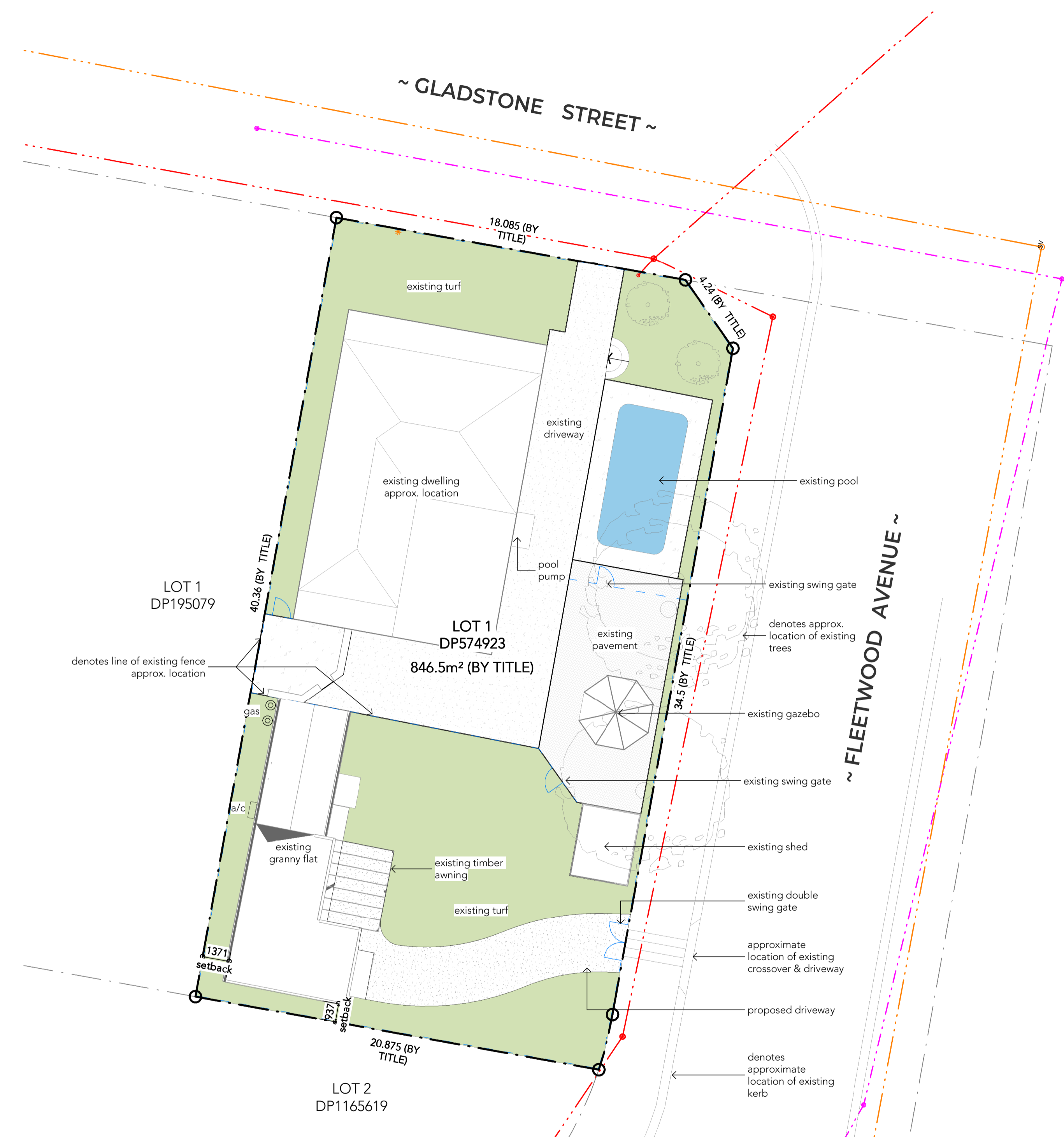


EXISTING SITE LEGEND

- existing boundary
- existing adjoining boundary
- existing buildings & structures
- underground sewer
- overhead telecommunications line
- overhead electrical lines
- underground water lines
- existing sewer manhole
- existing sewer boundary riser
- existing water meter
- electricity power pole
- existing water stop valve



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Rev.	Date	Amendment
A	08.02.2023	PRELIMINARY
B	05.05.2023	BASIX & DRIVEWAY REVISED

Project: **EXISTING GRANNY FLAT BIC**

Site Address: 27 GLADSTONE ST, MUDGEES, NSW 2850

Client: YARRANVALE PASTORAL

Drawing Title: **SITE PLAN**

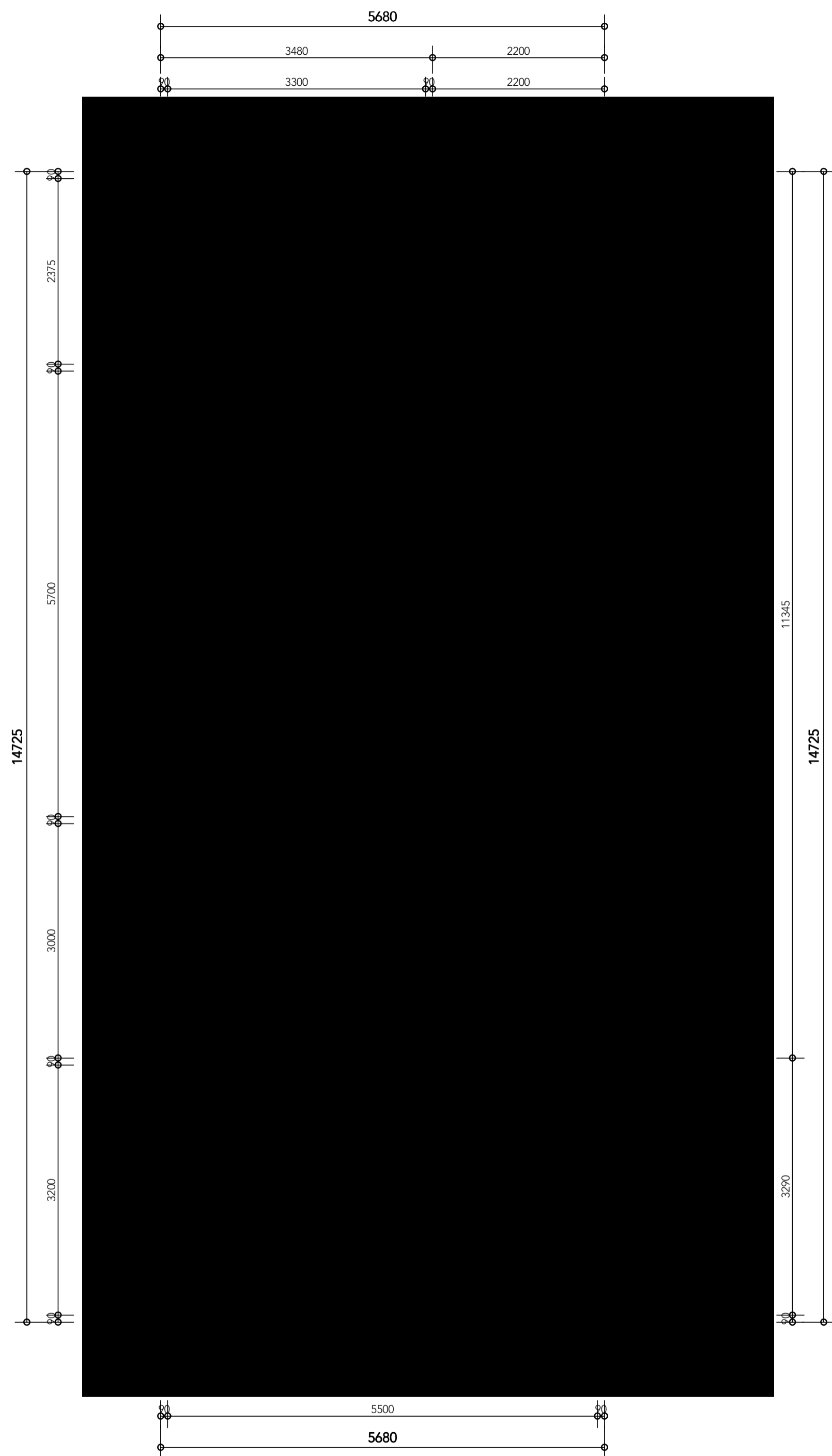
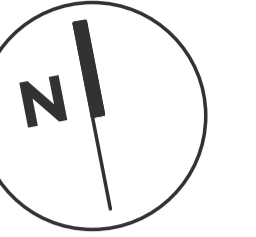
Scale: As indicated @ A1
Sheet: 01 of 02
Project No: 40648

Drawn: TP
Checked: KG
Revision: B

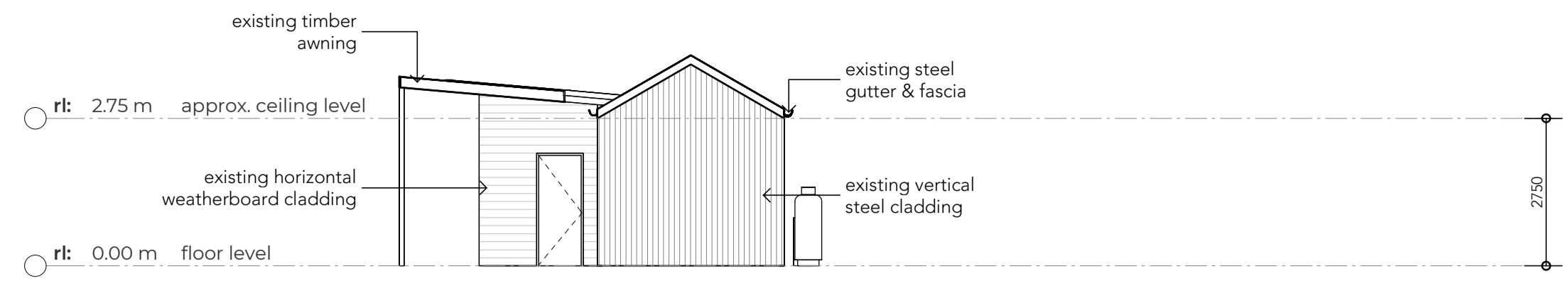
Drawing No.

**40648-
A01**

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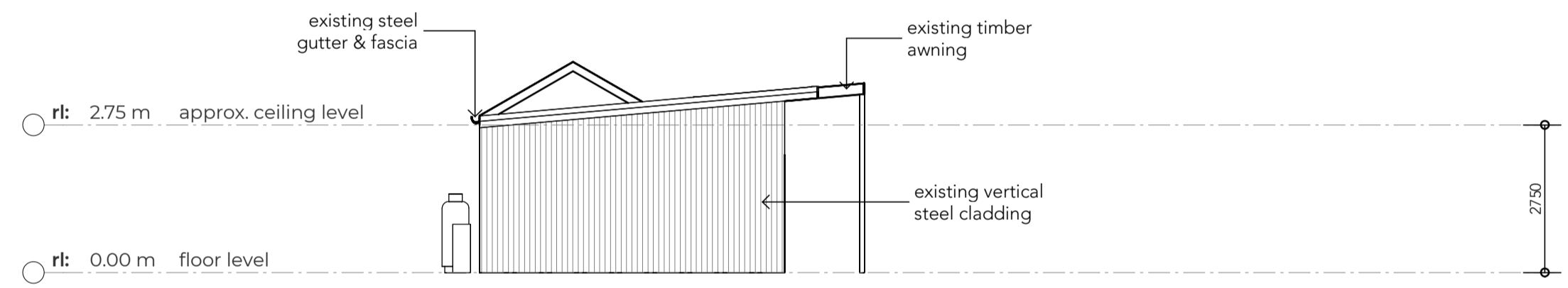
02 EXISTING FLOOR PLAN
Scale 1 : 50 @ A1



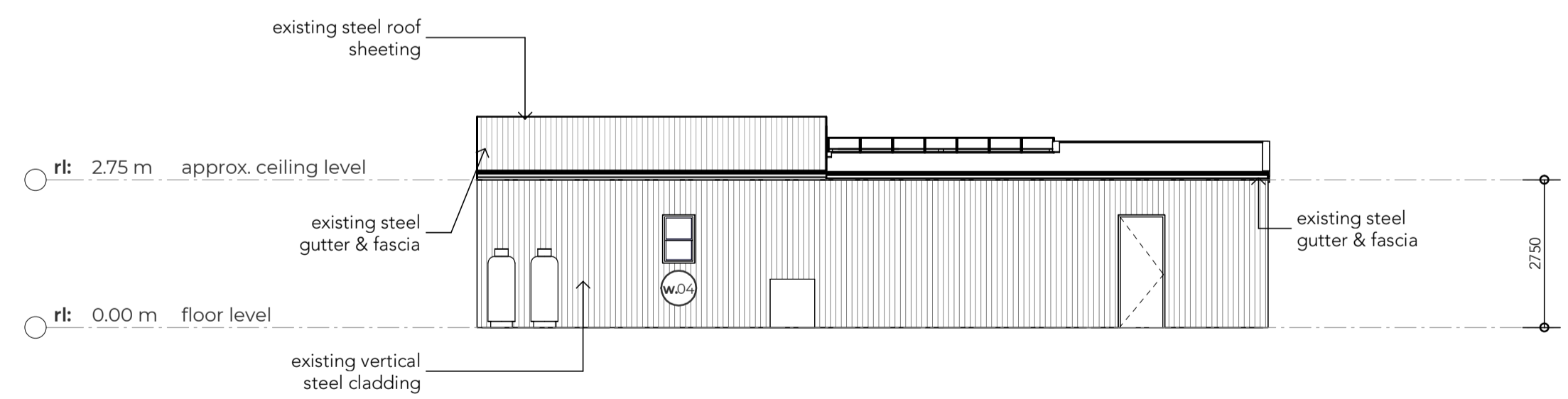
03 ELEVATION. NORTH FACADE
Scale 1 : 100 @ A1



04 ELEVATION. EAST FACADE
Scale 1 : 100 @ A1



05 ELEVATION. SOUTH FACADE
Scale 1 : 100 @ A1



06 ELEVATION. WEST FACADE
Scale 1 : 100 @ A1

BASIX CERTIFICATE COMMITMENTS.

certificate number: 13870585

water commitments
the applicant must comply with the commitments listed below in carrying out the development of the dwelling.

- fixtures:
- The applicant must install showerheads with a min. rating of 4 star (>4.5 but <=6L/min plus spray force and/or coverage tests), in all showers in the development.
 - The applicant must install toilet flushing systems with a min. rating of 3 star in each toilet in the development.
 - The applicant must install taps with a min. rating of 3 star in the kitchen in the development.
 - The applicant must install basin taps with a min. rating of 3 star in each bathroom in the development.

thermal commitments
the applicant must comply with the commitments listed below in carrying out the development of the dwelling.

- general features:
- The dwelling must not have more than 2 storeys.
 - The conditioned floor area of the dwelling must not exceed 300 square metres.
 - The dwelling must not contain open mezzanine area exceeding 25 square metres.
 - The dwelling must not contain third level habitable attic room.

floor, walls and ceiling/roof

- The applicant must construct the floor(s), walls and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

construction	add. insulation req'd (r-value)	other specifications
floor - concrete slab on ground	nil	
external wall- framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.60 including construction)	
ceiling and roof - flat ceiling / pitched roof, framed	ceiling: 4.0 (up), roof: foil/sarking	unventilated; dark (solar absorbance < 0.70)
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.0 (up), roof: foil/sarking	framed; dark (solar absorbance < 0.70)

glazing requirements
the applicant must comply with the commitments listed below in carrying out the development of the dwelling.

windows & glazed doors:
The applicant must install the windows, glazed doors & shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window & glazed door.

- The dwelling may have 1 skylight (<0.7 square metres)
- The following requirements must also be satisfied in relation to each window & glazed door:
- For the following glass and frame types, the certifier check can be performed by visual inspection.
 - Aluminium single clear
 - Aluminium double (air) clear
 - Timber/uPVC/fibreglass single clear
 - Timber/uPVC/fibreglass double (air) clear

windows & glazed doors glazing requirements:

Window no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)
East facing				
w01	900	600	aluminium, single, clear	none
w02	1500	600	aluminium, single, clear	verandah 3690 mm, 2155 mm above base of window or glazed door
w03	1500	600	aluminium, single, clear	verandah 3690 mm, 2155 mm above base of window or glazed door
West facing				
w04	900	600	aluminium, single, clear	none

energy commitments
the applicant must comply with the commitments listed below in carrying out the development of the dwelling.

- hot water:
- The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous.
- cooling system:
- The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: 7.5 star (cold zone)
 - The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: 7.5 star (cold zone)
- heating system:
- The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 7.5 star (cold zone)
 - The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 7.5 star (cold zone)
- ventilation:
- at least 1 bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off
 - kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off
 - laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off
- artificial lighting:
- The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:
 - at least 1 of the bedrooms / study; dedicated
- natural lighting:
- The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting
- other:
- The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
 - The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.
 - The applicant must install a fixed outdoor clothes drying line as part of the development.

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A	08.02.2023	PRELIMINARY
B	05.05.2023	BASIX & DRIVEWAY REVISED

Project:
EXISTING GRANNY FLAT BIC

Site Address:
27 GLADSTONE ST, MUDGEE, NSW 2850

Client:
YARRANVALE PASTORAL

Drawing Title:		Drawing No.	
EXISTING FLOOR PLAN & ELEVATIONS		40648-	
Scale: As indicated @ A1	Drawn: TP	A02	
Sheet: 02 of 02	Checked: KG		
Project No: 40648	Revision: B		