

1 3D VIEW - DWELLING 1



2 3D VIEW - DWELLING 1

Illustration of Design

DESIGN: PROPOSED DWELLINGS	JOB ADDRESS: 713 BLACK SPRINGS RD MUDGEES, NSW 2850	S.P.: DP755429	ISSUE: G	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: PRELIMINARY		SCALE: @ A3		A	28.03.22	PRELIMINARY DESIGN ISSUED	JMW	KR
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				C	13.04.22	CLIENT CHANGES	JMW	KR
				D	11.05.22	CEILINGS HEIGHTS	JMW	KR
				E	23.09.22	CABIN POSITIONING	LP	JMW
				F	26.09.22	AMENDMENTS	LP	JMW
				G	17.05.23	BASIX COMMITMENTS	JMW	KR

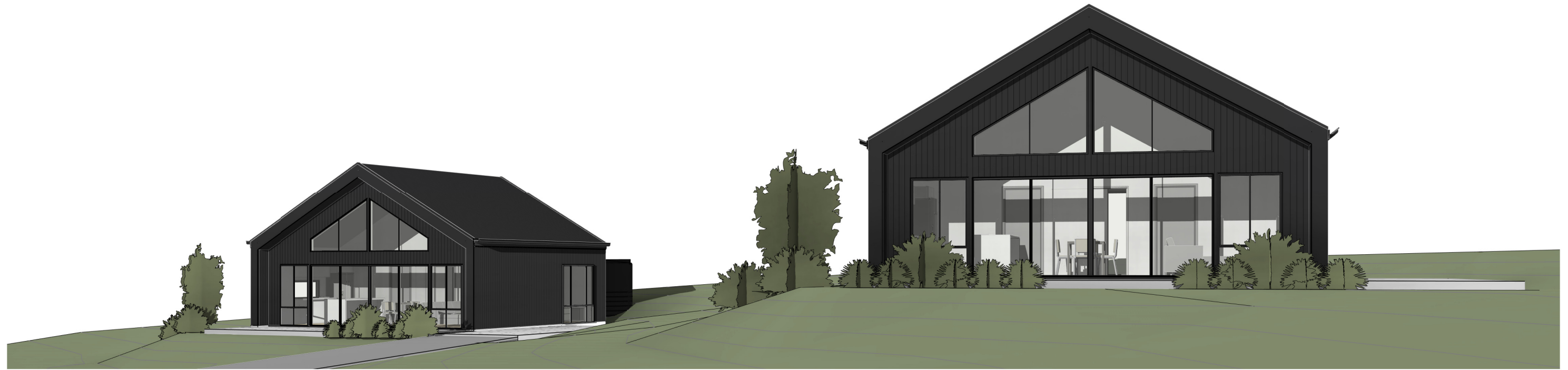
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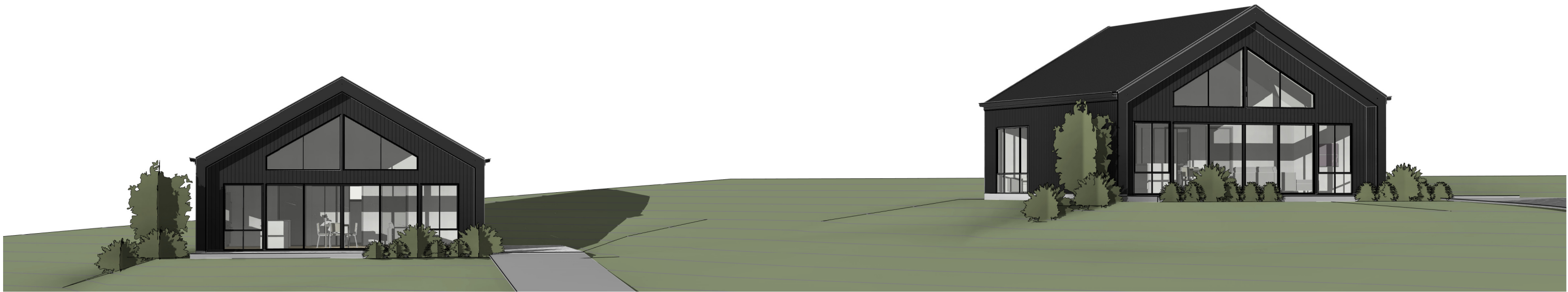
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1 3D - DWELLING 2



2 STREETScape

Illustration of Design

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CONSTRUCTION STANDARDS TO COMPLY WITH AUSTRALIAN STANDARD 3959 – 2018 AMD 1:2019 & APPENDIX 3 OF PLANNING FOR BUSHFIRE PROTECTION - BUSHFIRE ATTACK LEVEL (BAL) - 19

NOTE: THE BUILDING WILL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT STANDARDS REFERRED TO BELOW, NOT ALL STANDARDS REFERENCED BELOW WILL BE APPLICABLE.

ANY ELEMENT OF CONSTRUCTION OR SYSTEM THAT SATISFIES THE TEST CRITERIA OF AS 1530.8.1 MAY BE USED IN LIEU OF THE APPLICABLE REQUIREMENTS BELOW (SEE CLAUSE 3.8 OF THE STANDARD).

1.0 SARKING

- SARKING, WHERE USED FOR BUSHFIRE PROTECTION SHALL BE:
 - A) NON-COMBUSTIBLE; OR
 - B) BREATHER-TYPE SARKING COMPLYING WITH AS/NZS4200.1 AND WITH A FLAMMABILITY INDEX OF NOT MORE THAN 5 AND SARKED ON THE OUTSIDE OF THE FRAME; OR
 - C) AN INSULATION MATERIAL CONFORMING TO THE APPROPRIATE AUSTRALIAN STANDARD FOR THAT MATERIAL.

2.0 SUBFLOOR SUPPORTS

- THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUBFLOOR SUPPORTS WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH—
 - 1) A WALL THAT COMPLIES WITH THE REQUIREMENTS FOR AN EXTERNAL WALL BELOW; OR
 - 2) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
 - 3) A COMBINATION OF ITEMS (A) AND (B) ABOVE.
- WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE SUPPORT POSTS, COLUMNS, STUMPS, PIERS AND POLES SHALL BE—
 - (1) OF NON-COMBUSTIBLE MATERIAL; OR
 - (2) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
 - (3) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

NOTE: THIS REQUIREMENT APPLIES TO THE PRINCIPAL BUILDING ONLY. SEE REQUIREMENTS BELOW FOR VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS.

3.0 FLOORS

1) ELEVATED FLOORS

A) ENCLOSED SUBFLOOR SPACE

THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, WHERE THE SUBFLOOR SPACE IS ENCLOSED WITH—

- I) A WALL THAT COMPLIES WITH THE STANDARDS FOR AN EXTERNAL WALL BELOW; OR
- II) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
- III) A COMBINATION OF ITEMS (A) AND (B) ABOVE.

B) UNENCLOSED SUBFLOOR SPACE

WHERE THE SUBFLOOR SPACE IS UNENCLOSED, THE BEARERS, JOISTS AND FLOORING, LESS THAN 400mm ABOVE FINISHED GROUND LEVEL, SHALL BE ONE OF THE FOLLOWING:

I) MATERIALS THAT COMPLY WITH THE FOLLOWING:

(A) BEARERS AND JOISTS SHALL BE—

- I) NON-COMBUSTIBLE; OR
- II) BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- III) A COMBINATION OF ITEMS (I) AND (II) ABOVE.

(B) FLOORING SHALL BE—

- I) NON-COMBUSTIBLE; OR
- II) BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- III) TIMBER (OTHER THAN BUSHFIRE-RESISTING TIMBER), PARTICLEBOARD OR PLYWOOD FLOORING WHERE THE UNDERSIDE IS LINED WITH SARKING-TYPE MATERIAL OR MINERAL WOOL INSULATION; OR

C) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE; OR

II) A SYSTEM COMPLYING WITH AS 1530.8.1

THIS STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR ELEMENTS OF ELEVATED FLOORS, INCLUDING BEARERS, JOISTS AND FLOORING, IF THE UNDERSIDE OF THE ELEMENT IS 400mm OR MORE ABOVE FINISHED GROUND LEVEL.

4.0 EXTERNAL WALLS

1) WALLS

THE EXPOSED COMPONENTS OF AN EXTERNAL WALL SHALL BE:

(A) NON-COMBUSTIBLE MATERIAL SUCH AS CAVITY BRICK, MASONRY VENEER WALLS WITH AN OUTER LEAF OF CLAY, CONCRETE, CALCIUM SILICATE OR NATURAL STONE, PRECAST OR IN SITU WALLS OF CONCRETE OR AERATED CONCRETE OR EARTH WALLING INCLUDING MUD BRICK; OR

(B) TIMBER LOGS OF A SPECIES WITH A DENSITY OF 680 KG/M3 OR GREATER AT A 12 PERCENT MOISTURE CONTENT; OF A MINIMUM NOMINAL OVERALL THICKNESS OF 90mm AND A MINIMUM THICKNESS OF 70mm (SEE CLAUSE 3.11 OF STANDARD); AND GAUGE PLANED; OR

(C) CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR A STEEL-FRAMED WALL AND IS—

- (I) FIBRE-CEMENT A MINIMUM OF 6mm IN THICKNESS; OR
- (II) BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
- (III) STEEL SHEETING; OR
- (IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE; OR

(D) A COMBINATION OF ANY OF ITEMS (A), (B) OR (C) ABOVE.

2) JOINTS

ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3mm.

3) VENTS AND WEEPHOLES

VENTS AND WEEPHOLES IN EXTERNAL WALLS SHALL BE SCREENED WITH A MESH WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM, EXCEPT WHERE THE VENTS AND WEEPHOLES HAVE AN APERTURE LESS THAN 3mm.

5.0 EXTERNAL WINDOWS AND DOORS

1) WINDOWS

WINDOW ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING:

- (A) THEY SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH NOTE 1 BELOW; OR
- (B) THEY SHALL COMPLY WITH THE FOLLOWING:

(I) WINDOW FRAMES AND WINDOW JOINERY SHALL BE MADE FROM:

- (A) BUSHFIRE-RESISTING TIMBER; OR
- (B) METAL; OR
- (C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE FRAME AND SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.

(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTIONS OF OPENING AND CLOSING SHALL BE METAL.

(III) GLAZING SHALL BE A MINIMUM OF 5 MM TOUGHENED GLASS.

NOTE: WHERE DOUBLE-GLAZED UNITS ARE USED, THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY.

(IV) WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS, HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THAT PORTION SHALL BE SCREENED WITH A SCREEN THAT COMPLIES WITH NOTE 2 BELOW. (IV) THE OPENABLE PORTION OF WINDOWS SHALL BE SCREENED WITH SCREENS COMPLYING WITH NOTE 2 BELOW.

2) SCREENS

SCREENING OF THE OPENABLE PORTIONS OF ALL WINDOWS IS REQUIRED IN ALL BALS TO PREVENT THE ENTRY OF EMBERS TO THE BUILDING WHEN THE WINDOW IS OPEN. SCREENING OF THE OPENABLE AND FIXED PORTIONS OF SOME WINDOWS IS REQUIRED IN SOME BALS TO REDUCE THE EFFECTS OF RADIANT HEAT ON SOME TYPES OF GLASS.

IF THE SCREENING IS REQUIRED TO REDUCE THE EFFECTS OF RADIANT HEAT ON THE GLASS, THE SCREENING HAS TO BE EXTERNAL SO THAT THE GLASS IN THE OPENABLE PORTION OF THE WINDOW WILL BE 'PROTECTED' WHEN IT IS SHUT.

IF THE SCREENING IS REQUIRED ONLY TO PREVENT THE ENTRY OF EMBERS, THE SCREENING MAY BE FITTED EXTERNALLY OR INTERNALLY.

Bushfire Requirements - BAL 29

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3) DOORS—SIDE-HUNG EXTERNAL DOORS (INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS)

SIDE-HUNG EXTERNAL DOORS, INCLUDING FRENCH DOORS, PANEL FOLD AND BI-FOLD DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:

- (A) DOORS AND DOOR FRAMES SHALL BE PROTECTED BY BUSHFIRE SHUTTERS THAT COMPLY WITH NOTE 1; OR
- (B) DOORS AND DOOR FRAMES SHALL BE PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH NOTE 2; OR
- (C) DOORS AND DOOR FRAMES SHALL COMPLY WITH THE FOLLOWING:

(I) DOORS SHALL BE—

- (A) NON-COMBUSTIBLE; OR
- (B) A SOLID TIMBER, LAMINATED TIMBER OR RECONSTITUTED TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR
- (C) A DOOR, INCLUDING A HOLLOW CORE DOOR, PROTECTED EXTERNALLY BY A SCREEN THAT COMPLIES WITH NOTE 2 BELOW; OR
- (D) A FULLY FRAMED GLAZED DOOR, WHERE THE FRAMING IS MADE FROM NONCOMBUSTIBLE MATERIALS OR FROM BUSHFIRE RESISTING TIMBER

(II) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTION OF OPENING AND CLOSING SHALL BE METAL.

(III) WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 6mm.

(IV) DOORS SHALL BE TIGHT-FITTING TO THE DOOR FRAME AND TO AN ABUTTING DOOR, IF APPLICABLE.

(V) DOOR FRAMES SHALL BE MADE FROM:

- (A) BUSHFIRE-RESISTING TIMBER
- (B) METAL; OR
- (C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE DOOR ASSEMBLY SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.

(VI) WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS AND SIMILAR ELEMENTS OR FITTINGS, HAVING AN ANGLE LESS THAN 18 DEGREES TO THE HORIZONTAL AND EXTENDING MORE THAN 110mm IN WIDTH FROM THE WINDOW FRAME, THAT PORTION SHALL BE SCREENED WITH A SCREEN THAT COMPLIES WITH NOTE 2 BELOW.

(VII) WEATHER STRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG EXTERNAL DOORS

(D) SLIDING DOORS

SLIDING DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

- (A) THEY SHALL BE COMPLETELY PROTECTED BY A BUSHFIRE SHUTTER THAT COMPLIES WITH NOTE 1; OR
- (B) THEY SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS THAT COMPLY WITH NOTE 2; OR
- (C) THEY SHALL COMPLY WITH THE FOLLOWING:

- (I) ANY GLAZING INCORPORATED IN SLIDING DOORS SHALL BE TOUGHENED GLASS WITH A MINIMUM THICKNESS OF 6mm.
- (II) BOTH THE DOOR FRAME SUPPORTING THE SLIDING DOOR AND THE FRAMING SURROUNDING ANY GLAZING SHALL BE MADE FROM:
 - (A) BUSHFIRE-RESISTING TIMBER; OR
 - (B) METAL; OR
 - (C) METAL-REINFORCED PVC-U. THE REINFORCING MEMBERS SHALL BE MADE FROM ALUMINIUM, STAINLESS STEEL, OR CORROSION-RESISTANT STEEL AND THE FRAME AND THE SASH SHALL SATISFY THE DESIGN LOAD, PERFORMANCE AND STRUCTURAL STRENGTH OF THE MEMBER.

(III) THERE IS NO REQUIREMENT TO SCREEN THE OPENABLE PART OF THE SLIDING DOOR. HOWEVER, IF SCREENED, THE SCREENS SHALL COMPLY WITH NOTE 2.

NOTE: THE CONSTRUCTION OF MANUFACTURED SLIDING DOORS SHOULD PREVENT THE ENTRY OF EMBERS WHEN THE DOOR IS CLOSED. THERE IS NO REQUIREMENT TO PROVIDE SCREENS TO THE OPENABLE PART OF THESE DOORS AS IT IS ASSUMED THAT A SLIDING DOOR WILL BE CLOSED IF OCCUPANTS ARE NOT PRESENT DURING A BUSHFIRE EVENT. SCREENS OF MATERIALS OTHER THAN THOSE SPECIFIED MAY NOT RESIST EMBER ATTACK.

- (IV) EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE PANEL IN ITS FUNCTION OF OPENING AND CLOSING SHALL BE METAL.
- (V) SLIDING DOORS SHALL BE TIGHT-FITTING IN THE FRAMES

(E) GARAGE DOORS

THE FOLLOWING APPLY TO VEHICLE ACCESS DOORS:

- (A) THE LOWER PORTION OF A VEHICLE ACCESS DOOR THAT IS WITHIN 400mm OF THE GROUND WHEN THE DOOR IS CLOSED SHALL BE MADE FROM—
 - (I) NON-COMBUSTIBLE MATERIAL; OR
 - (II) BUSHFIRE-RESISTING TIMBER; OR
 - (III) FIBRE CEMENT SHEET, A MINIMUM OF 6mm IN THICKNESS; OR
 - (V) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

(B) PANEL LIFT, TILT DOORS OR SIDE-HUNG DOORS SHALL BE FITTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR GUIDE TRACKS, AS APPROPRIATE TO THE DOOR TYPE, WITH A MAXIMUM GAP NO GREATER THAN 3mm.

(C) ROLLER DOORS SHALL HAVE GUIDE TRACKS WITH A MAXIMUM GAP NO GREATER THAN 3mm AND SHALL BE FITTED WITH A NYLON BRUSH THAT IS IN CONTACT WITH THE DOOR.

(D) VEHICLE ACCESS DOORS SHALL NOT INCLUDE VENTILATION SLOTS

NOTE 1: WHERE FITTED, BUSHFIRE SHUTTERS SHALL BE MADE FROM

- A) NON-COMBUSTIBLE MATERIAL, OR
- B) BUSHFIRE-RESISTING TIMBER, OR
- C) A COMBINATION OF ANY OF ITEMS (A) OR (B) ABOVE; AND

- (I) BE FIXED TO THE BUILDING AND BE NON-REMOVABLE;
- (II) WHEN IN THE CLOSED POSITION, HAVE NO GAP GREATER THAN 3mm BETWEEN THE SHUTTER AND THE WALL, THE SILL OR THE HEAD;
- (III) BE READILY MANUALLY OPERABLE FROM EITHER INSIDE OR OUTSIDE;
- (IV) PROTECT THE ENTIRE WINDOW ASSEMBLY OR DOOR ASSEMBLY;
- (V) WHERE PERFORATED, HAVE—

(A) UNIFORMLY DISTRIBUTED PERFORATIONS WITH A MAXIMUM APERTURE OF 3mm WHEN THE SHUTTER IS PROVIDING RADIANT HEAT PROTECTION OR 2 MM WHEN THE SHUTTER IS ALSO PROVIDING EMBER PROTECTION (SUCH AS WHERE THE OPENABLE PORTION OF THE WINDOW IS NOT SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE BAL); AND

(B) A PERFORATED AREA NO GREATER THAN 20% OF THE SHUTTER. IF BUSHFIRE SHUTTERS ARE FITTED TO ALL EXTERNAL DOORS THEN AT LEAST ONE OF THOSE SHUTTERS SHALL BE OPERABLE FROM THE INSIDE TO FACILITATE SAFE EGRESS FROM THE BUILDING.

NOTE 2: WHERE FITTED, SCREENS FOR WINDOWS AND DOORS SHALL HAVE A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY AND THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3mm. THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM METAL OR A TIMBER SPECIES AS SPECIFIED AT THE END OF THIS DOCUMENT.

NOTE 3: WHERE DOUBLE GLAZED UNITS ARE USED THE ABOVE REQUIREMENTS APPLY TO THE EXTERNAL FACE OF THE WINDOW ASSEMBLY ONLY.

6.0 ROOFS (INCLUDING VERANDA AND ATTACHED CARPORT ROOFS, PENETRATIONS, EAVES, FASCIAS, GABLES, GUTTERS AND DOWNPIPES)

1. GENERAL

THE FOLLOWING APPLY TO ALL TYPES OF ROOFS AND ROOFING SYSTEMS:

- (A) ROOF TILES, ROOF SHEETS AND ROOF-COVERING ACCESSORIES ARE TO BE NON-COMBUSTIBLE.
- (B) THE ROOF/WALL JUNCTION IS TO BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm, EITHER BY THE USE OF FASCIA AND EAVES LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL AND THE UNDERSIDE OF THE ROOF AND BETWEEN THE RAFTERS AT THE LINE OF THE WALL.
- (C) ROOF VENTILATION OPENINGS, SUCH AS GABLE AND ROOF VENTS, ARE TO BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (D) A PIPE OR CONDUIT THAT PENETRATES THE ROOF COVERING SHALL BE NON-COMBUSTIBLE.

2. TILED ROOFS.

TILED ROOFS SHALL BE FULLY SARKED. THE SARKING SHALL—

- (A) BE LOCATED ON TOP OF THE ROOF FRAMING, EXCEPT THAT THE ROOF BATTENS MAY BE FIXED ABOVE THE SARKING;
- (B) COVER THE ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND
- (C) EXTEND INTO GUTTERS AND VALLEYS.

3. SHEET ROOFS

SHEET ROOFS SHALL—

- (A) BE FULLY SARKED, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS; AND
- (B) HAVE ANY GAPS GREATER THAN 3mm (SUCH AS UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING AND BETWEEN ROOF COMPONENTS) SEALED AT THE FASCIA OR WALL LINE AND AT VALLEYS, HIPS AND RIDGES BY—

- (I) A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR
- (II) MINERAL WOOL; OR
- (III) OTHER NON-COMBUSTIBLE MATERIAL; OR
- (IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

NOTE: SARKING IS USED AS A SECONDARY FORM OF EMBER PROTECTION FOR THE ROOF SPACE TO ACCOUNT FOR MINOR GAPS THAT MAY DEVELOP IN SHEET ROOFING.

VERANDAH, CARPORT AND AWNING ROOFS - THE FOLLOWING APPLY TO VERANDA, CARPORT AND AWNING ROOFS:

- (A) A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF.
- (B) A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY A WALL THAT COMPLIES WITH THE SPECIFICATION ABOVE FOR AN EXTERNAL WALL SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING AND THE SUPPORT STRUCTURE SHALL BE—

- (I) OF NON-COMBUSTIBLE MATERIAL; OR
- (II) BUSHFIRE-RESISTING TIMBER; OR
- (III) TIMBER RAFTERS LINED ON THE UNDERSIDE WITH FIBRE-CEMENT SHEETING A MINIMUM OF 6mm IN THICKNESS, OR WITH MATERIAL COMPLYING WITH AS 1530.8.1; OR
- (IV) A COMBINATION OF ANY OF ITEMS (I), (II) OR (III) ABOVE.

Bushfire Requirements - BAL 29

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ROOF PENETRATIONS - THE FOLLOWING APPLY TO ROOF PENETRATIONS:

- (A) ROOF PENETRATIONS, INCLUDING ROOF LIGHTS, ROOF VENTILATORS, ROOF-MOUNTED EVAPORATIVE COOLING UNITS, AERIALS, VENT PIPES AND SUPPORTS FOR SOLAR COLLECTORS, SHALL BE ADEQUATELY SEALED AT THE ROOF TO PREVENT GAPS GREATER THAN 3 MM. THE MATERIAL USED TO SEAL THE PENETRATION SHALL BE NON-COMBUSTIBLE.
- (B) OPENINGS IN VENTED ROOF LIGHTS, ROOF VENTILATORS OR VENT PIPES SHALL BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. THIS REQUIREMENT DOES NOT APPLY TO THE EXHAUST FLUES OF HEATING OR COOKING DEVICES WITH CLOSED COMBUSTION CHAMBERS. IN THE CASE OF GAS APPLIANCE FLUES, EMBER GUARDS SHALL NOT BE FITTED.

NOTE: GASFITTERS ARE REQUIRED TO PROVIDE A METAL FLUE PIPE ABOVE THE ROOF AND TERMINATE WITH A CERTIFIED GAS FLUE COWL COMPLYING WITH AS 4566. ADVICE MAY BE OBTAINED FROM STATE GAS TECHNICAL REGULATORS.

- (C) ALL OVERHEAD GLAZING SHALL BE GRADE A SAFETY GLASS COMPLYING WITH AS 1288.
- (D) GLAZED ELEMENTS IN ROOF LIGHTS AND SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS MINIMUM 4mm THICKNESS, SHALL BE USED IN THE OUTER PANE OF THE IGU.
- (E) FLASHING ELEMENTS OF TUBULAR SKYLIGHTS SHALL BE NON-COMBUSTIBLE. HOWEVER, THEY MAY BE OF AN ALTERNATIVE MATERIAL, PROVIDED THE INTEGRITY OF THE ROOF COVERING IS MAINTAINED BY AN UNDER-FLASHING MADE OF NON-COMBUSTIBLE MATERIAL.
- (F) EXTERNAL SINGLE PLANE GLAZED ELEMENTS OF ROOF LIGHTS AND SKYLIGHTS, WHERE THE PITCH OF THE GLAZED ELEMENT IS 18 DEGREES OR LESS TO THE HORIZONTAL, SHALL BE PROTECTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (G) EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH NON-COMBUSTIBLE BUTTERFLY CLOSERS AS CLOSE AS PRACTICABLE TO THE ROOF LEVEL OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2 MM, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

EAVES LININGS, FASCIAS AND GABLES - THE FOLLOWING APPLY TO EAVES LININGS, FASCIAS AND GABLES:

- (A) GABLES SHALL COMPLY WITH THE REQUIREMENTS FOR AN EXTERNAL WALL.
- (B) FASCIAS AND BARGEBOARDS SHALL—
 - (i) WHERE TIMBER IS USED, BE MADE FROM BUSHFIRE-RESISTING TIMBER; OR
 - (ii) WHERE MADE FROM METAL, BE FIXED AT 450 MM CENTRES; OR
 - (iii) BE A COMBINATION OF ITEMS (i) AND (ii) ABOVE.
- (C) EAVES LININGS SHALL BE—
 - (i) FIBRE-CEMENT SHEET, A MINIMUM 4.5mm IN THICKNESS; OR
 - (ii) BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
 - (iii) A COMBINATION OF ITEMS (i) AND (ii) ABOVE.
- (D) EAVES PENETRATIONS SHALL BE PROTECTED THE SAME AS FOR ROOF PENETRATIONS.
- (E) EAVES VENTILATION OPENINGS GREATER THAN 3 MM SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- (F) JOINTS IN EAVES LININGS, FASCIAS AND GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

GUTTERS AND DOWNPIPES

THE STANDARD DOES NOT PROVIDE MATERIAL REQUIREMENTS FOR DOWNPIPES. IF INSTALLED, GUTTER AND VALLEY LEAF GUARDS SHALL BE NON-COMBUSTIBLE. WITH THE EXCEPTION OF BOX GUTTERS, GUTTERS SHALL BE METAL OR PVC-U. BOX GUTTERS SHALL BE NON-COMBUSTIBLE AND FLASHED AT THE JUNCTION WITH THE ROOF WITH NON COMBUSTIBLE MATERIAL.

7.0 VERANDAHS, DECKS, STEPS, RAMPS AND LANDINGS

- 1) GENERAL
 - DECKING MAY BE SPACED. THERE IS NO REQUIREMENT TO ENCLOSE THE SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS OR LANDINGS.
- 2) ENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS

- A) MATERIALS TO ENCLOSE A SUBFLOOR SPACE
 - THE SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS ARE CONSIDERED TO BE 'ENCLOSED' WHEN —
 - i) THE MATERIAL USED TO ENCLOSE THE SUBFLOOR SPACE COMPLIES WITH THE STANDARDS FOR EXTERNAL WALLS ABOVE; AND
 - ii) ALL OPENINGS GREATER THAN 3 MM ARE SCREENED WITH A MESH OR PERFORATED SHEET WITH A MAXIMUM APERTURE OF 2mm, MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
- B) SUPPORTS
 - THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES.
- C) FRAMING
 - THE STANDARD DOES NOT PROVIDE CONSTRUCTION REQUIREMENTS FOR THE FRAMING OF VERANDAS, DECKS, RAMPS OR LANDINGS (I.E., BEARERS AND JOISTS).
- D) DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS
- E) DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS SHALL BE—
 - i) OF NON-COMBUSTIBLE MATERIAL; OR
 - ii) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
 - iii) A COMBINATION OF ITEMS (i) AND (ii) ABOVE.

- 3) UNENCLOSED SUBFLOOR SPACES OF VERANDAS, DECKS, STEPS, RAMPS AND LANDINGS
 - A) SUPPORTS
 - SUPPORT POSTS, COLUMNS, STUMPS, STRINGERS, PIERS AND POLES SHALL BE—
 - i) OF NON-COMBUSTIBLE MATERIAL; OR
 - ii) OF BUSHFIRE-RESISTING TIMBER; OR
 - iii) A COMBINATION OF ITEMS (i) AND (ii) ABOVE.

- B) FRAMING
 - FRAMING OF VERANDAS, DECKS, RAMPS OR LANDINGS (I.E., BEARERS AND JOISTS) SHALL BE—
 - i) OF NON-COMBUSTIBLE MATERIAL; OR
 - ii) OF BUSHFIRE-RESISTING TIMBER; OR
 - iii) A COMBINATION OF ITEMS (i) AND (ii) ABOVE.

- C) DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS/LANDINGS/DECKING, STAIR TREADS AND THE TRAFFICABLE SURFACES OF RAMPS AND LANDINGS SHALL BE—
 - i) OF NON-COMBUSTIBLE MATERIAL; OR
 - ii) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
 - iii) A COMBINATION OF ITEMS (i) AND (ii) ABOVE.

- 4) BALUSTRADES, HANDRAILS OR OTHER BARRIERS - THOSE PARTS OF THE HANDRAILS AND BALUSTRADES LESS THAN 125mm FROM ANY GLAZING OR ANY COMBUSTIBLE WALL SHALL BE—
 - i) OF NON-COMBUSTIBLE MATERIAL; OR
 - ii) OF BUSHFIRE-RESISTING TIMBER (REFER TO THE TABLE AT THE END OF THIS DOCUMENT); OR
 - iii) A COMBINATION OF ITEMS (i) AND (ii) ABOVE.

THOSE PARTS OF THE HANDRAILS AND BALUSTRADES THAT ARE 125mm OR MORE FROM THE BUILDING HAVE NO REQUIREMENTS.

8.0 WATER AND GAS SUPPLY PIPES

ABOVE-GROUND, EXPOSED WATER AND GAS SUPPLY PIPES ARE TO BE METAL.

Bushfire Requirements - BAL 29

DESIGN: PROPOSED DWELLINGS	JOB ADDRESS: 713 BLACK SPRINGS RD MUDGEE, NSW 2850	S.P: DP755429	ISSUE: G	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: PRELIMINARY		SCALE: @ A3		E	23.09.22	CABIN POSITIONING	LP	JMW
				F	26.09.22	AMENDMENTS	LP	JMW
				G	17.05.23	BASIX COMMITMENTS	JMW	KR
CLIENT: AMANDA BUCKLEY	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 052	LAND AREA: 16.7687m ²					



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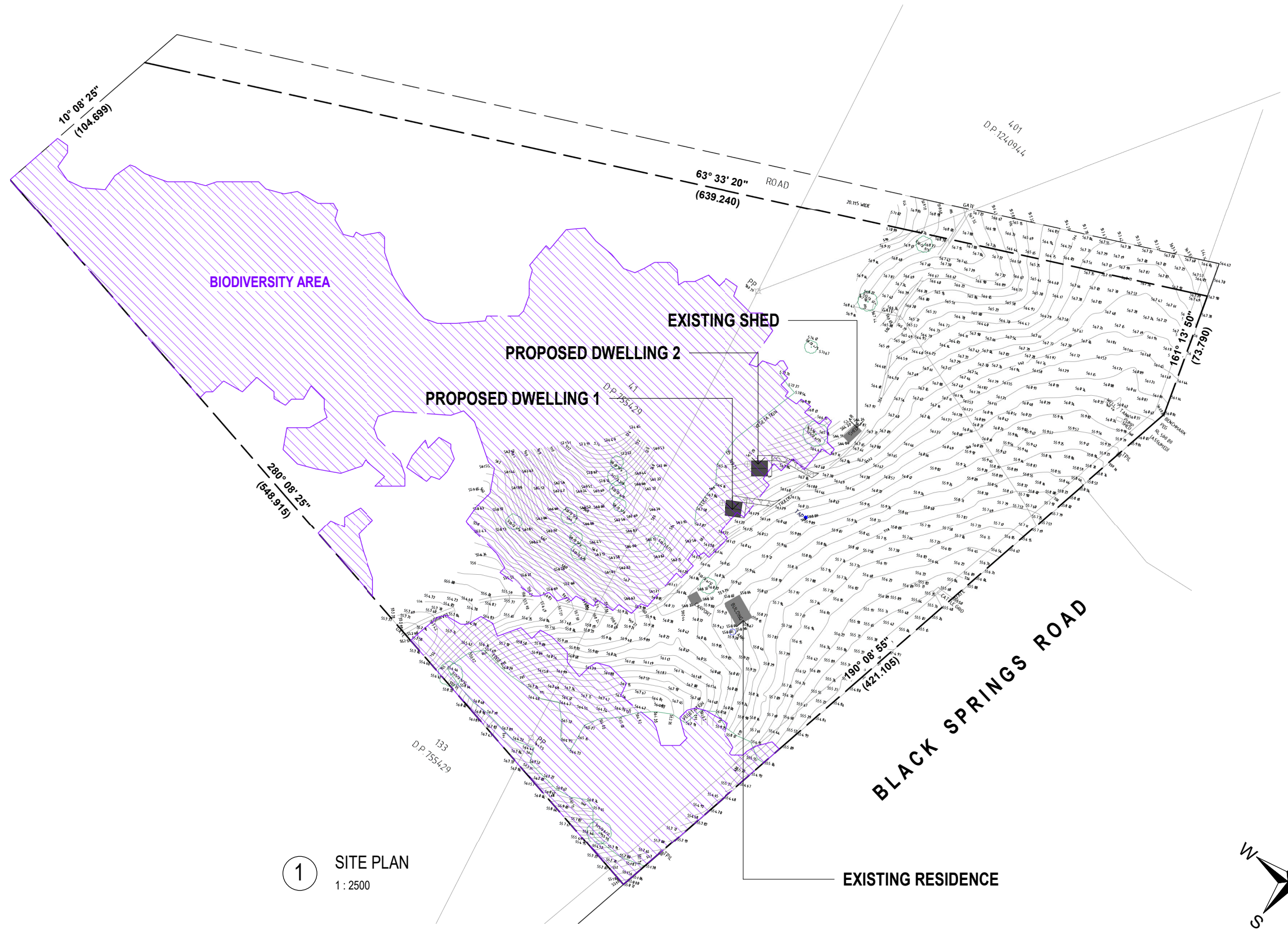
QBCC: 1511 1256

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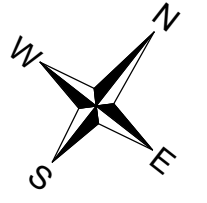
AREA SCHEDULE

Name	Area
GROUND FLOOR LIVING	74.6 m ²
Dwelling 1	74.6 m ²
GROUND FLOOR LIVING	74.6 m ²
Dwelling 2	74.6 m ²
Grand total	149.2 m ²

ALERT: THIS PROPERTY IS LOCATED IN A BIODIVERSITY AREA.



① SITE PLAN
1 : 2500



Site Plan - Overall

DESIGN: PROPOSED DWELLINGS	JOB ADDRESS: 713 BLACK SPRINGS RD MUDGE, NSW 2850	S.P.: DP755429	ISSUE: G	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: PRELIMINARY		SCALE: 1 : 2500 @ A3		A	28.03.22	PRELIMINARY DESIGN ISSUED	JMW	KR
CLIENT: AMANDA BUCKLEY	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 100	LAND AREA: 16.7687ha	B	05.04.22	CLIENT CHANGES	JMW	KR
				C	13.04.22	CLIENT CHANGES	JMW	KR
				D	11.05.22	CEILINGS HEIGHTS	JMW	KR
				E	23.09.22	CABIN POSITIONING	LP	JMW
				F	26.09.22	AMENDMENTS	LP	JMW
				G	17.05.23	BASIX COMMITMENTS	JMW	KR

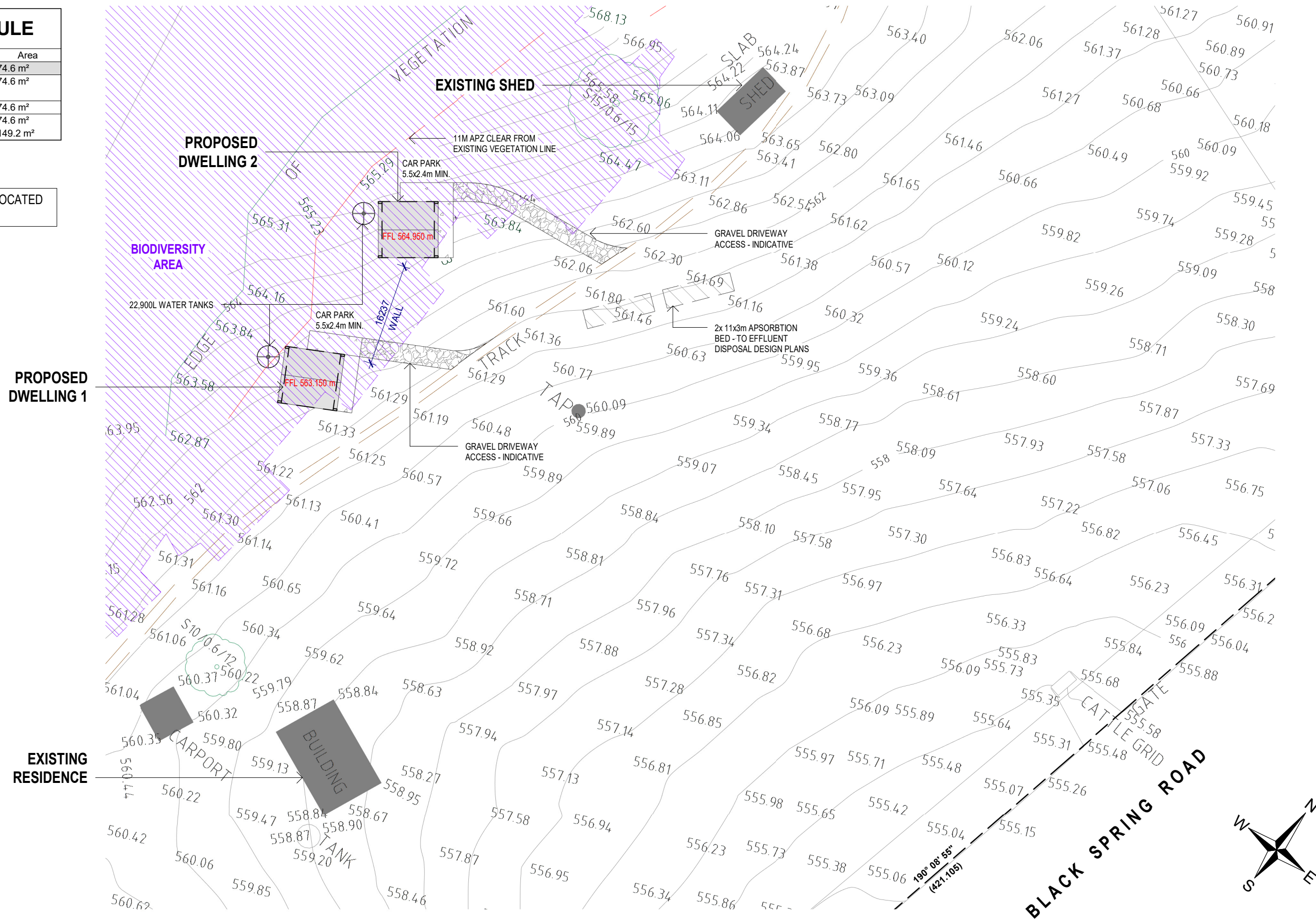
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AREA SCHEDULE	
Name	Area
GROUND FLOOR LIVING Dwelling 1	74.6 m ²
GROUND FLOOR LIVING Dwelling 2	74.6 m ²
Grand total	149.2 m ²

ALERT: THIS PROPERTY IS LOCATED IN A BIODIVERSITY AREA.



Site Plan - Local

DESIGN: PROPOSED DWELLINGS	JOB ADDRESS: 713 BLACK SPRINGS RD MUDGEE, NSW 2850	S.P.: DP755429	ISSUE: G	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: PRELIMINARY		SCALE: 1 : 600 @ A3		A	28.03.22	PRELIMINARY DESIGN ISSUED	JMW	KR
CLIENT: AMANDA BUCKLEY	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 101	LAND AREA: 16.7687ha	B	05.04.22	CLIENT CHANGES	JMW	KR
				C	13.04.22	CLIENT CHANGES	JMW	KR
				D	11.05.22	CEILINGS HEIGHTS	JMW	KR
				E	23.09.22	CABIN POSITIONING	LP	JMW
				F	26.09.22	AMENDMENTS	LP	JMW
				G	17.05.23	BASIX COMMITMENTS	JMW	KR

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AREA SCHEDULE

Name	Area
GROUND FLOOR LIVING	74.6 m ²
Dwelling 1	74.6 m ²
GROUND FLOOR LIVING	74.6 m ²
Dwelling 2	74.6 m ²
Grand total	149.2 m ²

NOTE:
 1. ALL INTERNAL DOORS TO BE SOLID CORE.
 2. SQUARE SET CORNICE THROUGHOUT.

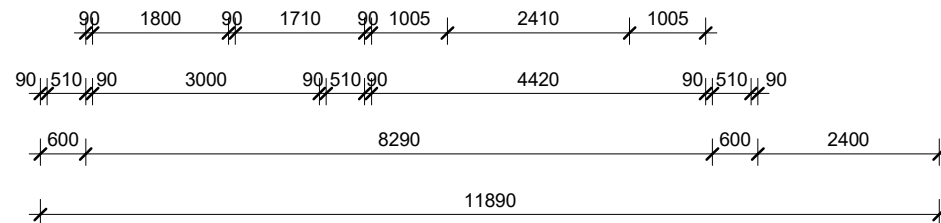
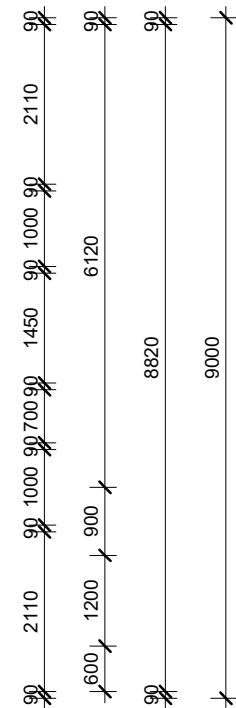
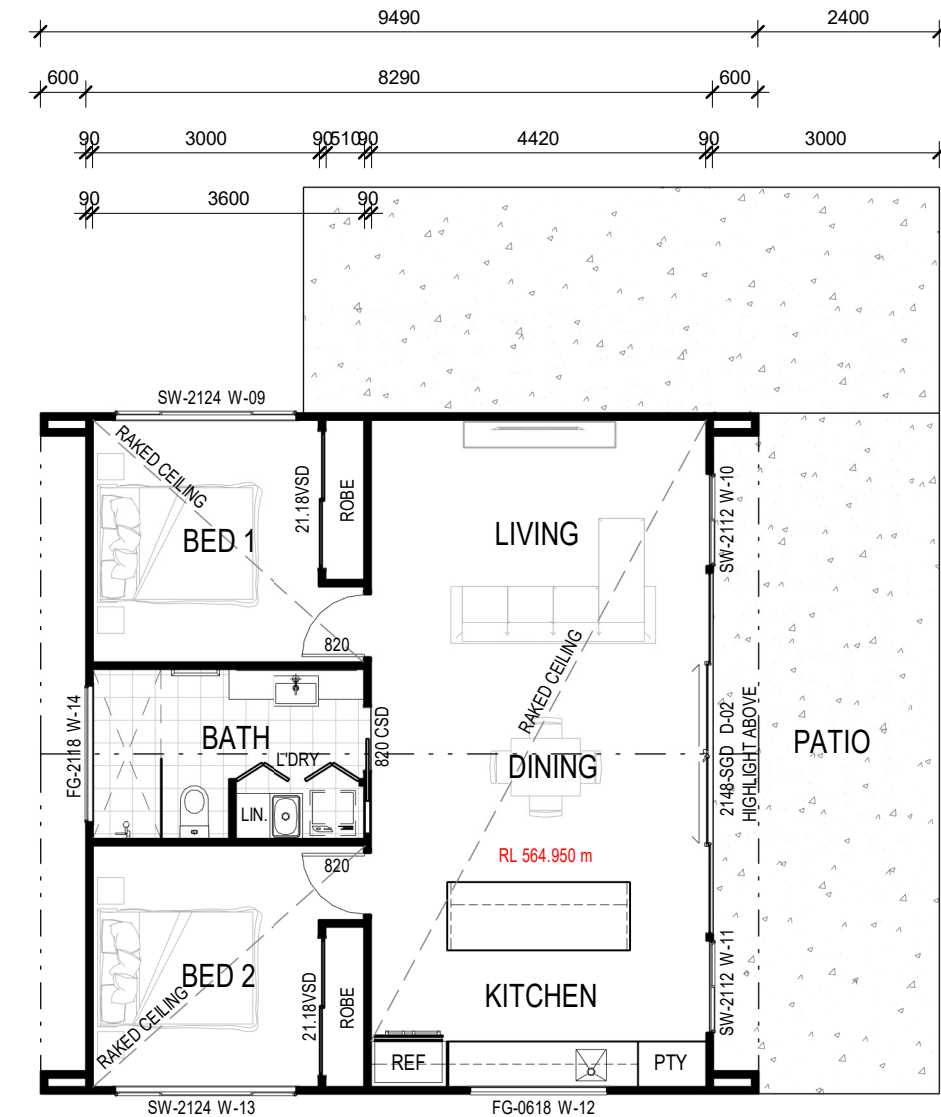
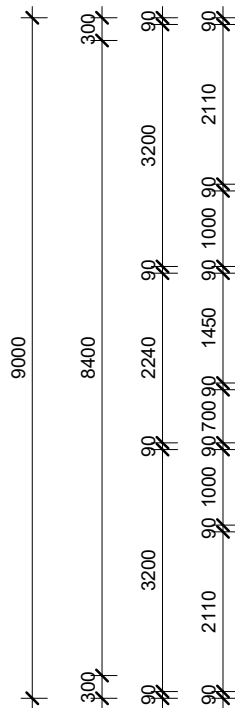
BASIX REQUIREMENTS

CERTIFICATE No. 1390075S

WATER COMMITMENTS
 -ALL SHOWERS TO HAVE MIN. 4 STAR RATING SHOWERHEADS. (>4.5 but <= 6L/min. PLUS SPRAY FORCE AND/OR COVERAGE TEST)
 -EACH TOILET TO HAVE MIN. 4 STAR RATING FLUSHING SYSTEM.
 -ALL KITCHEN TAPS TO HAVE MIN. 5 STAR RATING.
 -ALL BATHROOM BASIN TAPS TO HAVE MIN. 5 STAR RATING.
 -RAINWATER TANK WITH A CAPACITY OF MIN. 22,900L TO COLLECT 88m² MIN. OF ALL ROOF WATER AND SUPPLY WATER TO ALL FITTINGS.

THERMAL COMFORT COMMITMENTS
 -SLAB INSULATION - NIL
 -EXTERNAL WALL INSULATION - R-3.2
 -CEILING INSULATION - R5.0
 -INTERNAL WALL SHARED WITH GARAGE
 -ROOF INSULATION - FOIL BACKED BLANKET (55mm)
 -ROOF COLOUR - DARK (SOLAR>0.70)
 -ALL WINDOWS AND SLIDING DOORS TO BE SINGLE CLEAR GLAZED & ALUMINIUM FRAMED.

ENERGY COMMITMENTS
 -INSTALL GAS INSTANTANEOUS WATER SYSTEM WITH MIN. 6 STAR.
 -COOLING SYSTEM - PROVIDE CEILING FANS & 1-PHASE AIRCONDITIONING TO MIN. ONE LIVING AREA AND AT LEAST ONE BEDROOM. EER 3.5-4.0
 -HEATING SYSTEM - PROVIDE 1-PHASE AIRCONDITIONING TO MIN. ONE LIVING AREA AND AT LEAST ONE BEDROOM. EER 3.5-4.0
 -PROVIDE DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.
 -BATHROOM, KITCHEN & LAUNDRY EXHAUST FANS TO BE DUCTED TO ROOF OR FACADE. OPERATED BY MANUAL ON/OFF SWITCH.
 -INSTALL GAS COOKTOP & ELECTRIC OVEN.
 -INSTALL FIXED INDOOR OR SHELTERED CLOTHES DRYING LINE.
 -INSTALL WINDOW IN KITCHEN & IN ONE BATHROOM FOR NATURAL LIGHT.
 -DWELLING MAY HAVE ONE SKYLIGHT (<0.7m²)



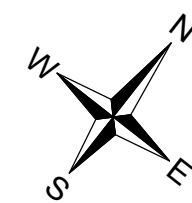
1 GROUND FLOOR PLAN
 1 : 100

WINDOW SCHEDULE

No.	Type	Height	Width	Description
01	SW-2124	2100	2410	Sliding Window - XO-X-OOO
02	SW-2112	2100	1210	Sliding Window - XO-OO
03	SW-2112	2100	1210	Sliding Window - XO-OO
04	FG-0618	600	1800	Fixed Glass - O
05	SW-2124	2100	2410	Sliding Window - XO-X-OOO
06	SW-0618	600	1810	Sliding Window - XO
07	TFG-1823	1800	2350	Fixed Trapezoid Window
08	TFG-1823	1800	2350	Fixed Trapezoid Window
Dwelling 1				
09	SW-2124	2100	2410	Sliding Window - XO-X-OOO
10	SW-2112	2100	1210	Sliding Window - XO-OO
11	SW-2112	2100	1210	Sliding Window - XO-OO
12	FG-0618	600	1800	Fixed Glass - O
13	SW-2124	2100	2410	Sliding Window - XO-X-OOO
14	FG-2118	2100	1800	Fixed Glass - O
15	TFG-1823	1800	2350	Fixed Trapezoid Window
16	TFG-1823	1800	2350	Fixed Trapezoid Window
Dwelling 2				

DOOR SCHEDULE

No.	Type	Height	Width	Description.
01	2148-SGD	2100	4788	Sliding OXXO
Dwelling 1				
02	2148-SGD	2100	4788	Sliding OXXO
Dwelling 2				



Dwelling 2 - Floor Plan

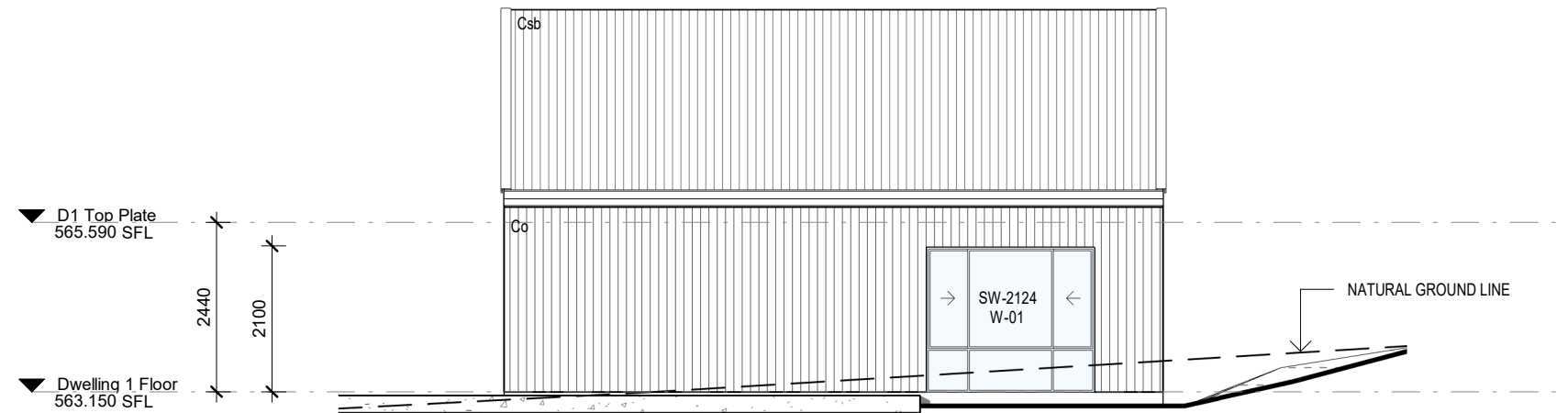
DESIGN: PROPOSED DWELLINGS	JOB ADDRESS: 713 BLACK SPRINGS RD MUDGEES, NSW 2850	S.P: DP755429	ISSUE: G	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: PRELIMINARY		SCALE: 1 : 100 @ A3		A	28.03.22	PRELIMINARY DESIGN ISSUED	JMW	KR
CLIENT: AMANDA BUCKLEY	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 201	LAND AREA: 16.7687ha	B	05.04.22	CLIENT CHANGES	JMW	KR
				C	13.04.22	CLIENT CHANGES	JMW	KR
				D	11.05.22	CEILINGS HEIGHTS	JMW	KR
				E	23.09.22	CABIN POSITIONING	LP	JMW
				F	26.09.22	AMENDMENTS	LP	JMW
				G	17.05.23	BASIX COMMITMENTS	JMW	KR

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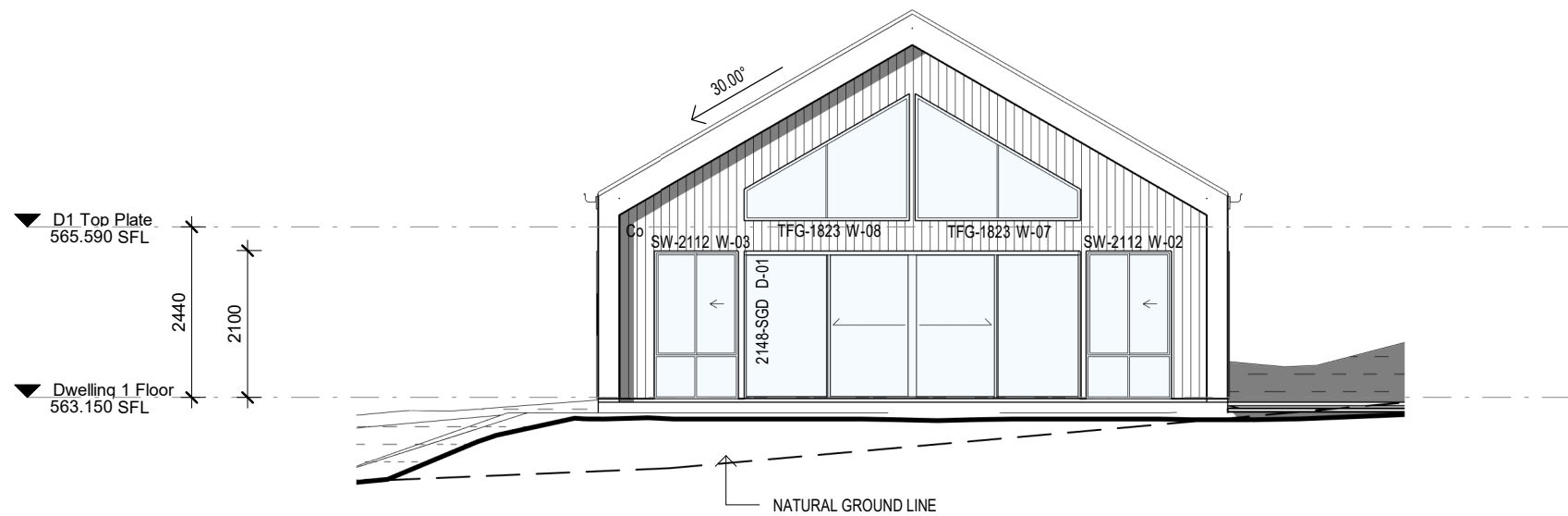
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LEGEND	
Co	Custom Orb Wall Cladding
Csb	Custom Orb Steel Roof Sheeting



1 DWELLING 1 - NORTH ELEVATION
1:100



2 DWELLING 1 - EAST ELEVATION
1:100

Dwelling 1 - Elevations

DESIGN: PROPOSED DWELLINGS	JOB ADDRESS: 713 BLACK SPRINGS RD MUDGEES, NSW 2850	S.P.: DP755429	ISSUE: G	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: PRELIMINARY		SCALE: 1:100 @ A3		A	28.03.22	PRELIMINARY DESIGN ISSUED	JMW	KR
				B	05.04.22	CLIENT CHANGES	JMW	KR
				C	13.04.22	CLIENT CHANGES	JMW	KR
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				F	26.09.22	AMENDMENTS	LP	JMW
				G	17.05.23	BASIX COMMITMENTS	JMW	KR
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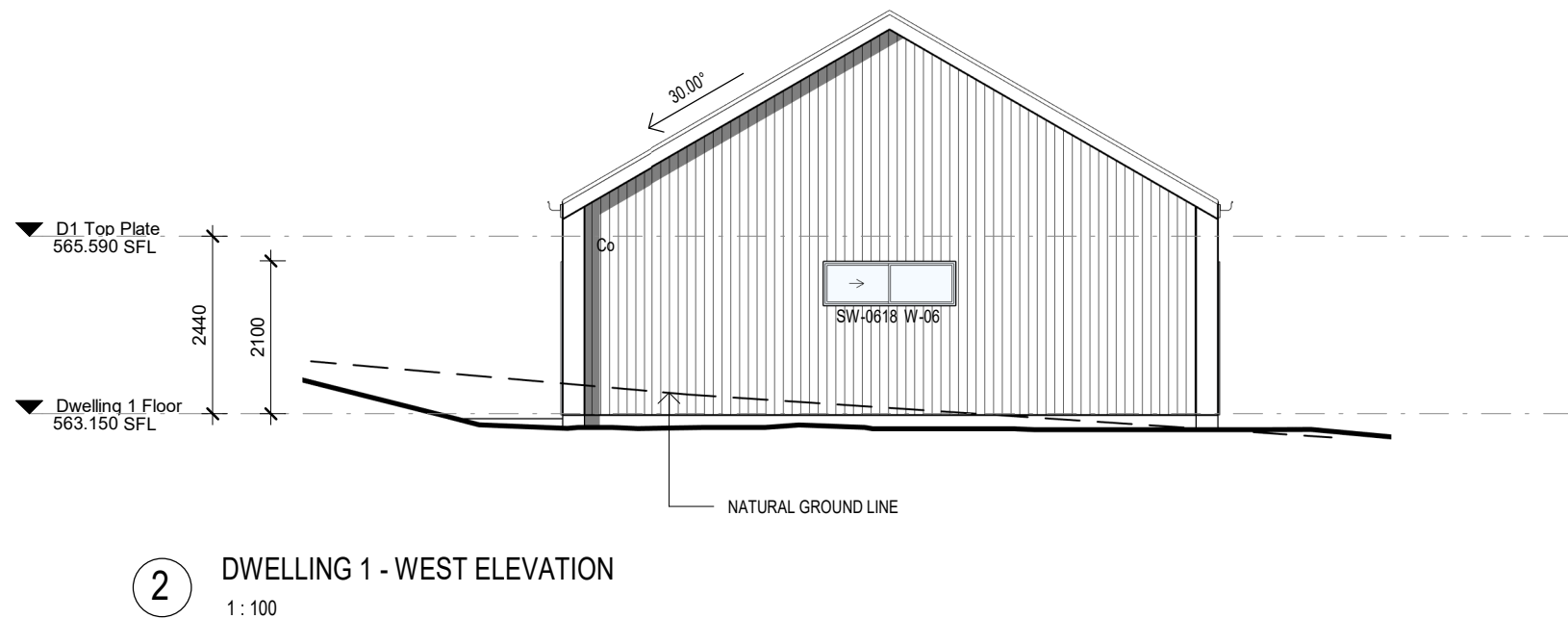
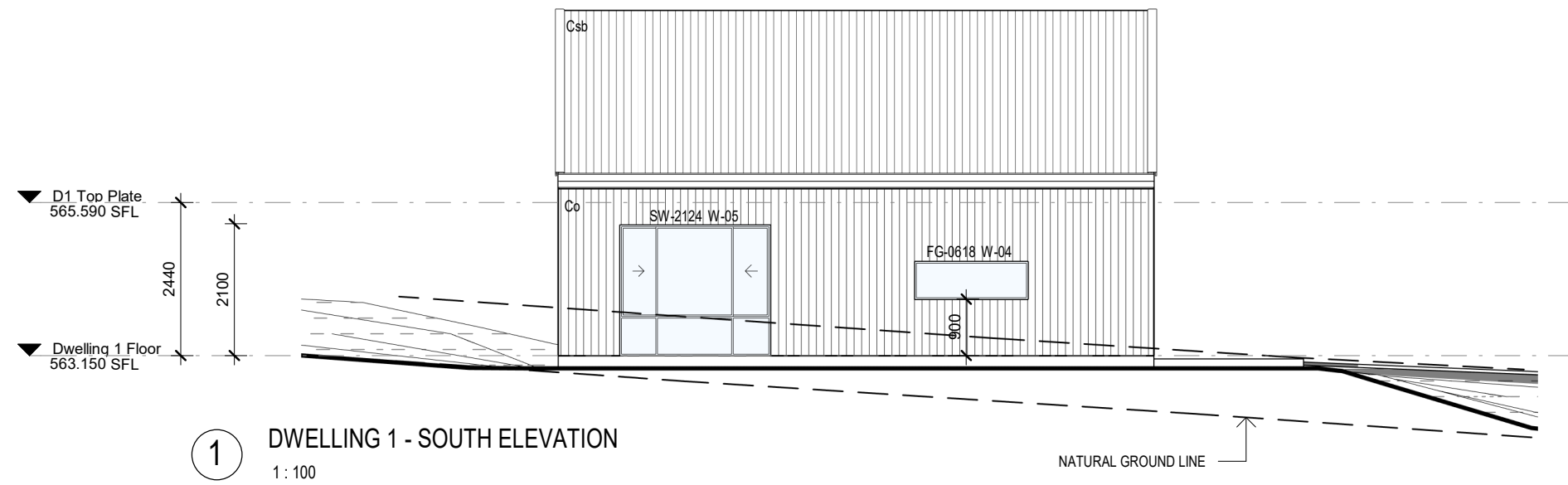
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Dwelling 1 - Elevations

DESIGN: PROPOSED DWELLINGS	JOB ADDRESS: 713 BLACK SPRINGS RD MUDGEES, NSW 2850	S.P: DP755429	ISSUE: G	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: PRELIMINARY		SCALE: 1 : 100 @ A3		A	28.03.22	PRELIMINARY DESIGN ISSUED	JMW	KR
				B	05.04.22	CLIENT CHANGES	JMW	KR
				C	13.04.22	CLIENT CHANGES	JMW	KR
				D	11.05.22	CEILINGS HEIGHTS	JMW	KR
				E	23.09.22	CABIN POSITIONING	LP	JMW
				F	26.09.22	AMENDMENTS	LP	JMW
				G	17.05.23	BASIX COMMITMENTS	JMW	KR
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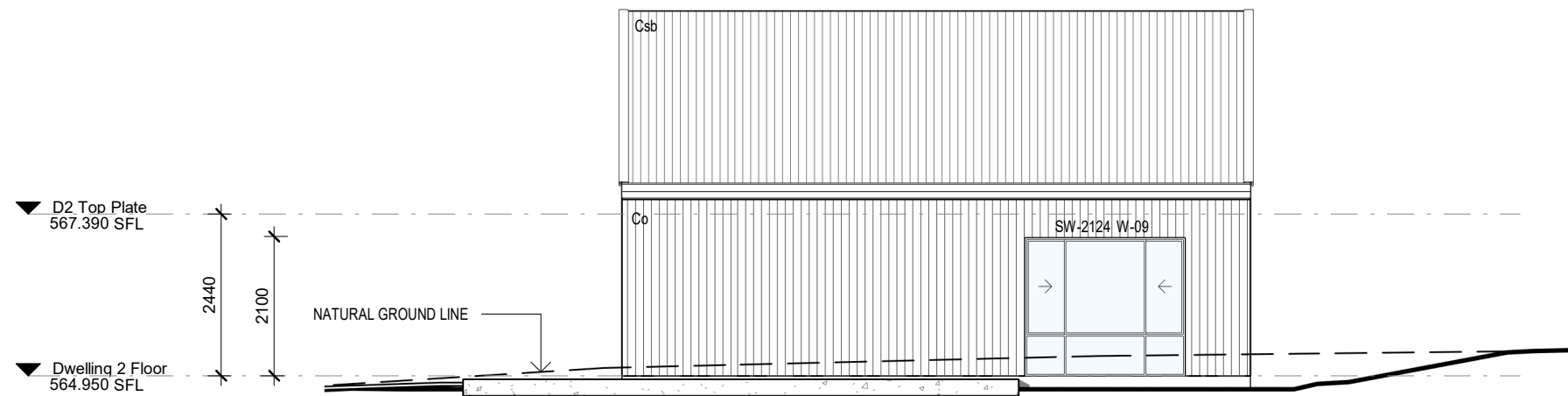
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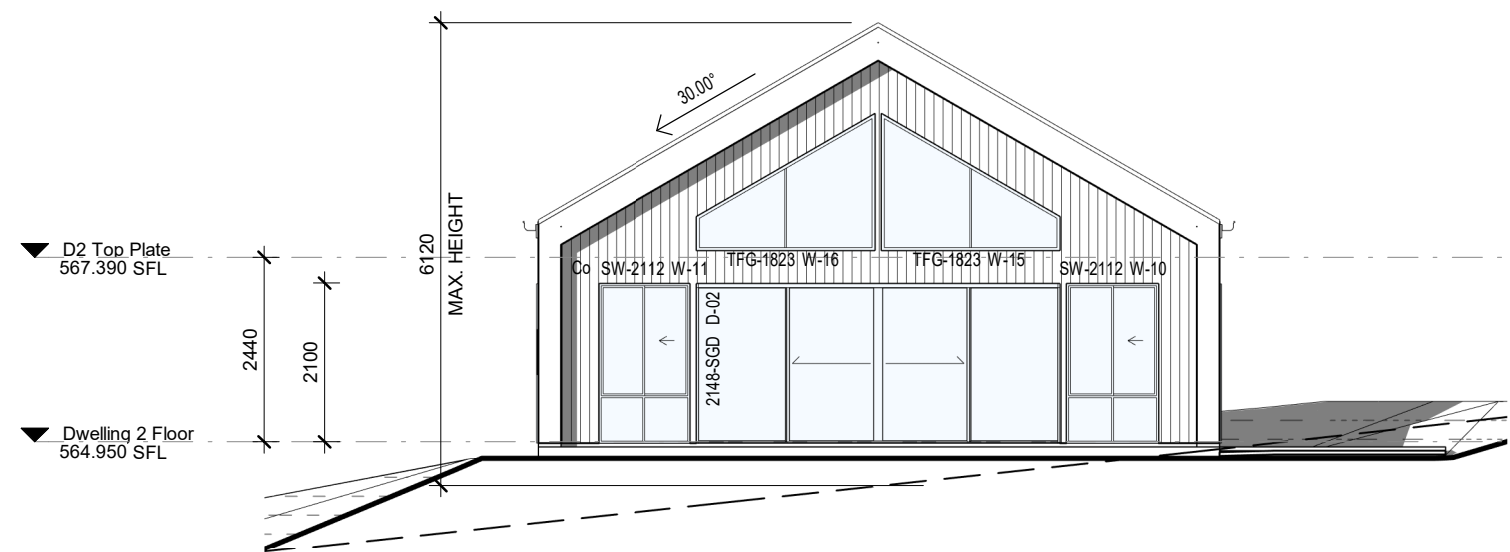
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LEGEND

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1 DWELLING 2 - NORTH ELEVATION
1:100



2 DWELLING 2 - EAST ELEVATION
1:100

Dwelling 2 - Elevations

DESIGN: PROPOSED DWELLINGS	JOB ADDRESS: 713 BLACK SPRINGS RD MUDGEE, NSW 2850	S.P.: DP755429	ISSUE: G	REV	DATE	DESCRIPTION	DRAWN	CHECKED	
STAGED PLAN: PRELIMINARY		SCALE: 1:100 @ A3		A	28.03.22	PRELIMINARY DESIGN ISSUED	JMW	KR	
				B	05.04.22	CLIENT CHANGES	JMW	KR	
				C	13.04.22	CLIENT CHANGES	JMW	KR	
				D	11.05.22	CEILINGS HEIGHTS	JMW	KR	
				E	23.09.22	CABIN POSITIONING	LP	JMW	
				F	26.09.22	AMENDMENTS	LP	JMW	
				G	17.05.23	BASIX COMMITMENTS	JMW	KR	
CLIENT: AMANDA BUCKLEY	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 302	LAND AREA: 16.7687ha						

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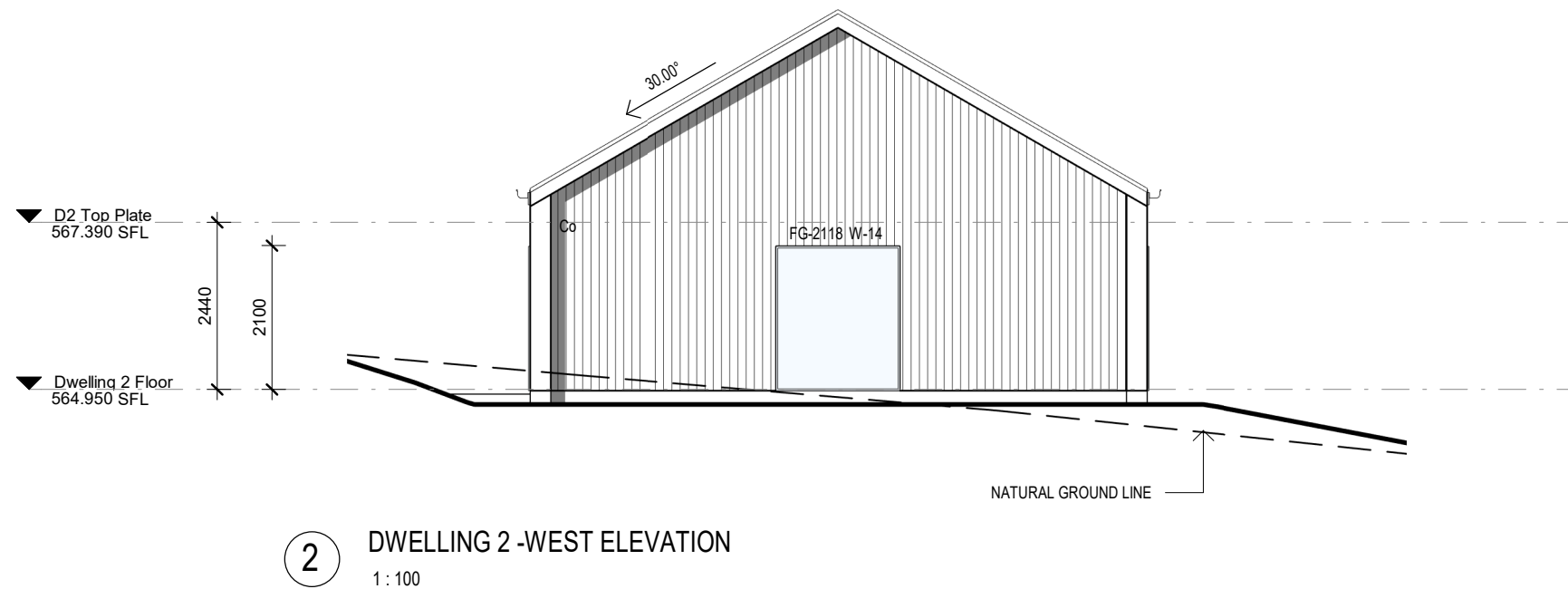
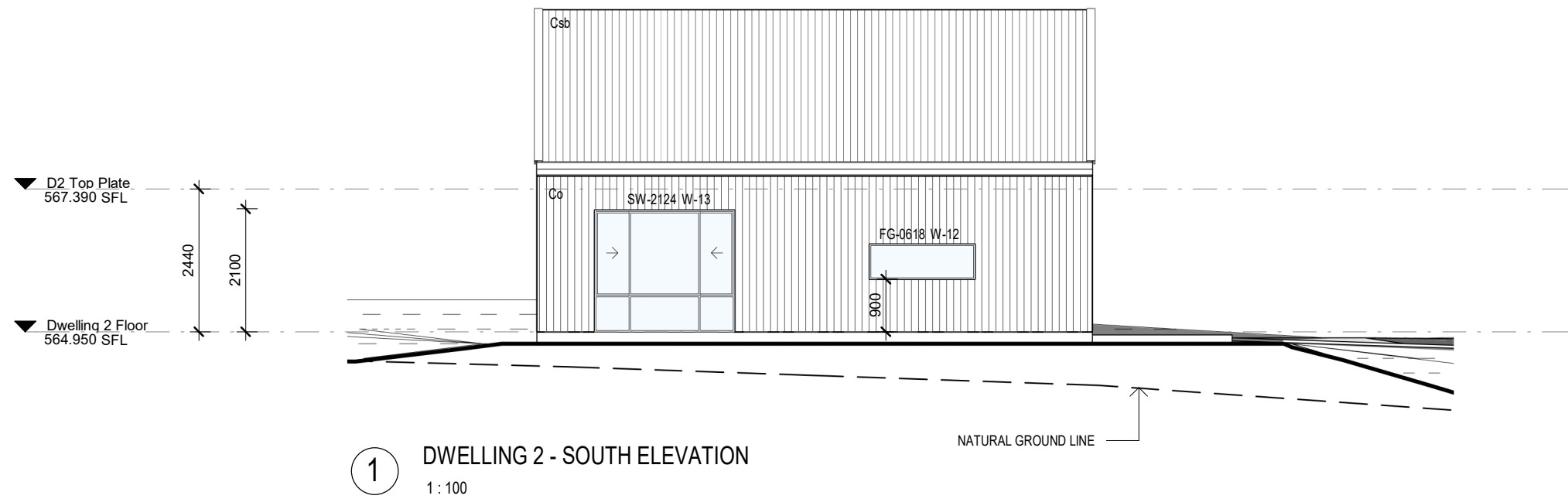
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LEGEND

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Dwelling 2 - Elevations

DESIGN: PROPOSED DWELLINGS	JOB ADDRESS: 713 BLACK SPRINGS RD MUDGEE, NSW 2850	S.P: DP755429	ISSUE: G	REV	DATE	DESCRIPTION	DRAWN	CHECKED
STAGED PLAN: PRELIMINARY		SCALE: 1 : 100 @ A3		A	28.03.22	PRELIMINARY DESIGN ISSUED	JMW	KR
				B	05.04.22	CLIENT CHANGES	JMW	KR
				C	13.04.22	CLIENT CHANGES	JMW	KR
				D	11.05.22	CEILINGS HEIGHTS	JMW	KR
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CLIENT: AMANDA BUCKLEY	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.	DWG No: 303	LAND AREA: 16.7687ha					

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