

sq.m.
sq.)

NOTES - STAIR TREADS TO
WITH BCA 3.9.1

- SA SMOKE ALARM
- ⊗ EXHAUST FA

* 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.

INCLUDING
TO HAVE
DANCE

TASTIC &
ERGE TO
OF
2019.

T BASIX

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

"BELMORE DG" MODIFIED

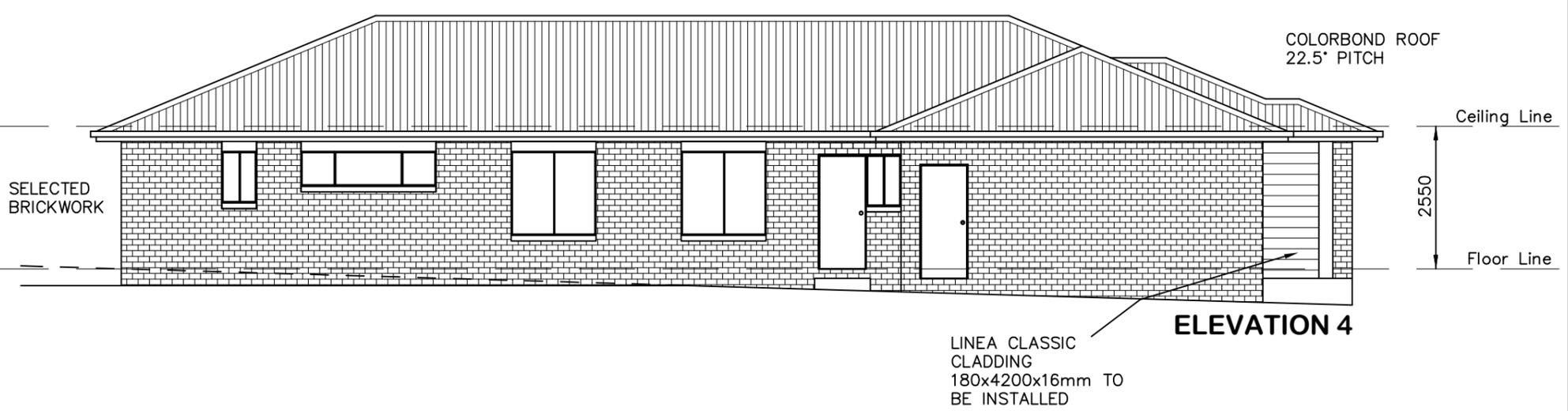
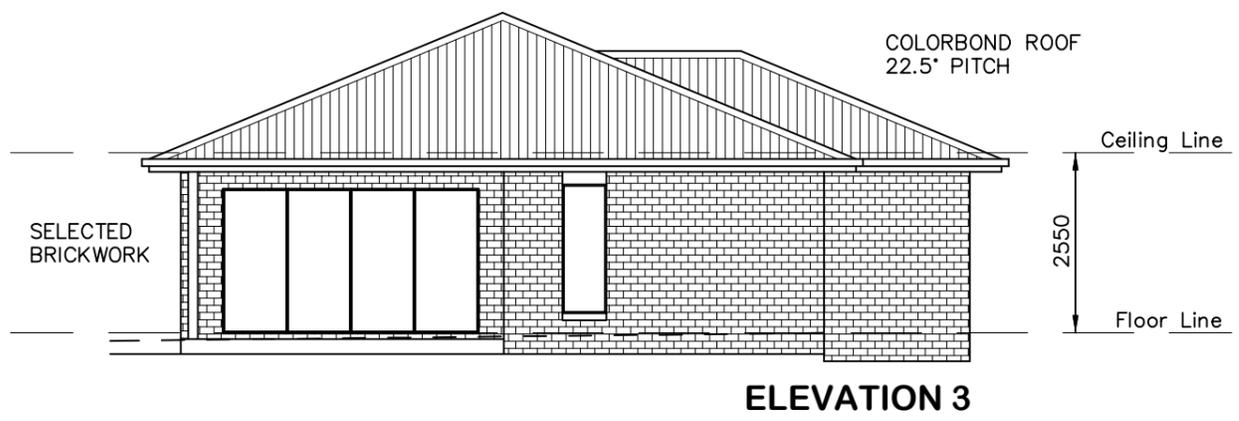
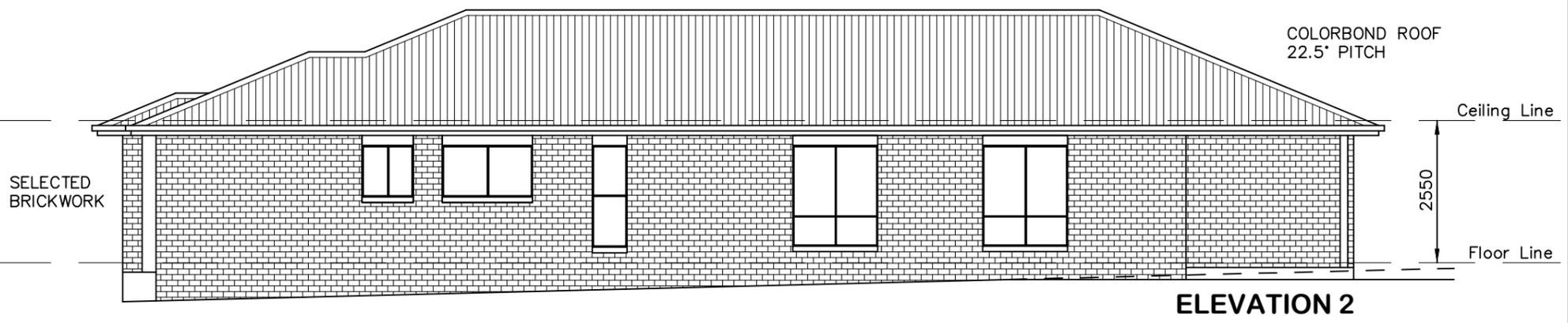


DATE: 07.10.22	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 1 / 8	JOB No: 21368	ISSUE: C

DRAWING:
 FLOOR PLAN - DWELLING A
 LOT 95 DUNNACHIE ST, MUDGEES (NO. 30)
 MAAS GROUP PROPERTIES



GARAGE DOOR
MINIMUM HEIGHT
2120mm



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DATE: 07.10.22	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 2 / 8	JOB No: 21368	ISSUE: C

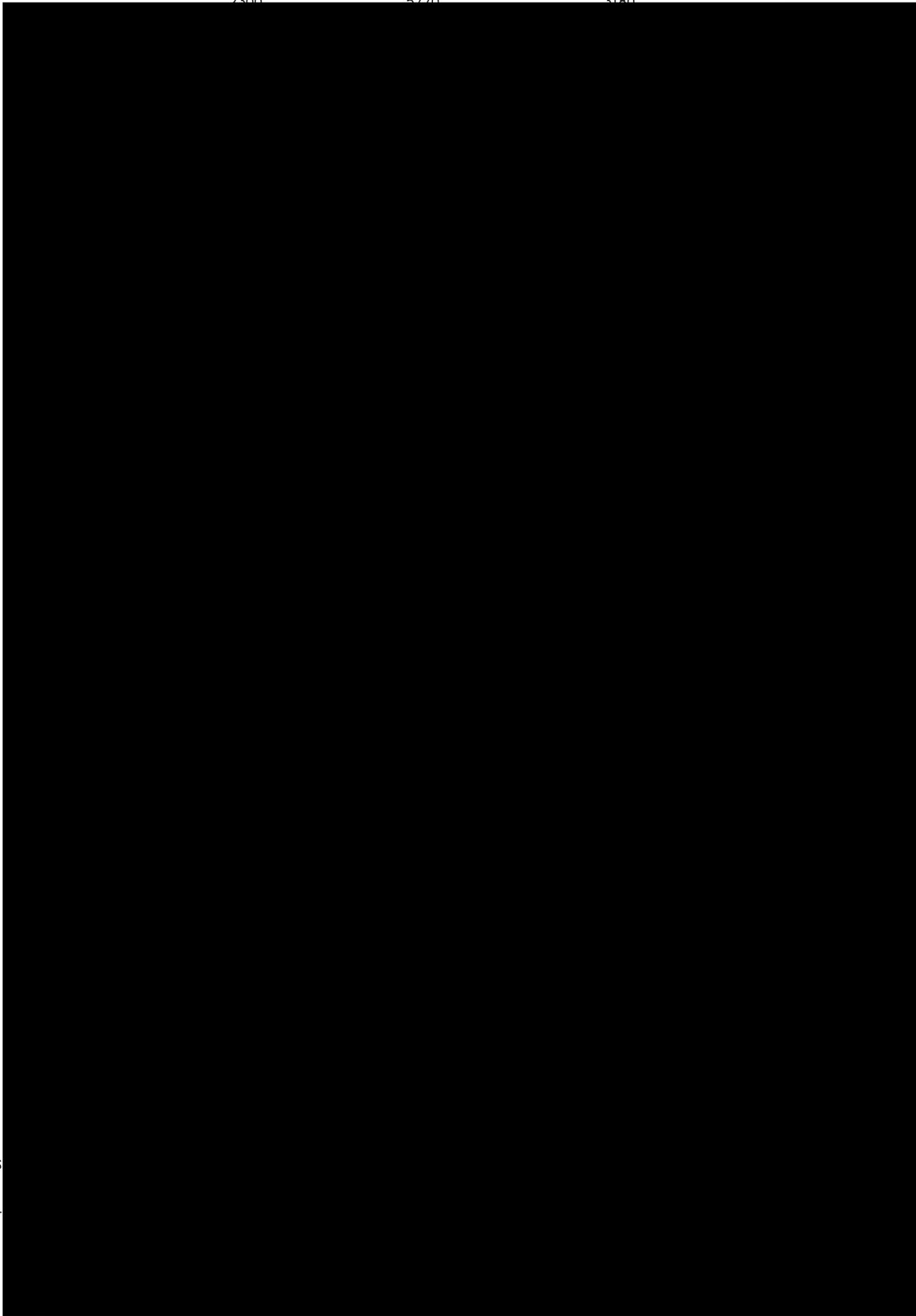
DRAWING:
ELEVATIONS - DWELLING A
LOT 95 DUNNACHIE ST, MUDGEE (NO. 30)
MAAS GROUP PROPERTIES





LIVING	131.78
GARAGE	39.11
PATIO	2.67
REAR PATIO	9.76

33.32 sq.m.
19.73 sq.)



NOTES - STAIR TREADS WITH BCA 3.9

- SA SMOKE AL
- ⊗ EXHAUST

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ED (INCLUDING BO) TO HAVE CORDANCE

ING TASTIC & CHARGE TO D ROOF NCC 2019. TCH EVANT BASIX

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

"ELIZABETH DG"

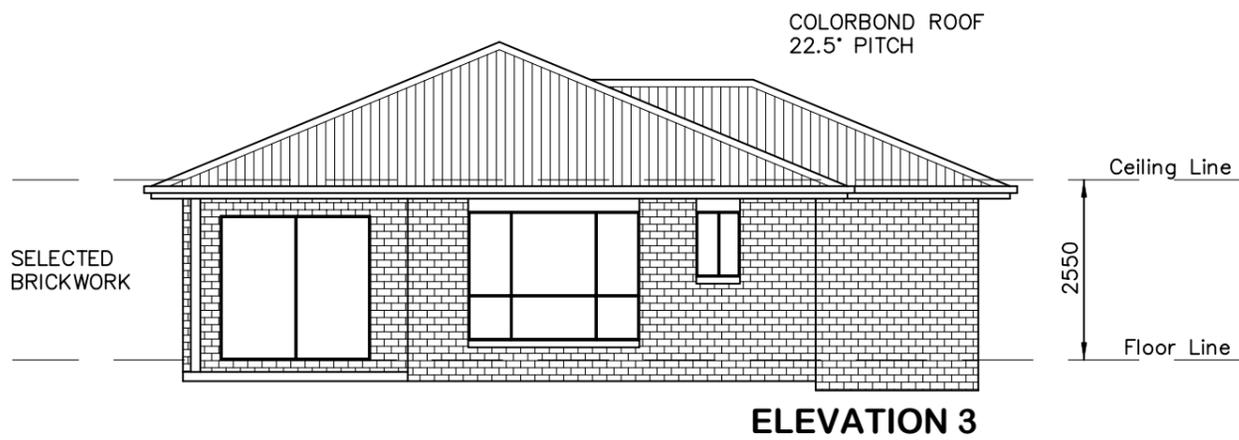
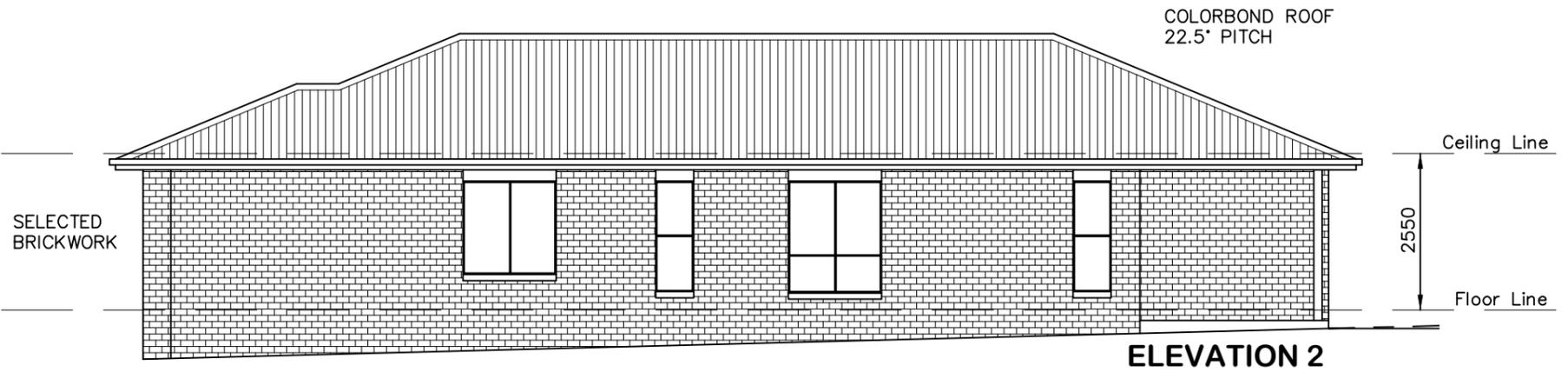


DATE: 07.10.22	SCALE: 1:100 (A3)	DRAWN: WP
SHEET: 3 / 8	JOB No: 21368	ISSUE: C

DRAWING:
FLOOR PLAN - DWELLING B
LOT 95 DUNNACHIE ST, MUDGEES (NO. 30)
MAAS GROUP PROPERTIES



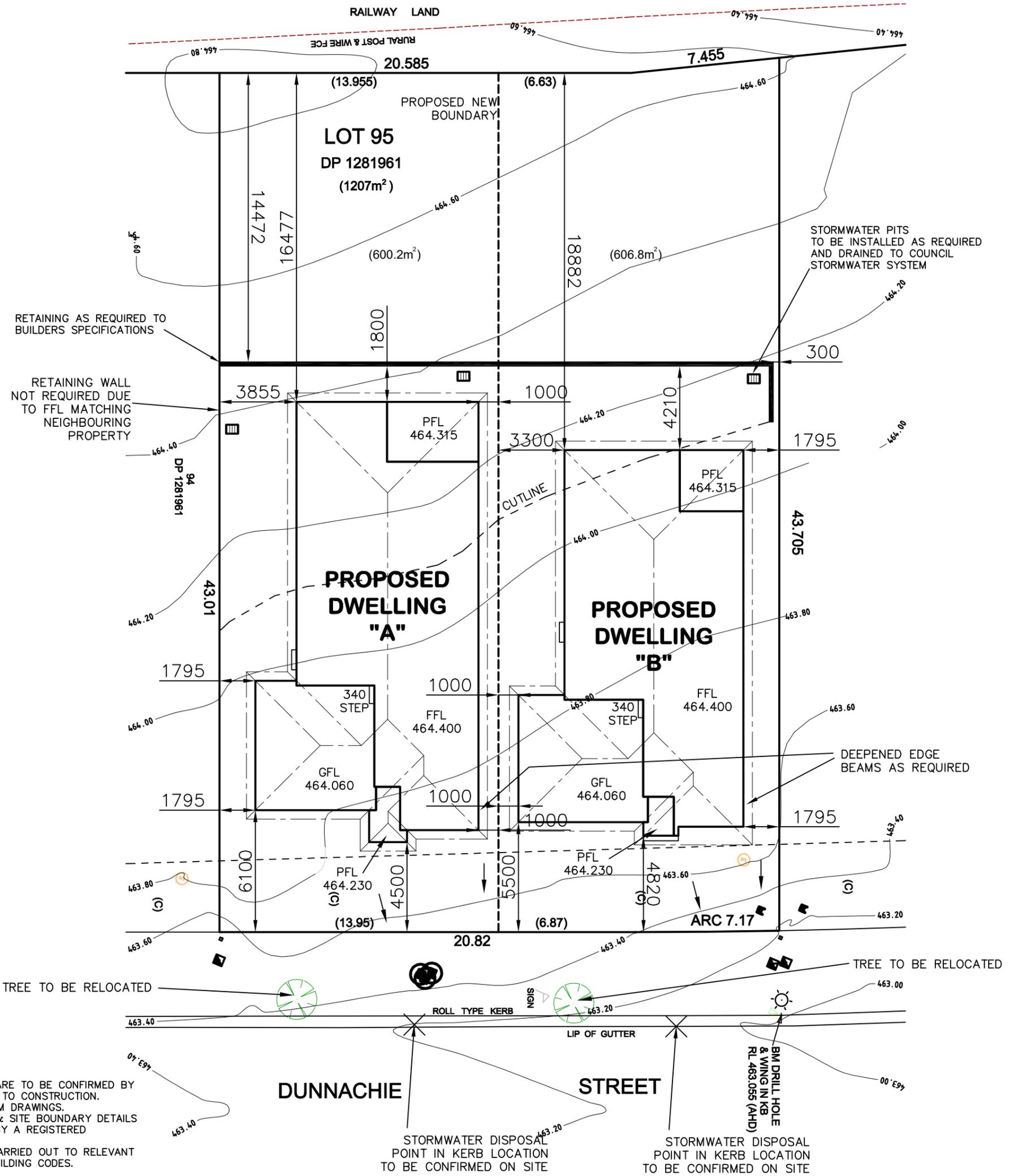
GARAGE DOOR
MINIMUM HEIGHT
2120mm



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	DATE: 07.10.22	SCALE: 1:100 (A3)	DRAWN: WP	DRAWING: ELEVATIONS - DWELLING B LOT 95 DUNNACHIE ST, MUDGEE (NO. 30) MAAS GROUP PROPERTIES	
	SHEET: 4 / 8	JOB No: 21368	ISSUE: C		

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



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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:
07.10.22

SCALE:
1:200 (A3)

DRAWN:
WP

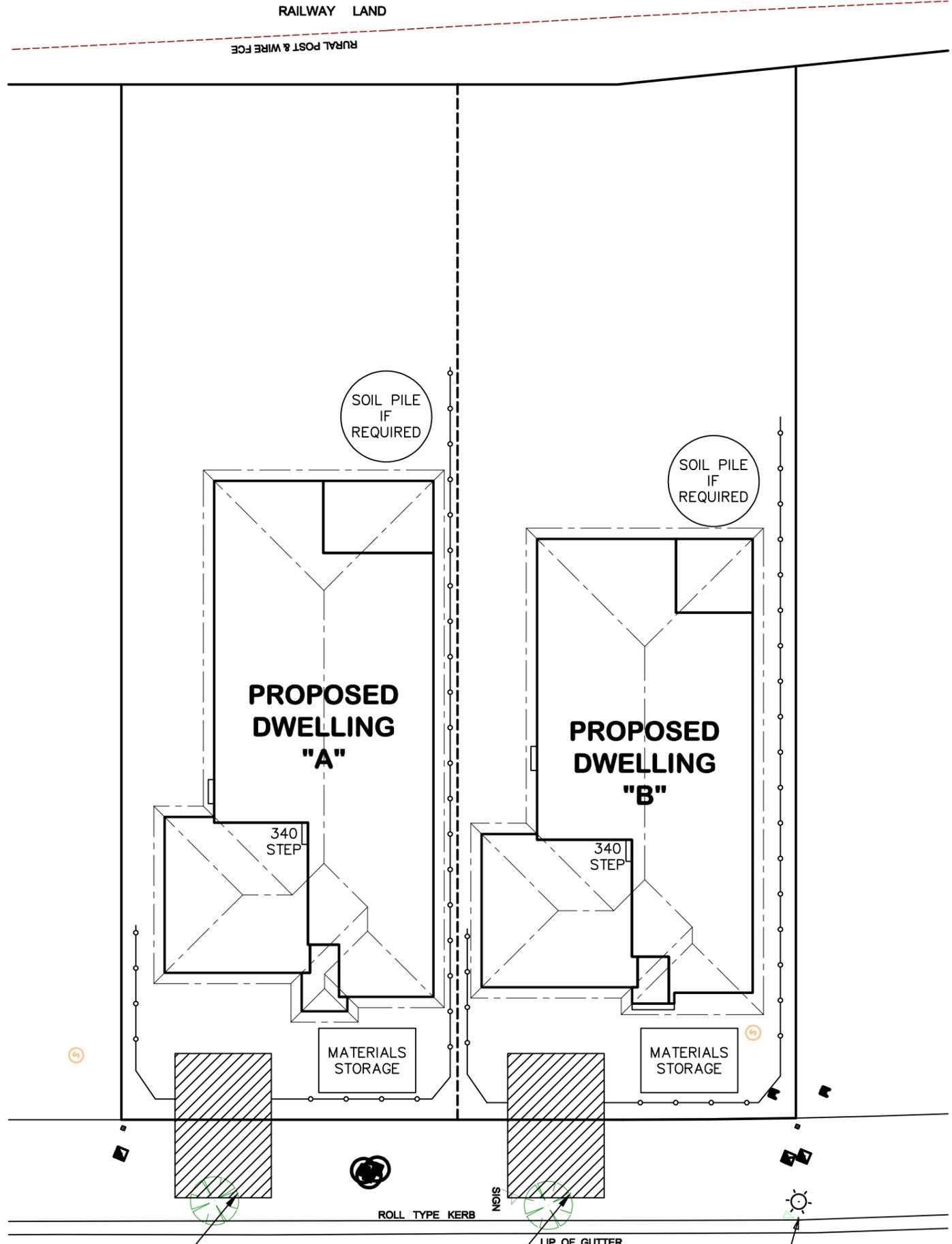
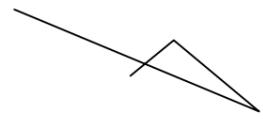
DRAWING:
SITE PLAN
LOT 95 DUNNACHIE ST, MUDGEE (NO. 30)
MAAS GROUP PROPERTIES

SHEET:
5 / 8

JOB No:
21368

ISSUE:
C





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STABILISED ACCESS
100 GRAVEL
24 sq.m.

DUNNACHIE

STABILISED ACCESS
100 GRAVEL
24 sq.m.

STREET

BM DRILL HOLE
& WING IN KB
RL 463.056 (AHD)

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:
07.10.22

SCALE:
1:200 (A3)

DRAWN:
WP

DRAWING:
EROSION & SEDIMENT CONTROL PLAN
LOT 95 DUNNACHIE ST, MUDGEE (NO. 30)
MAAS GROUP PROPERTIES

SHEET:
6 / 8

JOB No:
21368

ISSUE:
C



**AVALON
DRAFTING**

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

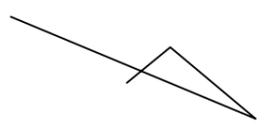
LANDSCAPING DETAILS – DWELLING A

LANDSCAPING DETAILS – DWELLING B

SITE AREA: 600.2 m²
 GRAVEL TO SIDE: 10.5 m²
 GARDEN BEDS: 37.0 m²
 (LOW WATER GARDEN)
 TURF: 237.8 m²
 SYNTHETIC TURF: 18.4 m²
 DRIVEWAY AREA: 58.5 m²
 PATH AREA: 54.7 m²

SITE AREA: 606.8 m²
 GRAVEL TO SIDE: 23.3 m²
 GARDEN BEDS: 33.6 m²
 (LOW WATER GARDEN)
 TURF: 254.4 m²
 SYNTHETIC TURF: 19.2 m²
 DRIVEWAY AREA: 60.5 m²
 PATH AREA: 52.5 m²

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



RAILWAY LAND

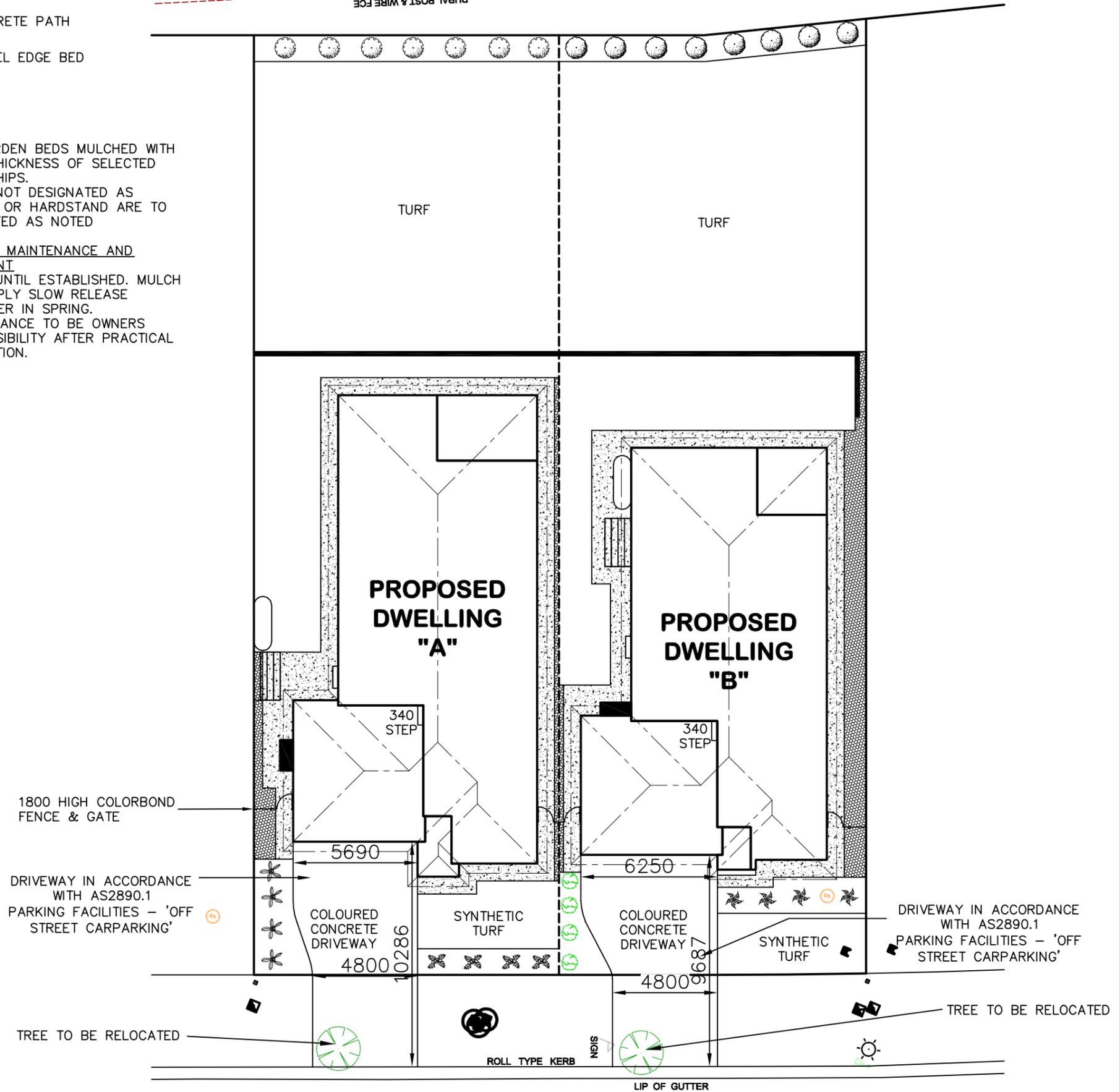
-  CONCRETE PATH
-  GRAVEL EDGE BED

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.



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DUNNACHIE STREET

LEGEND:

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

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



DATE: 07.10.22	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 7 / 8	JOB No: 21368	ISSUE: C

DRAWING:
 BASIX COMMITMENTS PLAN
 LOT 95 DUNNACHIE ST, MUDGEE (NO. 30)
 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	37 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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GROUND FLOOR CONSTRUCTION EXTERNAL WALL INTERNAL WALL INTERNAL WALL SHARED WITH GARAGE CEILING AND ROOF	CONCRETE SLAB ON GROUND BRICK VENEER - R2.60 INC CONSTRUCTION OTHER/UNDECIDED - 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	N	1800	1500	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	900	1600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	N	900	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	E	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W07	E	1800	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W08	S	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	S	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 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	600	2400	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	S	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W13	W	1800	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W14	W	2100	3600	ALUMINIUM, SINGLE, CLEAR	EAVE 3600mm, 240mm 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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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
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NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS	WINDOW WINDOW x 3
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APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE
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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.

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	33.6 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
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GROUND FLOOR CONSTRUCTION EXTERNAL WALL INTERNAL 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)
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WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
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W05	E	1800	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 1050mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	S	900	1200	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	S	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W09	S	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W10	W	900	600	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W11	W	1800	2400	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W12	W	2100	2100	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 WINDOW x 3
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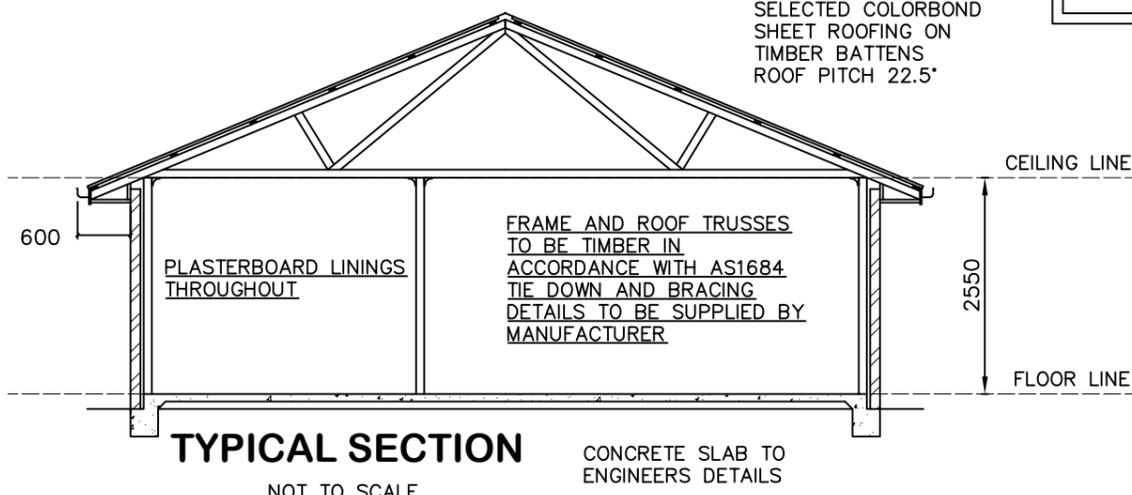
APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING	WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE
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TYPICAL SECTION

NOT TO SCALE

CONCRETE SLAB TO ENGINEERS DETAILS

SELECTED COLORBOND SHEET ROOFING ON TIMBER BATTENS
ROOF PITCH 22.5°

* NOTE - WIND CLASSIFICATION TO BE N2



DATE: 07.10.22	SCALE: N / A	DRAWN: WP
SHEET: 8 / 8	JOB No: 21368	ISSUE: C

DRAWING:
BASIX COMMITMENTS & TYP SECTION
LOT 95 DUNNACHIE ST, MUDGEES (NO. 30)
MAAS GROUP PROPERTIES

