

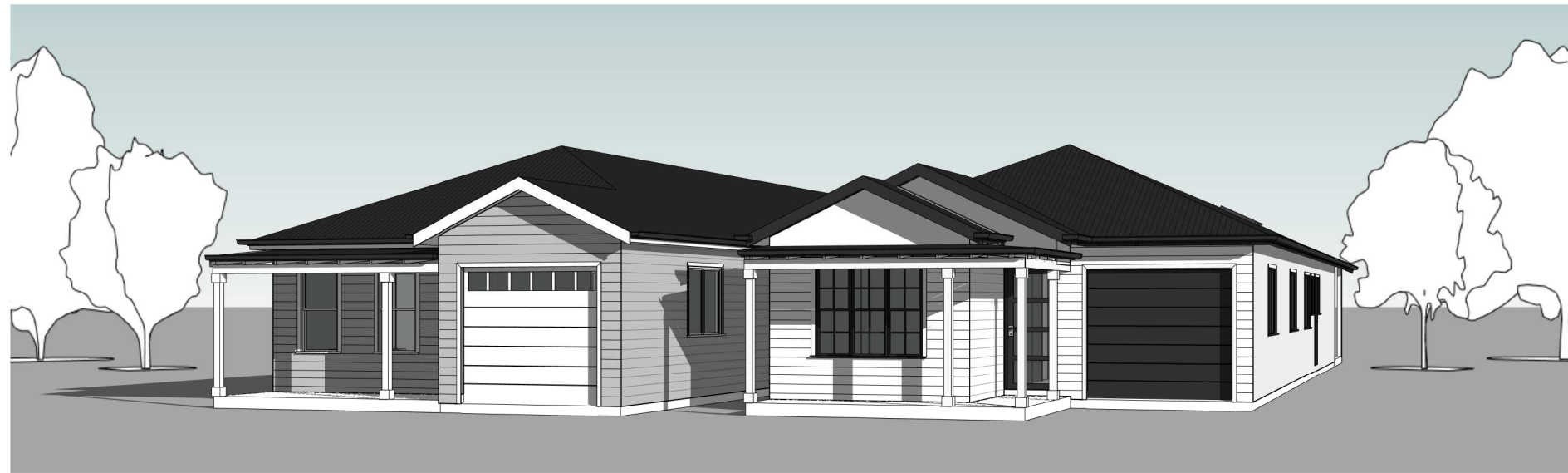
# PROPOSED DUAL OCCUPANCY

FOR

## DAVE & CHERIE CARTER

### 6 QUEEN STREET

### GULGONG NSW 2852



#### GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

All dimensions are in millimeters unless otherwise stated.

Use figured dimensions only. Do not scale from plans.

Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

All works shall comply with the National Construction Code (NCC) current Australian Standards, building regulations and statutory approvals. Notify this office of any discrepancies.

These plans should be read in conjunction with project specification and all consultant drawings including but not limited to Structural Engineer and Surveyor.

Soil Classification - refer to Engineers report and soil tests.

#### SPECIFICATIONS:

##### WIND CLASSIFICATION - BY ENGINEER

**PLUMBING**  
All plumbing to AS 3500 and must be carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local Authority.

Gutters and Downpipes to be designed and installed in accordance with NCC/BCA Part 3.5.3.

**ELECTRICAL**  
All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

**DRAUGHT SEALING**  
Provide a seal/draught excluder to the bottom edge of all external doors

#### SPECIFICATIONS:

**TERMITE PROTECTION**  
All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC/BCA 3.1.4. Provide a durable notice in the meter box indicating type of barrier and required inspections.

**SMOKE DETECTORS**  
Smoke detectors shall be installed as noted on the plans and in accordance with AS 3786 and NCC/BCA Vol. 2 Part 3.7.5. They must be hard wired to the electrical supply.

**GLAZING**  
Provide glazing to AS 1288 and NCC/BCA Part 3.6

**LIFT OFF HINGES (LOH)**  
Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC/BCA Vol 2 3.8.3.3

#### DWELLING 1 - BASIX NOTES:

##### STORMWATER

Min of 256m<sup>2</sup> of roof water must be collected in a 2,000L rainwater tank and plumbed to;

- a) at least one outdoor tap in the development,
  - b) all toilets in the development,
- and be installed in accordance with AS3500.

##### HEATING

1-phase airconditioning with an energy rating of 7 star to be installed in living area.

1-phase airconditioning with an energy rating of 7 star to be installed in all bedrooms.

##### COOLING

Ceiling fans and 1-phase airconditioning with an energy rating of 7 star to be installed in living area.

Ceiling fans and 1-phase airconditioning with an energy rating of 7 star to be installed in all bedrooms

##### VENTILATION

Bathroom - Install an exhaust fan in the ceiling, not ducted and operate manually

Kitchen - Install a rangehood over cooktop, duct through roof and operate manually

Laundry - Install an exhaust fan in the ceiling, not ducted and operate manually

##### HOT WATER

Gas Instantaneous with a minimum of 5 stars to be installed

##### LIGHTING

The primary type of artificial lighting is dedicated fluorescent or LED in all 3 bedrooms, living room, dining room, media room, kitchen, all bathrooms, all toilets, laundry and all hallways.  
All fittings must only be capable of accepting fluorescent or LED lamps.

##### AAA RATING

All showerheads minimum rating of 4 star (>6 but <= 7.5L/min)  
Toilets to have a minimum rating of 5 Star  
Kitchen taps to have a minimum rating of 5 star  
Basin taps to have a minimum rating of 5 stars

##### OTHER

Gas cooktop and electric oven to be installed in Kitchen.  
An outdoor clothes drying line must be installed.

##### LOW WATER VEGETATION

A minimum of 50 sqm of indigenous or low water species of vegetation must be planted on the site.

##### GENERALLY

The information found in these notes are by no means the extent of information relating to compliance with BASIX commitments. These notes must be read in conjunction with the full set of plans and elevations and with the BASIX Certificate pertaining to this property.

#### DWELLING 2 - BASIX NOTES:

##### STORMWATER

Min of 249m<sup>2</sup> of roof water must be collected in a 2,000L rainwater tank and plumbed to;

- a) at least one outdoor tap in the development,
  - b) all toilets in the development,
- and be installed in accordance with AS3500.

##### HEATING

1-phase airconditioning with an energy rating of 7 star to be installed in living area.

1-phase airconditioning with an energy rating of 7 star to be installed in all bedrooms.

##### COOLING

Ceiling fans and 1-phase airconditioning with an energy rating of 7 star to be installed in living area.

Ceiling fans and 1-phase airconditioning with an energy rating of 7 star to be installed in all bedrooms

##### VENTILATION

Bathroom - Install an exhaust fan in the ceiling, not ducted and operate manually

Kitchen - Install a rangehood over cooktop, duct through roof and operate manually

Laundry - Install an exhaust fan in the ceiling, not ducted and operate manually

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Gas Instantaneous with a minimum of 5 stars to be installed

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The primary type of artificial lighting is dedicated fluorescent or LED in all 3 bedrooms, living room, dining room, media room, kitchen, all bathrooms, all toilets, laundry and all hallways.  
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Toilets to have a minimum rating of 5 Star  
Kitchen taps to have a minimum rating of 5 star  
Basin taps to have a minimum rating of 5 stars

##### OTHER

Gas cooktop and electric oven to be installed in Kitchen.  
An outdoor clothes drying line must be installed.

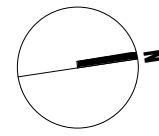
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A minimum of 50 sqm of indigenous or low water species of vegetation must be planted on the site.

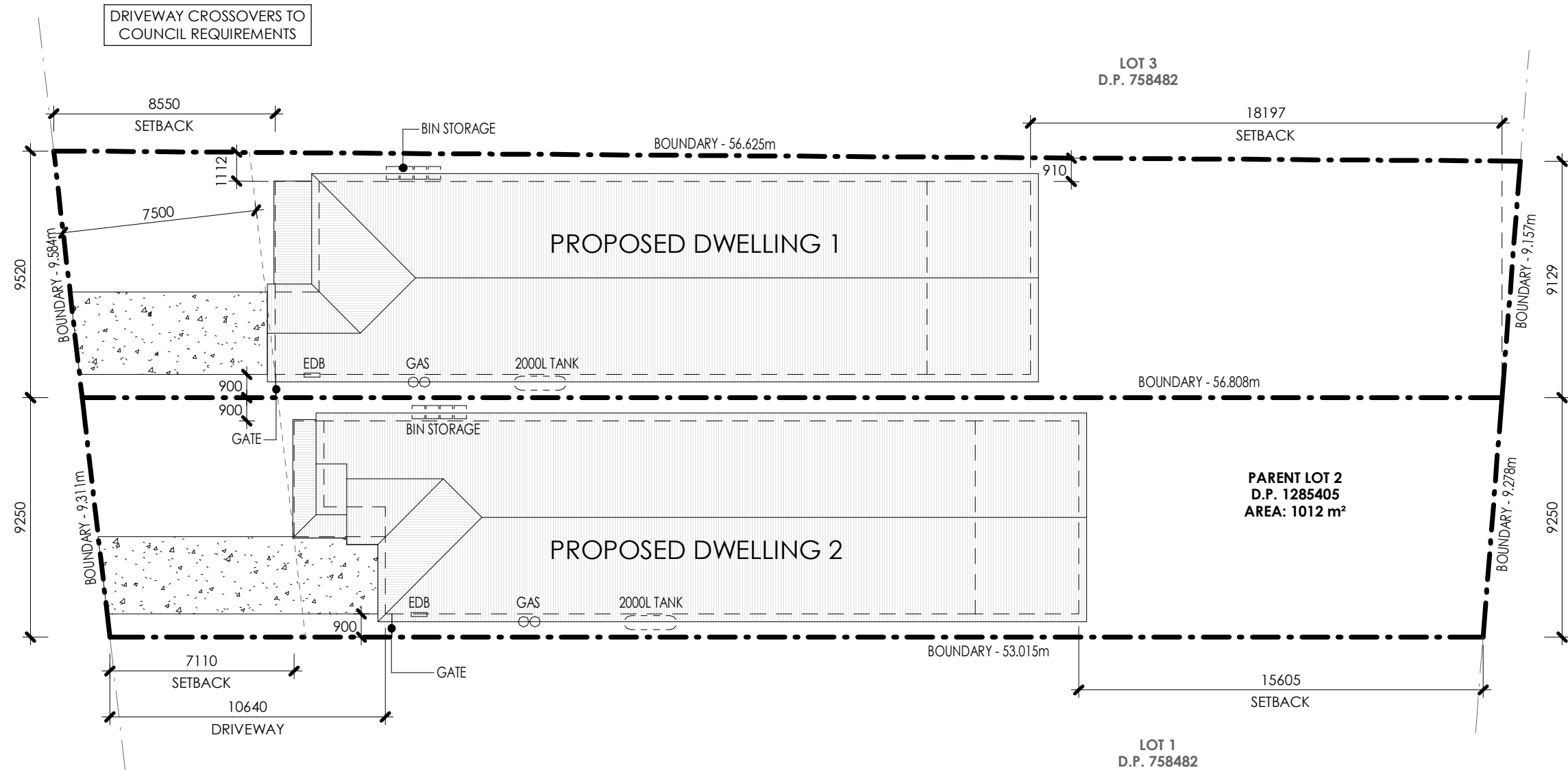
##### GENERALLY

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QUEEN STREET



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**1 SITE PLAN**  
SCALE 1 : 200

WATTLE LANE

Issue	Description	Date
C	TENDER ISSUE	26.08.22
B	FOR CLIENT APPROVAL	08.07.22
A	PRELIMINARY	17.06.22

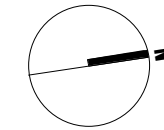
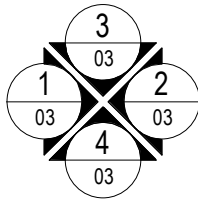
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Client	Dave & Cherie Carter	
Project	6 Queen Street Gulgong NSW 2852	
Title	SITE PLAN	
Scale at A3	1 : 200	
Date	JUNE 2022	Drawn RG/DW
Drawing No.	635CAR-01	Issue C



- Notes**
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**LEGEND**

15-21	WINDOW DIMENSIONS - HEIGHT x WIDTH.
AAW	ALUMINIUM AWNING WINDOW
ADH	ALUMINIUM DOUBLE HUNG WINDOW
ASD	ALUMINIUM SLIDING DOOR
ASW	ALUMINIUM SLIDING WINDOW
BFD	BI-FOLDING DOOR
BFW	BI-FOLDING WINDOW
CLN	CLOTHES LINE
CONC	CONCRETE, TROWEL FINISH
CPT	CARPET
CSD	CAVITY SLIDING DOOR
CFT	CERAMIC FLOOR TILES
DP	DOWN PIPE
DR	DRYER SPACE
DW	DISHWASHER
F	FIXED GLASS WINDOW
FD	FRENCH DOOR
FP	FIREPLACE
F.TIM	FLOATING TIMBER FLOOR
FWG	FLOOR WASTE GULLY
HP	HOT PLATES
HWS	HOT WATER SYSTEM
J	JOINERY
LOH	LIFT OFF HINGES
LT	LAUNDRY TUB
LV	LOUVRE WINDOW
MB	METER BOX
MOD	MODWOOD DECKING
MSSD	MULTI STACK SLIDING DOOR
MW	MICROWAVE
OBS	OBSCURE GLASS
OV	OVEN
PL	VINYL PLANK FLOORING
PLD	PANEL-LIFT GARAGE DOOR
RD	ROLLER DOOR
REF	REFRIGERATOR
RW	RETAINING WALL
SD	SMOKE DETECTOR
SK	SINK
SL	SIDE-LITE
TD	TIMBER DECKING
TF	POLISHED TIMBER FLOOR
WM	WASHING MACHINE SPACE

Issue	Description	Date
C	TENDER ISSUE	26.08.22
B	FOR CLIENT APPROVAL	08.07.22
A	PRELIMINARY	17.06.22

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**Client**  
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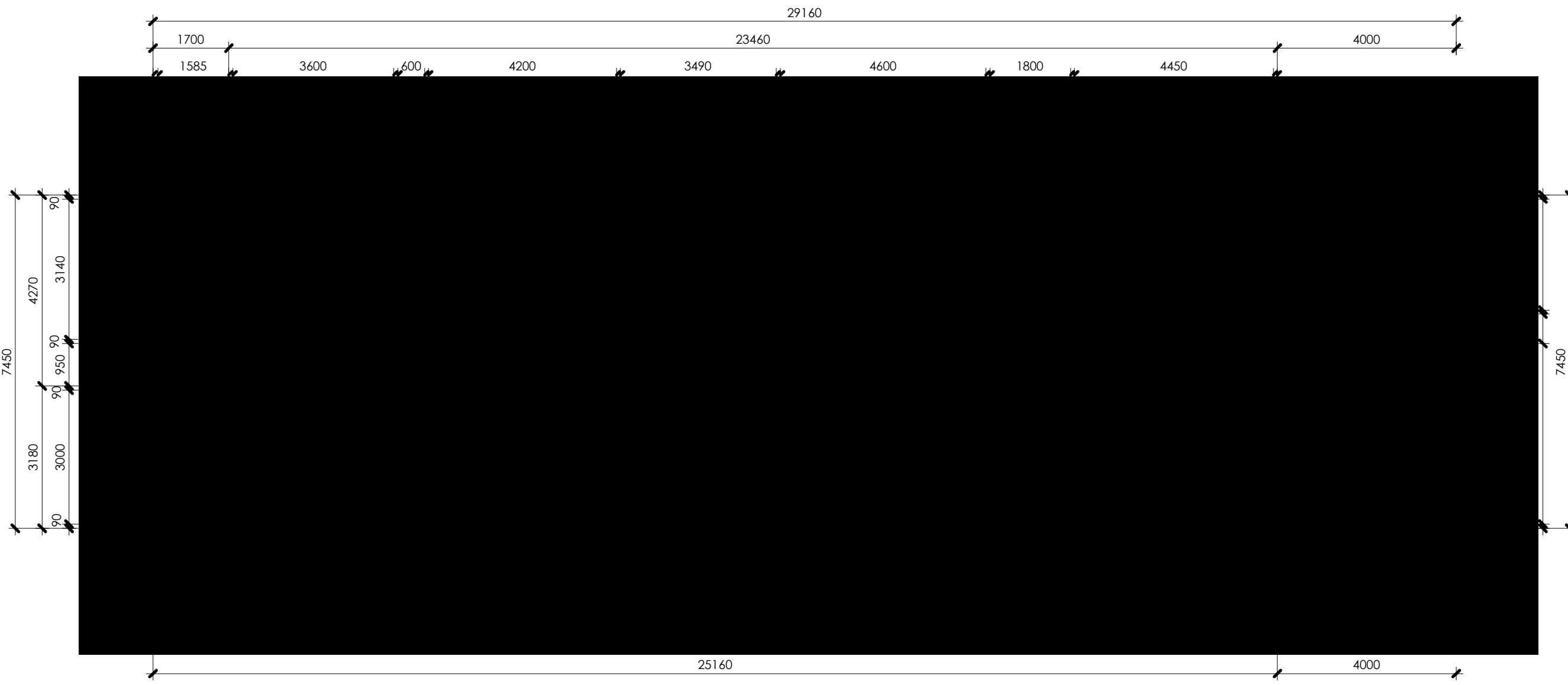
**Project**  
6 Queen Street  
Gulgong NSW 2852

**Title**  
FLOOR PLAN - DWELLING 1

**Scale at A3**  
1 : 100

**Date** JUNE 2022 **Drawn** RG/DW

**Drawing No.** 635CAR-02 **Issue** C

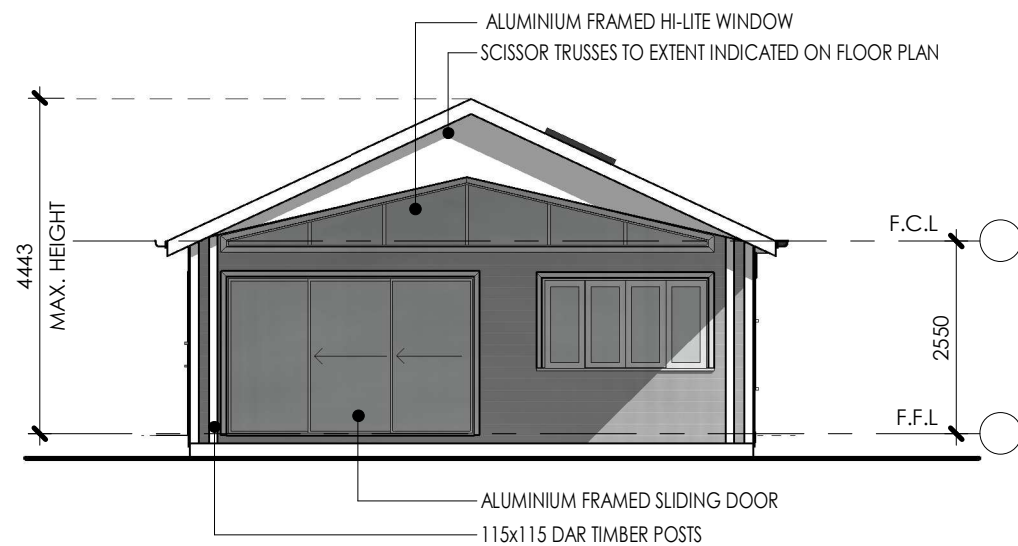


AREA ANALYSIS	SQ M
ROOF AREA (ON SLOPE)	264 m <sup>2</sup>
INTERNAL LIVING	159.9 m <sup>2</sup>
VERANDAH	29.8 m <sup>2</sup>
GARAGE	20.3 m <sup>2</sup>
PORCH	7.3 m <sup>2</sup>
<b>TOTAL</b>	<b>217.2 m<sup>2</sup></b>

**FLOOR PLAN**  
SCALE 1 : 100



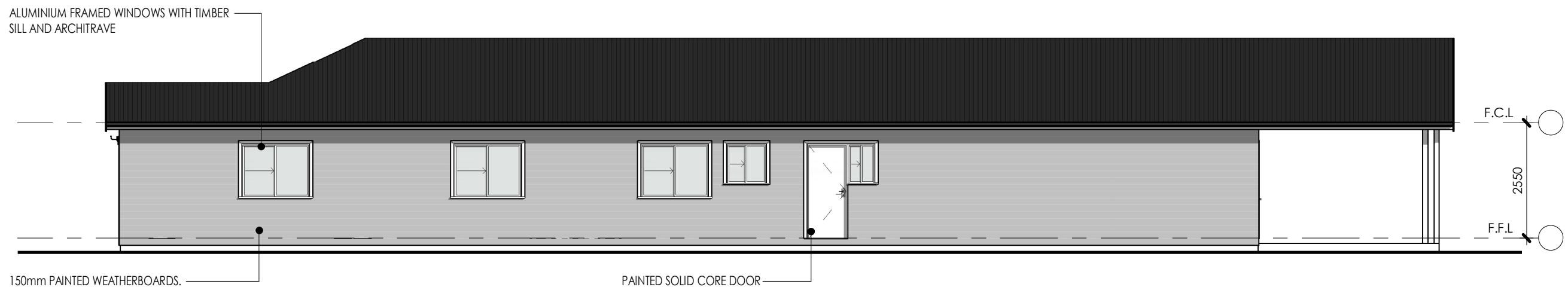
1 **SOUTH ELEVATION**  
SCALE 1 : 100



2 **NORTH ELEVATION**  
SCALE 1 : 100



3 **WEST ELEVATION**  
SCALE 1 : 100



4 **EAST ELEVATION**  
SCALE 1 : 100

- Notes**
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Issue	Description	Date
C	TENDER ISSUE	26.08.22
B	FOR CLIENT APPROVAL	08.07.22
A	PRELIMINARY	17.06.22

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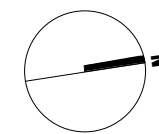
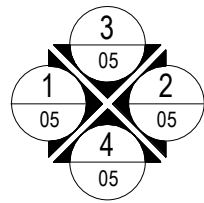
Project  
**6 Queen Street  
Gulgong NSW 2852**

Title  
**ELEVATIONS - DWELLING 1**

Scale at A3  
1 : 100

Date **JUNE 2022** Drawn **RG/DW**

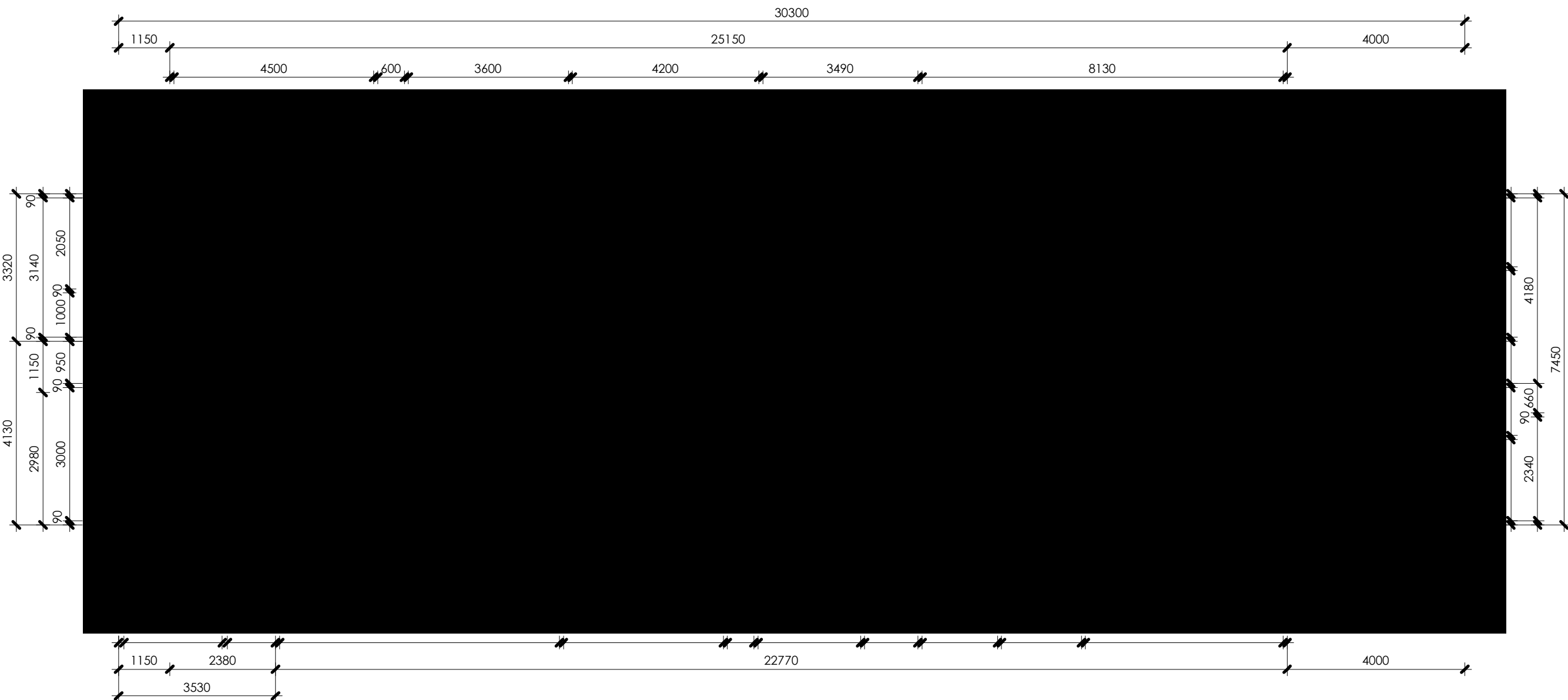
Drawing No. **635CAR-03** Issue **C**



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**LEGEND**

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SK	SINK
SL	SIDE-LITE
TD	TIMBER DECKING
TF	POLISHED TIMBER FLOOR
WM	WASHING MACHINE SPACE



Issue	Description	Date
C	TENDER ISSUE	26.08.22
B	FOR CLIENT APPROVAL	08.07.22
A	PRELIMINARY	17.06.22

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**Client**  
Dave & Cherie Carter

**Project**  
6 Queen Street  
Gulgong NSW 2852

**Title**  
FLOOR PLAN - DWELLING 2

**Scale at A3**  
1 : 100

**Date** JUNE 2022 **Drawn** RG/DW

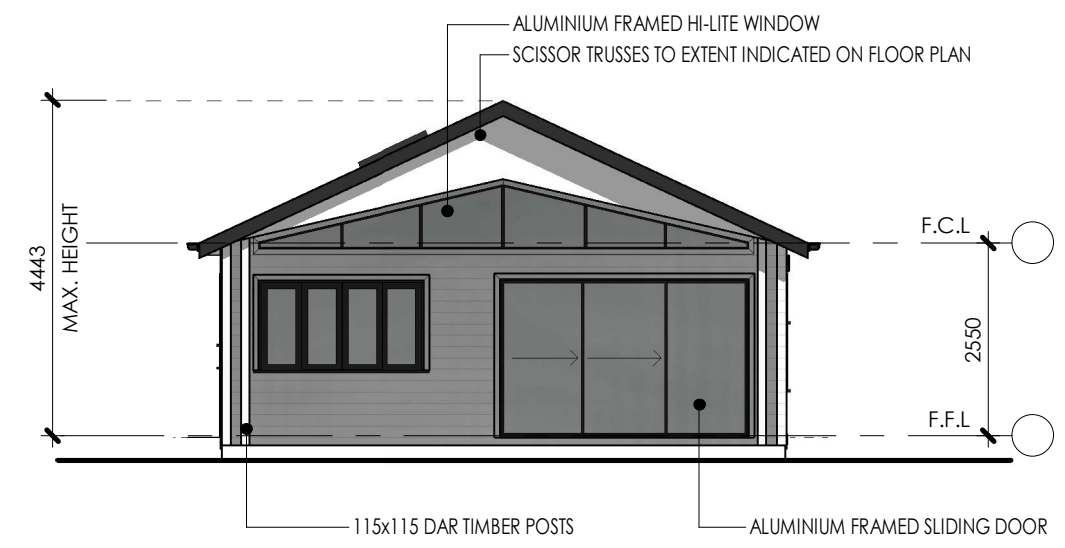
**Drawing No.** 635CAR-04 **Issue** C

AREA ANALYSIS	SQ M
ROOF AREA (ON SLOPE)	264 m <sup>2</sup>
INTERNAL LIVING	157.4 m <sup>2</sup>
VERANDAH	29.8 m <sup>2</sup>
GARAGE	20.2 m <sup>2</sup>
PORCH	7.9 m <sup>2</sup>
<b>TOTAL</b>	<b>215.2 m<sup>2</sup></b>

**(A) FLOOR PLAN**  
SCALE 1 : 100



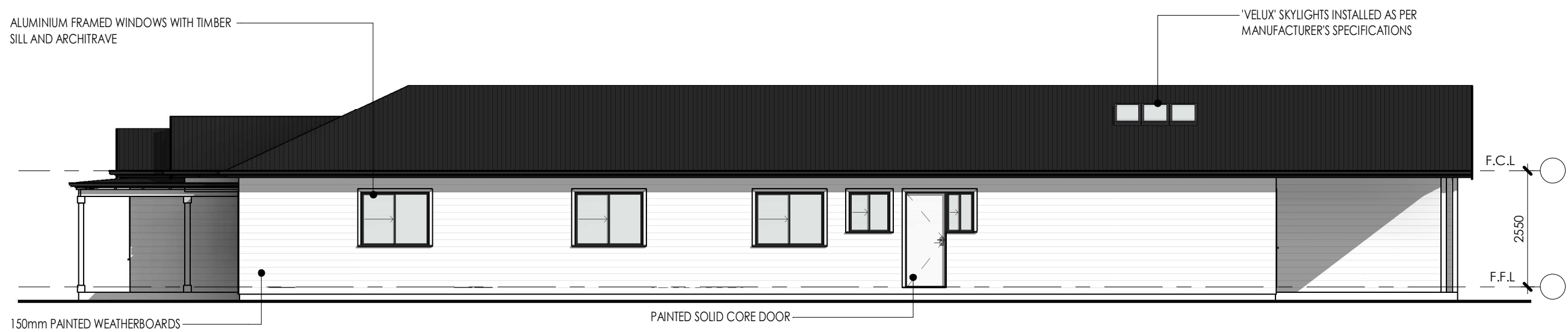
1 **SOUTH ELEVATION**  
SCALE 1 : 100



2 **NORTH ELEVATION**  
SCALE 1 : 100



3 **WEST ELEVATION**  
SCALE 1 : 100



4 **EAST ELEVATION**  
SCALE 1 : 100

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Issue	Description	Date
C	TENDER ISSUE	26.08.22
B	FOR CLIENT APPROVAL	08.07.22
A	PRELIMINARY	17.06.22

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Client **Dave & Cherie Carter**

Project **6 Queen Street  
Gulgong NSW 2852**

Title **ELEVATIONS - DWELLING 2**

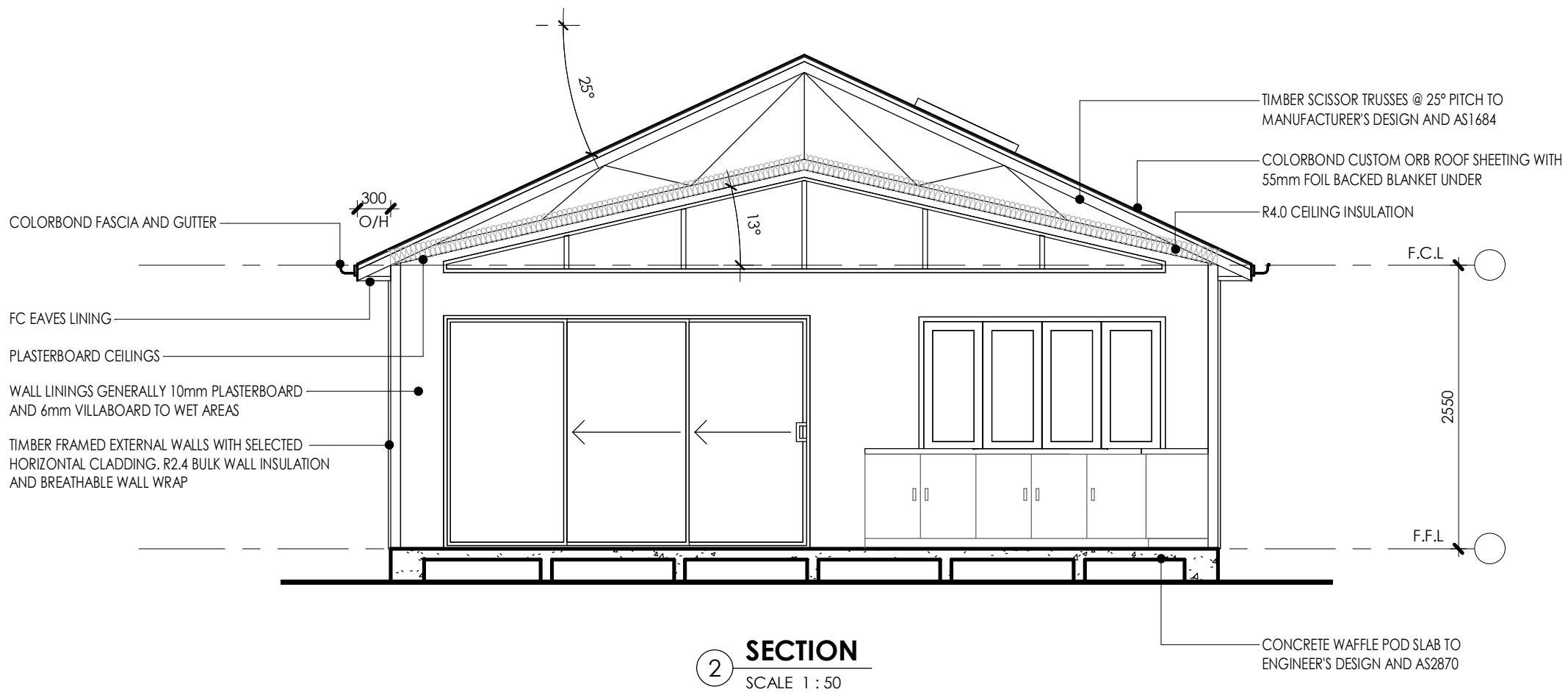
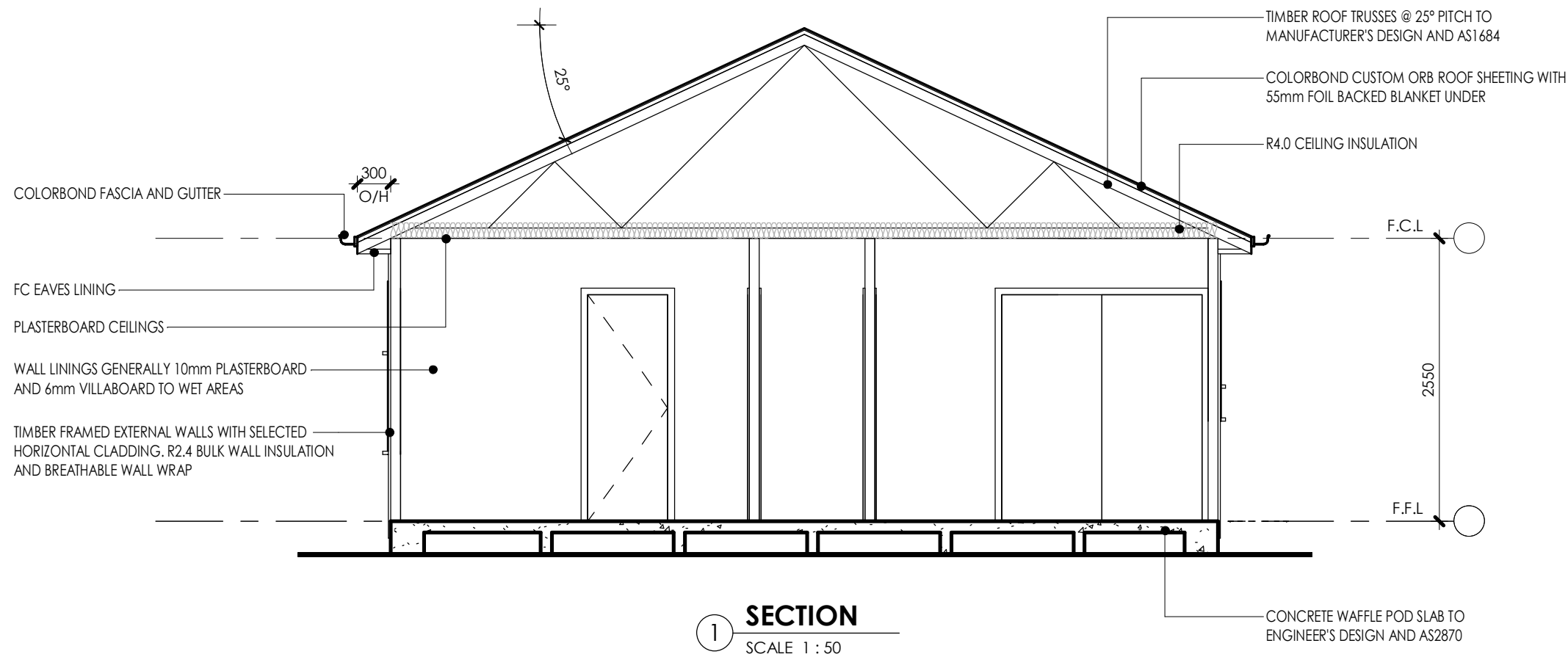
Scale at A3  
1 : 100

Date **JUNE 2022** Drawn **RG/DW**

Drawing No. **635CAR-05** Issue **C**

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Issue	Description	Date
C	TENDER ISSUE	26.08.22
B	FOR CLIENT APPROVAL	08.07.22
A	PRELIMINARY	17.06.22

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Client Dave & Cherie Carter

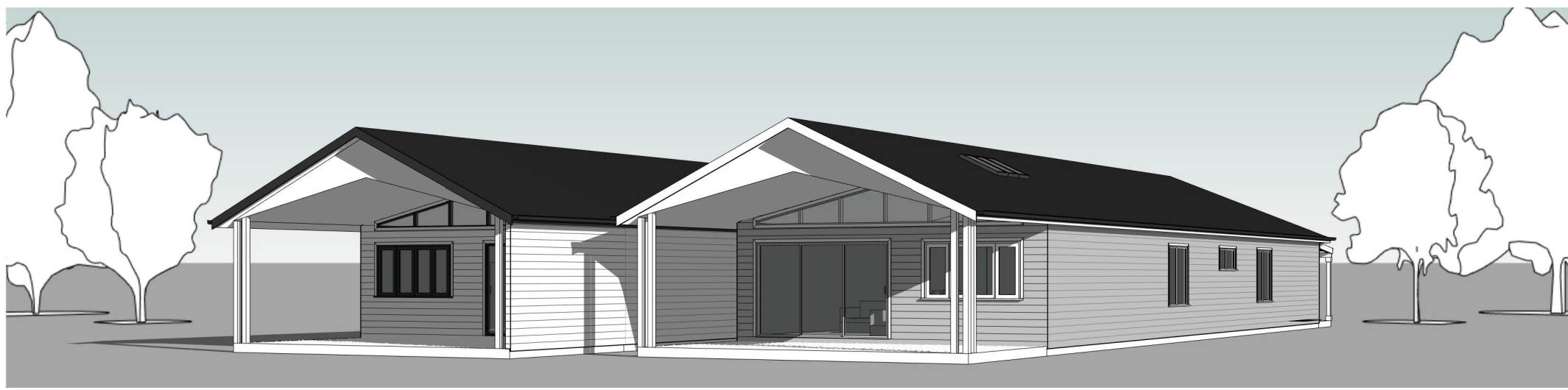
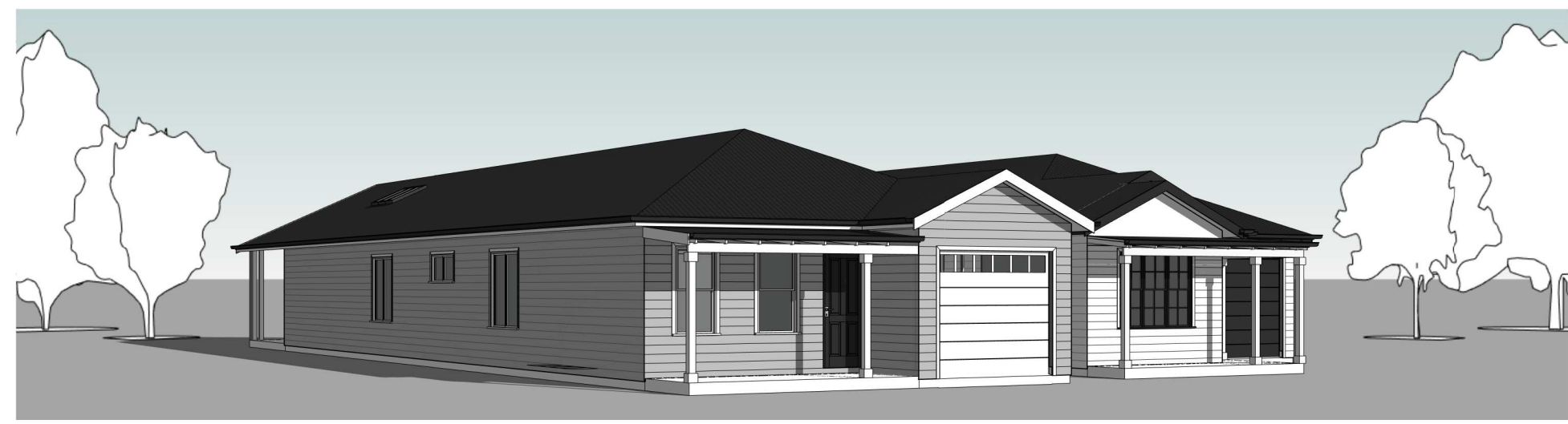
Project 6 Queen Street  
Gulgong NSW 2852

Title SECTION VIEWS

Scale at A3 1 : 50

Date JUNE 2022 Drawn RG/DW

Drawing No. 635CAR-06 Issue C



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Issue	Description	Date
C	TENDER ISSUE	26.08.22
B	FOR CLIENT APPROVAL	08.07.22
A	PRELIMINARY	17.06.22

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**Client**  
 Dave & Cherie Carter

**Project**  
 6 Queen Street  
 Gulgong NSW 2852

**Title**  
 PERSPECTIVES

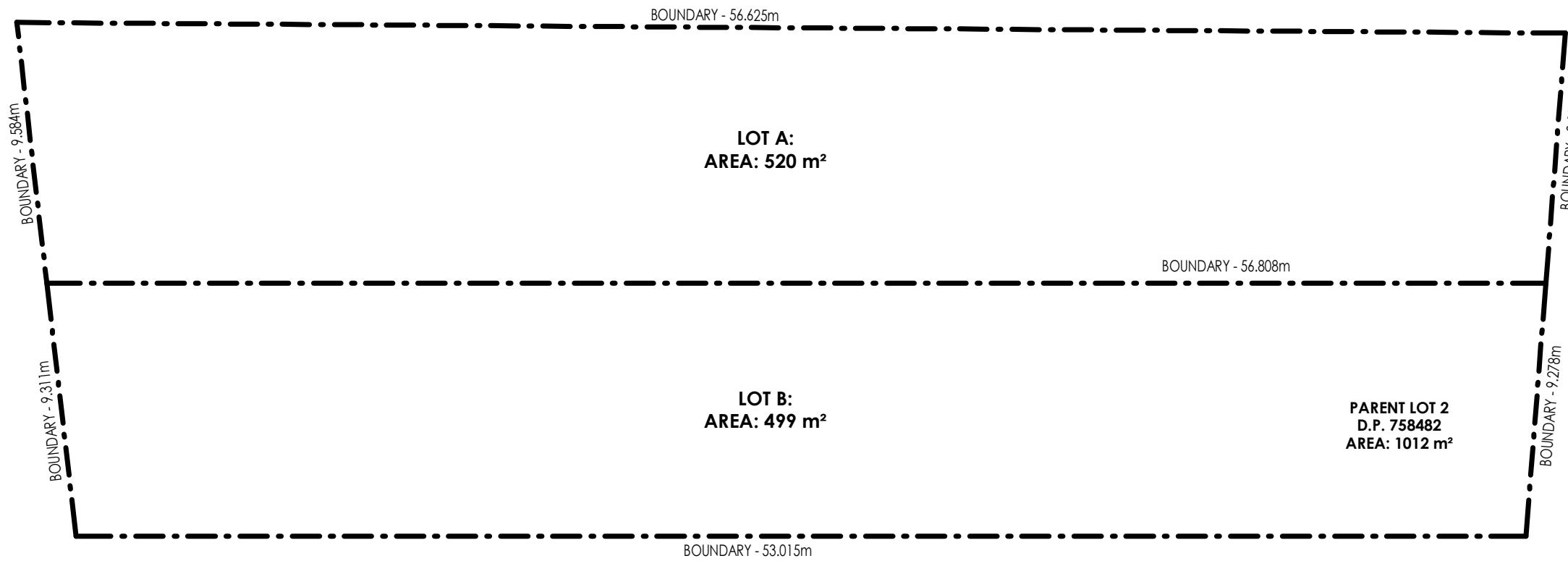
**Scale at A3**

<b>Date</b> JUNE 2022	<b>Drawn</b> RG/DW
<b>Drawing No.</b> 635CAR-07	<b>Issue</b> C



QUEEN STREET

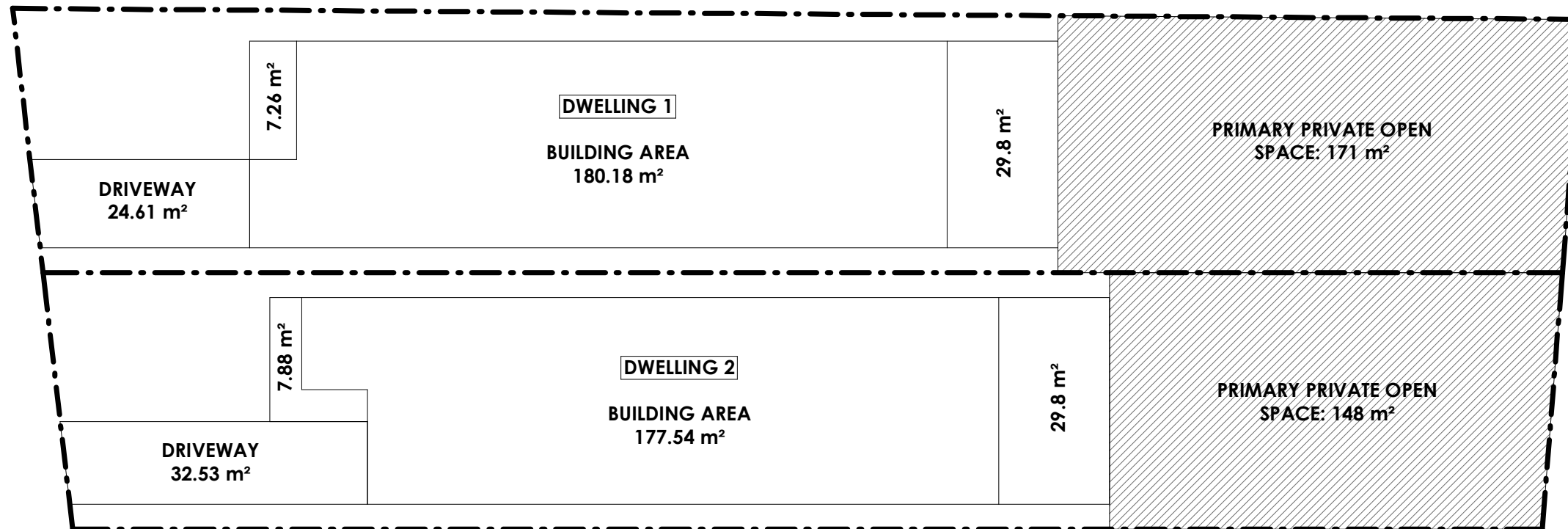
WATTLE LANE



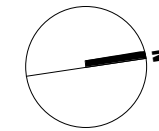
1 **SUBDIVISION PLAN**  
SCALE 1 : 200

QUEEN STREET

WATTLE LANE



2 **AREA CALCULATIONS**  
SCALE 1 : 200



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A	PRELIMINARY	17.06.22

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Client  
Dave & Cherie Carter

Project  
6 Queen Street  
Gulgong NSW 2852

Title  
AREA CALCULATIONS

Scale at A3  
1 : 200

Date  
JUNE 2022

Drawing No.  
635CAR-08

Drawn  
RG/DW

Issue  
C