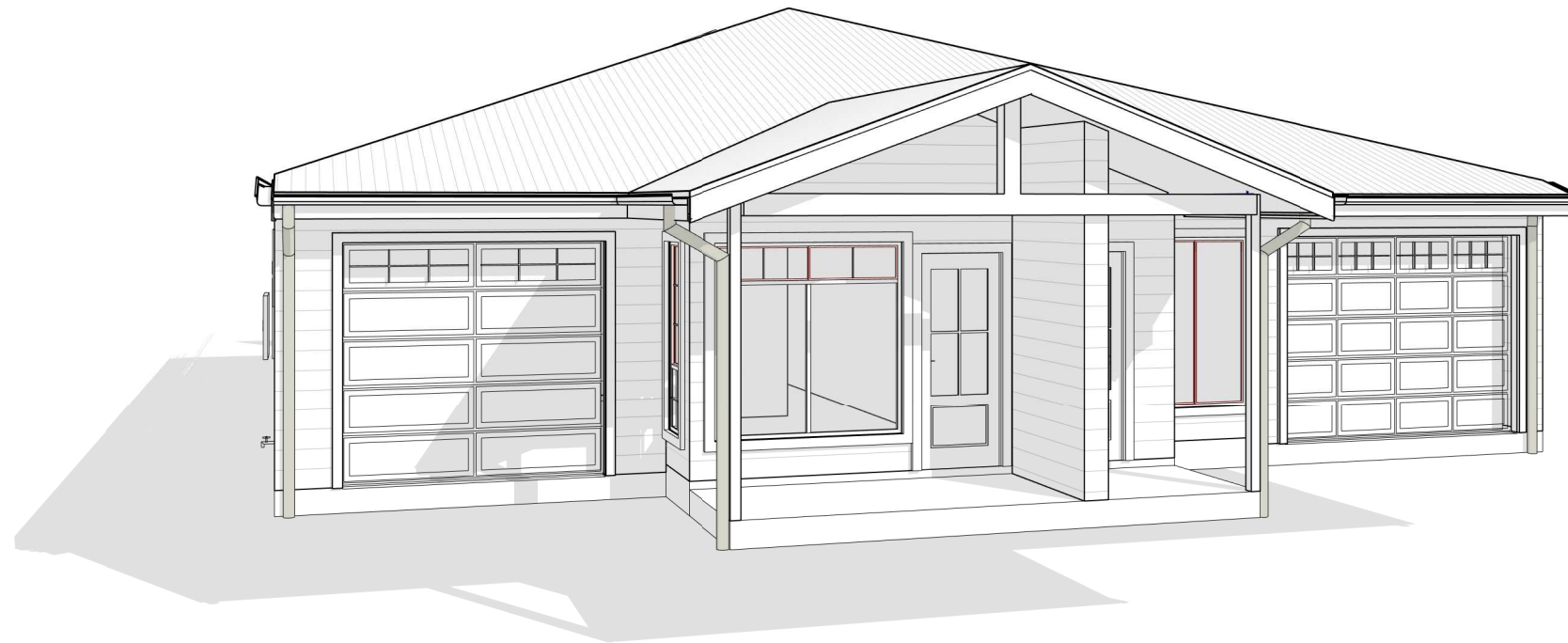




SHEET	DESCRIPTION
A001	COVER SHEET
A002	SITE PLAN
A003	SUB-DIVISION PLAN
A004	DRIVEWAY DETAILS - UNIT A
A005	DRIVEWAY DETAILS - UNIT B
A006	CONCEPT STORMWATER PLAN
A007	SITE MANAGEMENT PLAN
A008	GROUND FLOOR PLAN
A009	ELEVATIONS
A010	ELEVATIONS
A011	SECTION WINDOW & DOOR SCHEDULES
A012	FLOOR COVERING PLAN
A013	ROOF PLAN
A014	SITE ANALYSIS
A015	NOTIFICATION PLAN
A016	LANDSCAPE PLAN
A017	GROSS FLOOR AREA PLAN
A018	PARTY WALL DETAILS
A019	BASIX NOTES
A020	BASIX NOTES
A021	NATHERS NOTES - DWELLING A
A022	NATHERS NOTES - DWELLING B



04.09.22	12	AMENDED PLANS AS PER COUNCIL'S LETTER	EDD
20.06.22	11	BASIX AND NATHERS NOTES ADDED	EDD
27.05.22	10	SKYLIGHTS RELOCATED, GARAGE AWNING AND ROUND WINDOW AMENDED	EDD
26.05.22	9	PORCH WINDOW, WALL & FEATURE AMENDED	EDD
25.05.22	8	ROOF PITCH, FFL & PORCH BATTEN AMENDED	EDD
23.05.22	7	AMENDED PLANS	EDD
23.04.22	6	IMPORT FILL	EDD
31.03.22	5	AMENDED FACADE	EDD
29.03.22	4	PRELIMINARY FACADE / ELEVATIONS	EDD
25.03.22	3	MOVED KITCHEN TO REAR OF THE DWELLING	EDD
25.03.22	2	AMENDED TO DOUBLE GARAGE ILO SINGLE GARAGE	EDD
23.03.22	1	DA PLAN	ME
DATE	REV	DESCRIPTION	BY

NOTE:
ARTISTIC IMPRESSION IS FOR ILLUSTRATION PURPOSES ONLY. COLOURS AND MATERIAL FINISHES WILL BE SUBJECT TO FINAL SELECTIONS.

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEES, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
COVER SHEET

ESTATE:
STAGE:
SCALE @ A3:

DA

REV. NO:
12

JOB NO:
21001

SHEET NO:
A001

DATE:
04.09.22

DRAWN:
EDD

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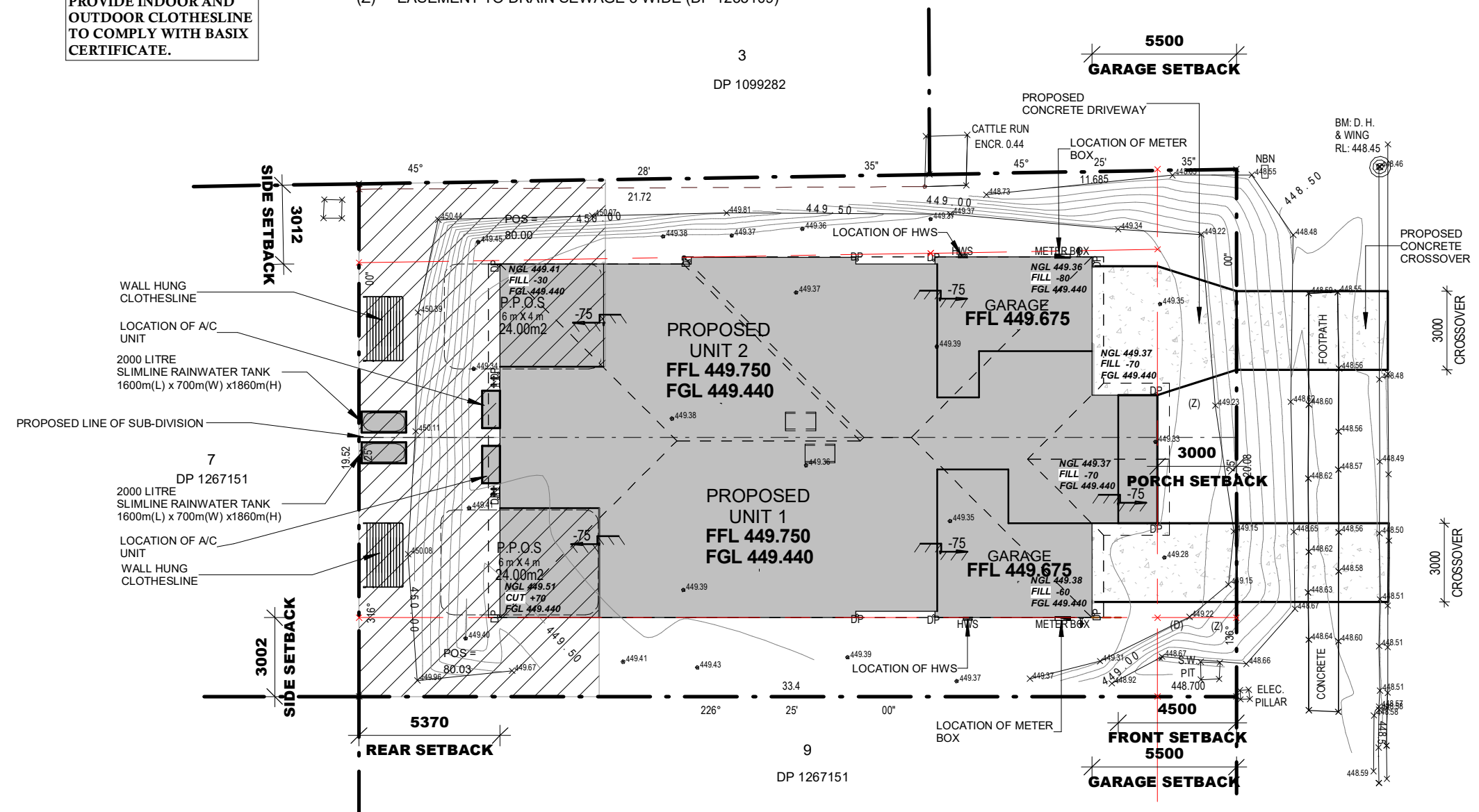
NOTES:
FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.



SCRAPE SITE TORL 449.440

- (A) - EASEMENT TO DRAIN SEWAGE 3 WIDE (DP 1267151)
- (B) - EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE (DP 1267151)
- (D) - EASEMENT TO DRAIN WATER 3 WIDE (DP 1267151)
- (Z) - EASEMENT TO DRAIN SEWAGE 3 WIDE (DP 1233109)

NOTE:
 PROVIDE INDOOR AND
 OUTDOOR CLOTHESLINE
 TO COMPLY WITH BASIX
 CERTIFICATE.



LANE

SALEYARDS

WIND CLASSIFICATION:	■■■	
SLAB CLASSIFICATION:	■■■	
PROPERTY DESCRIPTION		
LOT:	8	
D.P.:	1267151	
L.G.A.:	MID-WESTERN REGIONAL	
DA COUNCIL APPROVAL		
COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED. REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.		
TOTAL SITE AREA:	661.10	
	UNIT 1	UNIT 2
SITE AREA:	329.57	331.53
SITE COVERAGE AREA		
GROUND FLOOR AREA:	114.17	114.72
GARAGE AREA:	27.32	23.38
PROPOSED SITE COVERAGE:	42.93%	41.66%
MAX SITE COVERAGE:	50%	50%
LANDSCAPE		
TOTAL HARDSTAND AREA:	159.61	155.91
DRIVEWAY AREA:	19.22	24.43
LESS THAN 1m:	0.00	0.00
PORCH/VERANDAH AREA:	2.42	2.42
ALFRESCO AREA:	15.70	15.39
REMAINING SOFT LANDSCAPE AREA:	150.74	151.19
PROPOSED LANDSCAPE AREA:	45.74%	45.60%
MIN. REQUIRED BY COUNCIL:	N / A	N / A

PRIVATE OPEN SPACE		
PRINCIPLE PRIVATE OPEN SPACE:	80.00	80.00
PRIVATE OPEN SPACE:	80.00	80.03
MIN. ALLOWABLE BY COUNCIL:	80.00	80.00
MIN. ALLOWABLE BY COUNCIL:	N / A	N / A

PRIVATE OPEN SPACE		
PRINCIPAL PRIVATE OPEN SPACE		

www.dialbeforeyoudig.com.au

DIAL 1100
BEFORE YOU DIG

DRIVEWAY AREA	
DRIVEWAY A	19.22 m ²
DRIVEWAY B	24.43 m ²
Grand total	43.65 m ²

CROSSOVER AREA	
CROSSOVER A	17.38 m ²
CROSSOVER B	17.30 m ²
Grand total	34.68 m ²

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 8, DP:1267151
 (No.51) SALEYARDS LANE
 MUDGEE, NSW 2850**

PROJECT NAME:
**PROPOSED TORRENS TITLE
 SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
SITE PLAN

ESTATE:
 STAGE:
 SCALE @ A3:

DA

1 : 200

REV. NO:
12

JOB NO:
21001

SHEET NO:
A002

DRAWN:
EDD

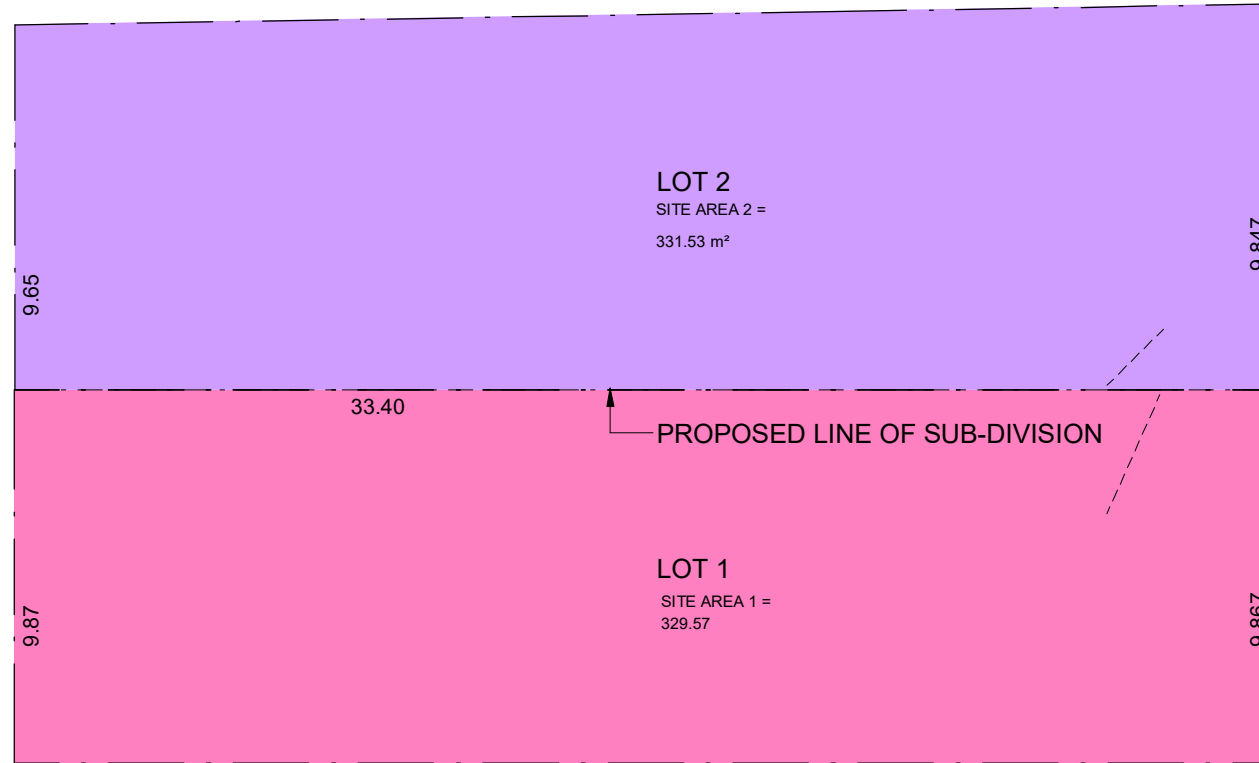
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MUDGEES, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
SUB-DIVISION PLAN

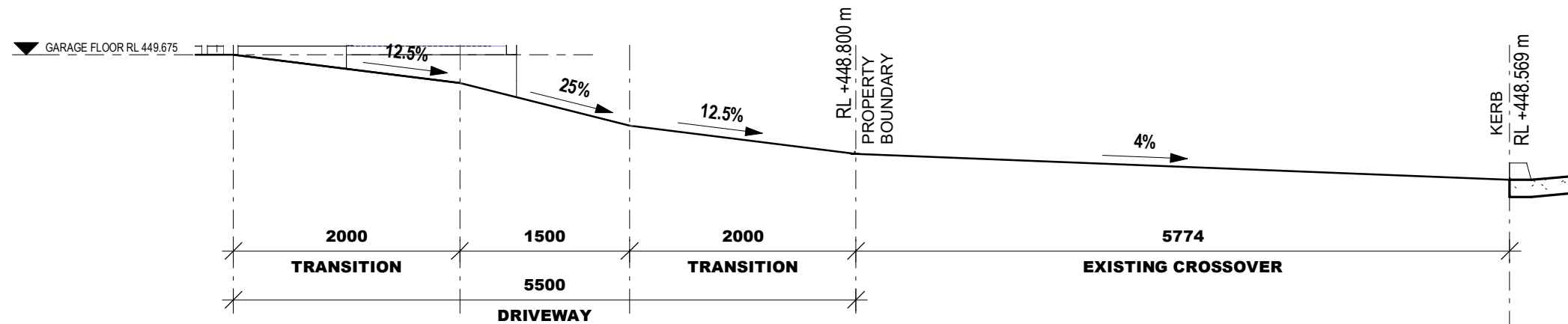
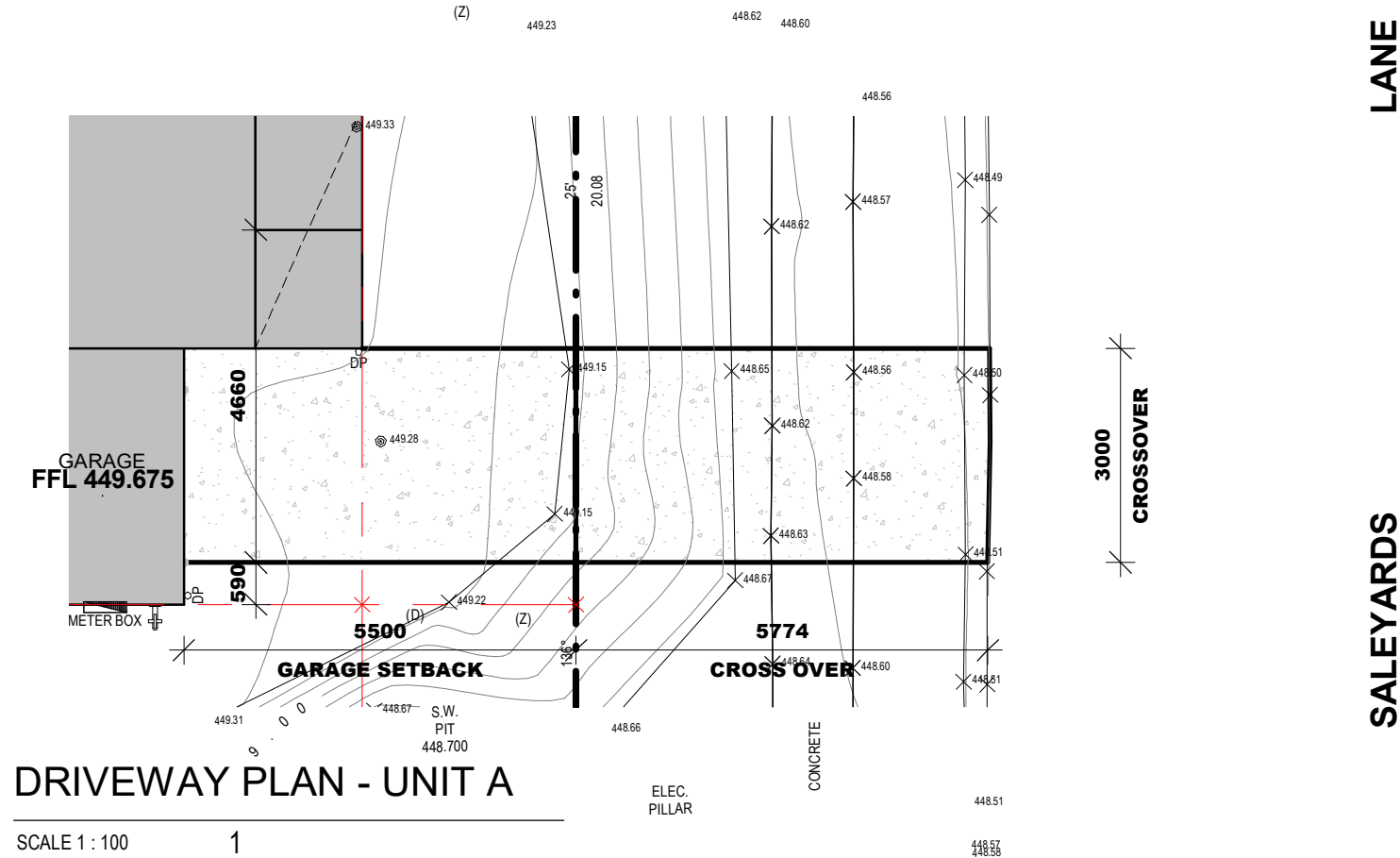
ESTATE:
STAGE:
DA
SCALE @ A3:
1 : 200

REV. NO:
12
JOB NO:
21001
DRAWN:
EDD
SHEET NO:
A003
DATE:
04.09.22

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NOTE:
DRIVEWAY TO COMPLY WITH AS2890.1:2004.

NOTES

SAG GRADE REFERS TO THE GRADE MADE BY AN **OBTUSE** ANGLE WITHIN A PROFILE.

SUMMIT GRADE REFERS TO THE GRADE MADE BY A **REFLEX** ANGLE WITHIN A PROFILE.

DRIVEWAY GRADIENT PROFILES ARE TO BE TAKEN THROUGH THE **SHORTEST** LENGTH OF DRIVEWAY AND/OR THE **CRITICAL** SIDE OF THE DRIVEWAY (I.E. THE WORST CASE SCENARIO).

FOR A **HIGH** LEVEL DRIVEWAY, THE PROFILE SHOULD BE DRAWN USING THE **LOWEST** LEVEL ON THE KERB.

FOR A **LOW** LEVEL DRIVEWAY, THE PROFILE SHOULD BE DRAWN USING THE **HIGHEST** LEVEL ON THE KERB.

RETAIN THE EXISTING CROSSOVER LEVELS WHERE PRACTICABLE UNLESS ALTERNATE LEVELS ARE SPECIFIED BY COUNCIL.

CHECK WITH COUNCIL IF THE AUSTRALIAN STANDARD TAKES PRECEDENCE OVER COUNCIL'S STANDARD.

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEE, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
DRIVEWAY DETAILS - UNIT A

ESTATE:
STAGE:
SCALE @ A3:

DA
As indicated

REV. NO:
12

JOB NO:
21001

SHEET NO:
A004

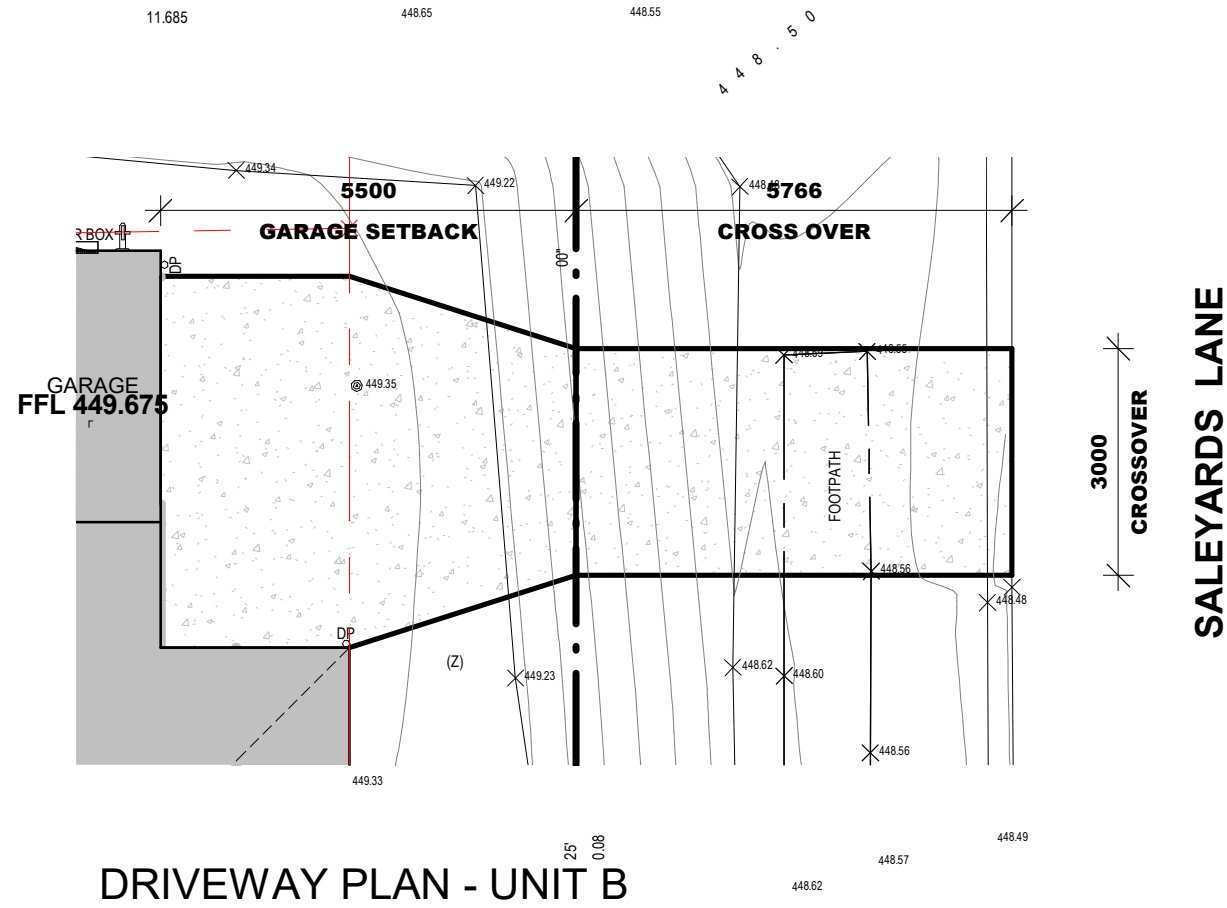
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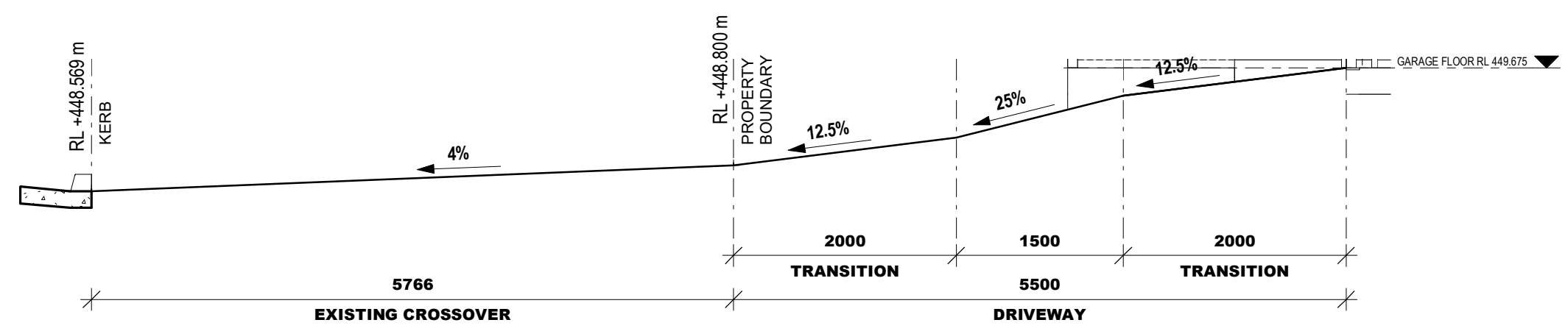
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DRIVEWAY PLAN - UNIT B

SCALE 1 : 100 1



DRIVEWAY GRADIENT UNIT B

SCALE 1 : 50 2

NOTE:
DRIVEWAY TO COMPLY WITH AS2890.1:2004.

NOTES

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FOR A **LOW** LEVEL DRIVEWAY, THE PROFILE SHOULD BE DRAWN USING THE **HIGHEST** LEVEL ON THE KERB.

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(No.51) SALEYARDS LANE
MUDGEE, NSW 2850

PROJECT NAME:
PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY

SHEET NAME:
DRIVEWAY DETAILS - UNIT B

ESTATE:
STAGE:
SCALE @ A3:

DA

As indicated

REV. NO:
JOB NO:
SHEET NO:
DATE:

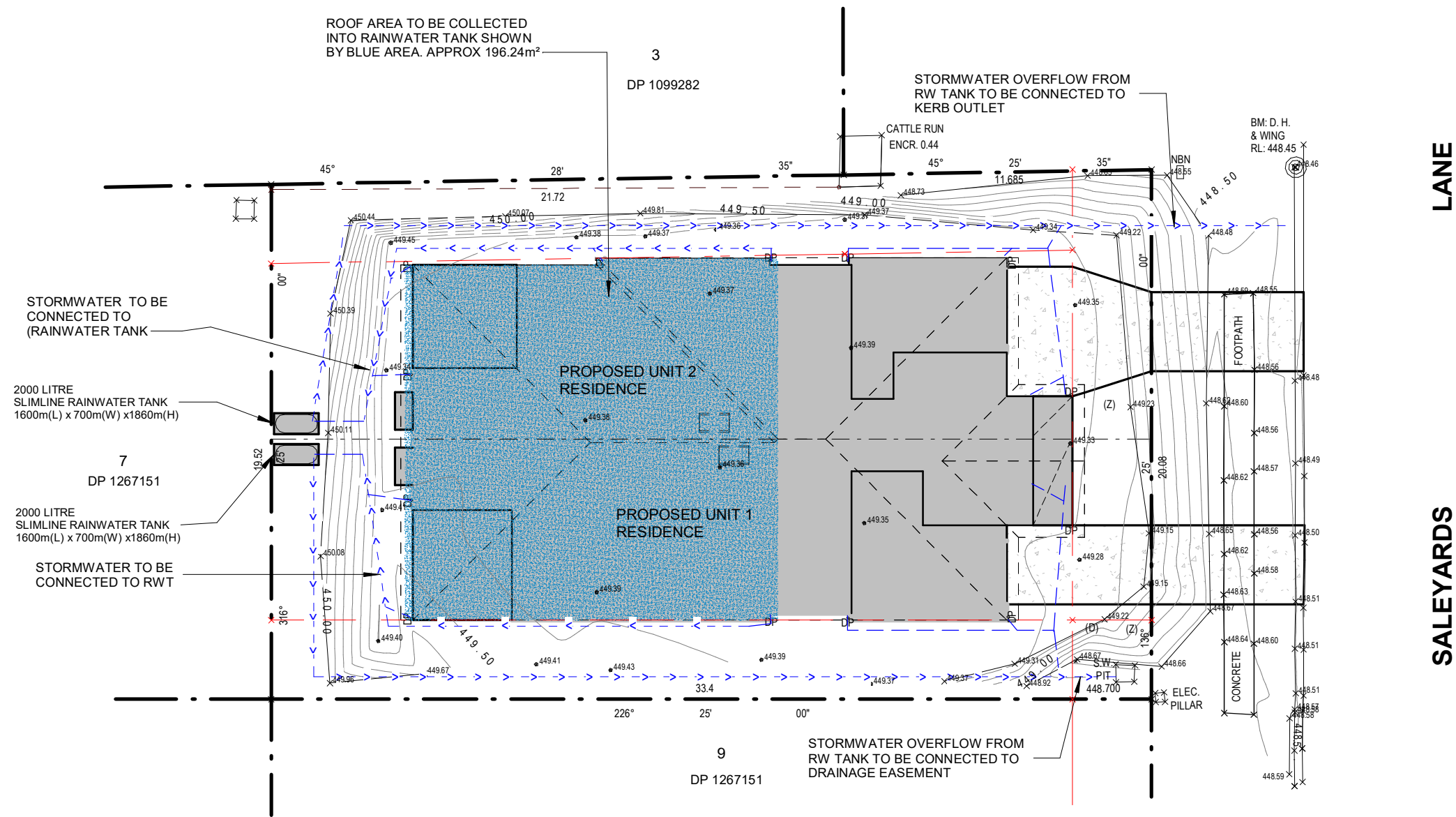
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LANE
SALEYARDS

DOWNSPIPE COUNT	
AREA	NO. OF DOWNSPIPES
354.05 m ²	12

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEE, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
CONCEPT STORMWATER PLAN

ESTATE:
STAGE:
SCALE @ A3:

DA

1 : 200

REV. NO:
12

JOB NO:
21001

SHEET NO:
A006

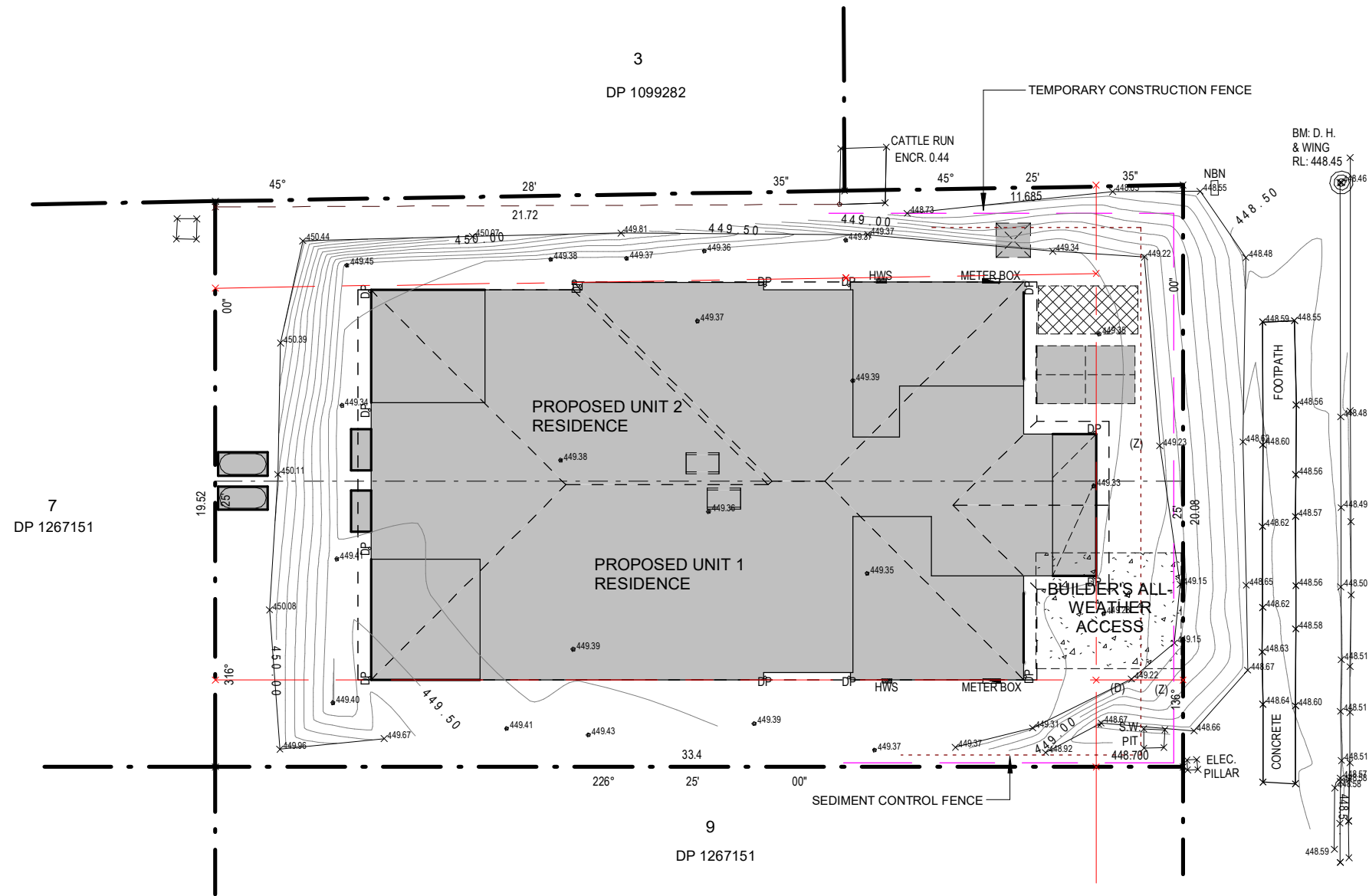
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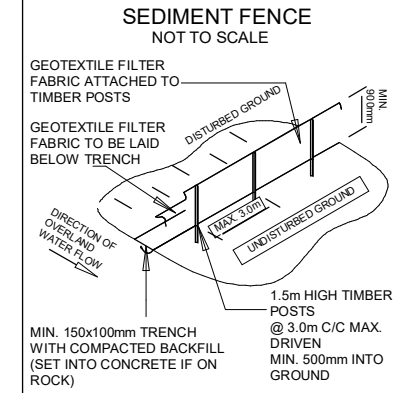
NOTES:
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LANE
SALEYARDS

NOISE AND VIBRATION CONTROL:
 -BOREHOLE REPORT SHOWS NO ROCK WITHIN SITE. MINIMAL VIBRATION AND NOISE DURING PIER HOLE DRILLING.
 - SITE PLAN INDICATES MINIMAL CUT AND FILL. PLANT USE WILL BE LOW IMPACT AND FOR MINIMAL TIMBERFRAMES.

- SEDIMENT CONTROL NOTES**
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
 8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



LEGEND	
	CONSTRUCTION FENCE
	SEDIMENT CONTROL FENCE
	WASTE STOCKPILE
	BUILDERS WASTE
	ALL WEATHER ACCESS
	ONSITE PORTABLE TOILET

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEES, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
SITE MANAGEMENT PLAN

ESTATE:
STAGE:
SCALE @ A3:

DA

As indicated

REV. NO:
12

JOB NO:
21001

SHEET NO:
A007

DATE:
04.09.22

DRAWN:
EDD

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13730 OVERALL

DW
GR
GA
PO
AL
DW
GR
GA

PORCH B	2.42 m ²
ALFRESCO B	15.39 m ²
Grand total	318.02 m ²

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEE, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
GROUND FLOOR PLAN

ESTATE:
STAGE:
SCALE @ A3:

DA
1 : 100

REV. NO:
JOB NO:
SHEET NO:
DATE:

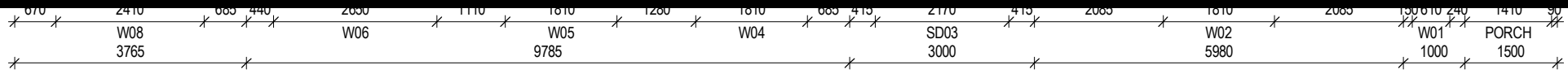
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A008
04.09.22

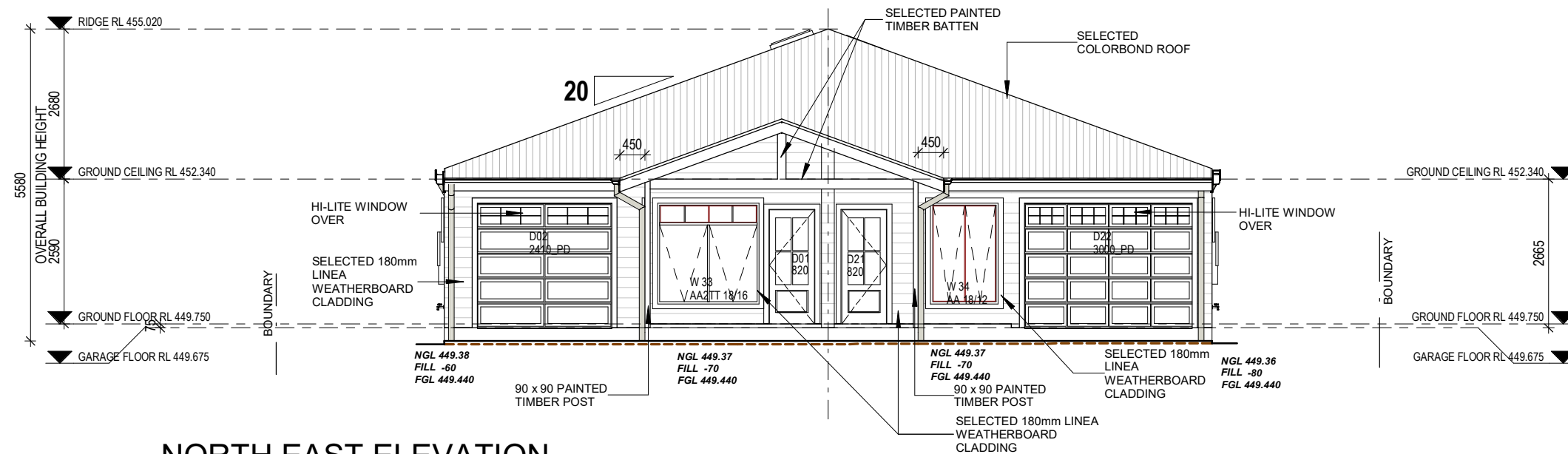
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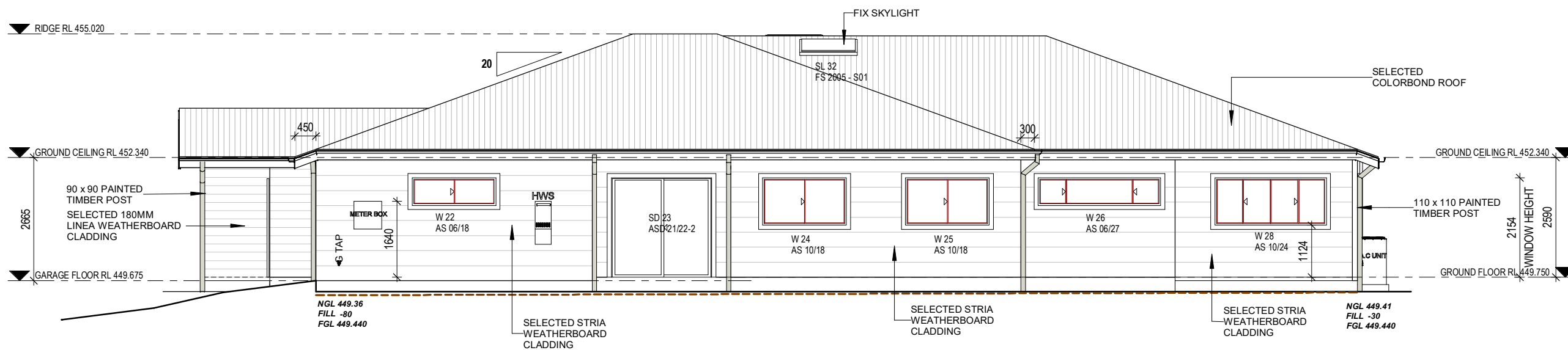
NOTES:
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NORTH EAST ELEVATION

SCALE 1 : 100 FRONT ELEVATION



NORTH WEST ELEVATION

SCALE 1 : 100 SIDE ELEVATION

CLIENT'S NAME:
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MUDGEE, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
ELEVATIONS

ESTATE:
STAGE:
SCALE @ A3:

DA
1 : 100

REV. NO:
JOB NO:
SHEET NO:
DATE:

12
21001
A009
04.09.22

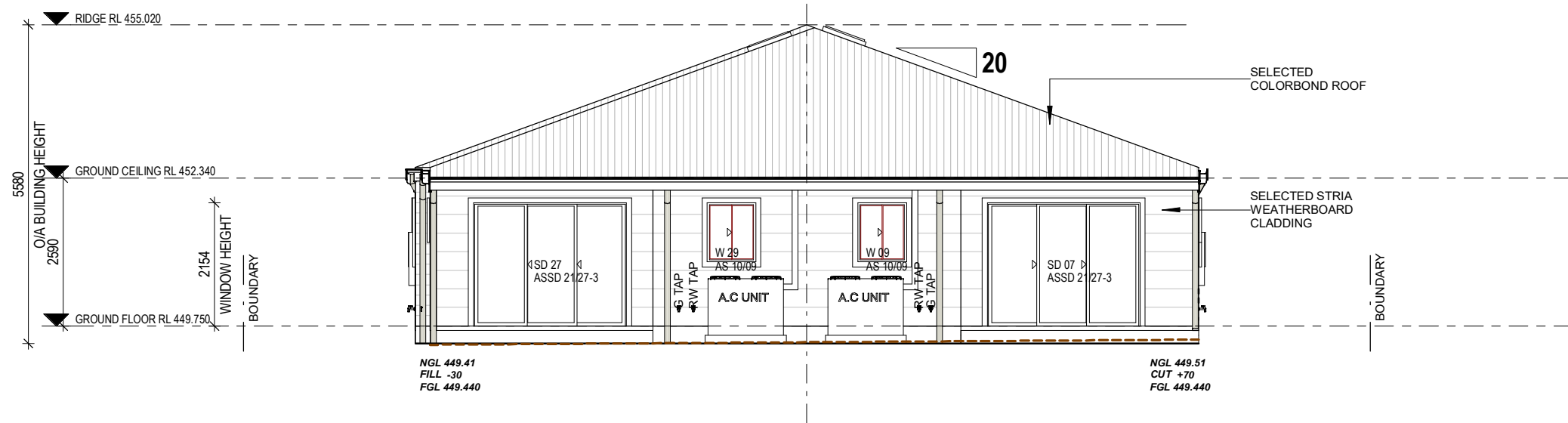
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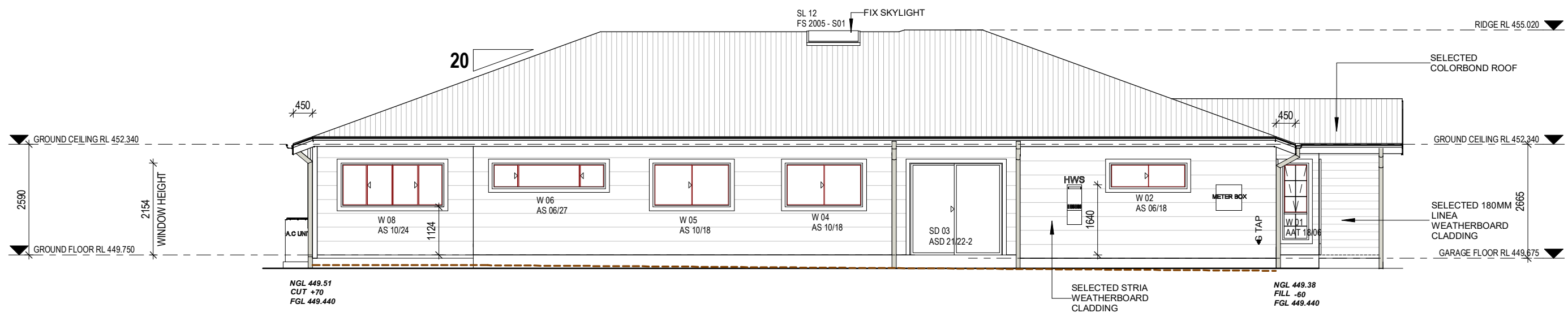
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SOUTH WEST ELEVATION

SCALE 1 : 100 REAR ELEVATION



SOUTH EAST ELEVATION

SCALE 1 : 100 SIDE ELEVATION

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
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MUDGEE, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
ELEVATIONS

ESTATE:
STAGE:
SCALE @ A3:

DA
1 : 100

REV. NO:
JOB NO:
SHEET NO:
DATE:

12
21001
A010
04.09.22

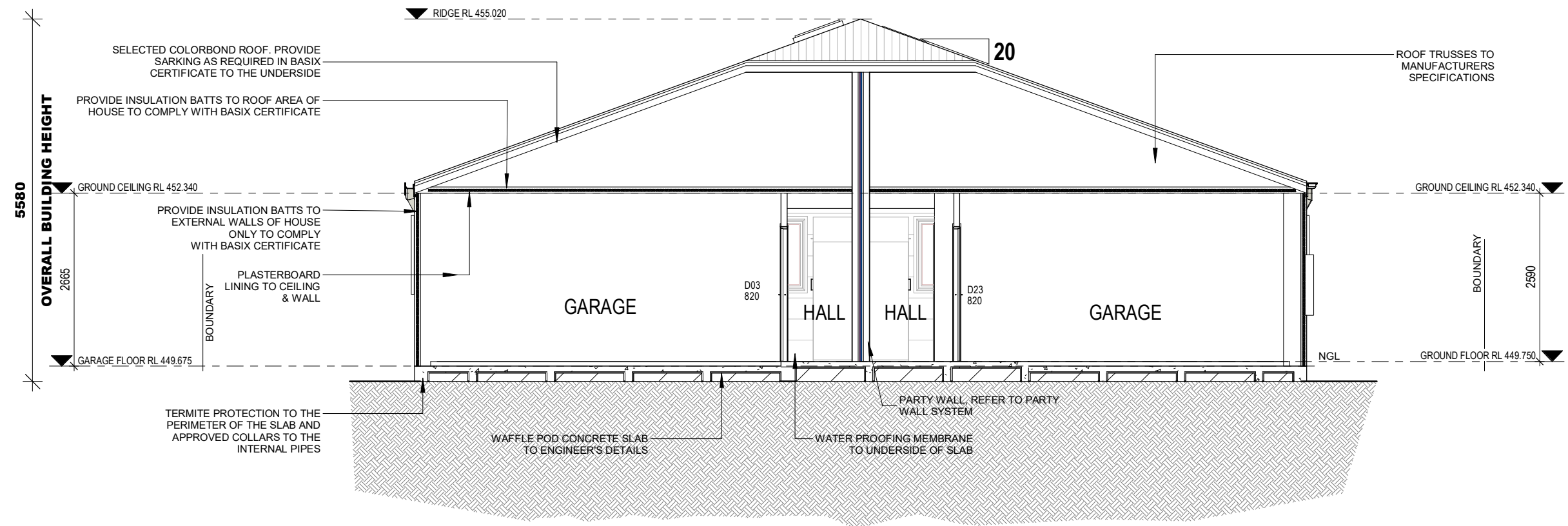
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WINDOW & SLIDING DOOR SCHEDULE

TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	GLAZING
W	01	AAT 18/06	1800	610	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR
W	02	AS 06/18	600	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
SD	03	ASD 21/22-2	2154	2170	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
W	04	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
W	05	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
W	06	AS 06/27	600	2650	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
SD	07	ASSD 21/27-3	2154	2676	STACKING	STANDARD ALUMINIUM	SINGLE LOW E
W	08	AS 10/24	1030	2410	SERVERY WINDOW	STANDARD ALUMINIUM	SINGLE LOW E
W	09	AS 10/09	1030	850	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
SL	12	FS 2005 - S01	700	1140	FIXED SKYLIGHT	STANDARD ALUMINIUM	DOUBLE GLAZING
W	22	AS 06/18	600	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
SD	23	ASD 21/22-2	2154	2170	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
W	24	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
W	25	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
W	26	AS 06/27	600	2650	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
SD	27	ASSD 21/27-3	2154	2676	STACKING	STANDARD ALUMINIUM	SINGLE LOW E
W	28	AS 10/24	1030	2410	SERVERY WINDOW	STANDARD ALUMINIUM	SINGLE LOW E
W	29	AS 10/09	1030	850	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR
SL	32	FS 2005 - S01	700	1140	FIXED SKYLIGHT	STANDARD ALUMINIUM	DOUBLE GLAZING
W	33	AA2TT 18/16	1800	1810	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR
W	34	AA 18/12	1800	1210	AWNING	STANDARD ALUMINIUM	SINGLE CLEAR

DOOR SCHEDULE

MARK	TYPE	HEIGHT	WIDTH	TO ROOM
01	Entry Door: 820	2040	820	ENTRY
02	Garage_Door: 2410_PD	2229	2410	GARAGE
03	Internal_Door: 820	2040	820	WORKSHOP
05	Internal_Door: 820	2040	820	BED 1
07	Cavity_Sliding_Door: 720 CSD	2040	720	ENS
08	Cavity_Sliding_Door: 720 CSD	2040	720	BED 1
09	Internal_Double_Door: 2 x 620	2040	1240	HALL
10	Cavity_Sliding_Door: 720 CSD	2040	720	BATH
11	Internal_Door: 820	2040	820	BED 2
12	Internal_Door: 720	2040	720	BED 2
13	Internal_Door: 820	2040	820	BED 3
14	Internal_Door: 720	2040	720	BED 3
21	Entry Door: 820	2040	820	ENTRY
22	Garage_Door: 3000_PD	2229	3000	GARAGE
23	Internal_Door: 820	2040	820	GARAGE
25	Internal_Door: 820	2040	820	BED 1
26	Cavity_Sliding_Door: 720 CSD	2040	720	ENS.
27	Cavity_Sliding_Door: 720 CSD	2040	720	BED 1
28	Internal_Double_Door: 2 x 620	2040	1240	HALL
29	Cavity_Sliding_Door: 720 CSD	2040	720	BATH
30	Internal_Door: 820	2040	820	BED 2
31	Internal_Door: 720	2040	720	BED 2
32	Internal_Door: 820	2040	820	BED 3
33	Internal_Door: 720	2040	720	BED 3

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEE, NSW 2850

PROJECT NAME:
PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY

SHEET NAME:
SECTION WINDOW & DOOR
SCHEDULES

ESTATE:
STAGE:
SCALE @ A3:

DA

1 : 75

REV. NO:
JOB NO:
SHEET NO:
DATE:

12
21001
A011
04.09.22

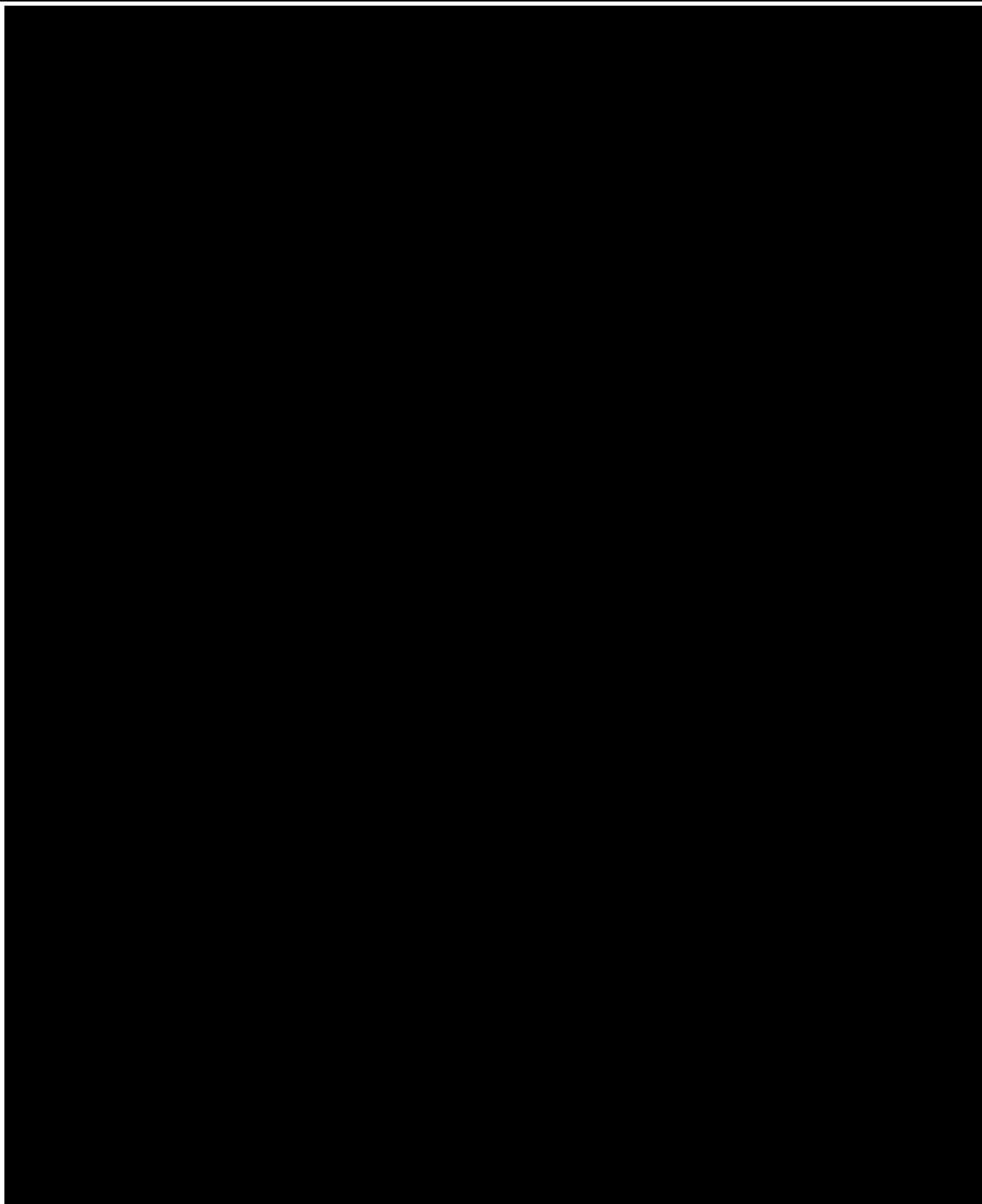
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NOTES:
FIGURED
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GROUND FLOOR



FLOOR COVERINGS

- CARPET
- CONCRETE
- COVE CONC.
- LAMINATE
- TILES

CLIENT'S NAME:
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SITE ADDRESS:
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(No.51) SALEYARDS LANE
MUDGEE, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
FLOOR COVERING PLAN

ESTATE:
STAGE:
SCALE @ A3:

DA

1 : 100

REV. NO:
DRAWN:

12

EDD

JOB NO:
SHEET NO:
DATE:

21001

A012

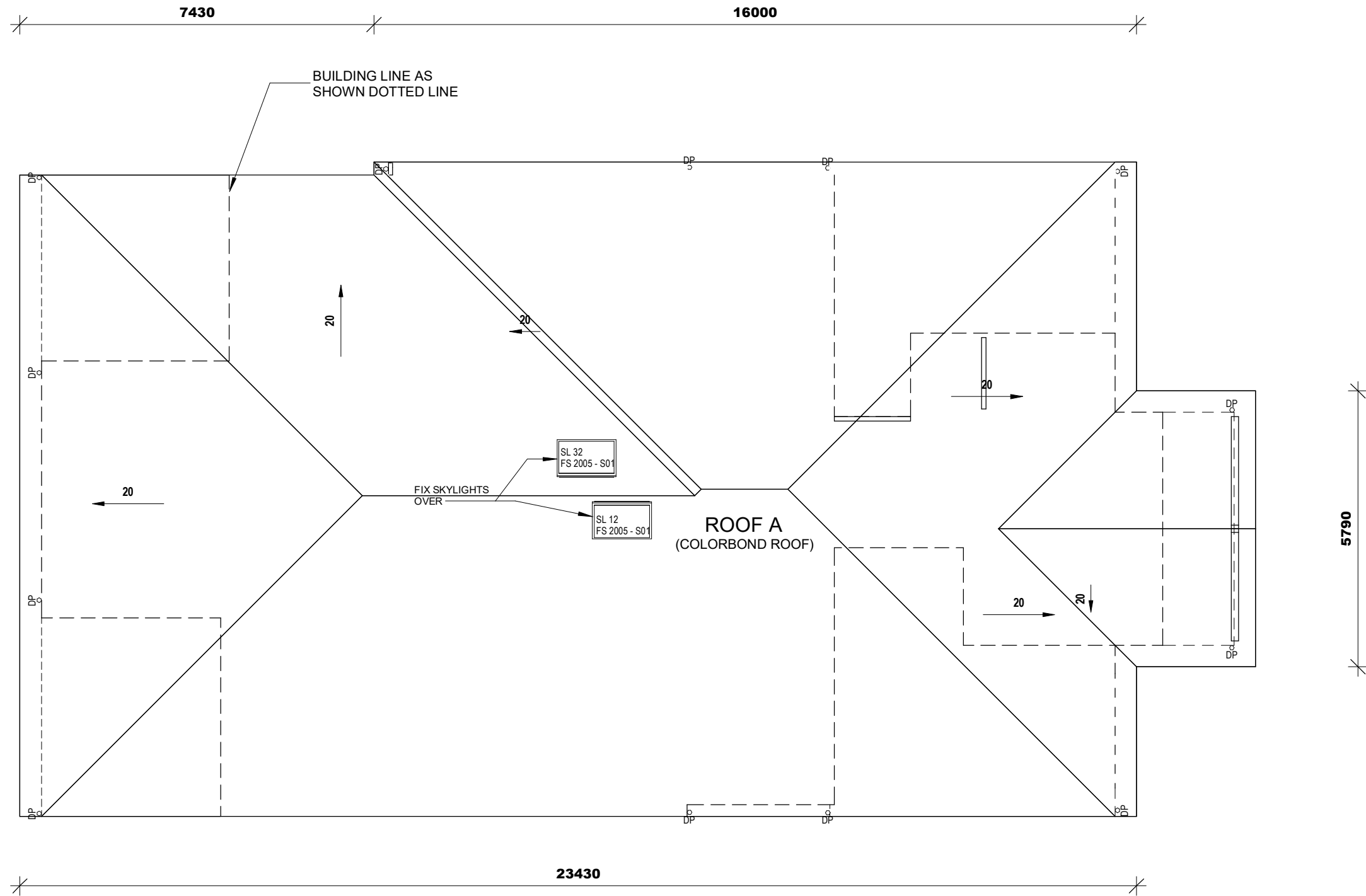
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ROOF SCHEDULE		
MARK	AREA	TYPE
ROOF A	354.05 m ²	COLORBOND ROOF
TOTAL	354.05 m ²	

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEES, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
ROOF PLAN

ESTATE:
STAGE:
SCALE @ A3:

DA
1 : 100

REV. NO:
12

JOB NO:
21001

SHEET NO:
A013

DATE:
04.09.22

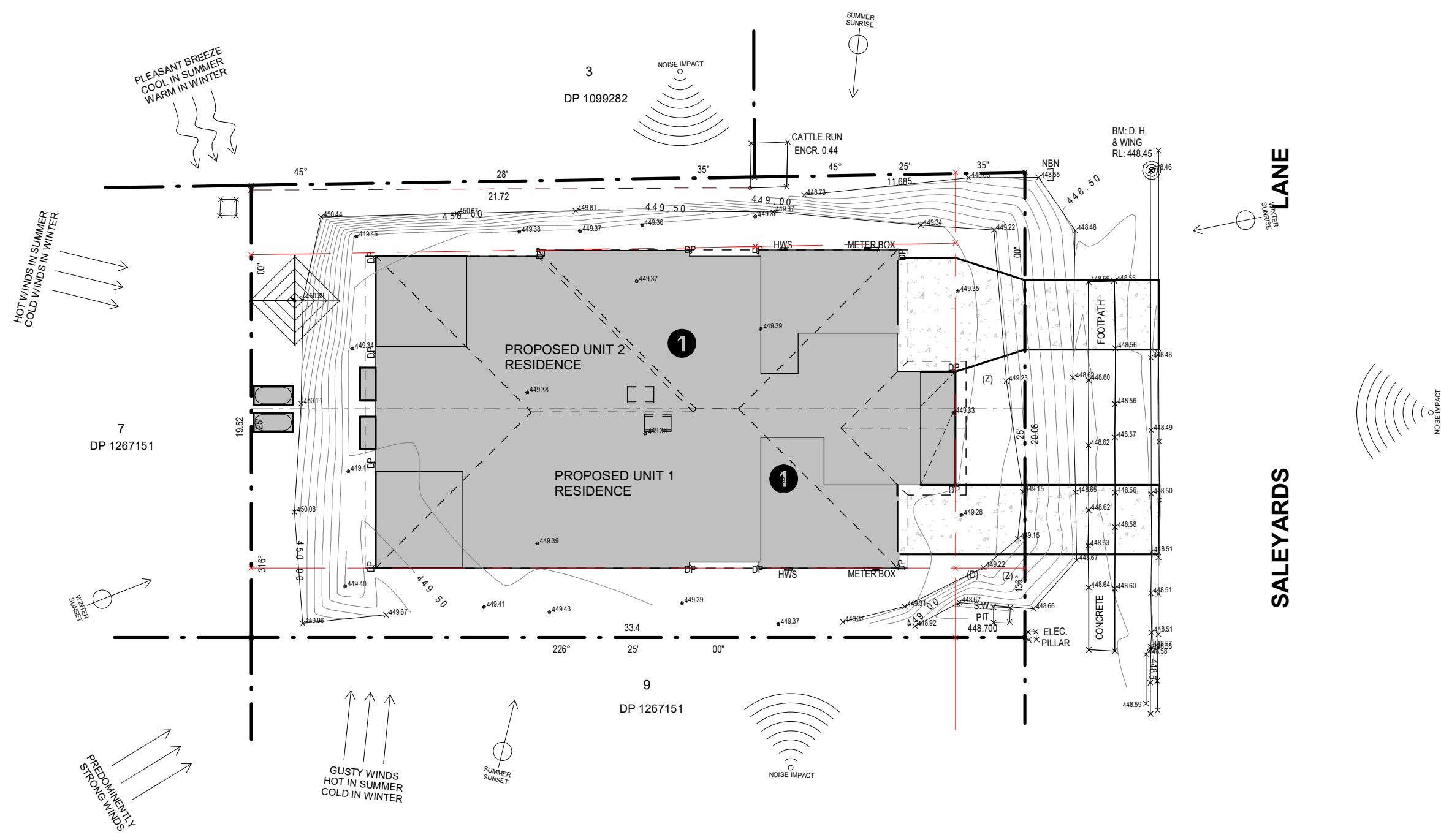
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TO SCALING.



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TORI PETER GROUP

SITE ADDRESS:
LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEES, NSW 2850

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
SITE ANALYSIS

ESTATE:
STAGE:
SCALE @ A3:

DA

1 : 200

REV. NO:
12

DRAWN:
EDD

JOB NO:
21001

SHEET NO:
A014

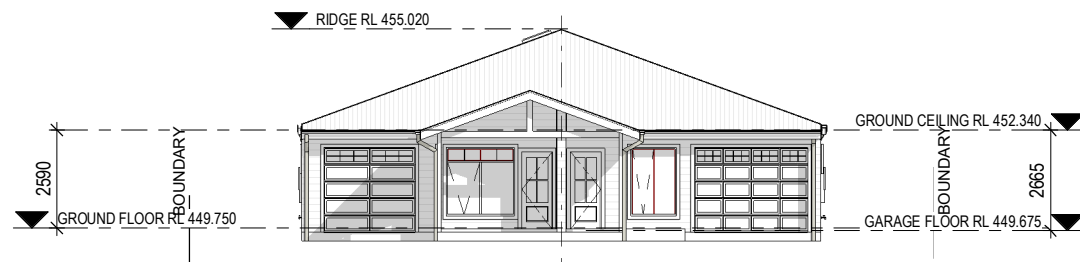
DATE:
04.09.22

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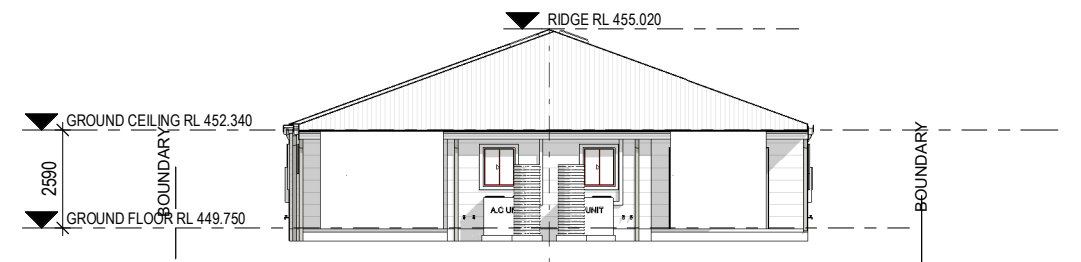
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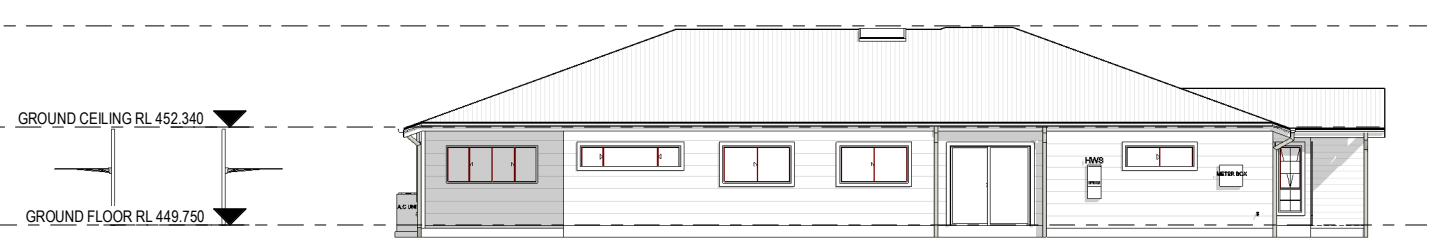
NORTH EAST ELEVATION



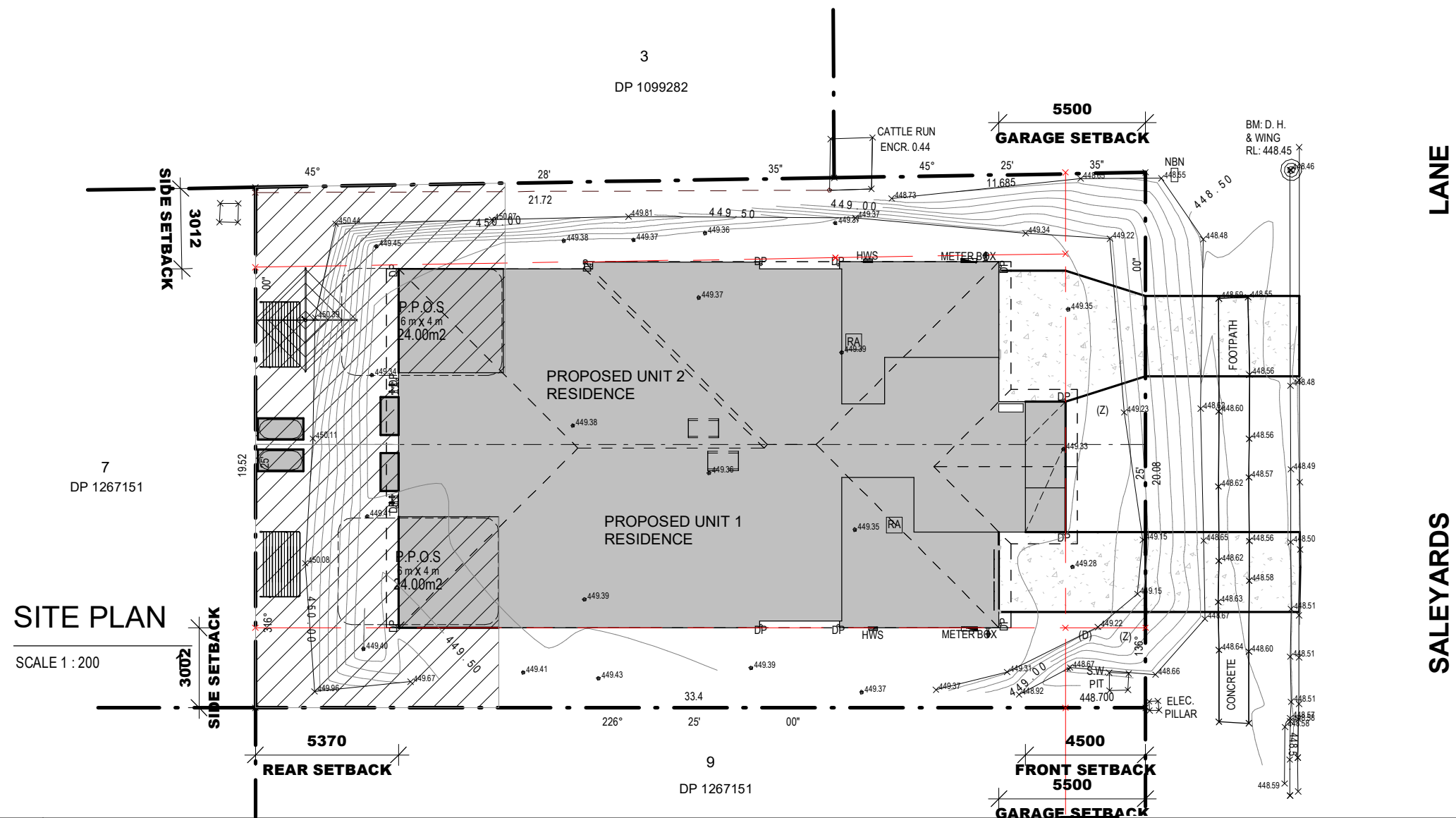
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



SITE PLAN

SCALE 1 : 200

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEE, NSW 2850**

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
NOTIFICATION PLAN

ESTATE:
3

STAGE:
DA

SCALE @ A3:
1 : 200

REV. NO:
12

JOB NO:
21001

SHEET NO:
A015

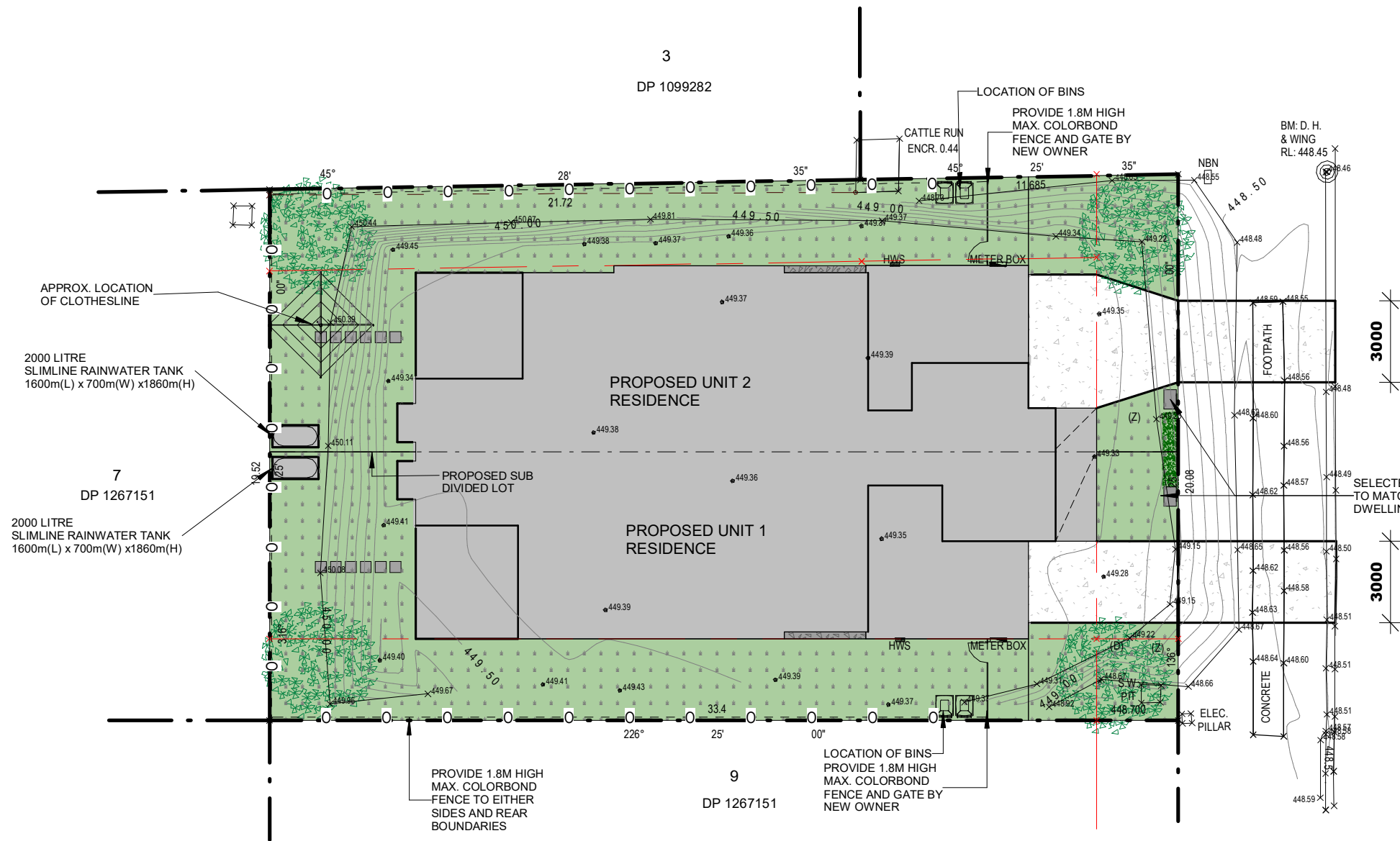
DATE:
04.09.22

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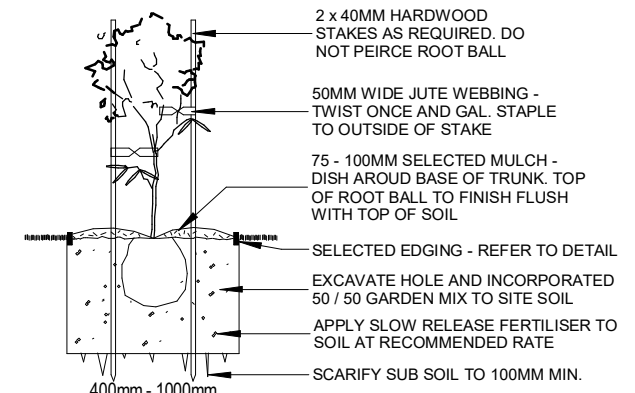
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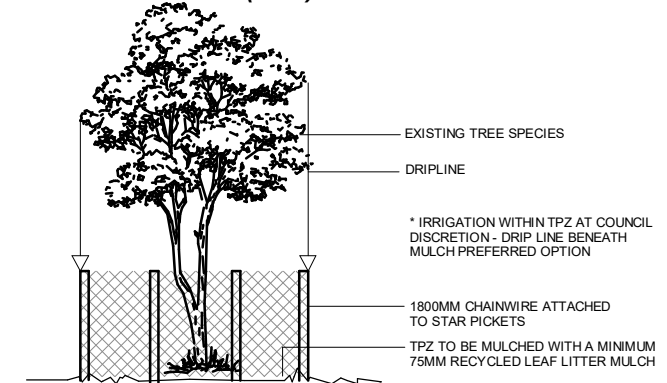


LANE

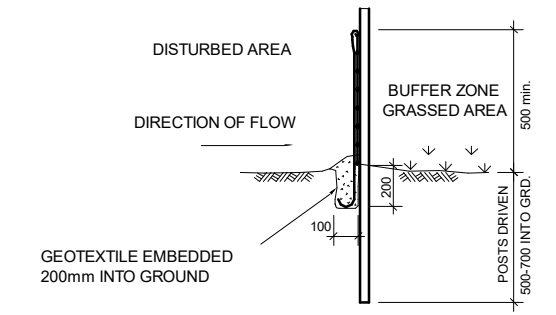
SALEYARDS



25 - 75LTR TYPICAL PLANTING (NTS)



TREE PROTECTION DETAIL (NTS)



SEDIMENT BARRIER (NTS)

(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)

LEGEND	
	GRASS
	GRAVEL
	HEDGE
	BOUNDARY FENCE
	TREES
	BINS
	MAILBOX
	PAVERS
	GATE

PLANT SCHEDULES						
SYMBOL	COMMON NAME	BOTANIC NAME	SPACING	POT SIZE	MATURE HEIGHT	COUNT
ASAM	Dwarf Lillypilli	Acmena Smithii 'Allyn Magic'	1m	300mm	0.9m hedged	1
SAP	Chinese Tallow Tree	Sapium Sebiferum	-	45lt	9m	4

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEE, NSW 2850**

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
LANDSCAPE PLAN

ESTATE:
**3
DP 1099282**

STAGE:
DA

SCALE @ A3:
1 : 200

REV. NO:
12

JOB NO:
21001

SHEET NO:
A016

DATE:
04.09.22

DRAWN:
EDD

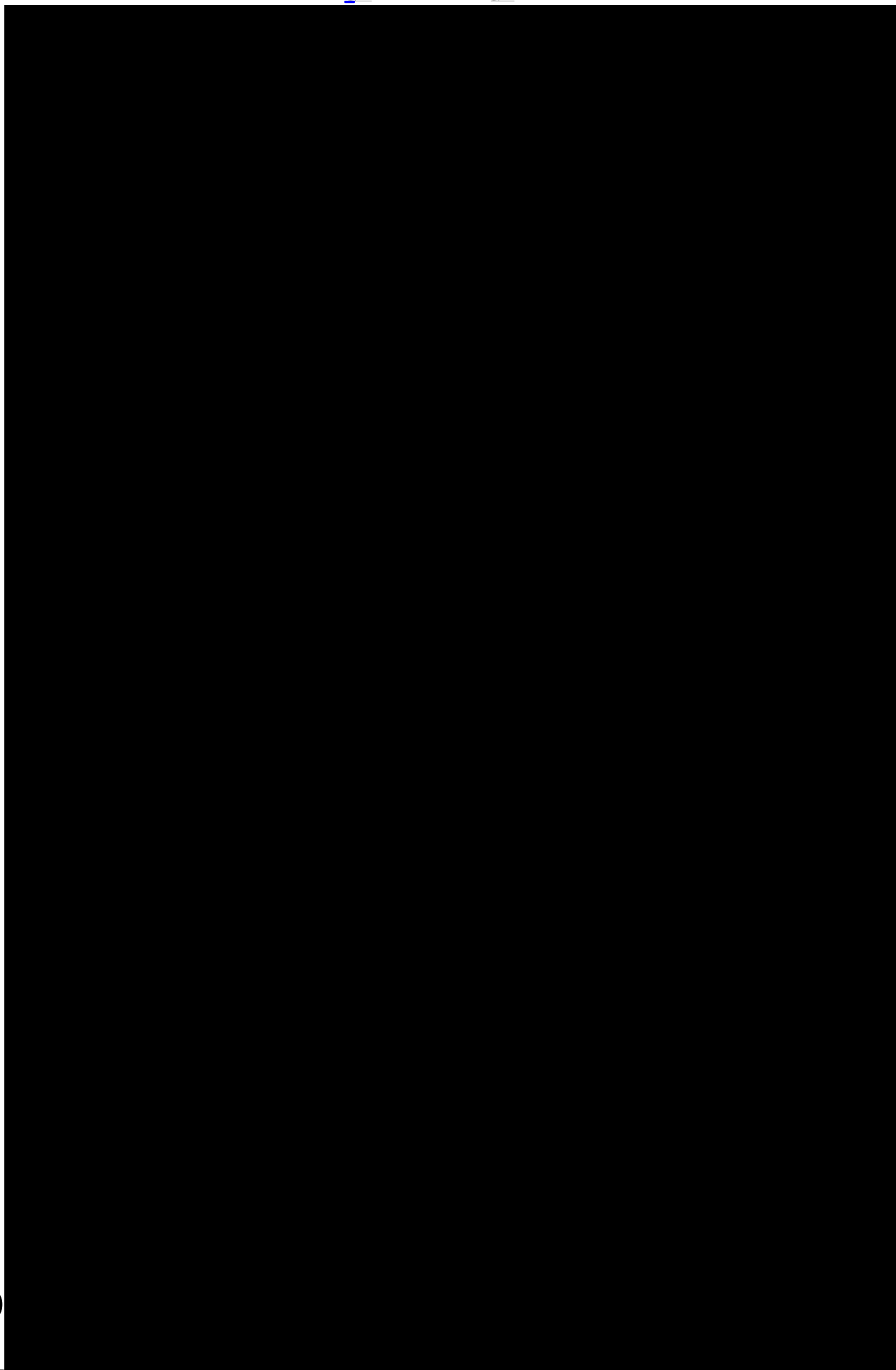
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NOTES:
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1. GROUND FLOOR



COLOUR SCHEME

- GROUND FLOOR A
- GARAGE A
- PORCH A
- ALFRESCO A
- GROUND FLOOR B
- GARAGE B
- PORCH B
- ALFRESCO B

FLOOR AREAS

DWELLING A	
GROUND FLOOR A	114.18 m ²
GARAGE A	27.32 m ²
PORCH A	4.91 m ²
ALFRESCO A	15.70 m ²
DWELLING B	
GROUND FLOOR B	114.72 m ²
GARAGE B	23.38 m ²
PORCH B	2.42 m ²
ALFRESCO B	15.39 m ²
Grand total	318.02 m ²

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGEE, NSW 2850

PROJECT NAME:
PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY

SHEET NAME:
GROSS FLOOR AREA PLAN

ESTATE:
STAGE:
SCALE @ A3:

DA
1 : 100

REV. NO:
JOB NO:
DRAWN:
DATE:

12
21001
EDD
04.09.22

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NOTES:
FIGURED
DIMENSIONS
MUST TAKE
PREFERENCE
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IHW24			Fire Resistance Level 90/90/90 rated for the wall frame opposite to fire attack Fire Report FC11661
<ul style="list-style-type: none"> 1 layer of 6mm Villaboard™ Timber stud framing with insulation Minimum 20mm air-gap 1 layer of 25mm shaftliner or intershield encased in interhome H-studs plus 1 layer of 16mm fireshield Minimum 20mm air-gap Timber stud framing with insulation 1 layer of 6mm Villaboard™ 			
Minimum Cavity On Both Sides (mm)	Wall Width (mm)	Sound Insulation Rw (Rw + Ctr)	Acoustic Report Day Design 4738-14 Note: Impact Sound Resistant - Discontinuous Construction
Cavity size = stud size + air-gap		2 x Pink® Batts Wall R1.5	
90 (eg: 70 stud + 20 gap)	233	69 (55)	
110 (eg: 90 stud + 20 gap)	273	70 (55)	

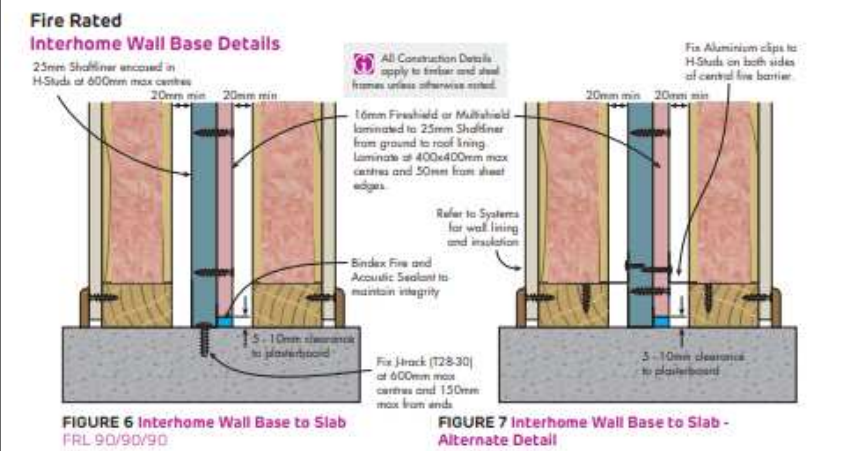


FIGURE 6 Interhome Wall Base to Slab
FRL 90/90/90

FIGURE 7 Interhome Wall Base to Slab - Alternate Detail
FRL 90/90/90

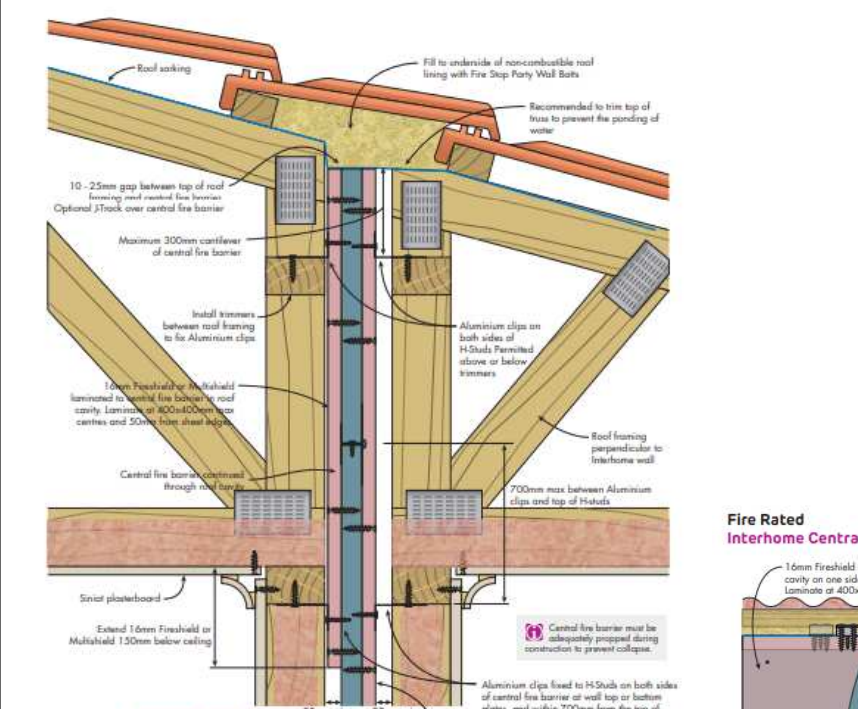


FIGURE 15 Interhome Wall to Roof Lining
FRL 90/90/90
Section

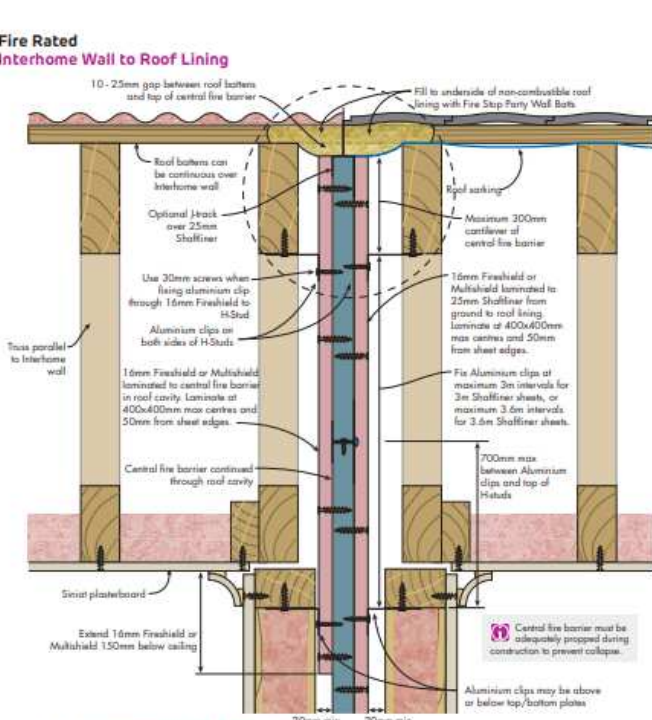


FIGURE 14 Interhome Wall to Roof Lining
FRL 90/90/90
Section

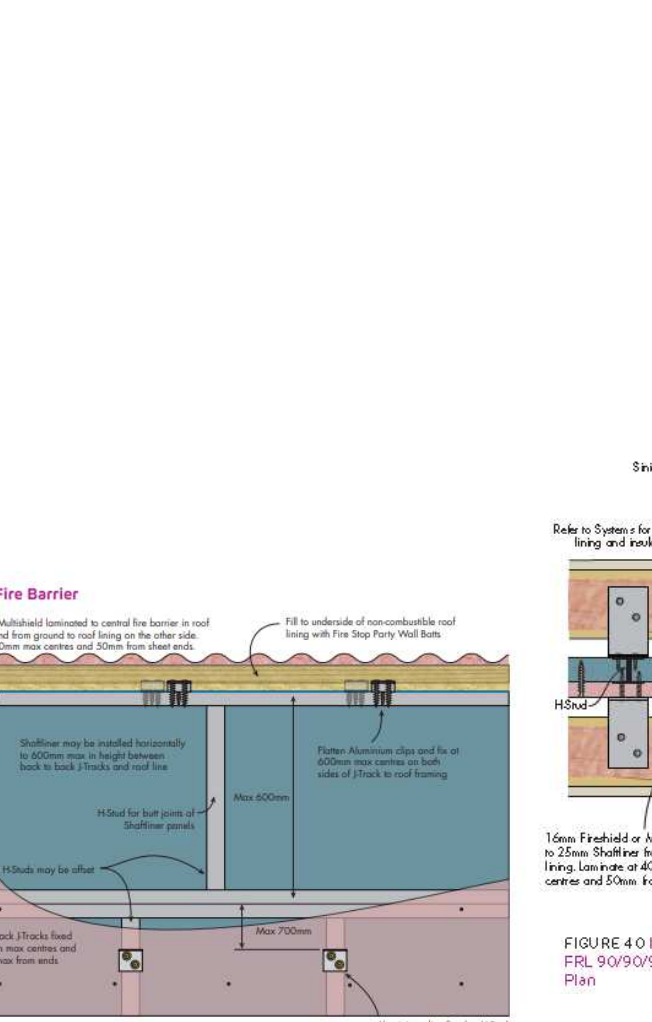


FIGURE 20 Interhome with Horizontal Shaftliner panels
FRL 90/90/90
Section

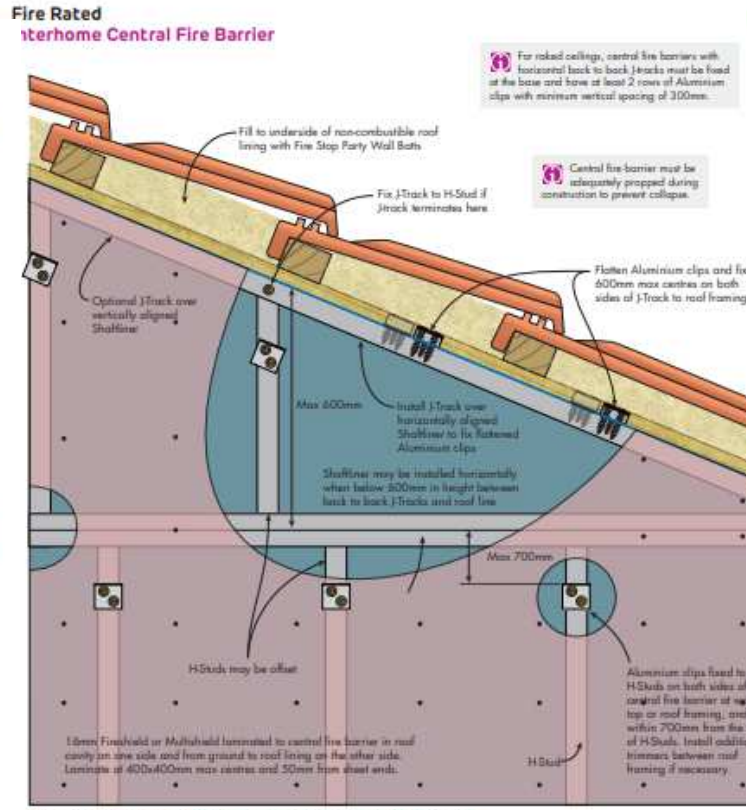


FIGURE 18 Interhome with Horizontal Shaftliner to Roof Line
FRL 90/90/90
Section

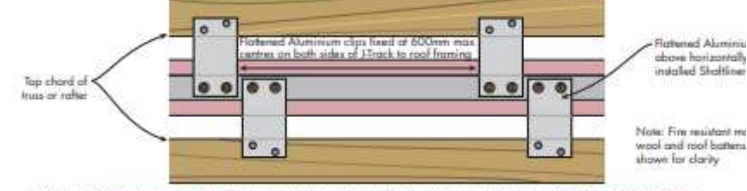


FIGURE 19 Interhome with Flattened Aluminium Clips over Horizontally Installed Shaftliner
FRL 90/90/90
Section

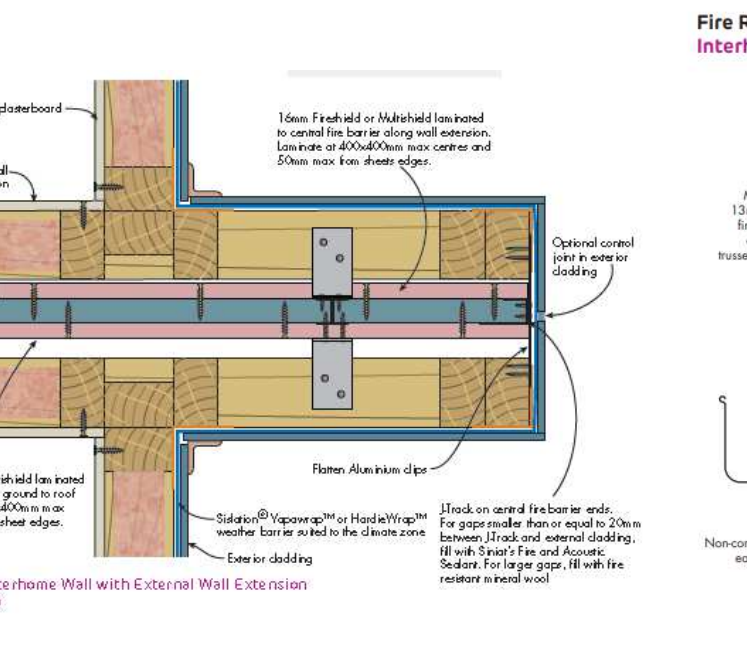


FIGURE 40 Interhome Wall with External Wall Extension
FRL 90/90/90
Plan

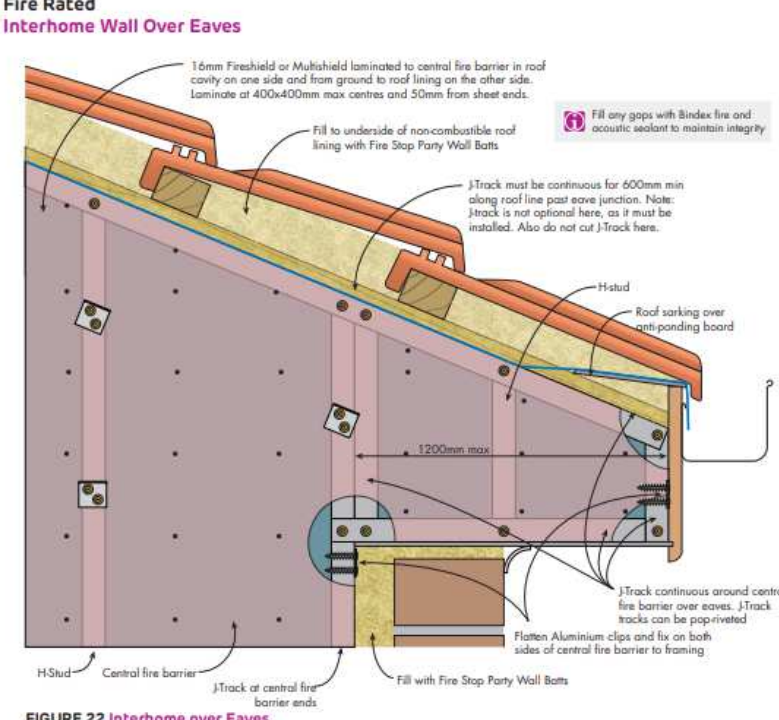


FIGURE 22 Interhome over Eaves
FRL 90/90/90
Section

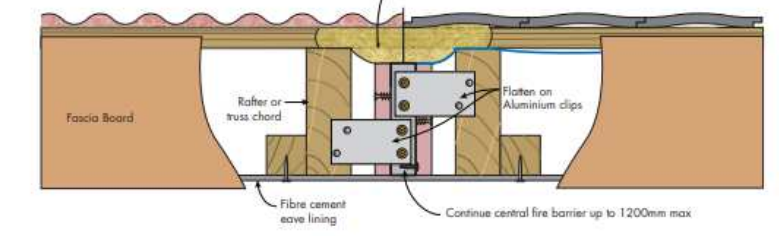


FIGURE 23 Interhome over Eave End Detail for Class 2 Buildings
FRL 90/90/90
Elevation

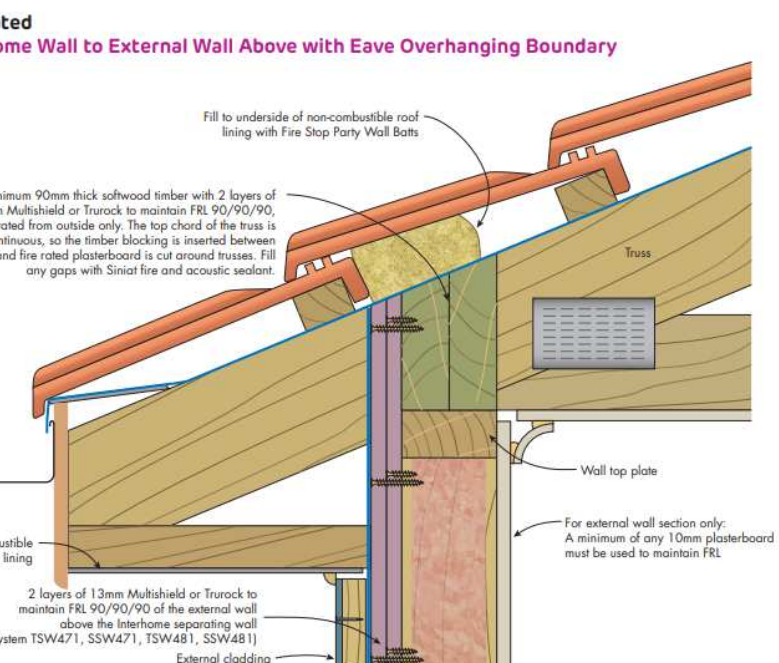


FIGURE 26 Interhome over Eaves - Option 1
FRL 90/90/90
Section

CLIENT'S NAME:
TORI PETER GROUP

SITE ADDRESS:
**LOT 8, DP:1267151
(No.51) SALEYARDS LANE
MUDGE, NSW 2850**

PROJECT NAME:
**PROPOSED TORRENS TITLE
SUBDIVISION & DUAL OCCUPANCY**

SHEET NAME:
PARTY WALL DETAILS

ESTATE:
DA

SCALE @ A3:

REV. NO:
12

DRAWN:
EDD

JOB NO:
21001

SHEET NO:
A018

DATE:
04.09.22

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NOTES:
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Multi Dwelling

Certificate number: 1313916M

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances			Individual pool			Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	individual water tank (no. 1)	Tank size (min) 1500.0 litres	To collect run-off from at least 157.0 square metres of roof area;	yes	yes	yes	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must <ul style="list-style-type: none"> (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. 		✓	
(h) The applicant must install in the dwelling: <ul style="list-style-type: none"> (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table. 		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓


Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting				Natural lighting			
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	yes	yes

Dwelling no.	Alternative energy	
	Photovoltaic system (min rated electrical output in peak kW)	
All dwellings	-	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED TORRENS TITLE SUBDIVISION & DUAL OCCUPANCY	ESTATE:	REV. NO: 12	JOB NO: 21001	 <p>P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au</p>	<p>© COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY TORI PETER GROUP SHALL REMAIN THE EXCLUSIVE PROPERTY OF TORI PETER GROUP UNLESS A LICENCE IS ISSUED STATING OTHERWISE.</p>	<p>NOTES: FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.</p>
SITE ADDRESS: LOT 8, DP:1267151 (No.51) SALEYARDS LANE MUDGEES, NSW 2850	SHEET NAME: BASIX NOTES	STAGE: DA	DRAWN: EDD	SHEET NO: A019			
		SCALE @ A3:	DATE: 04.09.22				

Multi Dwelling

Certificate number: 1313916M

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
A	261.9	5.7
All other dwellings	256.7	11.7

Construction of floors and walls					
Dwelling no.	Concrete slab on ground(m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)	Primarily rammed earth or mudbrick walls
All dwellings	90	-	-	-	No


3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED TORRENS TITLE SUBDIVISION & DUAL OCCUPANCY	ESTATE:	REV. NO: 12	JOB NO: 21001	 <p>P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au</p>	<p>© COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY TORI PETER GROUP SHALL REMAIN THE EXCLUSIVE PROPERTY OF TORI PETER GROUP UNLESS A LICENCE IS ISSUED STATING OTHERWISE.</p>	<p>NOTES: FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.</p>
SITE ADDRESS: LOT 8, DP:1267151 (No.51) SALEYARDS LANE MUDGEES, NSW 2850	SHEET NAME: BASIX NOTES	STAGE: DA	DRAWN: EDD	SHEET NO: A020			
		SCALE @ A3:	DATE: 04.09.22				

Nationwide House Energy Rating Scheme

NatHERS Certificate No. TJ43VJZBMG

Generated on 17 Jun 2022 using FirstRate5: 5.3.2a (3.21)

Property

Address DWA, 51 Saleyards Lane, Mudgee, NSW, 2850

Lot/DP 8/DP1267151

NCC Class* Class 1a

Type New Home

Plans

Main plan 21001

Prepared by TPG

Construction and environment

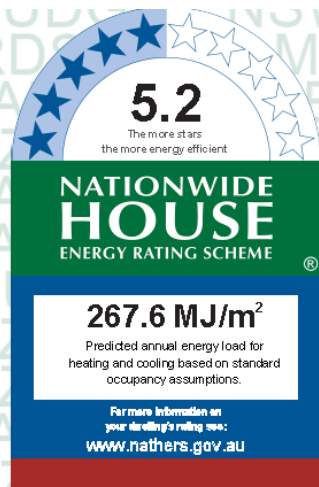
Assessed floor area (m²)* Exposure type

Conditioned* 90.2 suburban

Unconditioned* 38.9 NatHERS climate zone

Total 127.1 65 Orange AP

Garage 32.8



Thermal performance

Heating Cooling

261.9 5.7

MJ/m² MJ/m²

TJ43VJZBMG NatHERS Certificate

5.2 Star Rating as of 17 Jun 2022



Room	Window ID	Window Description	Area (m ²)	Opening %	Orientation	SHGC	U-value	SHGC	SHGC
Bedroom2	ALM-002-01 A	24	1030	1810	sliding	45.0	SE	No	
Bedroom3	ALM-002-01 A	25	1030	1810	sliding	45.0	SE	No	
Kitchen/Living 8	ALM-002-01 A	29	1030	850	sliding	45.0	SW	No	
Kitchen/Living 8	ALM-002-03 A	28	1030	2410	sliding	45.0	SE	No	
Kitchen/Living 8	ALM-002-03 A	SD27	2154	2575	sliding	30.0	SW	No	
Kitchen/Living 8	ALM-002-01 A	26	600	2550	sliding	45.0	SE	No	
HALLWAY	ALM-002-01 A	21	1800	610	awning	60.0	SE	No	

Roof window type and performance value

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	Window ID	Window no.	Opening %	Area (m ²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m ²)	Orientation	Outdoor shade	Skylight shaft reflectance
No Data Available							

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage 1	2229	4810	100.0	NE
HALLWAY	2100	820	100.0	NE

External wall type

Wall ID	Wall type	Solar absorptance (colour)	Wall shade	Bulk insulation (R-value)	Reflective wall wrap*
1	FR5 - Fibro Clad Framed	0.5	Medium	Rockwool batt: R2.0 (R2.0)	No
2	WALL01 - Db party	0.5	Medium		No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage 1	1	2665	5791	SE	0	Yes
Garage 1	1	2665	5242	NE	0	Yes
Garage 1	1	2665	260	SW	0	Yes
Bedroom 1	1	2665	3006	SE	0	Yes
Bedroom2	1	2665	3004	SE	0	Yes
Bedroom2	1	2665	243	NE	0	Yes
Bedroom3	1	2665	3005	SE	0	Yes
Bedroom3	1	2665	236	SW	0	Yes
Kitchen/Living 8	2	2665	7182	NW	0	No
Kitchen/Living 8	1	2665	2459	SW	0	No
Kitchen/Living 8	1	2665	3937	SE	3896	Yes
Kitchen/Living 8	1	2665	3917	SW	4263	Yes
Kitchen/Living 8	1	2665	3251	SE	0	Yes
HALLWAY	1	2665	1385	NE	1797	No
HALLWAY	2	2665	16091	NW	0	No
HALLWAY	1	2665	922	SE	0	Yes

Internal wall type

Wall ID	Wall type	Area (m ²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	128.6	Rockwool batt: R2.0 (R2.0)

Floor type

Location	Construction	Area (m ²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage 1	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	32.8	Enclosed	R0.0	none
Bedroom 1	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	13.5	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	1.5	Enclosed	R0.0	Carpet
Bedroom2	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	9.6	Enclosed	R0.0	Carpet
ENS	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	4.3	Enclosed	R0.0	Tiles
Bedroom3	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	9.6	Enclosed	R0.0	Carpet
Bath	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	4	Enclosed	R0.0	Tiles
Kitchen/Living 8	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	30.4	Enclosed	R0.0	Vinyl
HALLWAY	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	21.4	Enclosed	R0.0	Vinyl

Ceiling type

Location	Construction material type	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage 1	Plasterboard	R4.5	Yes
Bedroom 1	Plasterboard	R4.5	Yes
WIR	Plasterboard	R4.5	Yes
Bedroom2	Plasterboard	R4.5	Yes
ENS	Plasterboard	R4.5	Yes
Bedroom3	Plasterboard	R4.5	Yes
Bath	Plasterboard	R4.5	Yes
Kitchen/Living 8	Plasterboard	R4.5	Yes
HALLWAY	Plasterboard	R4.5	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/Unsealed
ENS	1	Exhaust Fans	250	Sealed
Bath	1	Exhaust Fans	250	Sealed
Kitchen/Living 8	1	Exhaust Fans	250	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Cont:Attic-Continuous	1.3	0.6	Dark

Additional Notes

1. Roof colour to be as per certificate
2. All insulation type may be replaced with similar R-value OR BETTER
3. All window type may be replaced with similar u-value and SHGC OR BETTER

Window and glazed door type and performance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7	0.66	0.74
ALM-002-03 A	Aluminium B SG High Solar Gain Low-E	5.4	0.58	0.55	0.61

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door Schedule

Location	Window ID	Window no.	Height (mm)	Width (mm)	Window type	Opening %	Orientation	Window shading device*
Bedroom 1	ALM-002-01 A	SD23	2154	2170	sliding	30.0	SE	No

CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED TORRENS TITLE SUBDIVISION & DUAL OCCUPANCY	ESTATE:	REV. NO: 12	JOB NO: 21001	<p>P.O.Box 3421 Bangor, NSW 2234 35A/61-65 GLENCOE STREET SUTHERLAND, NSW 2232 Tori Peter Group P/L ABN 37 156 178 979 E: office@toripetergroup.com.au P: (02) 9543 6146 W: www.toripetergroup.com.au</p>	<p>© COPYRIGHT COPYRIGHT OF PLANS & DOCUMENTATION PREPARED BY TORI PETER GROUP SHALL REMAIN THE EXCLUSIVE PROPERTY OF TORI PETER GROUP UNLESS A LICENCE IS ISSUED STATING OTHERWISE.</p>	<p>NOTES: FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.</p>
SITE ADDRESS: LOT 8, DP:1267151 (No.51) SALEYARDS LANE MUDGE, NSW 2850	SHEET NAME: NATHERS NOTES - DWELLING A	STAGE: DA	DRAWN: EDD	SHEET NO: A021			
		SCALE @ A3:	DATE: 04.09.22				

Nationwide House Energy Rating Scheme

NatHERS Certificate No. I9C9SHOBQM

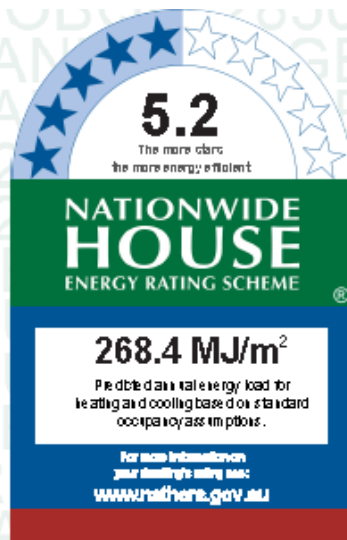
Generated on 17 Jun 2022 using FirstRate5: 5.3.2a (3.21)

Property

Address DW-B, 51 Saleyards Lane, Mudgee, NSW, 2850
 Lot/DP 8A/DP1267151
 NCC Class* Class 1a
 Type New Home

Plans

Main plan 21001
 Prepared by TP G



Construction and environment

Assessed floor area (m²)* Exposure type
 Conditioned* 90.2 suburban
 Unconditioned* 36.9 NatHERS climate zone
 Total 127.1 65 Orange AP

Thermal performance

Heating 256.7 MJ/m²
 Cooling 11.7 MJ/m²

Additional Notes

1. Roof colour to be as per certificate
2. All insulation type may be replaced with similar R-value OR BETTER
3. All window type may be replaced with similar u-value and SHGC OR BETTER

Window and glazed door type and performance

Default* windows

WindowID	Windowdescription	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
ALM-002-01 A	Aluminium B SG Clear	6.7	0.7	0.66	0.74
ALM-002-03 A	Aluminium B SG High Solar Gain Low-E	5.4	0.58	0.55	0.61

Custom* windows

WindowID	Windowdescription	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Window and glazed door Schedule

Location	WindowID	Windowno.	Height (mm)	Width (mm)	Windowtype	Opening %	Orientation	Window shading device*
Bedroom 1	ALM-002-01 A	SD23	2154	2170	sliding	30.0	NW	No

Bedroom2	ALM-002-01 A	24	1030	1810	sliding	45.0	NW	No
Bedroom3	ALM-002-01 A	25	1030	1810	sliding	45.0	NW	No
Kitchen/Living 8	ALM-002-01 A	26	600	2550	sliding	45.0	NW	No
Kitchen/Living 8	ALM-002-03 A	SD27	2154	2576	sliding	30.0	SW	No
Kitchen/Living 8	ALM-002-03 A	28	1030	2410	sliding	45.0	NW	No
Kitchen/Living 8	ALM-002-01 A	29	1030	850	sliding	45.0	SW	No
HALLWAY	ALM-002-01 A	21	1800	610	awning	60.0	NW	No

Roof window type and performance value

Default* roof windows

WindowID	Windowdescription	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

WindowID	Windowdescription	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window schedule

Location	WindowID	Windowno.	Opening %	Area (m²)	Orientation	Outdoor shade	Indoor shade
No Data Available							

Skylight type and performance

Skylight ID	Skylight description
No Data Available	

Skylight schedule

Location	Skylight ID	Skylight No.	Skylight shaft length (mm)	Area (m²)	Orientation	Outdoor shade	Diffuser	Skylight shaft reflectance
No Data Available								

External door schedule

Location	Height (mm)	Width (mm)	Opening %	Orientation
Garage 1	2229	4810	100.0	NE
HALLWAY	2100	820	100.0	NE

External wall type

Wall ID	Wall type	Solar absorptance (colour)	Wall shade	Bulk insulation (R-value)	Reflective wall wrap*
1	FR5 - Fibro Clad Framed	0.5	Medium	Rockwool batt: R2.0 (R2.0)	No
2	WALL-01 - Db party	0.5	Medium		No

External wall schedule

Location	Wall ID	Height (mm)	Width (mm)	Orientation	Horizontal shading feature* maximum projection (mm)	Vertical shading feature (yes/no)
Garage 1	1	2665	260	SW	0	Yes
Garage 1	1	2665	5242	NE	0	Yes
Garage 1	1	2665	5791	NW	0	Yes
Bedroom 1	1	2665	3006	NW	0	Yes
Bedroom2	1	2665	243	NE	0	Yes
Bedroom2	1	2665	3004	NW	0	Yes
Bedroom3	1	2665	236	SW	0	Yes
Bedroom3	1	2665	3005	NW	0	Yes
Kitchen/Living 8	1	2665	3251	NW	0	Yes
Kitchen/Living 8	1	2665	3917	SW	4263	Yes
Kitchen/Living 8	1	2665	3937	NW	3896	Yes
Kitchen/Living 8	1	2665	2459	SW	0	No
Kitchen/Living 8	2	2665	7182	SE	0	No
HALLWAY	1	2665	922	NW	0	Yes
HALLWAY	2	2665	16091	SE	0	No
HALLWAY	1	2665	1385	NE	1797	Yes

Internal wall type

Wall ID	Wall type	Area (m²)	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	128.6	

Floor type

Location	Construction	Area (m²)	Sub-floor ventilation	Added insulation (R-value)	Covering
Garage 1	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	32.8	Enclosed	R0.0	none
Bedroom 1	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	13.5	Enclosed	R0.0	Carpet
WIR	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	1.5	Enclosed	R0.0	Carpet
Bedroom2	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	9.6	Enclosed	R0.0	Carpet
ENS	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	4.3	Enclosed	R0.0	Tiles
Bedroom3	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	9.6	Enclosed	R0.0	Carpet
Bath	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	4	Enclosed	R0.0	Tiles
Kitchen/Living 8	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	30.4	Enclosed	R0.0	Vinyl
HALLWAY	FR5 - 225mm waffle pod, 85mm concrete (R0.60)	21.4	Enclosed	R0.0	Vinyl

Ceiling type

Location	Construction materialtype	Bulk insulation R-value (may include edge batt values)	Reflective wrap*
Garage 1	Plasterboard	R4.5	Yes
Bedroom 1	Plasterboard	R4.5	Yes
WIR	Plasterboard	R4.5	Yes
Bedroom2	Plasterboard	R4.5	Yes
ENS	Plasterboard	R4.5	Yes
Bedroom3	Plasterboard	R4.5	Yes
Bath	Plasterboard	R4.5	Yes
Kitchen/Living 8	Plasterboard	R4.5	Yes
HALLWAY	Plasterboard	R4.5	Yes

Ceiling penetrations*

Location	Quantity	Type	Diameter (mm)	Sealed/Unsealed
ENS	1	Exhaust Fans	250	Sealed
Bath	1	Exhaust Fans	250	Sealed
Kitchen/Living 8	1	Exhaust Fans	250	Sealed

Ceiling fans

Location	Quantity	Diameter (mm)
No Data Available		

Roof type

Construction	Added insulation (R-value)	Solar absorptance	Roof shade
Cont:Atto-Continuous	1.3	0.6	Dark

CLIENT'S NAME: TORI PETER GROUP	PROJECT NAME: PROPOSED TORRENS TITLE SUBDIVISION & DUAL OCCUPANCY
SITE ADDRESS: LOT 8, DP:1267151 (No.51) SALEYARDS LANE MUDGE, NSW 2850	SHEET NAME: NATHERS NOTES - DWELLING B

ESTATE:	REV. NO:	JOB NO:
STAGE:	12	21001
SCALE @ A3:	DA	SHEET NO: A022
	EDD	DATE: 04.09.22

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NOTES:
FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.