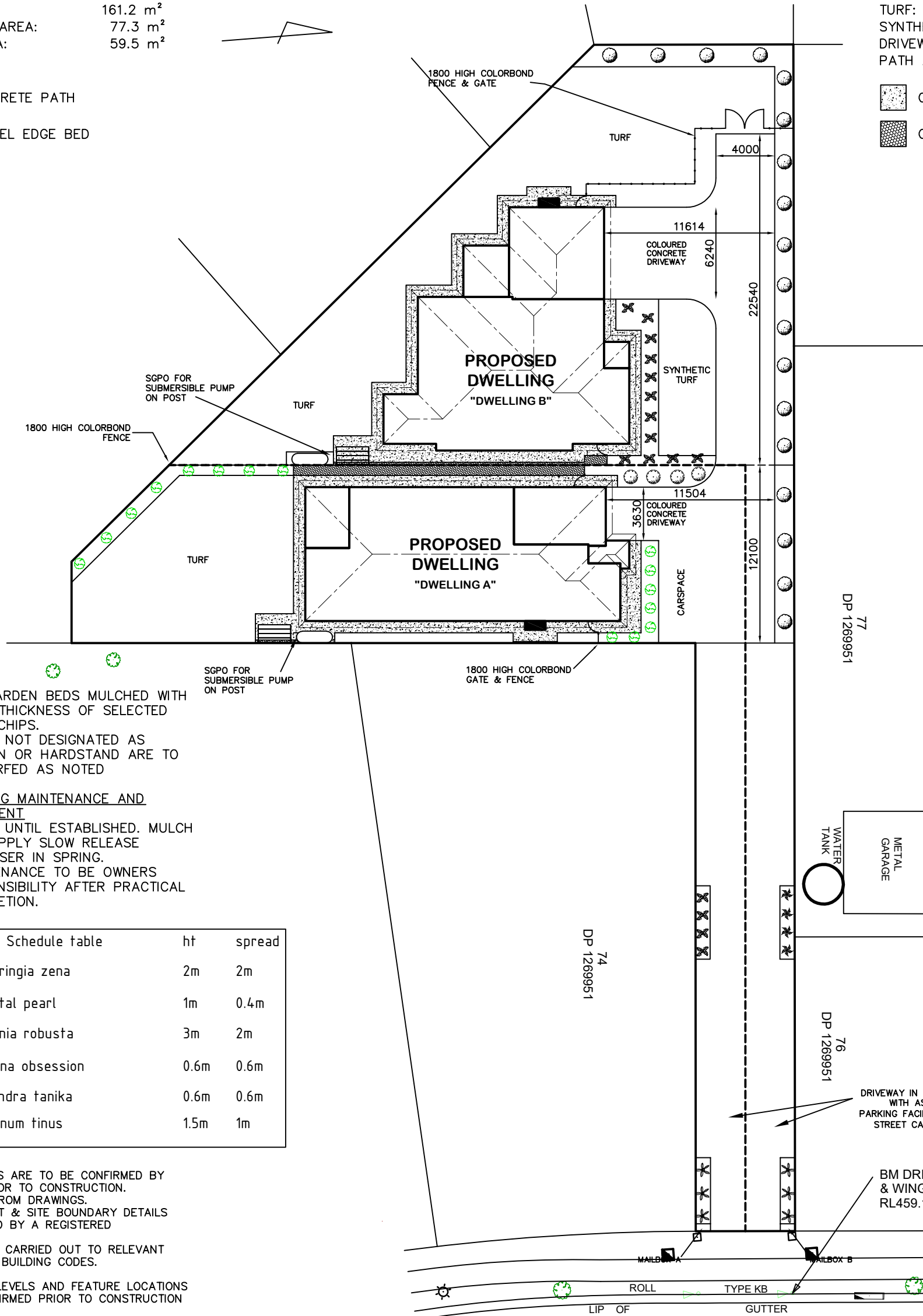
NOTE – QUANTITIES ARE PROVIDED AS A GUIDE ONLY AND NOT TO BE RELIED UPON FOR CONTRACTUAL PURPOSES

DWELLING B

LANDSCAPING DETAILS

SITE AREA:	975.5 m ²
GRAVEL TO SIDE:	4.4 m ²
GARDEN BEDS: (LOW WATER GARDEN)	73.8 m ²
TURF:	236.0 m ²
SYNTHETIC TURF:	40.7 m ²
DRIVEWAY AREA:	139.4 m ²
PATH AREA:	58.5 m ²

-  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

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



DATE: 29.11.21	SCALE: 1:300 (A3)	DRAWN: WP
SHEET: 7 / 8	JOB No: 21093	ISSUE: D

DRAWING:
BASIX COMMITMENTS PLAN
LOT 75 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES



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	62.7 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	73.8 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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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	CONCRETE SLAB ON GROUND
INTERNAL WALL	BRICK VENEER - R2.60 INC CONSTRUCTION
INTERNAL WALL SHARED WITH GARAGE	OTHER/UNDECIDED - R2.60 INC CONSTRUCTION
CEILING AND ROOF	NIL FLAT CEILING/PITCHED ROOF - CEILING R4, ROOF - SARKING - UNVENTILATED - DARK (SOLAR ABSORPTANCE > 0.7)

GROUND FLOOR CONSTRUCTION	
EXTERNAL WALL	CONCRETE SLAB ON GROUND
INTERNAL WALL	BRICK VENEER - 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)

THERMAL COMFORT COMMITMENTS - WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	E	900	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	E	600	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	E	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	E	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	E	1800	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	E	1800	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	S	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	S	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	W	2100	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 4740mm, 240mm 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
W13	W	600	2400	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W14	W	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W15	W	2100	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm 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	1800	800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	1800	800	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	1200	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	900	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	E	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	E	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	E	900	900	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	S	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	S	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	S	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W13	W	2100	2100	ALUMINIUM, SINGLE, CLEAR	EAVE 3490mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED

ENERGY COMMITMENTS	
HOT WATER SYSTEM	GAS INSTANTANEOUS - 5 STAR
COOLING SYSTEM	REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS
HEATING SYSTEM	REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS
VENTILATION	
BATHROOM	EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF
KITCHEN	EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF
LAUNDRY	NATURAL VENTILATION ONLY
ARTIFICIAL LIGHTING	
KITCHEN	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED)
BATHROOMS/TOILETS	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED)
LAUNDRY	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED)
HALLWAYS	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED)
LIVING AREAS	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 2
BEDROOMS	PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 4
NATURAL LIGHTING	
KITCHEN	WINDOW
BATHROOMS/TOILETS	WINDOW X 3
APPLIANCES	
KITCHEN	
REFRIGERATOR SPACE	WELL VENTILATED AS BASIX DEFINITION
CLOTHES DRYING	OUTDOOR CLOTHES DRYING LINE

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

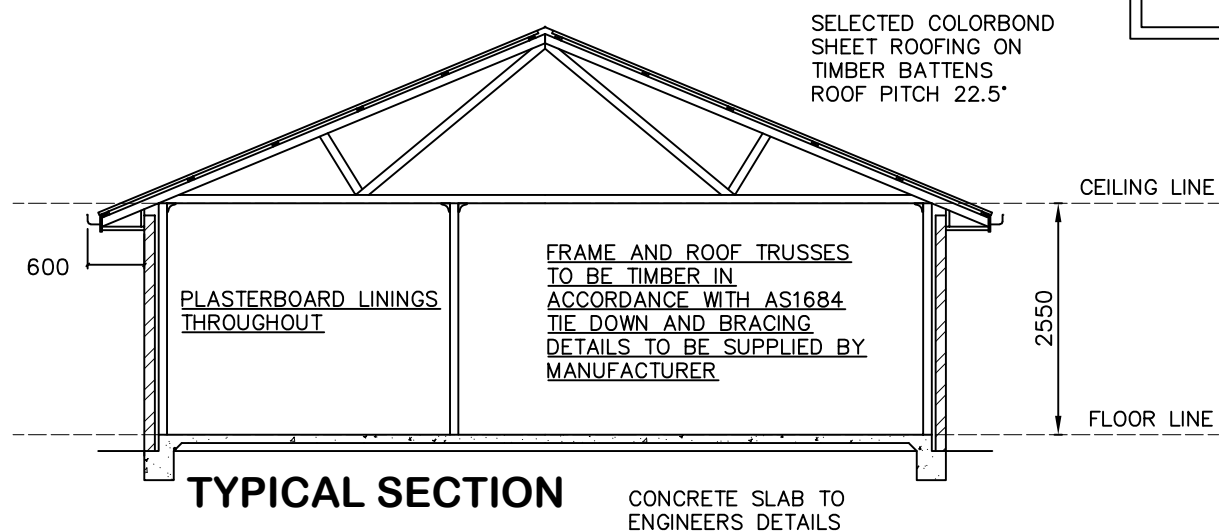
These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other specifications.

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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.



* NOTE - WIND CLASSIFICATION TO BE N2

TYPICAL SECTION

CONCRETE SLAB TO ENGINEERS DETAILS

NOT TO SCALE



DATE:
29.11.21

SCALE:
N / A

DRAWN:
WP

DRAWING:
BASIX COMMITMENTS & TYP SECTION
LOT 75 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

SHEET:
8 / 8

JOB No:
21093

ISSUE:
D

