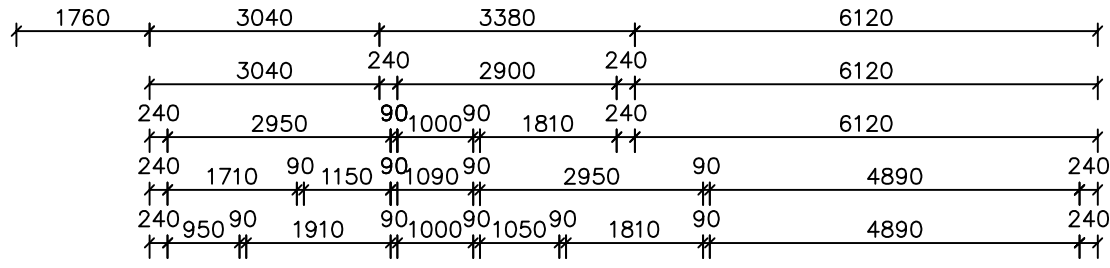
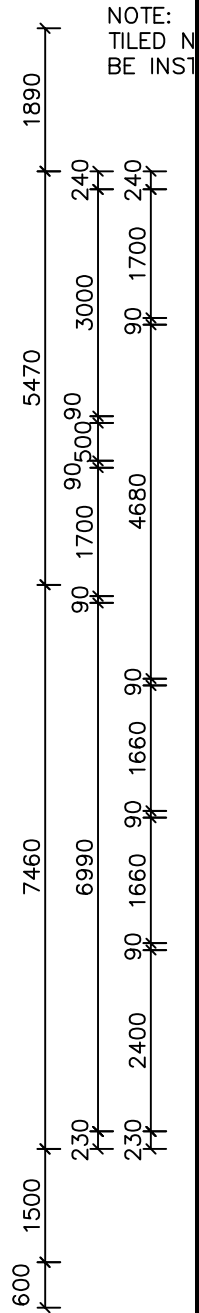




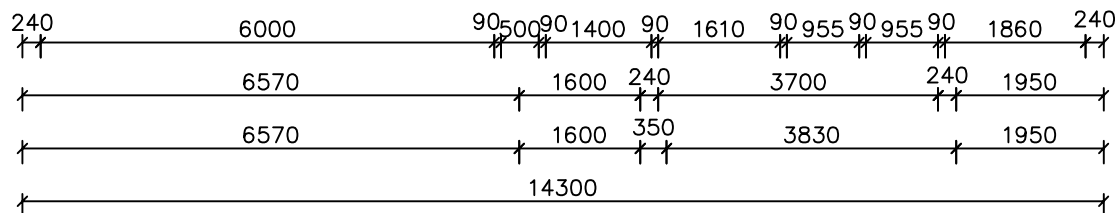
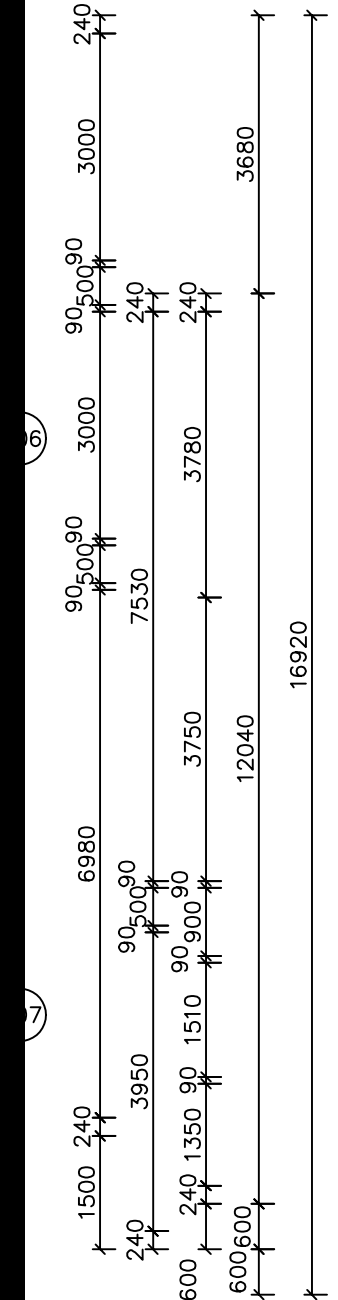
| | |
|--------------|---------------------|
| LIVING | 132.13 |
| GARAGE | 46.60 |
| PATIO | 22.52 |
| PORCH | 3.57 |
| TOTAL | 204.82 sq.m. |
| | 22.05 sq.) |



150 TIMBER POST



NOTE:
TILED N
BE INST



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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NOTES - STAIR TREADS TO COMPLY WITH BCA 3.9.1.3

- SA SMOKE ALARM
- ⊗ EXHAUST FAN

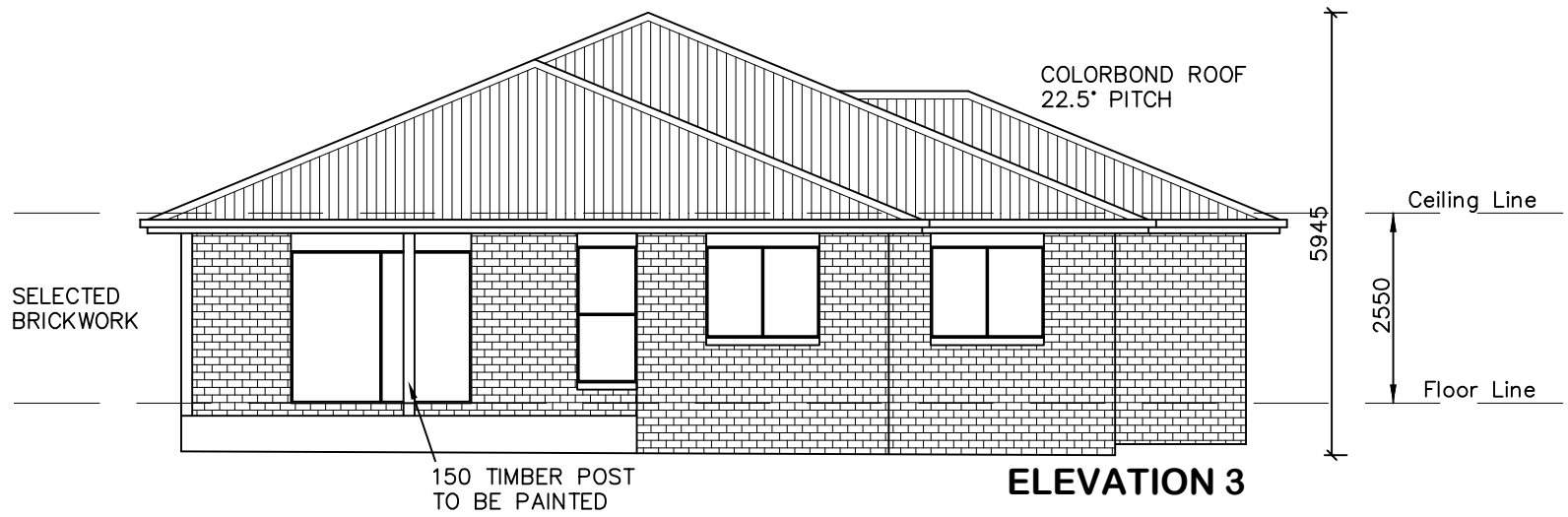
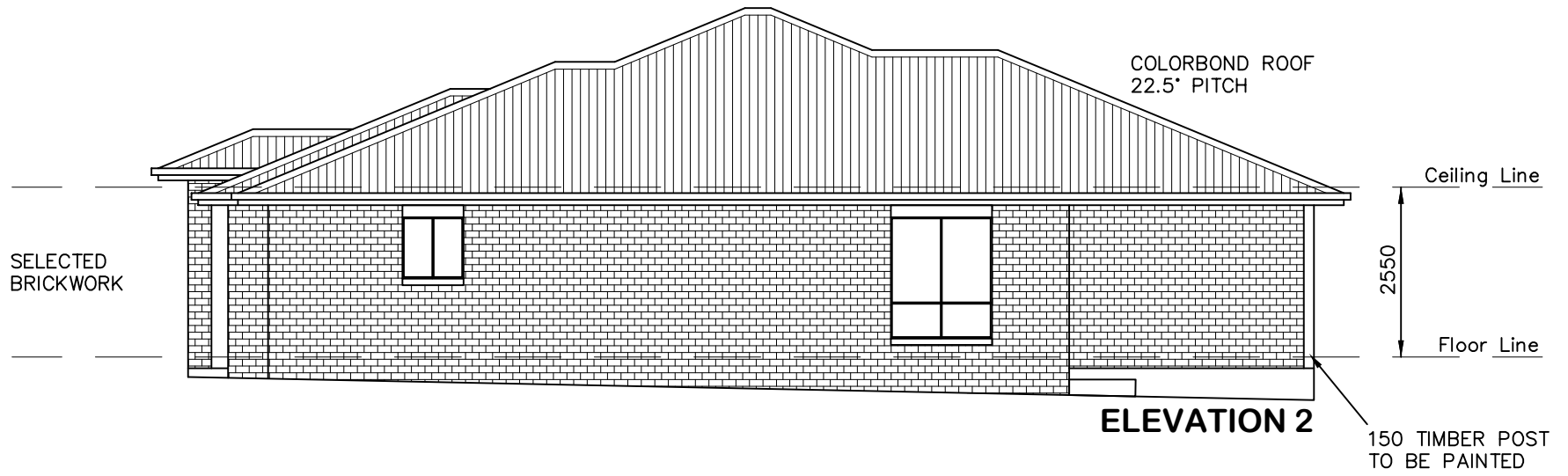
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| | | |
|-------------------|----------------------|--------------|
| DATE: 17.12.21 | SCALE: 1:100 (A3) | DRAWN: WP |
| SHEET: 1 / 8 | JOB No: 21085 | ISSUE: H |

DRAWING:
FLOOR PLAN - DWELLING A
LOT 66 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES





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"DURUM 4 DG"

DATE:
17.12.21

SCALE:
1:100 (A3)

DRAWN:
WP

DRAWING:
ELEVATIONS - DWELLING A
LOT 66 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES

SHEET:
2 / 8

JOB No:
21085

ISSUE:
H

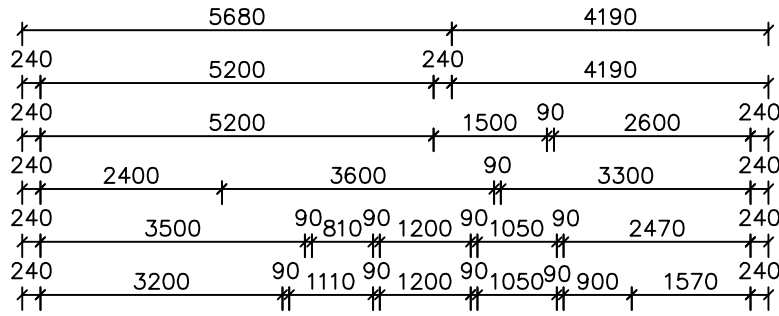


**AVALON
DRAFTING**

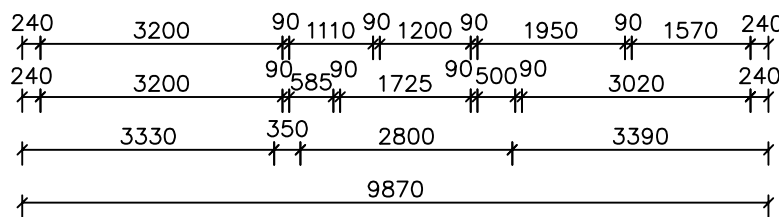
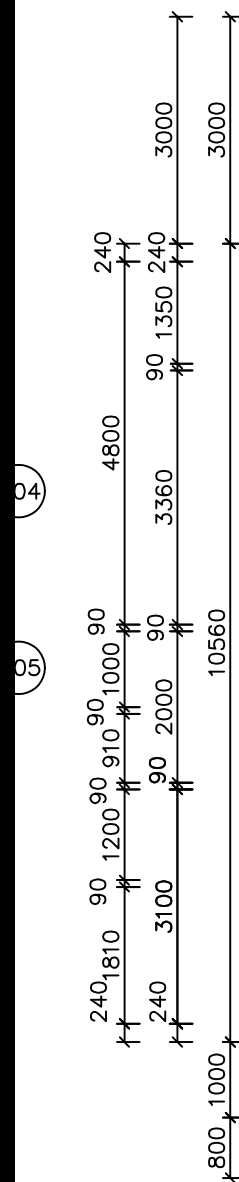
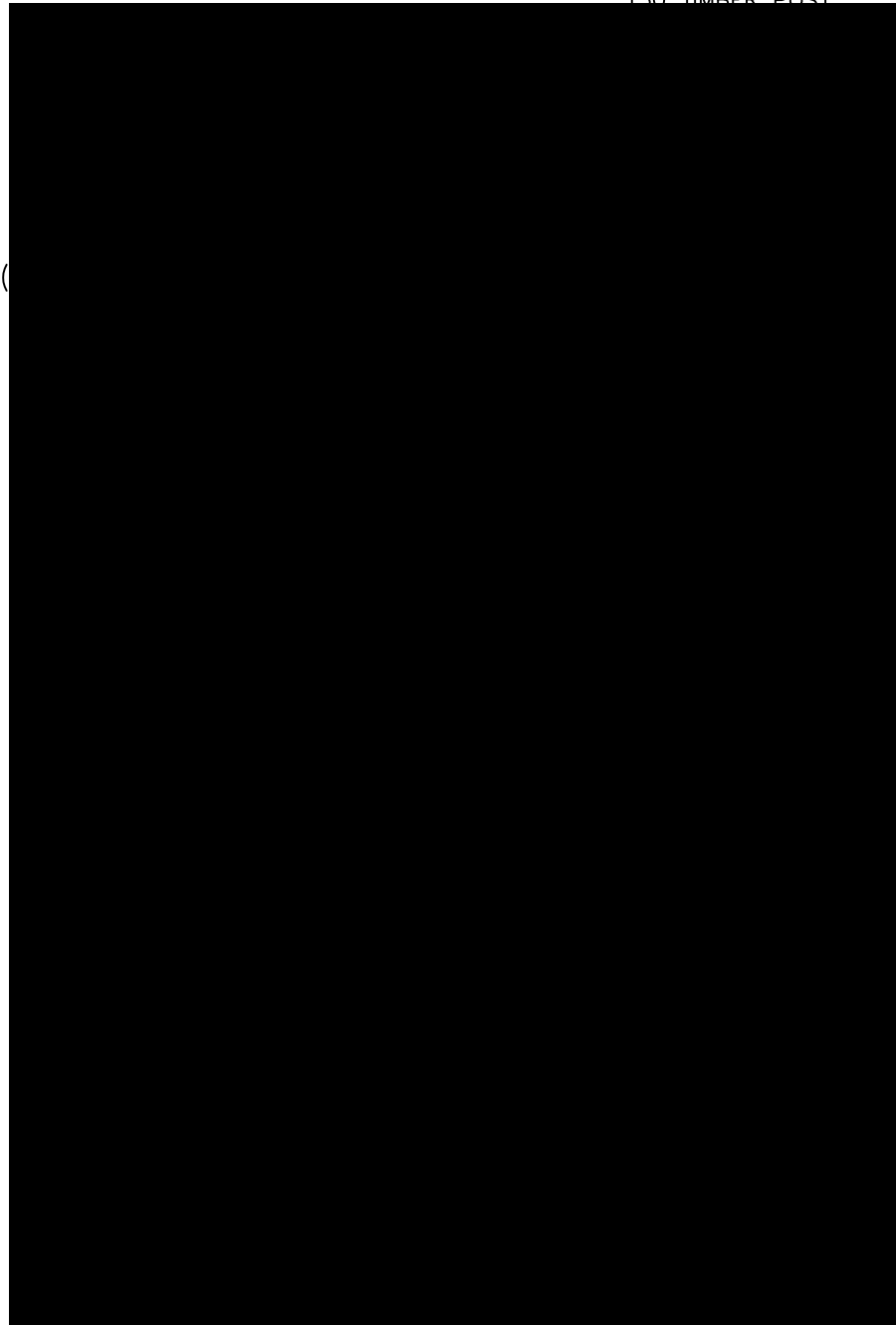
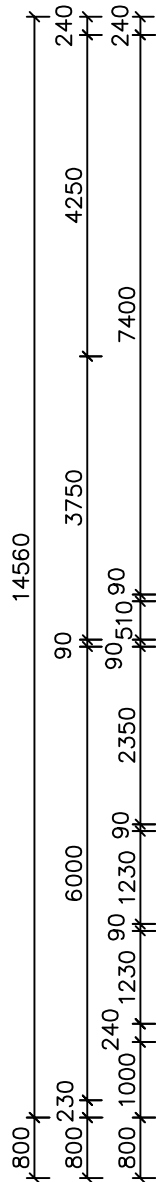
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



| | |
|------------|-----------------------------|
| LIVING | 102.45 |
| GARAGE | 22.50 |
| PATIO | 5.32 |
| REAR PATIO | 12.57 |
| <hr/> | |
| | 142.84 sq.m. (15.38 sq.) |



150 TIMBER POST



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

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- SA SMOKE ALARM
- ⊗ EXHAUST FAN

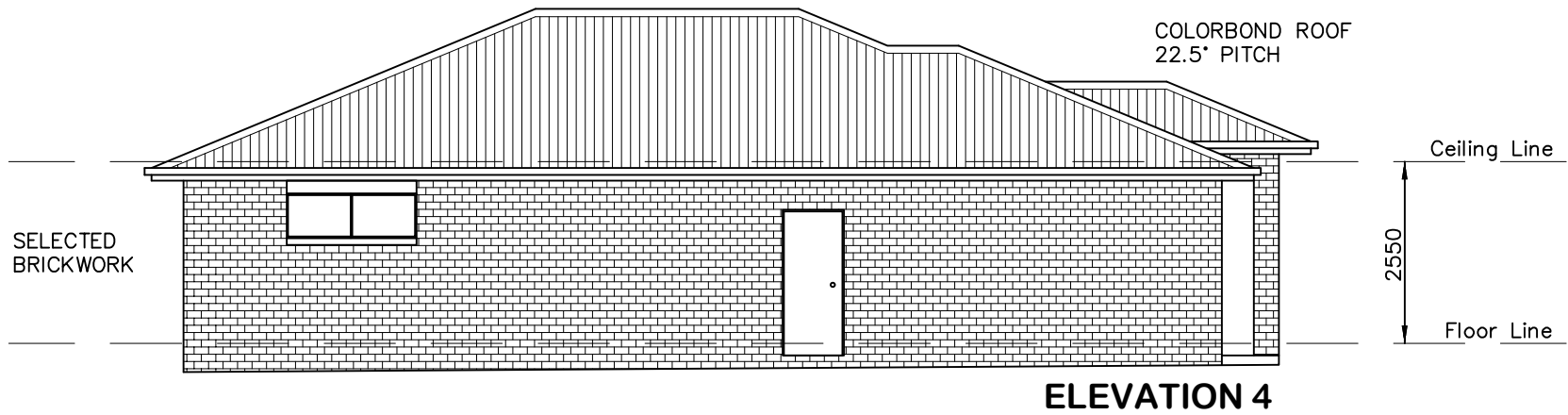
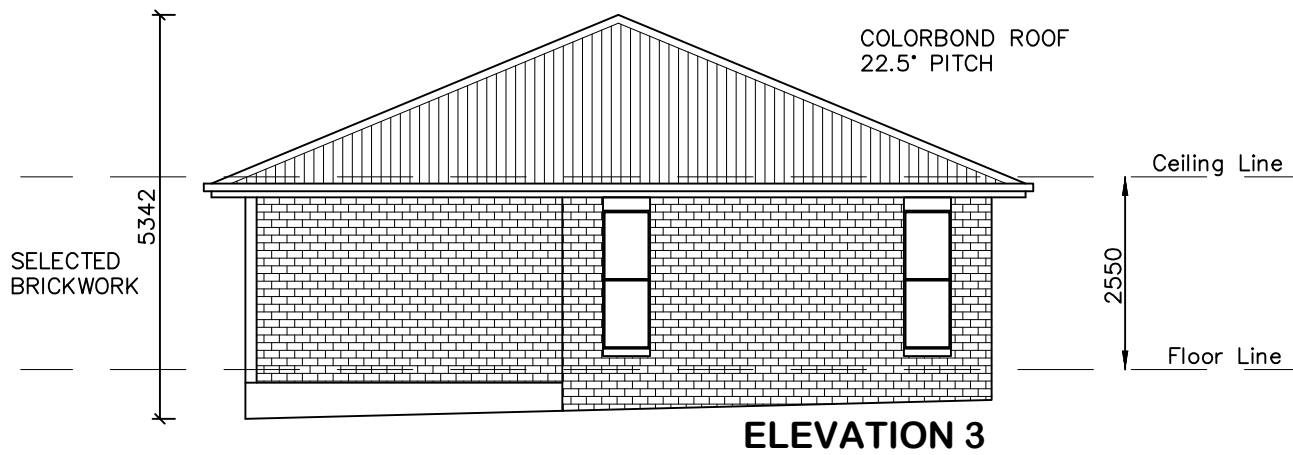
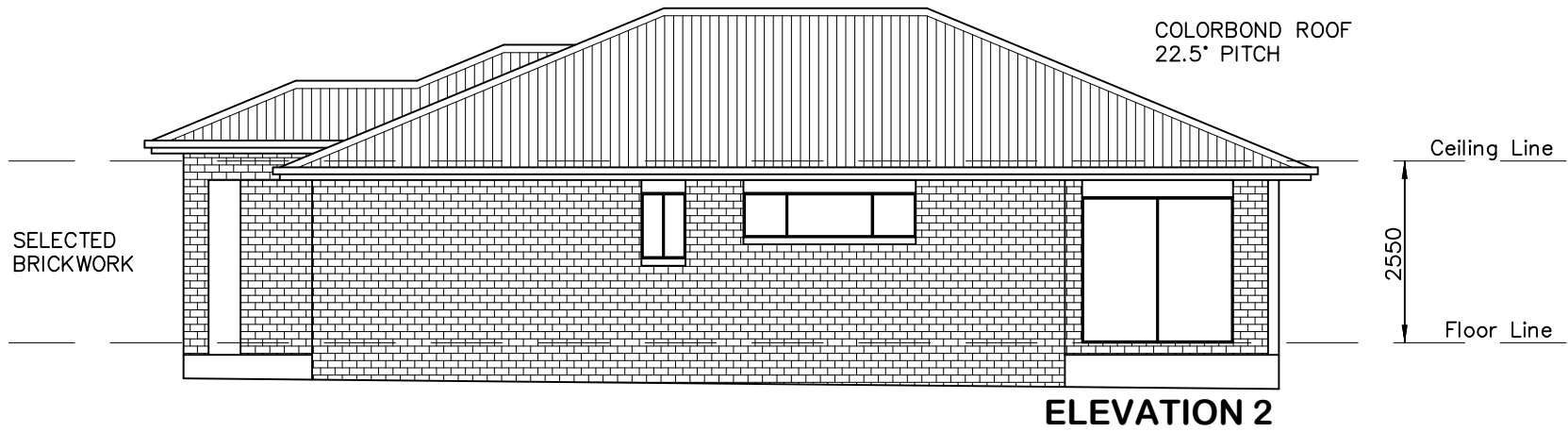
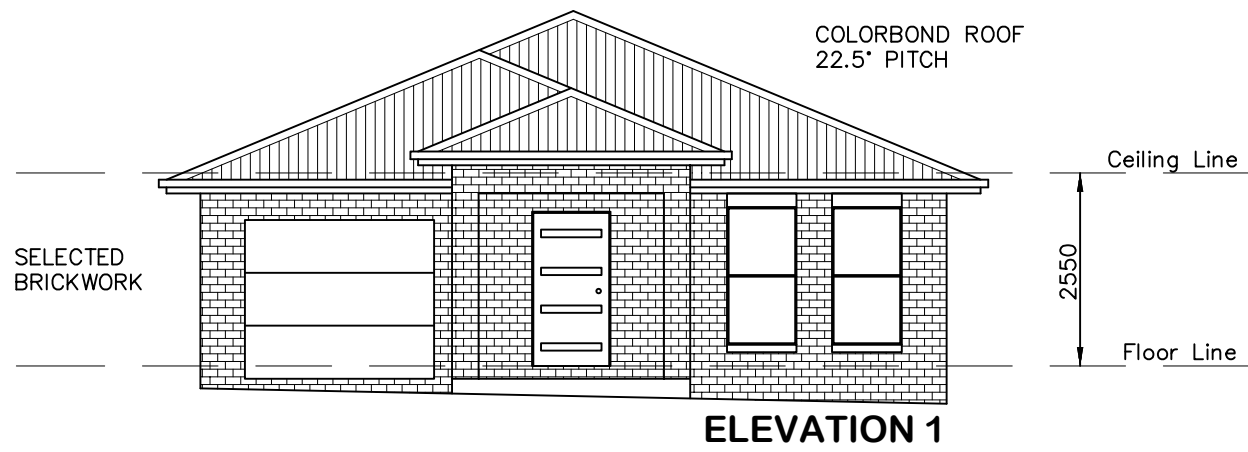
"TAMWORTH SG"



| | | |
|-------------------|----------------------|--------------|
| DATE: 17.12.21 | SCALE: 1:100 (A3) | DRAWN: WP |
| SHEET: 3 / 8 | JOB No: 21085 | ISSUE: H |

DRAWING:
FLOOR PLAN - DWELLING B
LOT 66 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES





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"TAMWORTH SG"



DATE:
17.12.21

SCALE:
1:100 (A3)

DRAWN:
WP

DRAWING:
ELEVATIONS - DWELLING B
LOT 66 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES

SHEET:
4 / 8

JOB No:
21085

ISSUE:
H

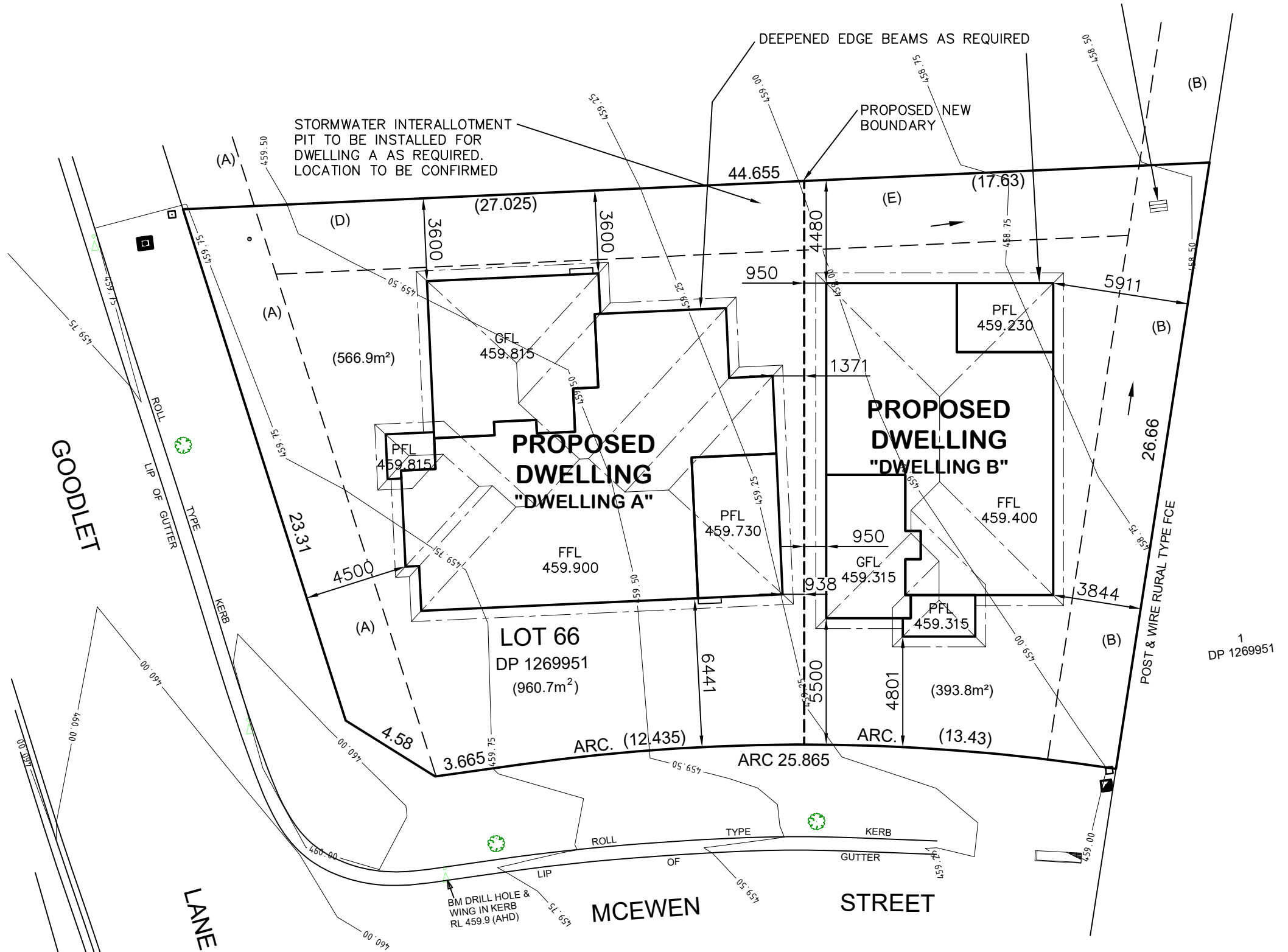


**AVALON
DRAFTING**

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

- (A) - EASEMENT TO DRAIN SEWAGE 3m WIDE
- (B) - EASEMENT TO DRAIN WATER 3m WIDE
- (D) - EASEMENT TO DRAIN SEWAGE 3m WIDE
- (E) - EASEMENT TO DRAIN WATER 3m WIDE

STORMWATER
TO BE
DISCHARGED
TO GRATED
INLET PIT



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← DENOTES DIRECTION OF SURFACE WATER ON COMPLETION OF LANDSCAPING.



DATE:
17.12.21

SCALE:
1:200 (A3)

DRAWN:
WP

DRAWING:
SITE PLAN
LOT 66 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

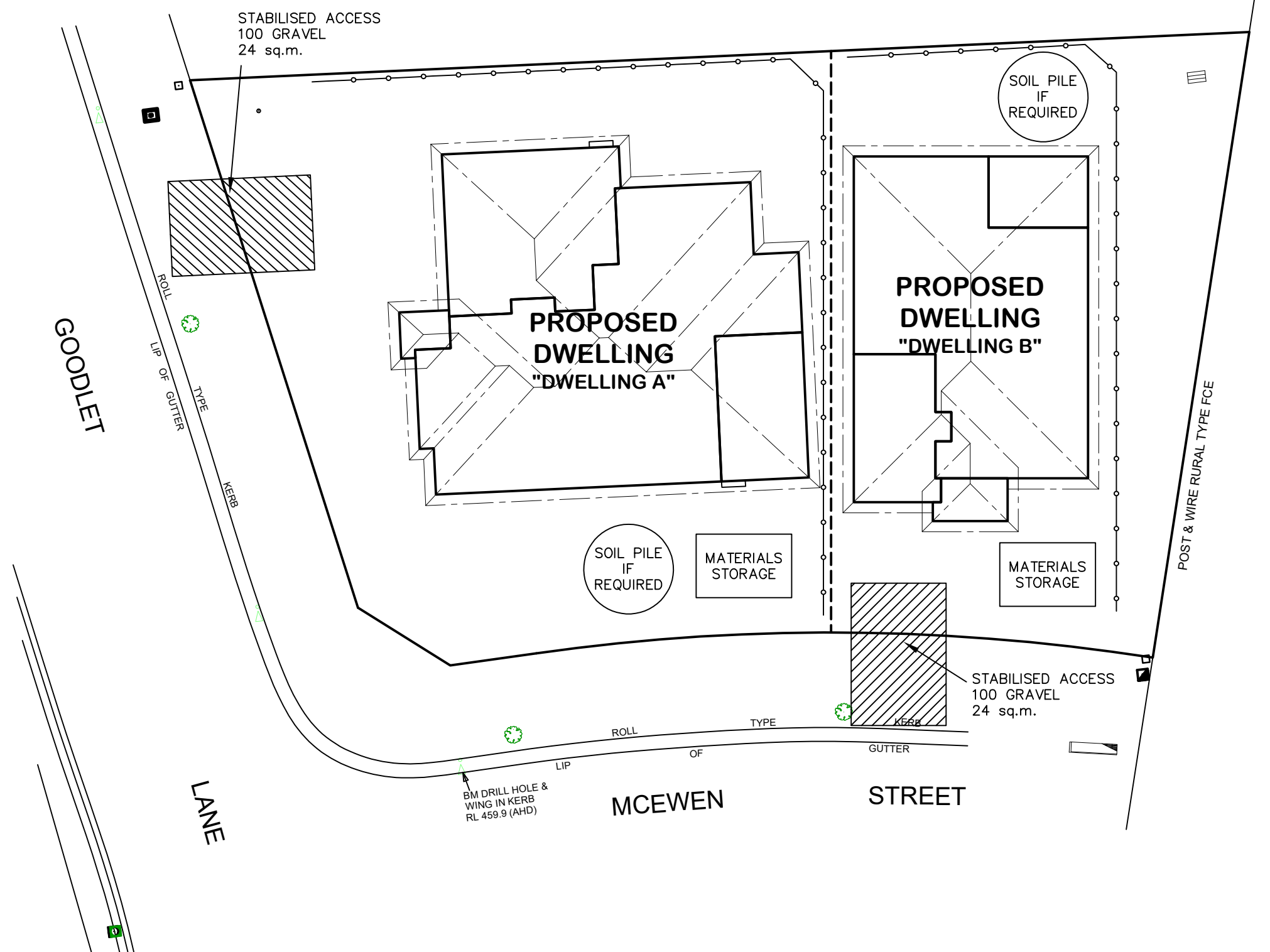
SHEET:
5 / 8

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Ph: (02) 6885 3594 / Mob: 0408 296 502



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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: 17.12.21 | SCALE: 1:200 (A3) | DRAWN: WP |
| SHEET: 6 / 8 | JOB No: 21085 | ISSUE: H |

DRAWING:
EROSION & SEDIMENT CONTROL PLAN
LOT 66 THE LOGAN, MUDGEE
MAAS GROUP PROPERTIES



DWELLING A

LANDSCAPING DETAILS



| | |
|------------------------------------|----------------------|
| SITE AREA: | 565.7 m ² |
| GRAVEL TO SIDE: | 2.8 m ² |
| GARDEN BEDS: (LOW WATER GARDEN) | 40.4 m ² |
| TURF: | 201.0 m ² |
| DRIVEWAY AREA: | 82.1 m ² |
| PATH AREA: | 59.6 m ² |



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

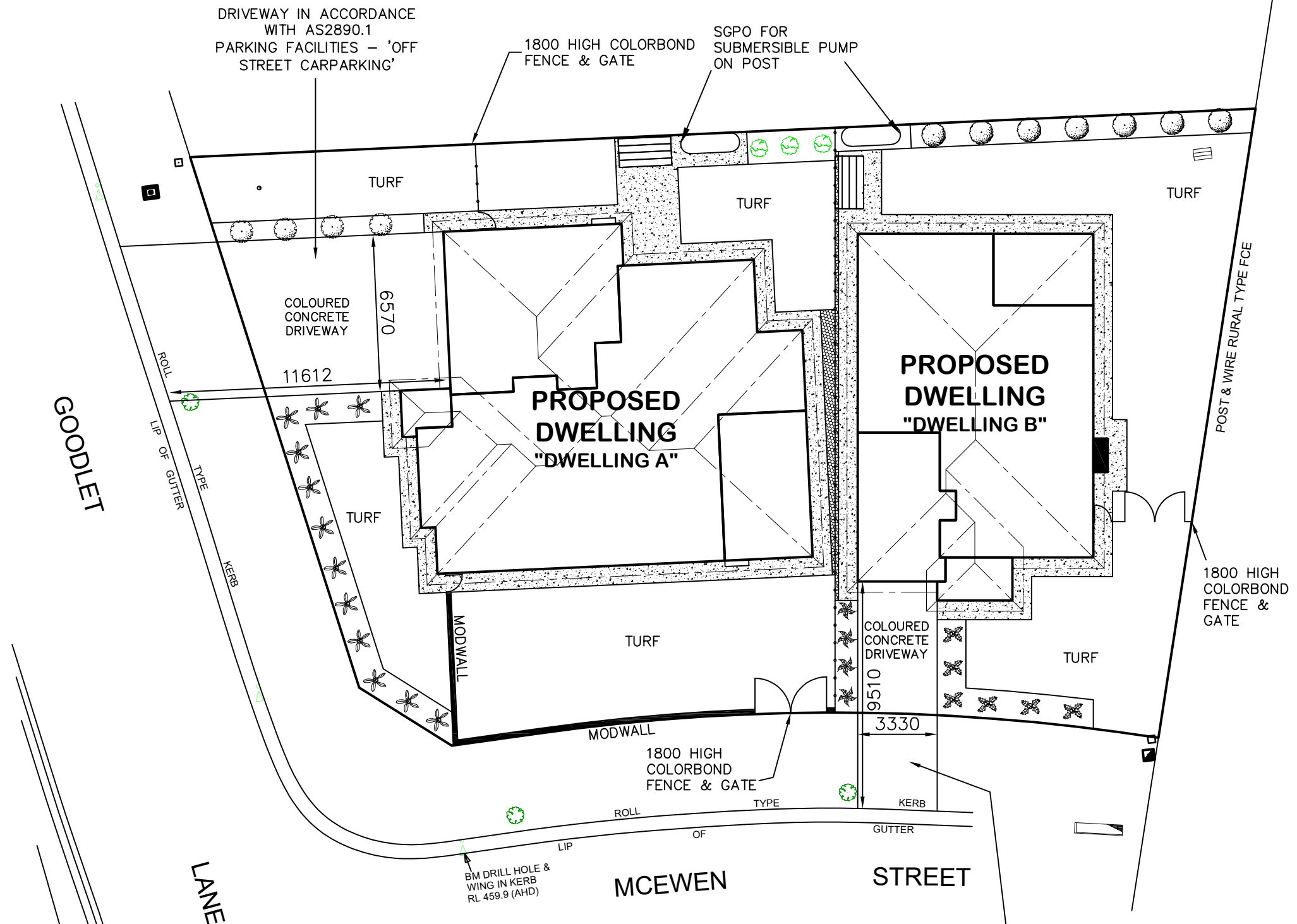
DWELLING B







LANDSCAPING DETAILS

| | |
|------------------------------------|----------------------|
| SITE AREA: | 395.1 m ² |
| GRAVEL TO SIDE: | 3.8 m ² |
| GARDEN BEDS: (LOW WATER GARDEN) | 30.4 m ² |
| TURF: | 150.2 m ² |
| DRIVEWAY AREA: | 33.4 m ² |
| PATH AREA: | 47.2 m ² |

-  CONCRETE PATH
-  GRAVEL EDGE BED

-  CONCRETE PATH
-  GRAVEL EDGE BED


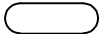
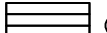


| Plant Schedule table | ht | spread |
|---|------|--------|
|  Westringia zena | 2m | 2m |
|  Oriental pearl | 1m | 0.4m |
|  Photinia robusta | 3m | 2m |
|  Nandina obsession | 0.6m | 0.6m |
|  Lomandra tanika | 0.6m | 0.6m |
|  Viburnum tinus | 1.5m | 1m |

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

- 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.



| | | |
|-------------------|----------------------|--------------|
| DATE: 17.12.21 | SCALE: 1:200 (A3) | DRAWN: WP |
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DRAWING:
BASIX COMMITMENTS PLAN
LOT 66 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 | 40.4 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>WINDOW</th> <th>ORIENTATION</th> <th>MAXIMUM HEIGHT (mm)</th> <th>MAXIMUM WIDTH (mm)</th> <th>TYPE</th> <th>SHADING</th> <th>OVERSHADOWING</th> </tr> </thead> <tbody> <tr> <td>W01</td> <td>N</td> <td>900</td> <td>400</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W02</td> <td>E</td> <td>1200</td> <td>1500</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W03</td> <td>E</td> <td>1200</td> <td>1500</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W04</td> <td>E</td> <td>1800</td> <td>800</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 4280mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W05</td> <td>E</td> <td>2100</td> <td>2400</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 4280mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W06</td> <td>S</td> <td>1800</td> <td>1500</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W07</td> <td>S</td> <td>900</td> <td>900</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W08</td> <td>W</td> <td>1800</td> <td>2400</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> </tbody> </table> | WINDOW | ORIENTATION | MAXIMUM HEIGHT (mm) | MAXIMUM WIDTH (mm) | TYPE | SHADING | OVERSHADOWING | W01 | N | 900 | 400 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W02 | E | 1200 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W03 | E | 1200 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W04 | E | 1800 | 800 | ALUMINIUM, SINGLE, CLEAR | EAVE 4280mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W05 | E | 2100 | 2400 | ALUMINIUM, SINGLE, CLEAR | EAVE 4280mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W06 | S | 1800 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W07 | S | 900 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W08 | W | 1800 | 2400 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | |
| WINDOW | ORIENTATION | MAXIMUM HEIGHT (mm) | MAXIMUM WIDTH (mm) | TYPE | SHADING | OVERSHADOWING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W01 | N | 900 | 400 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W02 | E | 1200 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W03 | E | 1200 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W04 | E | 1800 | 800 | ALUMINIUM, SINGLE, CLEAR | EAVE 4280mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W05 | E | 2100 | 2400 | ALUMINIUM, SINGLE, CLEAR | EAVE 4280mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W06 | S | 1800 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W07 | S | 900 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W08 | W | 1800 | 2400 | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS | WINDOW X 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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.

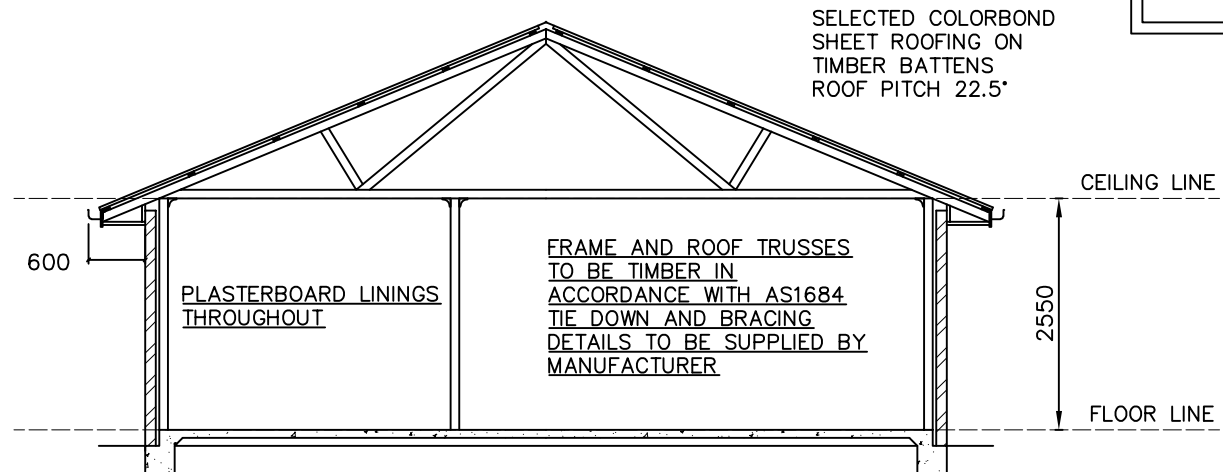
| BASIX COMMITMENTS – DWELLING B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---------------------|---------------------|--------------------------|--|------------------|---------------|-----|---|------|-----|--------------------------|---|------------------|-----|---|------|-----|--------------------------|---|------------------|-----|---|------|------|--------------------------|--|------------------|-----|---|-----|------|--------------------------|---|------------------|-----|---|-----|-----|--------------------------|---|------------------|-----|---|------|-----|--------------------------|---|------------------|-----|---|------|-----|--------------------------|---|------------------|-----|---|-----|------|--------------------------|---|------------------|--|
| 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 | 30.4 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 R5, ROOF – SARKING – UNVENTILATED – DARK (SOLAR ABSORPTANCE > 0.7) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| THERMAL COMFORT COMMITMENTS – WINDOWS & GLAZED DOORS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>WINDOW</th> <th>ORIENTATION</th> <th>MAXIMUM HEIGHT (mm)</th> <th>MAXIMUM WIDTH (mm)</th> <th>TYPE</th> <th>SHADING</th> <th>OVERSHADOWING</th> </tr> </thead> <tbody> <tr> <td>W01</td> <td>N</td> <td>1800</td> <td>600</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W02</td> <td>N</td> <td>1800</td> <td>600</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W03</td> <td>E</td> <td>2100</td> <td>2100</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 4790mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W04</td> <td>E</td> <td>600</td> <td>2400</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W05</td> <td>E</td> <td>900</td> <td>600</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W06</td> <td>S</td> <td>1800</td> <td>900</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W07</td> <td>S</td> <td>1800</td> <td>900</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> <tr> <td>W08</td> <td>W</td> <td>600</td> <td>1800</td> <td>ALUMINIUM, SINGLE, CLEAR</td> <td>EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR</td> <td>NOT OVERSHADOWED</td> </tr> </tbody> </table> | 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 | E | 2100 | 2100 | ALUMINIUM, SINGLE, CLEAR | EAVE 4790mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W04 | E | 600 | 2400 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W05 | E | 900 | 600 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W06 | S | 1800 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W07 | S | 1800 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | W08 | W | 600 | 1800 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| W03 | E | 2100 | 2100 | ALUMINIUM, SINGLE, CLEAR | EAVE 4790mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W04 | E | 600 | 2400 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W05 | E | 900 | 600 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| W08 | W | 600 | 1800 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS | WINDOW X 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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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.



TYPICAL SECTION

NOT TO SCALE

CONCRETE SLAB TO ENGINEERS DETAILS

* NOTE – WIND CLASSIFICATION TO BE N2



DATE:
17.12.21

SCALE:
N / A

DRAWN:
WP

DRAWING:
BASIX COMMITMENTS & TYP SECTION
LOT 66 THE LOGAN, MUDGEES
MAAS GROUP PROPERTIES

SHEET:
8 / 8

JOB No:
21085

ISSUE:
H



AVALON DRAFTING

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