

\* 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.

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.

EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

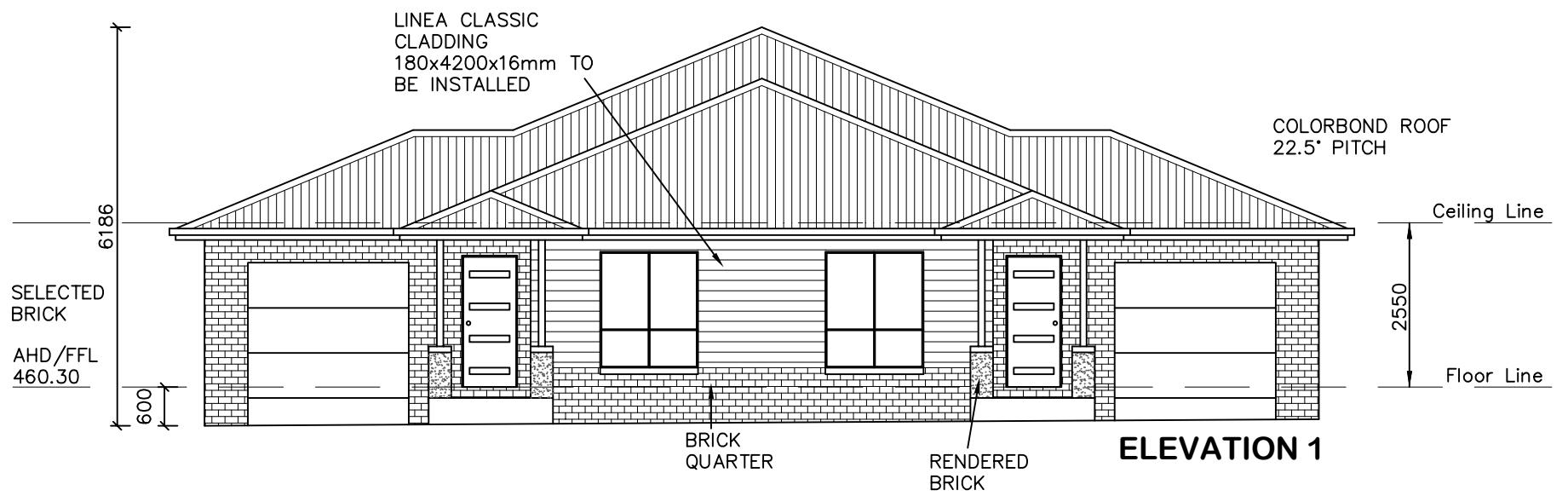
EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



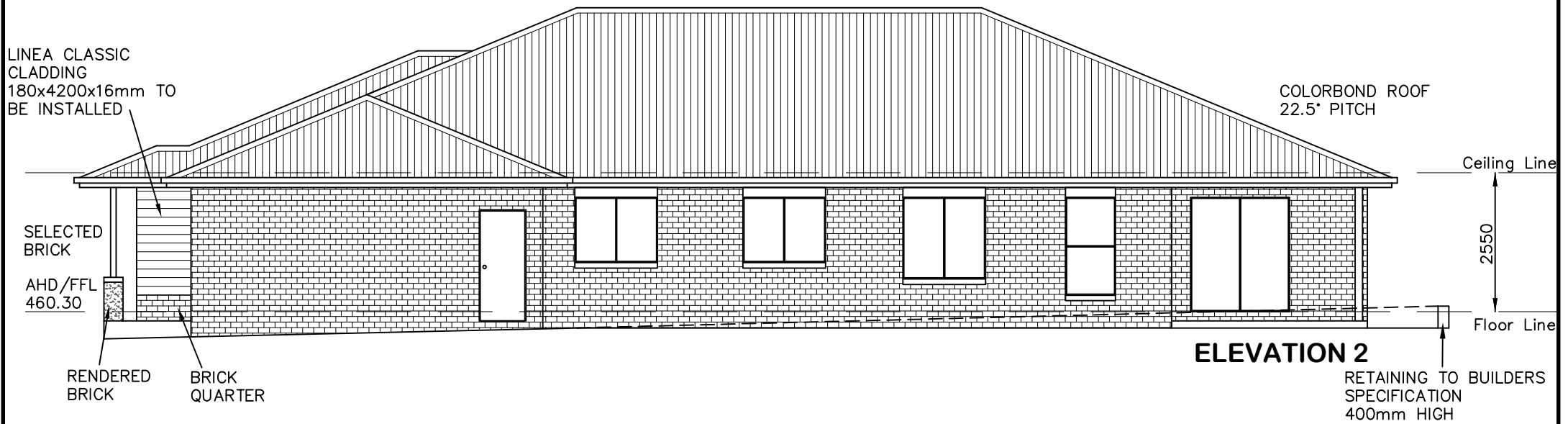
DATE: 02.09.22	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 1 / 6	JOB No: 21351	ISSUE: D

DRAWING:  
FLOOR PLAN  
LOT 78 LOGAN ESTATE, MUDGEES  
MAAS GROUP PROPERTIES

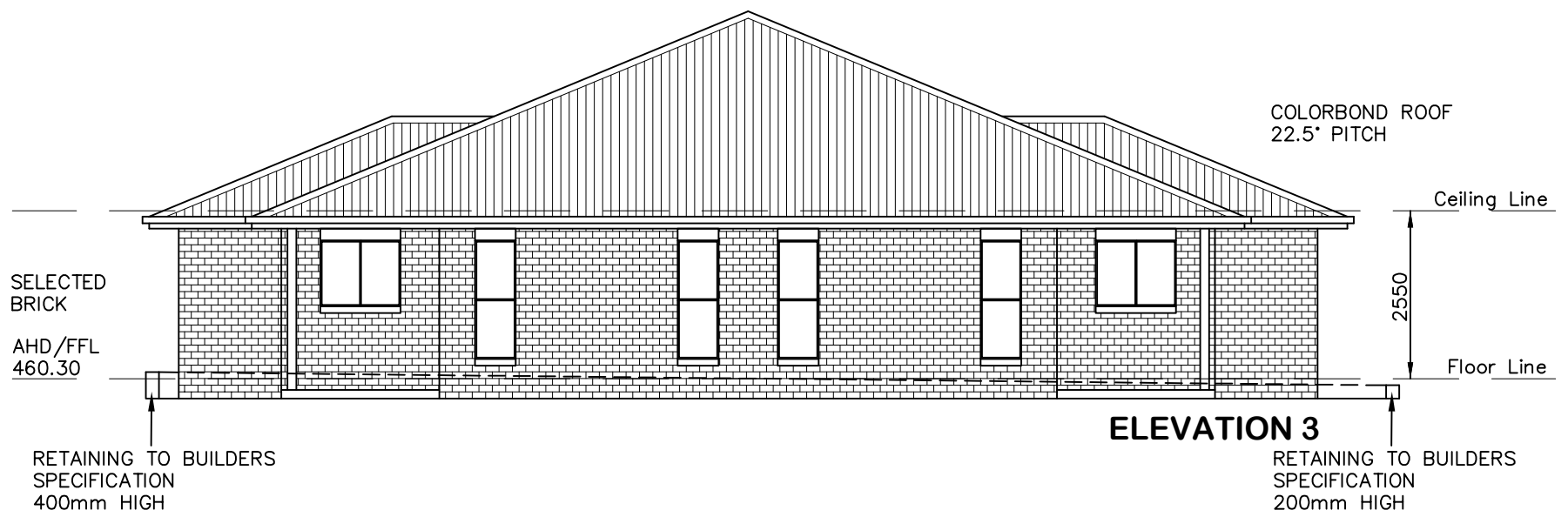




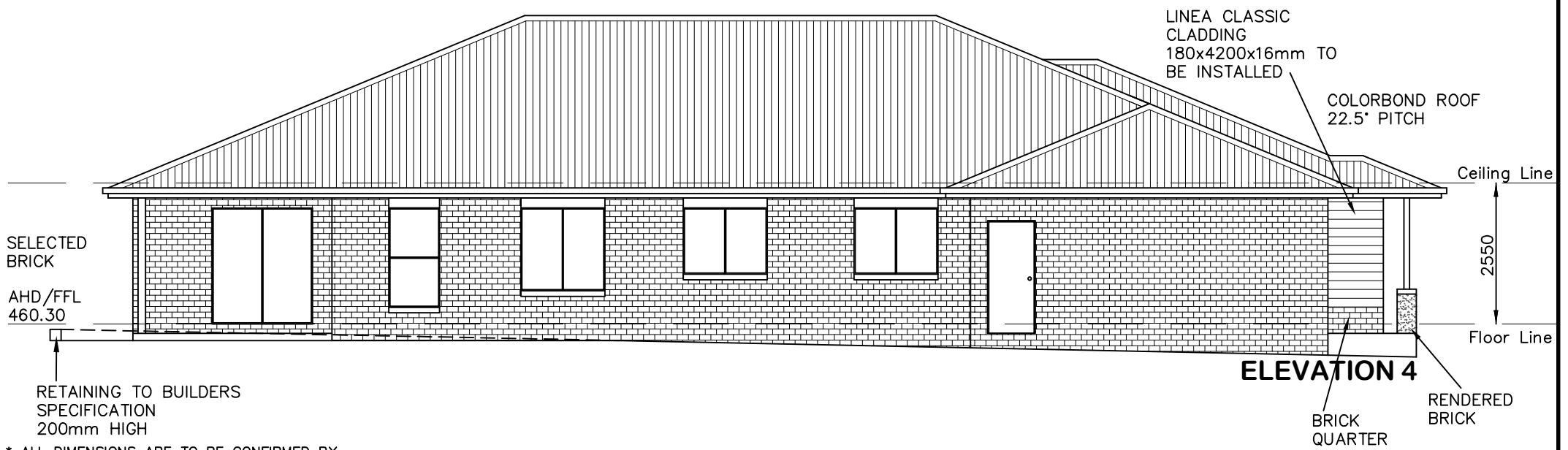
**ELEVATION 1**



**ELEVATION 2**



**ELEVATION 3**



**ELEVATION 4**

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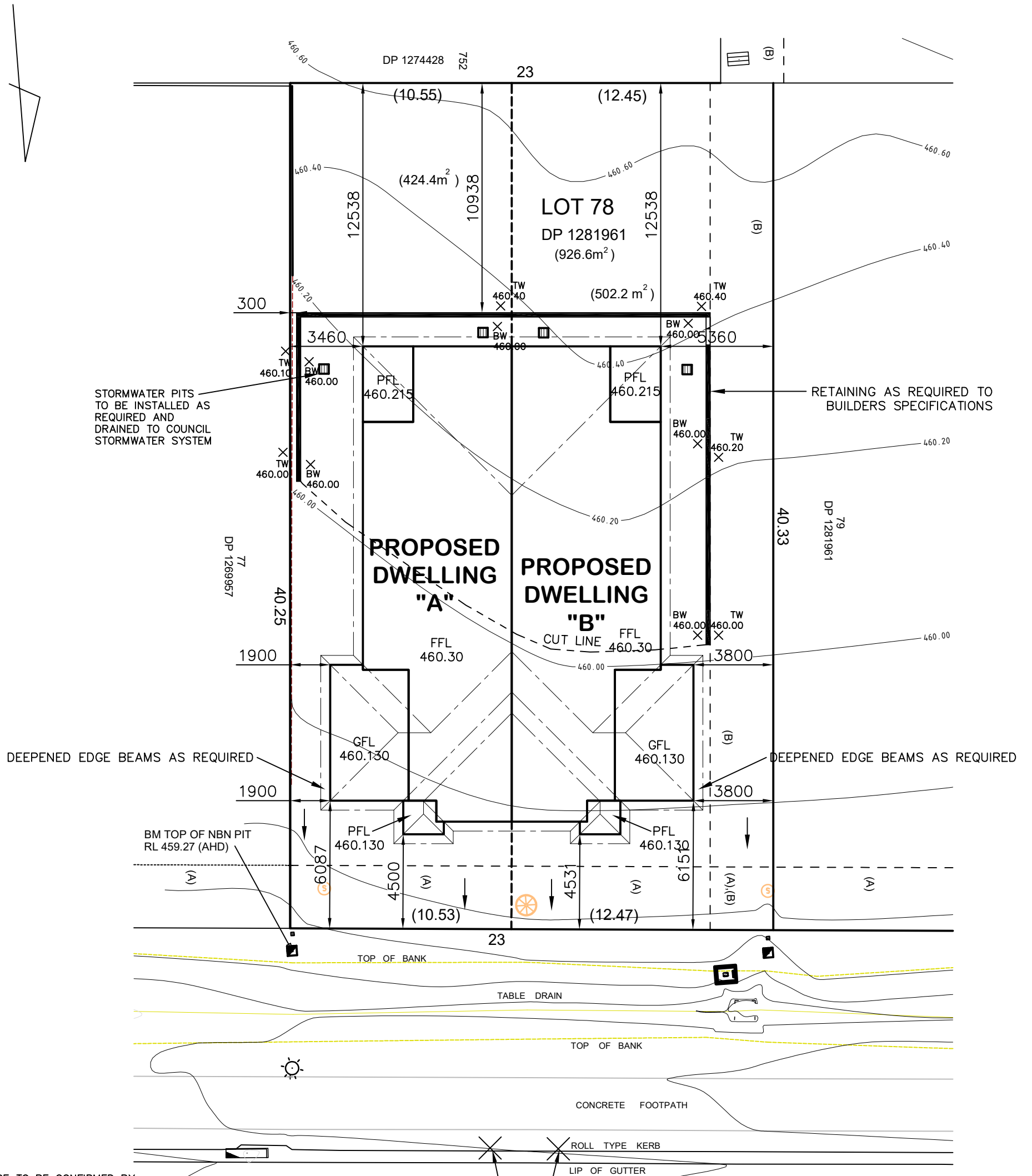


DATE: 02.09.22	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 2 / 6	JOB No: 21351	ISSUE: D

DRAWING:  
ELEVATIONS  
LOT 78 LOGAN ESTATE, MUDGEE  
MAAS GROUP PROPERTIES



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



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STORMWATER DISPOSAL POINT IN KERB LOCATION TO BE CONFIRMED ON SITE

← DENOTES DIRECTION OF SURFACE WATER ON COMPLETION OF LANDSCAPING.



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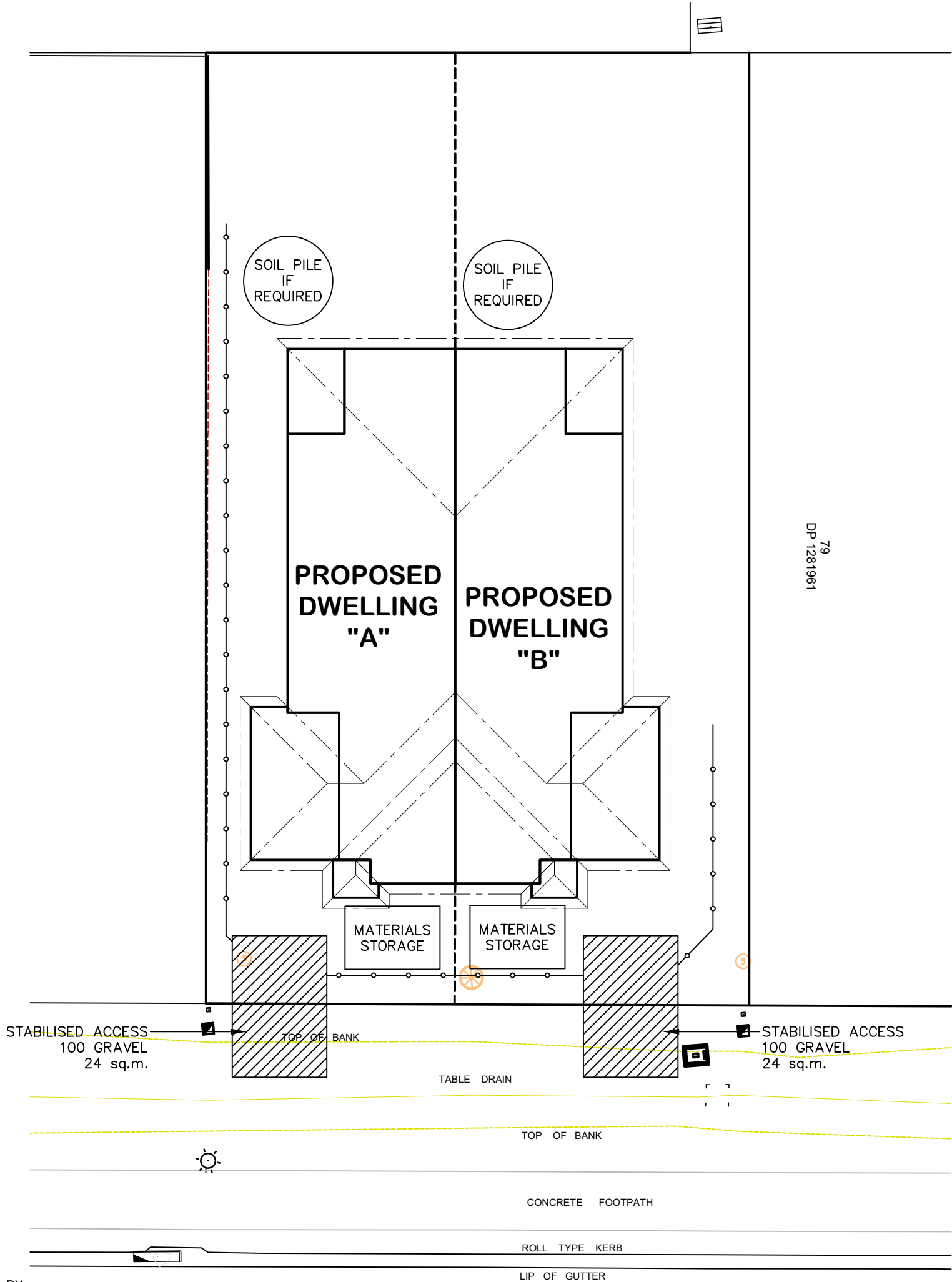
DRAWING:  
SITE PLAN  
LOT 78 LOGAN ESTATE, MUDGEE  
MAAS GROUP PROPERTIES

SHEET:  
3 / 6

JOB No:  
21351

ISSUE:  
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FAIRYDALE

LANE

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



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DRAWING:  
EROSION & SEDIMENT CONTROL PLAN  
LOT 78 LOGAN ESTATE, MUDGEE  
MAAS GROUP PROPERTIES

SHEET:  
4 / 6

JOB No:  
21351

ISSUE:  
D





**AVALON DRAFTING**

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

**LANDSCAPING DETAILS  
DWELLING A**

SITE AREA: 424.4 m<sup>2</sup>  
 GRAVEL TO SIDE: 0.9 m<sup>2</sup>  
 GARDEN BEDS: 34.7 m<sup>2</sup>  
 (LOW WATER GARDEN)  
 TURF: 152.6 m<sup>2</sup>  
 DRIVEWAY AREA: 58.0 m<sup>2</sup>  
 PATH AREA: 38.4 m<sup>2</sup>

-  CONCRETE PATH
-  GRAVEL EDGE BED

**LANDSCAPING DETAILS  
DWELLING B**

SITE AREA: 502.2 m<sup>2</sup>  
 GRAVEL TO SIDE: 0.4 m<sup>2</sup>  
 GARDEN BEDS: 43.4 m<sup>2</sup>  
 (LOW WATER GARDEN)  
 TURF: 235.6 m<sup>2</sup>  
 DRIVEWAY AREA: 58.1 m<sup>2</sup>  
 PATH AREA: 37.1 m<sup>2</sup>

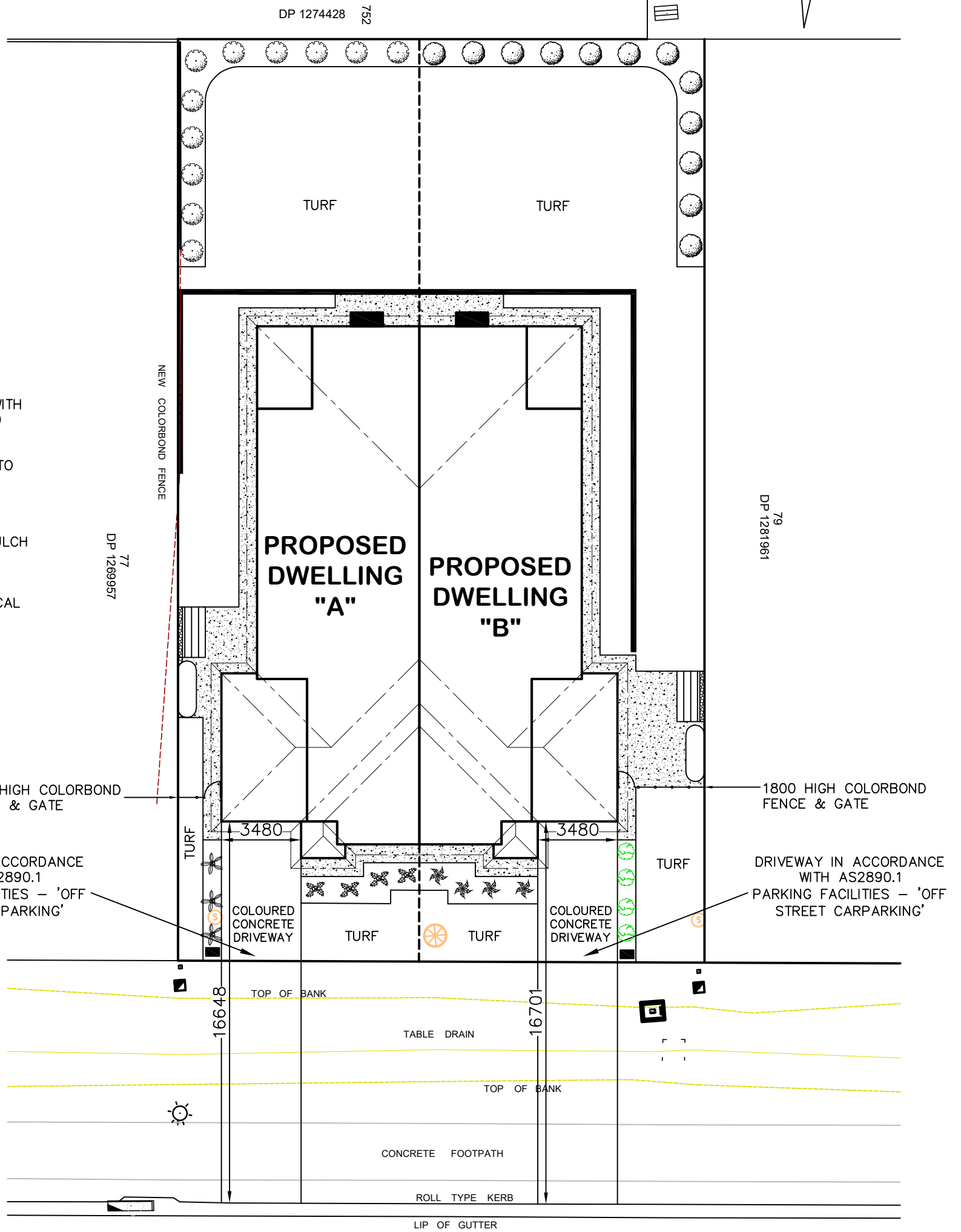
**NOTES**

- 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.





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









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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

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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**DRAWING:**  
 BASIX COMMITMENTS PLAN  
 LOT 78 LOGAN ESTATE, MUDGEES  
 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> RAINWATER TANK RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W R/W TANK CONNECTED TO	34.7 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
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<b>THERMAL COMFORT COMMITMENTS</b> 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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GROUND FLOOR CONSTRUCTION EXTERNAL WALL INTERNAL WALL INTERNAL WALL SHARED WITH GARAGE CEILING AND ROOF	CONCRETE SLAB ON GROUND OTHER/UNDECIDED – R2.60 INC CONSTRUCTION BRICK VENEER – R2.60 INC CONSTRUCTION NIL FLAT CEILING/PITCHED ROOF – CEILING R4, ROOF – SARKING – UNVENTILATED – DARK (SOLAR ABSORPTANCE > 0.7)
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THERMAL COMFORT COMMITMENTS – WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	1800	1500	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	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	E	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	E	2100	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 3000mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	S	1000	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 4200mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	S	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	S	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED

<b>ENERGY COMMITMENTS</b> 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 EXTRACT FAN DUCTED TO ROOF OR FACADE – MANUAL ON/OFF
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<b>ARTIFICIAL LIGHTING</b> 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
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<b>NATURAL LIGHTING</b> KITCHEN BATHROOMS/TOILETS	WINDOW
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<b>APPLIANCES</b> KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE
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**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> RAINWATER TANK RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W R/W TANK CONNECTED TO	43.4 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
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W04	S	1000	1200	ALUMINIUM, SINGLE, CLEAR	EAVE 4200mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	W	2100	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 3000mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	W	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	W	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	W	1200	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
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<b>ENERGY COMMITMENTS</b> 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 EXTRACT FAN DUCTED TO ROOF OR FACADE – MANUAL ON/OFF
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<b>NATURAL LIGHTING</b> KITCHEN BATHROOMS/TOILETS	WINDOW
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<b>APPLIANCES</b> KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE
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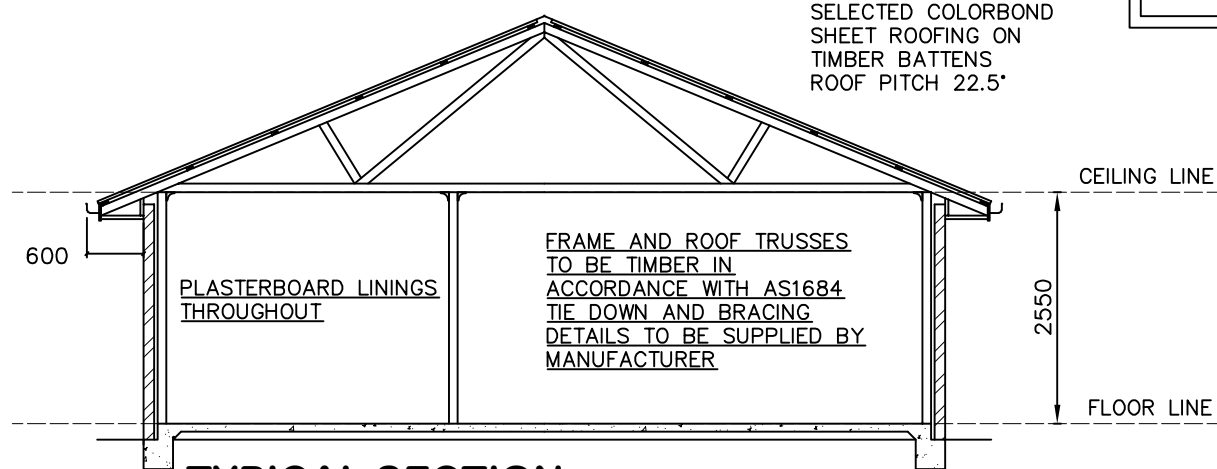
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SELECTED COLORBOND SHEET ROOFING ON TIMBER BATTENS  
ROOF PITCH 22.5°

\* NOTE – WIND CLASSIFICATION TO BE N2

**TYPICAL SECTION**

NOT TO SCALE

CONCRETE SLAB TO ENGINEERS DETAILS



DATE:  
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SCALE:  
N / A

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WP

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BASIX COMMITMENTS & TYP SECTION  
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