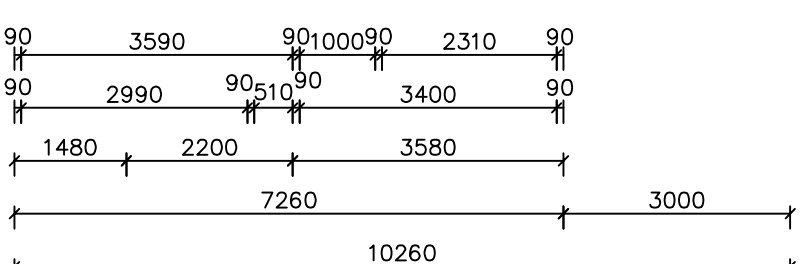
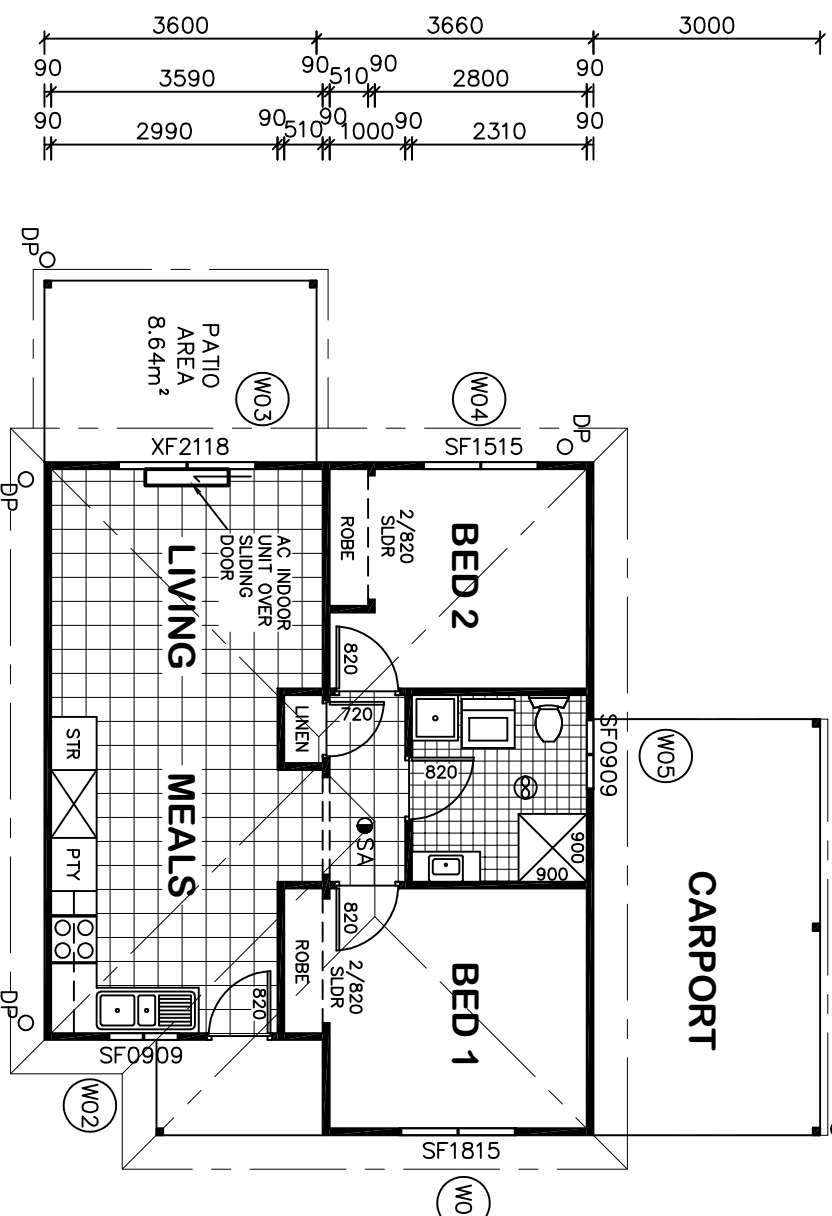
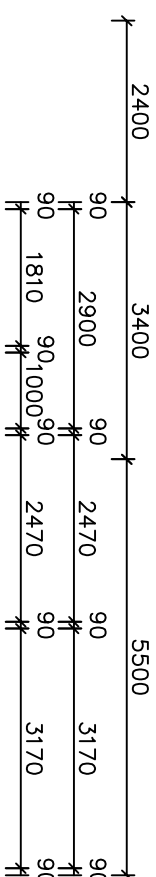


CARPORT	16.50
LIVING	59.97
PORCH	2.77
<b>TOTAL</b>	<b>79.24 sq.m.</b> (8.53 sq.)



EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019

**\* NOTE: EXTERNAL LIGHTING**  
ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.  
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

**\* 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.**

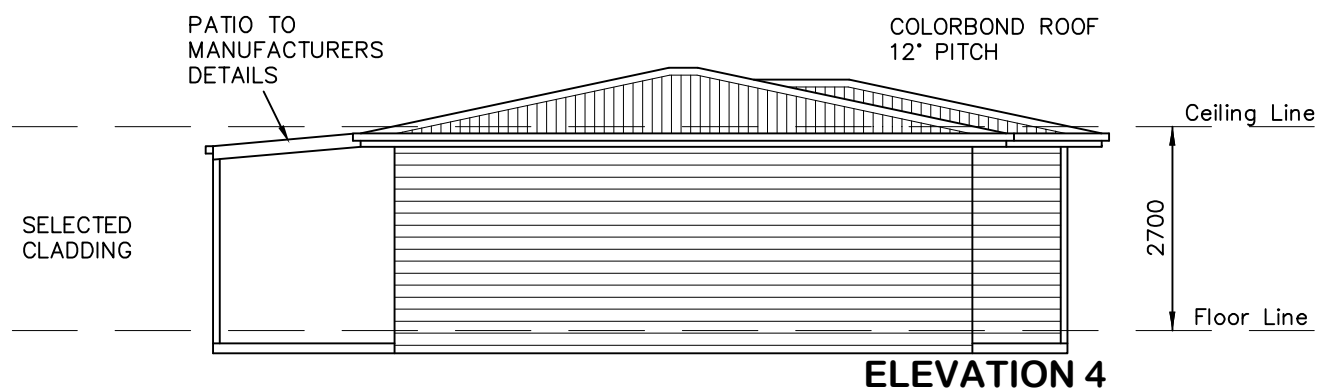
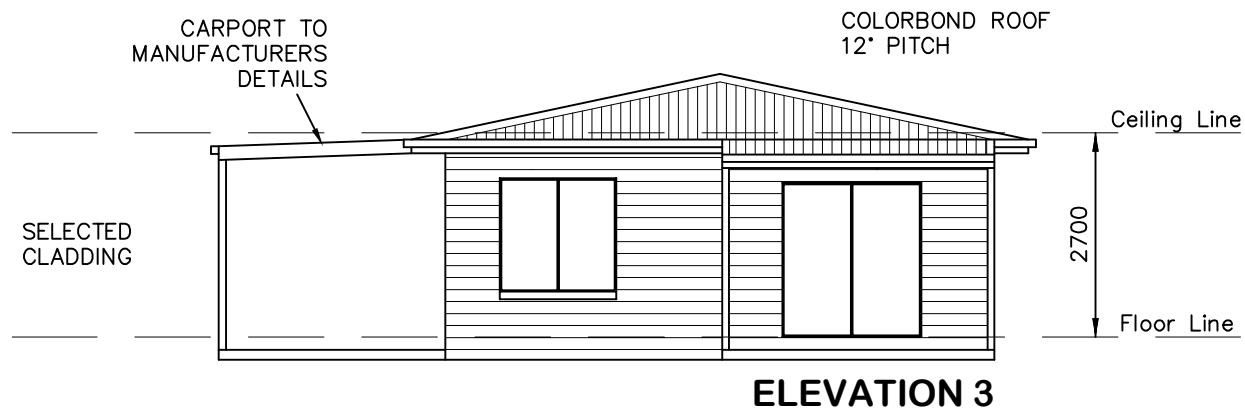
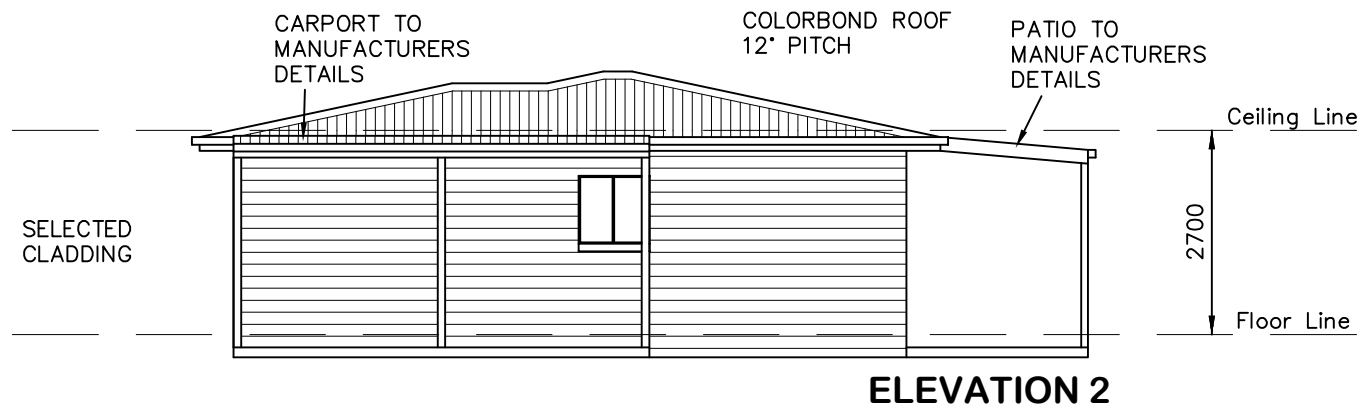
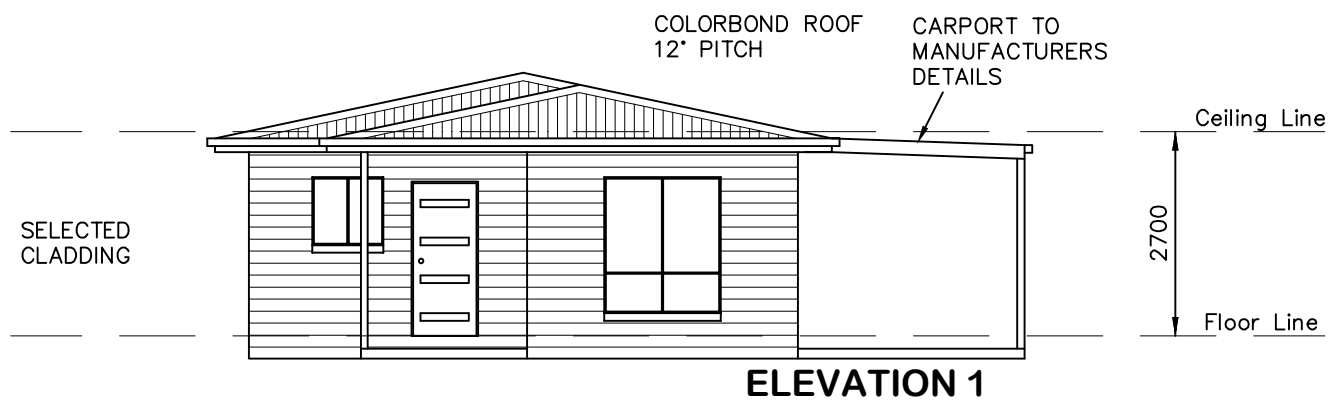
NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

- SA SMOKE ALARM
- ⊗ EXHAUST FAN

INTERNAL PLASTERBOARDS (NON WET ROOMS) TO BE 13MM IMPACT CHECK AS PER DESIGN GUIDELINES

<b>DATE:</b> 18.07.22	<b>SCALE:</b> 1:100 (A3)	<b>DRAWN:</b> WP	<b>DRAWING:</b> FLOOR PLAN LOT 17 CATO STREET, BREWARRINA MAAS CONSTRUCTIONS PTY LTD
<b>SHEET:</b> 1 / 6	<b>JOB No:</b> 22079	<b>ISSUE:</b> G	

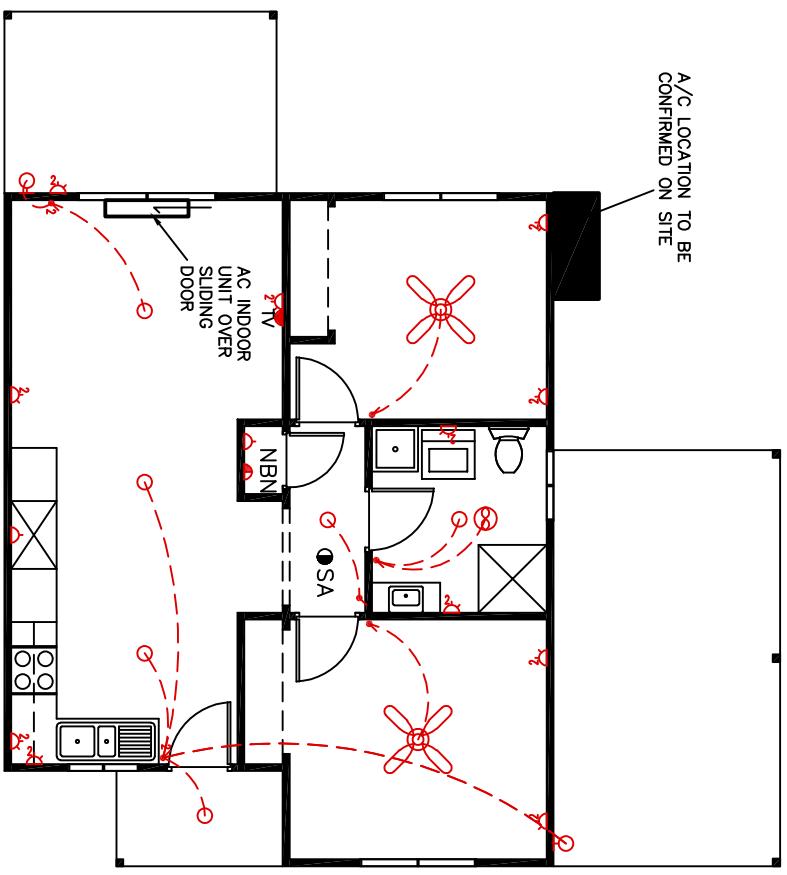




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<b>DATE:</b> 18.07.22	<b>SCALE:</b> 1:100 (A3)	<b>DRAWN:</b> WP
<b>SHEET:</b> 2 / 6	<b>JOB No:</b> 22079	<b>ISSUE:</b> G

**DRAWING:**  
ELEVATIONS  
LOT 17 CATO STREET, BREWARRINA  
MAAS CONSTRUCTIONS PTY LTD



**ELECTRICAL LEGEND**

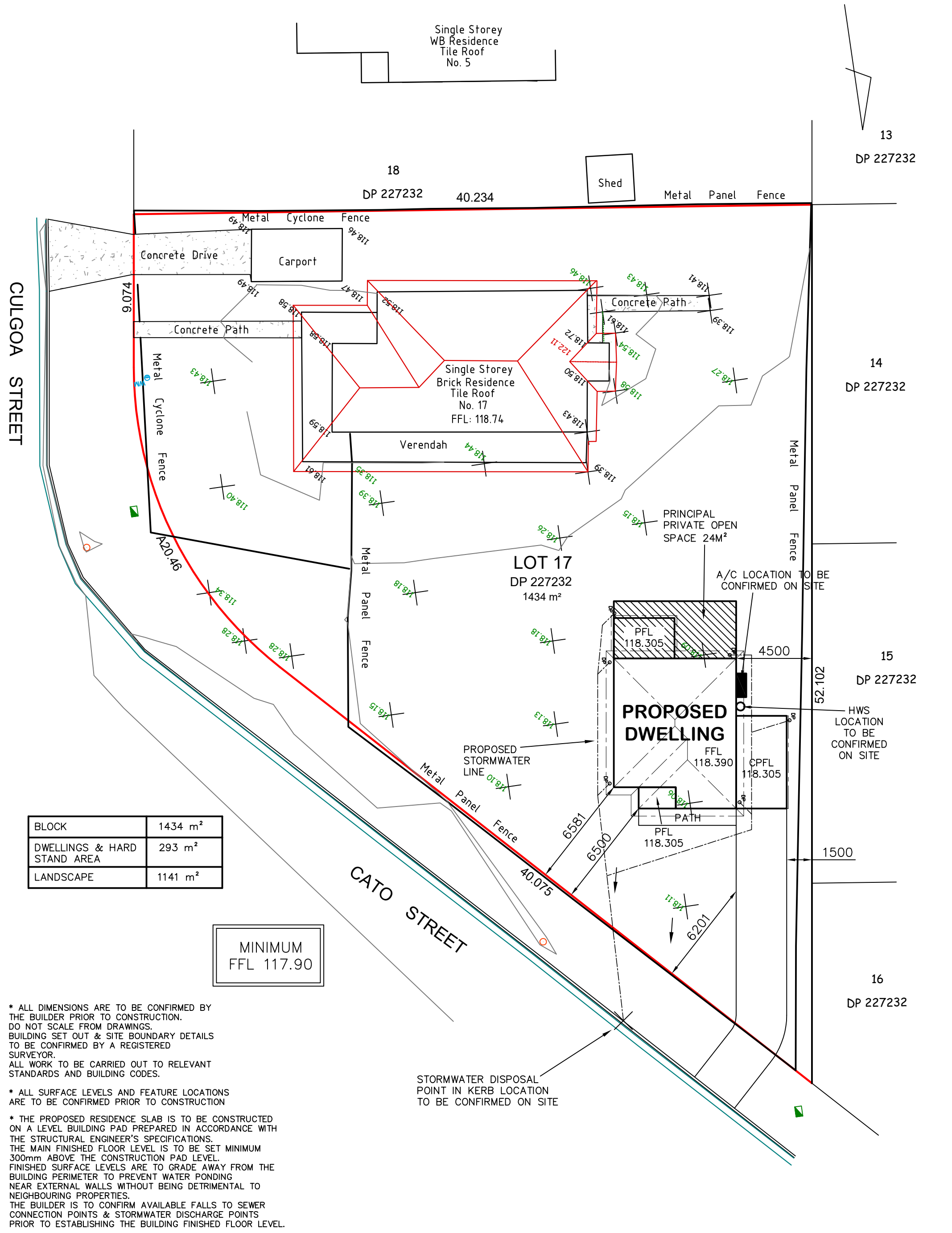
○	CEILING LIGHT POINT	7	↗	LIGHT SWITCHES	6
HO	WALL LIGHT POINT	2	⊗	TELEVISION POINT	1
D	SINGLE GPO	3	⊗	EXHAUST FAN	1
D	DOUBLE GPO	10	⊗	CEILING FAN WITH LIGHT	2

**\* NOTE: EXTERNAL LIGHTING**  
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<b>DATE:</b> 18.07.22	<b>SCALE:</b> 1:100 (A3)	<b>DRAWN:</b> WP
<b>SHEET:</b> 3 / 6	<b>JOB No:</b> 22079	<b>ISSUE:</b> G

**DRAWING:**  
 ELECTRICAL PLAN  
 LOT 17 CATO STREET, BREWARRINA  
 MAAS CONSTRUCTIONS PTY LTD



BLOCK	1434 m <sup>2</sup>
DWELLINGS & HARD STAND AREA	293 m <sup>2</sup>
LANDSCAPE	1141 m <sup>2</sup>

MINIMUM  
FFL 117.90

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\* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

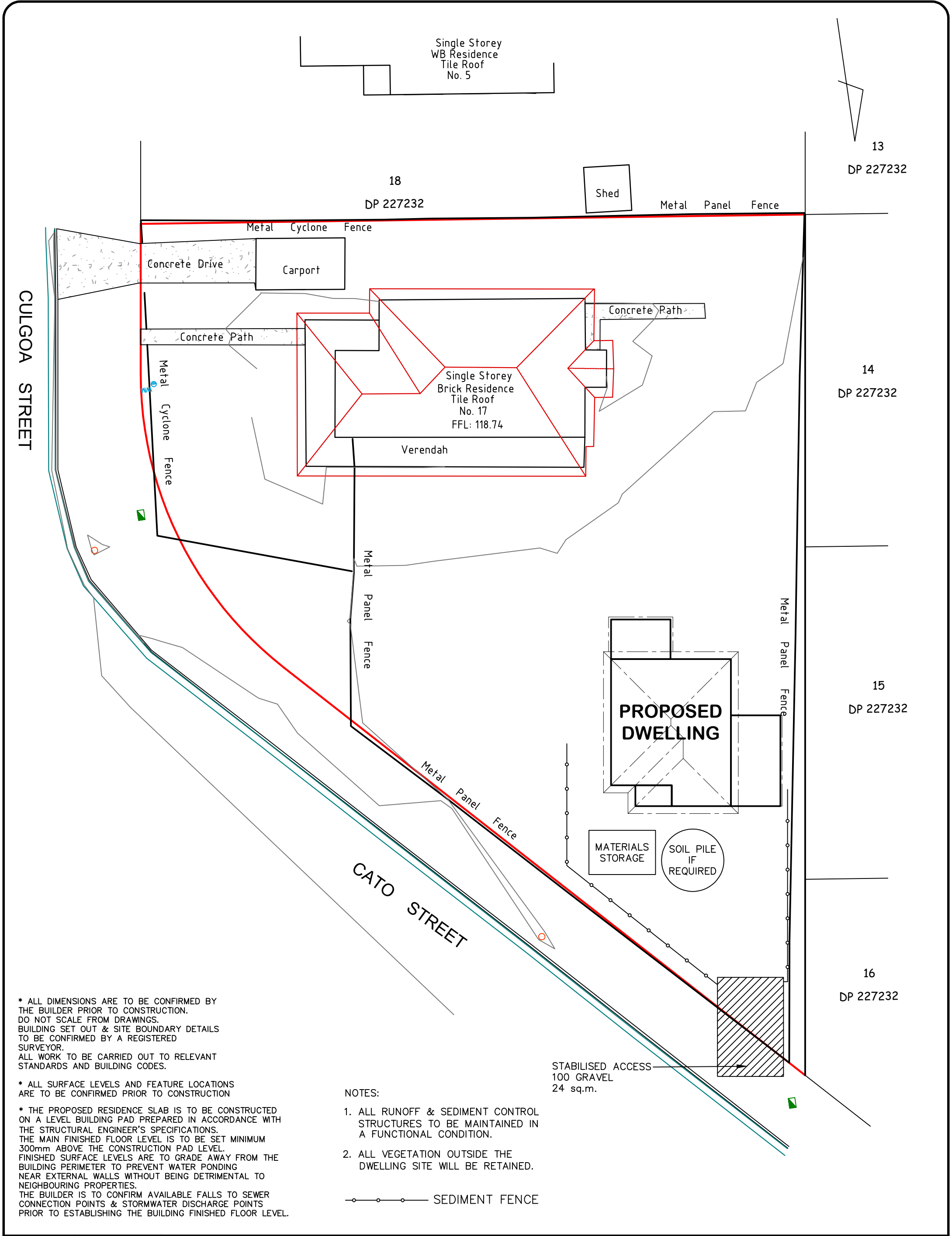
\* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.

STORMWATER DISPOSAL POINT IN KERB LOCATION TO BE CONFIRMED ON SITE

DATE: 18.07.22	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 4 / 6	JOB No: 22079	ISSUE: G

DRAWING:  
SITE PLAN  
LOT 17 CATO STREET, BREWARRINA  
MAAS CONSTRUCTIONS PTY LTD

**AVALON DRAFTING**  
2/2 Blueridge Drive Dubbo NSW 2830  
Ph: (02) 6885 3594 / Mob: 0408 296 502



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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

STABILISED ACCESS  
100 GRAVEL  
24 sq.m.

DATE: 18.07.22	SCALE: 1:200 (A3)	DRAWN: WP
SHEET: 5 / 6	JOB No: 22079	ISSUE: G

DRAWING:  
EROSION AND SEDIMENT CONTROL PLAN  
LOT 17 CATO STREET, BREWARRINA  
MAAS CONSTRUCTIONS PTY LTD

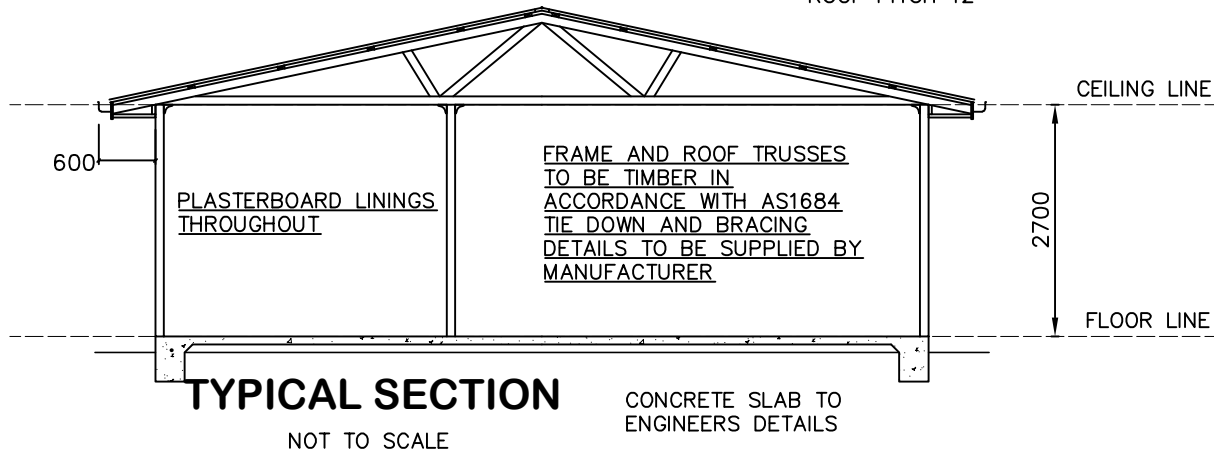
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BASIX COMMITMENTS						
<b>WATER COMMITMENTS</b> FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BASIN TAPS		MIN RATING 4 STAR 4 STAR 5 STAR 5 STAR				
<b>THERMAL COMFORT COMMITMENTS</b> GENERAL REQUIREMENTS -		CLASS 1 DWELLING 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 OTHER/UNDECIDED - R2.60 INC CONSTRUCTION FLAT CEILING/PITCHED ROOF - CEILING R2.75, ROOF - SARKING - UNVENTILATED - LIGHT(SOLAR ABSORPTANCE > 0.475)				
THERMAL COMFORT COMMITMENTS - WINDOWS & GLAZED DOORS						
WINDOW	ORIENTATION	MAXIMUM HEIGHT (mm)	MAXIMUM WIDTH (mm)	TYPE	SHADING	OVERSHADOWING
W01	N	1800	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W02	N	900	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W03	S	2100	1800	ALUMINIUM, SINGLE, CLEAR	EAVE 2400mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W04	S	1500	1500	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
W05	W	900	900	ALUMINIUM, SINGLE, CLEAR	EAVE 600mm, 330mm ABOVE HEAD OF WINDOW OR GLAZED DOOR	NOT OVERSHADOWED
<b>ENERGY COMMITMENTS</b> HOT WATER SYSTEM COOLING SYSTEM HEATING SYSTEM VENTILATION BATHROOM KITCHEN LAUNDRY		ELECTRIC STORAGE 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				
<b>ARTIFICIAL LIGHTING</b> 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 2				
<b>NATURAL LIGHTING</b> KITCHEN BATHROOMS/TOILETS		WINDOW WINDOW x 1				
<b>ALTERNATIVE ENERGY</b> PHOTOVOLTAIC SYSTEM		CAPACITY TO GENERATE AT LEAST 2 PEAK KILOWATTS OF ELECTRICITY CONNECTED TO THE DEVELOPMENTS ELECTRICAL SYSTEM				
<b>APPLIANCES</b> 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

SELECTED COLORBOND SHEET ROOFING ON TIMBER BATTENS  
ROOF PITCH 12°



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DATE:  
18.07.22

SCALE:  
N / A

DRAWN:  
WP

DRAWING:  
BASIX COMMITMENTS AND TYP SECTION  
LOT 17 CATO STREET, BREWARRINA  
MAAS CONSTRUCTIONS PTY LTD

SHEET:  
6 / 6

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