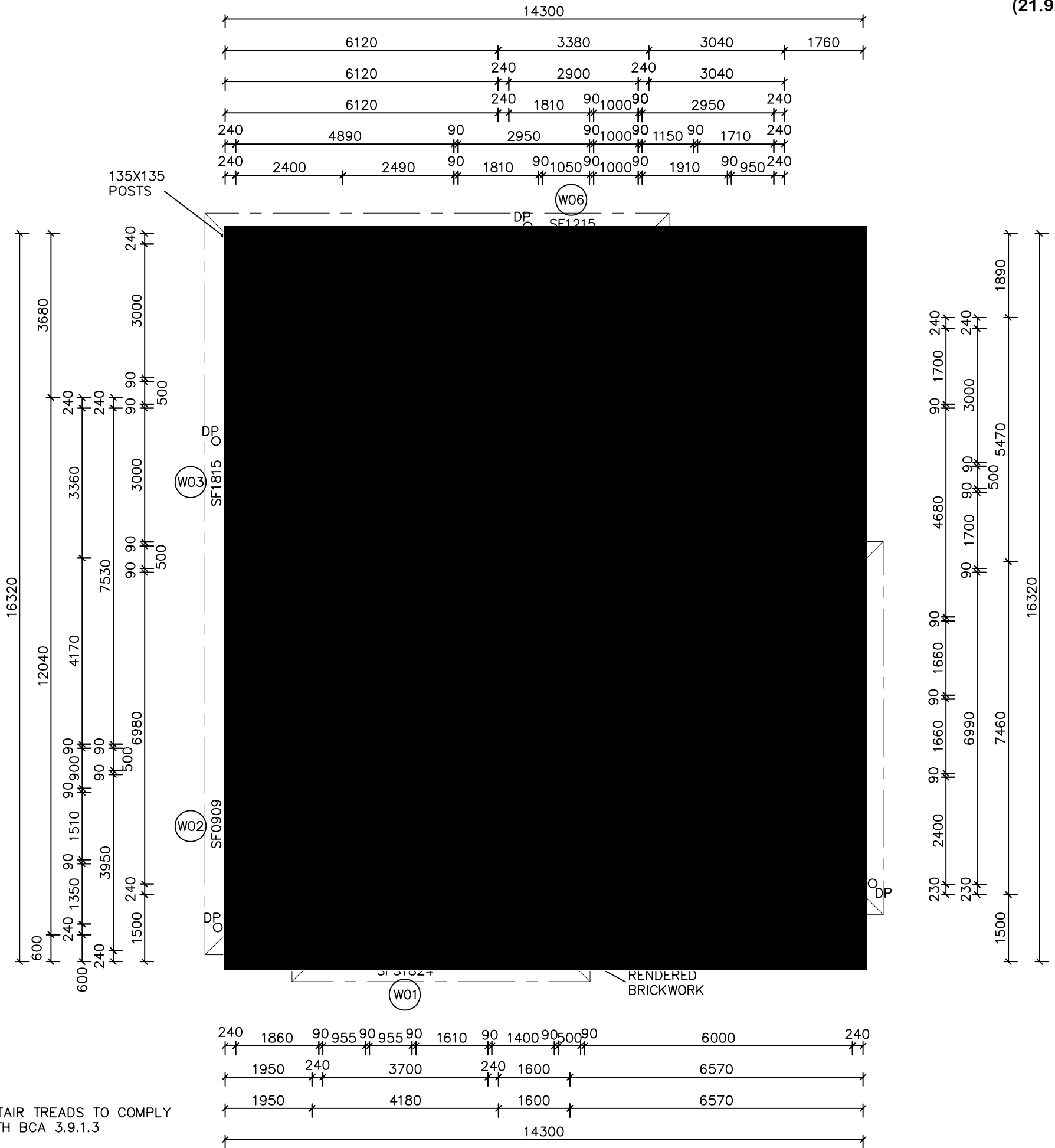




LIVING	132.13
GARAGE	46.60
PATIO	22.52
PORCH	2.40
TOTAL	203.65 sq.m. (21.92 sq.)



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.

"DURUM DG"

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

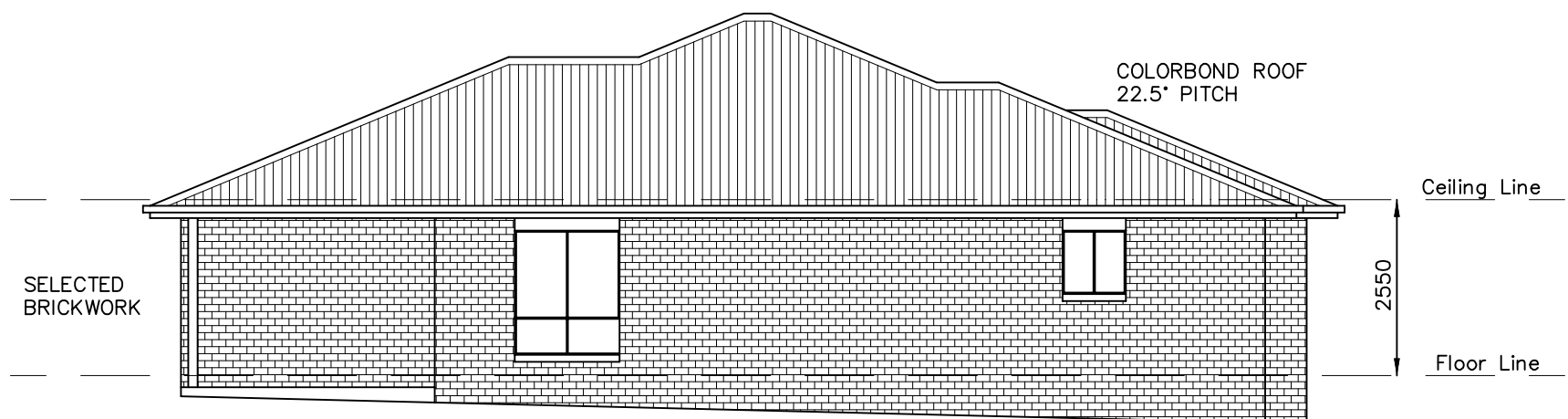
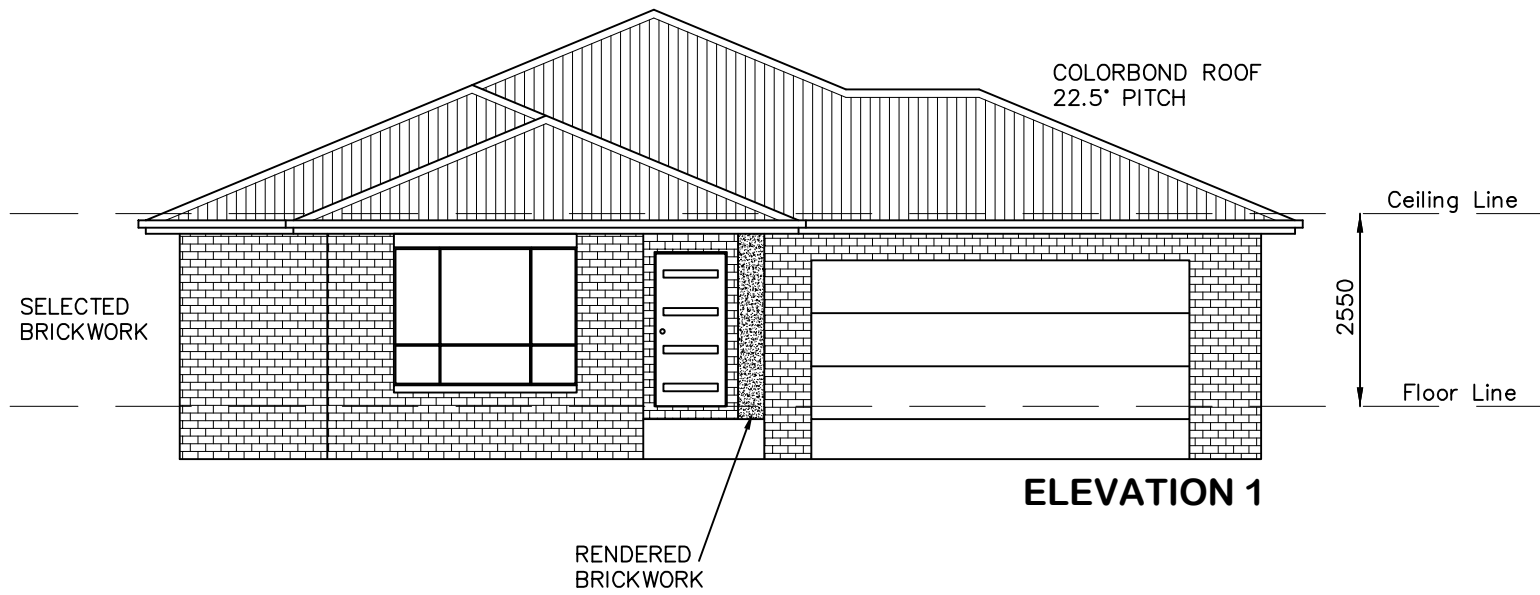
EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



DATE: 25.07.22	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 1 / 8	JOB No: 21353	ISSUE: C

DRAWING:
FLOOR PLAN DWELLING A
LOT 80 LOGAN ESTATE, 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.

DATE: 25.07.22	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 2 / 8	JOB No: 21353	ISSUE: C

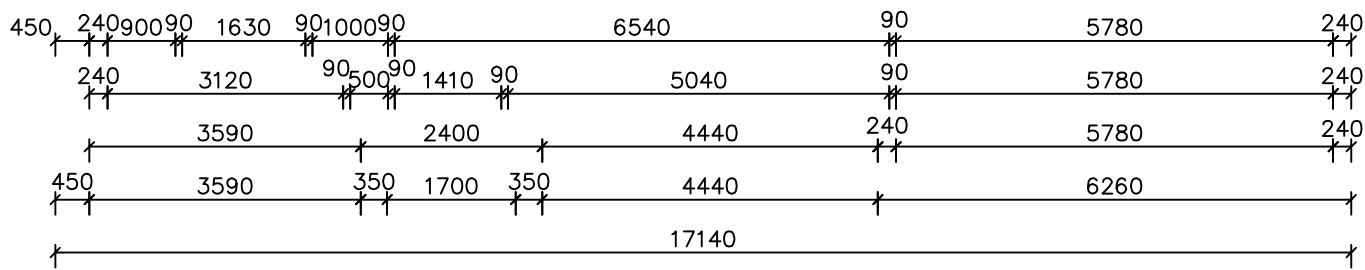
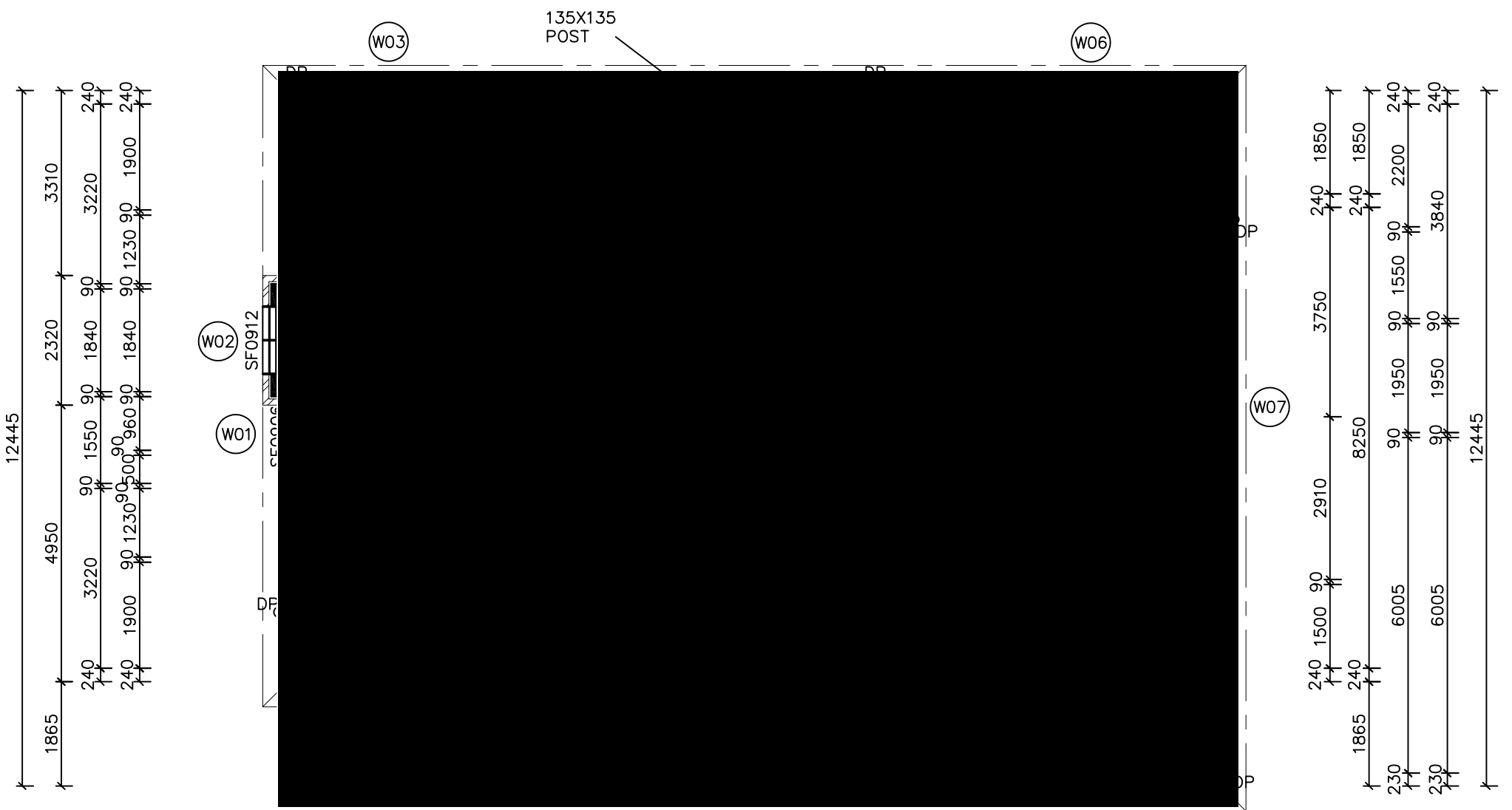
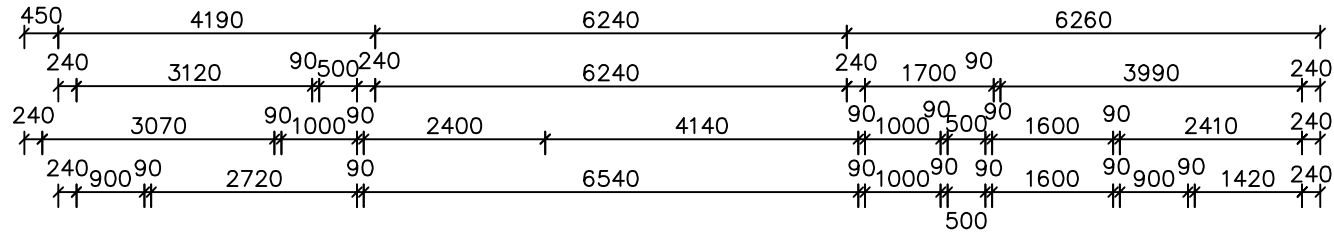
DRAWING:
ELEVATIONS DWELLING A
LOT 80 LOGAN ESTATE, MUDGEE
MAAS GROUP PROPERTIES

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

MAAS
PROPERTIES



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



*** NOTE: EXTERNAL LIGHTING**

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NOTES - STAIR TRENDS 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.

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

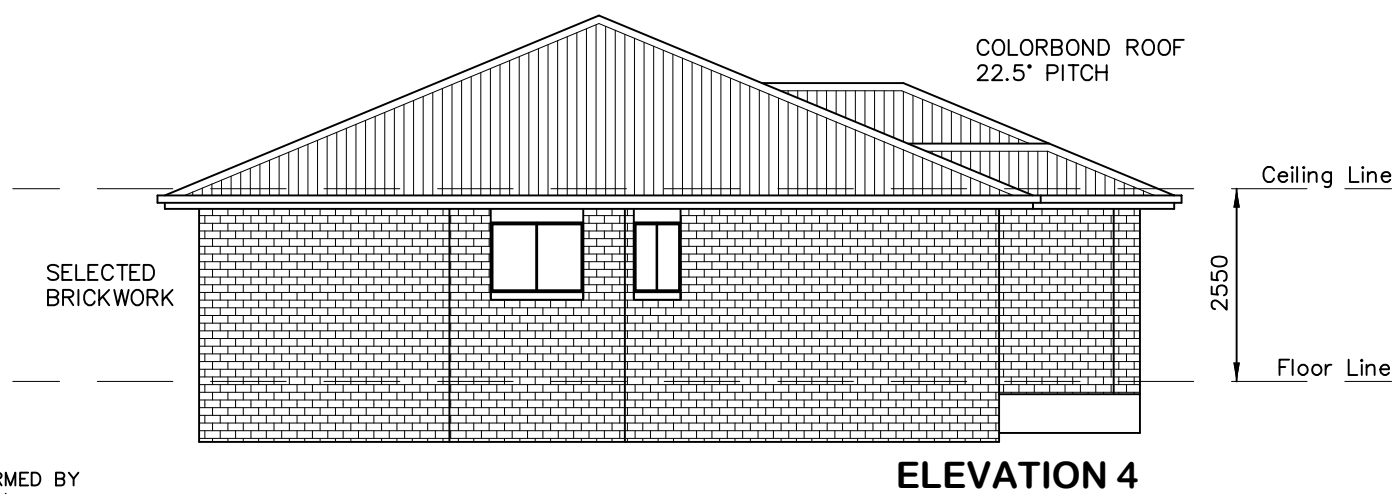
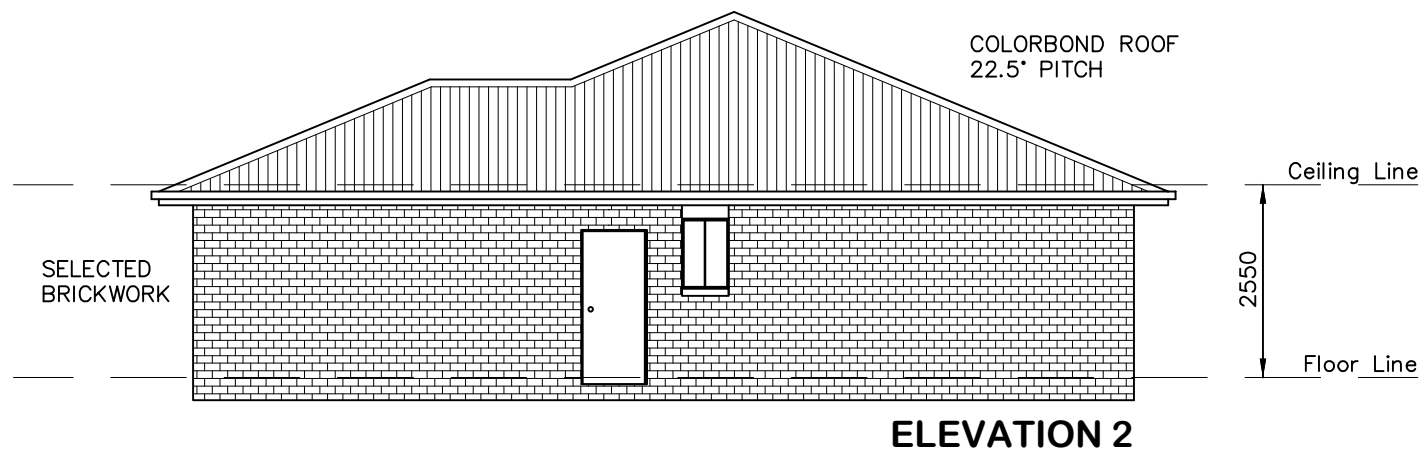
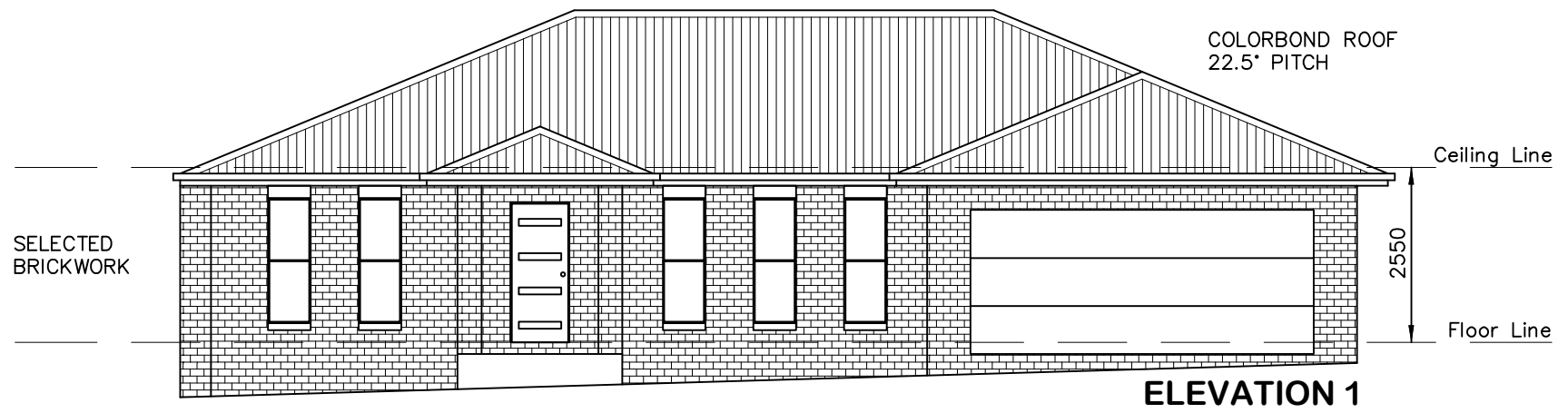
EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



DATE: 25.07.22	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 3 / 8	JOB No: 21353	ISSUE: C

DRAWING:
FLOOR PLAN DWELLING B
LOT 80 LOGAN ESTATE, MUDGEE
MAAS GROUP PROPERTIES





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DATE:
25.07.22

SCALE:
1:100 (A3)

DRAWN:
WP

DRAWING:
ELEVATIONS DWELLING B
LOT 80 LOGAN ESTATE, MUDGEE
MAAS GROUP PROPERTIES

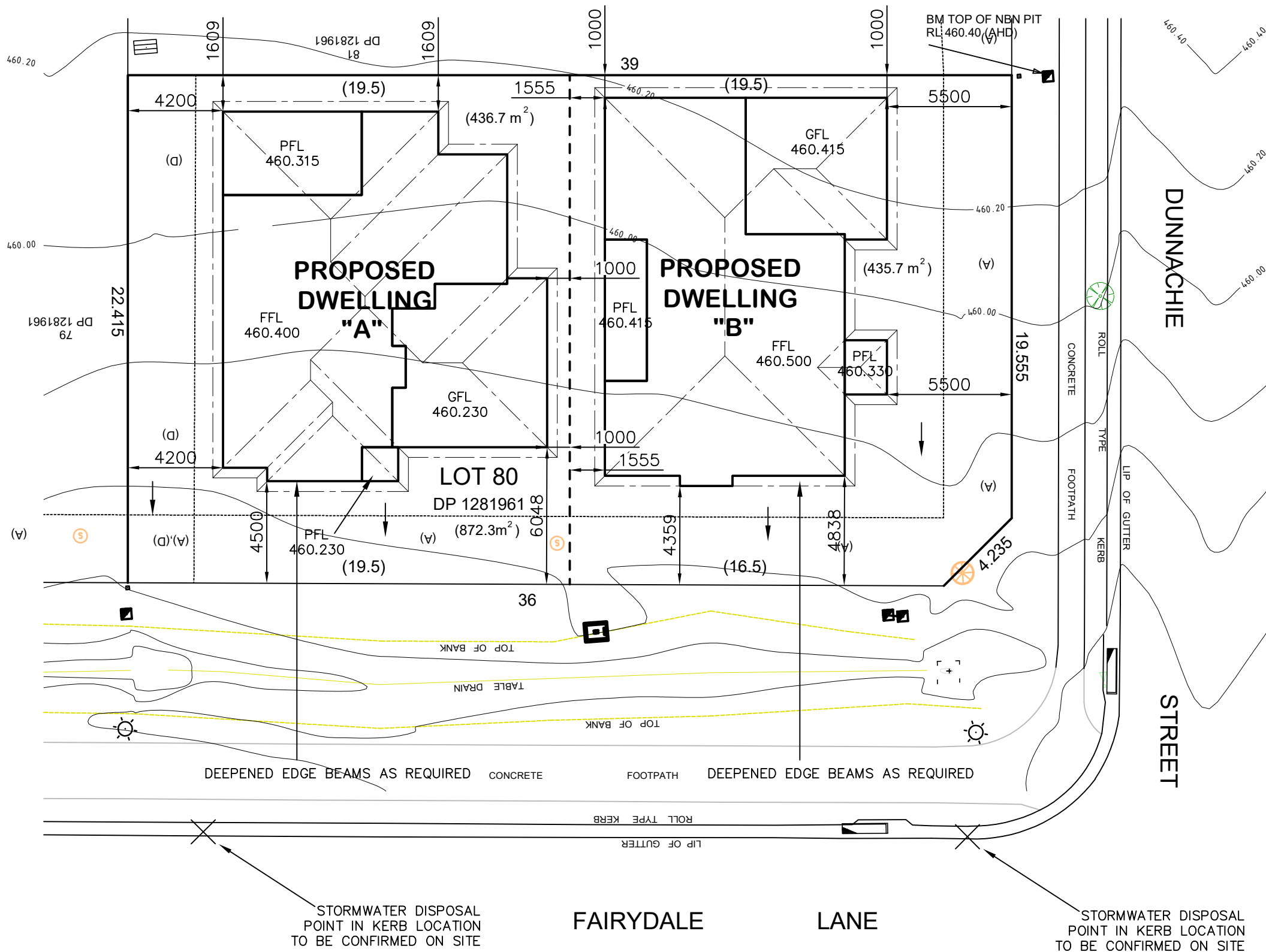
SHEET:
4 / 8

JOB No:
21353

ISSUE:
C

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

(A) - EASEMENT TO DRAIN SEWAGE 3m WIDE & VARIABLE
 (D) - EASEMENT TO DRIAN WATER 3m WIDE



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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.

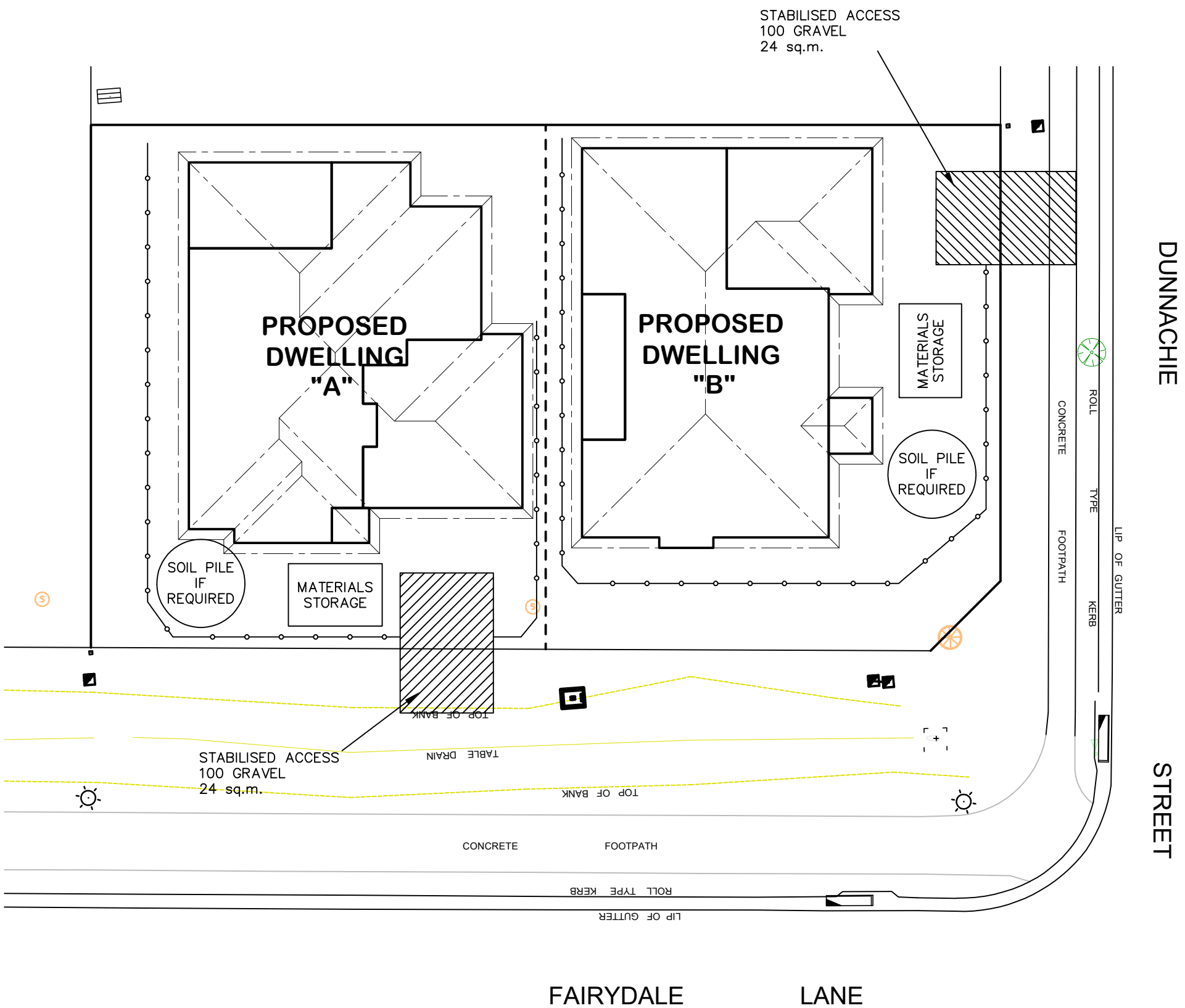


DATE: 25.07.22	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 5 / 8	JOB No: 21353	ISSUE: C

DRAWING:
 SITE PLAN
 LOT 80 LOGAN ESTATE, MUDGEE
 MAAS GROUP PROPERTIES



2/2 Blueridge Drive Dubbo NSW 2830
 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: 25.07.22	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 6 / 8	JOB No: 21353	ISSUE: C



DRAWING:
EROSION & SEDIMENT CONTROL PLAN
LOT 80 LOGAN ESTATE, MUDGEE
MAAS GROUP PROPERTIES



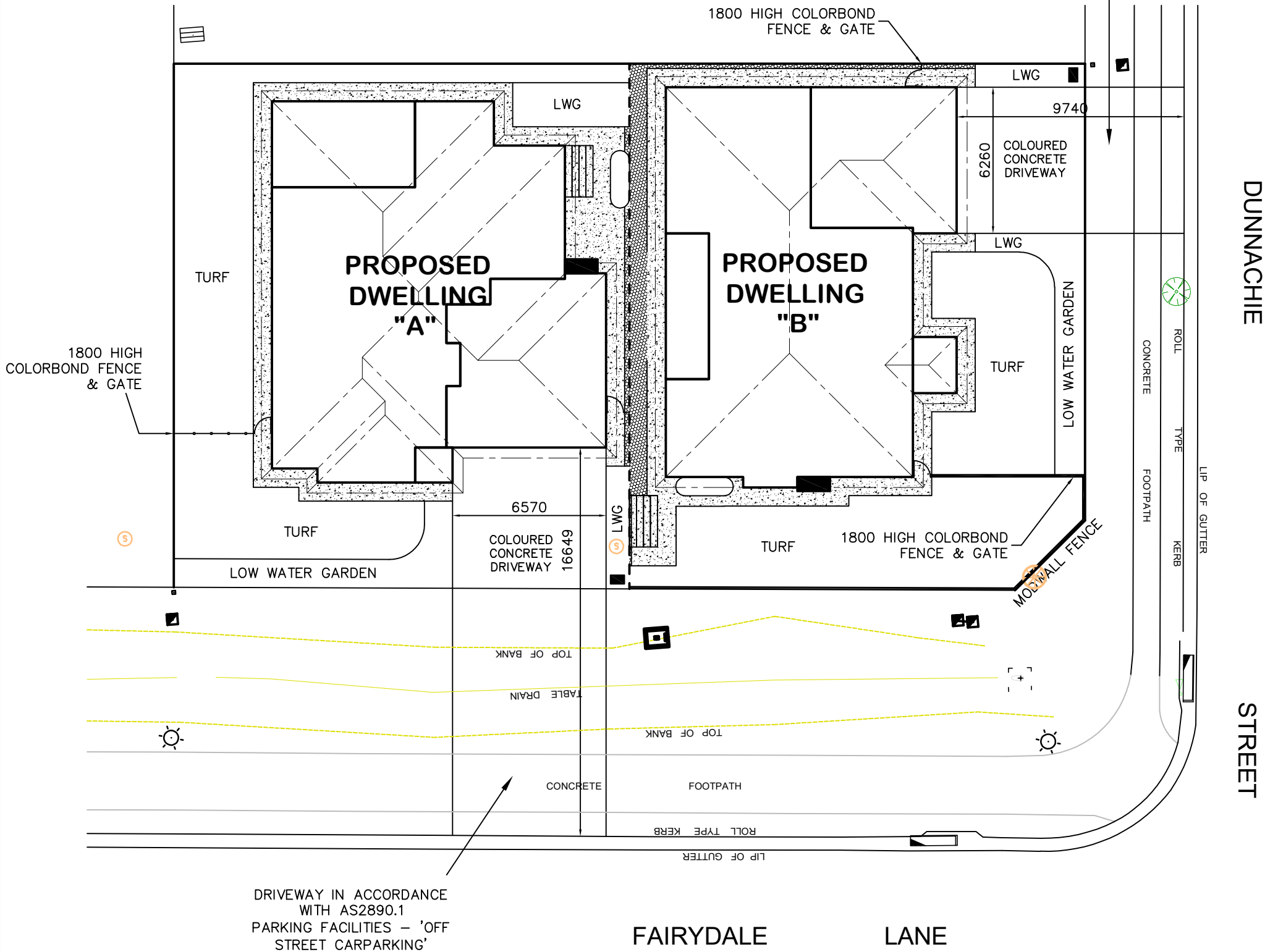
LANDSCAPING DETAILS DWELL A

SITE AREA: 436.7 m²
 GRAVEL TO SIDE: 2.3 m²
 GARDEN BEDS: 32.9 m²
 (LOW WATER GARDEN)
 TURF: 103.8 m²
 DRIVEWAY AREA: 109.3 m²
 PATH AREA: 52.8 m²

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

-  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'

LANDSCAPING DETAILS DWELL B


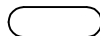
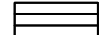

SITE AREA: 435.7 m²
 GRAVEL TO SIDE: 16.9 m²
 GARDEN BEDS: 32.6 m²
 (LOW WATER GARDEN)
 TURF: 99.5 m²
 DRIVEWAY AREA: 59.5 m²
 PATH AREA: 52.5 m²

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LEGEND:

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



DATE: 25.07.22	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 7 / 8	JOB No: 21353	ISSUE: C

DRAWING:
 BASIX COMMITMENTS PLAN
 LOT 80 LOGAN ESTATE, MUDGEE
 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		32.9 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						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	1800	2400	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	E	900	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	E	1800	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	S	2100	2400	ALUMINIUM, SINGLE, CLEAR	EAVE 4280mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	S	1800	800	ALUMINIUM, SINGLE, CLEAR	EAVE 4280mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	S	1200	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	S	1200	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	W	900	400	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				
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				
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.

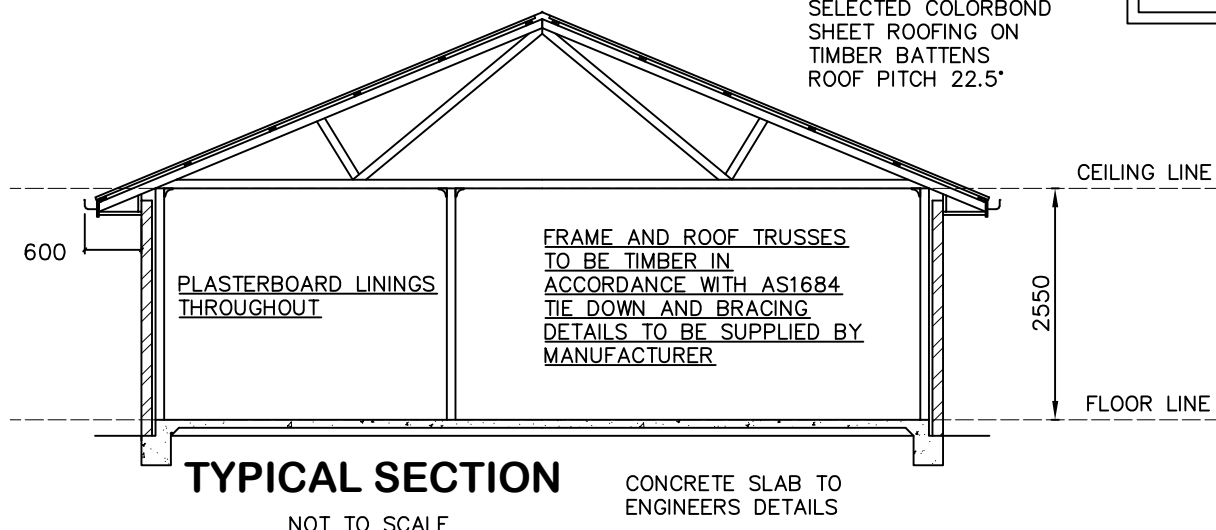
BASIX COMMITMENTS – DWELLING B						
WATER COMMITMENTS LANDSCAPE AREA LOW WATER USE SPECIES OF VEGETATION FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS ALTERNATIVE WATER RAINWATER TANK RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W R/W TANK CONNECTED TO		32.6 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						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	900	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 150mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	E	1800	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	E	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 2450mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	E	2100	2700	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	E	1800	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	S	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 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	600	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	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 3.5–4.0 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 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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* NOTE – WIND CLASSIFICATION TO BE N2



DATE:
25.07.22

SCALE:
N / A

DRAWN:
WP

DRAWING:
BASIX COMMITMENTS & TYP SECTION
LOT 80 LOGAN ESTATE, MUDGEE
MAAS GROUP PROPERTIES

SHEET:
8 / 8

JOB No:
21353

ISSUE:
C

