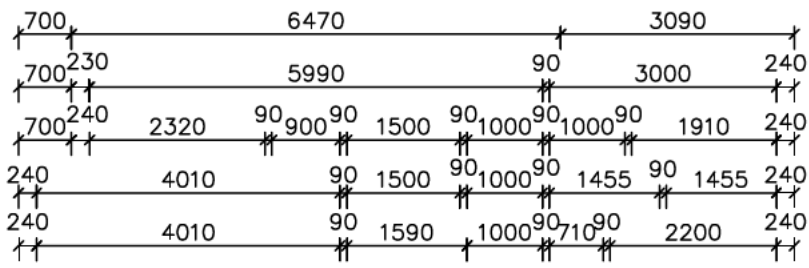


| | |
|--------------|---------------------|
| LIVING | 151.48 |
| GARAGE | 39.69 |
| PATIO | 7.23 |
| SIDE PATIO | 20.88 |
| TOTAL | 219.28 sq.m. |
| | (23.60 sq.) |

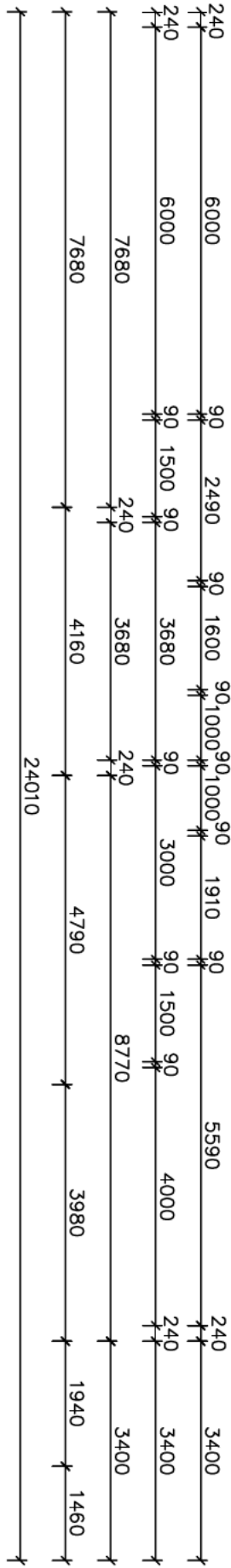


NOTES - STAIR TREADS TO COMPLY WITH BCA 3.9.1

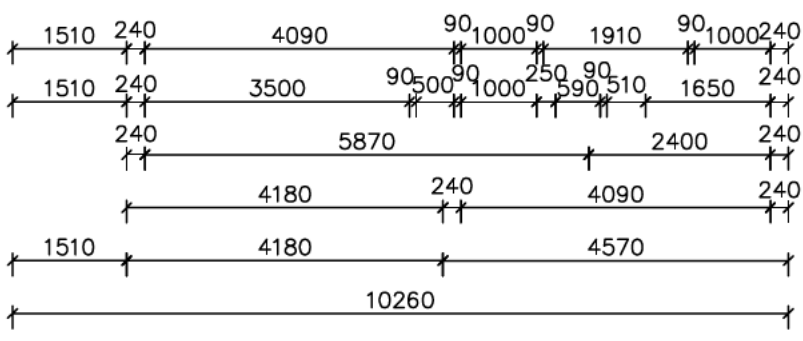
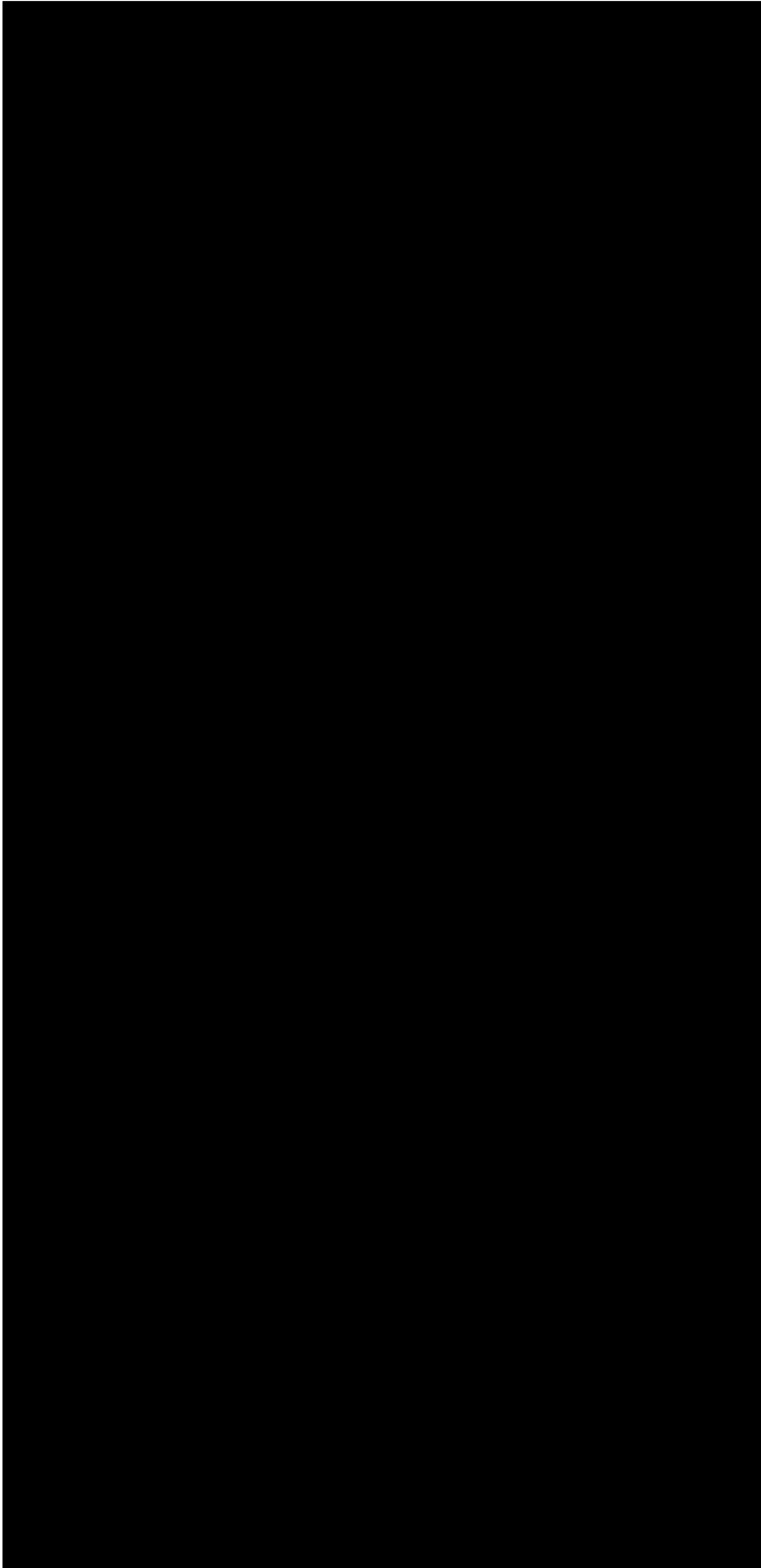
- ⦿ SMOKE ALARM
- ⊗ EXHAUST FAN

* 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.



"BELLVUE 24" MODIFIED



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

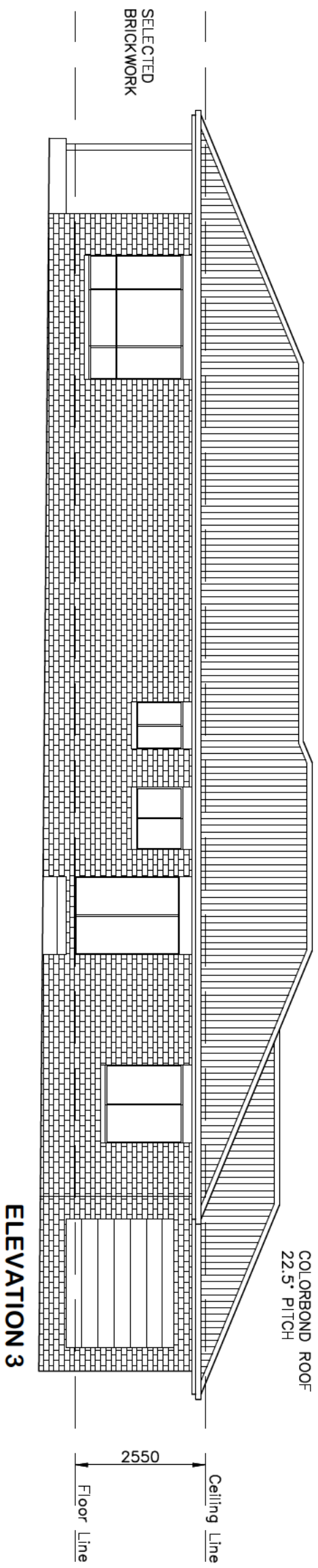
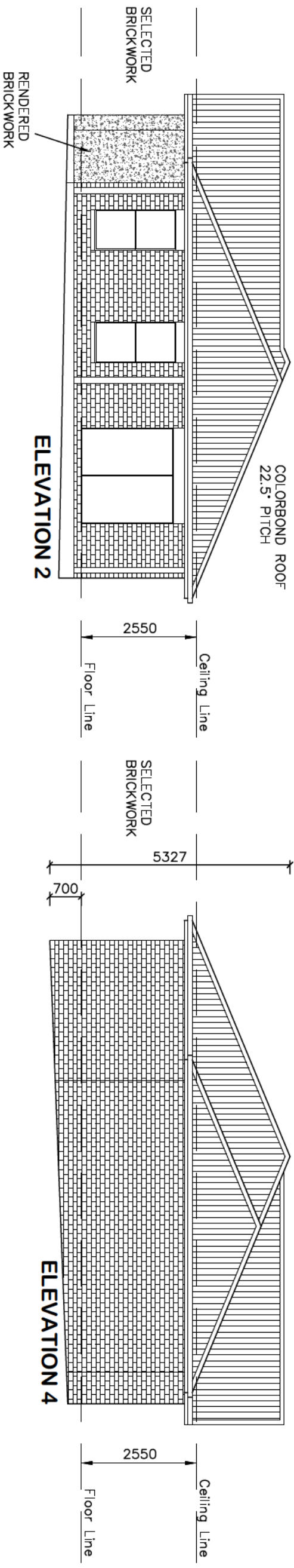
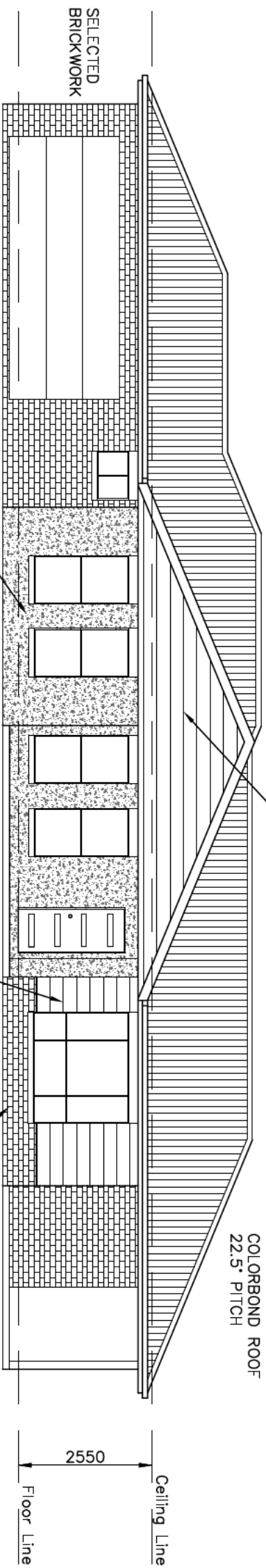


| | | | | | |
|--------|----------|---------|------------|--------|----|
| DATE: | 23.11.22 | SCALE: | 1:100 (A3) | DRAWN: | WP |
| SHEET: | 1 / 8 | JOB No: | 21364 | ISSUE: | H |

DRAWING:
 FLOOR PLAN - DWELLING A
 LOT 91 DUNNACHIE ST, MUDGEE (NO.23)
 MAAS GROUP PROPERTIES



GARAGE DOOR
HEIGHT 2130mm



* 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.

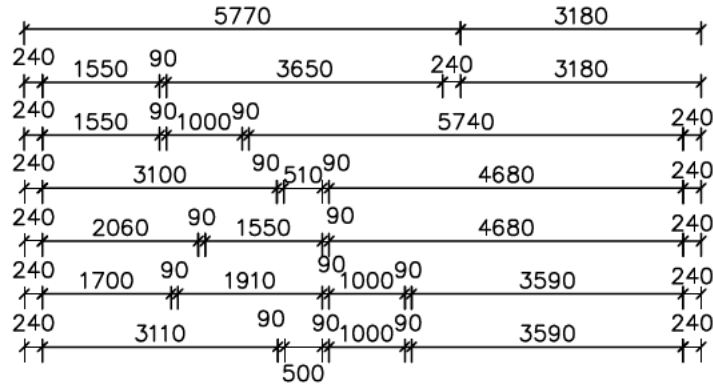
MAAS
PROPERTIES

| | | | | | |
|--------|----------|---------|------------|--------|----|
| DATE: | 23.11.22 | SCALE: | 1:100 (A3) | DRAWN: | WP |
| SHEET: | 2 / 8 | JOB No: | 21364 | ISSUE: | H |

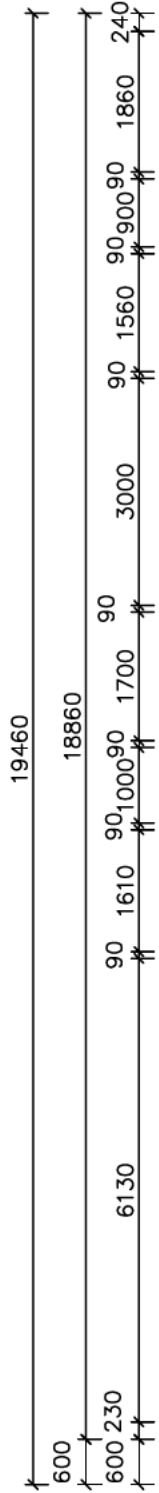
DRAWING:
ELEVATIONS - DWELLING A
LOT 91 DUNNACHIE ST, MUDGEE (NO.23)
MAAS GROUP PROPERTIES

AVALON
DRAFTING

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

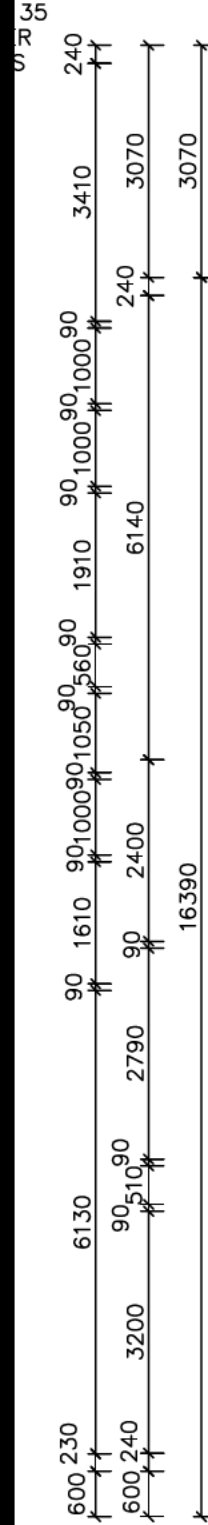


| | |
|--------------|---------------------|
| LIVING | 131.68 |
| GARAGE | 25.42 |
| PATIO | 2.99 |
| REAR PATIO | 9.76 |
| TOTAL | 169.85 sq.m. |
| | (18.28 sq.) |



LIFT OFF HINGES AS REQUIRED

RENDERED BRICKWORK

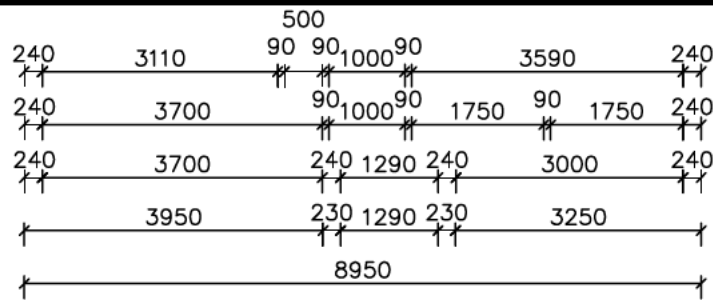


NOTES - STAIR TREADS TO COMPLY WITH BCA 3.9.1

- 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.

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

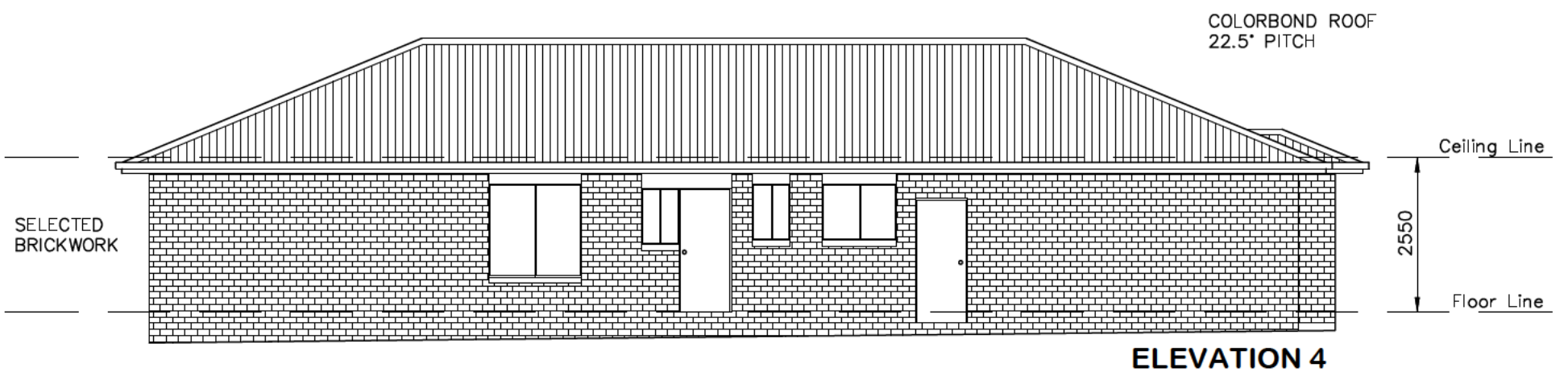
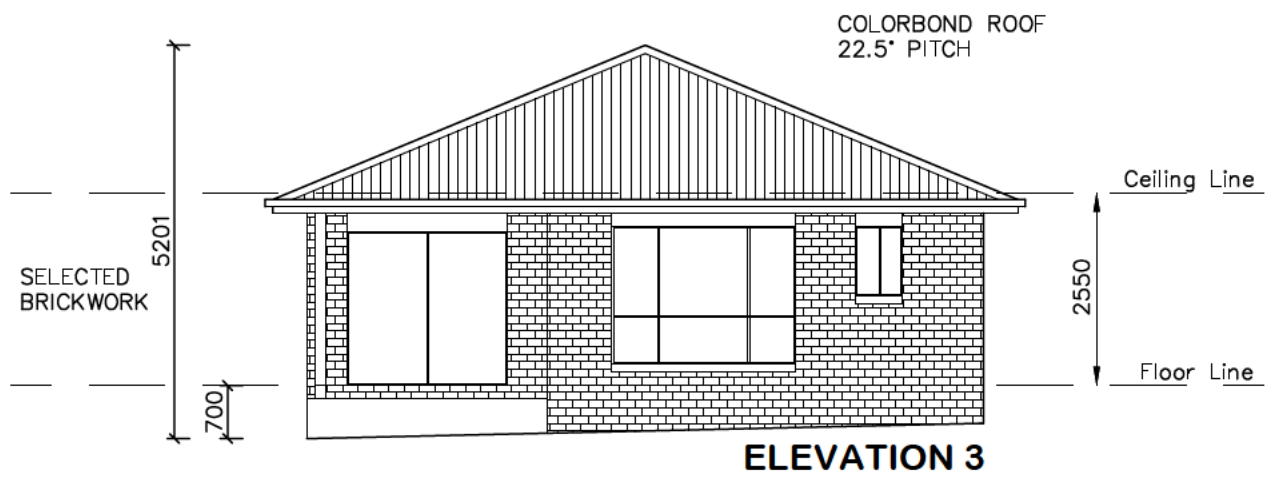
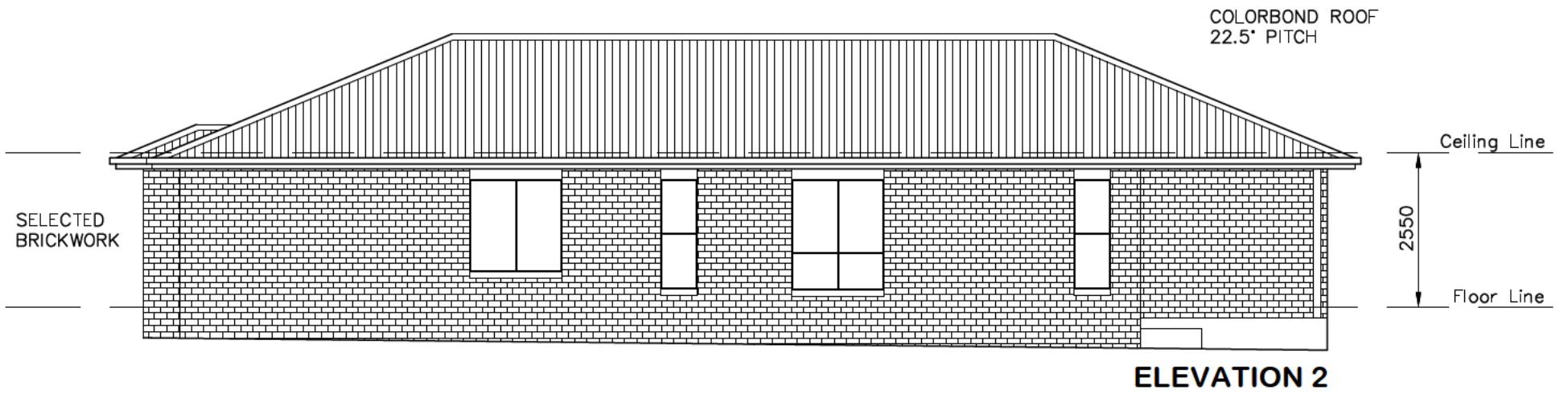
EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019

"ELIZABETH SG"

| | | |
|-------------------|----------------------|--------------|
| DATE: 23.11.22 | SCALE: 1:100 (A3) | DRAWN: WP |
| SHEET: 3 / 8 | JOB No: 21364 | ISSUE: H |

DRAWING:
FLOOR PLAN - DWELLING B
LOT 91 DUNNACHIE ST, MUDGEE (NO.23)
MAAS GROUP PROPERTIES





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DATE:
23.11.22

SCALE:
1:100 (A3)

DRAWN:
WP

DRAWING:
ELEVATIONS - DWELLING B
LOT 91 DUNNACHIE ST, MUDGEE (NO.23)
MAAS GROUP PROPERTIES

SHEET:
4 / 8

JOB No:
21364

ISSUE:
H

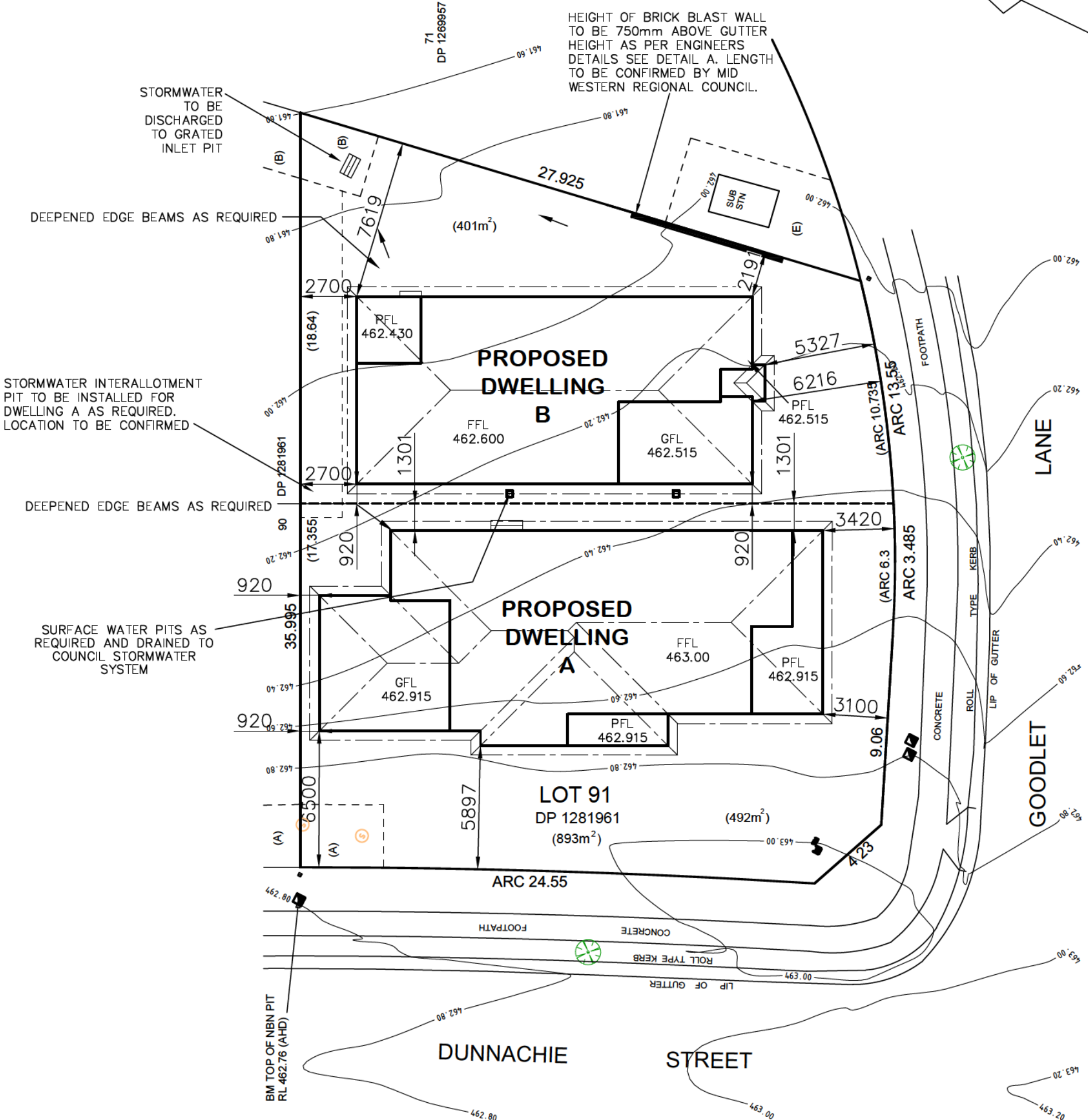


**AVALON
DRAFTING**

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

- (A) - EASEMENT TO DRAIN SEWAGE 3m WIDE & VAR.
- (B) - EASEMENT TO DRAIN WATER 3m WIDE & VAR.
- (E) - EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2m WIDE

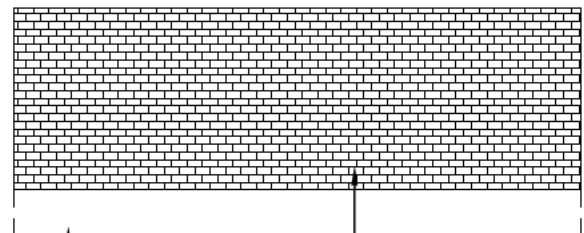
HEIGHT OF BRICK BLAST WALL TO BE 750mm ABOVE GUTTER HEIGHT AS PER ENGINEERS DETAILS SEE DETAIL A. LENGTH TO BE CONFIRMED BY MID WESTERN REGIONAL COUNCIL.



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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.



DETAIL 'A'

DOUBLE BRICK BLAST WALL TO ENGINEERS DETAILS

BLAST WALL FOOTING TO ENGINEERS DETAILS

← DENOTES DIRECTION OF SURFACE WATER ON COMPLETION OF LANDSCAPING.



DATE:
23.11.22

SCALE:
1:200 (A3)

DRAWN:
WP

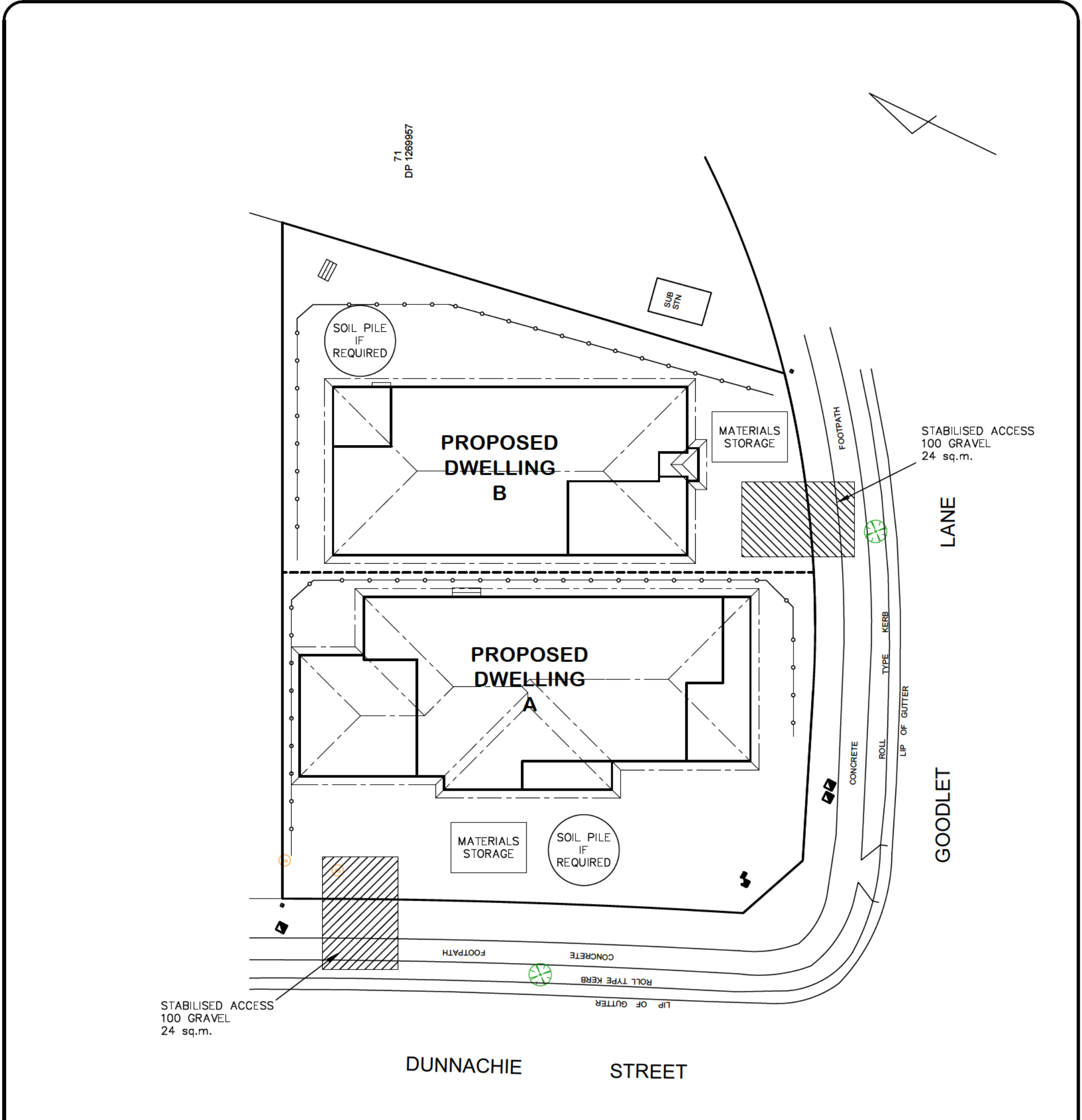
DRAWING:
SITE PLAN
LOT 91 DUNNACHIE ST, MUDGEES (NO.23)
MAAS GROUP PROPERTIES

SHEET:
5 / 8

JOB No:
21364

ISSUE:
H

AVALON DRAFTING
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: 23.11.22 | SCALE: 1:200 (A3) | DRAWN: WP |
| SHEET: 6 / 8 | JOB No: 21364 | ISSUE: H |

DRAWING:
EROSION & SEDIMENT CONTROL PLAN
LOT 91 DUNNACHIE ST, MUDGEE (NO.23)
MAAS GROUP PROPERTIES





LANDSCAPING DETAILS – DWELLING A

LANDSCAPING DETAILS – DWELLING B




SITE AREA: 492.0 m²
 GRAVEL TO SIDE: 10.8 m²
 GARDEN BEDS: 41.5 m²
 (LOW WATER GARDEN)
 TURF: 122.6 m²
 DRIVEWAY AREA: 49.1 m²
 PATH AREA: 77.8 m²

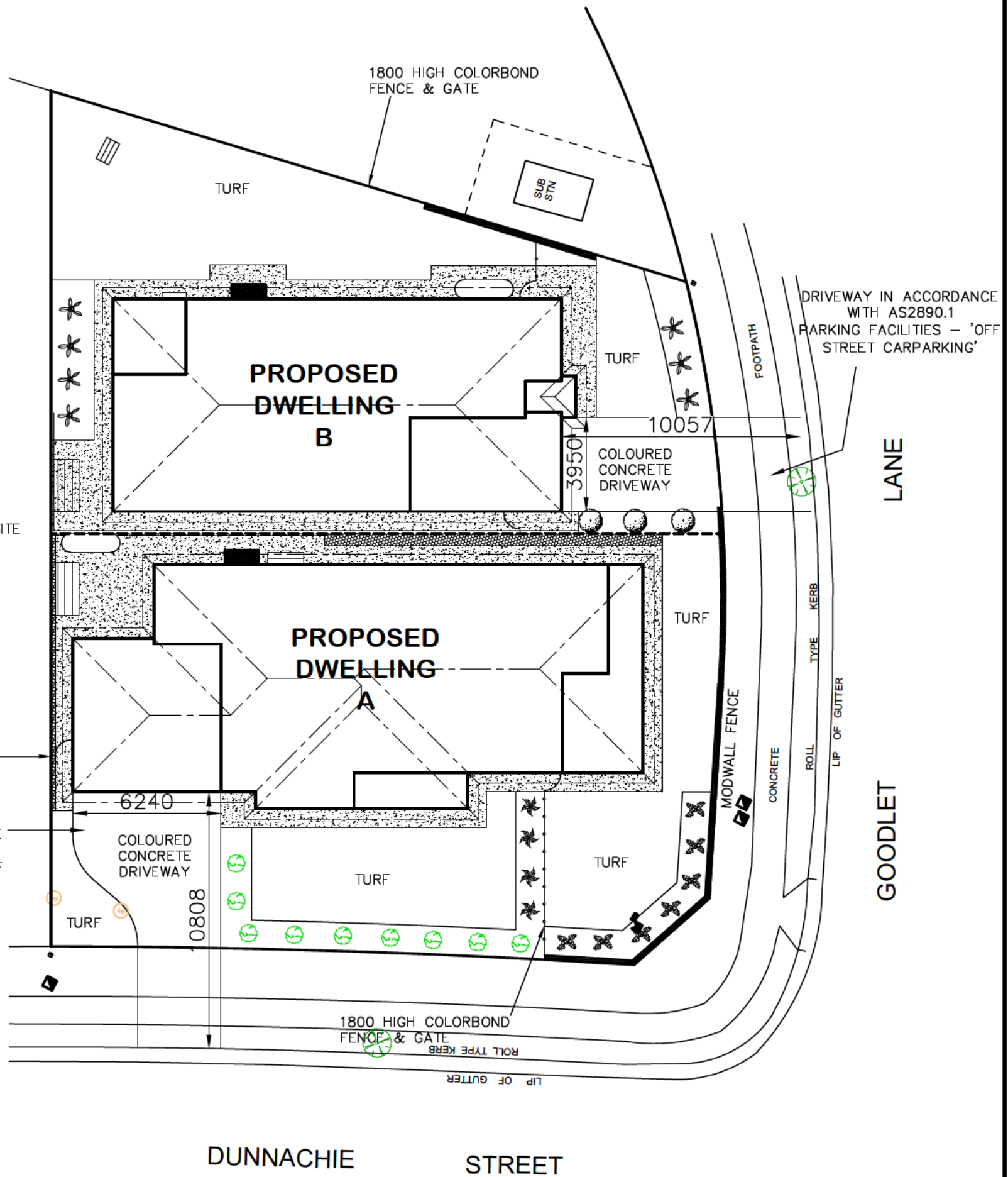
SITE AREA: 401.0 m²
 GRAVEL TO SIDE: 6.1 m²
 GARDEN BEDS: 24.3 m²
 (LOW WATER GARDEN)
 TURF: 113.3 m²
 DRIVEWAY AREA: 44.3 m²
 PATH AREA: 50.9 m²

-  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.







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



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| 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: 23.11.22 | SCALE: 1:200 (A3) | DRAWN: WP |
| SHEET: 7 / 8 | JOB No: 21364 | ISSUE: H |

DRAWING:
 BASIX COMMITMENTS PLAN
 LOT 91 DUNNACHIE ST, MUDGEE (NO.23)
 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 | 41.5 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 | E | 1500 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W02 | E | 2100 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W03 | E | 900 | 1200 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W04 | E | 900 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W05 | E | 1800 | 2400 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W06 | S | 2100 | 2100 | ALUMINIUM, SINGLE, CLEAR | EAVE 2060mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W07 | S | 1800 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 4000mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W08 | S | 1800 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 4000mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W09 | W | 1800 | 2100 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W10 | W | 1800 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 2110mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W11 | W | 1800 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 2110mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W12 | W | 1800 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 1500mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W13 | W | 1800 | 900 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 920mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W14 | W | 600 | 900 | 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) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 2 (DEDICATED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 3 (DEDICATED) |
|---|--|

| | |
|---|------------|
| NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS | 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.

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 | 24.3 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 | 1800 | 2400 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W03 | N | 2100 | 2100 | ALUMINIUM, SINGLE, CLEAR | EAVE 3670mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W04 | E | 1800 | 600 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W05 | E | 1800 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W06 | E | 1800 | 600 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W07 | E | 1500 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W08 | S | 1800 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 1050mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W09 | W | 900 | 1200 | 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 | 900 | 600 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 240mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |
| W12 | W | 1500 | 1500 | ALUMINIUM, SINGLE, CLEAR | EAVE 600mm, 180mm ABOVE HEAD OF WINDOW OR GLAZED DOOR | NOT OVERSHADOWED |

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| 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 |
|---|--|

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|---|----------------------|
| NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS | WINDOW WINDOW x 3 |
|---|----------------------|

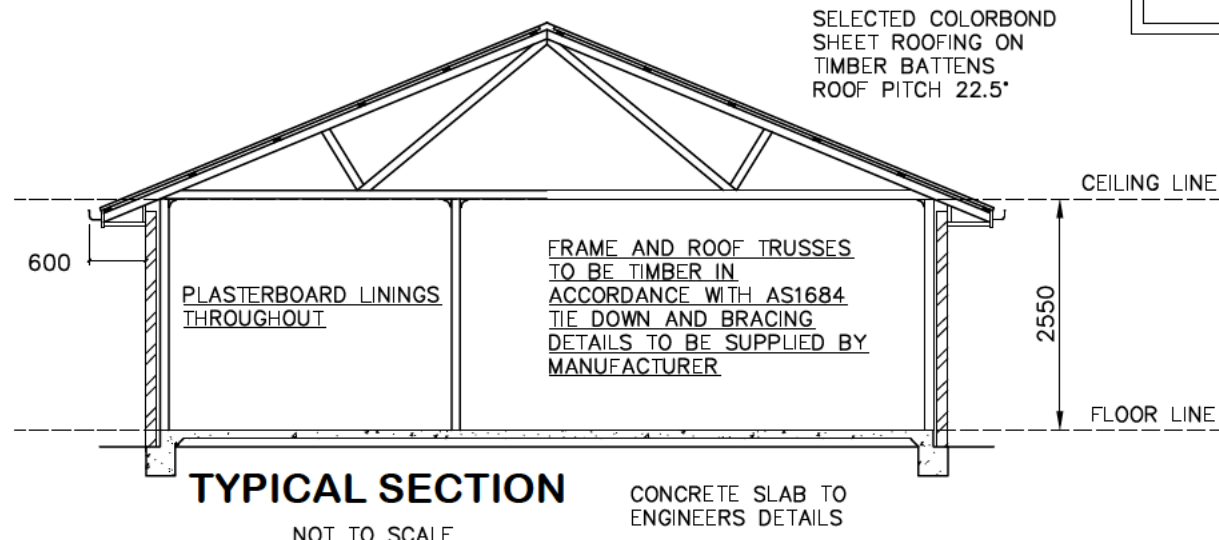
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|--|--|
| APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING | WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE |
|--|--|

These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other specifications.

* 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.

* 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.



* NOTE – WIND CLASSIFICATION TO BE N2



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|--------------------------|-------------------------|---------------------|
| DATE: 23.11.22 | SCALE: N / A | DRAWN: WP |
| SHEET: 8 / 8 | JOB No: 21364 | ISSUE: H |

DRAWING:
BASIX COMMITMENTS & TYP SECTION
LOT 91 DUNNACHIE ST, MUDGEE (NO.23)
MAAS GROUP PROPERTIES

