

LOT 1
411 m²
DP 533466

AREA CALCULATIONS

Total Site Area = 411 m²

Ground Living Areas	= 74.57 m ²
Carport	= 16.50 m ²
Porch	= 3.90 m ²
Patio	= 10.18 m ²
First Floor	= 39.16 m ²
Total	= 144.31 m²

Existing Retail Shop	= 118.74 m ²
Total	= 118.74 m²

Site Coverage

Residence and Retail Shop = 263.05 m²
64.00%

Private Open Space

Residence = 51.0 m²

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
130m² 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:

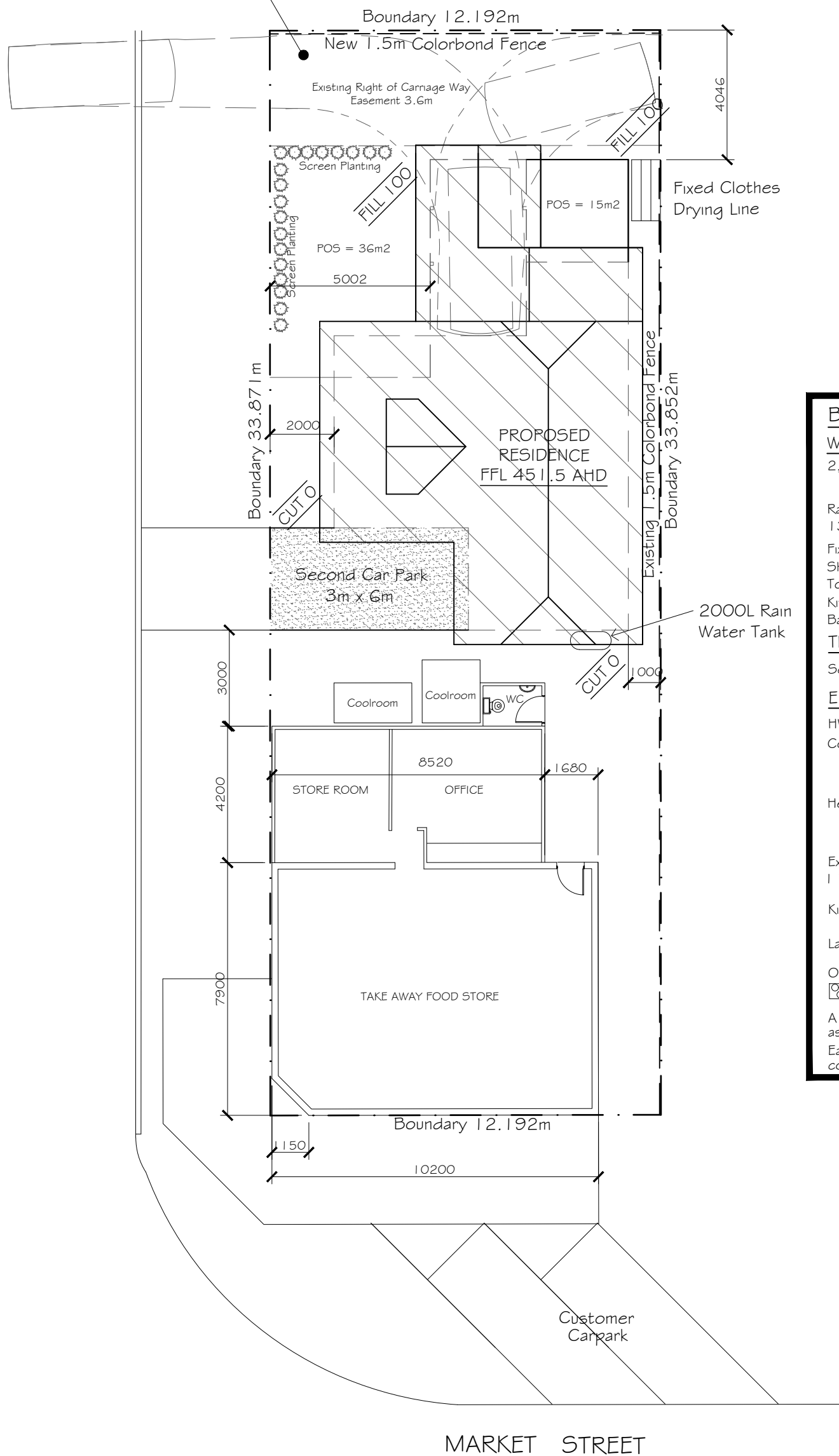
1 Bathroom - Individual Fan - not ducted (Manual Switch On/Off)
Kitchen - Individual Fan - not ducted (Manual Switch On/Off)
Laundry - Natural ventilation only

Other:

 - Gas Cooktop & Electric Oven

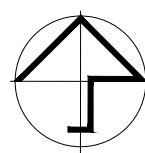
A fixed outdoor clothes drying line must be installed as part of the development

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



SITE PLAN

SCALE 1:150



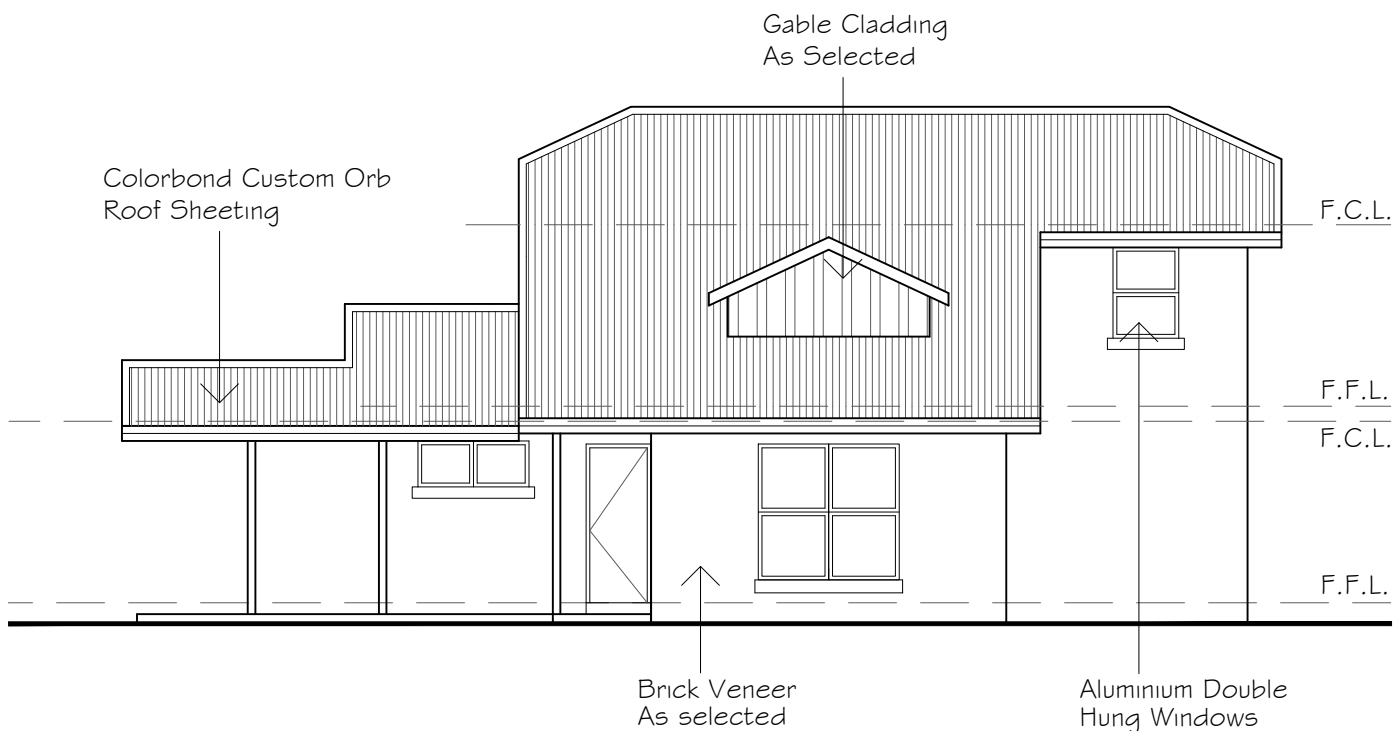

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REV	DATE	BY	DESCRIPTION
D	AUG 2023	G.D.	STREET PARKING REMOVED
C	6.4.23	G.D.	STREET PARKING, SWEEP PATH & AHD ADDED
B	JAN 2023	G.D.	REDESIGN FOR RIGHT OF WAY
A	MAY 2021	G.D.	ISSUED FOR APPROVAL

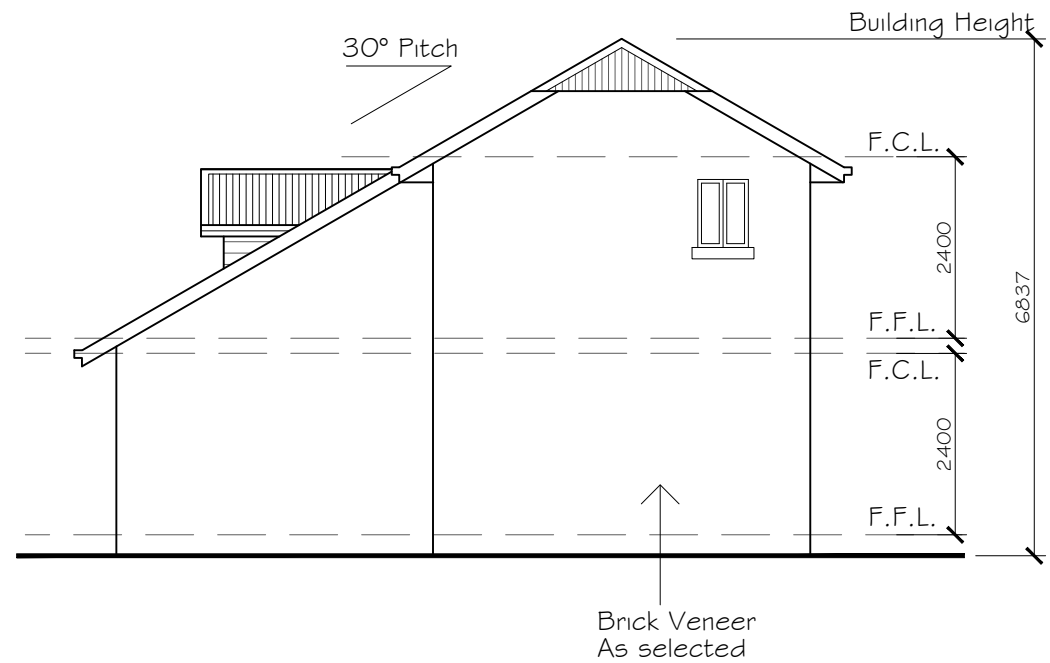
COLIN BOOTH

PROPOSED RESIDENCE
120 MARKET STREET MUDGEE

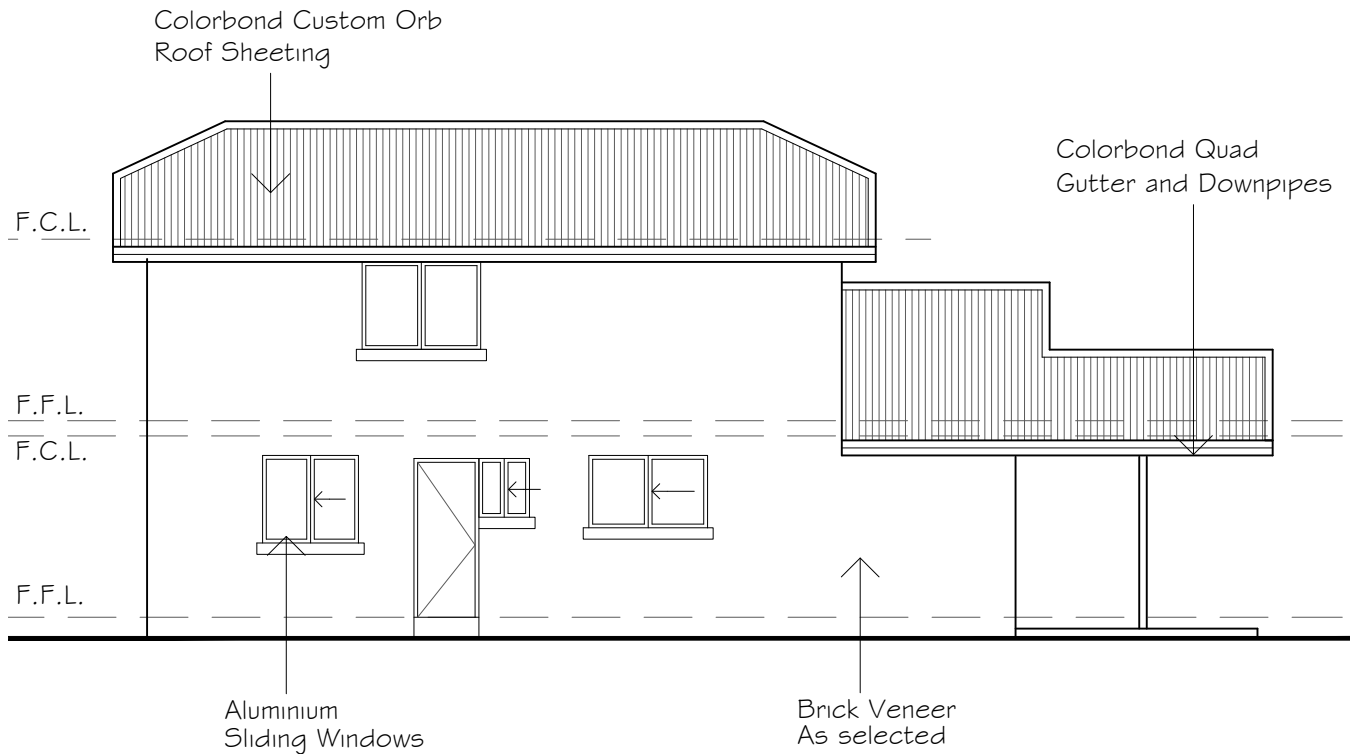
SCALE: 1:100	FILE: 3712-A01	DWG No.	REV.
DRAWN: G.D.	DATE: MAY 2021	3712-A01	D
CKD: C.B.	DATE: MAY 2021		



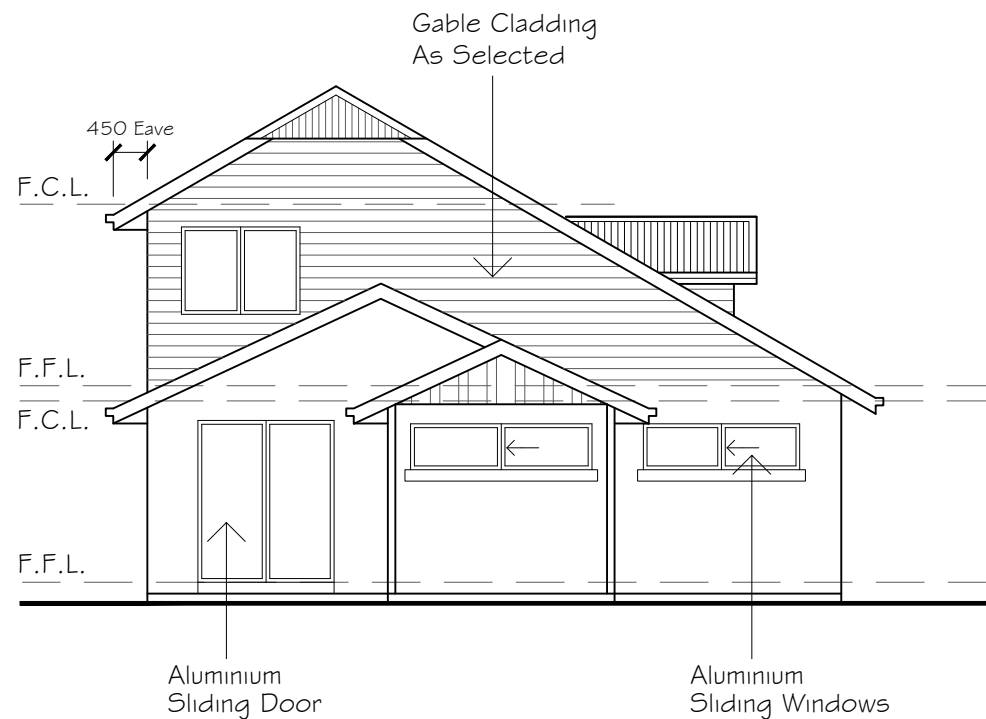
WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

REV	DATE	BY	DESCRIPTION
C	JULY 2023	G.D.	REDESIGN FOR ADDITIONAL CAR SPACE
B	JAN 2023	G.D.	REDESIGN TO SUIT RIGHT OF WAY
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-A0\3	C
CKD: C.B.	DATE: JULY 2021		