

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DUBBO
NEW SOUTH WALES

BRAD ACHESON BUILDING Pty Ltd
T/A STROUD HOMES DUBBO
LIC 135090c

DATE: 25.09.24	SCALE: 1:100 (A3)	DRAWN: NT	DRAWING: ELEVATIONS 14 ELEANOR DARK COURT, MUDGEE HELEN HINDMARSH
SHEET: 2 / 5	JOB No: 24108	ISSUE: F	



**AVALON
DRAFTING**

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Ph: (02) 6885 3594 / Mob: 0408 296 502



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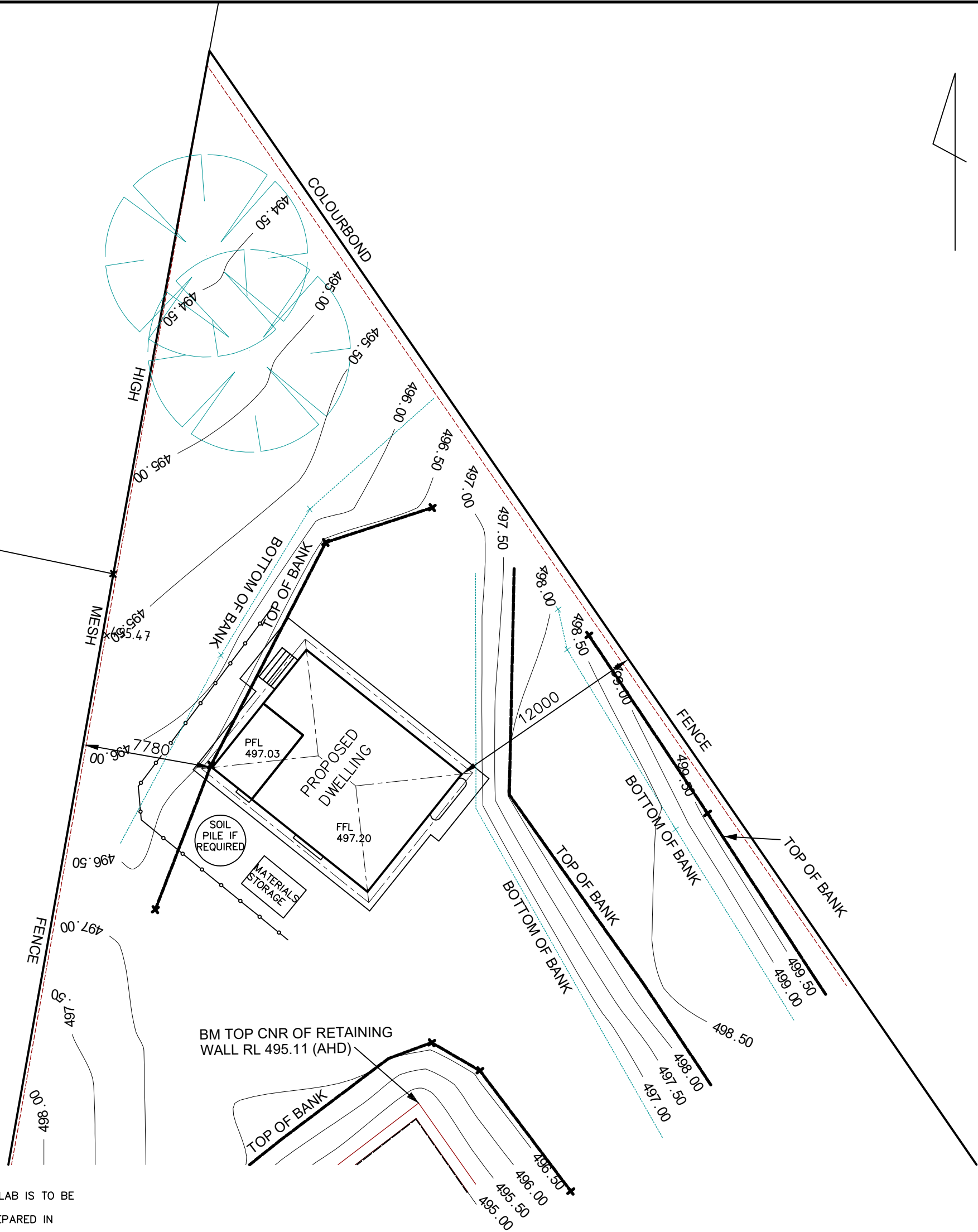
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BRAD ACHESON BUILDING Pty Ltd
T/A STROUD HOMES DUBBO
LIC 135090c

DATE: 25.09.24	SCALE: 1:600 (A3)	DRAWN: NT	DRAWING: SITE PLAN 14 ELEANOR DARK COURT, MUDGEE HELEN HINDMARSH
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NOTES:

1. ALL RUNOFF & SEDIMENT CONTROL STRUCTURES TO BE MAINTAINED IN A FUNCTIONAL CONDITION.
2. ALL VEGETATION OUTSIDE THE DWELLING SITE WILL BE RETAINED.

—○— SEDIMENT FENCE

○ 3000L RAINWATER TANK
 ▬ CLOTHESLINE



Feels like home

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NEW SOUTH WALES

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DATE: 25.09.24
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DRAWN: NT

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JOB No: 24108
ISSUE: F

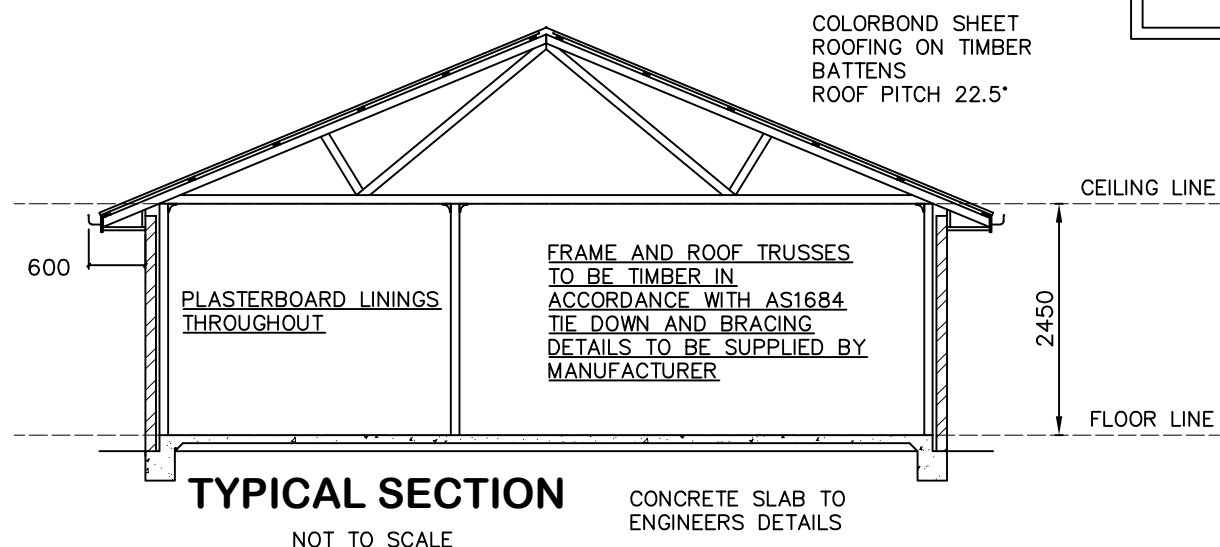
DRAWING: SITE PLAN
14 ELEANOR DARK COURT, MUDGEE
HELEN HINDMARSH



BASIX COMMITMENTS						
WATER COMMITMENTS LANDSCAPE AREA LOW WATER USE SPECIES OF VEGETATION FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS ALTERNATIVE WATER RAINWATER TANK RAINWATER TANK CAPACITY ROOF COLLECTION AREA FOR R/W R/W TANK CONNECTED TO		MIN RATING 4 STAR 4 STAR 5 STAR 5 STAR 3000 LITRE 100 SQ.M. MIN 1 No. OUTDOOR TAP ALL TOILETS IN DWELLING THE COLD WATER TAP THAT SUPPLIES THE CLOTHES WASHER				
THERMAL COMFORT COMMITMENTS GENERAL REQUIREMENTS -		CLASS 1 DWELLING WITH NOT MORE THAN 2 STOREYS CONDITIONED FLOOR AREA NOT EXCEEDING 300 SQUARE METRES MUST NOT HAVE OPEN MEZZANINE OF MORE THAN 25 SQUARE METRES NOT CONTAIN THIRD LEVEL HABITABLE ATTIC ROOM				
GROUND FLOOR CONSTRUCTION EXTERNAL WALL CEILING AND ROOF		CONCRETE SLAB ON GROUND BRICK VENEER - R2.60 INC CONSTRUCTION FLAT CEILING/PITCHED ROOF - CEILING R4, ROOF - SARKING - UNVENTILATED - DARK (SOLAR ABSORPTANCE > 0.7)				
THERMAL COMFORT COMMITMENTS - WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	NE	600	2700	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 0mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	NE	600	2100	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 0mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	NE	600	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 0mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	SE	400	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 0mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	SW	2100	4200	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 140mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W06	NW	2100	3600	ALUMINIUM, SINGLE, CLEAR	EAVE 3600mm, 140mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
ENERGY COMMITMENTS HOT WATER SYSTEM COOLING SYSTEM HEATING SYSTEM VENTILATION BATHROOM KITCHEN LAUNDRY		GAS INSTANTANEOUS - 5 STAR REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS REVERSE CYCLE: EER 3.0-3.5 WITH DAY/NIGHT ZONING BETWEEN LIVING/BED AREAS EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF EXTRACT FAN DUCTED TO ROOF OR FACADE - MANUAL ON/OFF NATURAL VENTILATION ONLY				
ARTIFICIAL LIGHTING KITCHEN BATHROOMS/TOILETS LAUNDRY HALLWAYS LIVING AREAS BEDROOMS		PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 2 PRIMARY TYPE OF ARTIFICIAL LIGHTING IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) X 3				
NATURAL LIGHTING KITCHEN BATHROOMS/TOILETS		WINDOW WINDOW x 1				
APPLIANCES KITCHEN REFRIGERATOR SPACE CLOTHES DRYING		WELL VENTILATED AS BASIX DEFINITION OUTDOOR CLOTHES DRYING LINE				

These are the specifications upon which the Basix assessment is based. These specifications take precedence over the drawings or other specifications.

* NOTE - WIND CLASSIFICATION TO BE N2



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