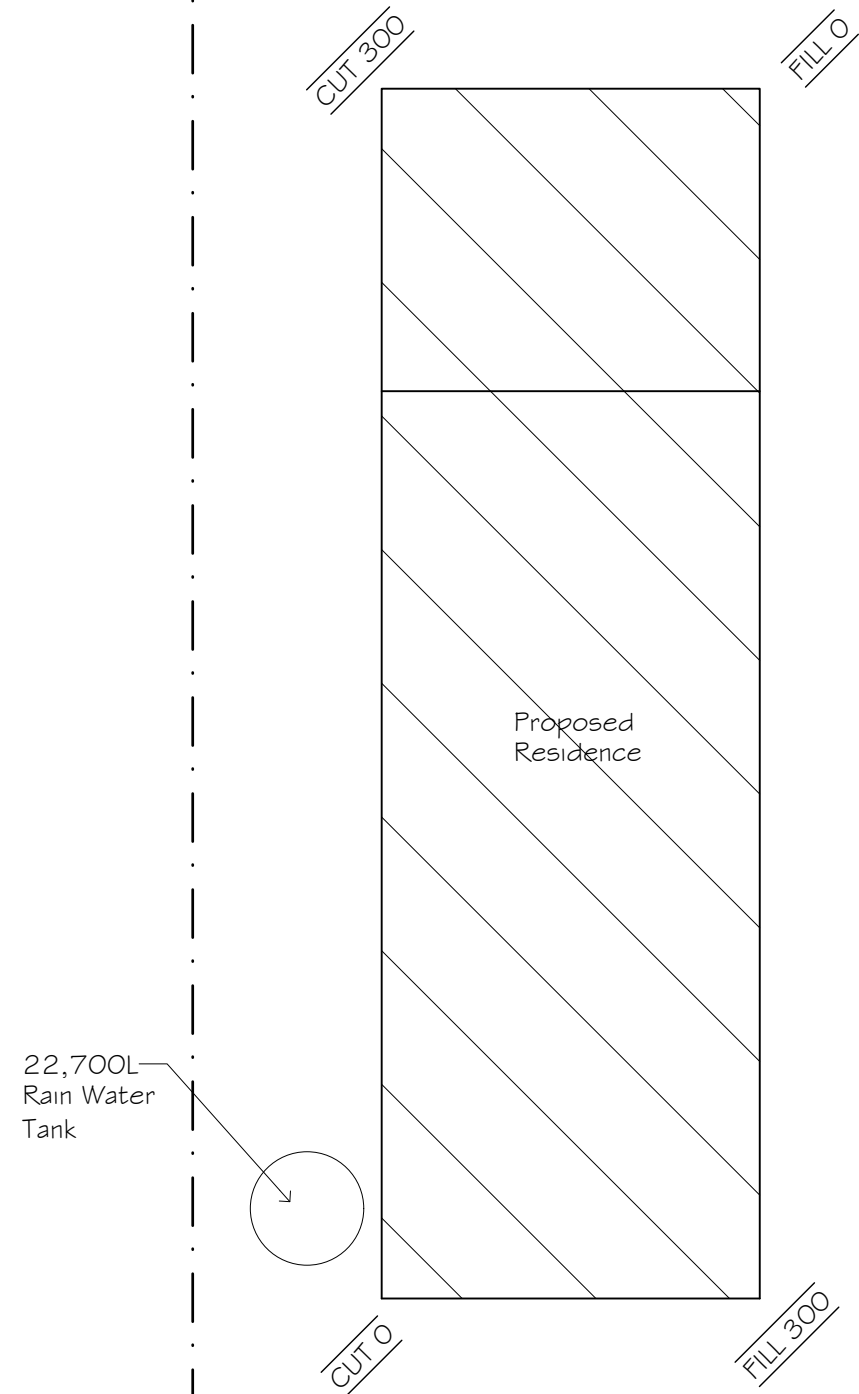
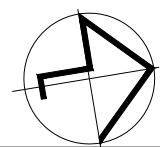


LOT 31
DP 1273458
2ha

SITE PLAN
SCALE 1:2000



PART SITE PLAN
SCALE 1:200

BASIX Notes

Water

- 22,700L (min) Rain Water Tank Connected to:
- All toilets in the development
 - The cold water tap that supplies each clothes washer in the development
 - At least one outdoor tap in the development
 - All hot water systems in the development
 - All indoor cold water taps in the development

Rain Water Tank to collect water from at least 308m² of roof area of the development

Fixtures:

- | | |
|---------------|-------------------------|
| Showerheads | - Minimum 3 Star Rating |
| Toilet | - Minimum 3 Star Rating |
| Kitchen Taps | - Minimum 3 Star Rating |
| Bathroom Taps | - Minimum 3 Star Rating |

Thermal Comfort

See section drawing for Thermal Comfort Commitments

Energy

- | | |
|---|---|
| HW | - Gas Instantaneous Storage - Rated 5 stars |
| Cooling System - Living Area - Air Conditioning (1 Phase - Rating 5 star) | |
| - Bedrooms - Air Conditioning (1 Phase - Rating 5 star) | |
| Heating System - Living Area - Air Conditioning (1 Phase - Rating 5 star) | |
| - Bedrooms - Air Conditioning (1 Phase - Rating 5 star) | |

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 |
|--|-------------------------------|

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

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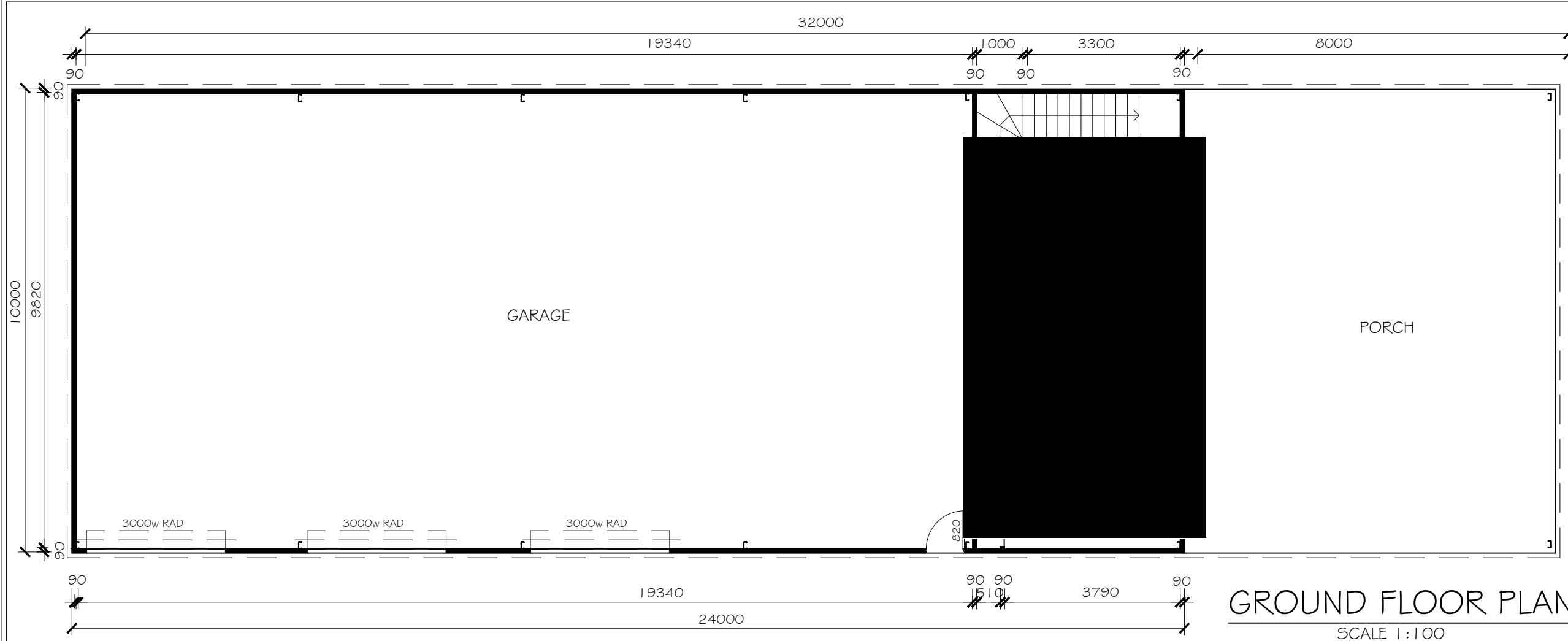
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Giselle Denley
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giselle.denley@bigpond.com
0417 688 326
53 Hill Sixty Drive
Mudgee NSW 2850

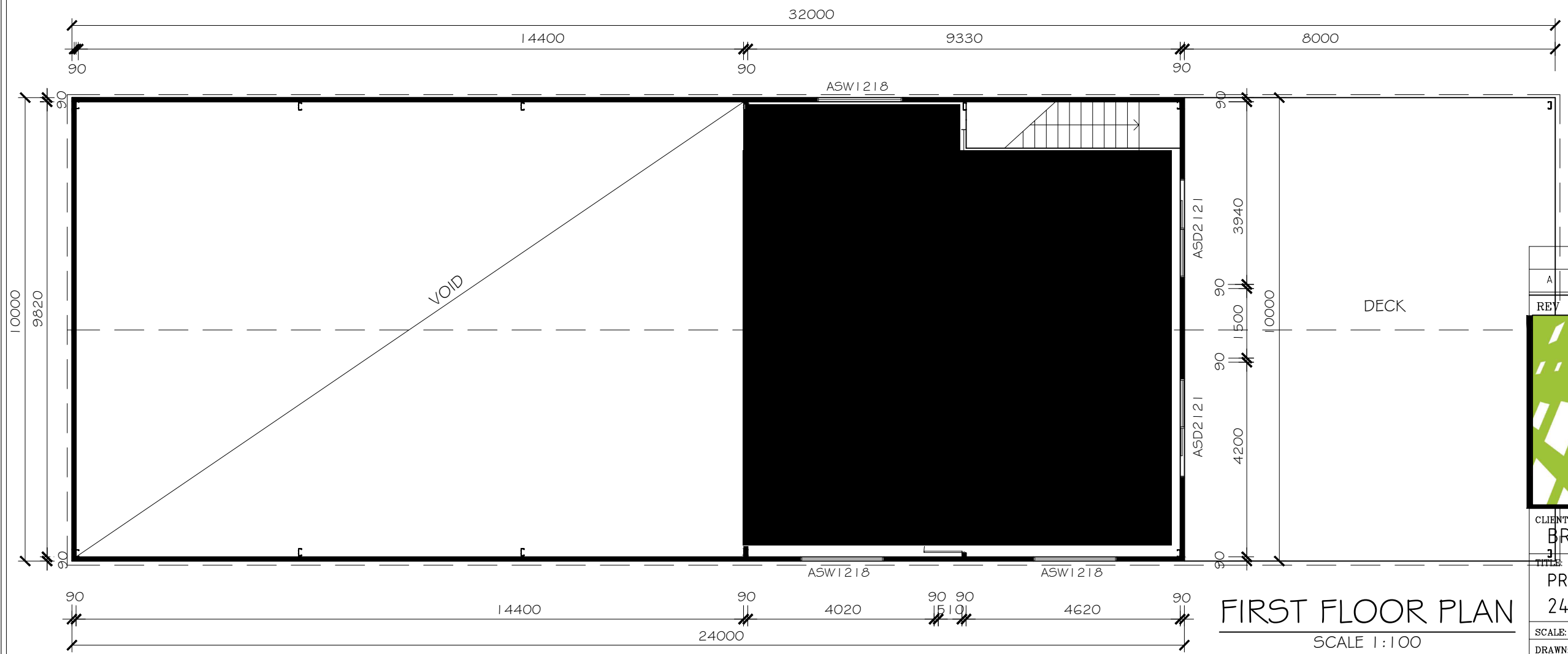
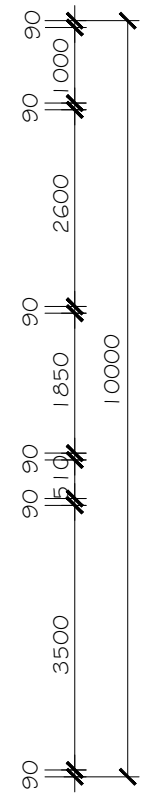
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BRODIE McGANN

TITLE:
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24 PERU LANE GULGONG**

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DRAWN: G.D.	DATE: OCT 2024	3906-A01	A
CKD: B.M.	DATE: OCT 2024		



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

Floor Areas	
Ground Floor Living	= 48.00 m2
Garage	= 144.00 m2
Porch	= 80.00 m2
First Floor Living	= 96.00 m2
First Floor Deck	= 80.00 m2
TOTAL	= 448.00 m2

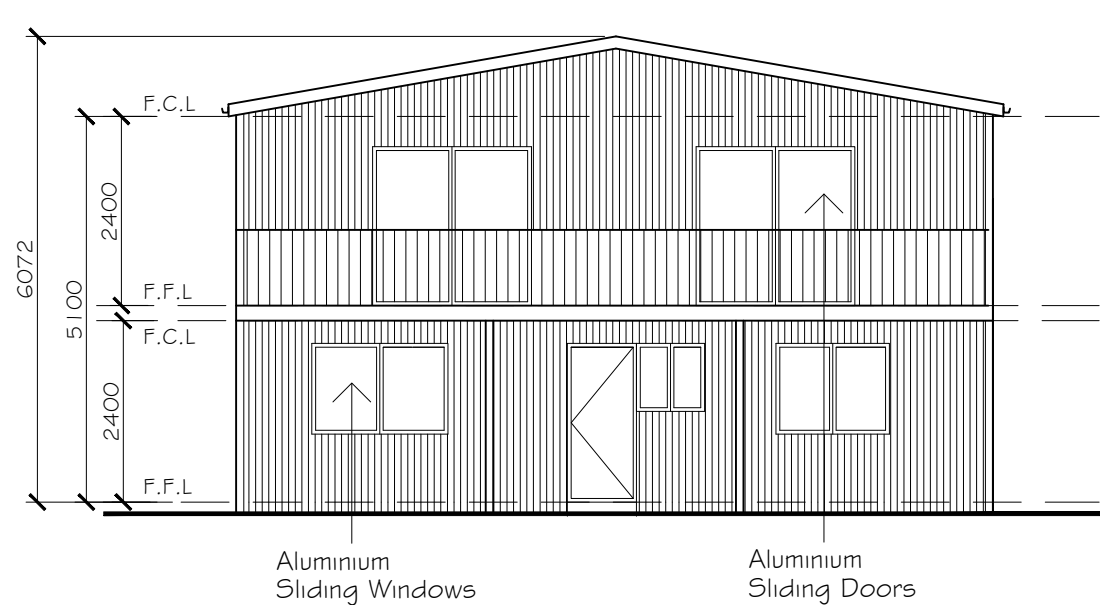
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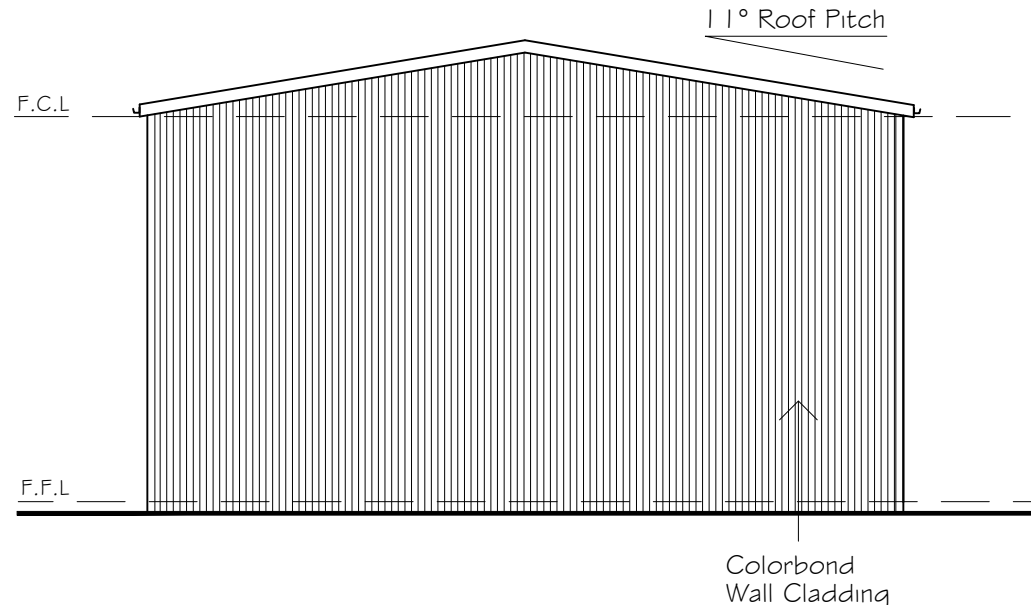
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BRODIE MCGANN

TITLE:
**PROPOSED RESIDENCE
24 PERU LANE GULGONG**

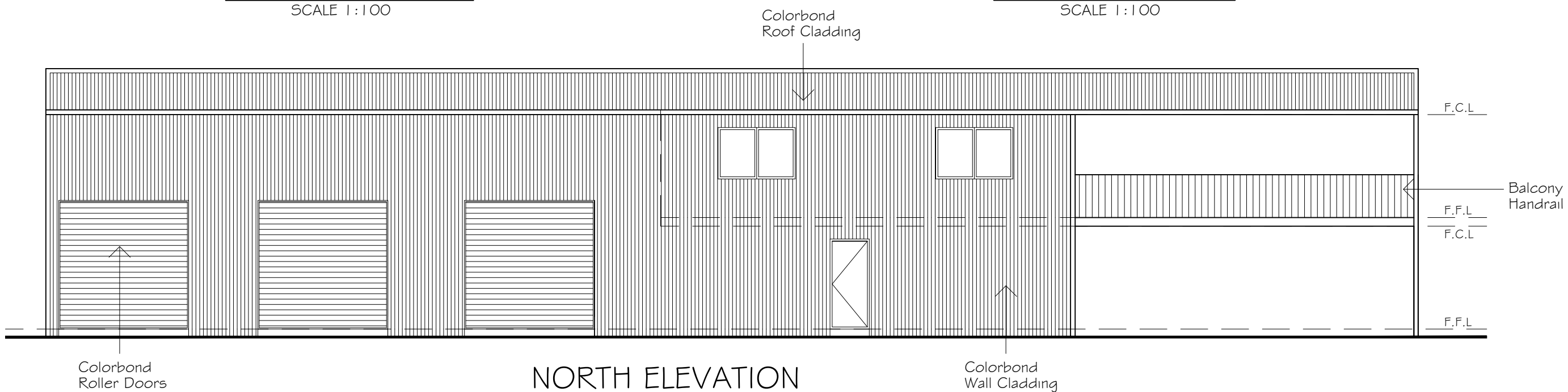
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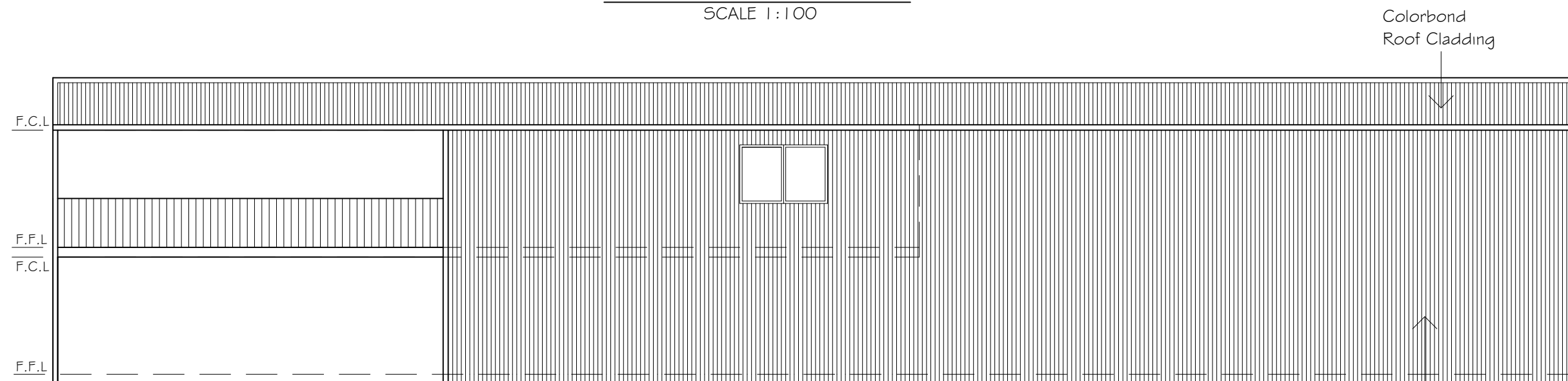
WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

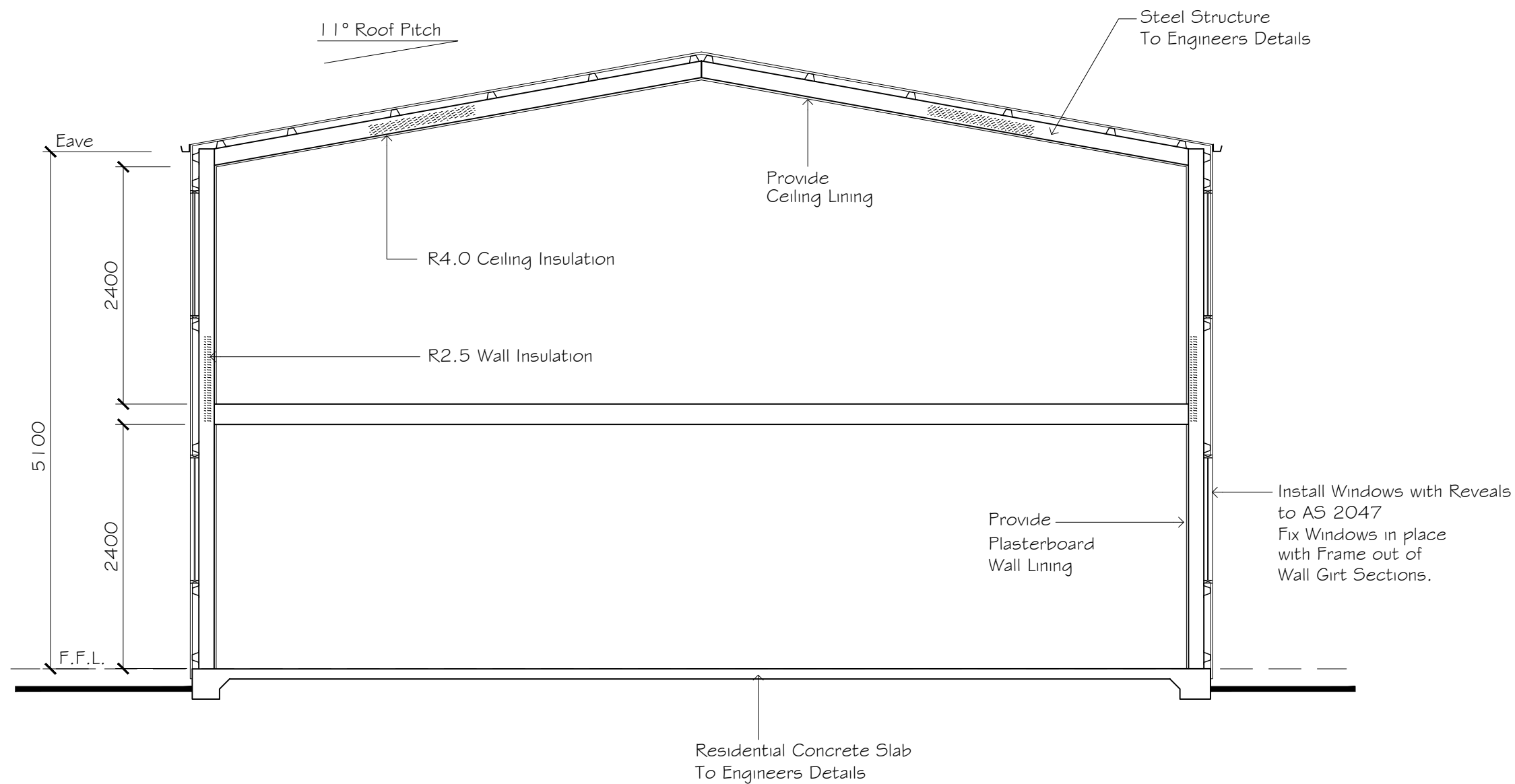
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TYPICAL SECTION
SCALE 1:50

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PROPOSED RESIDENCE
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