

KEY WORKER HOUSING

10 BURRUNDULLA AVENUE, MUDGEES, NSW, for MID-WESTERN REGIONAL COUNCIL

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BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 173945M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability...



Project summary table with columns for Project name, Street address, Local Government Area, etc.

Certificate Prepared by table with Name / Company Name: ECO CERTIFICATES PTY LTD

Description of project

Project address and Common area landscape table with columns for Project name, Street address, Local Government Area, etc.

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses table with columns for Dwelling no., Living area, Kitchen area, etc.

No common areas specified.

Schedule of BASIX commitments

- 1. Commitments for multi-dwelling housing
(a) Dwellings
(i) Water
(ii) Energy
(iii) Thermal Performance
2. Commitments for common areas and central systems/facilities for the development (non-building specific)
(i) Water
(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling housing

(i) Dwellings table with columns for Dwelling no., Show on DA plans, Show on CC/DC plans & specs, Certifier check

Table with columns for Features, Appliances, Individual pool, Individual spa, Alternative water source, (ii) Energy

(iii) Energy table with columns for Show on DA plans, Show on CC/DC plans & specs, Certifier check

Table with columns for Dwelling no., Living areas, Bedroom areas, Heating, Natural lighting, Individual pool, Individual spa, Appliances other efficiency measures

(iii) Thermal Performance table with columns for Dwelling no., Show on DA plans, Show on CC/DC plans & specs, Certifier check

Thermal loads table with columns for Dwelling no., Area adjusted heating load, Area adjusted cooling load, Area adjusted total load

Table with columns for Dwelling no., Area adjusted heating load, Area adjusted cooling load, Area adjusted total load, Construction of floors and walls

Table with columns: Floor types, Concrete slab on ground, Suspended floor above enclosed subfloor, Suspended floor above open subfloor. Rows include dwelling no., area, insulation, and construction details.

Table with columns: Floor types, First floor above habitable rooms or mezzanine, Suspended floor above garage, Garage floor. Rows include dwelling no., construction type, area, insulation, and construction details.

Table with columns: Floor types, First floor above habitable rooms or mezzanine, Suspended floor above garage, Garage floor. Rows include dwelling no., construction type, area, insulation, and construction details.

Table with columns: External walls, External wall type 1, External wall type 2. Rows include dwelling no., wall type, area, insulation, and low emissions system.

Table with columns: External walls, External wall type 3, External wall type 4. Rows include dwelling no., wall type, area, insulation, and low emissions system.

Table with columns: Internal walls, Internal walls shared with garage, Internal wall type 1, Internal wall type 2. Rows include dwelling no., wall type, area, insulation, and construction details.

Table with columns: Ceiling and roof, Flat ceiling / pitched roof, Raked ceiling / pitched or skillion roof, Flat ceiling / flat roof. Rows include dwelling no., construction type, area, insulation, and construction details.

Table with columns: Glazing type, Single glazing, Double glazing, Triple glazing, Aluminium frames, Timber frames, uPVC frames, Steel frames, Composite frames. Rows include dwelling no., glazing type, area, and construction details.

Table with columns: (i) Water, (ii) Energy, (iii) Energy. Rows include Show on DA plans, Show on CC/CDC plans & specs, and Certifier check.

Table with columns: Common areas, Show on DA plans, Show on CC/CDC plans & specs, Certifier check.

Table with columns: (i) Energy, (ii) Energy, (iii) Energy. Rows include Show on DA plans, Show on CC/CDC plans & specs, and Certifier check.

Table with columns: Central energy systems, Type, Specification. Rows include Common area electric, gas, clothes dryer rating, Common area clothes, washer rating.

Notes

- 1. In these commitments, 'applicant' means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes).
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

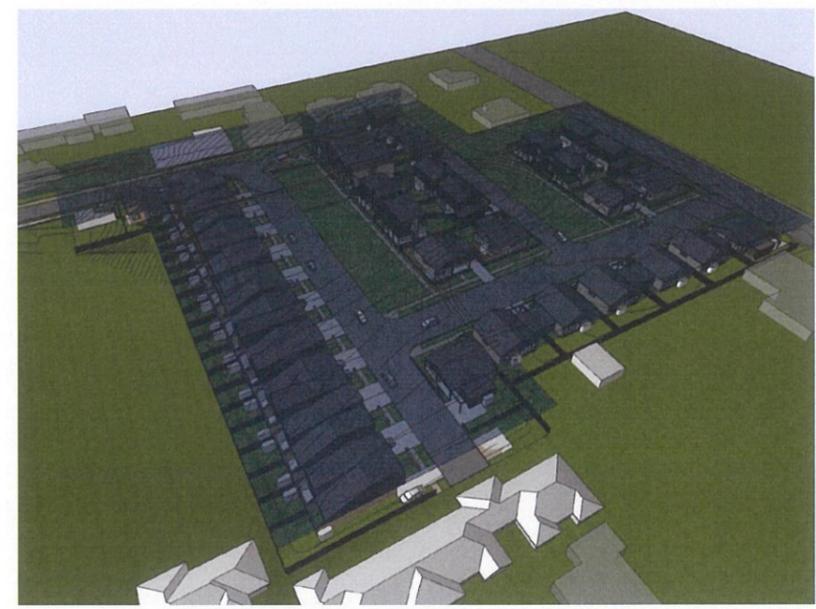
- 1. Commitments identified with a green checkmark in the 'Show on DA plans' column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a green checkmark in the 'Show on CC/CDC plans and specs' column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a green checkmark in the 'Certifier check' column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled.)



02 REVISED PPOS

02 BUILDING COVERAGE

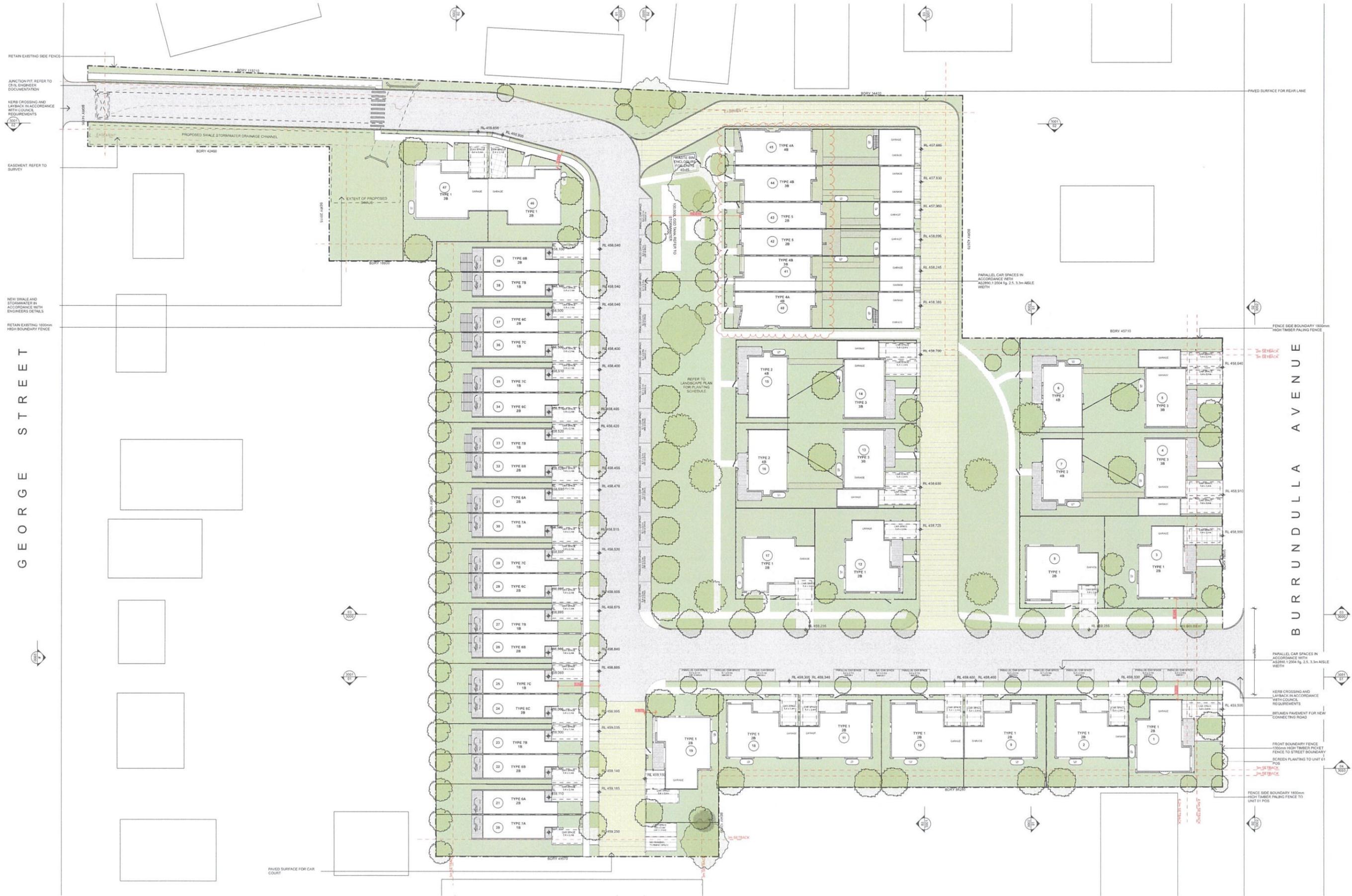
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2	70.09	1773	258.84	154.79	40.00			
3	115.06	2271	225.05	153.51	40.00			
4	115.06	2271	225.05	153.51	40.00			
5	138.61	2788	262.68	203.00	40.00			
6	138.61	2788	262.68	203.00	40.00			
7	70.09	1773	258.84	154.79	40.00			
8	70.09	1773	258.84	154.79	40.00			
9	70.09	1773	258.84	154.79	40.00			
10	70.09	1773	258.84	154.79	40.00			
11	70.09	1773	258.84	154.79	40.00			
12	70.09	1773	258.84	154.79	40.00			
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14	115.06	2271	225.05	153.51	40.00			
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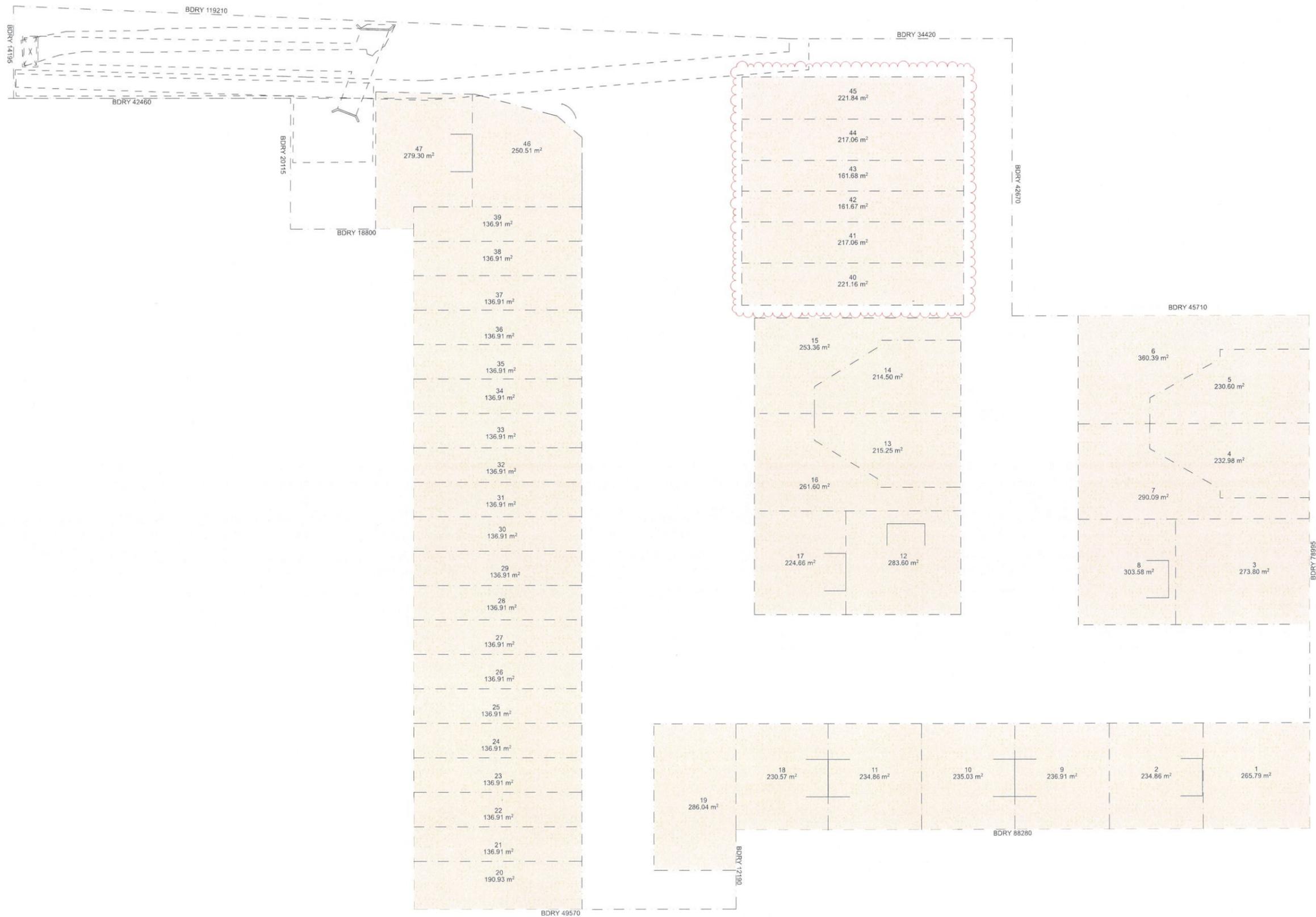




- BUS STOPS
- - - DISTANCES TO SHOPS, TRAIN & HOSPITAL
- - - RAILWAY LINE
- COMMERCIAL CENTRE
- RECREATIONAL GREEN SPACE
- MUDGEE DISTRICT HOSPITAL
- ▲ PRIVACY CONCERNS TO NEIGHBOURING YARDS









WASTE MANAGEMENT PLAN

Where possible each residential dwelling will store their waste and recycling bins within their private open space.

The dwellings numbered from 45-48 are serviced by a combined waste storage enclosure, which is located adjacent to the dwellings within the landscaped area (Location C).

On collection day each bin store location has access to a collection point (Location A) via their garage or external entry (patio/porch).

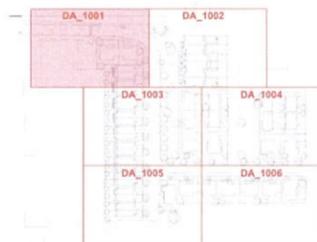
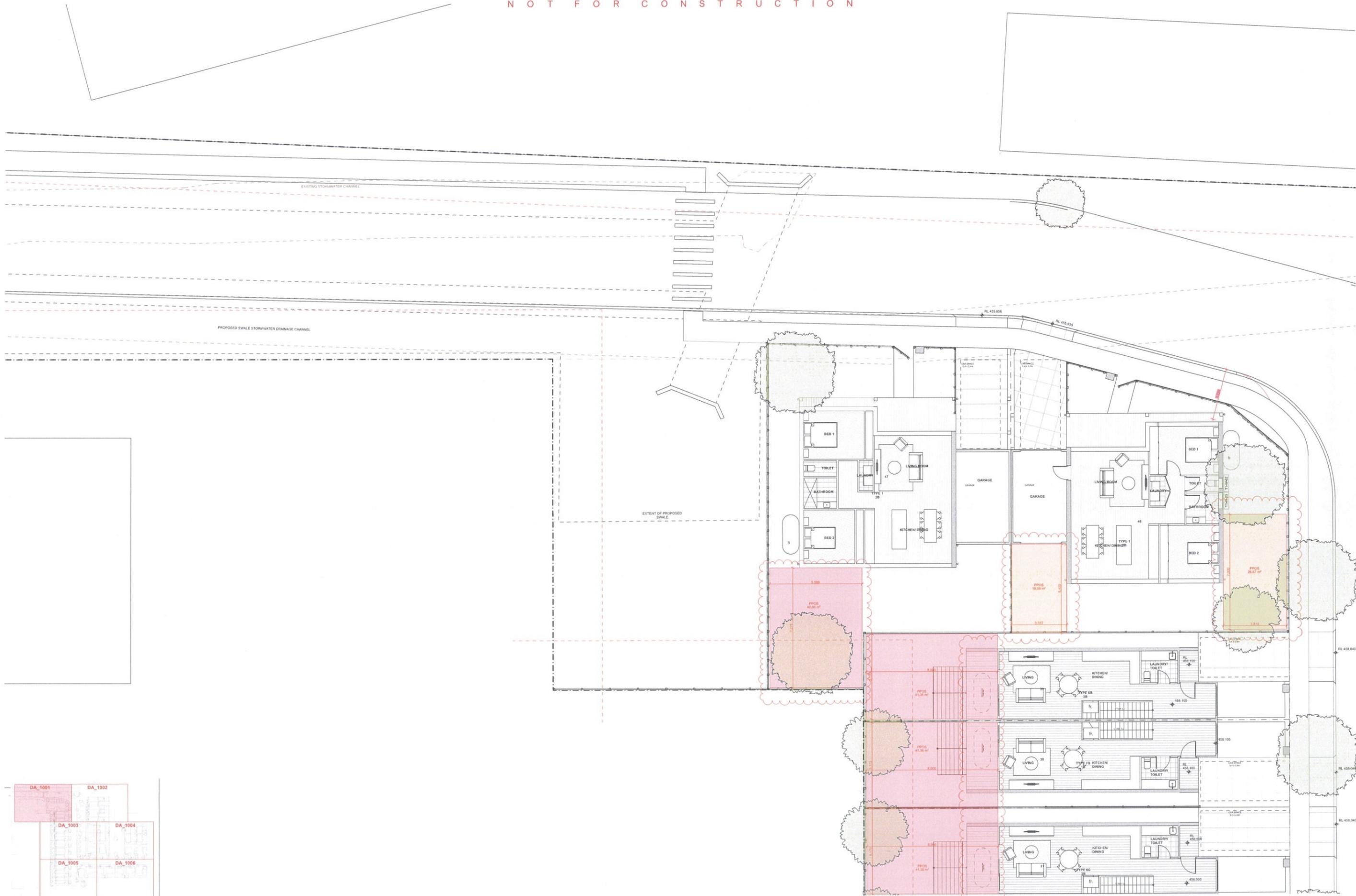
Collection points are along the main roadway, therefore the following dwellings will take their bins to the closest collection point: Dwellings 13, 14, 20, 21 and 22.

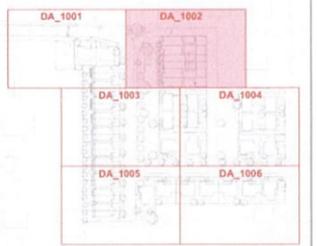
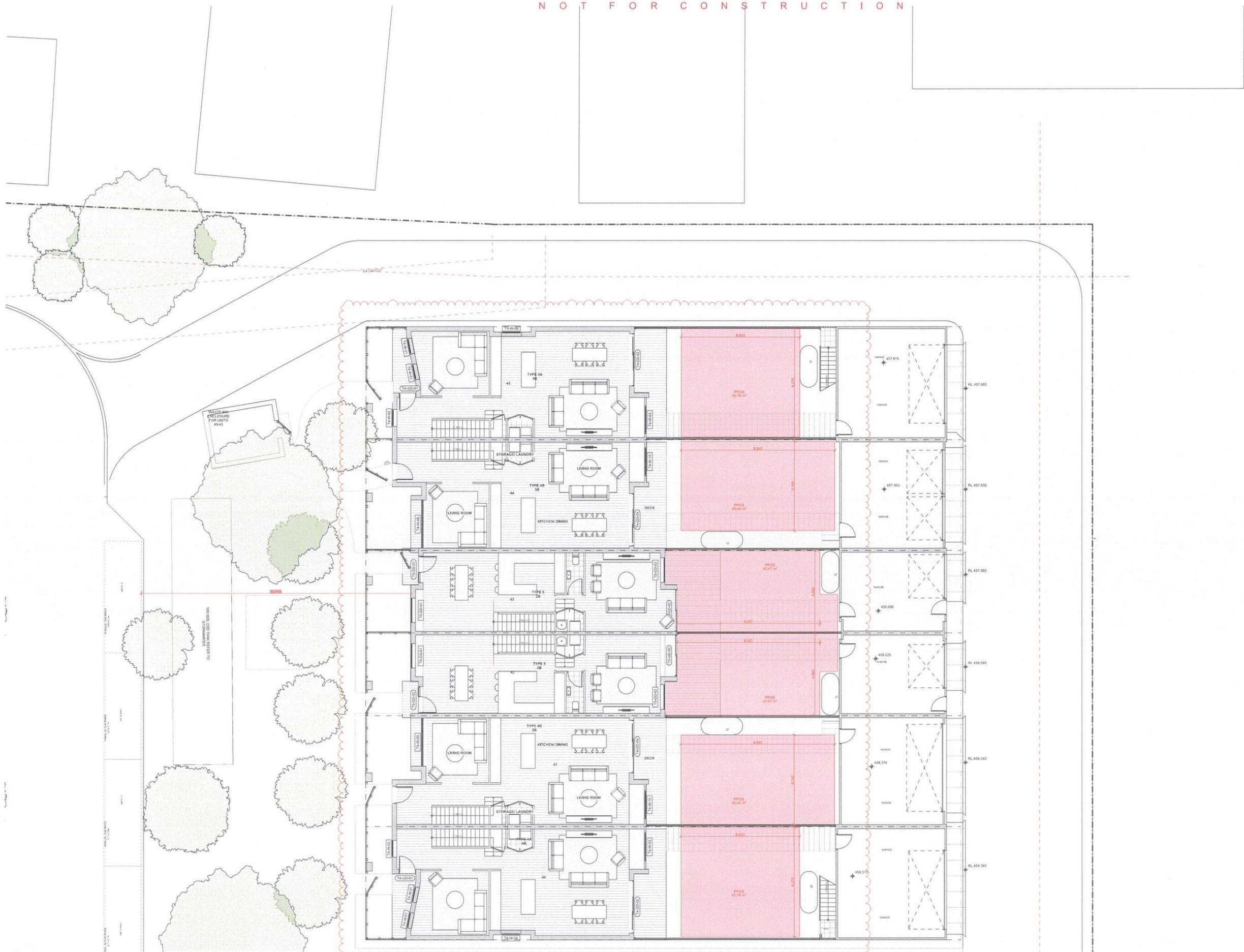
All Western Regional Council will collect general waste and recycling on a weekly basis or as specified by Council from the specified collection points (Location A). The travel route of the Garbage Truck is proposed along the blue line (Location B).

The usage and access of Council's Garbage Trucks is assessed in the Traffic Report prepared by Transport and Traffic Planning Associates.

GEORGE STREET

BURRUNDULLA AVENUE





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 1. Survey data included in this drawing is based on survey drawing and is provided for preliminary design purposes only.
 2. As this drawing is based on information provided by others, reference must be made to original survey drawings verified against site conditions.
 3. For Section J and BASIX requirements, refer to NCC Section J and Compliance Report and/or BASIX, NatHERS Certificate.
 4. Refer to landscape architects' documentation for landscape details, planting schedule and landscape levels.

CLIENT
MID-WESTERN REGIONAL COUNCIL
 ADDRESS 10-12 BURNHULLA AVENUE, MUDGEE

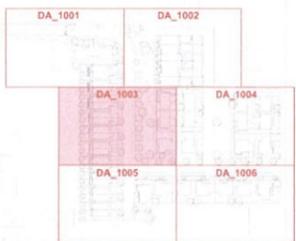
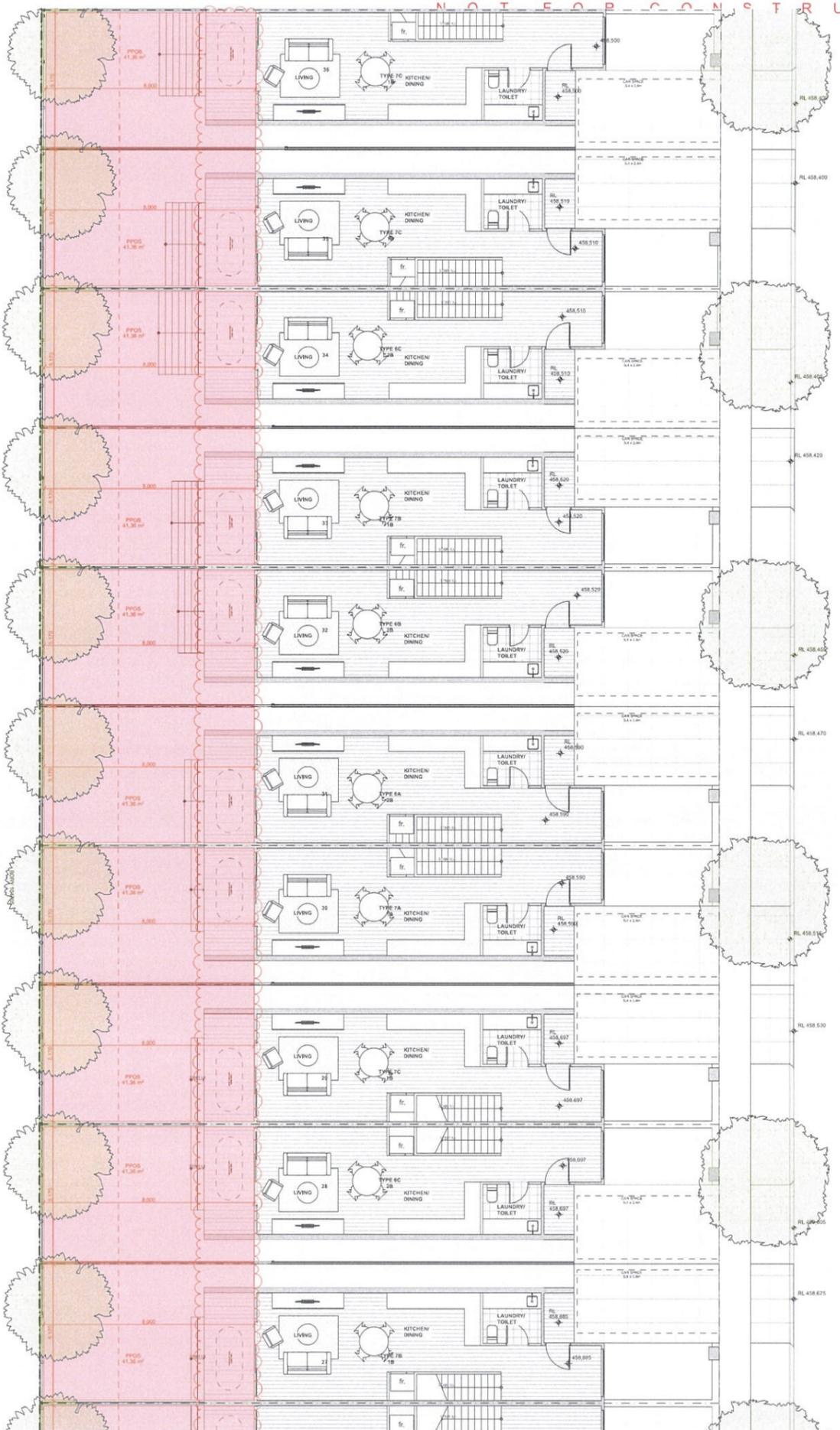
PROJECT DETAILS
KEY WORKER HOUSING
 SITE 10-12 BURNHULLA AVENUE, MUDGEE NSW
 PROJECT MRC2209

REVISION	DESCRIPTION
REV 01 A	ISSUE FOR INFORMATION
REV 02 B	REVISED ISSUE FOR ICA
REV 03 C	REVISED ISSUE FOR ICA

PROJECT DETAILS	
DATE	15/11/20
DRAWN BY	DA_1002
CHECKED BY	C
SCALE	1:100
DATE	15/11/20

DRAWING	
FLOOR PLAN 02	
DATE	15/11/20
DRAWN BY	DA_1002
CHECKED BY	C
SCALE	1:100
DATE	15/11/20





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3. Conflicting information to be sought to source of the architect and clarification sought before proceeding with any works.

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2. For this drawing it is based on information provided by others, reference must be made to original survey drawings verified against site conditions.
3. For Section 2 and BASIX requirements, refer to NCC Section 2 and Compliance Report and/or BASIX/Neighbours Certificate.
4. Refer to landscape architect's consultation for landscape details, planting schedule, and landscape levels.

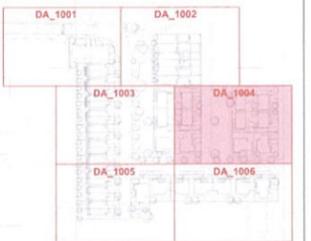
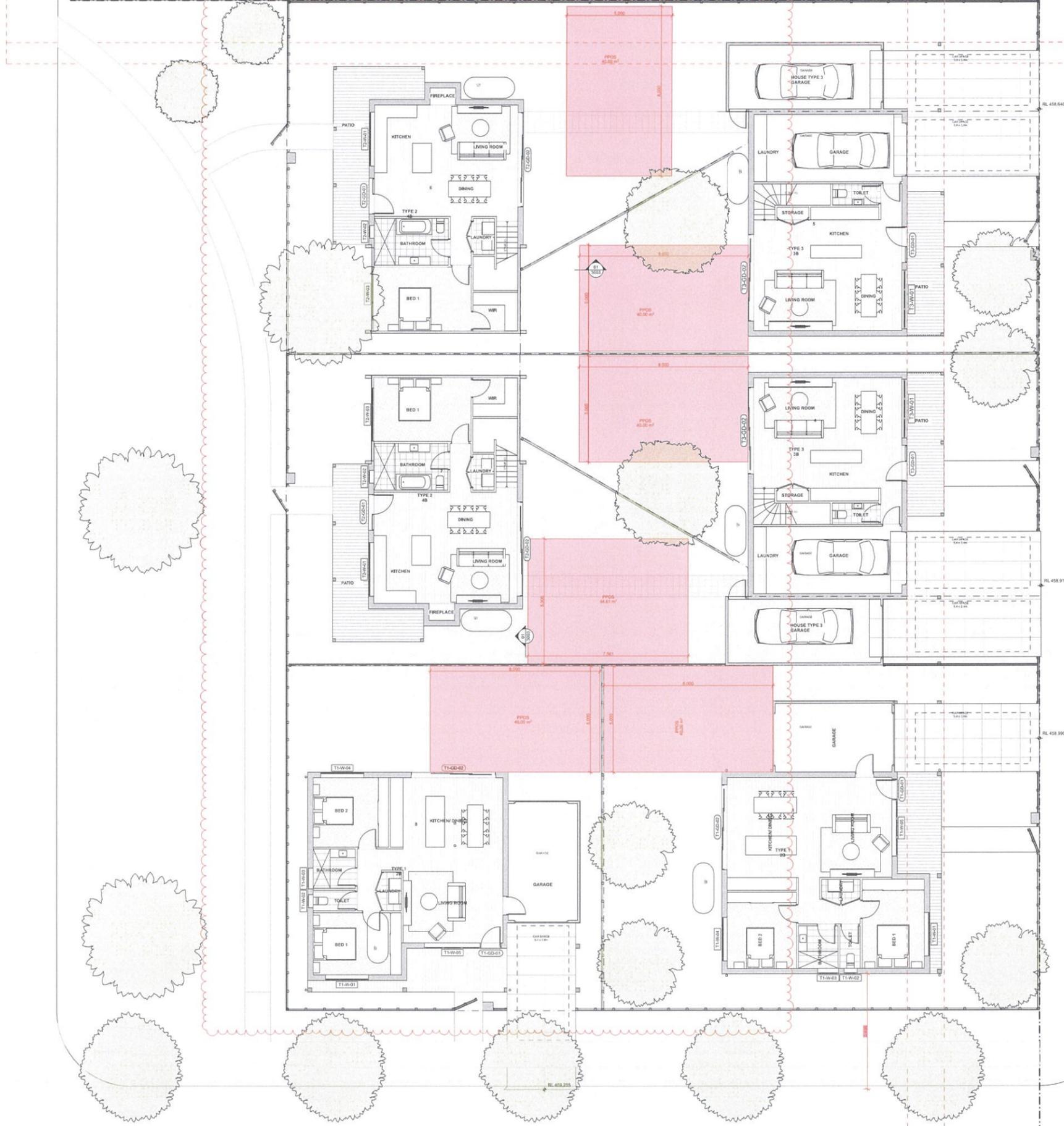
CLIENT
MID-WESTERN REGIONAL COUNCIL
ADDRESS: 10-12 BURRUNDULLA AVENUE, MUDGE NSW

PROJECT DETAILS
KEY WORKER HOUSING
SITE PROJECT: 10-12 BURRUNDULLA AVENUE, MUDGE NSW
MRC2009

REVISION	DATE	ISSUE FOR INFORMATION
REV 001	A	ISSUE FOR INFORMATION
REV 002	B	REVISED ISSUE FOR DA

DRAWING	FLOOR PLAN 03
SHEET	DA-1003
SCALE	B





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INTEGRATED DESIGN GROUP
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 Nominated Architects:
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 Andrew Elia NSW ARB 7326
 Joshua Andrew NSW ARB 46176
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 2. Contractors to check and verify all datum levels and dimensions on site prior to proceeding with works.
 3. All materials and workmanship to be in accordance with current written manufacturer's instructions, local regulations and SAA codes.
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 5. Refer to General Notes page for legend and abbreviations.

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CO-ORDINATION NOTES
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 2. As the drawing is based on information provided by others, reference must be made to original survey drawings verified against site conditions.
 3. For Section 7 and BASIX requirements, refer to NCC Section 7 and Compliance Report and/or BASIX/NatureHERS Certificates.
 4. Refer to landscape architect's documentation for landscape details, planting schedule, and landscape levels.

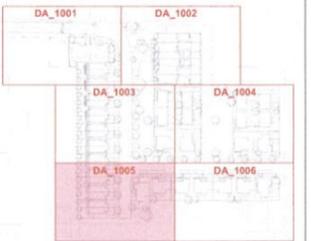
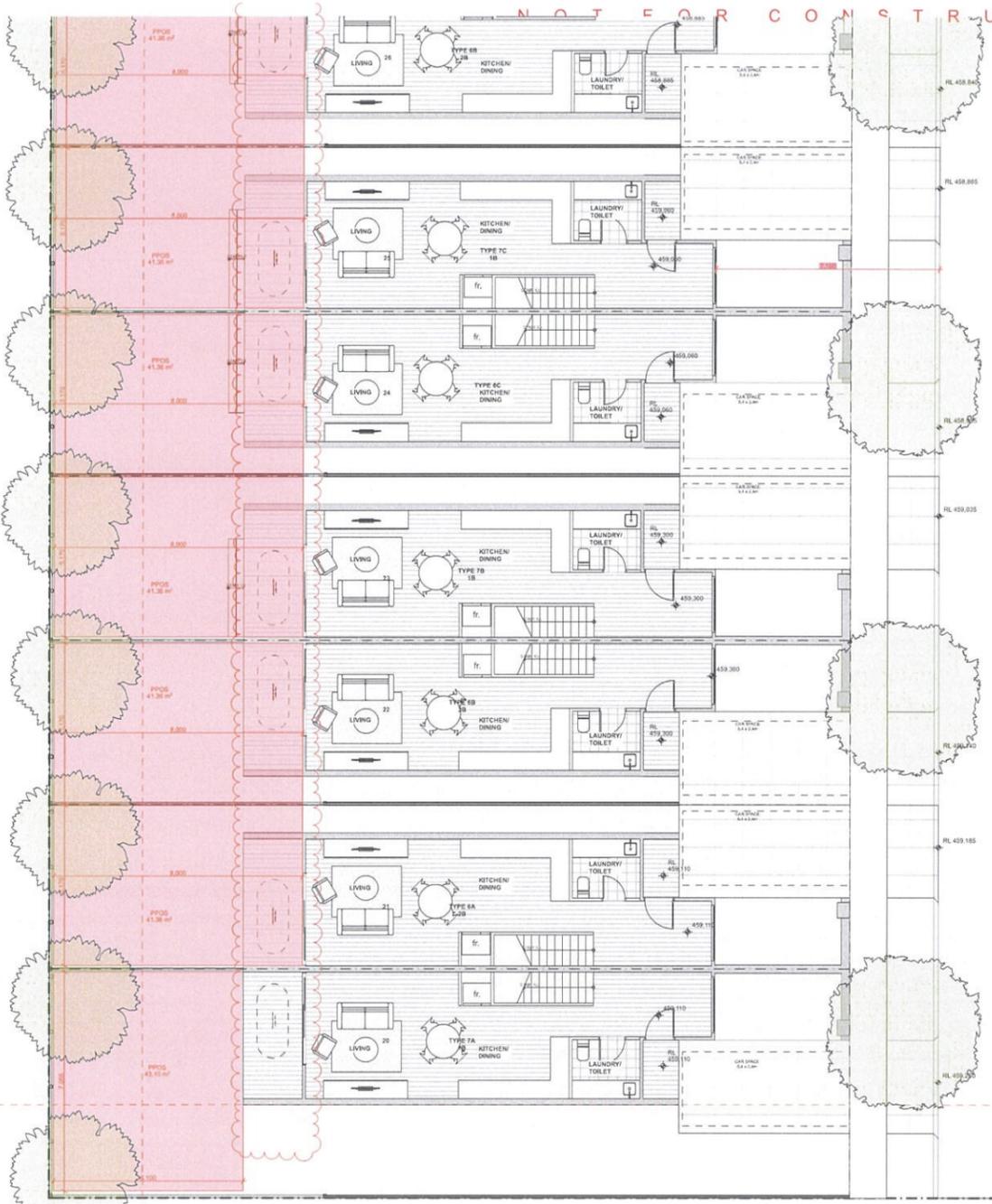
CLIENT
 MID-WESTERN REGIONAL COUNCIL
 ADDRESS: 10-12 BURRUNDALLA AVENUE, MUDGEE

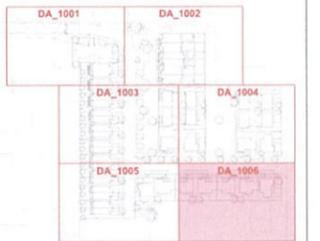
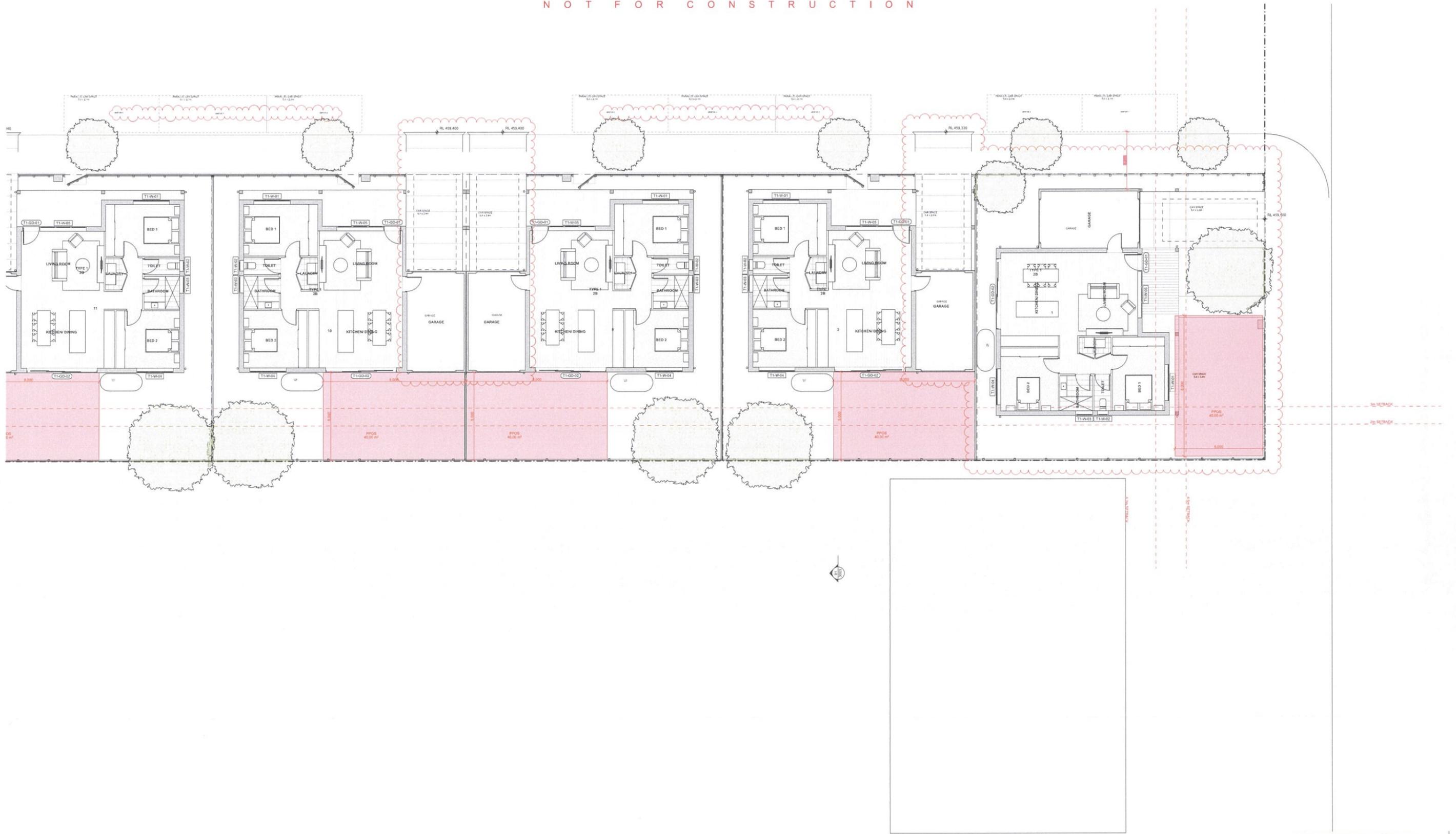
PROJECT DETAILS
 KEY WORKER HOUSING
 SITE: 10-12 BURRUNDALLA AVENUE, MUDGEE NSW
 PROJECT: MRC2209

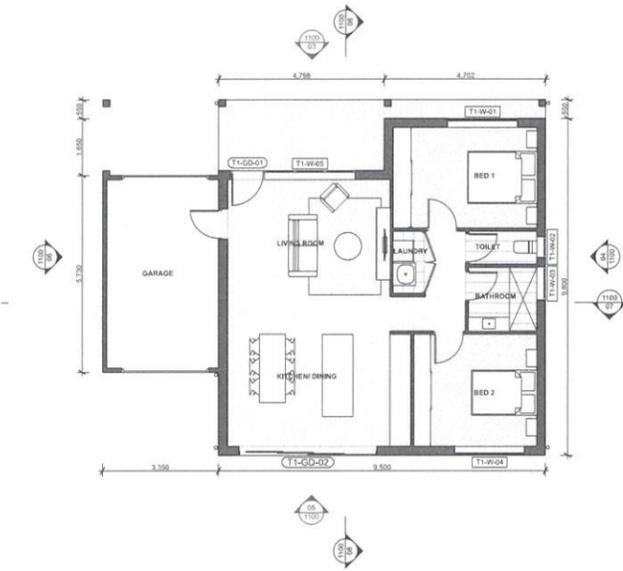
REVISION	DATE	ISSUE FOR INFORMATION	REVISOR	ISSUED FOR DA
1	2024-08-26	ISSUE FOR INFORMATION		
2	2024-08-26	REVISOR ISSUE FOR DA		

DRAWINGS
 FLOOR PLAN 04
 SHEET: DA-1004
 OF: B

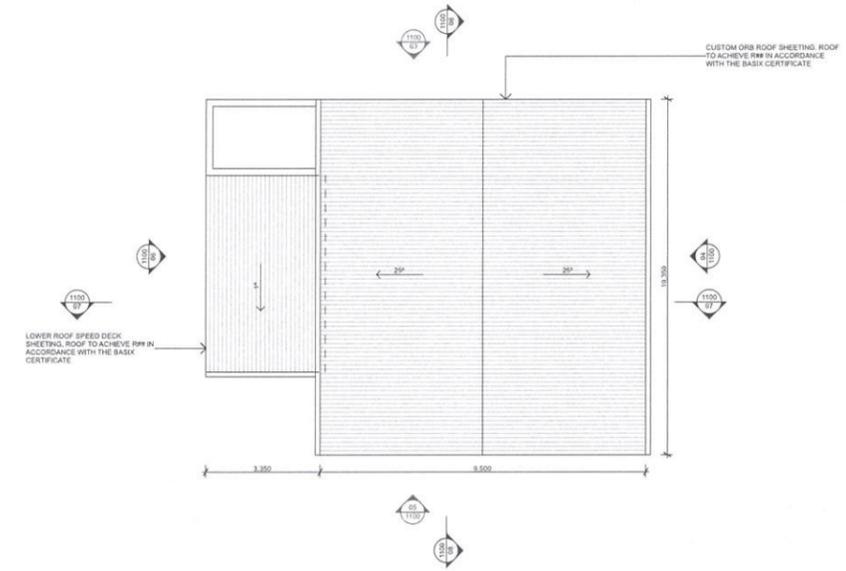
NOT FOR CONSTRUCTION



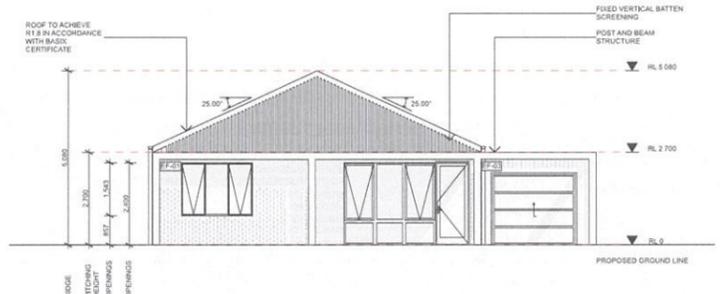




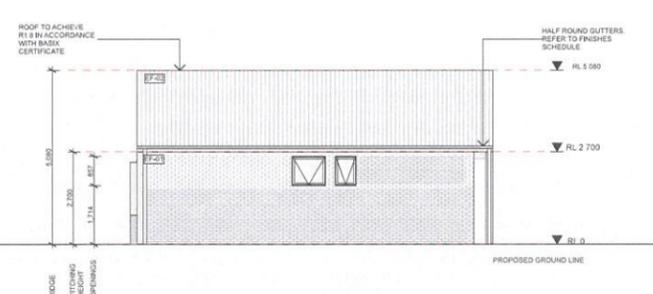
01 GROUND FLOOR PLAN
Scale 1:100



02 ROOF PLAN
Scale 1:100



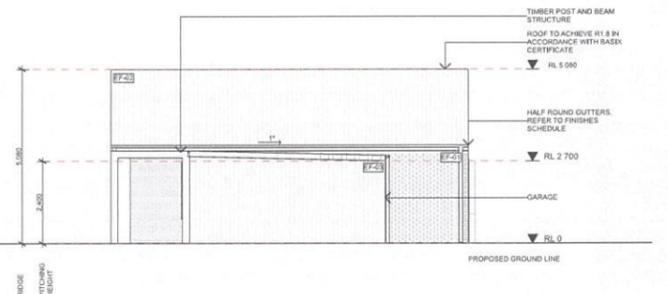
03 1-01 ELEVATION
Scale 1:100



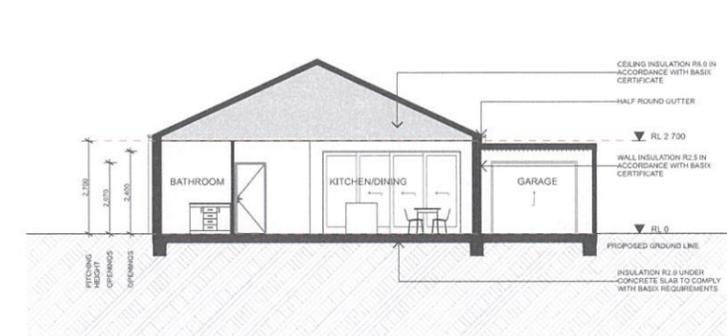
04 1-02 ELEVATION
Scale 1:100



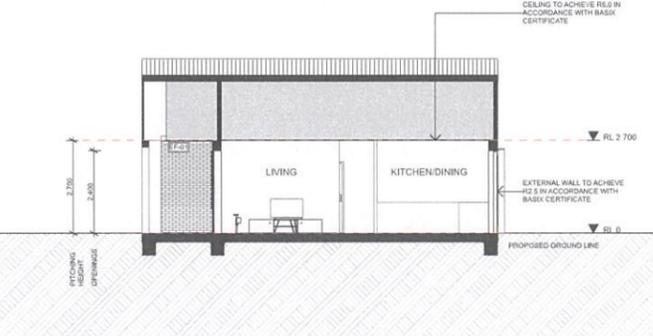
05 1-03 ELEVATION
Scale 1:100



06 1-04 ELEVATION
Scale 1:100



07 1-A SECTION
Scale 1:100



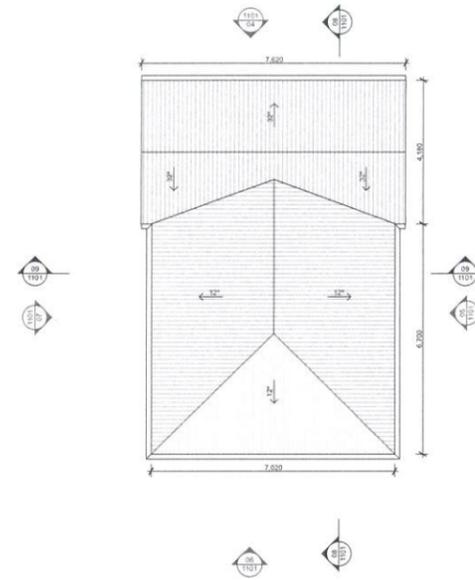
08 1-B SECTION
Scale 1:100



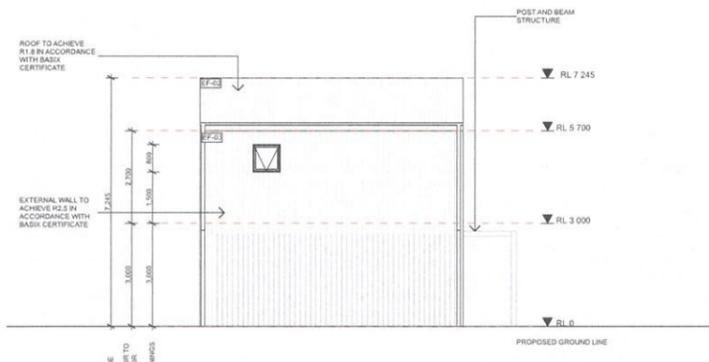
01 GROUND FLOOR PLAN
Scale 1:100



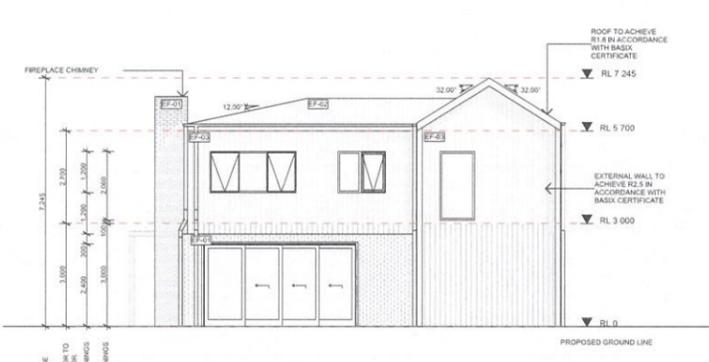
02 FIRST FLOOR PLAN
Scale 1:100



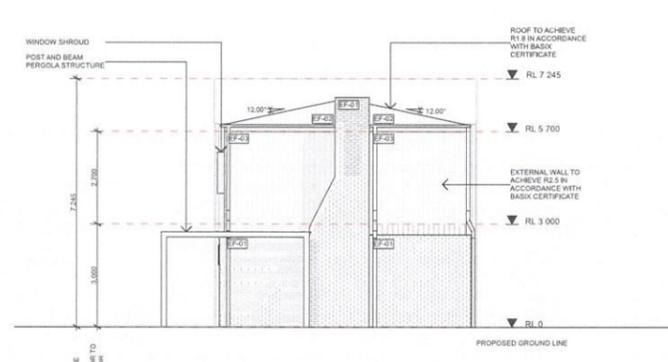
03 ROOF PLAN
Scale 1:100



04 2-01 ELEVATION
Scale 1:100



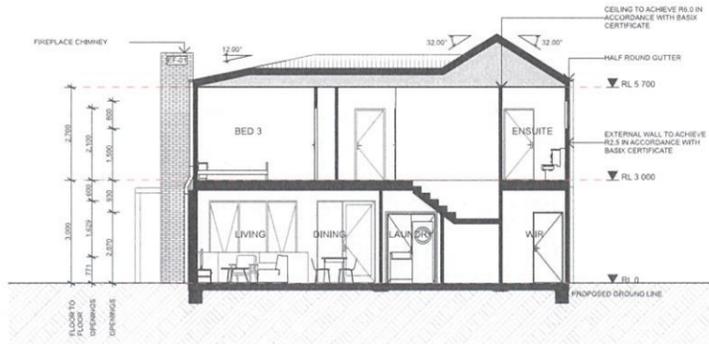
05 2-02 ELEVATION
Scale 1:100



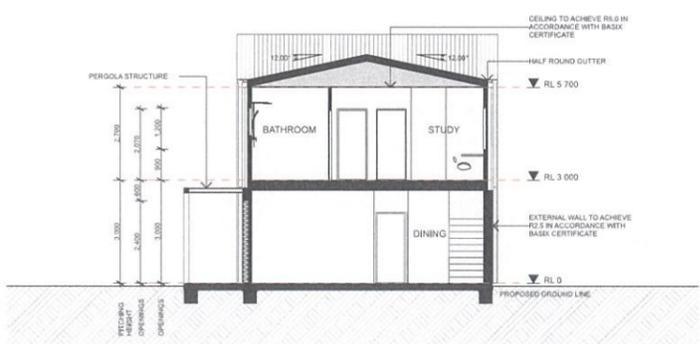
06 2-03 ELEVATION
Scale 1:100



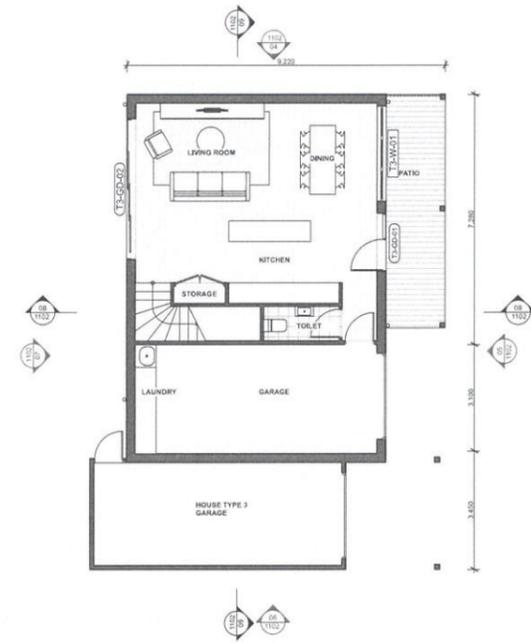
07 2-04 ELEVATION
Scale 1:100



08 2-A SECTION
Scale 1:100



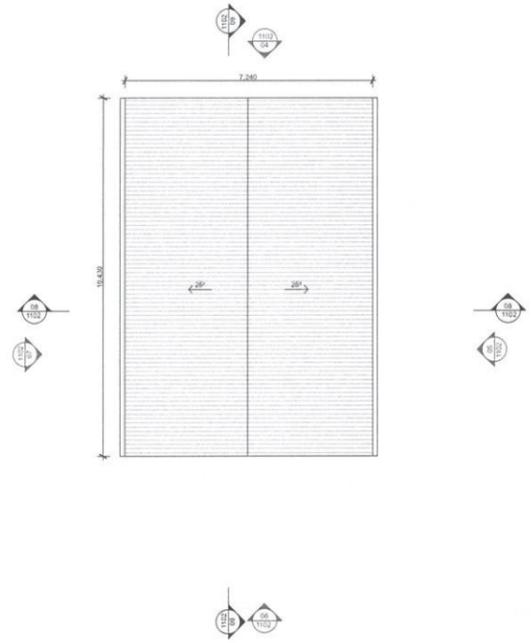
09 2-B SECTION
Scale 1:100



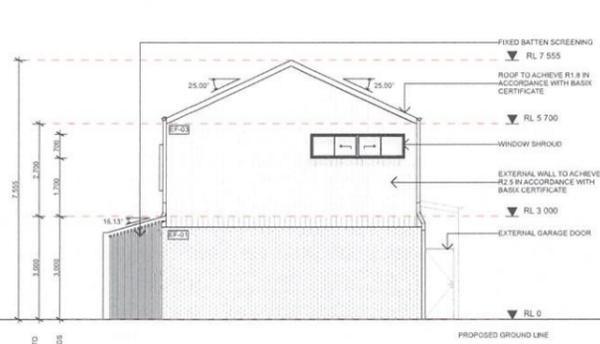
01 GROUND FLOOR PLAN
Scale 1:100



02 FIRST FLOOR PLAN
Scale 1:100



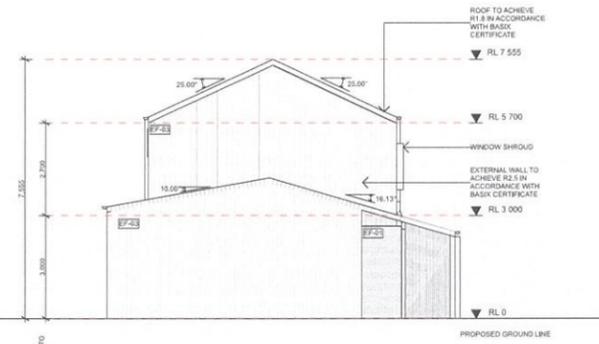
03 ROOF PLAN
Scale 1:100



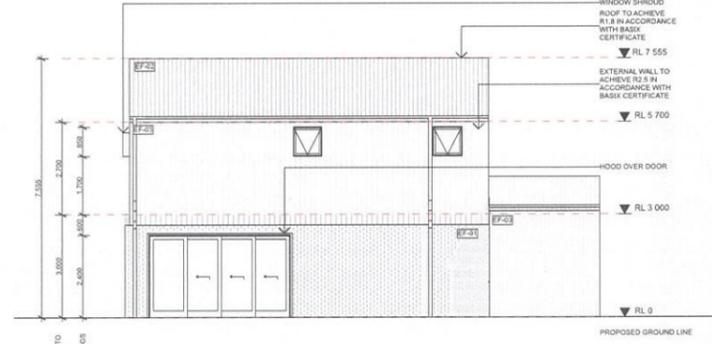
04 3-01 ELEVATION
Scale 1:100



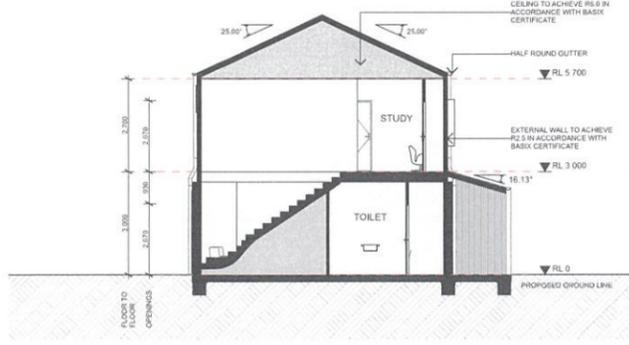
05 3-02 ELEVATION
Scale 1:100



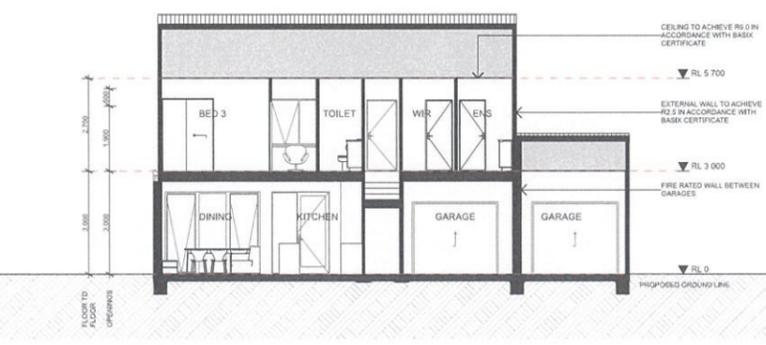
06 3-03 ELEVATION
Scale 1:100



07 3-04 ELEVATION
Scale 1:100



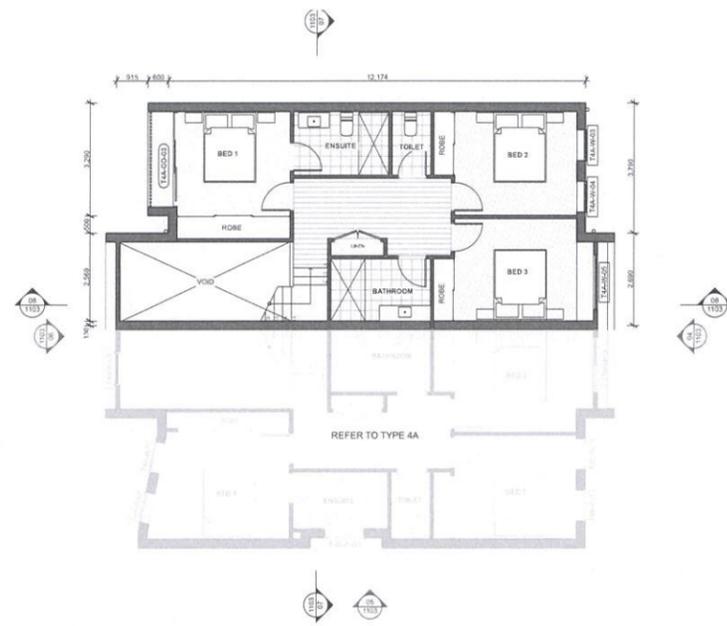
08 3-A SECTION
Scale 1:100



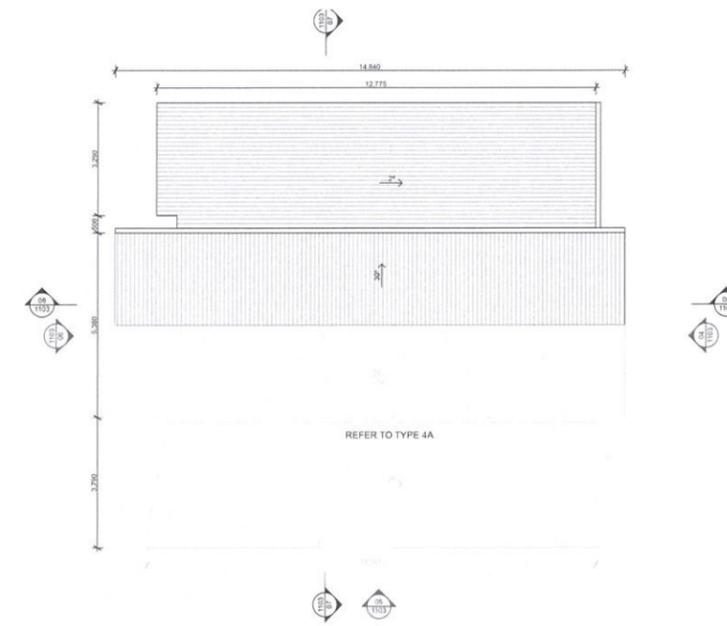
09 3-B SECTION
Scale 1:100



01 GROUND FLOOR PLAN
Scale 1:100



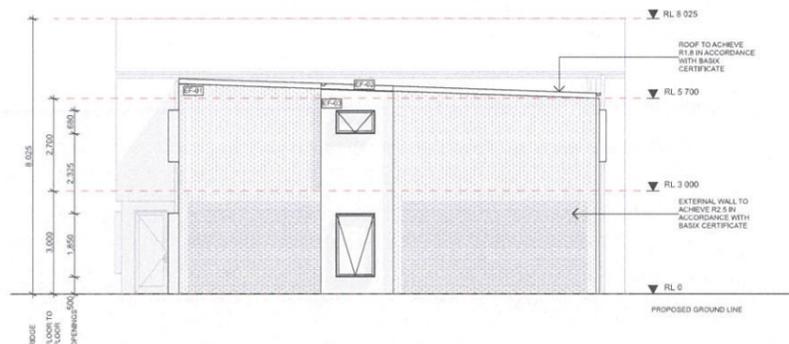
02 FIRST FLOOR PLAN
Scale 1:100



03 ROOF PLAN
Scale 1:100



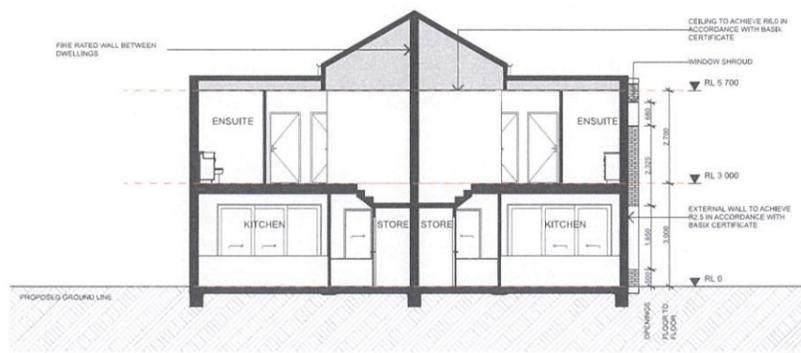
04 4-02 ELEVATION
Scale 1:100



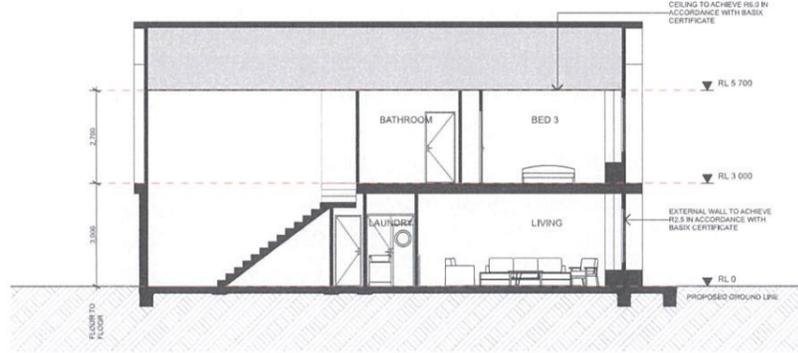
05 4-03 ELEVATION
Scale 1:100



06 4-04 ELEVATION
Scale 1:100



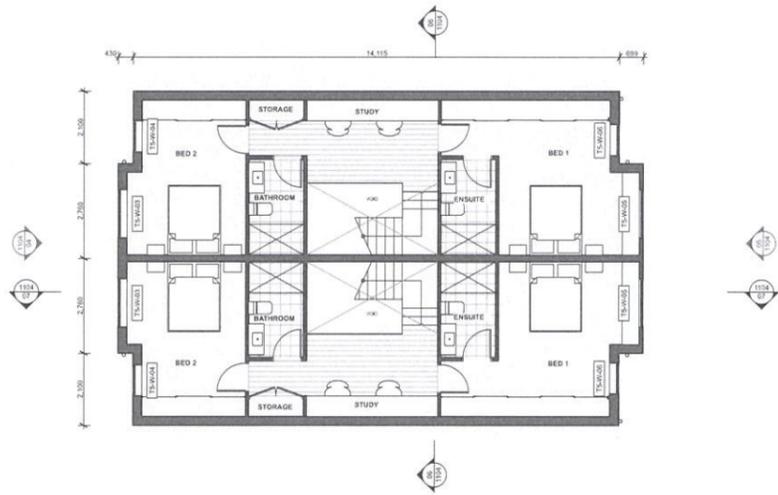
07 4-A SECTION
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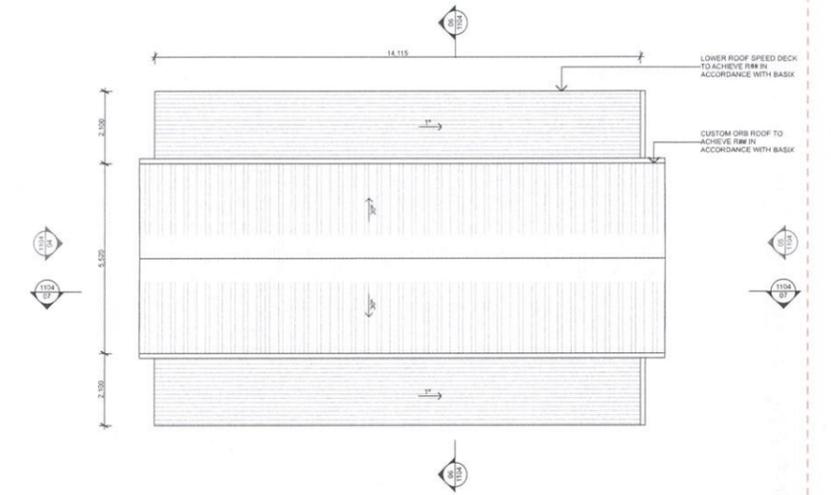
08 4-B SECTION
Scale 1:100



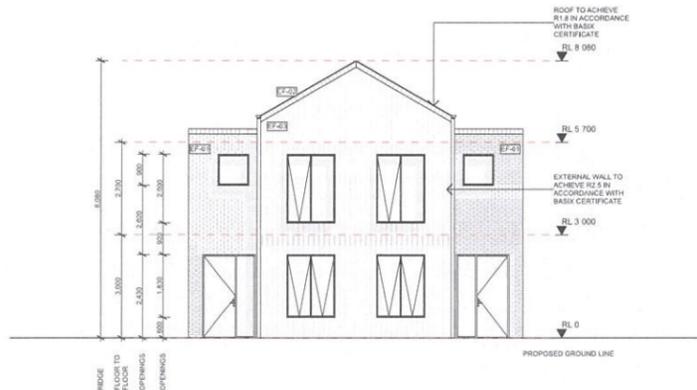
01 GROUND FLOOR PLAN
Scale 1:100



02 FIRST FLOOR PLAN
Scale 1:100



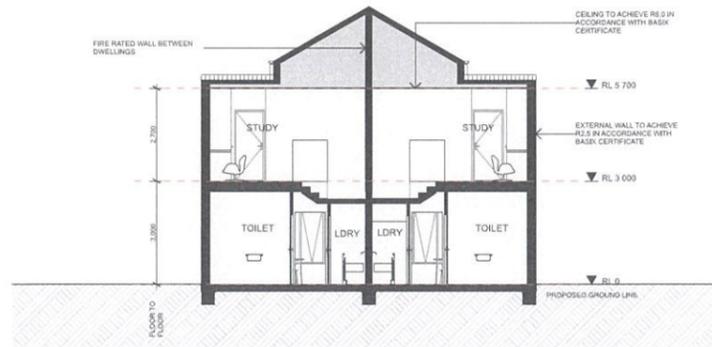
03 ROOF PLAN
Scale 1:100



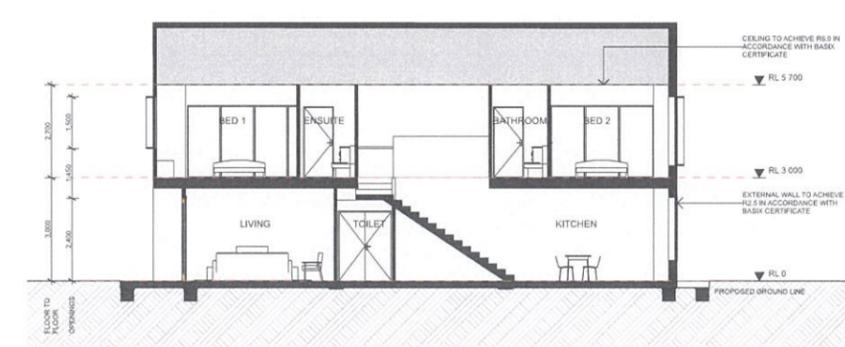
04 5-01 ELEVATION
Scale 1:100



05 5-02 ELEVATION
Scale 1:100



06 5-A SECTION
Scale 1:100



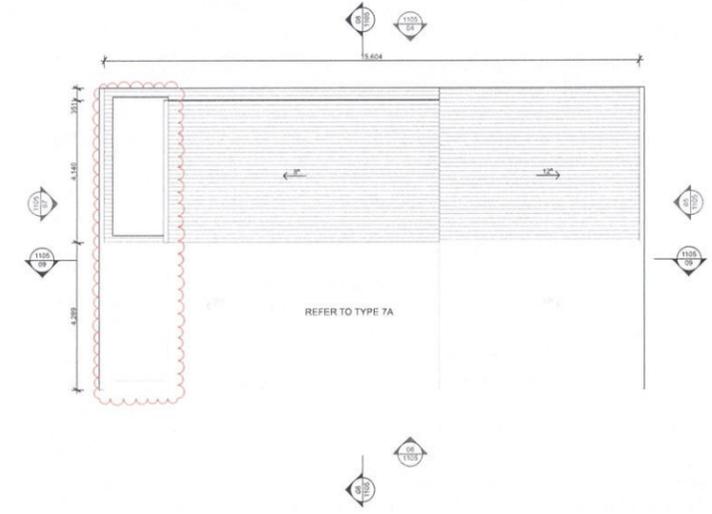
07 5-B SECTION
Scale 1:100



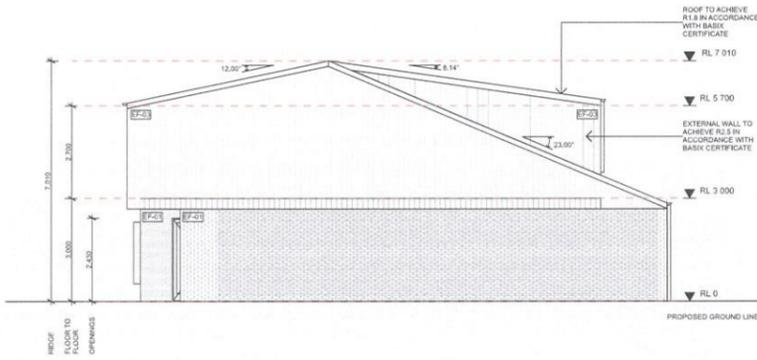
01 GROUND FLOOR PLAN
Scale 1:100



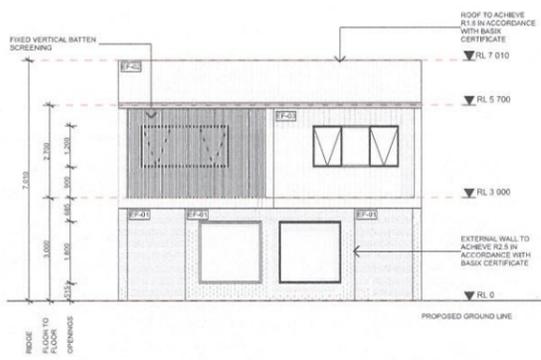
02 FIRST FLOOR PLAN
Scale 1:100



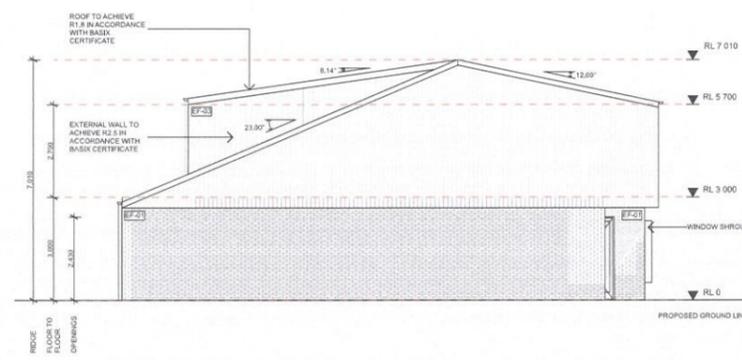
03 ROOF PLAN
Scale 1:100



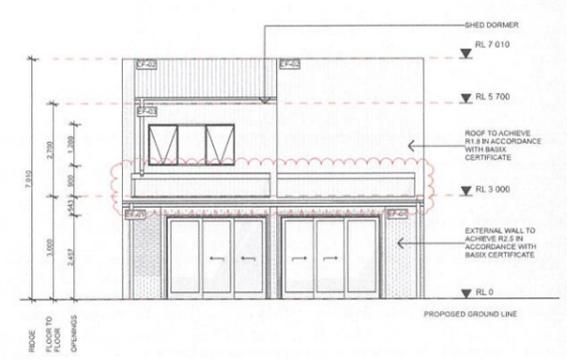
04 6A-01 ELEVATION
Scale 1:100



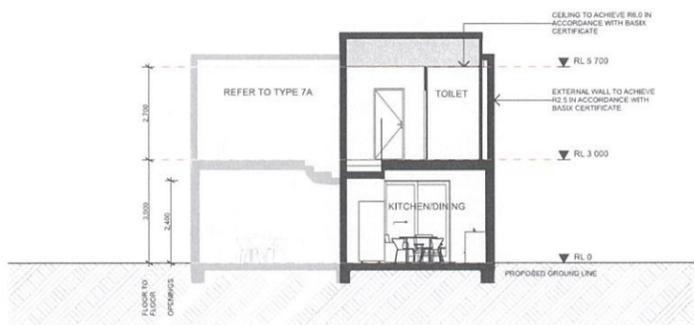
05 6A-02 ELEVATION
Scale 1:100



06 6A-03 ELEVATION
Scale 1:100



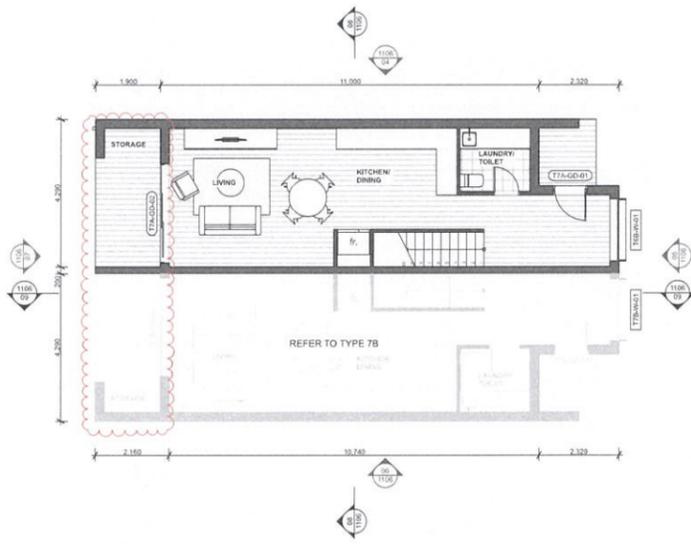
07 6A-04 ELEVATION
Scale 1:100



08 6A-A SECTION
Scale 1:100



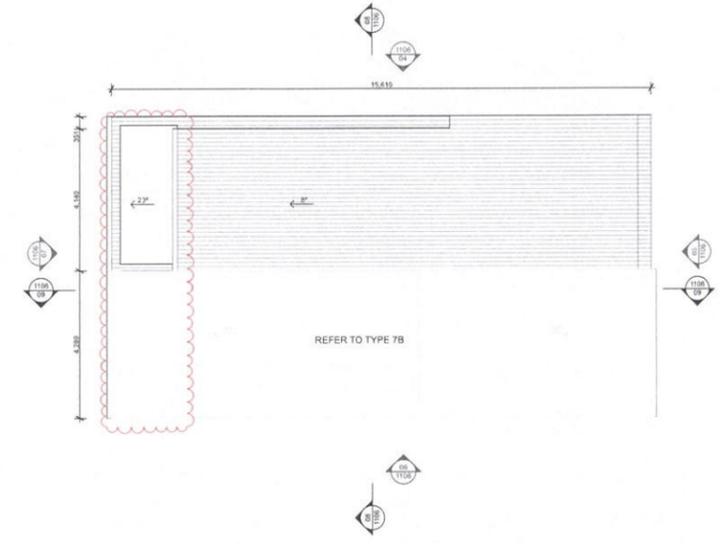
09 6A-B SECTION
Scale 1:100



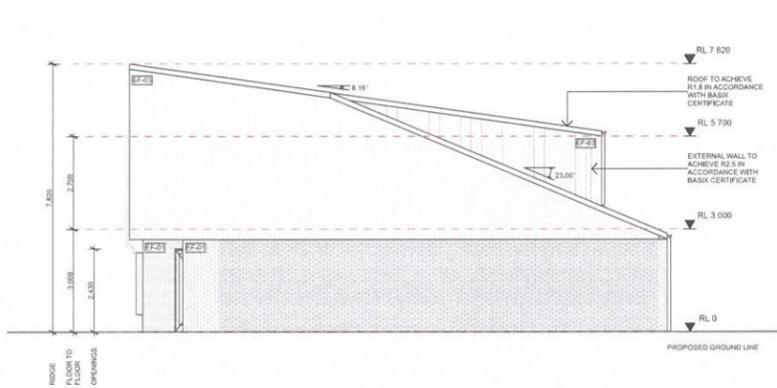
01 GROUND FLOOR PLAN
Scale 1:100



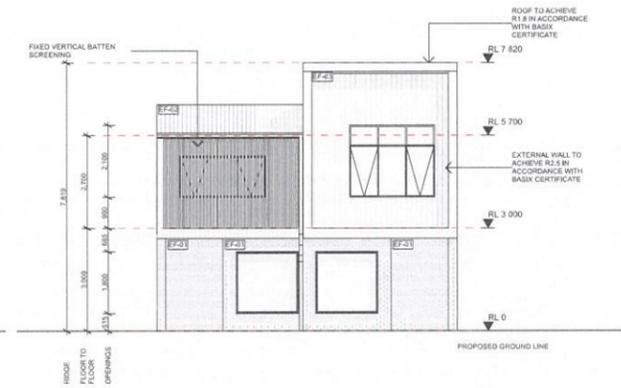
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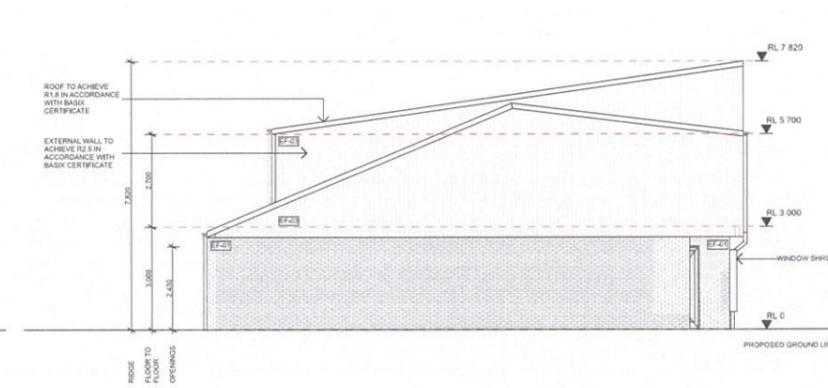
03 ROOF PLAN
Scale 1:100



04 6B-01 ELEVATION
Scale 1:100



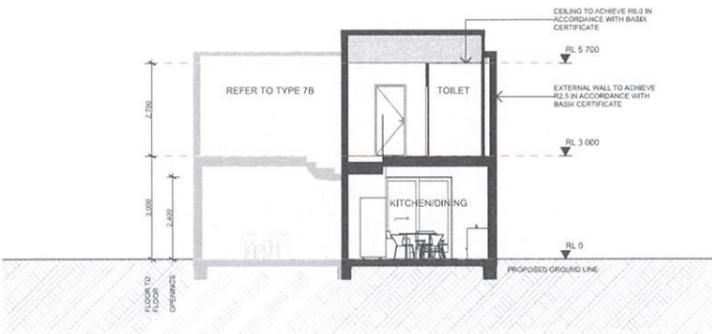
05 6B-04 ELEVATION
Scale 1:100



06 6B-03 ELEVATION
Scale 1:100



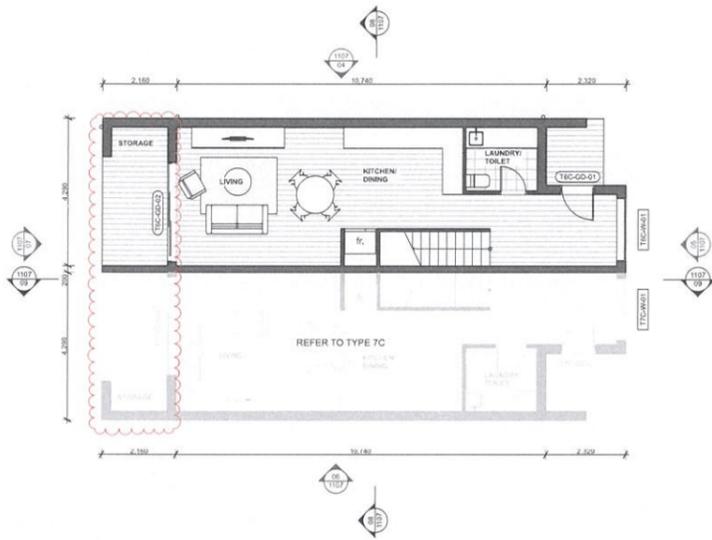
07 6B-02 ELEVATION
Scale 1:100



08 6B-A SECTION
Scale 1:100



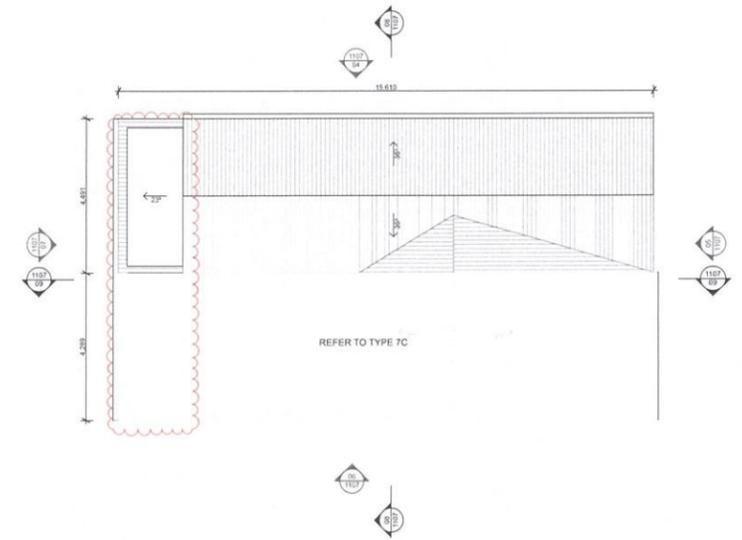
09 6B-B SECTION
Scale 1:100



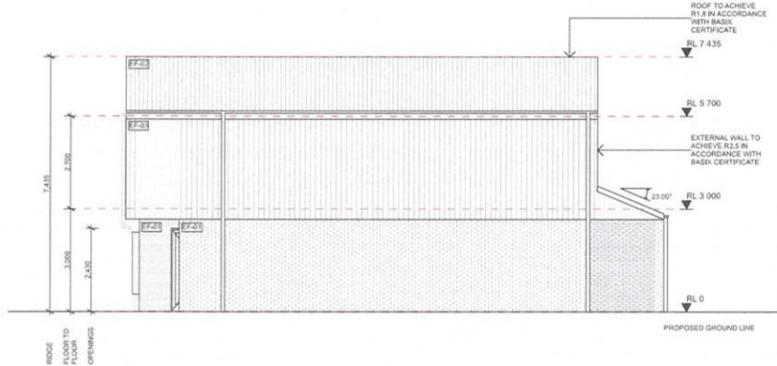
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Scale 1:100



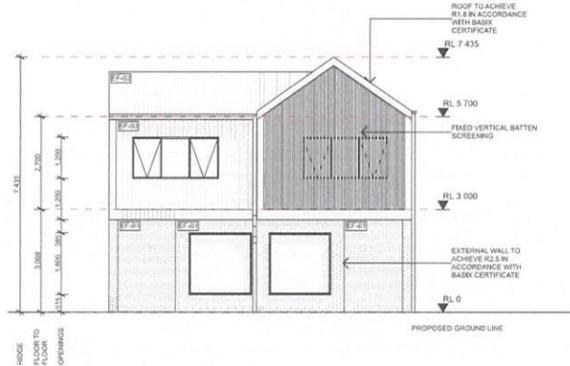
02 FIRST FLOOR PLAN
Scale 1:100



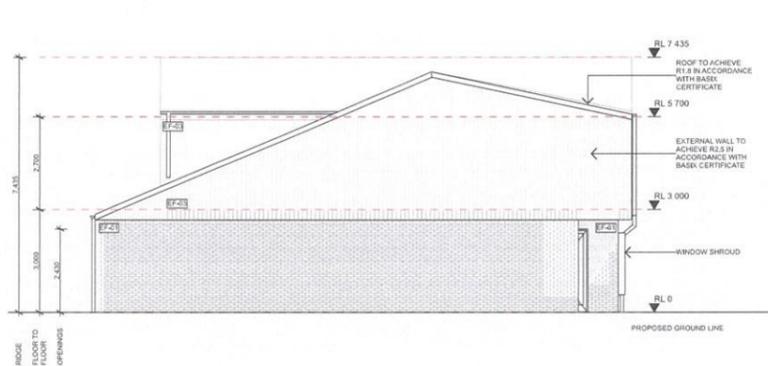
03 ROOF PLAN
Scale 1:100



04 6C-01 ELEVATION
Scale 1:100



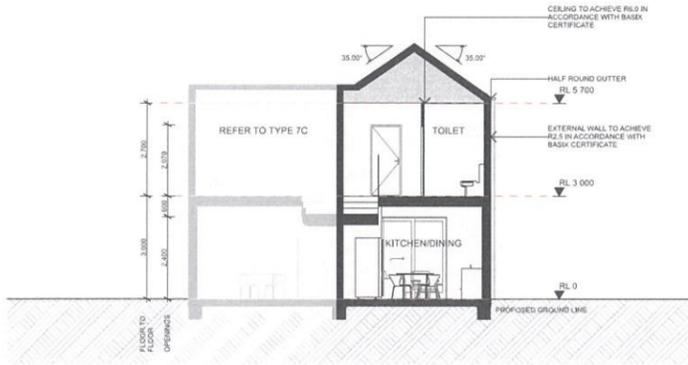
05 6C-04 ELEVATION
Scale 1:100



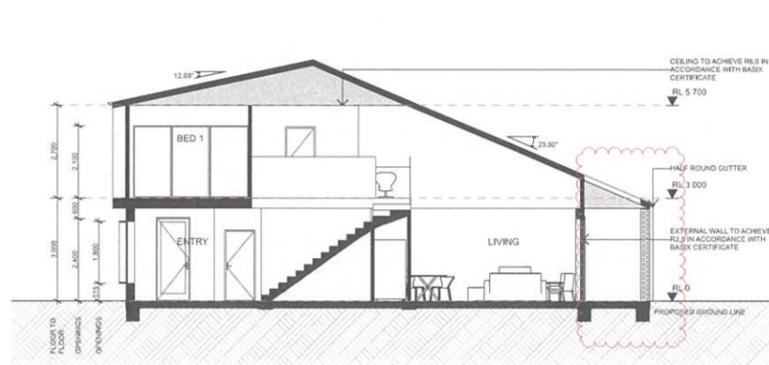
06 6C-03 ELEVATION
Scale 1:100



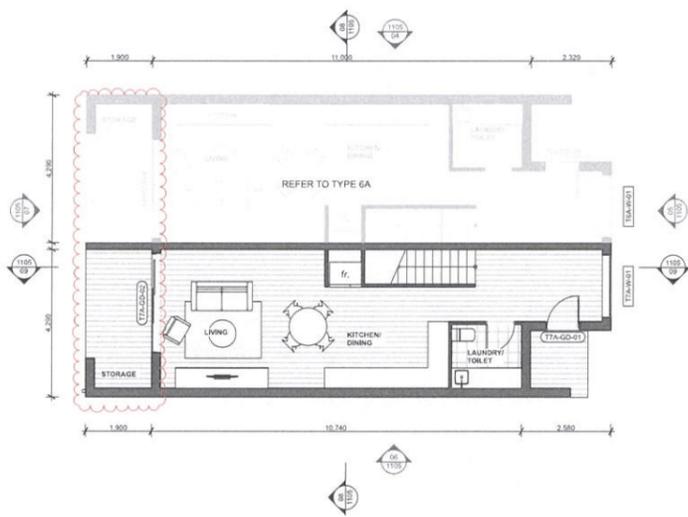
07 6C-02 ELEVATION
Scale 1:100



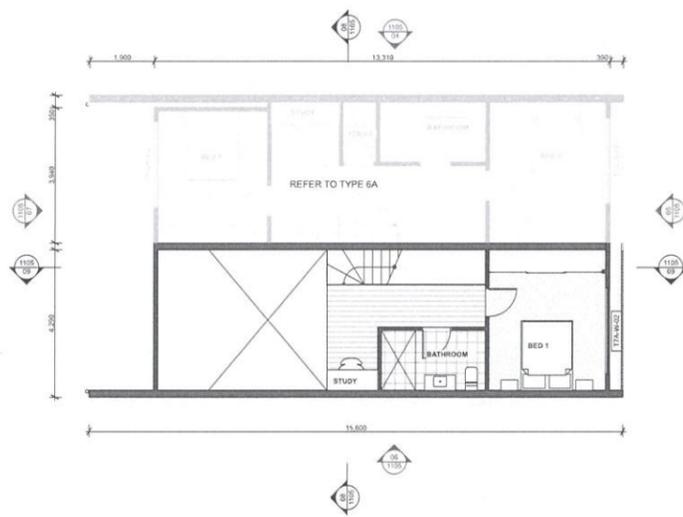
08 6C-A SECTION
Scale 1:100



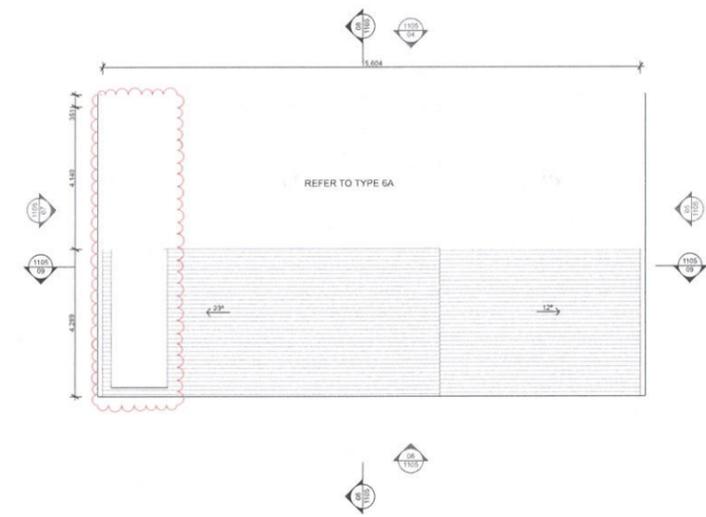
09 6C-B SECTION
Scale 1:100



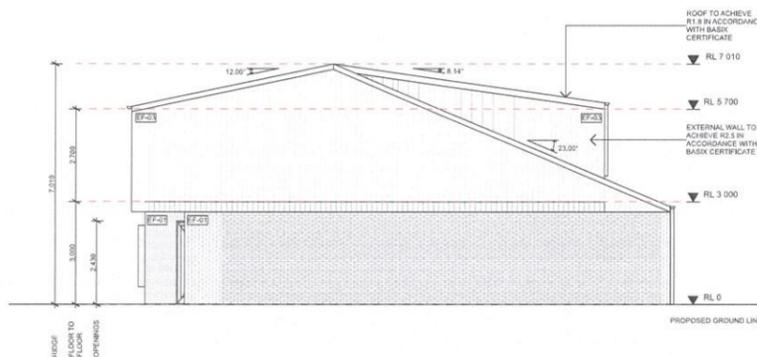
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Scale 1:100



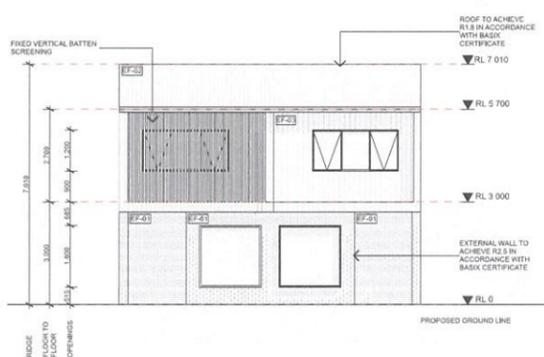
02 FIRST FLOOR PLAN
Scale 1:100



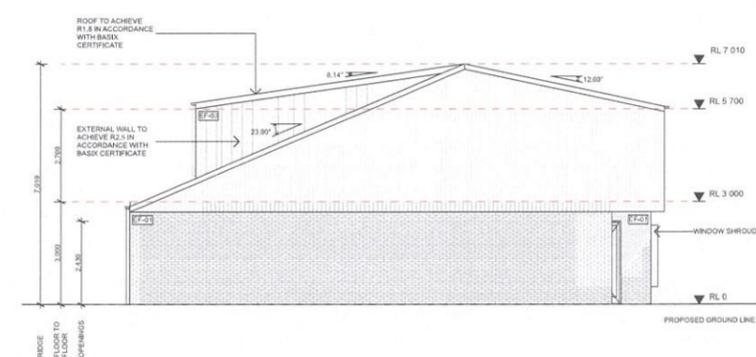
03 ROOF PLAN
Scale 1:100



04 7A-01 ELEVATION
Scale 1:100



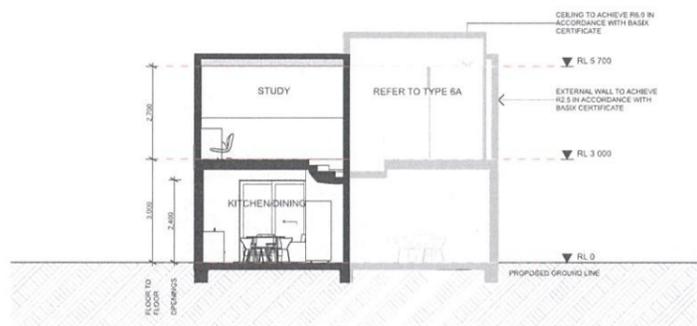
05 7A-02 ELEVATION
Scale 1:100



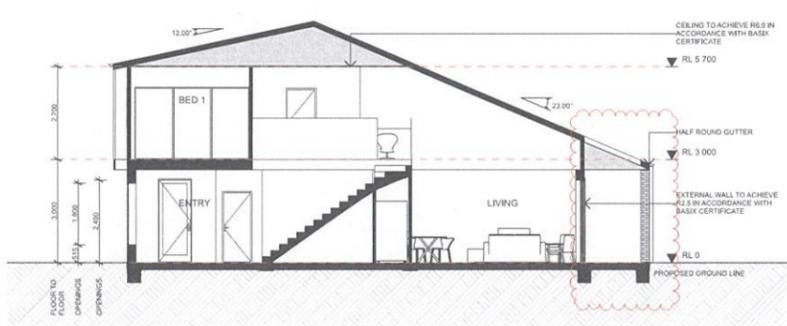
06 7A-03 ELEVATION
Scale 1:100



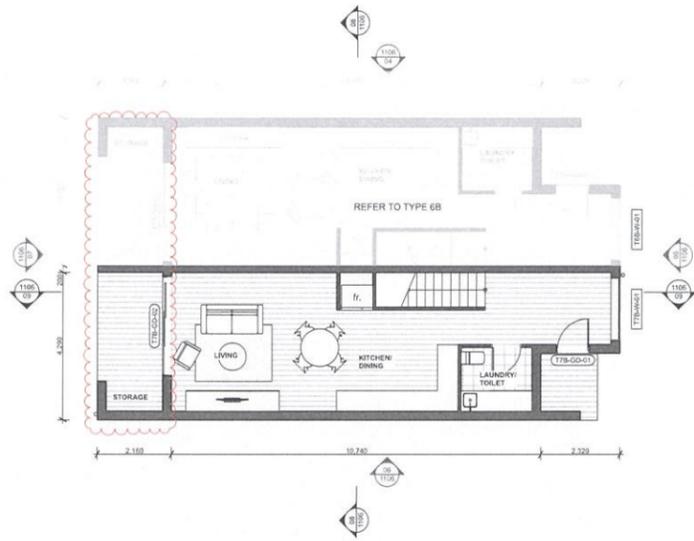
07 7A-04 ELEVATION
Scale 1:100



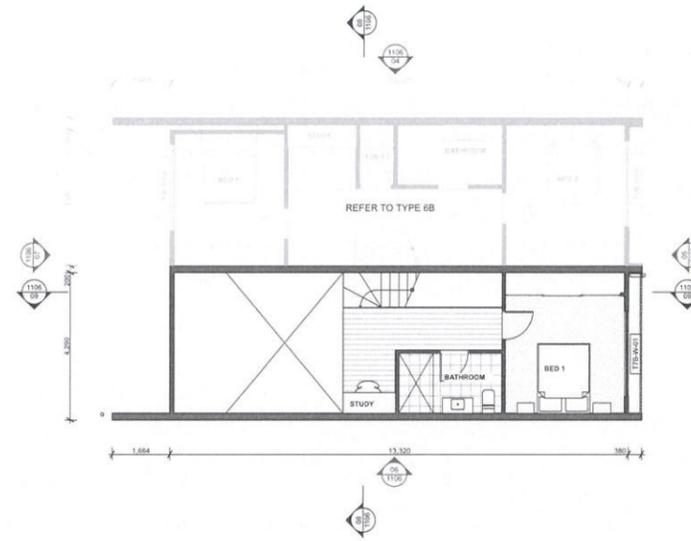
08 7A-A SECTION
Scale 1:100



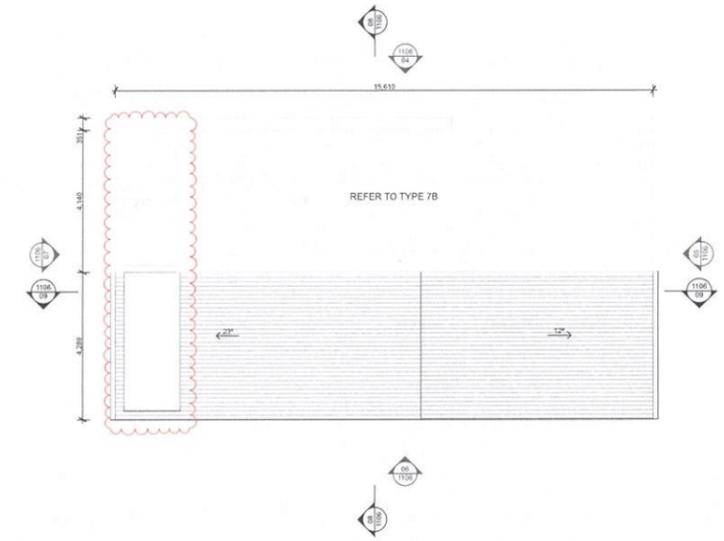
09 7A-B SECTION
Scale 1:100



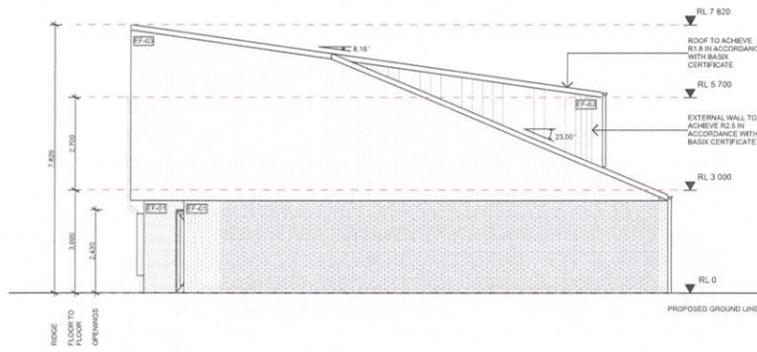
01 GROUND FLOOR PLAN
Scale 1:100



02 FIRST FLOOR PLAN
Scale 1:100



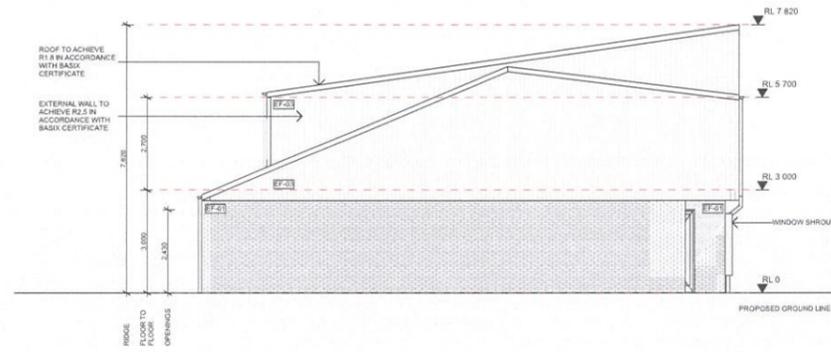
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Scale 1:100



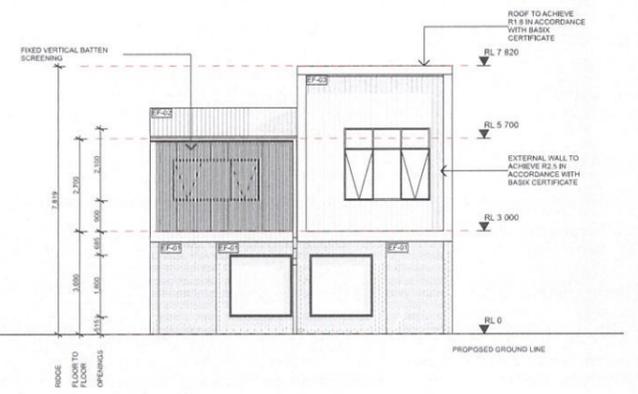
04 7B-01 ELEVATION
Scale 1:100



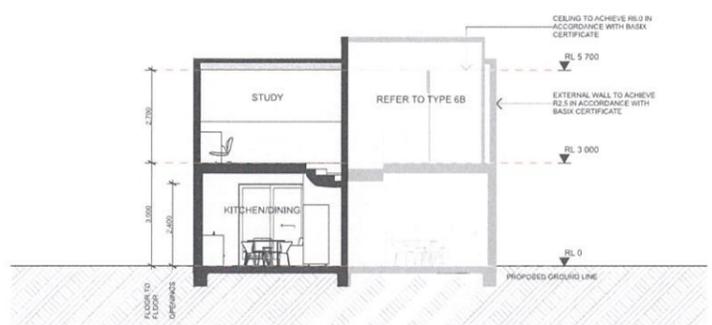
05 7B-02 ELEVATION
Scale 1:100



06 7B-03 ELEVATION
Scale 1:100



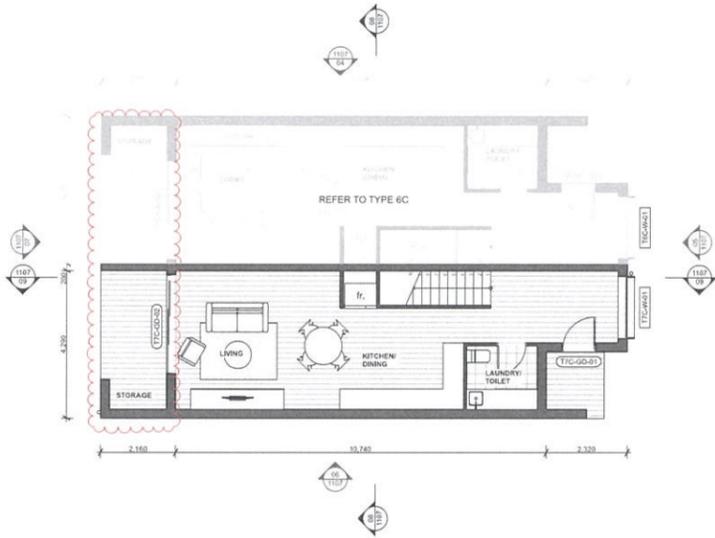
07 7B-04 ELEVATION
Scale 1:100



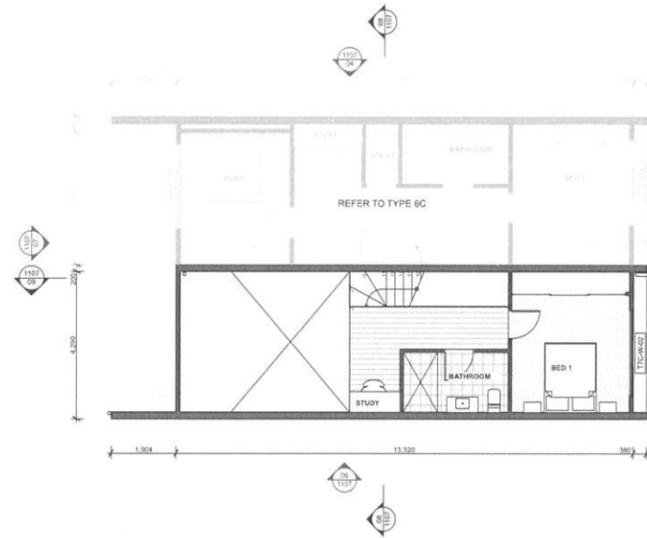
08 7B-A SECTION
Scale 1:100



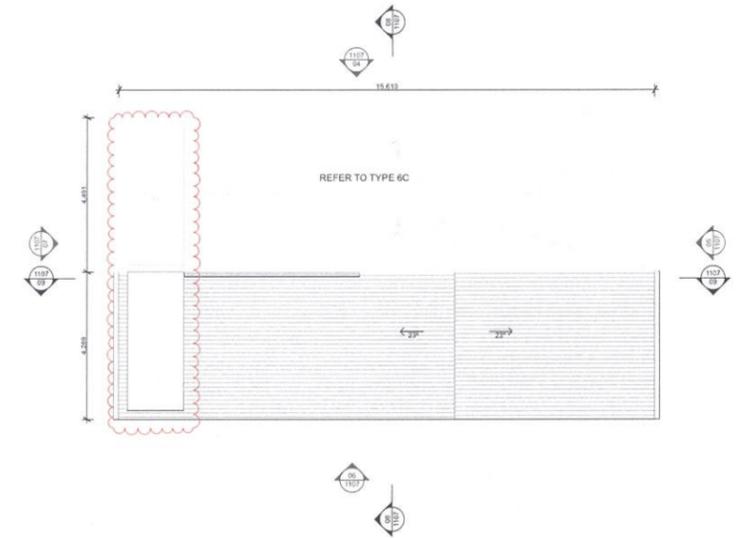
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Scale 1:100



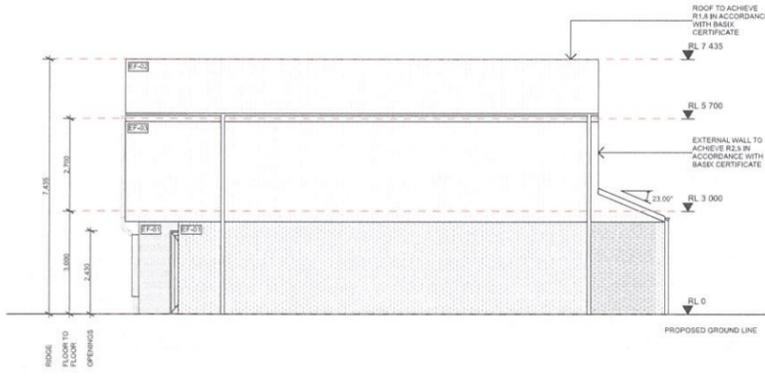
01 GROUND FLOOR PLAN
Scale 1:100



02 FIRST FLOOR PLAN
Scale 1:100



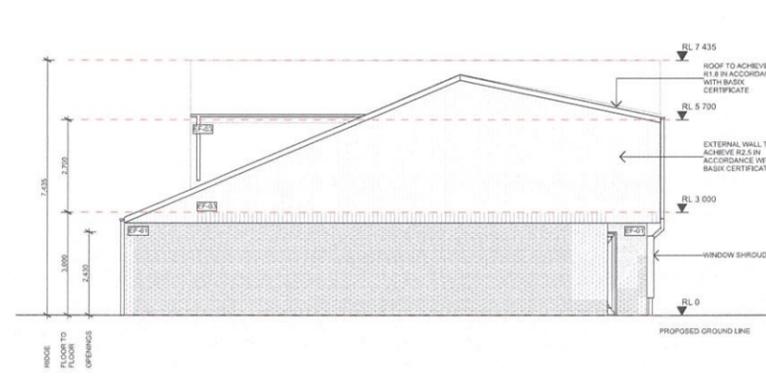
03 ROOF PLAN
Scale 1:100



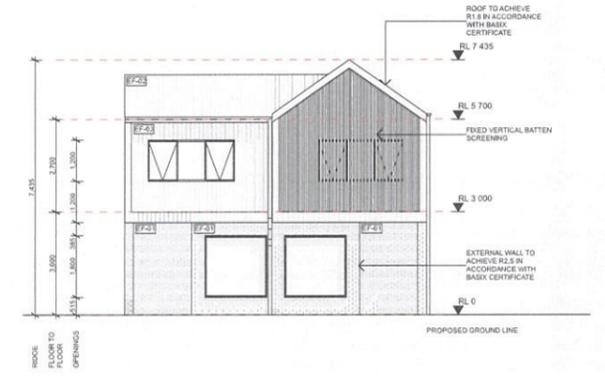
04 7C-01 ELEVATION
Scale 1:100



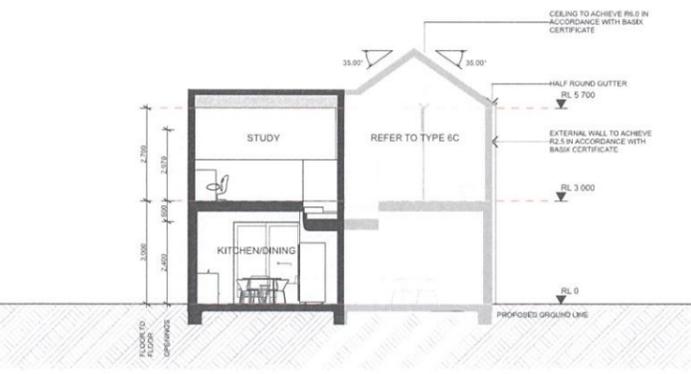
05 7C-02 ELEVATION
Scale 1:100



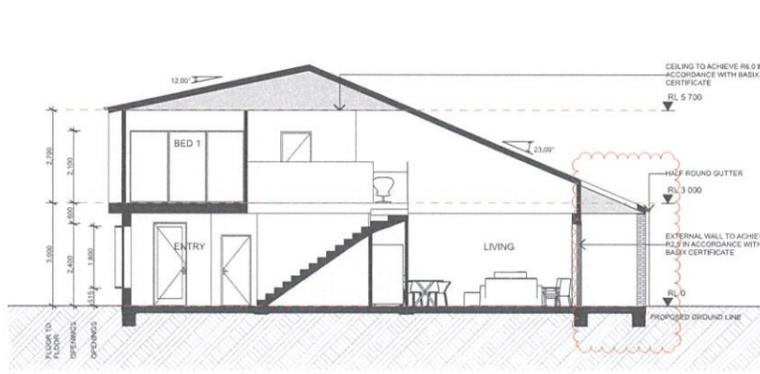
06 7C-03 ELEVATION
Scale 1:100



07 7C-04 ELEVATION
Scale 1:100



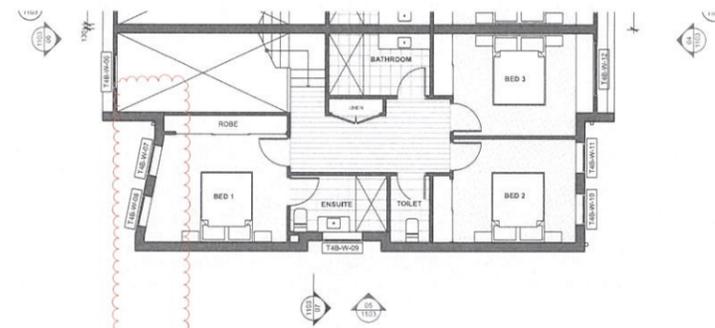
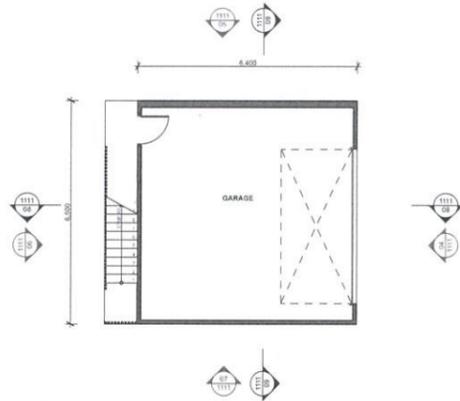
08 7C-A SECTION
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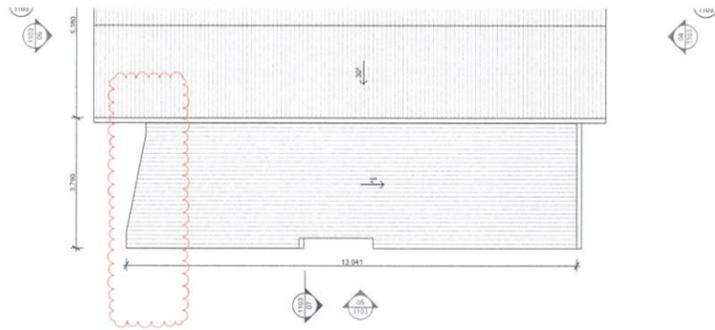
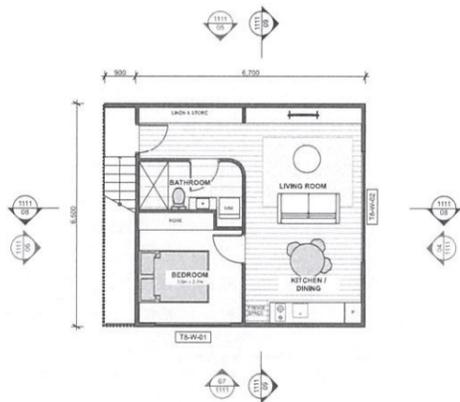
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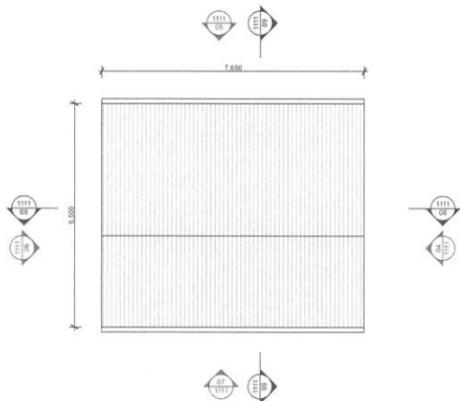
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02 FIRST FLOOR PLAN
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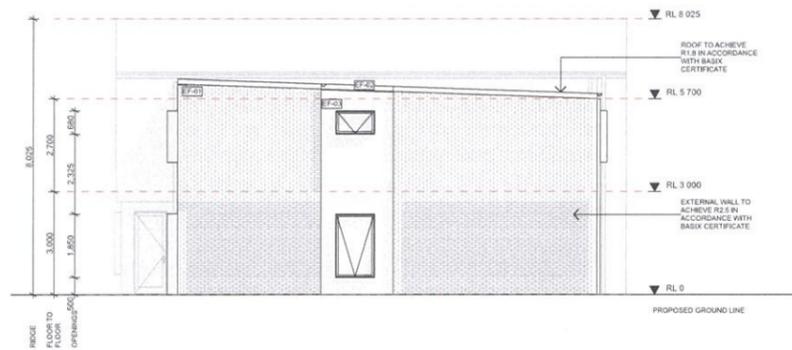


03 ROOF PLAN
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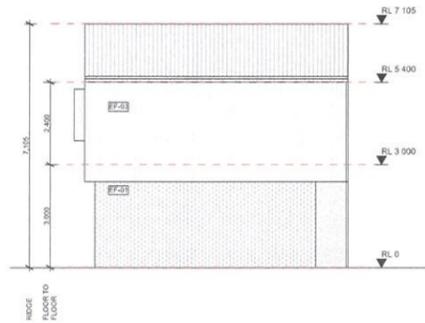
01 4-02 ELEVATION
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02 4-03 ELEVATION
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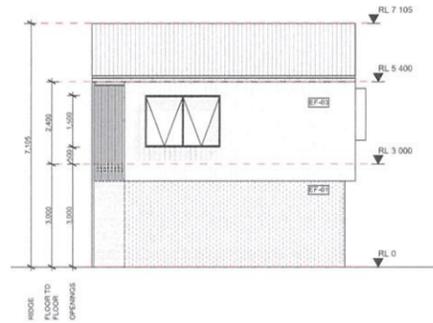
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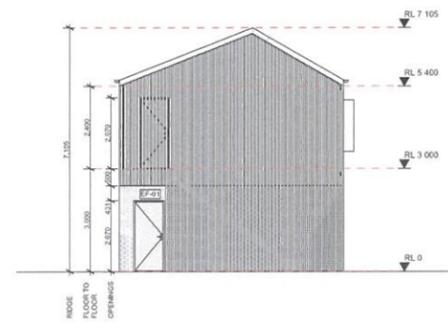
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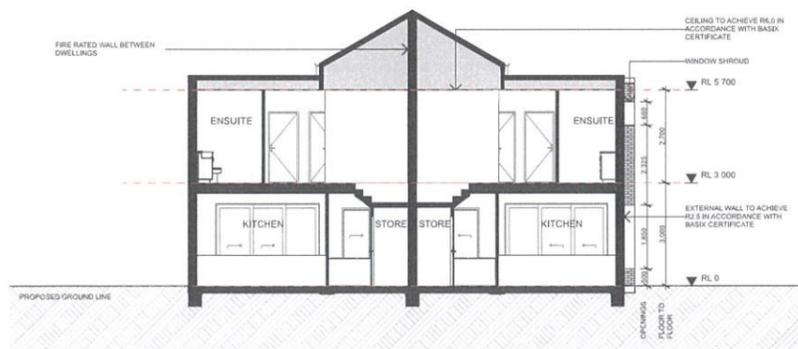
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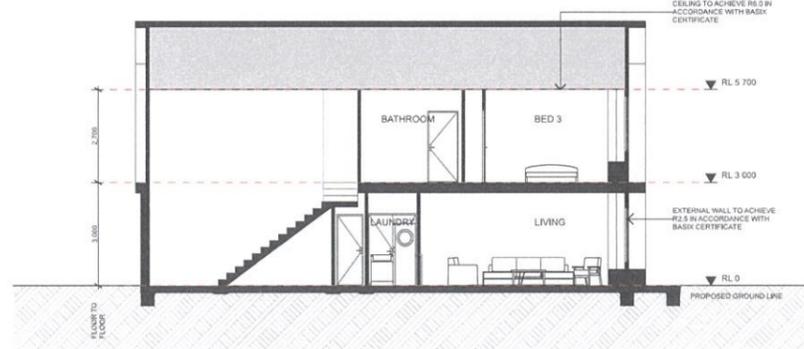
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07 GARAGE - ELEVATION 04
Scale 1:100



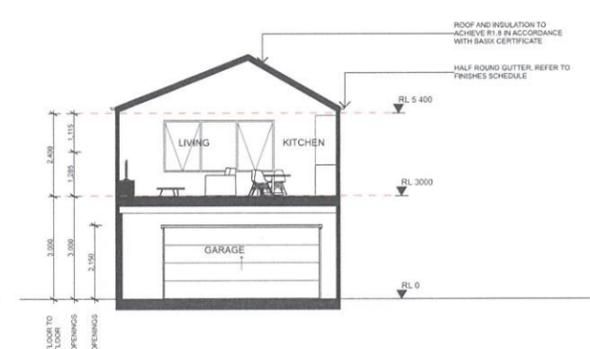
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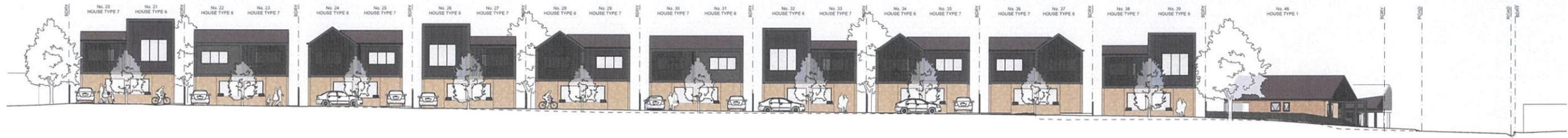
09 4-B SECTION
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10 GARAGE - SECTION A
Scale 1:100



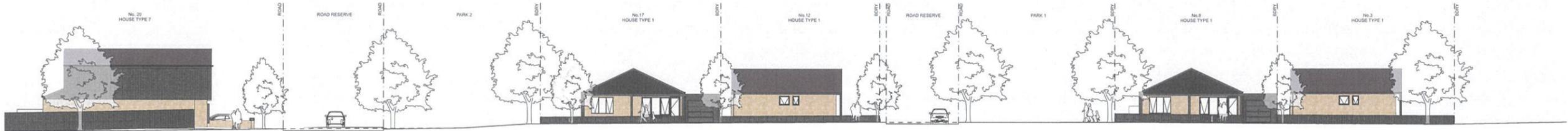
11 GARAGE - SECTION B
Scale 1:100



01 SITE SECTION A
Scale 1:200



02 SITE SECTION B
Scale 1:200



03 SITE SECTION C
Scale 1:200

PROJECT

**INTEGRATED
DESIGN
GROUP**

CONTACT DETAILS

Integrated Design Group Pty Ltd (ABN 94 115 060 239)
info@idgarchitects.com.au | www.idgarchitects.com.au
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Swinburn NSW ARB 7093
Andrew Die NSW ARB 7028
Joshua Andrew NSW ARB 5878
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5. Refer to General Notes page for legend and abbreviations

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CO-ORDINATION NOTES

1. Survey data included in this drawing is based on survey drawing and is provided for preliminary design purposes only
2. As this drawing is based on information provided by others, reference must be made to original survey drawings verified against site conditions.
3. For Section J and BASU requirements, refer to NCC Section J and Compliance Report and/or BASU/NAHERS Certificates.
4. Refer to landscape architect's documentation for landscape details, planting schedule, and landscape levels.

CLIENT

MID-WESTERN REGIONAL COUNCIL

ADDRESS 10-12 BURRUNDULLA AVENUE, MUDGEES

PROJECT DETAILS

KEY WORKER HOUSING

SITE PROJECT 10-12 BURRUNDULLA AVENUE, MUDGEES NSW MDC2209

REVISION

1	14/03/2024	A	ISSUE FOR DA
2	03/05/2024	B	ISSUE FOR INFORMATION

DRAWING

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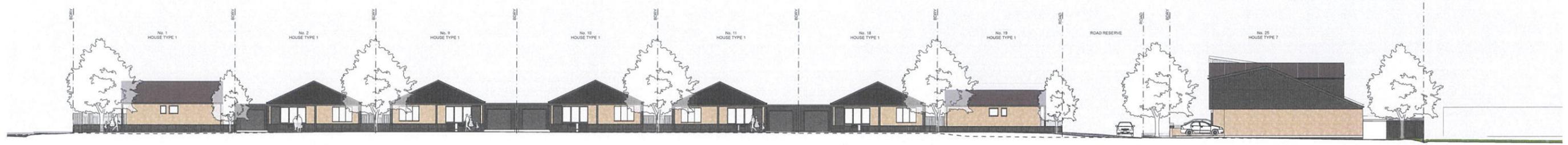
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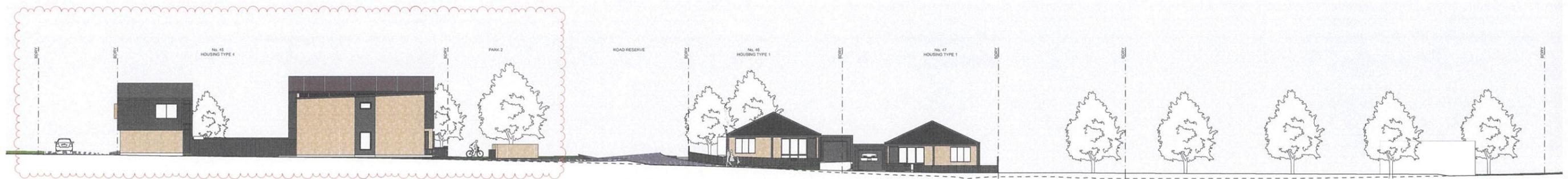
DATE 15/03/24

SCALE 1:200





01 SITE SECTION D
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02 SITE SECTION E
Scale 1:200



03 SITE SECTION F
Scale 1:200



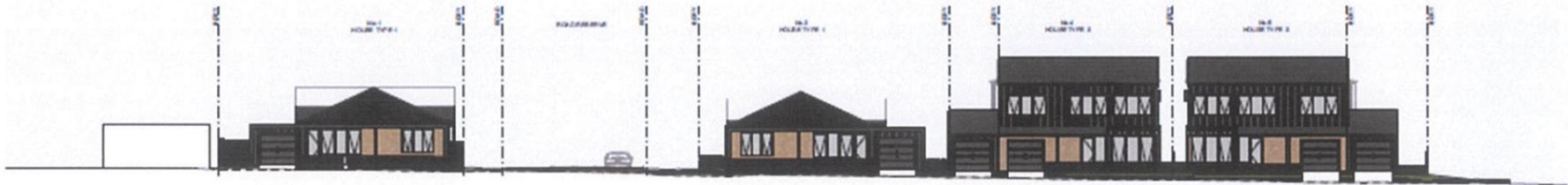
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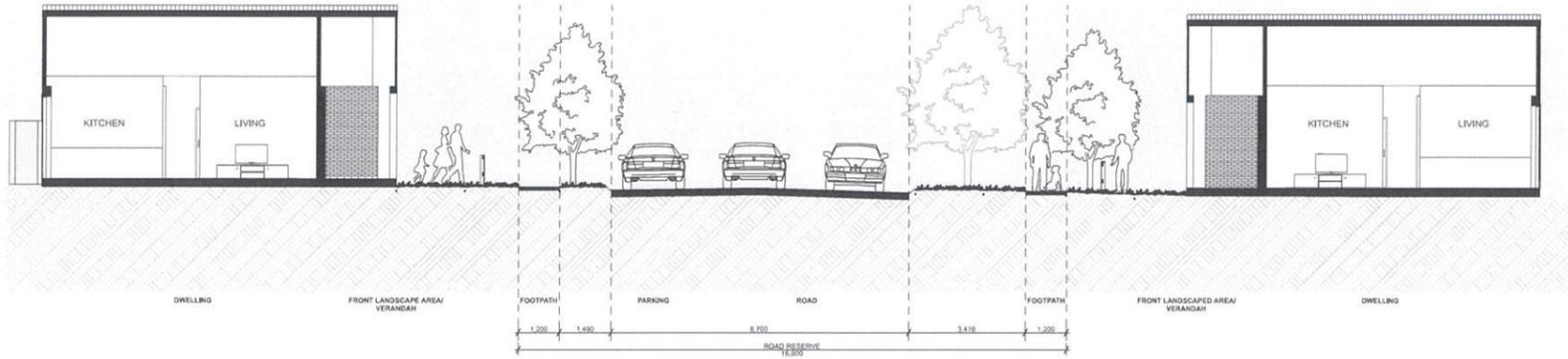
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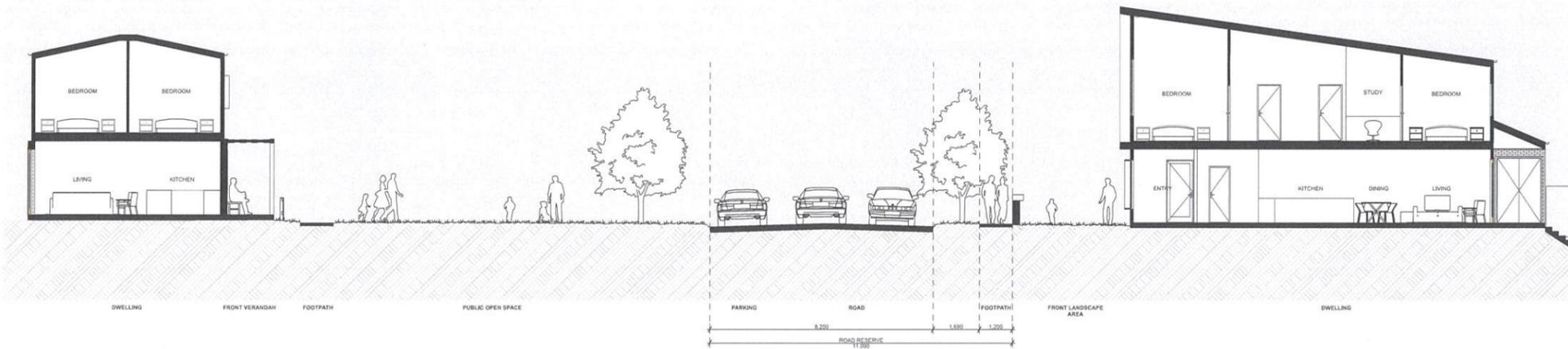
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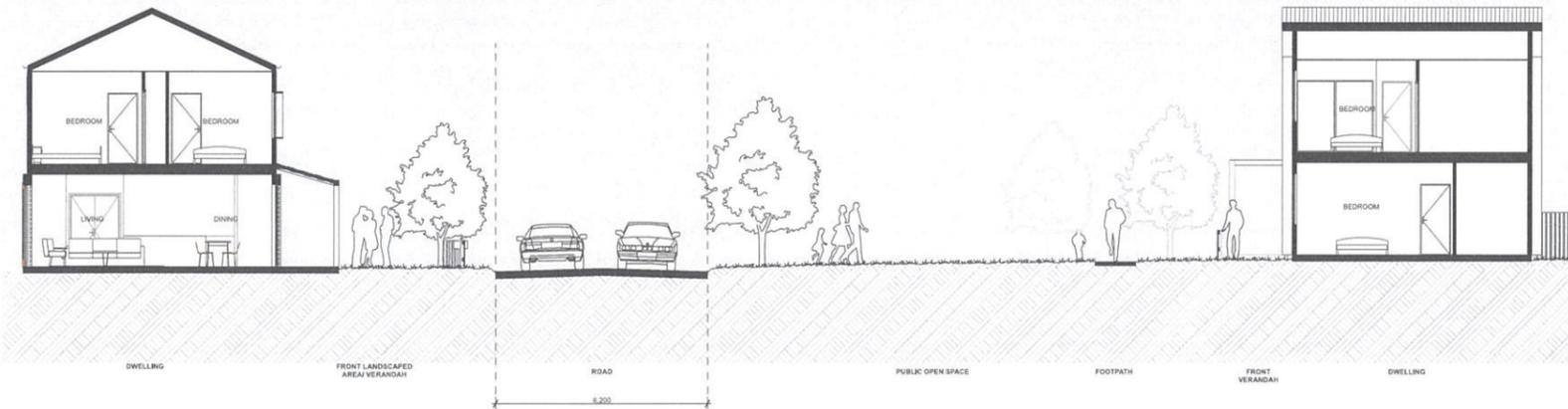
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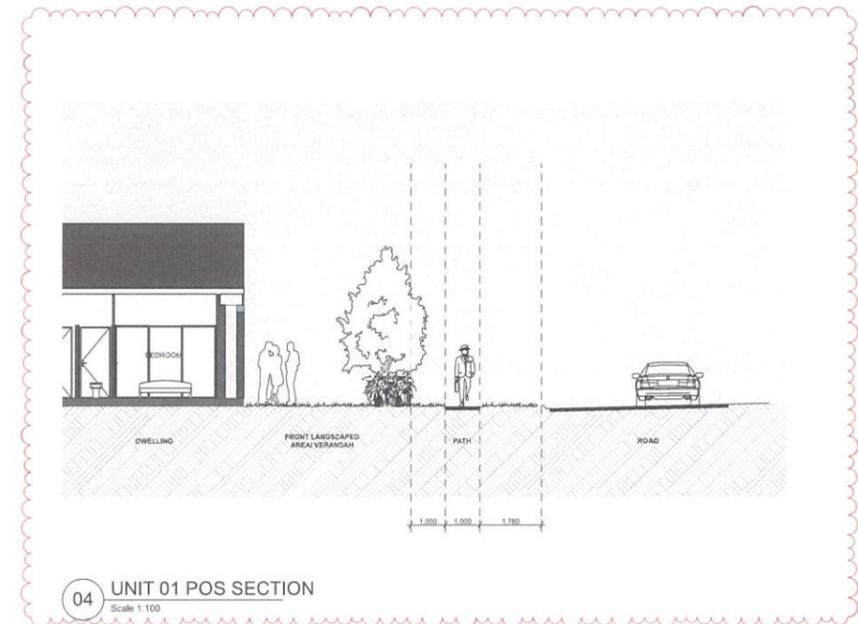
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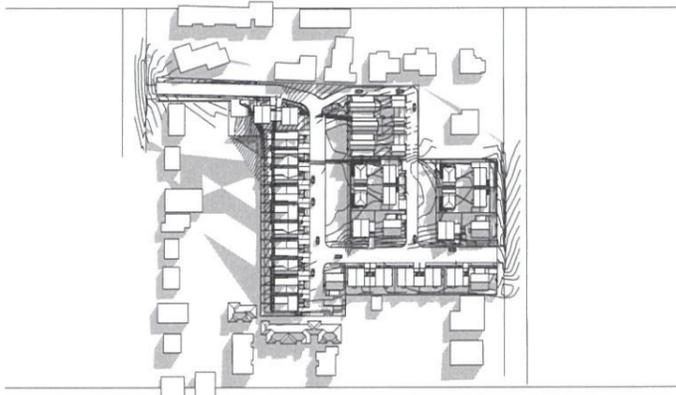
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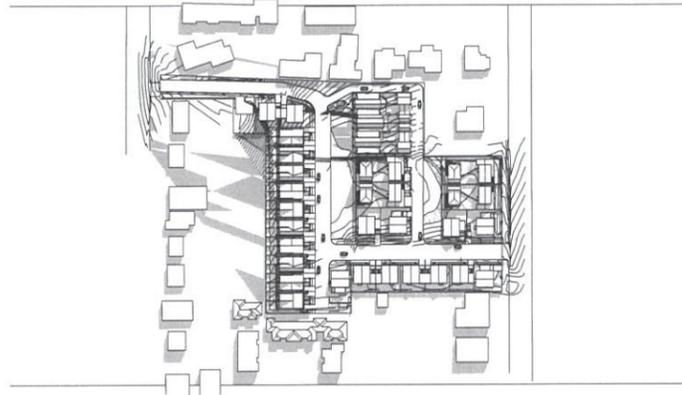
03 TYPICAL ROAD SECTION 03



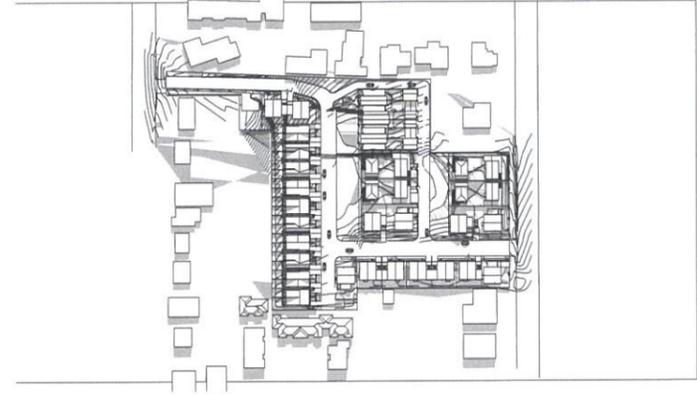
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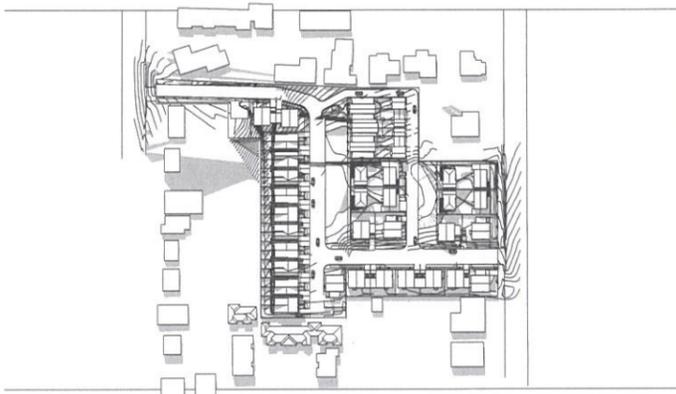
01 9AM 21 JUNE



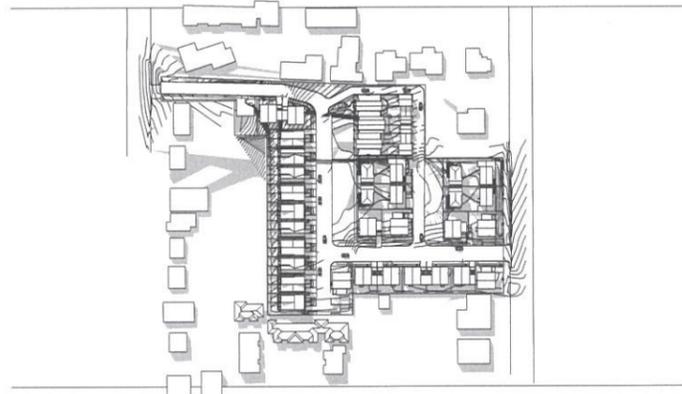
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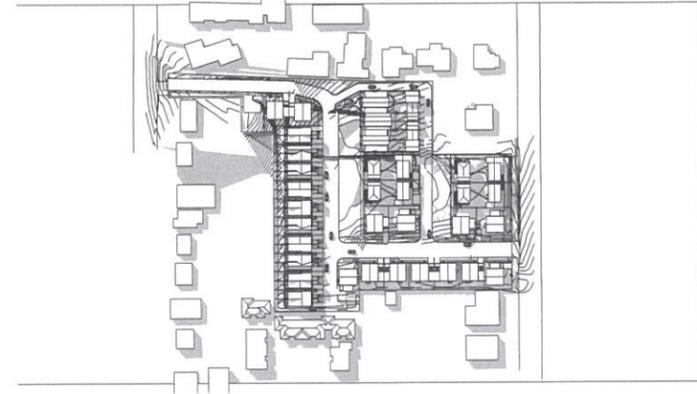
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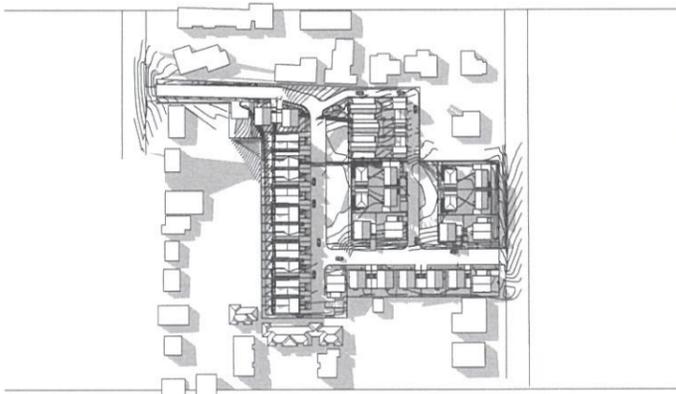
04 12PM 21 JUNE



05 1PM 21 JUNE



06 2PM 21 JUNE



07 3PM 21 JUNE

ARCHITECT

**INTEGRATED
DESIGN
GROUP**

CONTACT DETAILS

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info@idgarchitects.com.au | www.idgarchitects.com.au
Nominees Architects
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Andrew Eke NSW ARB 7020
Joshua Andrew NSW ARB 9876

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3. For Section J and BASIX requirements, refer to NCC Section J and Compliance Report under BASIX/HERFIS Certificate.
4. Refer to landscape architects documentation for landscape details, planting schedule, and landscape levels.

CLIENT

MID-WESTERN REGIONAL COUNCIL
ADDRESS: 15-12 BURRUNDULLA AVENUE, MUDGEE

PROJECT DETAILS

KEY WORKER HOUSING
SITE: 15-12 BURRUNDULLA AVENUE, MUDGEE NSW
PROJECT: MRC2399

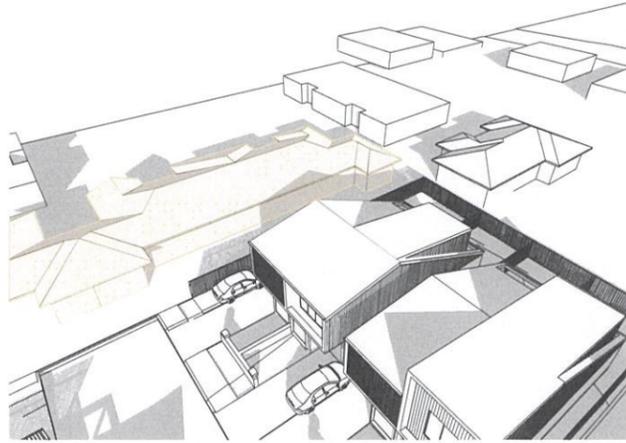
REVISION

NO.	DATE	DESCRIPTION
1	2024-06-21	ISSUE FOR IGA
2	2024-06-21	ISSUE FOR INFORMATION
3	2024-06-21	REVISED ISSUE FOR IGA
4	2024-06-21	REVISED ISSUE FOR IGA

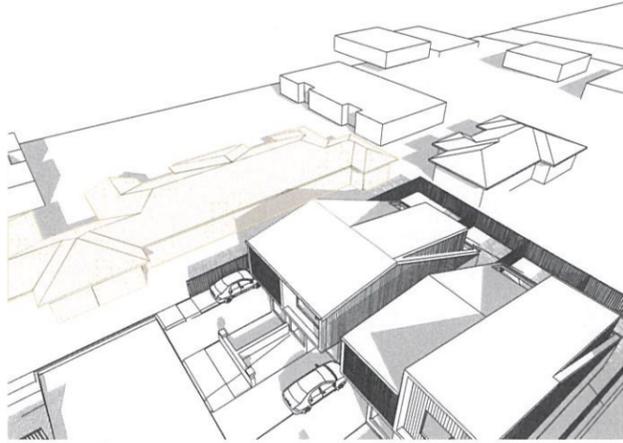
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SHADOW DIAGRAMS
DRAWN: DA-9100
DATE: 21/06/24
SCALE: 1:500 @ A4

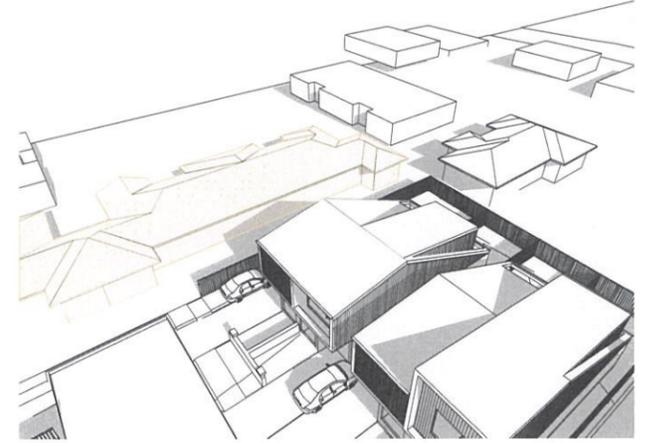




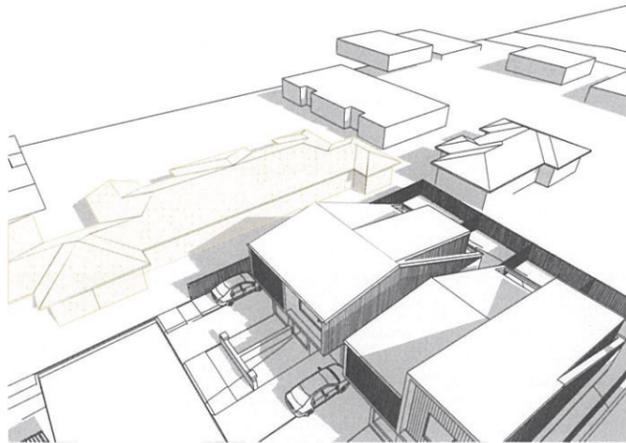
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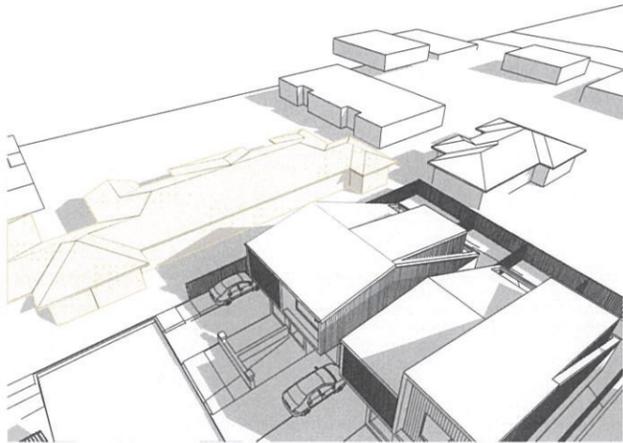
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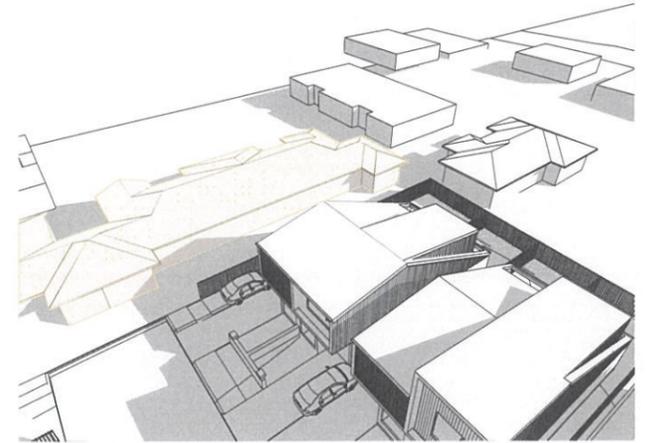
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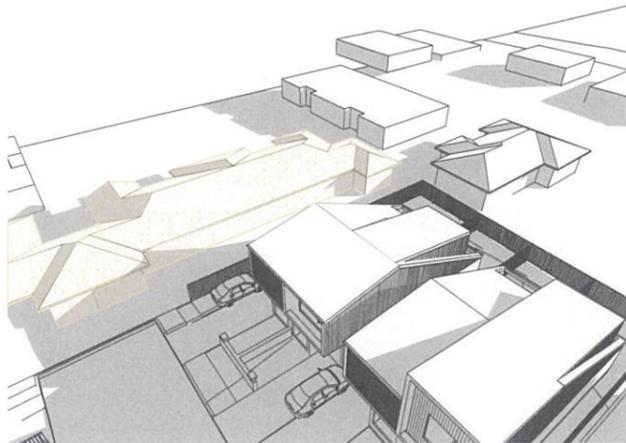
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05 1pm - OVERSHADOWING



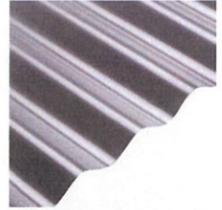
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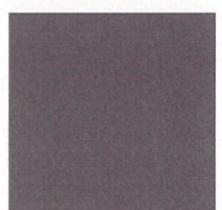
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BRICK FACADE
MINERAL SANDS



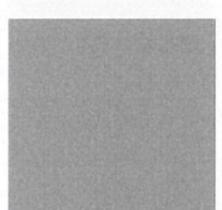
02
ROOF SHEETING
COLORBOND CUSTOM ORB
BASALT



03
WALL CLADDING
HARDIEPANEL VERTICAL SIDING
DULUX BASALT PAINT



04
GUTTERS, POSTS, WINDOW FRAMES
POWDERCOAT DULUX DURATEC
BASALT MATT



05
SOFFIT
JAMES HARDIE EAVES LINING
DULUX LEXICON



07
DRIVEWAYS & PATHS
BROOM FINISH CONCRETE
NATURAL