

PROPOSED DETACHED DUAL OCCUPANCY

LOTS 1 & 2, DP 196717

DEVELOPMENT APPLICATION

Mid-Western Regional Development Control Plan
Part 3 - Discretionary Development Standards



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ACCREDITED
BUILDING DESIGNER

ACCREDITATION #6520

GENERAL NOTES:
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Drawing Schedule			
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H	Additional Notes	11/12/24

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Cover Sheet

Project No. 24250

Date 11/12/24

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A-00

Scale

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Survey Plan

Project No. 24250

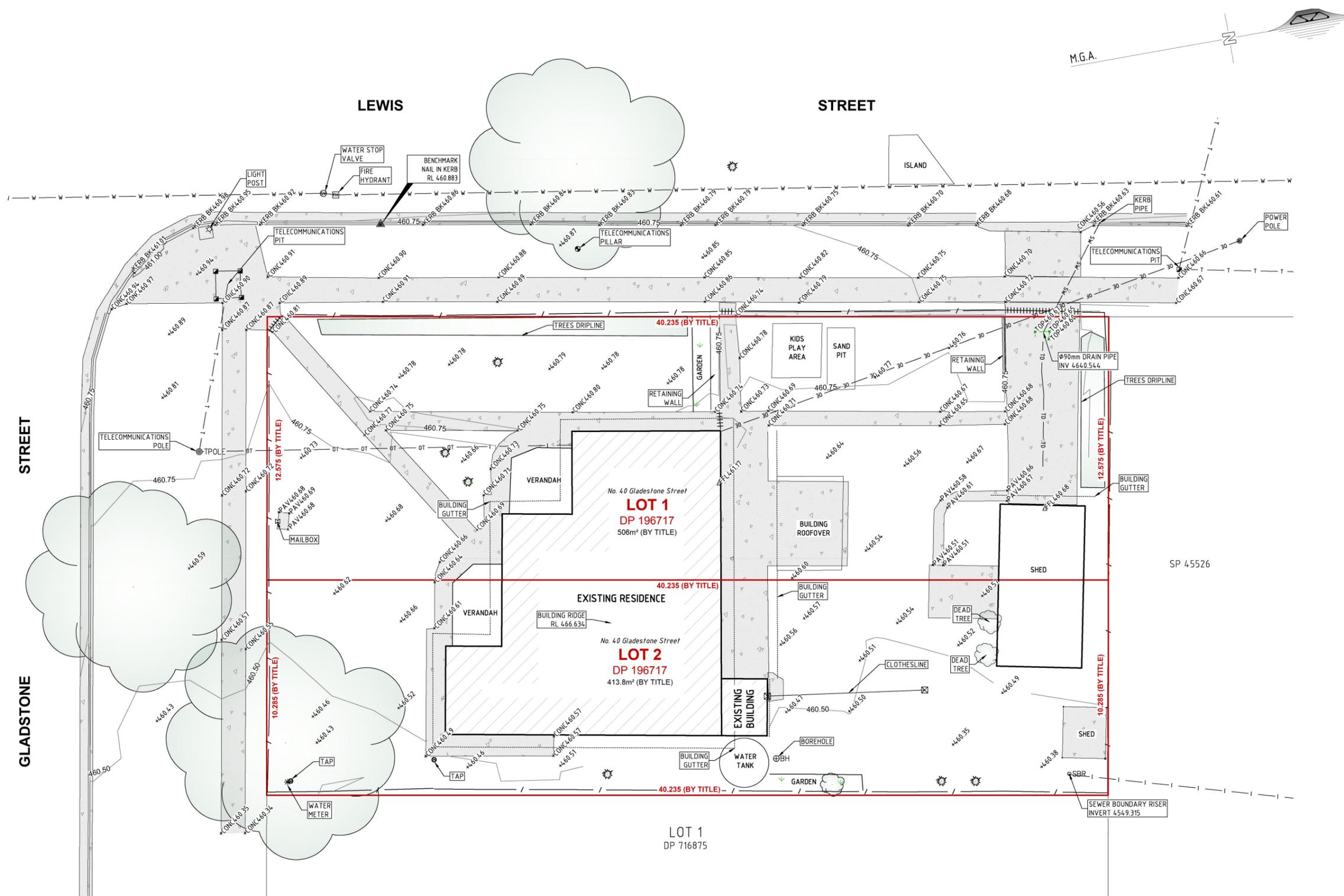
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A-01

Scale 1 : 200



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Demolition Plan

Project No. 24250

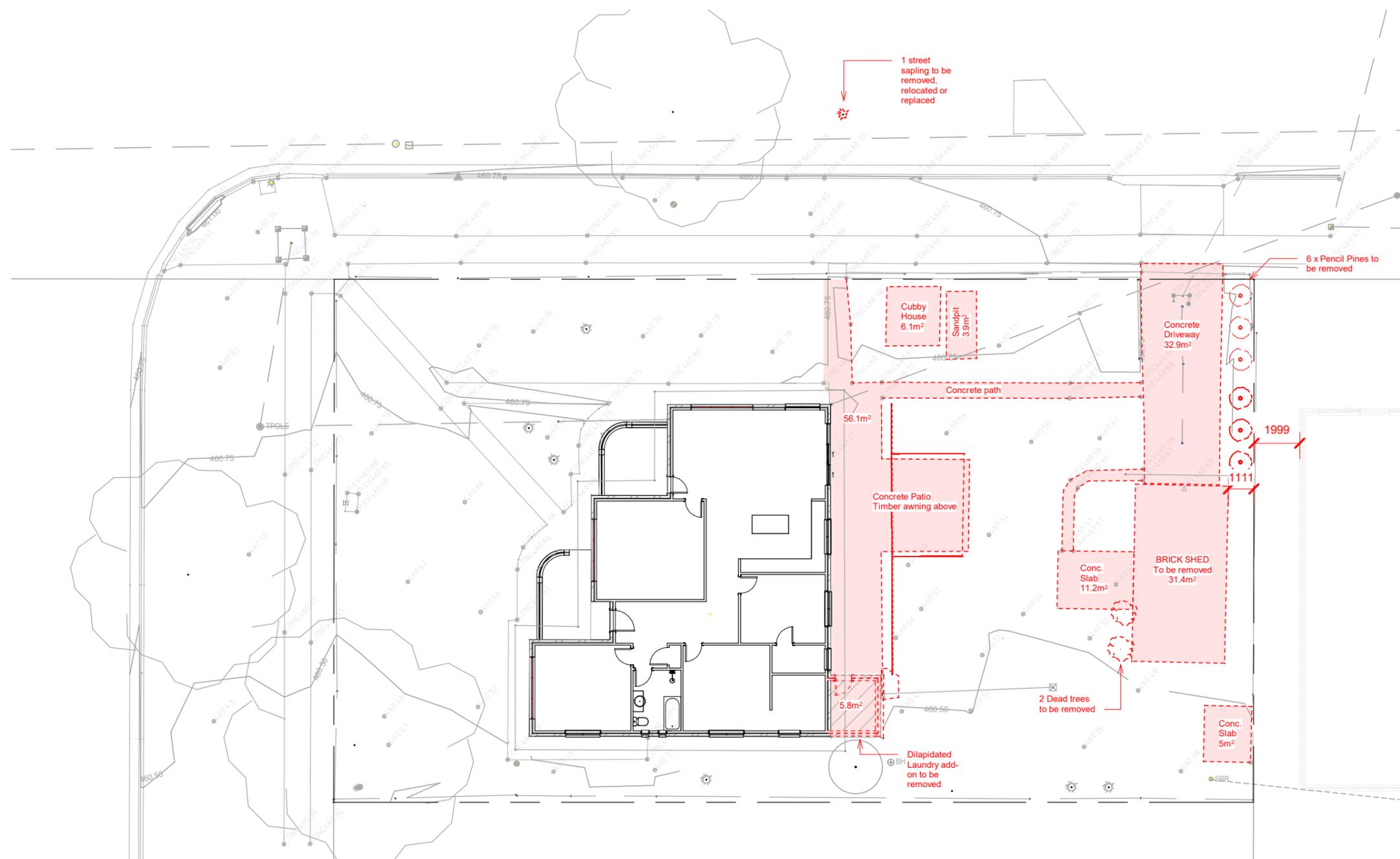
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DESCRIPTION OF WORKS:

Demolition of existing brick garage with tile roofed and cubby house. Removal of concrete driveway and paving as indicated. Removal of 2 dead trees.

RELEVANT CODES:

All works are to be carried out by suitably qualified persons in accordance with all relevant codes including but not limited to; AS 2601-2001, AS 2727-1997, Safe Work Australia Code of Practice - Demolition Work and Guide to managing risks tree trimming removal.

METHOD OF DEMOLITION:

Manual demolitions will be conducted on non-load bearing brick and timber walls and the roof. The building will be completely stripped leaving the skeleton of the building for mechanical demolition. Mechanical demolition will be achieved by Jack Hammering, drilling and other mechanical means of non-load bearing and non-prestressed concrete where necessary. Mechanical machinery will be used to completely demolish the remaining skeleton of the building.

HANDLING, STORAGE AND DISPOSAL OF MATERIALS:

Prior to any demolition, an approved asbestos removalist will be appointed to determine as far as practicable, whether asbestos is present in the workplace. In addition materials to be disposed of are as listed below:

- Glass
- Corrugated Iron/Steel
- Timber Framing
- Concrete
- Plasterboard/Fibro
- Brick
- General/Green Waste

All waste to be disposed of in accordance with the accompanying Waste Management Plan and regulatory requirements.

PLANT & EQUIPMENT:

Proposed plant and equipment includes:

- Concrete cutting saw
- Jackhammer
- Demolition saw
- Hand tools
- Bobcat
- Tipper truck

SEQUENCE:

The works are to be carried out in a single stage over the course of two days. The proposed sequence of work is as follows:

1. Site establishment and installation of protective measures
2. Disconnection of services by suitably qualified persons
3. Manual stripping of roof tiles
4. Manual stripping of plasterboard
5. Manual stripping of exterior cladding and windows
6. Cutting and removal of timber framing
7. Removal of vegetation
8. Machine removal of footings, and paving

PROTECTIVE MEASURES:

Temporary fencing is to be erected to maintain an exclusion zone and protect the general public. Dust is to be suppressed. Notice warning of demolition in progress to be displayed.

WORK HOURS:

No works are to be carried out outside the work hours specified in the Development Approval.

HEALTH & SAFETY:

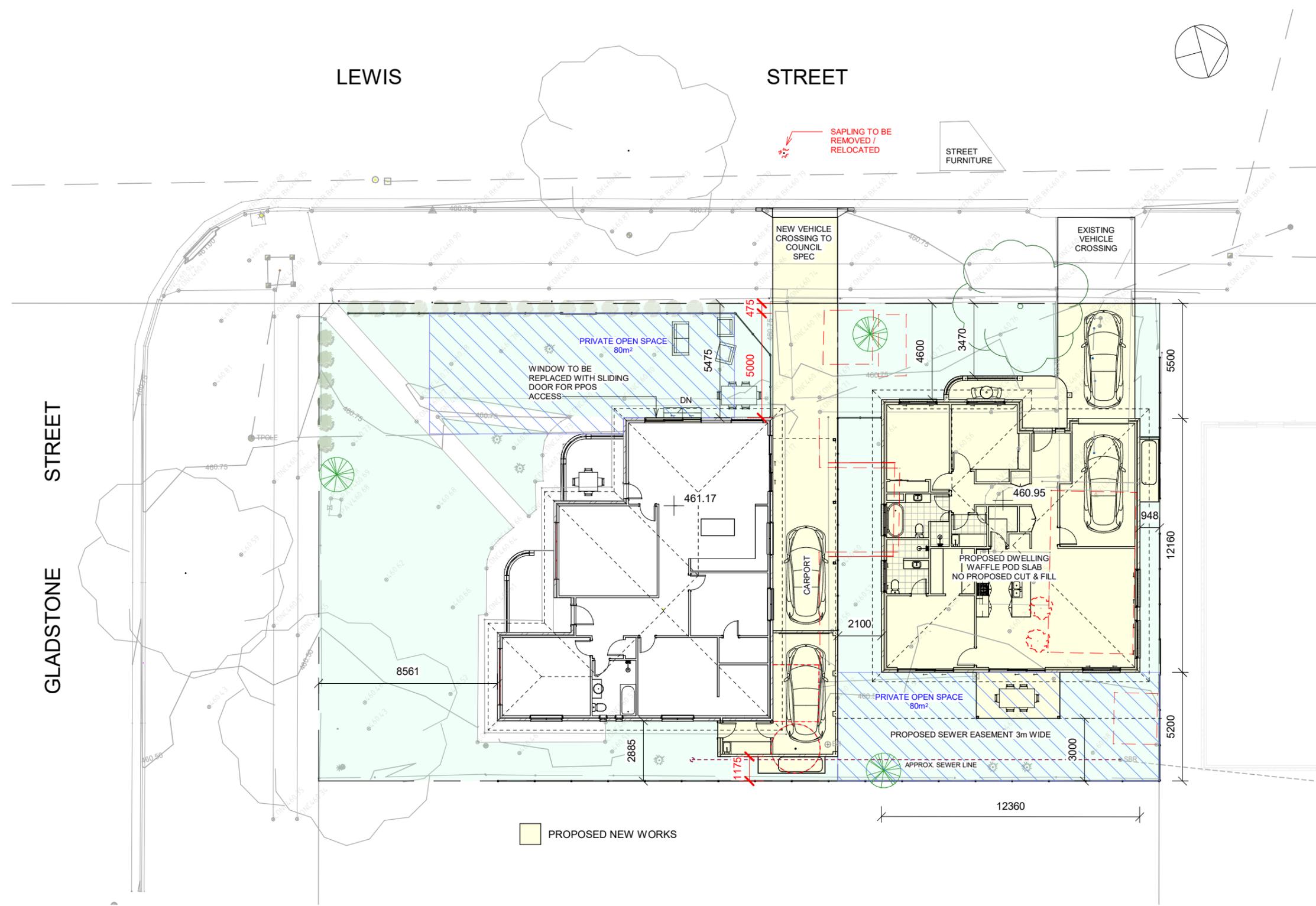
People walking or driving past the site shall be protected from any falling objects, projections, dust, undue noise and mechanical plant including trucks entering and leaving the site.

Undue noise during working hours is to be avoided.

Safety shall be maintained in public places adjoining the site at all times through use of exclusion zones, security fencing, appropriate traffic control and hoardings if necessary.

Strategies shall be implemented to prevent any demolished materials from falling outside the site boundaries.

- While on the site, every worker and every visitor shall wear a safety helmet complying with AS/NZS 1801. Every worker shall wear protective clothing and where appropriate, the following protective equipment:
- (a) Eye protectors complying with AS 1336 and AS 1337.
 - (b) Respirators complying with AS/NZS 1715 and AS/NZS 1716.
 - (c) Hearing protection complying with AS 1270.
 - (d) Industrial safety gloves or mittens complying with AS/NZS 2161.
 - (e) Safety footwear complying with AS/NZS 2210.1 and AS/NZS 2210.2.
 - (f) Safety footwear complying with AS/NZS 2210.1 and AS/NZS 2210.2.
 - (g) Industrial safety belts or harnesses complying with AS/NZS 1891
 - (h) Highly visible clothing.



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40 Gladstone St,
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Site Plan Proposed

Project No.	24250
Date	11/12/24
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A-03

Scale 1 : 200

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**East & West
Elevations**

Project No. 24250

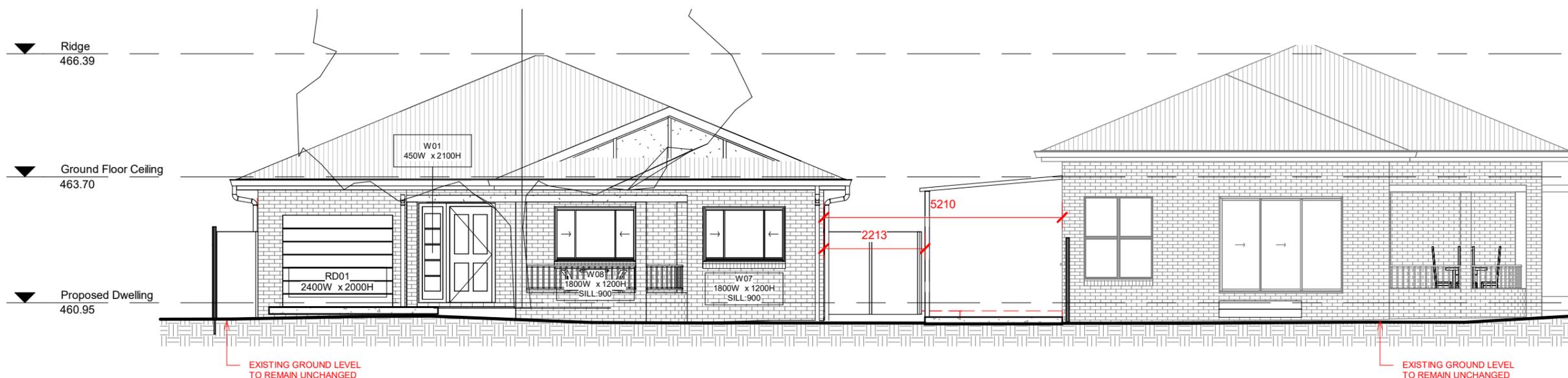
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A-05

Scale 1 : 100



2 West Elevation
1 : 100



1 East Elevation
1 : 100

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**North & South
Elevations**

Project No. 24250

Date 11/12/24

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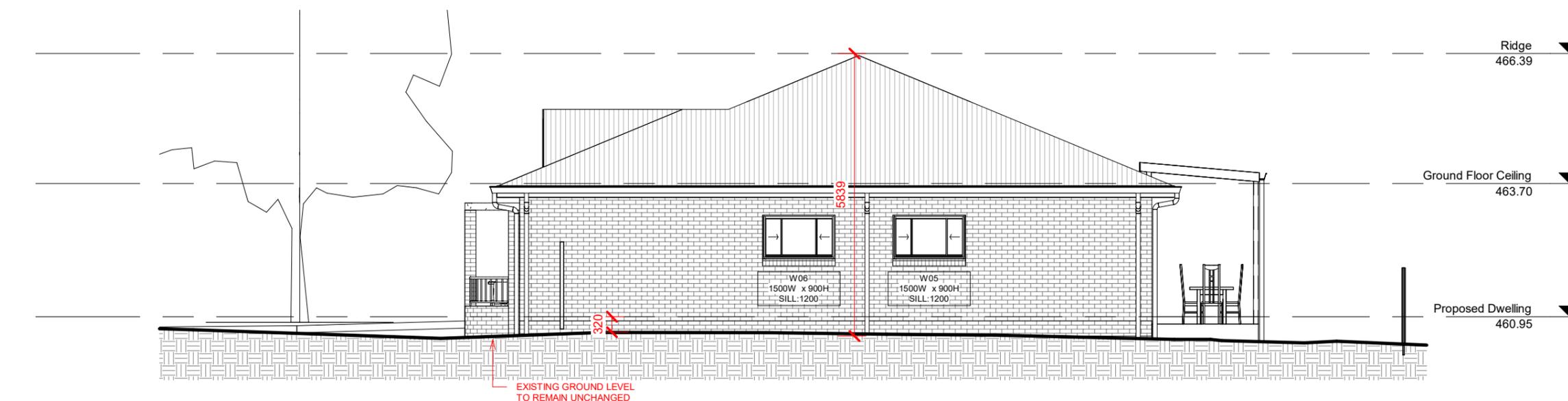
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A-06

Scale 1 : 100



1 North Elevation
1 : 100



2 South Elevation
1 : 100

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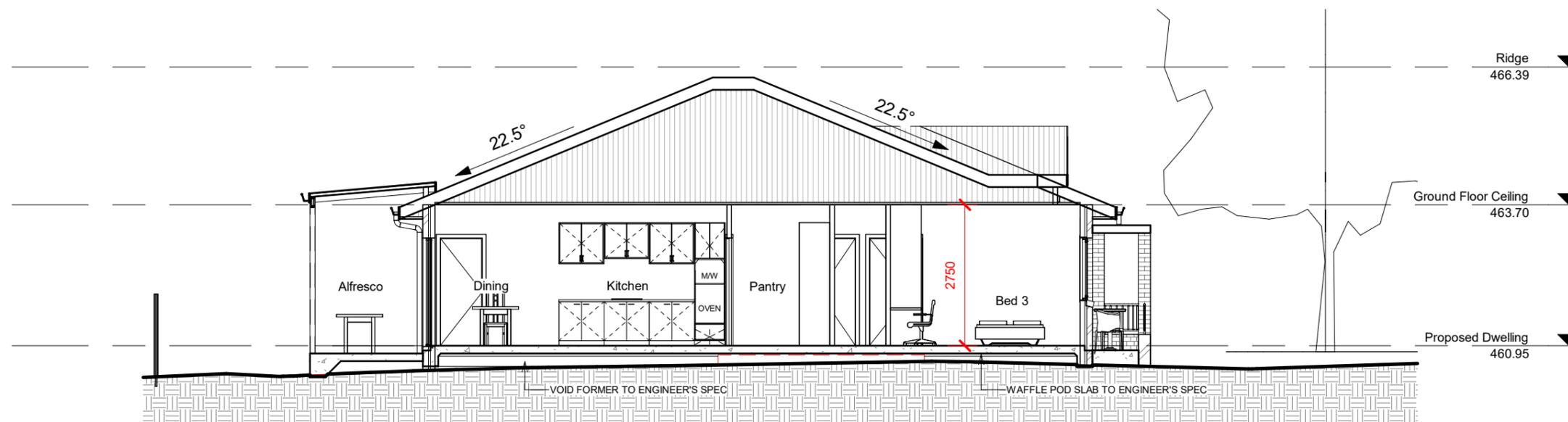
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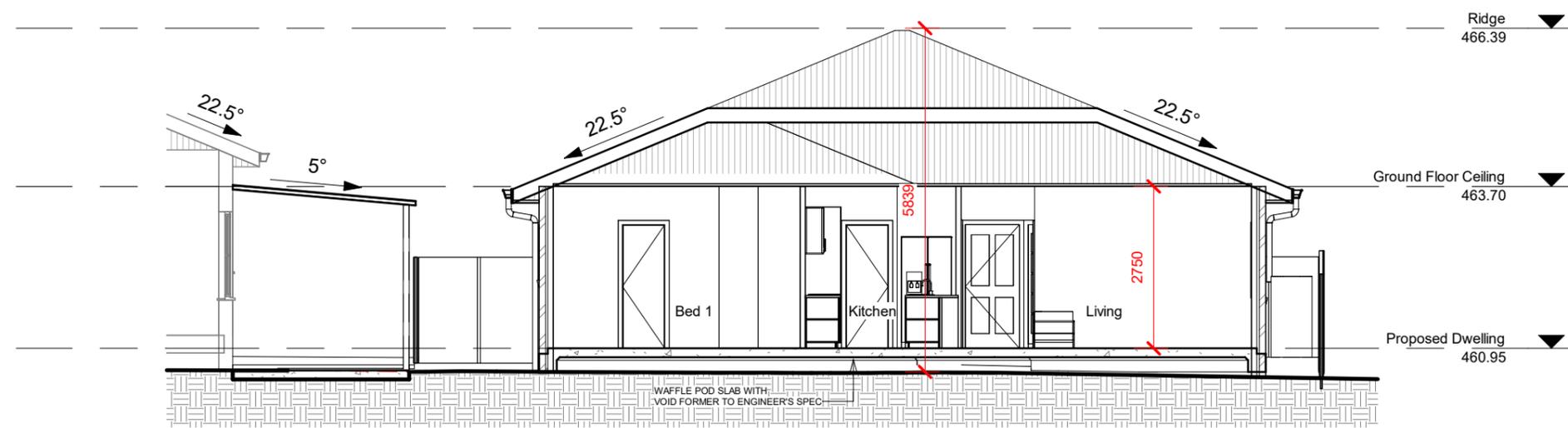
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Sections

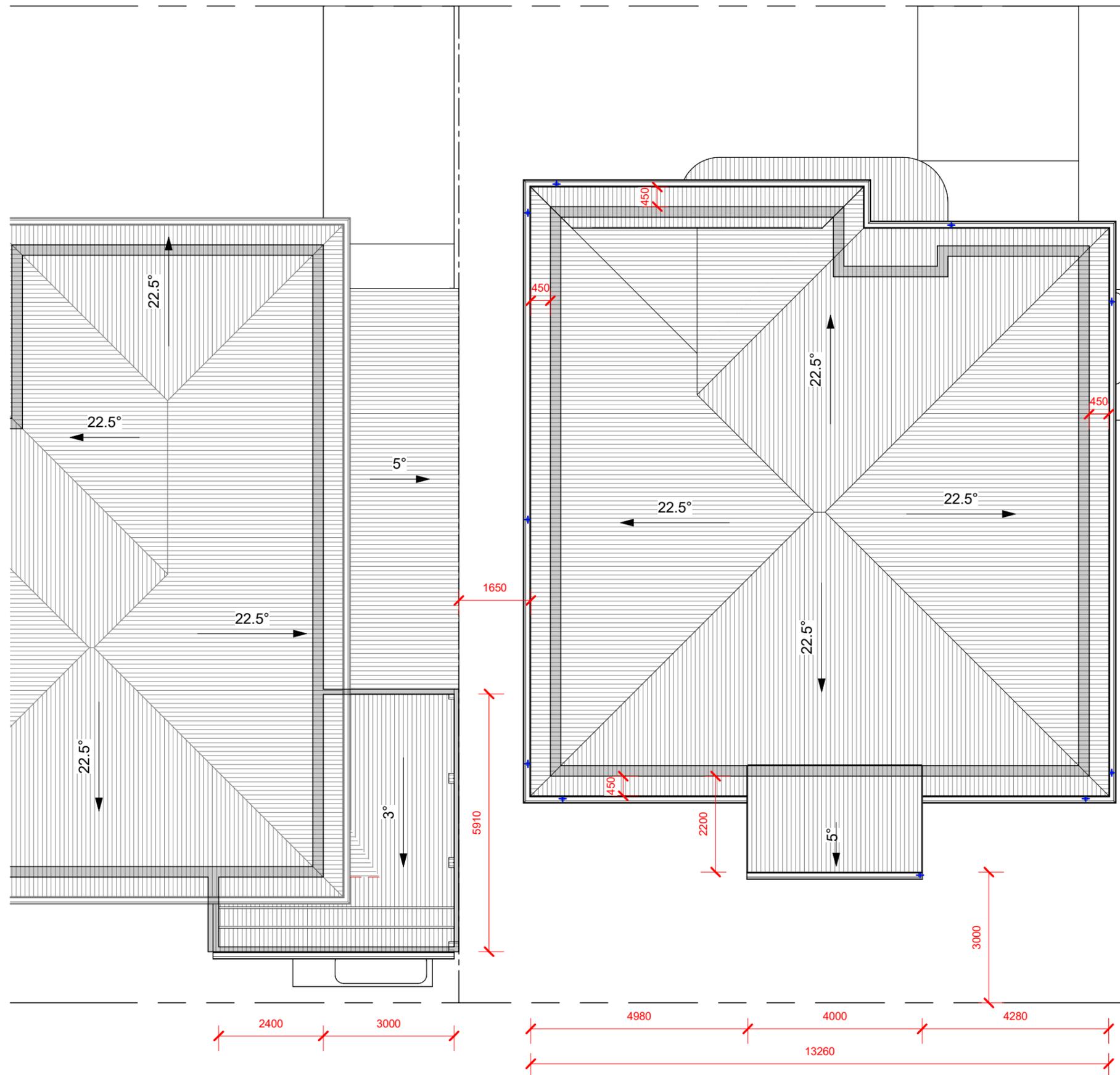
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A-07	
Scale	1 : 100



1 Section L
1 : 100



2 Section S
1 : 100



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Roof Plan

Project No. 24250

Date 11/12/24

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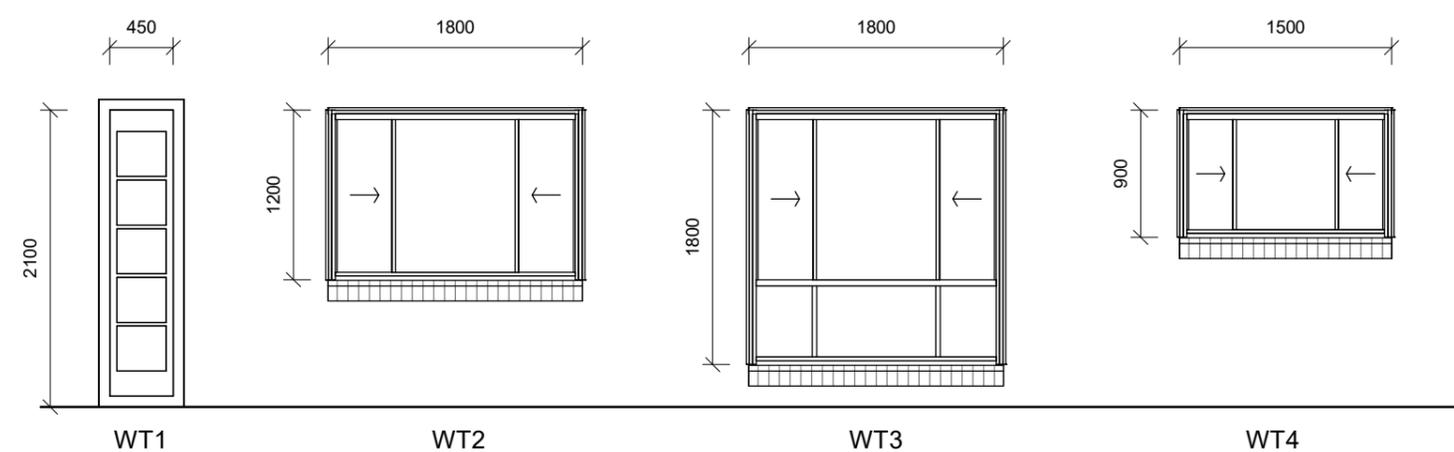
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Window Schedule									
Mark	Type Mark	Height	Width	Sill Height	Operation	Frame	Glazing Type	Solar Heat Gain Coefficient (SHGC)	Heat Transfer Coefficient (U)
W01	WT1	2100	450	0	Fixed Sidelite	Timber	Single Clear	0.76	3.50 W/(m ² ·K)
W02	WT2	1200	1800	900	Sliding	Aluminium - White powdercoat	Single Clear	0.76	4.00 W/(m ² ·K)
W03	WT2	1200	1800	900	Sliding	Aluminium - White powdercoat	Single Clear	0.76	4.00 W/(m ² ·K)
W04	WT3	1800	1800	300	Sliding	Aluminium - White powdercoat	Single Clear	0.76	4.00 W/(m ² ·K)
W05	WT4	900	1500	1200	Sliding	Aluminium - White powdercoat	Single Obscure	0.76	4.00 W/(m ² ·K)
W06	WT4	900	1500	1200	Sliding	Aluminium - White powdercoat	Single Obscure	0.76	4.00 W/(m ² ·K)
W07	WT2	1200	1800	900	Sliding	Aluminium - White powdercoat	Single Clear	0.76	4.00 W/(m ² ·K)
W08	WT2	1200	1800	900	Sliding	Aluminium - White powdercoat	Single Clear	0.76	4.00 W/(m ² ·K)



Window Legend
1 : 50

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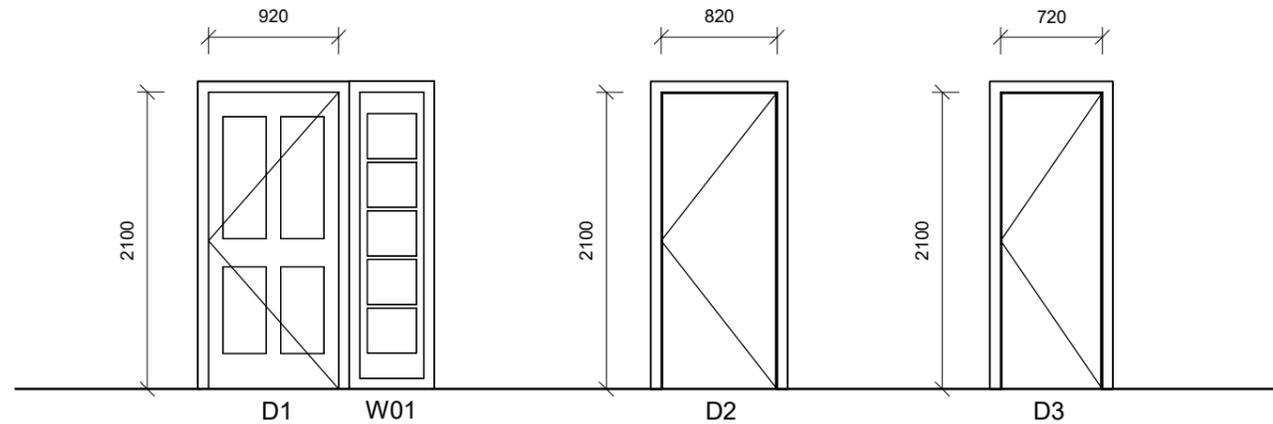
Window Schedule

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A-09

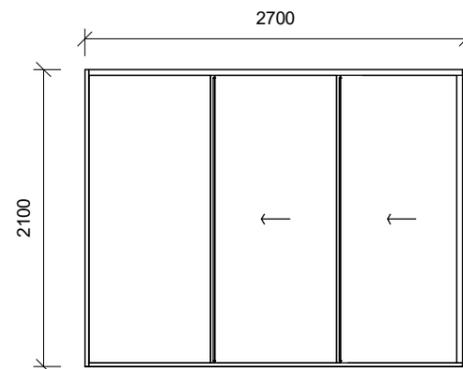
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Door Schedule				
Mark	Width	Height	Count	Description
D1	920	2100	1	Entry Door with Sidelite
D2	820	2100	4	Internal swing door
D3	720	2100	4	Internal swing door



○ Door Legend
1 : 50

Glazed Door Schedule								
Mark	Type Mark	Width	Height	Operation	Frame Type	Glazing Type	Solar Heat Gain Coefficient	Heat Transfer Coefficient (U)
SD01	SDT1	2700	2100	Stacker Sliding	Aluminium - White Powdercoat	Single Clear	0.76	4.0000 W/(m ² ·K)
SD02	SDT1	2700	2100	Stacker Sliding	Aluminium - White Powdercoat	Single Clear	0.76	4.0000 W/(m ² ·K)



○ Glazed Door Legend
1 : 50



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Door Schedule

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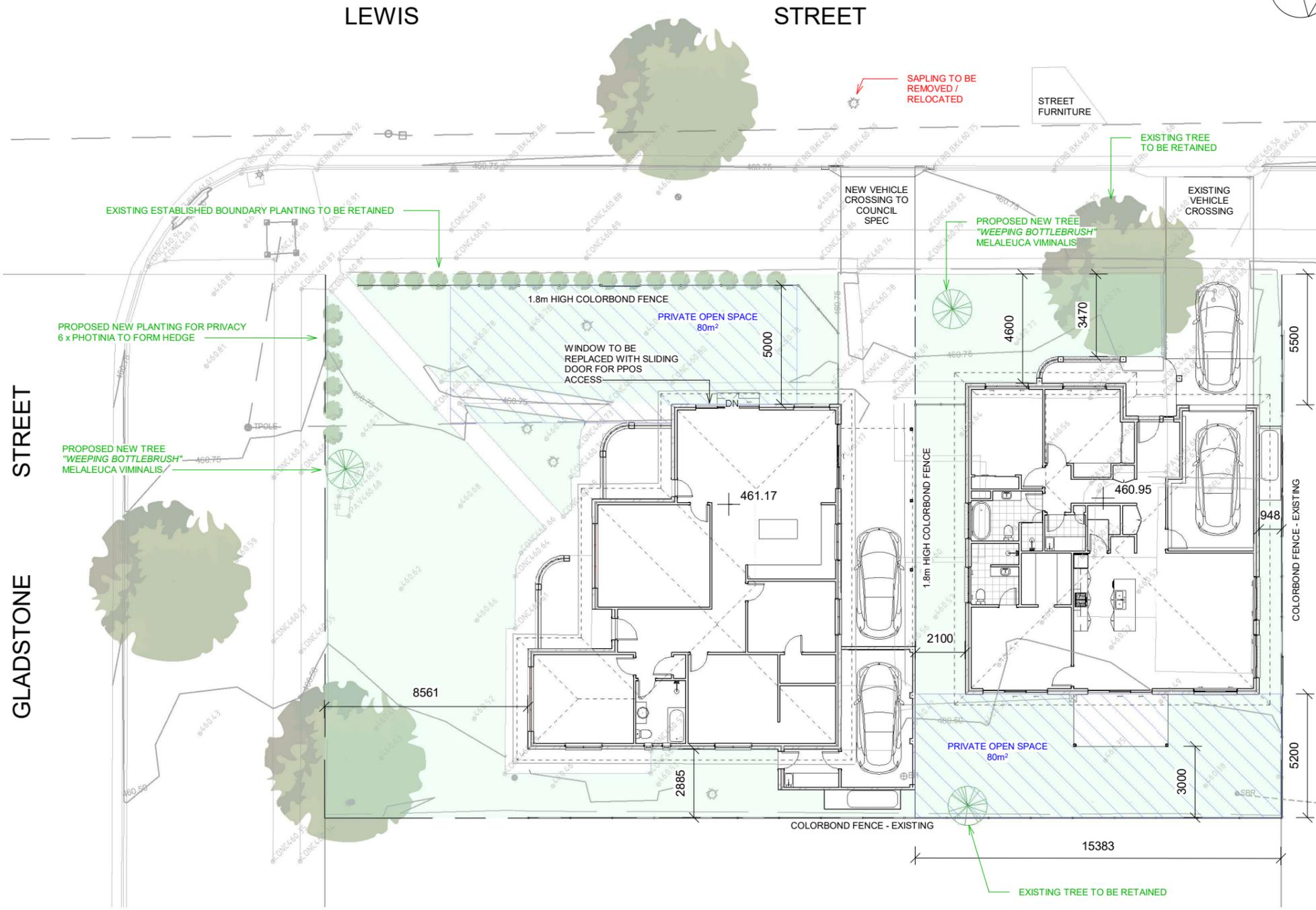
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A-10

Scale 1 : 50



- 1. PLANTING MATERIALS**
- 1.1 PLANTING MIX:**
Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of
- 50% Black Soil
- 20% Coarse Sand
- 30% Organic Material
Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.
- 1.2 PLANTER MIX:**
Planter mix shall be Peat and Planter Mix.
- 1.3 PLANTER DRAINAGE CELL:**
Planter drainage cell shall be VersiCell where applicable.
- 1.4 MULCH:**
Mulch to garden bed:
Mulch shall mean hardwood mulch (25mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site.
Mulch to planter beds:
Mulch to planter beds shall be Pine bark mini nuggets mulch (25mm grade), free from fines.
Spread mulch so that after settling, it is:
- smooth and evenly graded between design surface levels;
- flush with adjacent finished levels;
- of the required depths (75mm); and
- sloped towards the base of plant stems in plantation beds, but not in contact the stem (not closer than 50mm in the case of gravel mulches). Place after the preparation of the planting bed, planting and all other work.
- 1.5 PLANT MATERIAL:**
All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.
- 1.6 TURFED AREAS:**
All new turfed areas are to be selected weed free. Turf shall be laid neatly butted with staggered joins, flush with adjacent surfaces and have even running falls to all drainage points.
All new turfed area shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

- 2. PREPARATION AND HARDWORKS**
- 2.1 EXCAVATING FOR SPOT PLANTING:**
To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.
- 2.2 STAKING:**
Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.
- 45 Litre trees in 2 x 38 x 38 x 1 800mm Hardwood Stake with double Nylon tie TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.
- 2.3 DECORATIVE PEBBLE:**
MATERIAL: Decorative pebble shall be Western White pebble, gravel to be of uniform size or graded material in the size 30-40mm grade to nominal 75mm thickness.
- 2.4 TIMBER EDGE**
MATERIAL: Timber edging shall consist of:
Edging: 100 x 50mm hardwood
Pegs: 50 x 50 x 400mm hardwood.
Fastenings: to be 75 x 3.75mm diam. galvanised nails
INSTALLATION: Setout alignment of timber edges on site for approval of Superintendent. Excavate to approved alignment and place edge band within trench to confirm peg locations. Install pegs and affix timber edge in accordance with details. All timber edging to finish flush with adjoining turf.

- 3. MAINTENANCE/ PLANT ESTABLISHMENT**
Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principles Representative and the Site Superintendent. The maintenance period shall commence at the granting of practical completion and shall extend for 26 weeks. Maintenance shall consist of the following works:
- Follow a daily watering programme to be approved by Superintendent.
- Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water all turf and native grassed areas, twice per week.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turfed areas, paved areas, and tree pits in turf free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.
- Spray to control pests and diseases.
- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or instruction be the Superintendent.
- Report any incidence of plants stolen or destroyed by vandalism.
- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.
- Prune and shape plants as directed or where necessary.
- Make good any defects or faults arising out of defective workmanship or materials.
- Fertilise lawn areas to maintain healthy growth.
- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.
- Mow lawn to maintain neat healthy growth.
- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.



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40 Gladstone St,
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Landscape Plan

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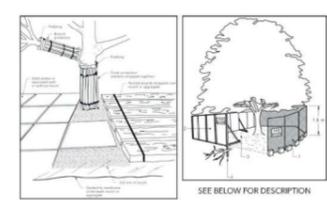
Date 11/12/24

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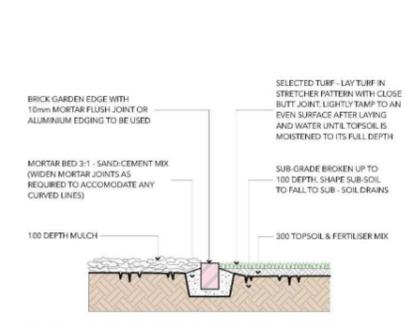
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A-12

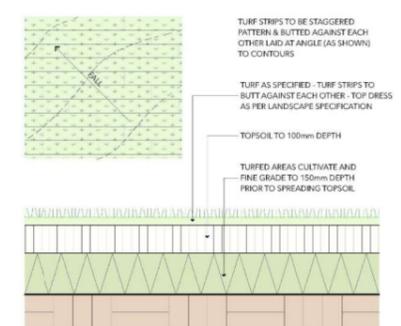
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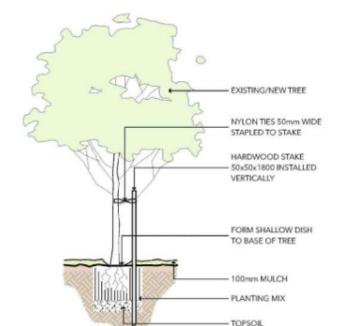
- CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HED IN PLACE WITH CONCRETE FEET.
- ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THIS FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
- MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARCHITECT). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
- BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS SHOULD AVOID DAMAGING ROOTS.



NOTE: ALIGNMENT OF BRICK EDGE SHALL BE EVEN & FREE FROM DIPS AND HUMPS



TURF STRIPS TO BE STAGGERED PATTERN & BUTTED AGAINST EACH OTHER Laid AT ANGLE (AS SHOWN) TO CONTOURS



EXISTING/NEW TREE

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G	BASIX Commitments	21/11/24
H	Additional Notes	11/12/24

Adam Booke

Lots 1 & 2
DP 196717

40 Gladstone St,
Mudgee

**Concept
Stormwater Plan**

Project No. 24250

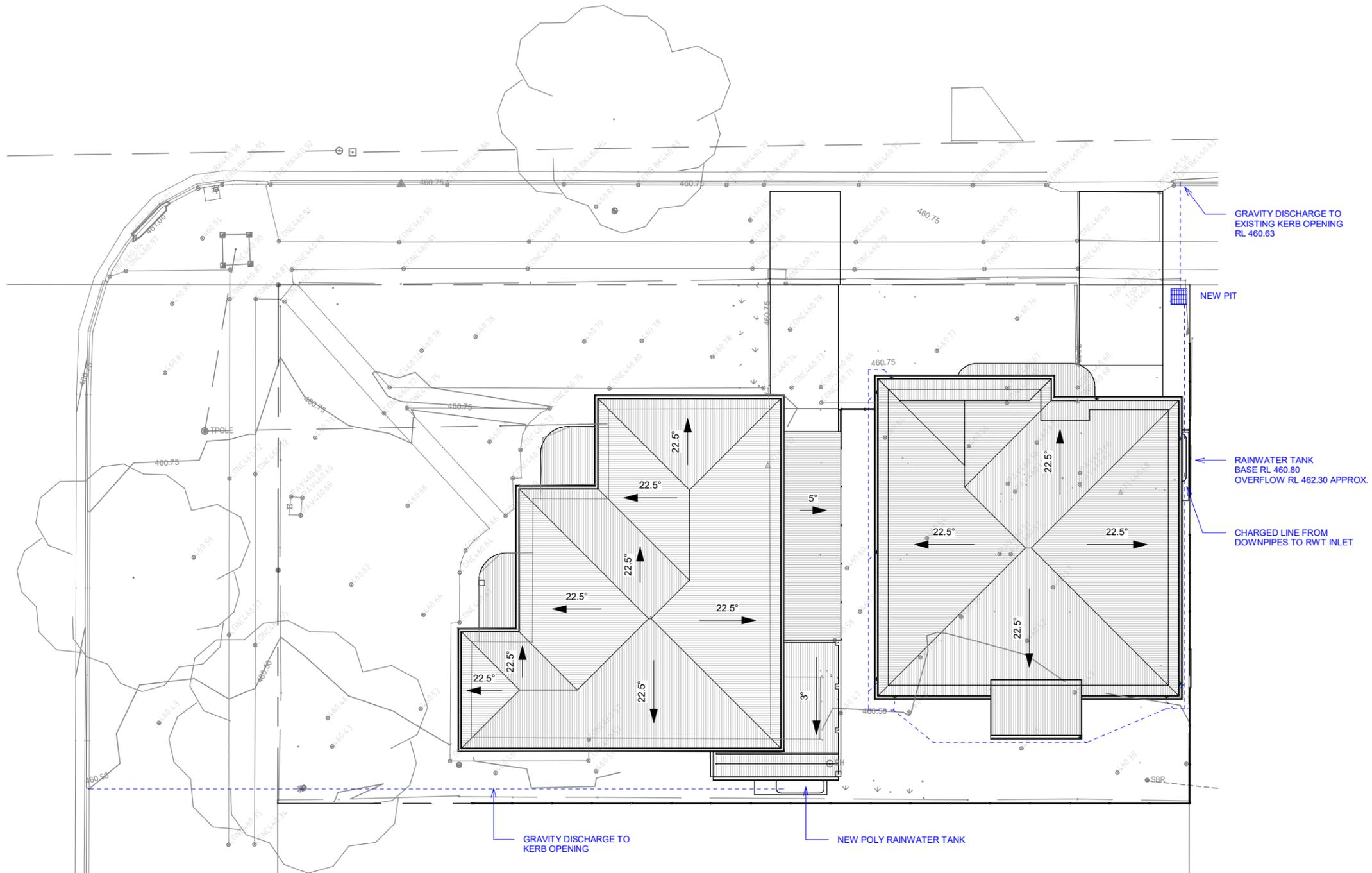
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Site Management Plan

Project No. 24250

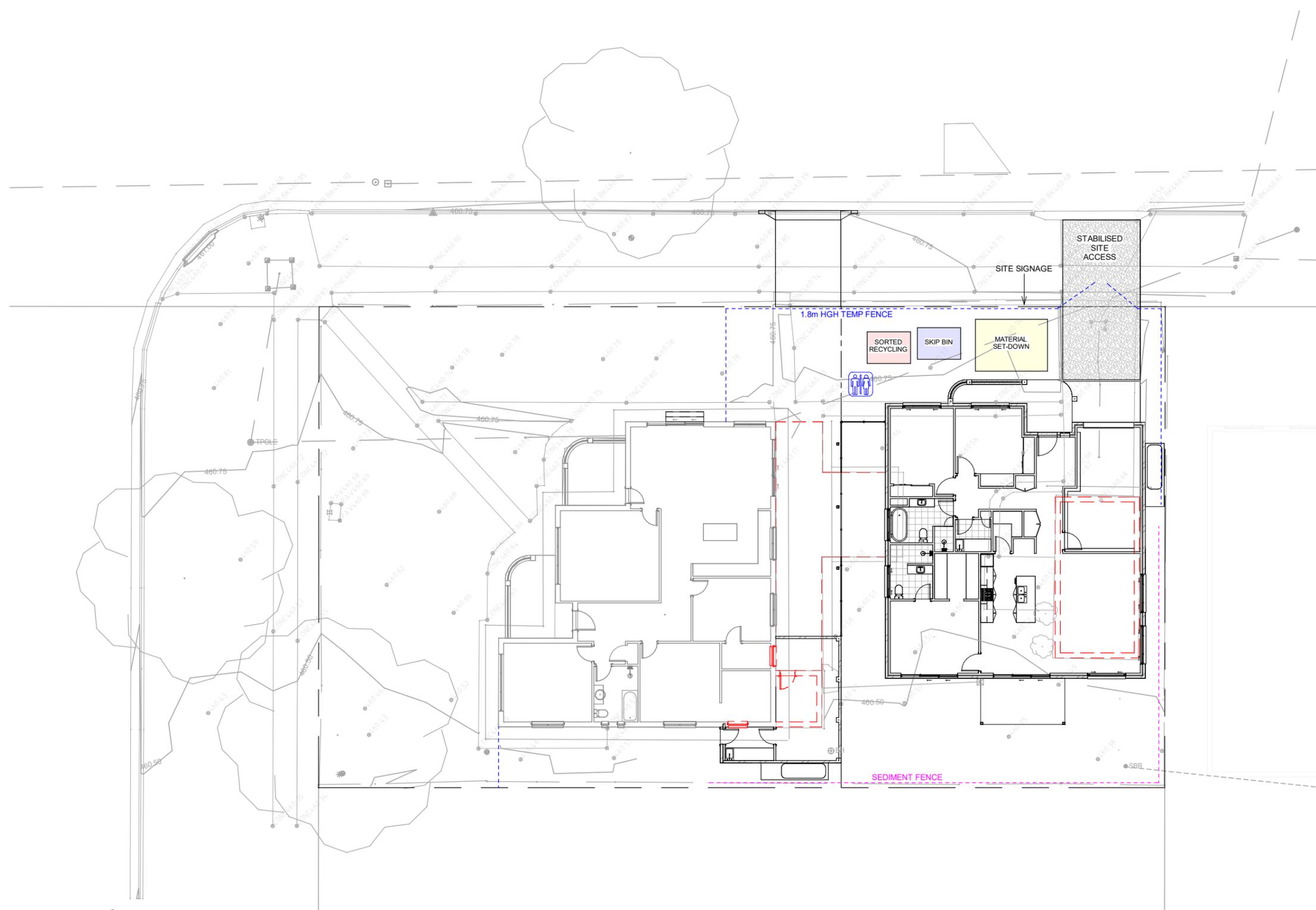
Date 11/12/24

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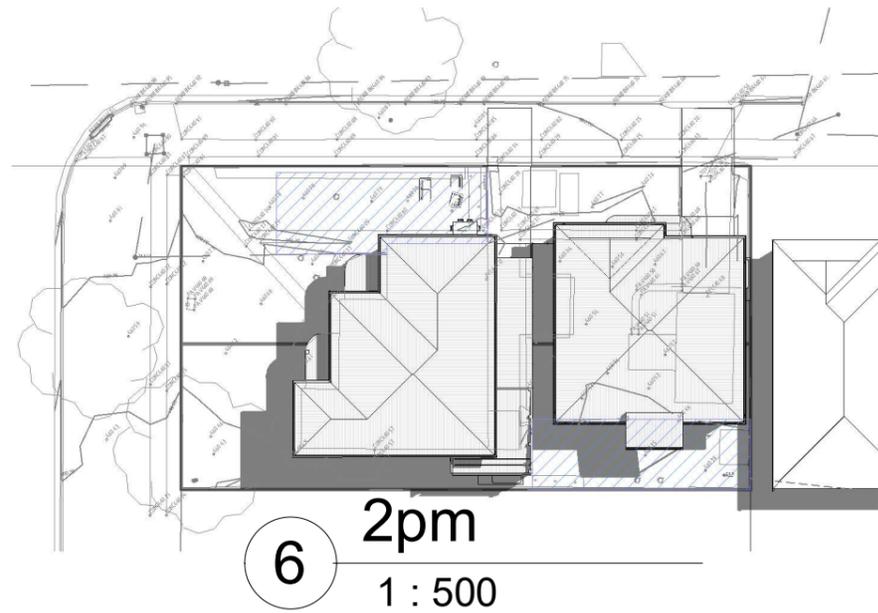
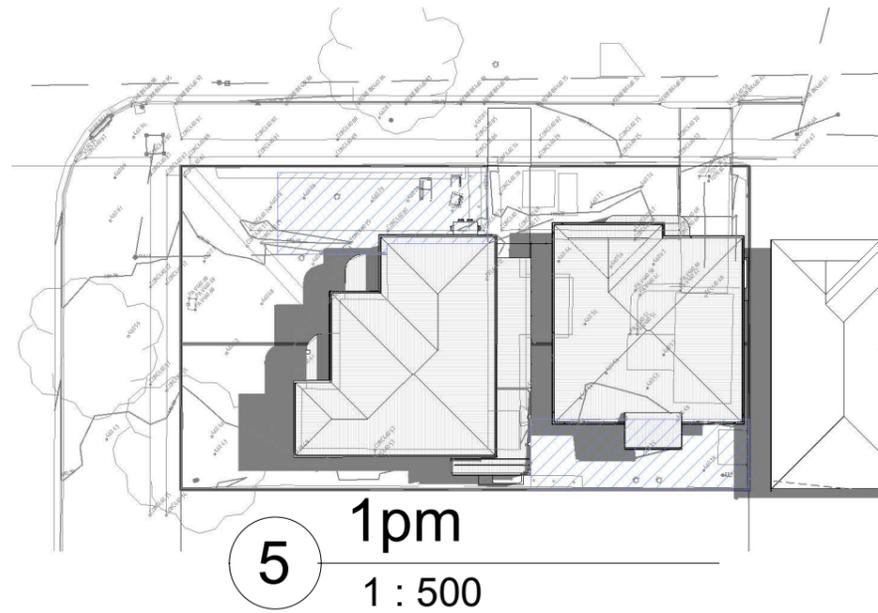
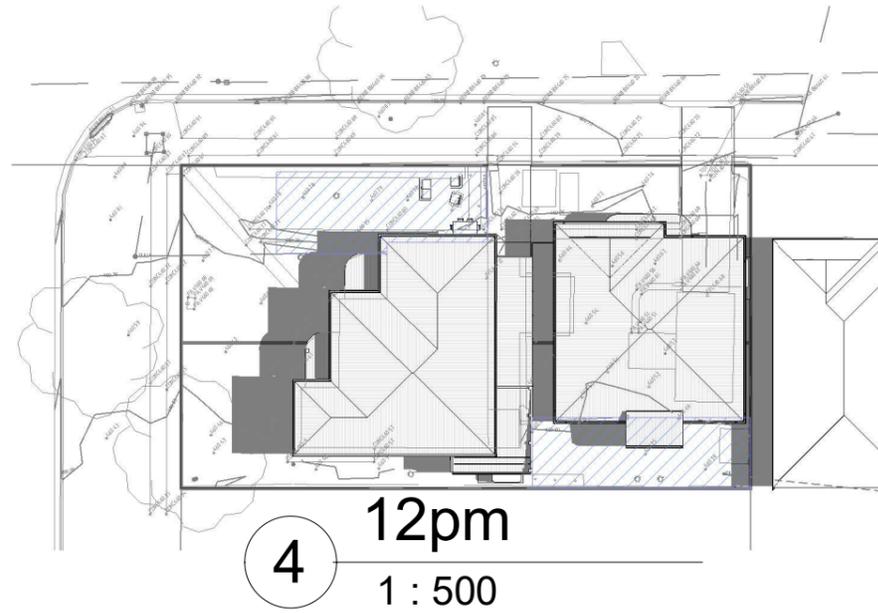
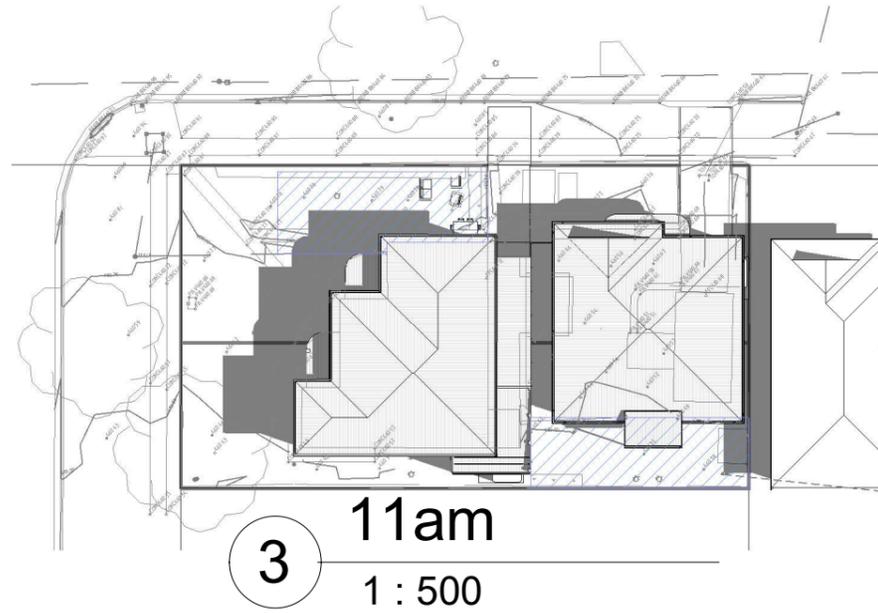
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21 JUNE



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Shadow Diagrams

Project No. 24250

Date 11/12/24

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A-15

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Driveway Plan

Project No. 24250

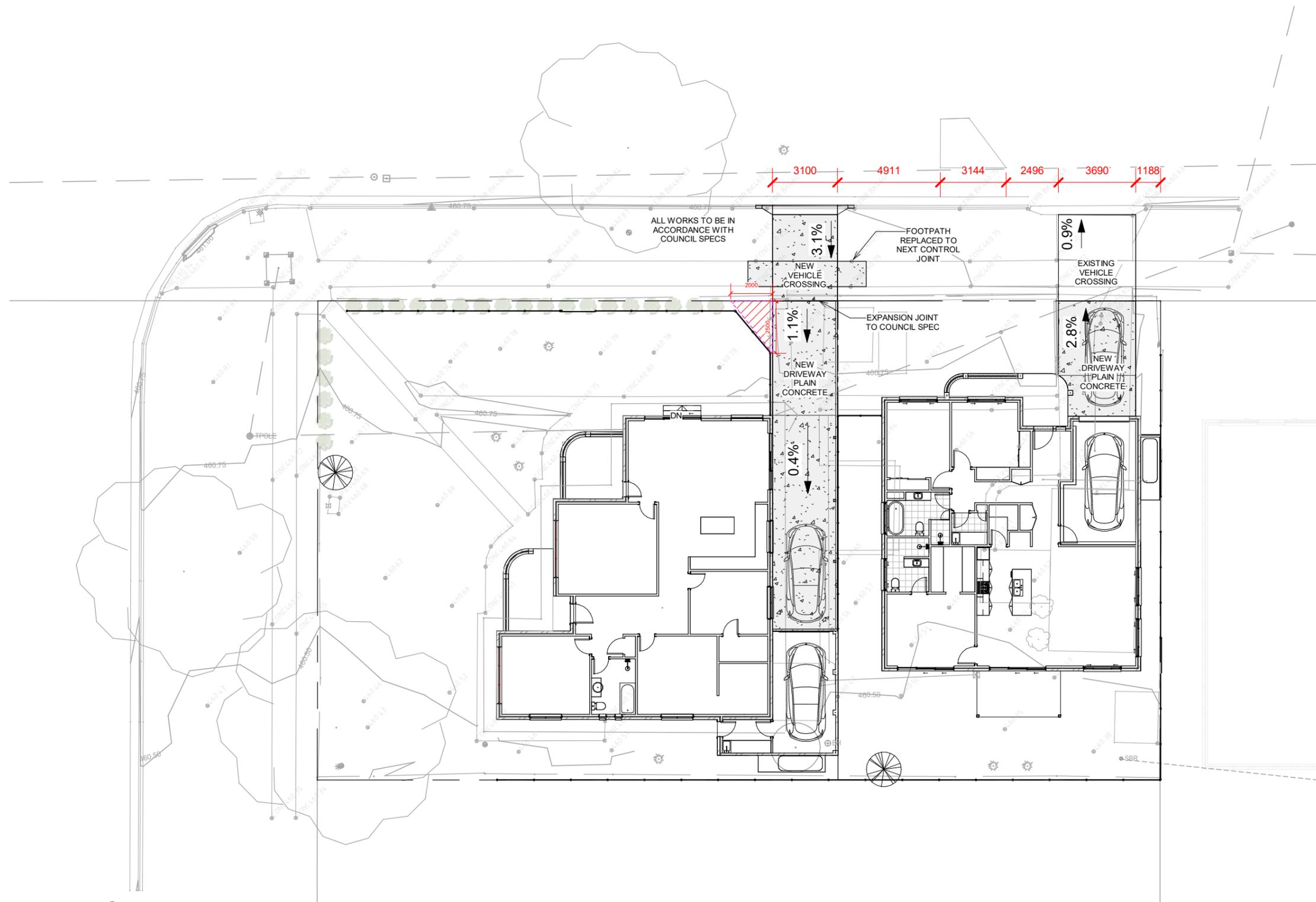
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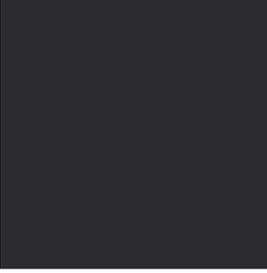
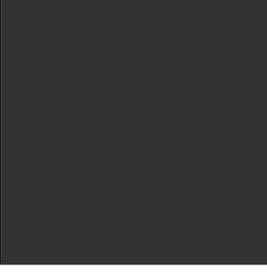
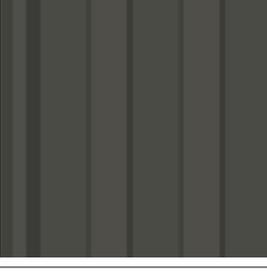
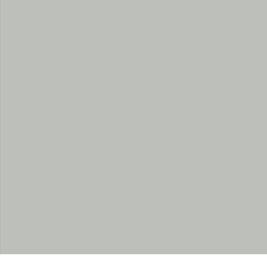
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A-16

Scale 1 : 200



External Finishes Schedule		
Tag	Description	Swatch
P1	Brick - PGH Terracotta or similar	
P2	Colorbond roof sheets - Monument	
P3	Colorbond Fascia & Gutter - Monument	
P4	Aluminium Window Frames - Colorbond Whitehaven	
P5	Colorbond Fence - Woodland Grey	
P6	Sectional Garage Door - Shale Grey	



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**Schedule of
Finishes**

Project No. 24250

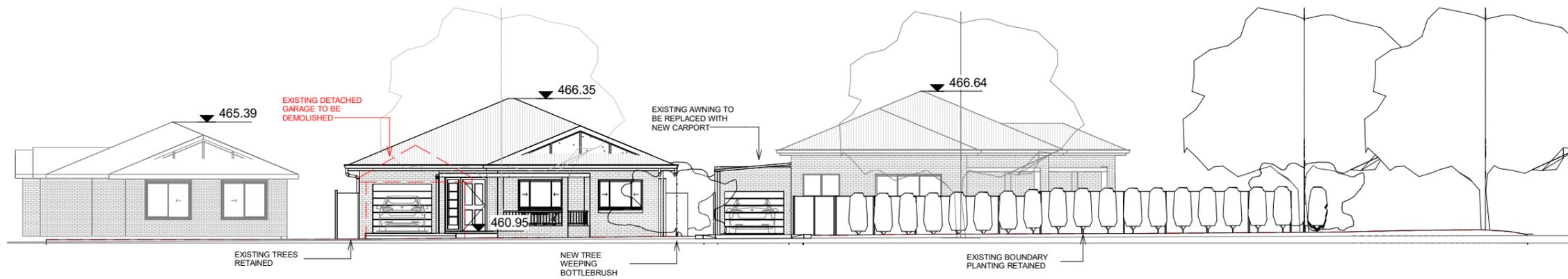
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A-17

Scale



1 Streetscape Elevation
1 : 200



2 Lewis St Perspective

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**Streetscape
Elevation**

Project No. 24250

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40 Gladstone St,
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**Boundary
Adjustment**

Project No. 24250

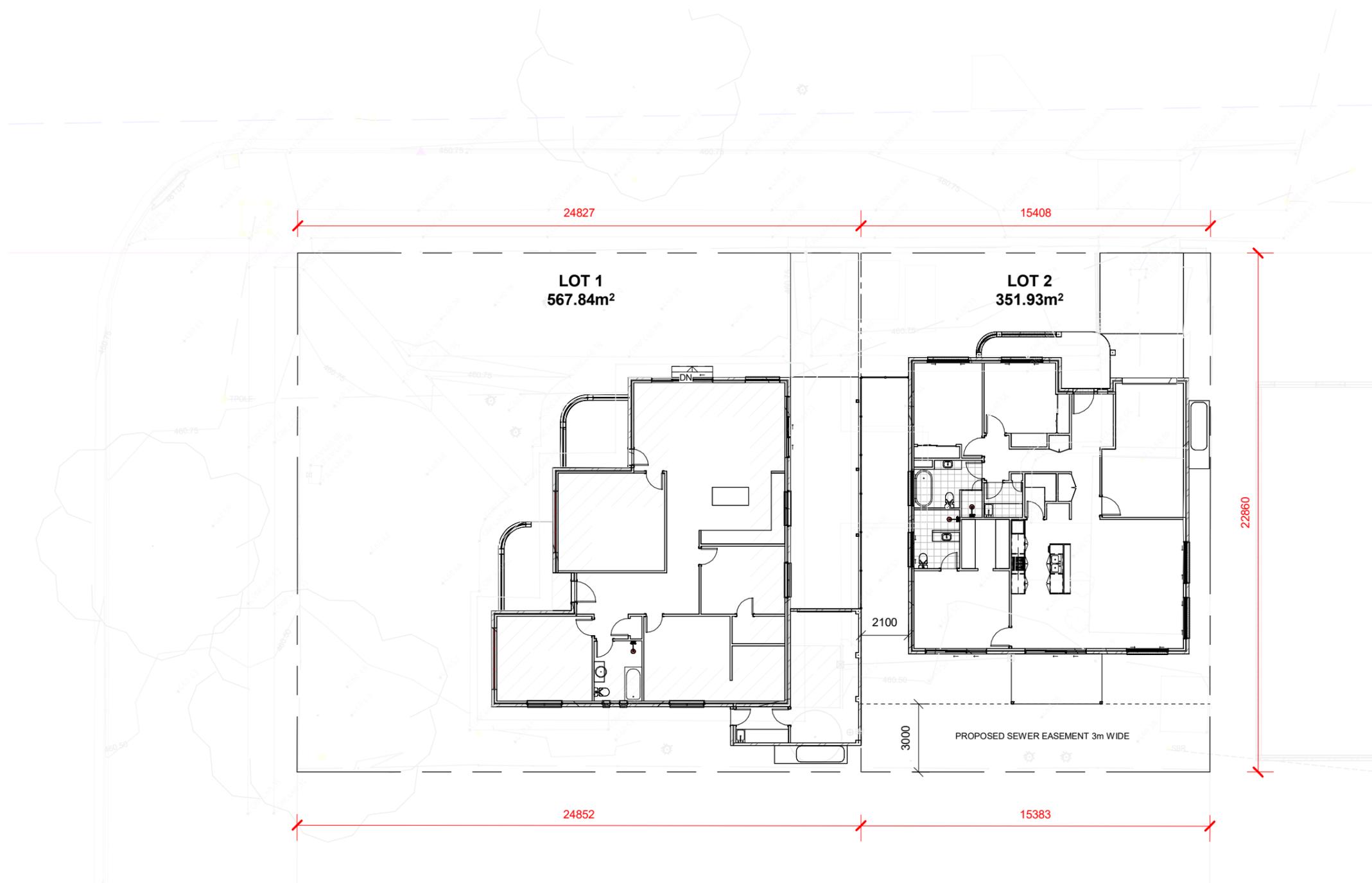
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A-19

Scale 1 : 200



1 Boundary Adjustment
1 : 200

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscaping			
The applicant must plant indigenous or low water use species of vegetation throughout 5 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 194 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
Thermal Performance and Materials commitments			
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and 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.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	135	nil, not specified	nil	
garage floor - concrete slab on ground.	19.5	none	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	3.44 (or 4.00 including construction); rockwool batts, roll or pump-in + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	25	1.08 (or 1.50 including construction); rockwool batts, roll or pump-in	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	121	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	194	ceiling: 5.5 (up), roof: none; ceiling: rockwool batts, roll or pump-in; roof: none.	nil	roof space ventilation: unventilated; roof colour: dark (solar absorptance > 0.79); ceiling area fully insulated

Glazed windows, doors and skylights	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:	✓	✓	✓
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W02	1200.00	1800.00	aluminium, double glazed (U-value: <=4.0, SHGC: >0.6)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W03	1200.00	1800.00	aluminium, double glazed (U-value: <=4.0, SHGC: >0.6)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
East facing					
W04	1800.00	1800.00	aluminium, double glazed (U-value: <=4.0, SHGC: >0.6)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed

SD01	2100.00	2700.00	aluminium, double glazed (U-value: <=4.0, SHGC: >0.6)	awning (fixed) 2200 mm, 600 mm above base of window or glazed door	not overshadowed
SD02	2100.00	2700.00	aluminium, double glazed (U-value: <=4.0, SHGC: >0.6)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
South facing					
W05	900.00	1500.00	aluminium, double glazed (U-value: <=4.0, SHGC: >0.6)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W06	900.00	1500.00	aluminium, double glazed (U-value: <=4.0, SHGC: >0.6)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
West facing					
W07	1200.00	1800.00	aluminium, double glazed (U-value: <=4.0, SHGC: >0.6)	eave 600 mm, 350 mm above head of window or glazed door	not overshadowed
W08	1200.00	1800.00	aluminium, double glazed (U-value: <=4.0, SHGC: >0.6)	eave 1200 mm, 350 mm above head of window or glazed door	not overshadowed
W01	2100.00	450.00	timber, double glazed (U-value: <=3.5, SHGC: >0.6)	eave 2500 mm, 350 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 15 to 20 STCs or better.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 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: 1-phase airconditioning - ducted; Energy rating: 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 - ducted; Energy rating: 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 - ducted; Energy rating: 5 star (cold zone)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a Kitchen: individual fan, ducted to façade or roof, Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof, Operation control: manual switch on/off		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	



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Adam Booke

Lots 1 & 2
DP 196717

40 Gladstone St,
Mudgee

BASIX Commitments

Project No. 24250

Date 11/12/24

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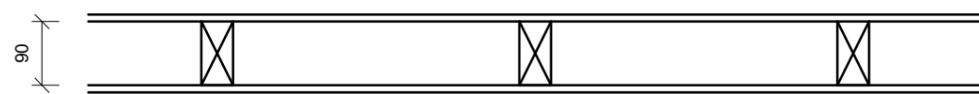
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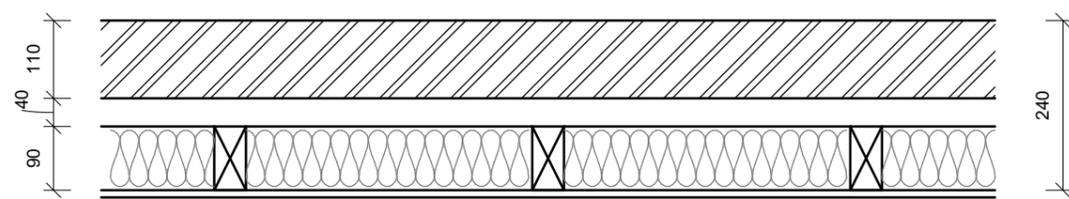
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Wall Schedule			
Mark	Type	Area	Length
WL1	Interior - 90mm Timber Stud + Linings	150.9 m ²	65.02 m
WL2	Exterior - Brick Veneer on Timber Stud	126.2 m ²	50.82 m

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WL1
90mm timber stud + Gyprock



WL2
90mm timber stud
110mm brick veneer
Insualtion as per BASIX

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Lots 1 & 2
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40 Gladstone St,
Mudgee

Wall Schedule

Project No.	24250
Date	11/12/24
Drawn by	BL
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A-21

Scale	1 : 10
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THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT, INCLUDING BUT NOT LIMITED TO: OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, AND DEMOLISHERS.



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**40 Gladstone St,
Mudgee**

Specification	
Project No.	24250
Date	11/12/24
Drawn by	BL
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A-22	
Scale	

GENERAL

The entire work shall be in accordance with the Building Code of Australia, local building codes, and all other governing authorities concerned.

SITE CLEARING

All stumps and roots shall be removed from the building area to a minimum distance of 200mm clear of the building or to the site boundaries, whichever is less, and cleared from the site.

EXCAVATOR

Cut and level where necessary under timber-framed floors to provide a minimum clearance of 400mm under bearers and 500mm under joists. Excavate for footings and slabs using materials as specified in architectural and/or structural drawings. Footing excavations must have level bottoms stepped as necessary for even bearing. Remove excavated material from the site unless directed otherwise. Carry out all work necessary for completing this trade.

TERMITE TREATMENT

A physical termite protection barrier must be installed to protect all new work from termite attack. The termite barrier shall comply with AS 3660.1;2014, "Protection of Buildings from Subterranean Termites-Part 1" for New Buildings and as required by the Building Code of Australia, clause 'B1.3(J). The subcontractor must guarantee in writing that the system installed in this situation has been type-tested to AS 3660.1 Appendix D. A durable notice must be permanently fixed and located in or near the meter box as required by Part 3.1.3 of the BCA Volume 2.

DRAINER

All sewerage and drainage shall comply with the requirements of the local water service authority. A certificate of compliance must be provided to the owner upon completion. Stormwater discharge is to be in accordance with the local council's requirements.

CONCRETOR

Concrete work shall generally be in accordance with the relevant Australian Standards and Codes, particularly AS 1480. Concrete specified by strength shall be tested as per AS 1480. Ready mixed concrete shall also comply with AS 1379 for mixing and delivery. Concrete, either ready-mixed or mixed on-site, shall meet specifications outlined in AS 1465 and AS 1315. Ingredients shall be mixed in a mechanical mixer in the following proportions by volume: Coarse aggregate (approximate 20mm) 4, Fine aggregate (sharp sand) 2, Cement (Portland) 1. Maintain clean reinforcement, store clear of the ground. All reinforced concrete work must adhere to Structural Engineer's details.

BRICKLAYER

All masonry construction must comply with AS 3700. Brickwork shall be accurately bonded, carried up true and plumb in level courses to specified heights and thicknesses. Exposed brickwork shall match existing or be as selected. Clean thoroughly with diluted spirits of salts, wash with clean water, and ensure it is free from stains. Install galvanized steel ties, lintels, flashing, vents, and damp-proof courses as required.

STRUCTURAL STEEL

Supply, fabricate, and erect steelwork as indicated on the structural engineer's drawings. All work shall comply with relevant SAA codes and standards.

CARPENTER AND JOINER

Timber used must be sound, well-seasoned, and free from defects. Accurately cut, fit, and fix timber as per standards. Timber sizes, spacing, and spans are to be in accordance with AS 1684 Residential Timber Framed Construction. Supply and install new windows, doors, eaves lining, and selected flooring in accordance with the plans and manufacturer's recommendations. Architraves and skirtings to match existing or be selected accordingly.

ROOFING

Supply and install roofing as specified or selected, following relevant Australian Standards and manufacturer's instructions. Terra cotta tiles shall be semi-glazed and manufactured in accordance with AS 2049 and fixed according to AS 2050.

PLUMBER

All work shall comply with the local authority's requirements and approval. Extend existing services and connect to new fittings as indicated. Connect water supply to all fittings from the supply authority's water main as per its requirements. Use copper tubing for internal works, insulate hot water pipes suitably. Obtain a certificate of satisfactory completion. Provide selected guttering and downpipe to roof and drain roof water to stormwater line as required.

ELECTRICIAN

All work to be conducted in accordance with the supply authority's requirements and the S.A.A. Wiring Rules. Connect into existing service. Provide power points and light points per client's requirements.

GLAZIER

Glass and glazing shall comply with AS 1288. Ensure all glass is free of defects and proper weights relative to sheet size. Install glazing to match existing or as selected. Provide obscure glazing as chosen and according to the proprietor's instructions. Glazing performance shall comply with the relevant BASIX certificate or local energy efficiency requirements.

PLASTERER

Use approved gypsum plasterboard sheets for internal wall and ceiling linings; 13mm thick for studwork, ceiling joists and/or rafters at 600mm centres. Fix to manufacturer's instructions and set all joints level and smooth. Line walls as indicated with 6mm fibre cement sheets fixed in accordance with manufacturer's instructions. Cement render internal brickwork or masonry surfaces as indicated according to AS CA27 with a minimum thickness of 13mm. Internal cement render composition: 9 parts clean sand, 1 part fresh cement, 2 parts lime. Make good where new work abuts existing, at new openings, and as indicated. Select cornice to match existing or as specified.

PAINTER

Use best-quality paints or coatings from approved manufacturers. Priming materials must be compatible with finishing coats and from an approved brand. Finish all surfaces to match existing where applicable. Prime external joinery on all faces at place of assembly and treat non-painted joinery with a preservative primer at the assembly point. All other external woodwork shall be finished as selected. All internal surfaces shall be suitably and adequately treated in accordance with the client's requirements. Apply two coats of metal primer, one undercoat, and one full-gloss coat to exposed metalwork. Apply one coat sealer and two coats of flat plastic paint to lined surfaces except where tiled. All colors must be selected by the proprietor.

INSULATION

Supply and install selected insulation and sisalation to walls, roofs, and ceilings in accordance with BCA and BASIX Certificate where applicable. Insulation 'R' values shall meet or exceed BCA or BASIX requirements.

P.C. ITEMS

Owner to select and Builder to install P.C. (Prime Cost) items.

COMPLETION

Complete all works in each trade. Ensure sashes, doors, locks, and other equipment are checked and left in satisfactory operational condition. Remove surplus materials and rubbish from the site. Leave everything clean and fit for occupation, including cleaned glass, cleared gutters and drains, with all necessary approvals obtained.

PRELIMINARY NOTES

VISIT SITE

Tenderers are advised to visit the site before tendering. They shall satisfy themselves regarding preliminary work, nature, and extent of the work. No allowance for unforeseen necessary work will be granted due to lack of precaution by the builder.

INSPECTION OF BUILDING

Tenderers must inspect the existing building for definite information regarding parts to be altered, remodeled, or removed. Ensure understanding of present conditions and all required information for preparing tenders. No additional compensation for unforeseen necessary work will be granted due to lack of precaution by the builder.

DRAWINGS

Where work items are not wholly indicated on drawings, complete the work to correspond entirely with existing work of a similar nature. When making alterations to the existing building, rely on existing sizes over scale or figures on drawings.

INSURANCES

The builder shall procure the following policies:

- Public liability insurance: \$5,000,000.00
- Workers' compensation and Employers' liability insurance: \$5,000,000.00
- Contract Works Insurance: Full reinstatement value plus unfixed materials on site.

WORKMANSHIP AND MATERIALS

Execute all work in a tradesman-like manner using new materials of the best quality. Unless specified otherwise, maintain a standard of quality complying with the relevant SAA code. Ensure all work is completed to the satisfaction of the proprietor.

DAMAGED WORK

Repair any work damaged due to the execution of this contract to a state equivalent to the existing adjacent undamaged work of a similar nature.

BARRIERS ETC.

Provide, erect, and maintain temporary hoardings, screens, footways, and night lighting for public land and property protection. Remove all traces of these items upon completion. Ensure compliance with relevant authorities' requirements, erecting them before commencing demolition or building operations.

CLEAN UP

Clean the premises and site affected by this contract upon completion. Remove all debris from the site and building. Clean all new glass, leaving premises thoroughly clean and fit for occupation.

PRECAUTIONS DURING ERECTION

The builder must support or stay the partly completed structure until it attains its full working strength through fabrication or curing.

VARIATIONS

No variations of any kind will be allowed or paid for without written orders for each item signed by the proprietor. The cost of any variation shall be agreed upon before work is commenced.

BUILDERS LICENSE

The builder must provide evidence to the proprietor of holding a current builder's license.

DEMOLITION

Execute the work of demolition in a careful, safe, and orderly manner. Properly shore up and temporarily support all work requiring support. Conform to standard shoring methods and remove or reposition to make way for new work.

PROTECTION

Maintain waterproofing of all openings made in the existing building during the works until completion.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT, INCLUDING BUT NOT LIMITED TO: OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, AND DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

1.1 WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

1.2 WORKING AT HEIGHTS DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: - Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

1.3 SLIPPERY OR UNEVEN SURFACES

1.3.1 FLOOR FINISHES SPECIFIED

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

1.3.2 FLOOR FINISHES BY OWNER

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

1.3.3 STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

2.1 LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below. 1. Prevent or restrict access to areas below where the work is being carried out. 2. Provide toe boards to scaffolding or work platforms. 3. Provide protective structure below the work area. 4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

2.2 BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: - Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings:- Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any maintenance construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

6.1 ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 it therefore may contain asbestos 1986- it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

6.2 POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

6.3 TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

6.4 VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

7.1 EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

7.2 ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: - Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

7.3 SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: - Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF RESIDENTIAL BUILDING

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

- All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
- All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
- All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
- Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.



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ACCREDITED
BUILDING DESIGNER

ACCREDITATION #6520

GENERAL NOTES:
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No.	Description	Date
A	Issued for Pre-DA	08/02/24
B	Prelim DA Issue	19/04/24
C	Minor Revisions	04/10/24
D	Minor Revisions	22/10/24
E	Rear s'back increase	05/11/24
F	Easement indicated	12/11/24
G	BASIX Comitments	21/11/24
H	Additional Notes	11/12/24

Adam Booke

Lots 1 & 2
DP 196717

40 Gladstone St,
Mudgee

Safe Design

Project No. 24250

Date 11/12/24

Drawn by BL

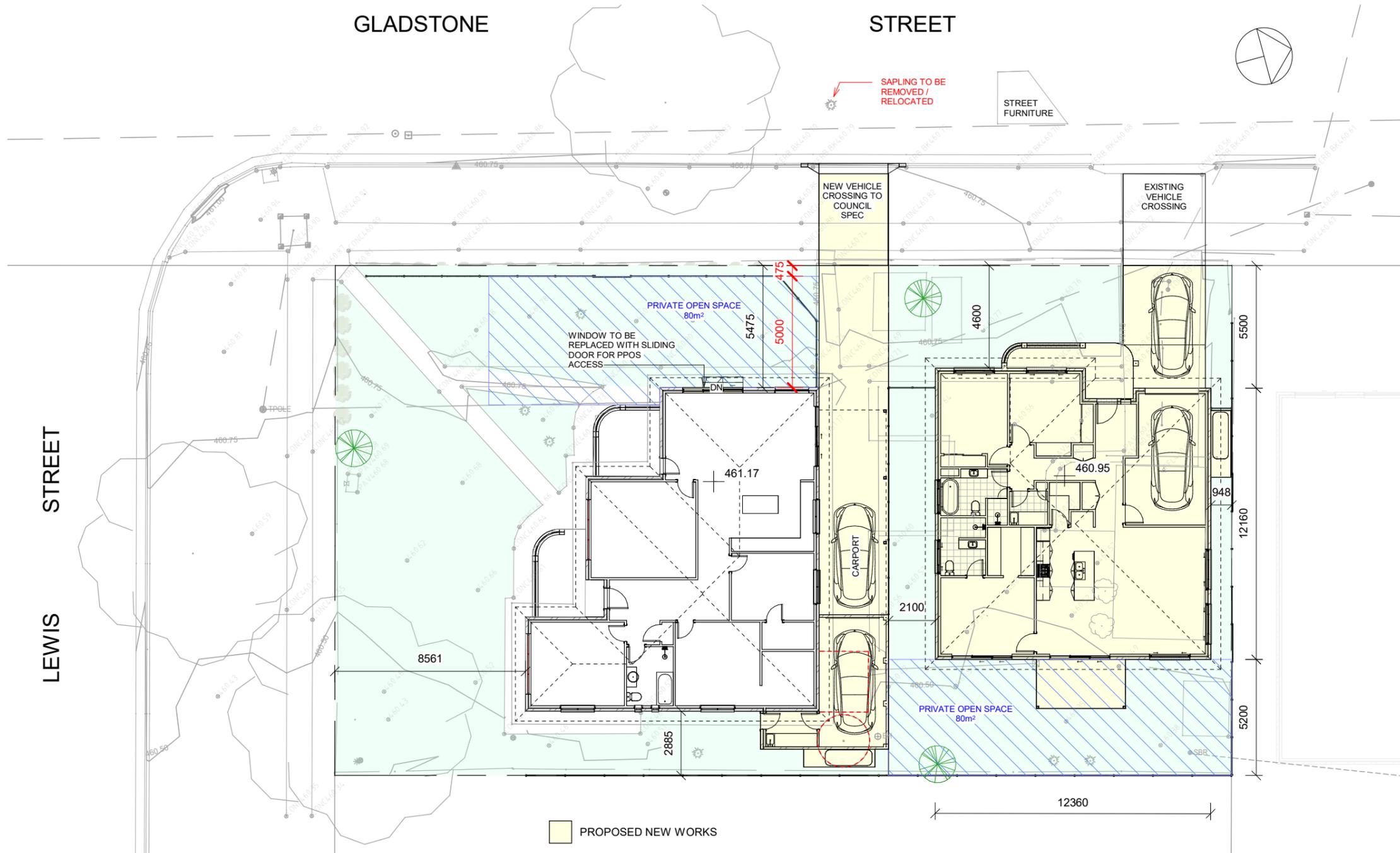
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A-23

Scale

GLADSTONE

STREET



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Notification 1

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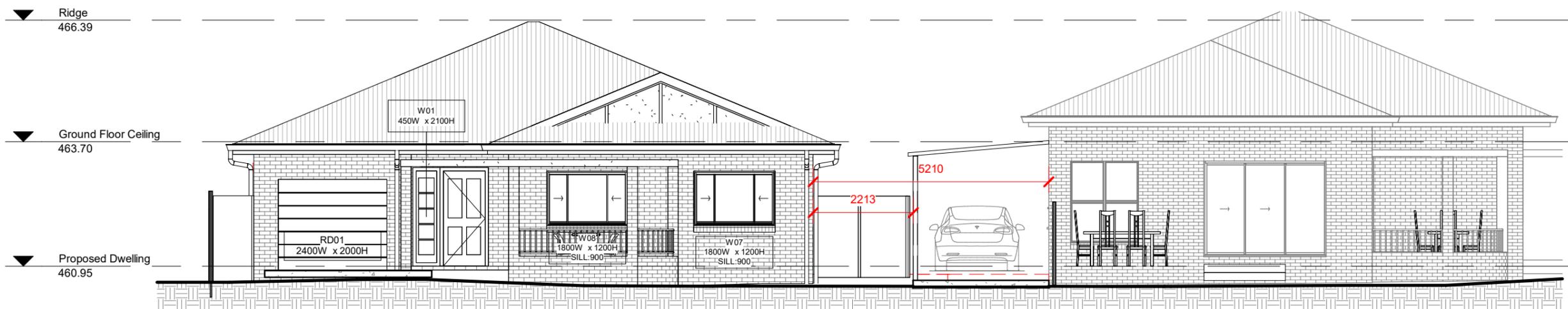
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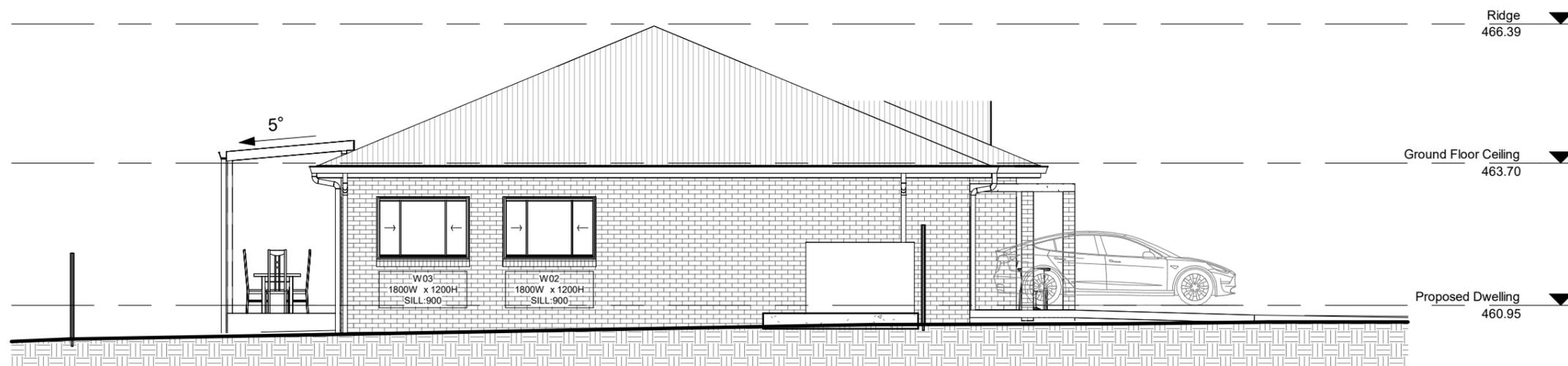
Scale As indicated



2 West NN Elevation
 1 : 100



1 East NN Elevation
1 : 100



2 North NN Elevation
1 : 100



3 South NN Elevation
1 : 100

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A-25

Scale 1 : 100