

# 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

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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 <sup>2</sup>	
TOTAL AREA AFTER ALTERATIONS / ADDITIONS	655.91 m <sup>2</sup>	
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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Client

Jan & Andrew Prichard

Project

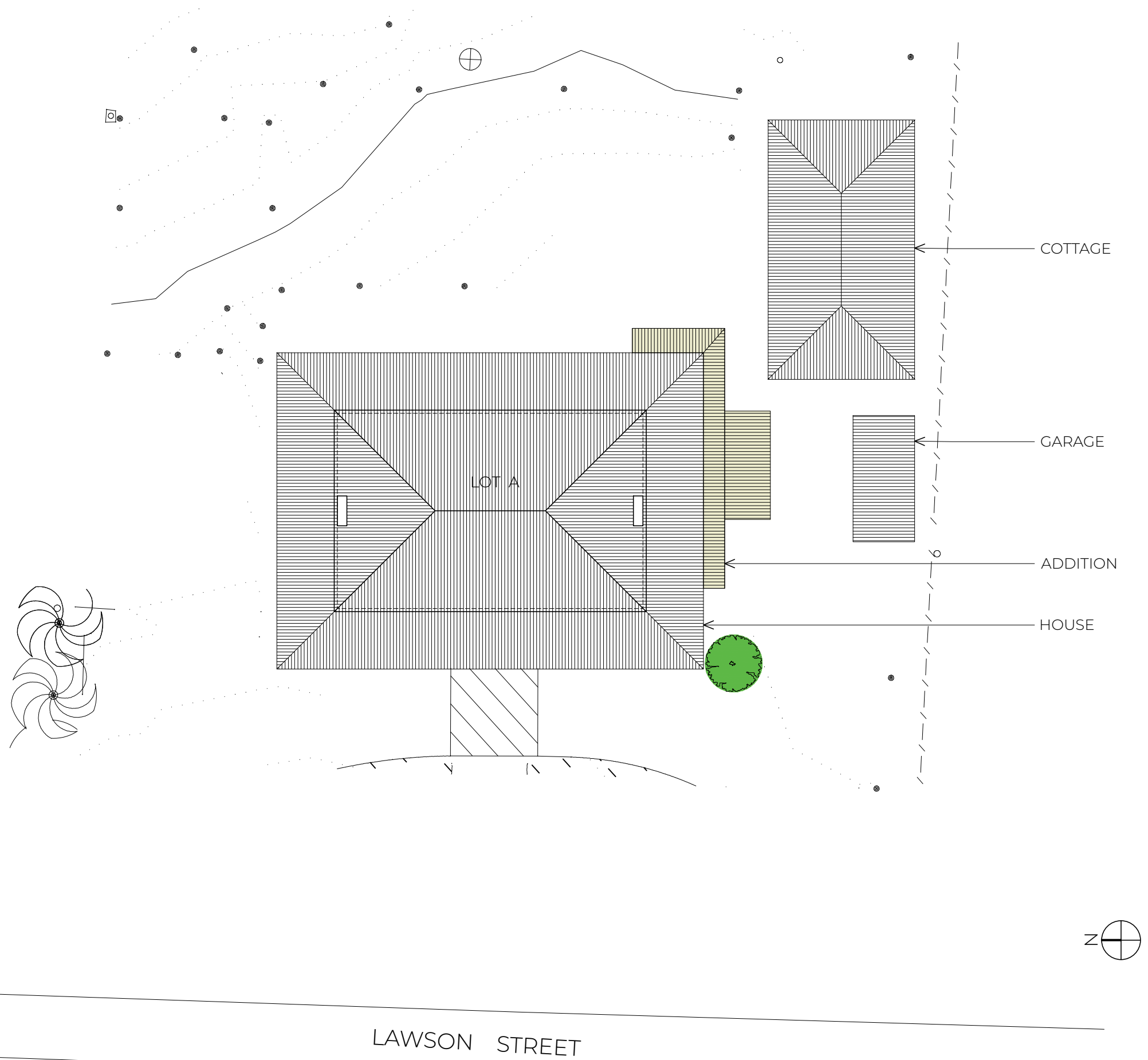
BLEAKHOUSE  
7 Lawson St., Mudgee, NSW

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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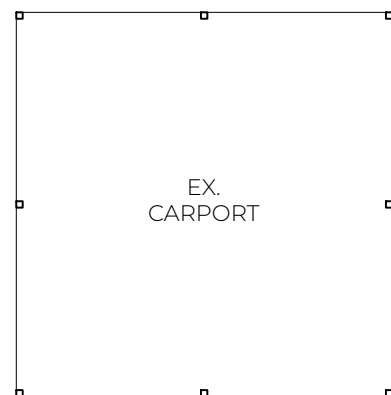
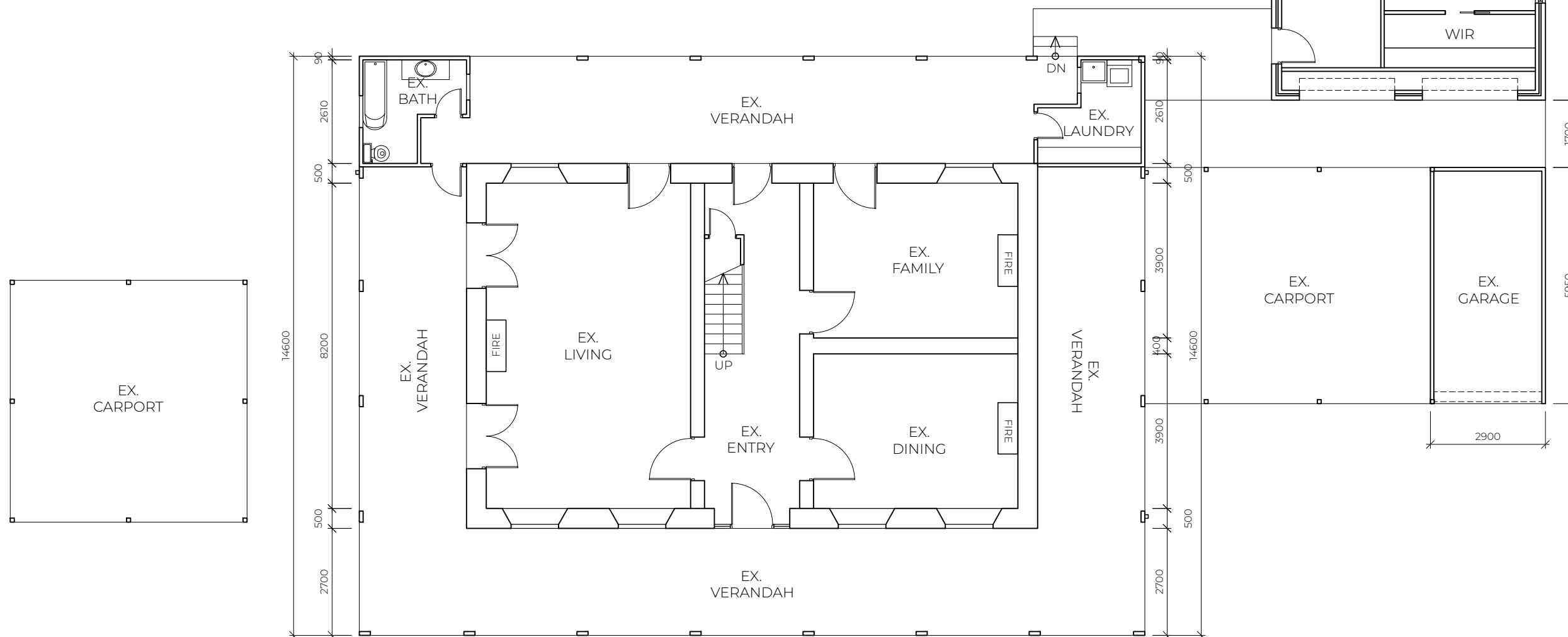
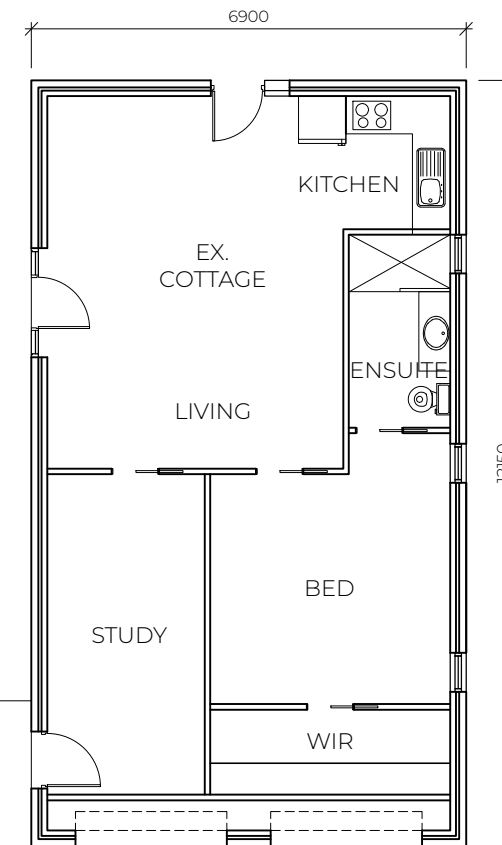
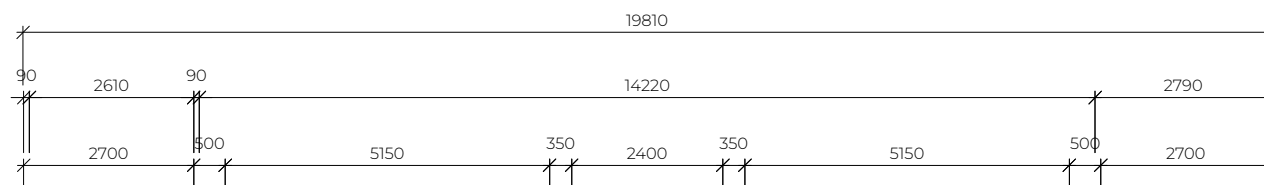
BLEAKHOUSE  
7 Lawson St, Mudgee, NSW

Drawing Title

EXISTING GROUND FLOOR PLAN

NOT TO BE USED  
FOR CONSTRUCTION

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14.12.2022	1:120
Drawn By	Approval
Elisa	
Revision	Revision
Job No.	Drawing No
J1263	DA-03



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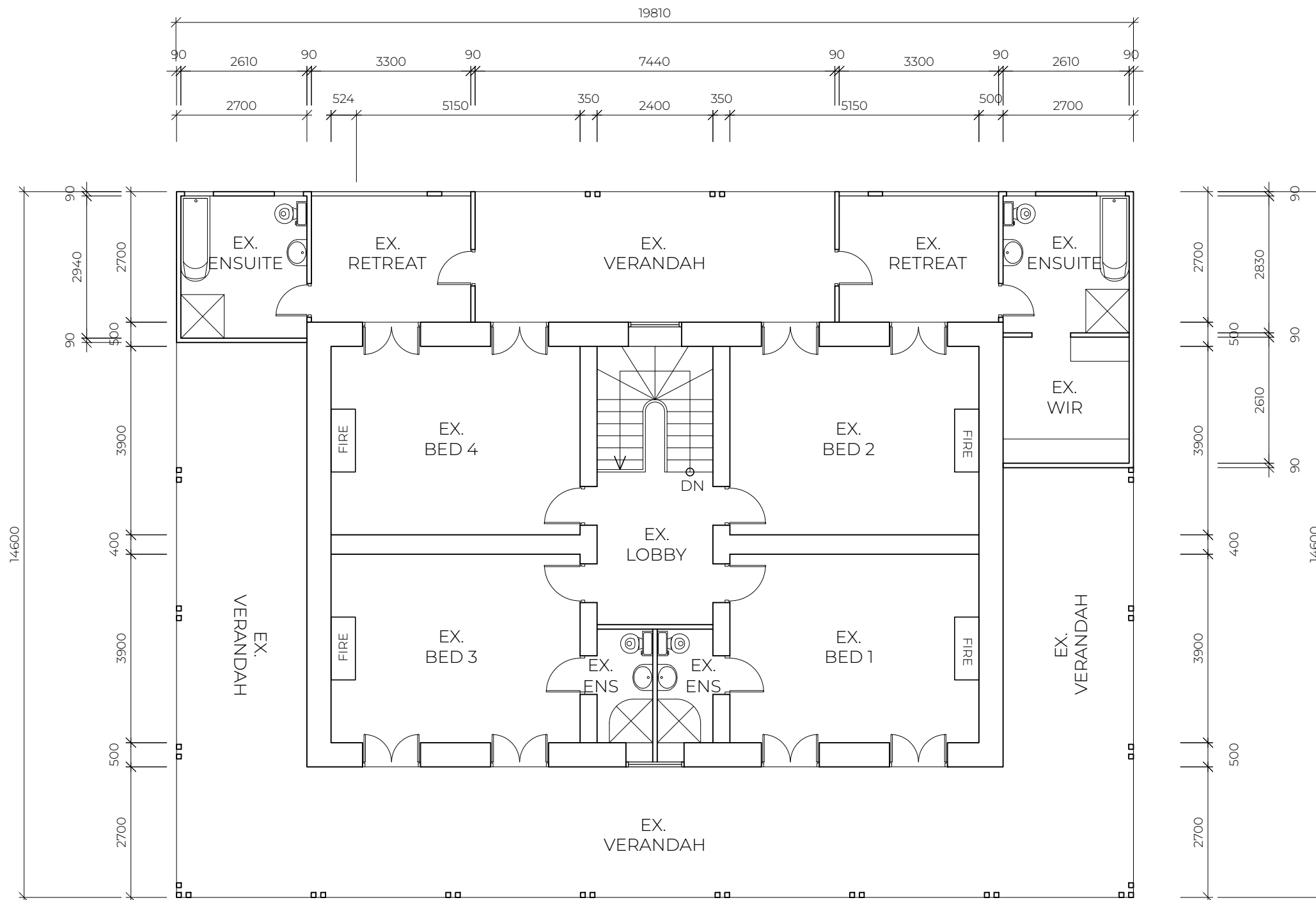
BLEAKHOUSE  
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Drawing Title

EXISTING FIRST FLOOR PLAN

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Date	Scale
14.12.2022	1:100
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Elisa	
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Job No.	Drawing No
J1263	DA-04



**A** EXISTING FIRST FLOOR PLAN  
SCALE 1:100



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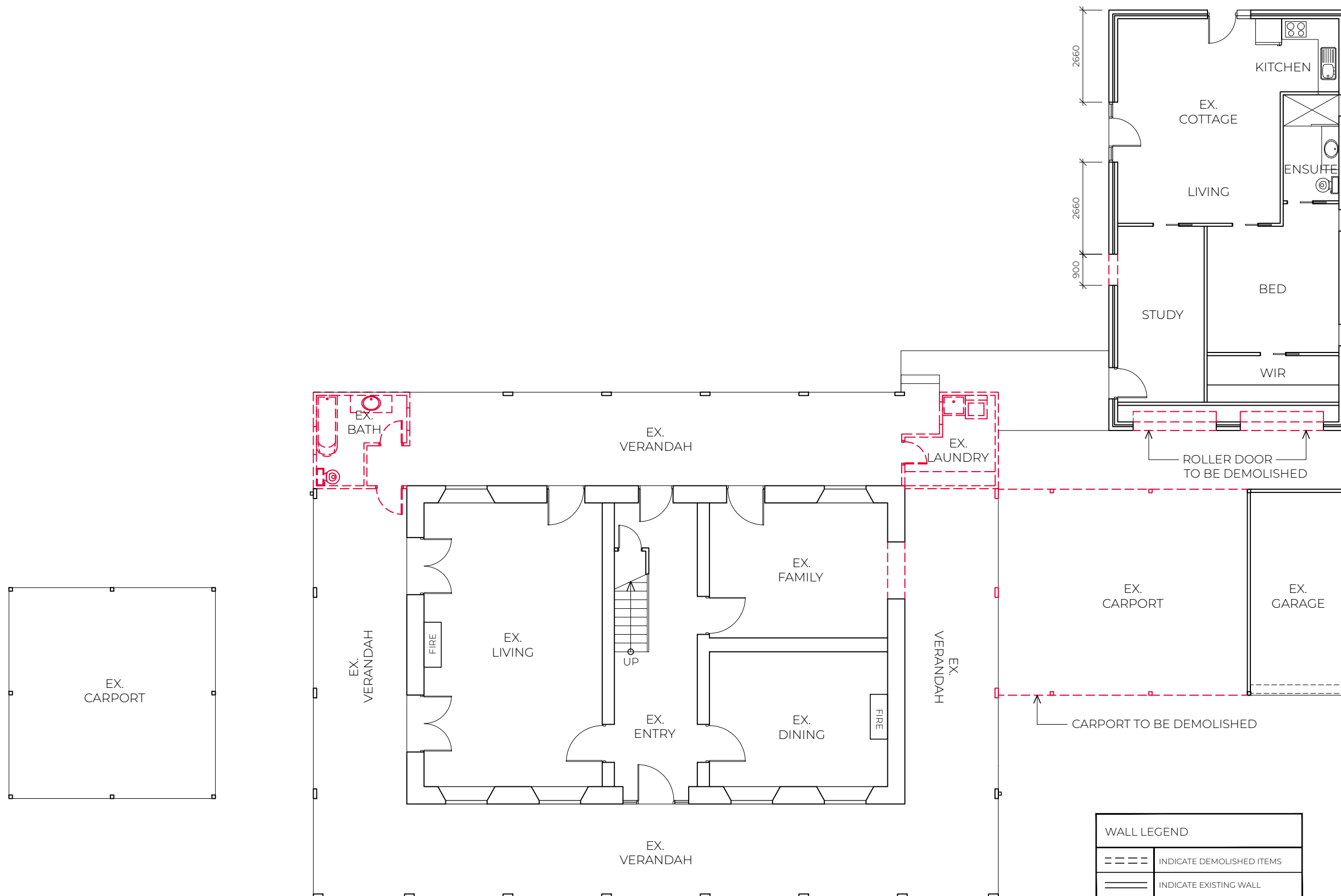
BLEAKHOUSE  
7 Lawson St, Mudgee, NSW

Drawing Title

EXISTING & DEMOLISH  
GROUND FLOOR PLAN

NOT TO BE USED  
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Date	Scale
14.12.2022	1:120
Drawn By	Approval
Elisa	
Revision	Revision
Job No.	Drawing No
J1263	DA-05



WALL LEGEND	
---	INDICATE DEMOLISHED ITEMS
—	INDICATE EXISTING WALL

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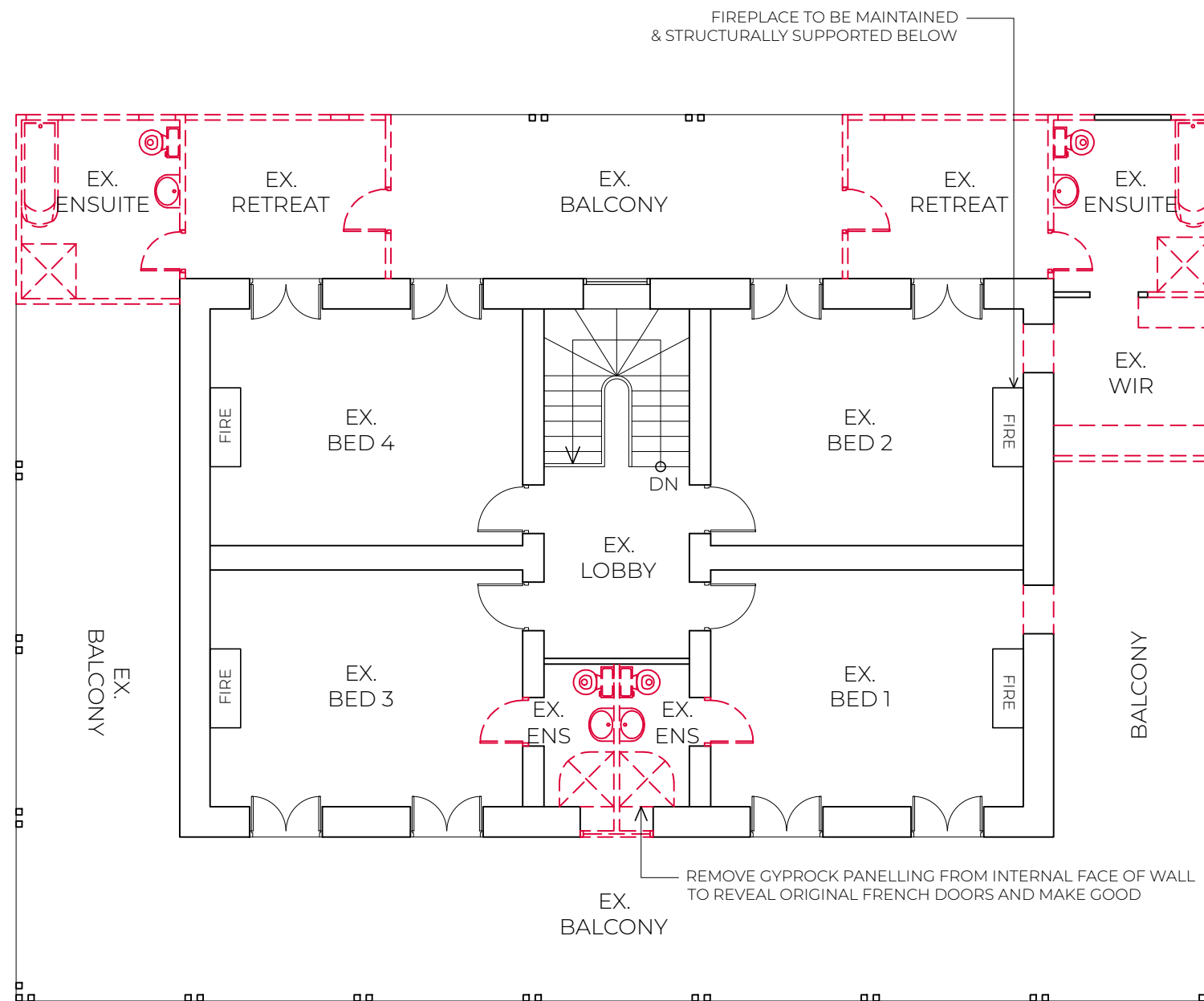
BLEAKHOUSE  
7 Lawson St., Mudgee, NSW

Drawing Title

EXISTING & DEMOLISH  
FIRST FLOOR PLAN

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-06



WALL LEGEND	
	INDICATE DEMOLISHED ITEMS
	INDICATE EXISTING WALL



**A** EXISTING & DEMOLISH FIRST FLOOR PLAN  
SCALE 1:100

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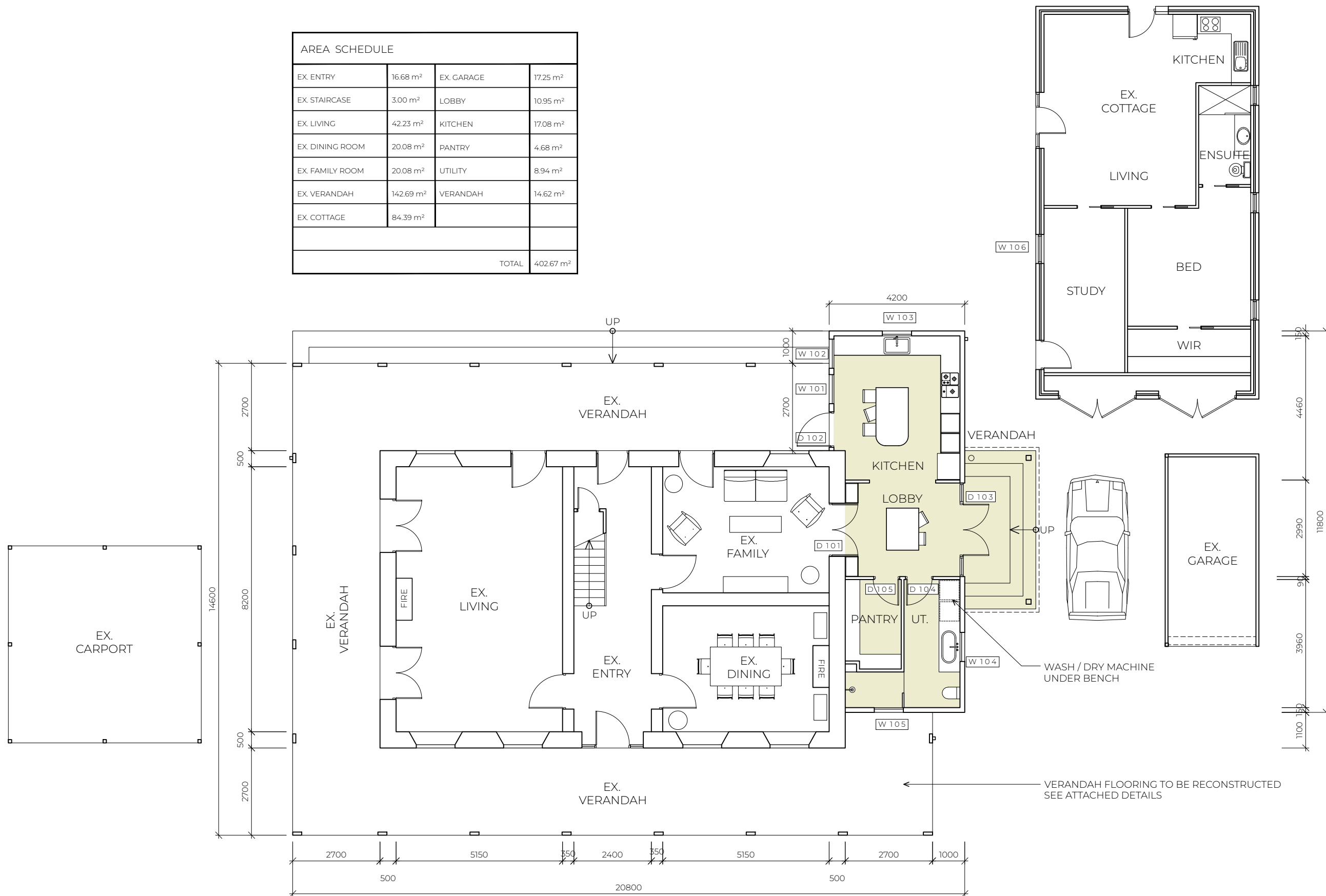
Drawing Title

PROPOSED GROUND FLOOR PLAN

NOT TO BE USED  
FOR CONSTRUCTION

Date	Scale
14.12.2022	1:120
Drawn By	Approval
Elisa	
Revision	Revision
Job No.	Drawing No
J1263	DA-07

AREA SCHEDULE			
EX. ENTRY	16.68 m <sup>2</sup>	EX. GARAGE	17.25 m <sup>2</sup>
EX. STAIRCASE	3.00 m <sup>2</sup>	LOBBY	10.95 m <sup>2</sup>
EX. LIVING	42.23 m <sup>2</sup>	KITCHEN	17.08 m <sup>2</sup>
EX. DINING ROOM	20.08 m <sup>2</sup>	PANTRY	4.68 m <sup>2</sup>
EX. FAMILY ROOM	20.08 m <sup>2</sup>	UTILITY	8.94 m <sup>2</sup>
EX. VERANDAH	142.69 m <sup>2</sup>	VERANDAH	14.62 m <sup>2</sup>
EX. COTTAGE	84.39 m <sup>2</sup>		
TOTAL			402.67 m <sup>2</sup>



**A** PROPOSED GROUND FLOOR PLAN  
SCALE 1:120





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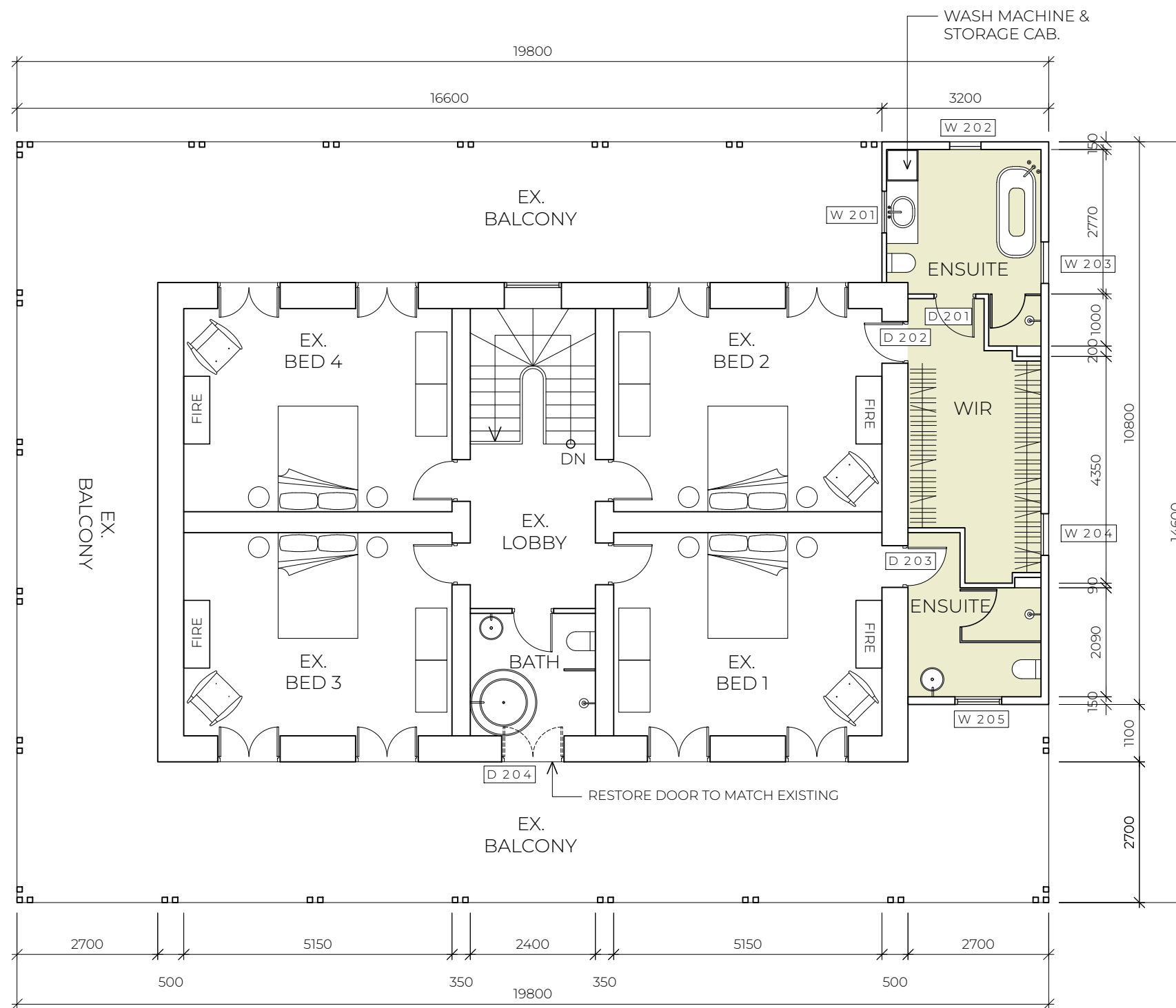
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J1263	DA-08

AREA SCHEDULE	
EX. STAIRCASE	6.24 m <sup>2</sup>
EX. LOBBY	7.58 m <sup>2</sup>
BATHROOM	5.86 m <sup>2</sup>
EX. BED 1	20.08 m <sup>2</sup>
BED 1 ENSUITE	6.49 m <sup>2</sup>
EX. BED 2	20.08 m <sup>2</sup>
BED 2 ENSUITE	9.20 m <sup>2</sup>
BED 2 WIR	11.46 m <sup>2</sup>
EX. BED 3	20.08 m <sup>2</sup>
EX. BED 4	20.08 m <sup>2</sup>
EX. BALCONY	126.09 m <sup>2</sup>
TOTAL	253.24 m <sup>2</sup>



**A** PROPOSED FIRST FLOOR PLAN  
SCALE 1:100

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Drawing Title

EXTERIOR ELEVATION

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Elisa	
Revision	Revision
Job No.	Drawing No
J1263	DA-09



**A** WEST ELEVATION  
SCALE 1:100



**B** EAST ELEVATION  
SCALE 1:100

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EXTERIOR ELEVATION

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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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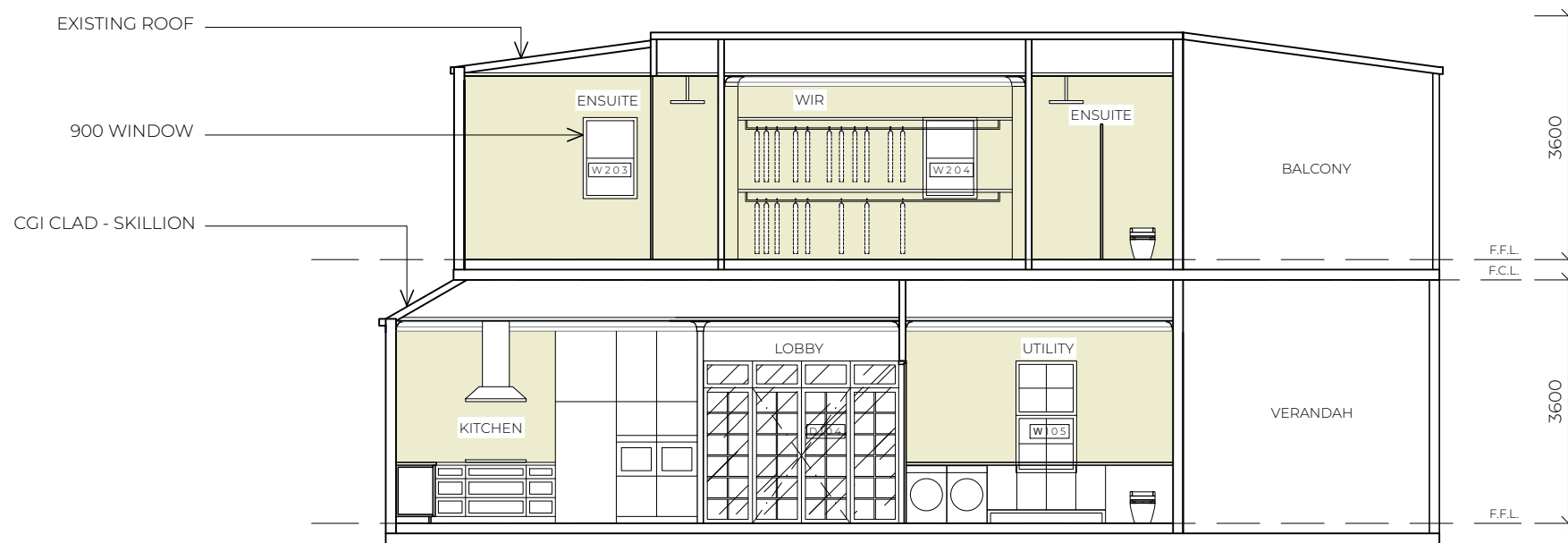
EXTERIOR ELEVATION

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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  
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14.12.2022	1:50

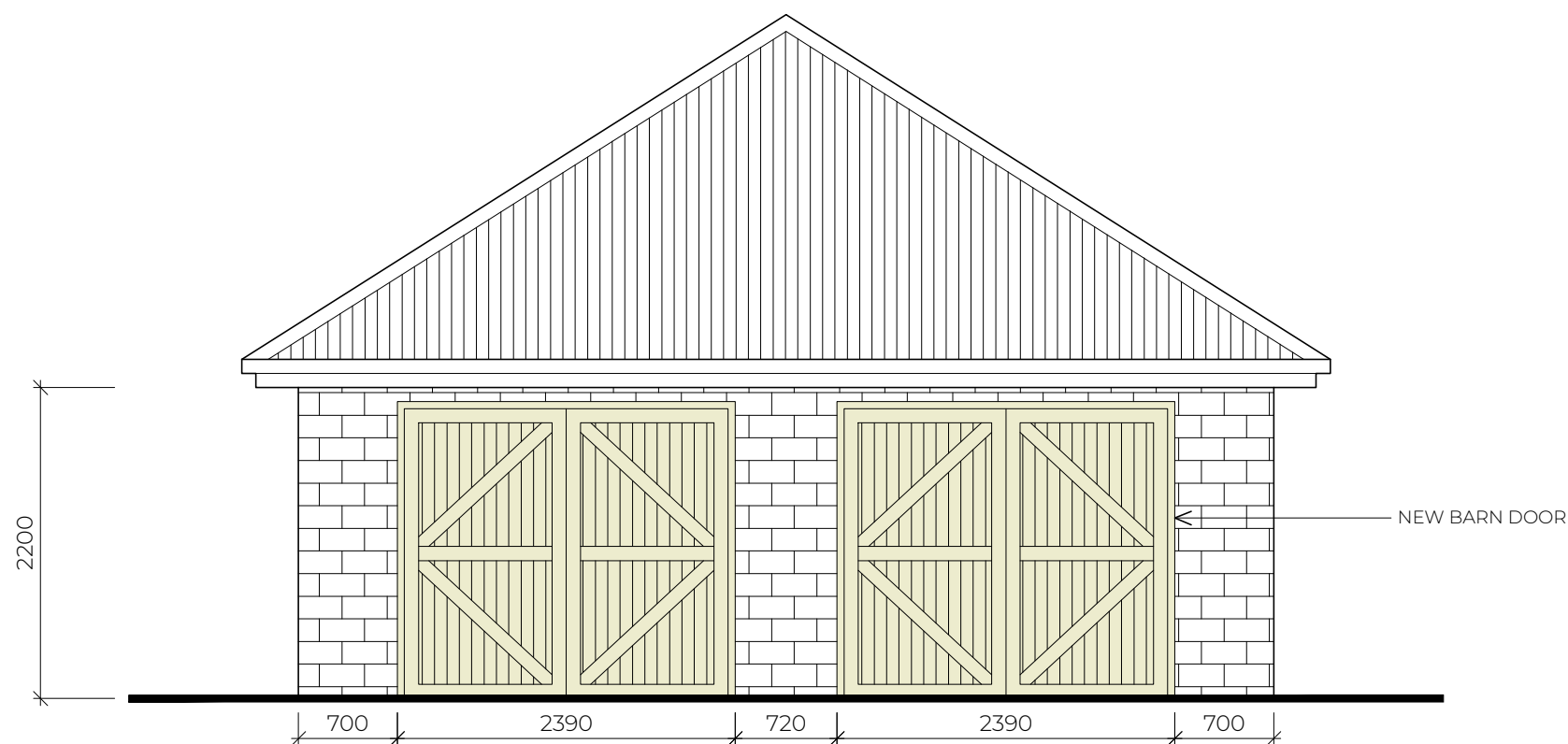
Drawn By	Approval
Elisa	

Revision	Revision

Job No.	Drawing No
J1263	DA-12



**A** COTTAGE NORTH ELEVATION  
SCALE 1:50



**B** COTTAGE WEST ELEVATION  
SCALE 1:50