


SITE PLAN
SCALE 1:NTS

BASIX Notes - Main Dwelling

- Water**
- 3,000L Rain Water Tank Connected to:
 - All toilets in the development
 - At least one outdoor tap
 - Rain Water Tank to collect water from at least 324 m² of roof area of the development
- Fixtures:**
- Showerheads - Minimum 4 Star Rating
 - Toilet - Minimum 4 Star Rating
 - Kitchen Taps - Minimum 4 Star Rating
 - Bathroom Taps - Minimum 4 Star Rating
- Thermal Comfort**
- See section drawing for Thermal Comfort Commitments
- Energy**
- HW - Gas Instantaneous (Rated 5 Star)
 - Cooling System - Living Area - Air Conditioning (1 Phase - Rated 5.5 Star)
 - Bedrooms - Air Conditioning + Ceiling Fans (1 Phase - Rated 5.5 Star)
 - Heating System - Living Area - Air Conditioning (1 Phase - Rated 5.5 Star)
 - Bedrooms - Air Conditioning (1 Phase - Rated 5.5 Star)
 - The cooling and heating system must provide for day/night zoning between living and bedroom areas
- Exhaust Systems:**
- Bathroom
 - Individual Fan - not ducted (Manual Switch On/Off)
 - Individual Fan - ducted to facade or roof (Manual Switch On/Off)
 - Natural Ventilation Only
- Artificial Lighting:**
- The primary type of artificial lighting must be either fluorescent or LED lighting in each of the following rooms:
- The Laundry
 - All Hallways
- Other:**
- Gas Cooktop & Gas Oven
- A fixed outdoor clothes drying line must be installed as part of the development
- Each refrigerator space in the development must be constructed so that it is well ventilated

A	OCT 2022	GD	ISSUED FOR APPROVAL
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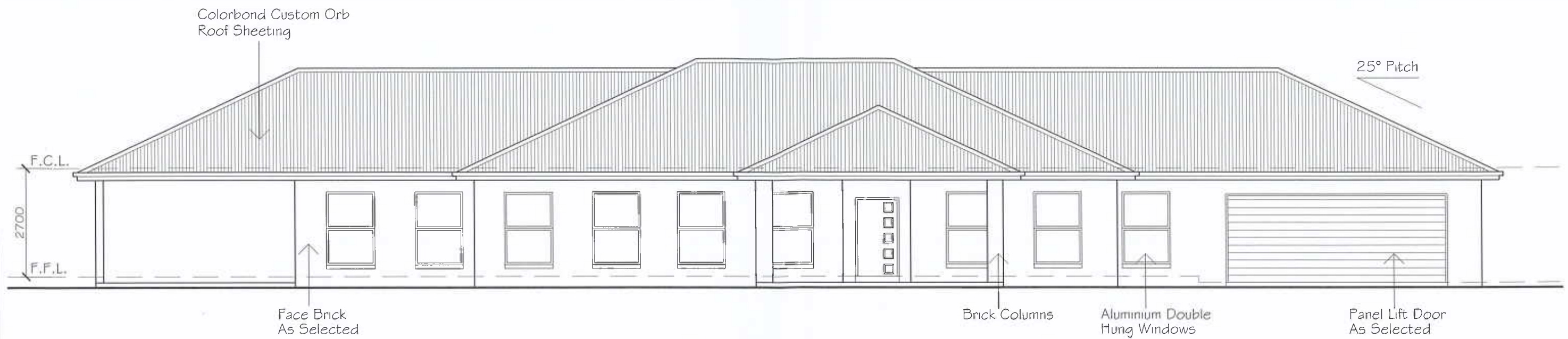
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CLIENT:
BEC AND STEVE DOLLISSON

TITLE:
PROPOSED NEW RESIDENCE
42 GUNTAWANG STREET GULGONG

SCALE: N.T.S.	FILE: 3755-A01	DWG No.	REV.
DRAWN: G.D.	DATE: OCT 2022	3755-A01	A
CKD: M.F.	DATE: OCT 2022		



NORTH ELEVATION

Scale 1:100



SOUTH ELEVATION

Scale 1:100



EAST ELEVATION

Scale 1:100



WEST ELEVATION

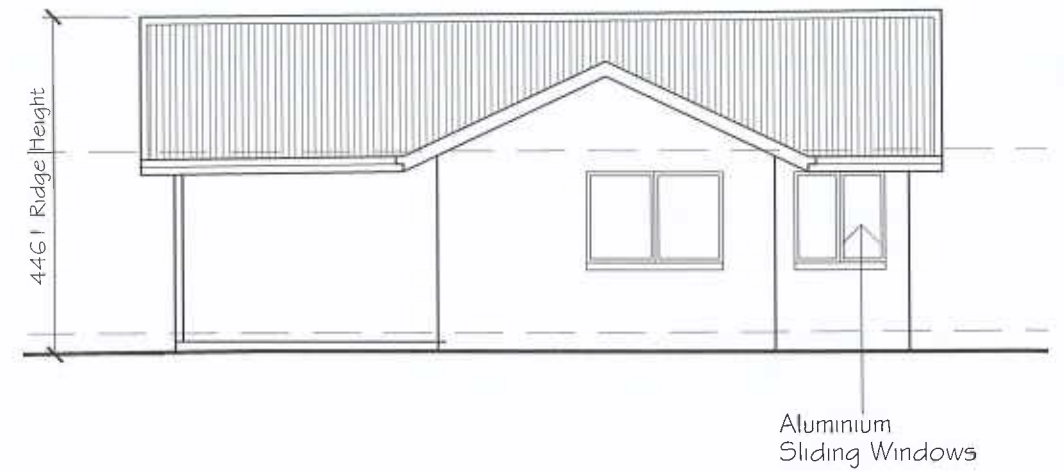
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<p>Giselle Denley Drafting Services</p> <p>giselle.denley@bigpond.com 0417 688 326 53 Hill Sixty Drive Mudgee NSW 2850</p>			
CLIENT: BEC AND STEVE DOLLISSON			
TITLE: PROPOSED NEW RESIDENCE 42 GUNTAWANG STREET GULGONG			
SCALE: 1:100	FILE: 3755-A01	DWG No.	REV.
DRAWN: G.D.	DATE: OCT 2022	3755-A03	A
GKD: M.F.	DATE: OCT 2022		



EAST ELEVATION

Scale 1:100



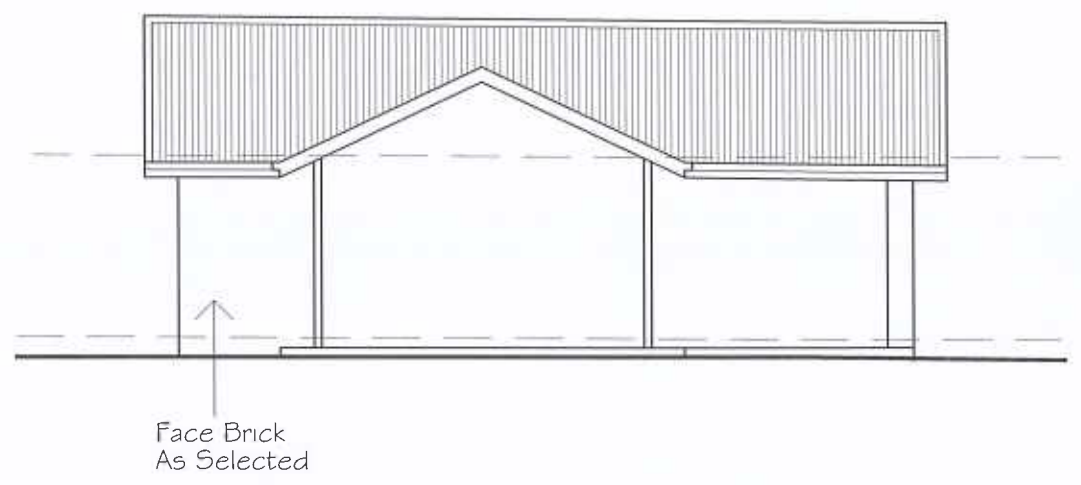
NORTH ELEVATION

Scale 1:100



WEST ELEVATION

Scale 1:100




SOUTH ELEVATION

Scale 1:100

SECONDARY DWELLING ELEVATIONS

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SCALE: 1:100	FILE: 3755-A01	DWG No.	REV.
DRAWN: G.D.	DATE: OCT 2022	3755-A05	A
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