

BLEAK HOUSE

7 LAWSON STREET, MUDGEE

DA DRAWINGS

14th DECEMBER , 2022

Hub Space, 5 Lovejoy Street, Mudgee, NSW
admin@callanderconstructions.com.au

Hub Space
5 Lovejoy Street,
Mudgee NSW 2850

admin@callanderconstructions.com.au
ABN: 60619891075
LIC NO: 319685C

Note:

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Client

Jan & Andrew Prichard

Project

BLEAKHOUSE
7 Lawson St., Mudgee, NSW

Drawing Title

SCHEDULES

Date	Scale
14.12.2022	
Drawn By	Approval
Elisa	
Revision	Revision
Job No.	Drawing No
J1263	DA-01

BASIX COMMENTS		
DESCRIPTION OF PROJECT		
PROJECT DETAILS		
PROJECT NAME	Bleak House	
ADDRESS	7 Lawson Street, Mudgee, NSW 2850	
LGA	Mid-Western Regional Council	
PLAN TYPE & NO.	Deposited Plan DP153641, Lot A	
PROJECT TYPE	Alterations & Additions	
DWELLING TYPE	Freestanding	
TOTAL AREA BEFORE ALTERATIONS / ADDITIONS	650 m ²	
TOTAL AREA AFTER ALTERATIONS / ADDITIONS	655.91 m ²	
FIXTURES & SYSTEMS		
HOT WATER SYSTEM TYPE	Electric heat pump, eligible to create Renewable Energy Certification under Electricity Regulations	
LIGHTING TYPE	Min. 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent or LED lamps	
FIXTURES (NEW OR ALTERED)		
SHOWERHEADS	Flow rate no greater than 9L per min. or a 3 star water rating	
TOILETS	Flow rate no greater than 4L per average flush or a min. 3 star water rating	
TAPS	Flow rate no greater than 9L per min. or a 3 star water rating	
CONSTRUCTION		
CONSTRUCTION	ADDITIONAL INSULATION RE REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
SUSPENDED FLOOR W/ ENCLOSED SUBFLOOR: FRAME (R0.7)	R1.00 (down) (or R1.70 including construction)	
EXTERNAL WALL: FRAMED (WEATHER BOARD, FIBRO, METAL CLAD)	R1.30 (or R1.70 including construction)	
FLAT CEILING, PITCHED ROOF	Ceiling: R1.70(up), roof: foil backed blanket (55mm)	light (solar absorptance <0.475)
GLAZING REQUIREMENTS		
WINDOWS & GLAZED DOORS		
All windows, glazed door and shading devices, in accordance with the specifications listed in the table below. Each window or glazed door must have a U-value and a SHGC no greater than that listed in the table below.		
FRAME & GLASS TYPE	Timber or uPVC, single Lo-T sol low-e	
	U-value: 3.99	
	SHGC: 0.4	

FINISHES SCHEDULE	
WALL FINISHES	
CL-01	WEATHERBOARD CLADDING WITH PAINTED FINISH
ROOF FINISHES	
MT-01	CGI CLAD - SKILLION

DOOR SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	COMMENTS
D 1 0 1	2550	1650	TM	TIMBER DOUBLE INTERNAL HINGE DOOR
D 1 0 2	2550	1100	TM	TIMBER HINGE DOOR
D 1 0 3	2550	2900	TM	TIMBER HINGE DOOR, GLAZED TO BASIX REQS.
D 1 0 4	2050	800	TM	TIMBER INTERNAL HINGE DOOR
D 1 0 5	2050	800	TM	TIMBER INTERNAL HINGE DOOR
D 2 0 1	2050	800	TM	TIMBER INTERNAL HINGE DOOR
D 2 0 2	2050	800	TM	TIMBER INTERNAL HINGE DOOR
D 2 0 3	2050	800	TM	TIMBER INTERNAL HINGE DOOR
D 2 0 4	2550	1200	TM	TIMBER HINGE DOOR, GLAZED TO BASIX REQS.

WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	COMMENTS
W 1 0 1	1650	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 1 0 2	1650	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 1 0 3	1650	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 1 0 4	1650	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 1 0 5	450	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 1 0 6	1650	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 2 0 1	1650	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 2 0 2	1650	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 2 0 3	1650	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 2 0 4	1650	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.
W 2 0 5	450	900	TM	TIMBER SINGLE GLAZED WINDOW TO BASIX REQS.



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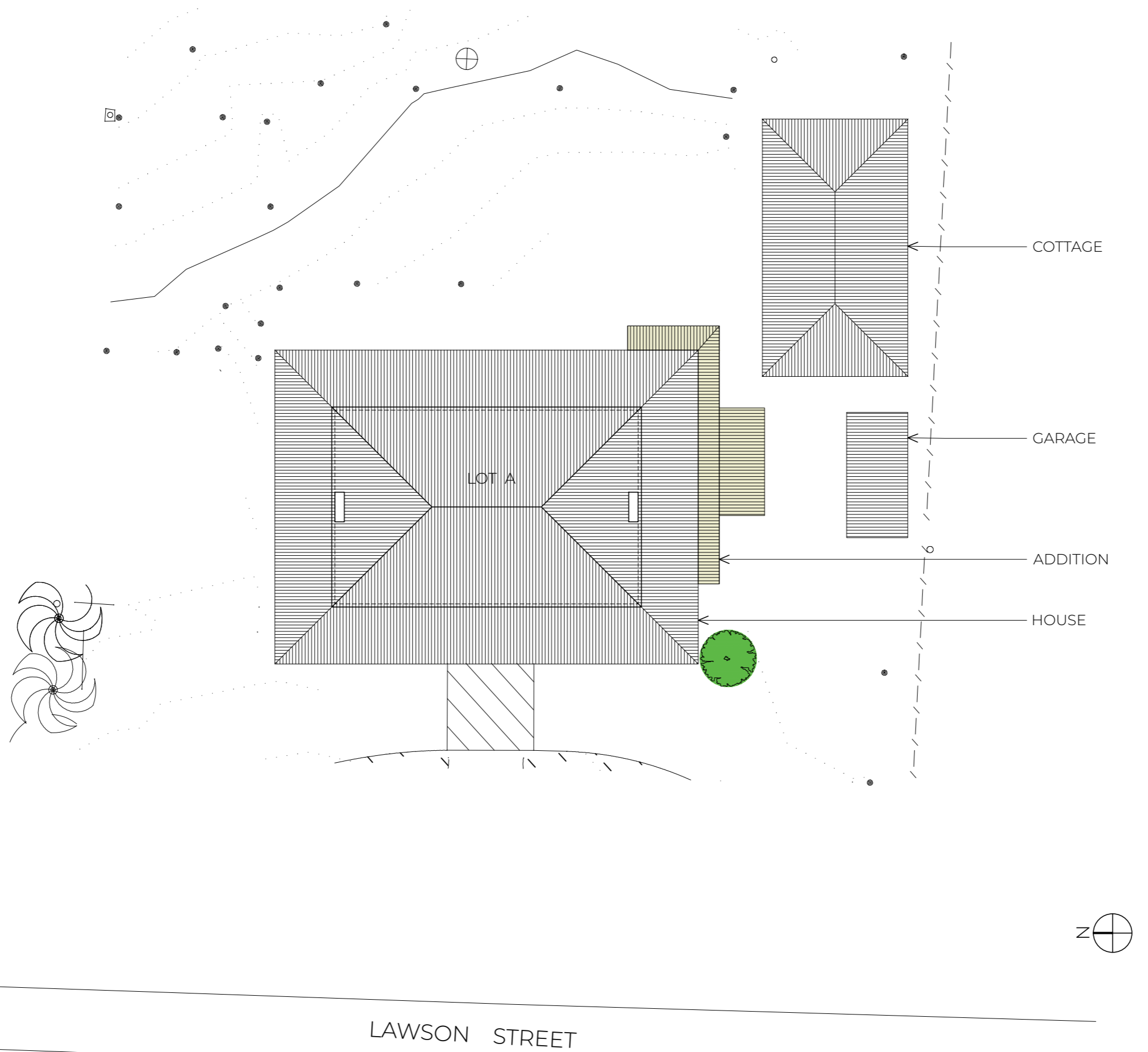
BLEAKHOUSE
7 Lawson St., Mudgee, NSW

Drawing Title

SITE PLAN

NOT TO BE USED
FOR CONSTRUCTION

Date	Scale
14.12.2022	1:300
Drawn By	Approval
Elisa	
Revision	Revision
Job No.	Drawing No
J1263	DA-02



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EXTERIOR ELEVATION

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Date	Scale
14.12.2022	1:100
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Elisa	
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J1263	DA-09



A WEST ELEVATION
SCALE 1:100



B EAST ELEVATION
SCALE 1:100

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EXTERIOR ELEVATION

NOT TO BE USED
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Date	Scale
14.12.2022	1:100

Drawn By	Approval
Elisa	

Revision	Revision

Job No.	Drawing No
J1263	DA-10



A SOUTH ELEVATION
SCALE 1:100



B NORTH ELEVATION
SCALE 1:100

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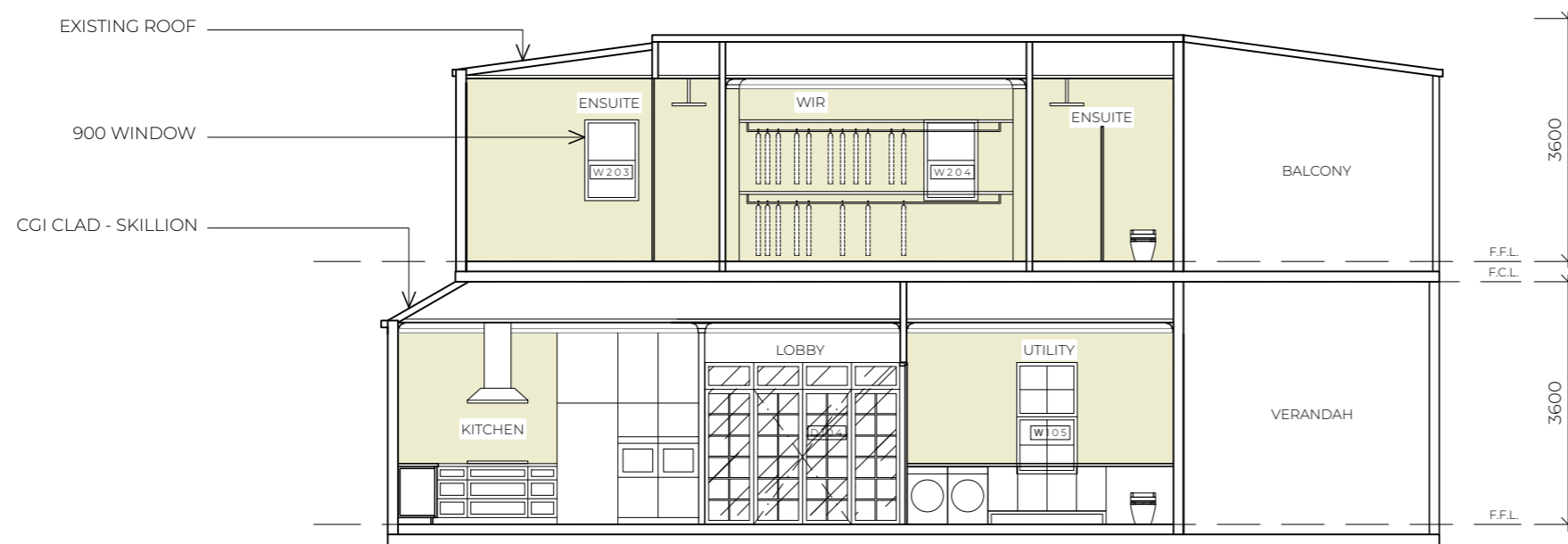
EXTERIOR ELEVATION

NOT TO BE USED
FOR CONSTRUCTION

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14.12.2022	1:100
Drawn By	Approval
Elisa	
Revision	Revision
Job No.	Drawing No
J1263	DA-11



A SOUTH SECTION
SCALE 1:100



B NORTH SECTION
SCALE 1:100

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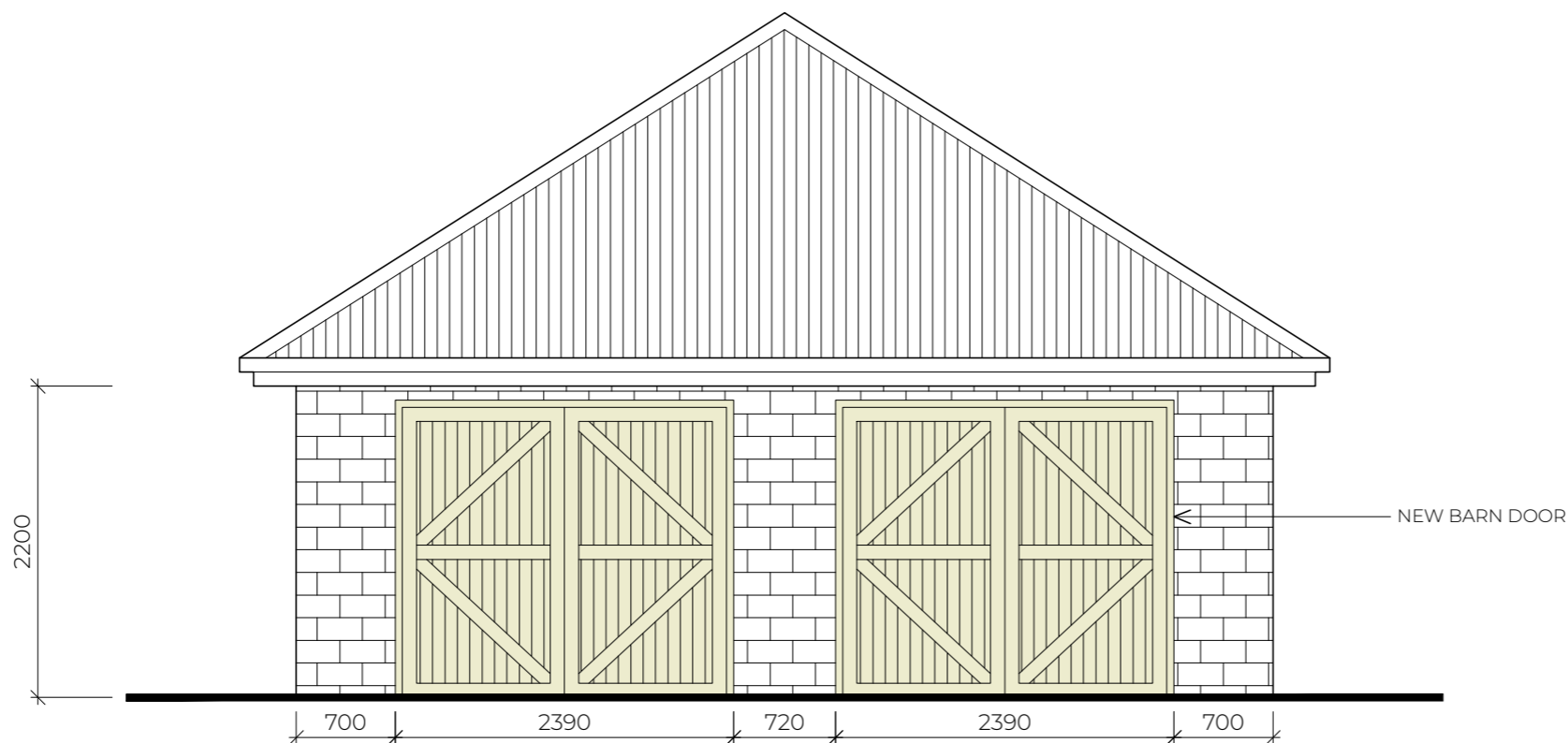
COTTAGE EXTERIOR ELEVATION

NOT TO BE USED
FOR CONSTRUCTION

Date	Scale
14.12.2022	1:50
Drawn By	Approval
Elisa	
Revision	Revision
Job No.	Drawing No
J1263	DA-12



A COTTAGE NORTH ELEVATION
SCALE 1:50



B COTTAGE WEST ELEVATION
SCALE 1:50