

# AREA CALCULATIONS

**Total Site Area** = 411 m<sup>2</sup>

Ground Living Areas	= 87.79 m <sup>2</sup>
Carport	= 16.50 m <sup>2</sup>
Porch	= 3.90 m <sup>2</sup>
Patio	= 10.18 m <sup>2</sup>
First Floor	= 18.70 m <sup>2</sup>
<b>Total</b>	<b>= 137.07 m<sup>2</sup></b>

Existing Retail Shop	= 118.74 m <sup>2</sup>
<b>Total</b>	<b>= 118.74 m<sup>2</sup></b>

Site Coverage

Residence and Retail Shop = 255.81 m<sup>2</sup>  
62.24%

Private Open Space

Residence = 51.0 m<sup>2</sup>

## BASIX Notes

Water

2,000L Rain Water Tank Connected to:  
- At least one outdoor tap in the development

Rain Water Tank to collect water from at least 130m<sup>2</sup> of roof area of the development

Fixtures:

- Showerheads - Minimum 3 Star Rating
- Toilet - Minimum 3 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 - Rating 5 Star)  
- Bedrooms - No active cooling system
- Heating System - Living Area - Air Conditioning (1 Phase - Rating 5 Star)  
- Bedrooms - No active heating system

Exhaust Systems:

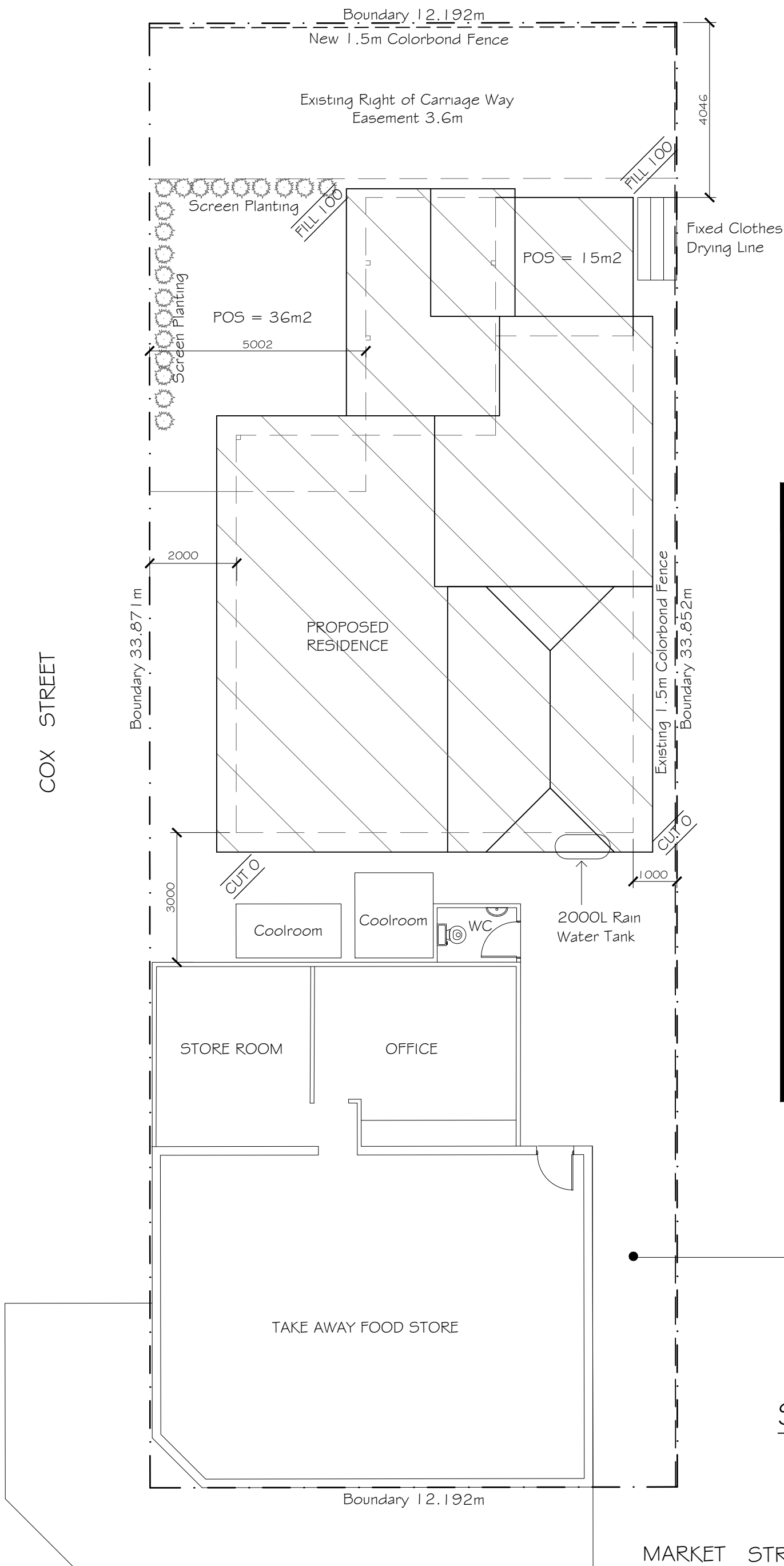
- 1 Bathroom - Individual Fan - not ducted (Manual Switch On/Off)
- Kitchen - Individual Fan - not ducted (Manual Switch On/Off)
- Laundry - Natural ventilation only

Other:

-  - Gas Cooktop & Electric Oven

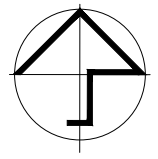
A fixed outdoor clothes drying line must be installed as part of the development

Each refrigerator space in the development must be constructed so that it is well ventilated



**LOT 1**  
411 m<sup>2</sup>  
DP 533466

**SITE PLAN**  
SCALE 1:100



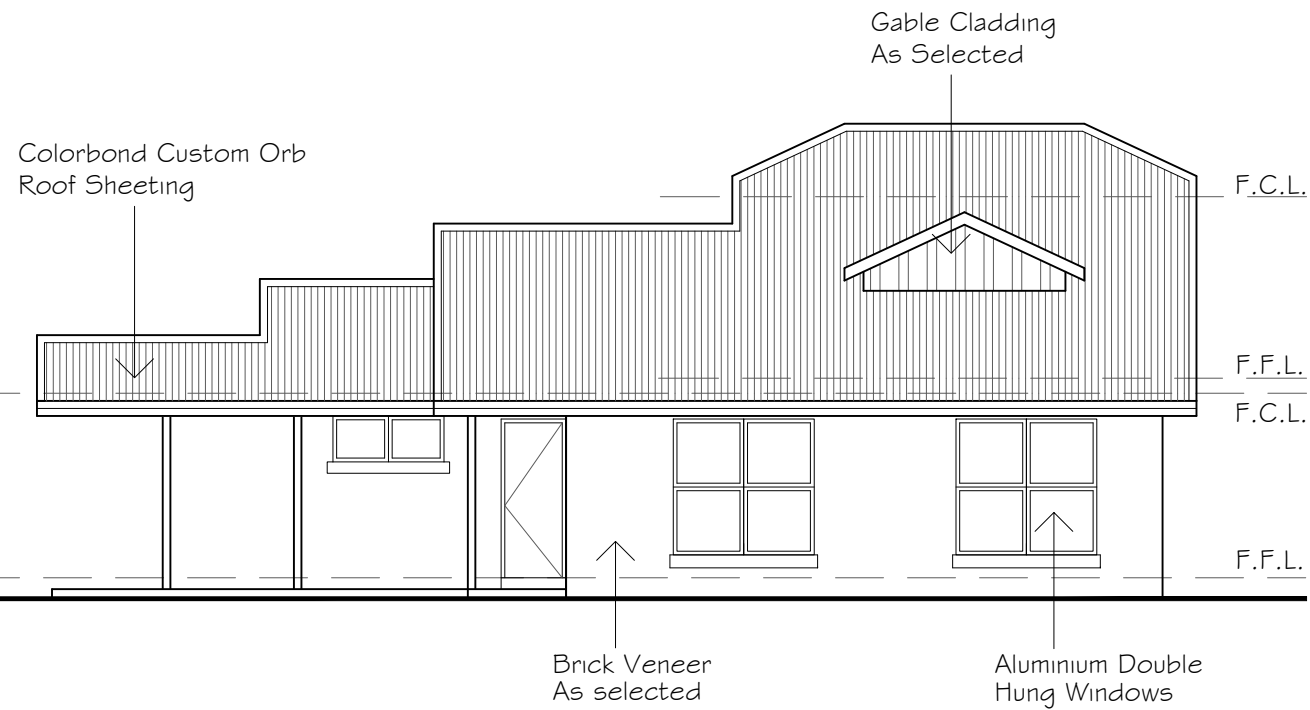

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REV	DATE	BY	DESCRIPTION
B	JAN 2023	G.D.	REDESIGN FOR RIGHT OF WAY
A	MAY 2021	G.D.	ISSUED FOR APPROVAL

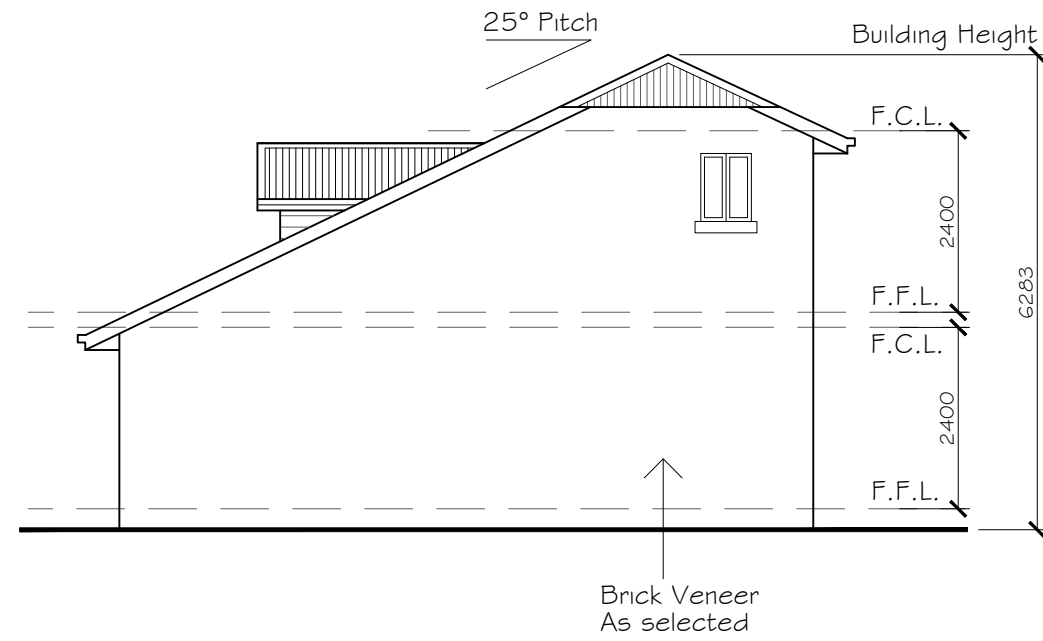
COLIN BOOTH

PROPOSED RESIDENCE  
120 MARKET STREET MUDGEE

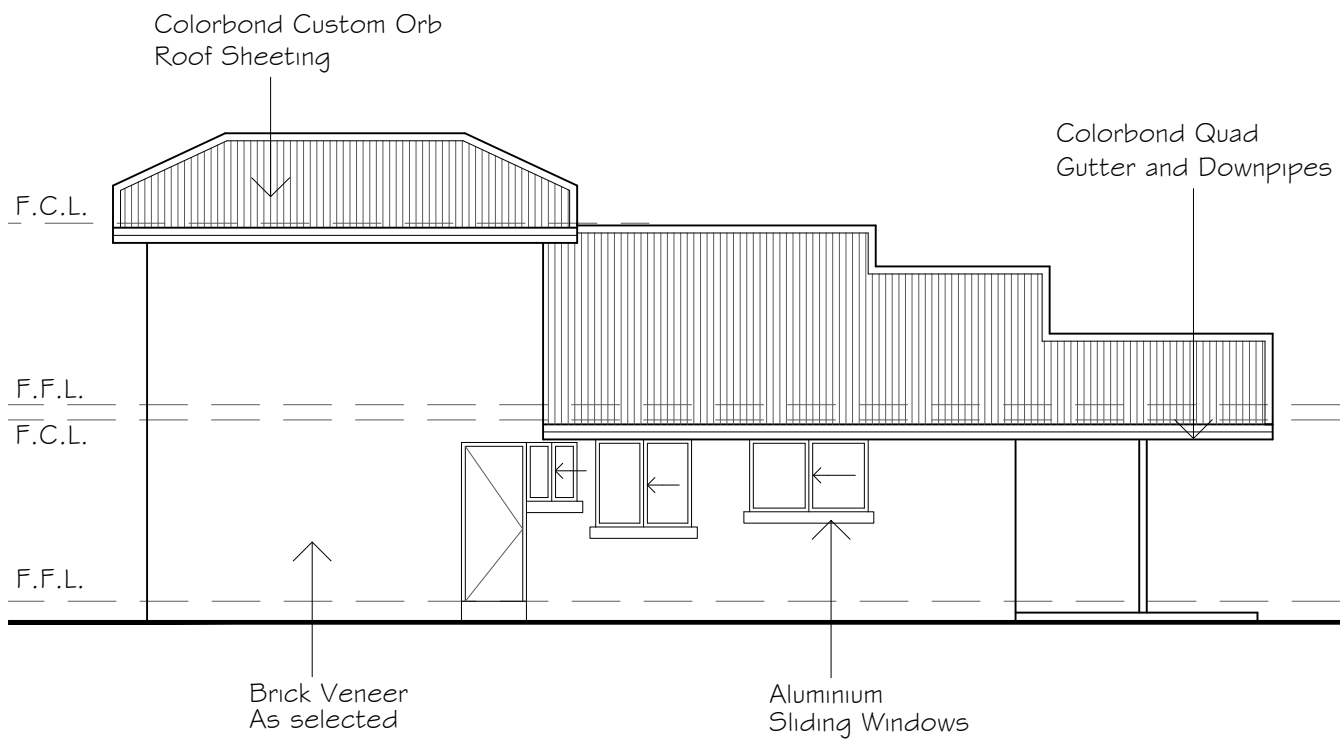
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DRAWN: G.D.	DATE: MAY 2021	3712-A01	B
CKD: C.B.	DATE: MAY 2021		



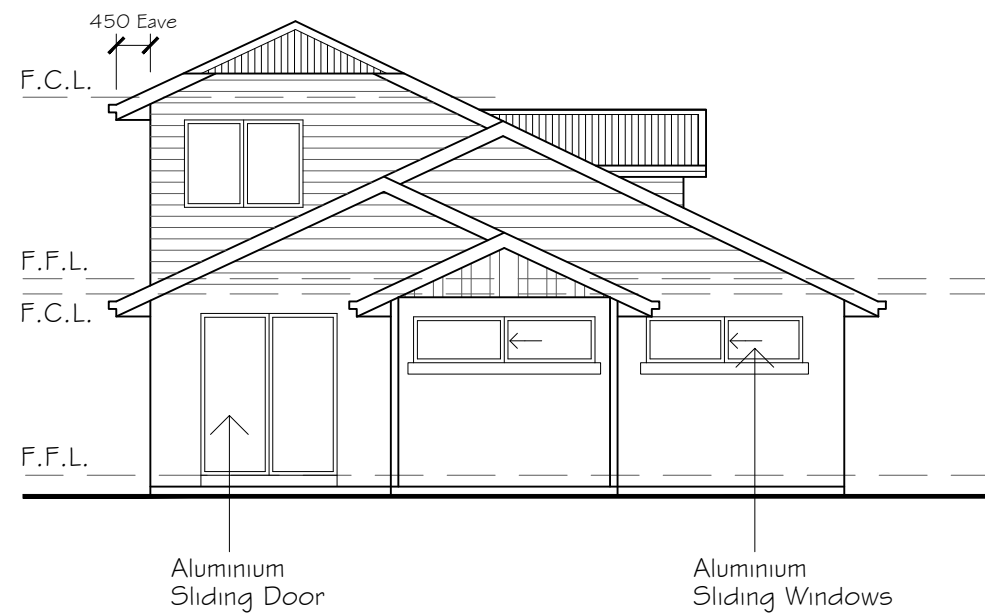
**WEST ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100



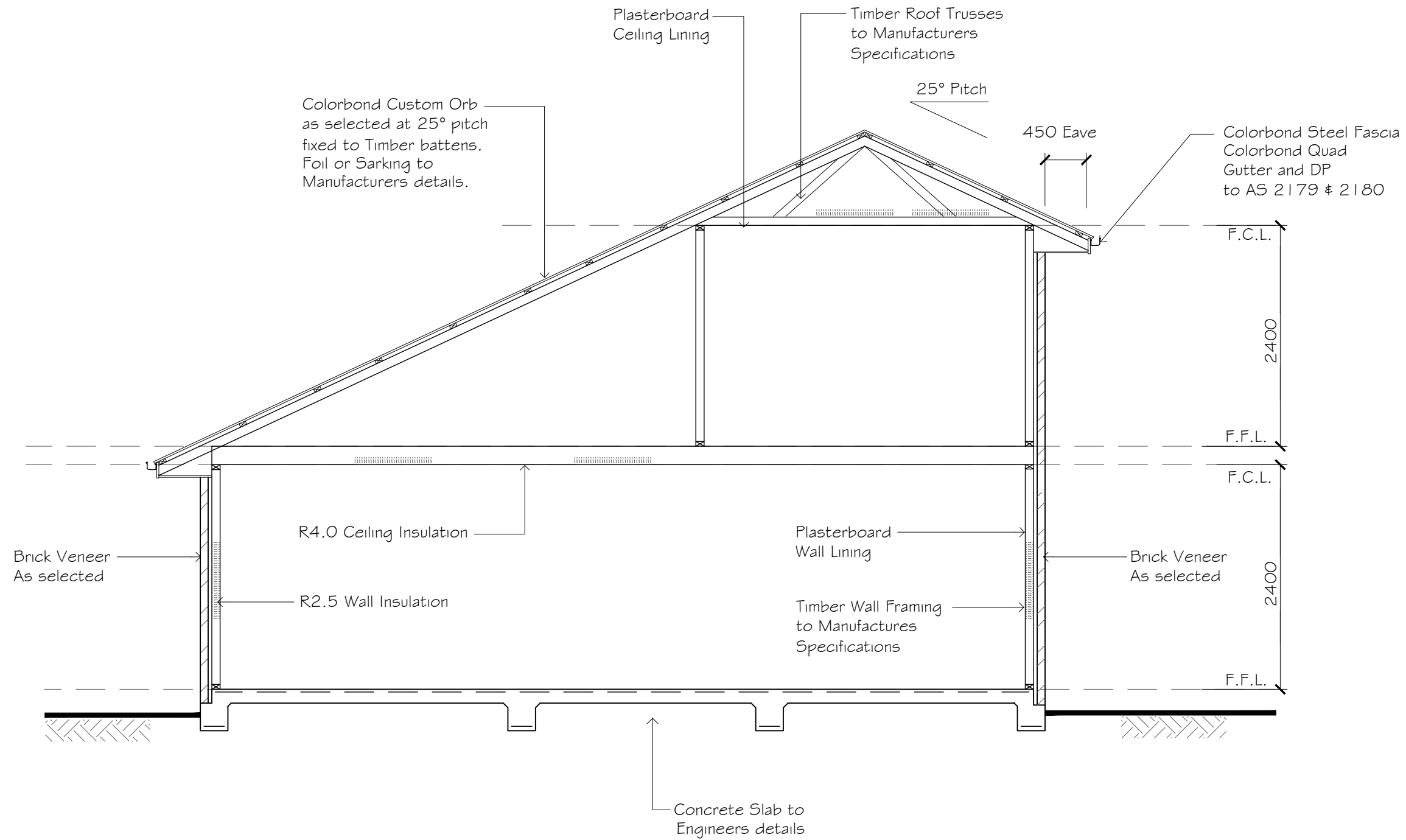
**NORTH ELEVATION**  
SCALE 1:100

REV	DATE	BY	DESCRIPTION
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A	JULY 2021	G.D.	ISSUED FOR APPROVAL

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CLIENT: COLIN BOOTH			
TITLE: PROPOSED RESIDENCE 120 MARKET STREET MUDGEE			
SCALE: 1:100	FILE: 3712-A01	DWG No.	REV.
DRAWN: G.D.	DATE: JULY 2021	3712-A03	B
CKD: C.B.	DATE: JULY 2021		



**TYPICAL SECTION**  
Scale 1:50

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A	JULY 2021	G.D.	ISSUED FOR APPROVAL

REV	DATE	BY	DESCRIPTION
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CLIENT:  
COLIN BOOTH

TITLE:  
PROPOSED RESIDENCE  
120 MARKET STREET MUDGEE

SCALE: 1:50	FILE: 3712-A01	DWG No.	REV.
DRAWN: G.D.	DATE: JULY 2021	3712-A04	B
CKD: C.B.	DATE: JULY 2021		