



MID-WESTERN REGIONAL COUNCIL

PO Box 156, MUDGEE NSW 2850

86 Market Street, Mudgee | 109 Herbert Street, Gulgong | 77 Louee Street, Rylstone

T 1300 765 002 or 02 6378 2850 | F 02 6378 2815

E council@midwestern.nsw.gov.au

Sh;sp;DA0061/2019

29 January 2019

Cameron Anderson Architects Pty Ltd
PO Box 3
MUDGEE NSW 2850

Dear Sir/Madam

**DEVELOPMENT APPLICATION DA0061/2019 - CELLAR DOOR PREMISES, TOURIST
& VISITOR ACCOMMODATION (TWO SERVICED APARTMENTS) AND ENTRANCE
GATEWAY
LOT 166 DP 755418 - 138 CRAIGMOOR ROAD EURUNDEREE NSW 2850**

I am pleased to advise that your application has been approved by Council.

Attached is Council's formal Development Consent No. DA0061/2019.

It is important that you read the consent and understand the requirements of any conditions imposed. Certain requirements may need to be satisfied prior to proceeding with the development.

The consent is a legal document and should be kept for your future reference as the development proceeds. It should be noted that commencement of the development implies your acceptance of the conditions of consent.

Please Note: No work can commence until a Construction Certificate has been issued, a Principal Certifying Authority (PCA) appointed and Council notified of commencement of work at least 2 days in advance.

Should you have any query regarding the consent or associated conditions, do not hesitate to contact myself or the appropriate Council officer.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Lindsay Dunstan', with a long horizontal flourish extending to the right.

**LINDSAY DUNSTAN
MANAGER STATUTORY PLANNING
DEVELOPMENT**

Notice of Determination of a Development Application

Issued under the *Environmental Planning and Assessment Act 1979* Section 4.16(1)(a)

Our Ref:	sh:sp;DA0061/2019	DA No:	DA0061/2019
Applicant:	Cameron Anderson Architects Pty Ltd PO Box 3 MUDGEE NSW 2850	Land to be Developed:	Lot 166 DP 755418 138 Craigmoor Road EURUNDEREE NSW 2850
Proposed Development:	Cellar door premises, tourist & visitor accommodation (two serviced apartments) and entrance gateway		
Building Code of Australia Classification:	-		
Date of Determination:	25 January 2019		
Determination:	CONSENT GRANTED subject to conditions set out below		
Consent to operate from:	29 January 2019	Consent to lapse on:	29 January 2024

CONDITIONS

APPROVED PLANS

- The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except as varied by the conditions listed herein and/or any plan notations.

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yy]	Prepared by:
Schedules	DA01	3	13.12.18	Cameron Anderson Architects
Site Plans	DA02	3	13.12.18	Cameron Anderson Architects
Site Plans 02	DA03	3	13.12.18	Cameron Anderson Architects
Ground Floor Plan	DA04	3	13.12.18	Cameron Anderson Architects
Level 2 Plan	DA05	3	13.12.18	Cameron Anderson Architects
Roof Plan	DA06	3	13.12.18	Cameron Anderson Architects
Elevations 01	DA07	3	13.12.18	Cameron Anderson Architects

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd.mm.yy]:	Prepared by:
Elevations 02	DA08	3	13.12.18	Cameron Anderson Architects
Sections	DA09	3	13.12.18	Cameron Anderson Architects
Basix	DA10	3	13.12.18	Cameron Anderson Architects
BASIX Certificate	983878M	-	13 December 2018	Cameron Anderson Architects

PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE

The following conditions must be complied with prior to Council or an accredited Certifier issuing a Construction Certificate for the proposed building

2. Prior to release of the Construction Certificate, approval pursuant to Section 68 of the Local Government Act, 1993 for the installation of an On Site Sewer Management System is to be obtained from Mid-Western Regional Council.
3. In accordance with the provisions of section 7.12 of the Environmental Planning and Assessment Act 1979 and the Mid-Western Regional Council Section 94A Development Contributions Plan (the Section 94A Plan), a levy based on the value of works shall be paid to Council in accordance with this condition for the purpose of public facilities, prior to issue of a Construction Certificate.

The value of works is to be calculated in accordance with Section 9.0 and the procedure outlined in Appendix 1 of the Section 94A Plan. A report regarding value of works and any necessary certification is to be submitted to Council. Council will calculate and advise of the final levy amount following submission of the documents.

Note – the levy amount will be adjusted by the Consumer Price Index, if not paid in the same financial year it was calculated. An indicative contribution amount, based on a construction value of \$600,000, and a 1% developer levy is \$6000.

4. To ensure that adequate provision is made for the cleanliness and maintenance of all food preparation areas, all work involving construction or fitting out of the premises shall comply with the requirements of Australian Standard 4674-2004 – “Design, Construction and Fit-Out of Food Premises”, Food Act 2003, the provisions of the Food Safety Standards Code (Australia) and the conditions of development consent. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.

PRIOR TO COMMENCEMENT OF WORKS - BUILDING

5. No work shall commence until a Construction Certificate has been issued and the applicant has notified Council of:
 - the appointment of a Principal Certifying Authority and
 - the date on which work will commence.
 Such notice shall include details of the Principal Certifying Authority and must be submitted to Council at least two (2) days before work commences.
6. The site shall be provided with a waste enclosure (minimum 1800mm X 1800mm X 1200mm) that has a lid or secure covering for the duration of the construction works to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site. Council encourages the separation and recycling of suitable materials.

NOTE: ALL WASTE GENERATED FROM THE CONSTRUCTION PROCESS IS TO BE CONTAINED ON-SITE

7. A sign must be erected in a prominent position on any work site on which involved in the erection or demolition of a building is carried out:
 - a) stating that unauthorised entry to the work site is prohibited;
 - b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours;
 - c) the name, address and telephone number of the principal certifying authority for the work; and
 - d) the sign shall be removed when the erection or demolition of the building has been completed.
8. If the work involved in the erection/demolition of the building;
 - a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - b) building involves the enclosure of a public placeA hoarding or fence must be erected between the work site and the public place. If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.
9. The development site is to be managed for the entirety of work in the following manner:
 - a) Erosion and sediment controls are to be implemented to prevent sediment from leaving the site. The controls are to be maintained until the development is complete and the site stabilised with permanent vegetation;
 - b) Appropriate dust control measures;
 - c) Construction equipment and materials shall be contained wholly within the site unless approval to use the road reserve has been obtained;
 - d) Toilet facilities are to be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site
10. All earthworks, filling, building, driveways or other works, are to be designed and constructed (including stormwater drainage if necessary) to ensure that at no time any ponding of stormwater occurs on the subject site or adjoining land as a result of this development. Design must also ensure that no diversion of runoff onto other adjacent properties occurs.

BUILDING CONSTRUCTION

11. All building work must be carried out in accordance with the provisions of the National Construction Code, the Environmental Planning & Assessment Act 1979 and Regulations and all relevant Australian Standards.
12. All plumbing and drainage work must be carried out by a licensed plumber and drainer and must comply with the Plumbing Code of Australia.
13. Construction work noise that is audible at other premises is to be restricted to the following times:
 - Monday to Saturday - 7.00am to 5.00pmNo construction work noise is permitted on Sundays or Public Holidays.
14. All mandatory inspections required by the Environmental Planning & Assessment Act and any other inspections deemed necessary by the Principal Certifying Authority being carried out during the relevant stage of construction.

15. All stormwater is to discharge a minimum 3m from the building and disposed of in such a way as to not adversely affect the adjoining properties.
16. This approval does not provide any indemnity to the owner or applicant under the Disability Discrimination Act 1992 with respect to the provision of access and facilities for people with disabilities.
17. The list of measures contained in the schedule attached to the Construction Certificate are required to be installed in the building or on the land to ensure the safety of persons in the event of fire in accordance with Clause 168 of the Environmental Planning and Assessment Regulation 2000.
18. The requirements of BASIX Certificate number(s) 983878M issued on 13 December 2018 must be installed and/or completed in accordance with the commitments contained in that certificate. Any alteration to those commitments will require the submission of an amended BASIX Certificate to the Council and/or the Principal Certifying Authority prior to the commencement of the alteration/s
19. Any damage which is caused to Council's infrastructure as a result of the proposed development must be repaired immediately to Council's satisfaction and at no cost to Council.

ACCESS AND CAR PARKING

20. Prior to the commencement of construction the Applicant must submit to Council for approval a detailed driveway design showing provision made for localised widening no less than 10 metres long and sufficient width to allow two vehicles to safely pass at the following locations:
 - a. At entry and extending for the next 10 metres, and
 - b. Midway between entry and proposed car parking areas.

Provision must be made for stormwater drainage and pavement must be maintained to the satisfaction of Council at all times.

21. A total of twenty five (25) car parking spaces are to be provided within the site of the development and comply with AS 2890.1: 2004 and the following requirements:
 - a) Each parking space is to have minimum dimensions of 5.5m x 2.6m;
 - b) Each disabled car parking space is to be in accordance with the provisions of AS 2890.6: 2009
 - c) All car parking and manoeuvring areas are to be provided with an all-weather surface suitable for 2WD vehicles (eg gravel);
 - d) All car parking areas must be maintained in a satisfactory condition at all times;
 - e) The aisle widths, internal circulation, ramp widths and grades of the car park are to generally conform to the Roads and Maritime Services (RMS) guidelines and Australian Standard AS2890.1 -1993

CULTURAL HERITAGE

22. In the event of any Aboriginal archaeological material being discovered during earthmoving/construction works, all work in that area shall cease immediately and the Office of Environment and Heritage (OEH) notified of the discovery as soon as practicable. Work shall only recommence upon the authorisation of the OEH.

PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

The following conditions are to be completed prior to occupation of the building and are provided to ensure that the development is consistent with the provisions of the Building Code of Australia and the relevant development consent

23. Prior to the occupation of a new building, or occupation or use of an altered portion of, or an extension to an existing building, an Occupation Certificate is to be obtained from the Principal Certifying Authority appointed for the erection of the building.
24. All car parking and associated driveway works are to be completed prior to occupation of the development.
25. Prior to occupation or the issue of the Occupation Certificate the owner of the building must cause the Principal Certifying Authority to be given a fire safety certificate in accordance with Clause 153 of the Environmental Planning and Assessment Regulation 2000 for each measure listed in the schedule. The certificate must only be in the form specified by Clause 174 of the Regulation. A copy of the certificate is to be given to the Commissioner of the New South Wales Fire Brigade and a copy is to be prominently displayed in the building.

GENERAL / ONGOING CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in a manner that is consistent with the aims and objectives of the environmental planning instrument affecting the land.

26. The serviced apartments are to be used for short-term visitor accommodation only.
27. Operating hours for the cellar door premises are restricted from 9am to 6pm, seven days a week.
28. For every 12 month period after the issue of the Final Fire Safety Certificate the owner/agent of the building must provide the Council and the Commissioner of NSW Fire Brigades with a copy of an Annual Fire Safety Statement Certifying that each specified fire safety measure is capable of performing to its specification.
29. Where any essential services are installed in the building a copy of the final Fire Safety Certificate (together with a copy of the current fire safety schedule) is to be given to the Commissioner of NSW Fire Brigades and Council. A further copy of the Certificate (together with a copy of the current fire safety schedule) is to be prominently displayed in the building.
30. There being no interference with the amenity of the neighbourhood by reason of the emission of any "offensive noise", vibration, smell, fumes, smoke, vapour, steam, soot, ash or dust, or otherwise as a result of the proposed development.
31. All stormwater runoff from roof and developed surfaces, including overflow from rainwater tanks, is to be controlled in such a manner so as not to flow or discharge over adjacent properties.
32. All vehicles are required to enter and leave the site in a forward direction, at all times.
33. All loading and unloading shall be carried out wholly within the site.
34. All waste generated by the development is to be disposed of to a Council approved waste facility. All fees and charges for disposal are to be borne by the developer.

35. Garbage areas are to be adequately screened from public view with an opaque fence and/or adequate landscaping. All waste must be secured in enclosed containers.
36. If food is provided, the premises is to be registered as a Food Premises (A form for this purpose is available from Council). The premises will be subject to inspections by Council for which a fee will be payable.
37. The premises shall at all times, be operated and maintained in accordance with Food Safety Standards 3.1.1, 3.2.2 and 3.2.3 prescribed in chapter 3 of the Australia and New Zealand Food Standards Code.
38. No amplified music is permitted.
39. All exterior lighting associated with the development shall be designed and installed so that no obtrusive light will be cast onto any adjoining property or roadways, in accordance with Australian Standard 4282 "Control of the Obtrusive Effects of Outdoor Lighting".

STATEMENT OF REASONS

The determination decision was reached for the following reasons:

1. The proposed development complies with the requirements of the applicable environmental planning instruments and Mid-Western Regional Development Control Plan 2013.
2. The proposed development is considered to be satisfactory in terms of the matters identified in Section 4.15 of the Environmental Planning & Assessment Act 1979.

OTHER APPROVALS

N/A

ADVISORY NOTES

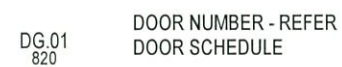
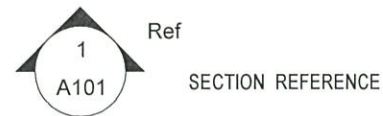
- 1 The removal of trees within any road reserve requires the separate approval of Council in accordance with the policy "Tree Removal and Pruning – Public Places".
- 2 The land upon which the subject building is to be constructed may be affected by restrictive covenants. This approval is issued without enquiry by Council as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this approval. Persons to whom this approval is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.
- 3 Division 8.2 of the Environmental Planning and Assessment Act (EP&A Act) gives you the ability to seek a review of the determination. This request is made to Council and must be made within 6 months after the date on which you receive this notice. The request must be made in writing and lodged with the required fee; please contact Council's Development Department for more information or advice.
- 4 If you are dissatisfied with this decision section 8.7 of the EP&A Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.
- 5 To ascertain the extent to which the consent is liable to lapse, refer to Section 4.53 of the EP&A Act.

Signed on behalf of Mid-Western Regional Council by:



**LINDSAY DUNSTAN
MANAGER STATUTORY PLANNING
DEVELOPMENT**

SYMBOL LEGEND



DA_DOOR SCHEDULE

Door No	Width	Height	Area	Comments
D0.101	820	2040	1.7 m ²	
D0.102	820	2040	1.7 m ²	
D0.103	820	2040	1.7 m ²	
D0.104	820	2040	1.7 m ²	
D0.301	820	2040	1.7 m ²	
D2.101	770	2040	1.6 m ²	
DE0.101	1150	2475	2.8 m ²	All External Glazed doors to be Clear or tinted Double Glazed Aluminium to comply with BCA part J and Basix report
DE0.102	910	2400	2.2 m ²	
DE0.103	820	2040	1.7 m ²	
DE0.104	820	2040	1.7 m ²	
DE0.105	900	2700	2.4 m ²	
DE0.106	4000	2550	10.2 m ²	
DE0.201	820	2040	1.7 m ²	
DE0.202	820	2040	1.7 m ²	
DE0.203	820	2040	1.7 m ²	
DE0.204	910	2150	2.0 m ²	
DE0.205	1830	2083	3.8 m ²	
DE0.301	3000	2550	7.7 m ²	
DE0.302	4500	1600	7.2 m ²	
DE2.101	1800	2100	3.8 m ²	
DE2.302	3000	2550	7.7 m ²	
GT.01	1500	2040	3.1 m ²	
GT.02	3600	2700	9.7 m ²	

DA_WINDOW SCHEDULE

WN No	Width	Height	Area	Comments
LV2.201	600	1184	0.7 m ²	All External Glazed doors to be Clear or tinted Double Glazed Aluminium to comply with BCA part J and Basix report
LV2.202	600	1184	0.7 m ²	
SKL	780	1180	0.9 m ²	
SKL	780	1180	0.9 m ²	
SKL	780	1180	0.9 m ²	
SKL	780	1180	0.9 m ²	
W0.101	2000	1650	3.3 m ²	
W0.102	3200	1650	5.3 m ²	
W0.103	450	2700	1.2 m ²	
W0.104	450	2700	1.2 m ²	
W0.105	450	2700	1.2 m ²	
W0.106	900	1650	1.5 m ²	
W0.301	900	2550	2.3 m ²	
W2.101	800	1400	1.1 m ²	
W2.102	800	1400	1.1 m ²	
W2.301	800	1464	1.2 m ²	
W2.302	800	1464	1.2 m ²	
W2.303	3200	600	1.9 m ²	

FINISHES SCHEDULE

RE01	TYPE: RAMMED EARTH WALLS COLOUR / FINISH: NATURAL
TC01	TYPE: TIMBER CLADDING COLOUR / FINISH: HARDWOOD
MC01	TYPE: SHEET METAL CLADDING COLOUR / FINISH: GALVANISED
MR01	TYPE: SHEET METAL ROOFING COLOUR / FINISH: GALVANISED
TD01	TYPE: TIMBER DECKING COLOUR / FINISH: HARDWOOD
GL01	TYPE: CLEAR GLAZING COLOUR / FINISH: CLEAR OR TINTED TO BCA
FT01	TYPE: FLOOR TILE COLOUR / FINISH: TO CLIENTS SPECS
CP01	TYPE: INTERNAL CARPET COLOUR / FINISH: TO CLIENTS SPECS
CF01	TYPE: CONCRETE FLOORING COLOUR / FINISH: NATURAL



Certificate no.: 0003427100
Assessor Name: marc kiho
Accreditation no.: 20094
Certificate date: 05 December 2018
Dwelling Address: 138 Craigmoor Rd, Mudgee, NSW 2850
www.nathers.gov.au



DA SUBMISSION



Cameron Anderson Architects | ABN 78385853147
NSW Nominated Architect | Cameron Anderson NSW ARB 8560

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Check all dimensions and site conditions prior to the commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment, and the preparation of shop drawings and / or the fabrication of any components.
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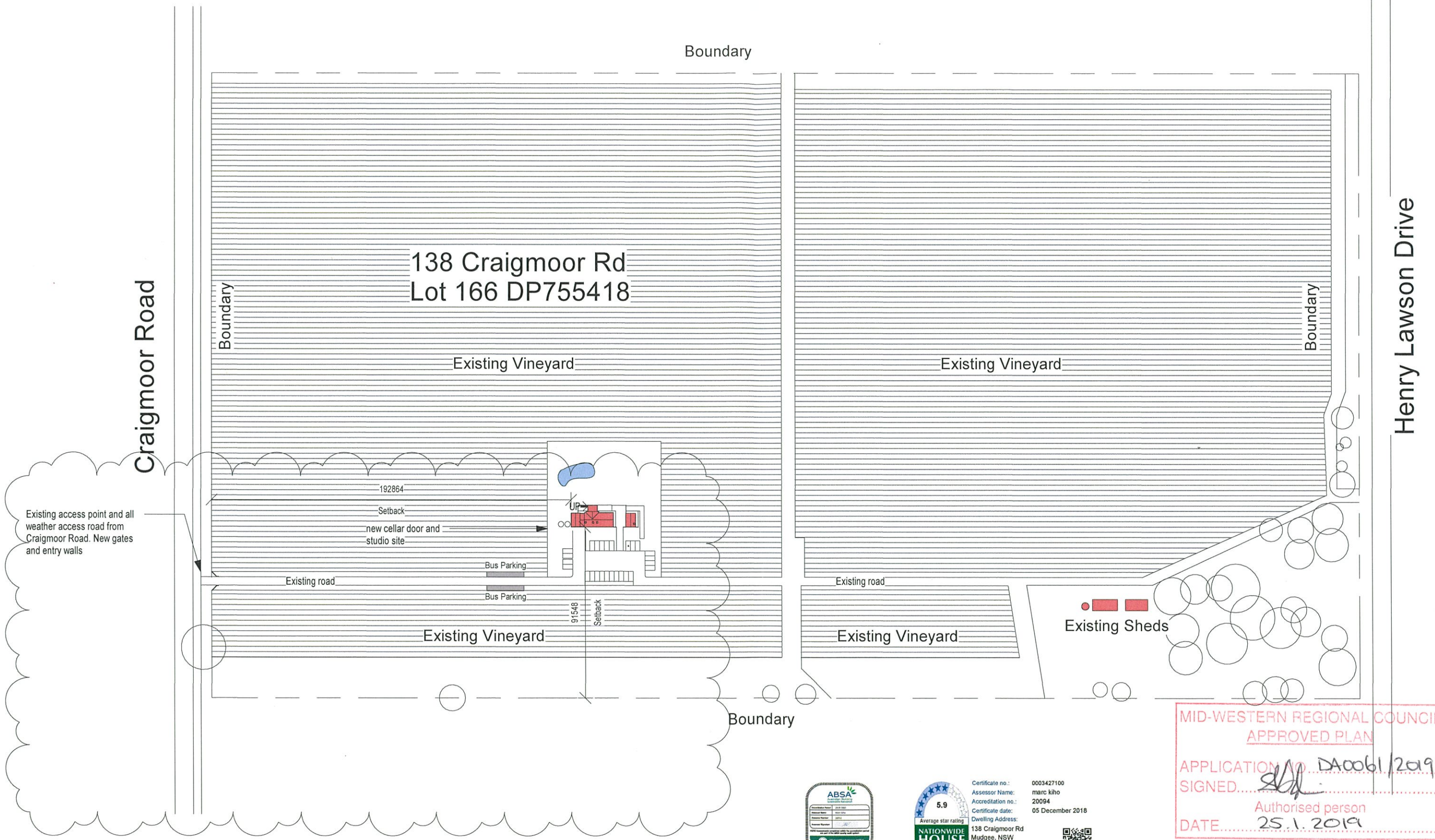
Rev	Date	Description
3	13.12.18	RFI Issue

Scale 1:10

Yeates Wines Cellar Door & Accom
138 Craigmoor Rd, Mudgee, NSW 2850
Lot 166 DP755418

Schedules

Project No.	Status	Drawing No.	Revision
231	DA	DA01	3



1
DA02
Site Plan 2000
1 : 2000

MID-WESTERN REGIONAL COUNCIL
APPROVED PLAN
APPLICATION NO. DA0061/2019
SIGNED: [Signature]
Authorised person
DATE: 25.1.2019

ABSA
Average star rating
5.9
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
Certificate no.: 0003427100
Assessor Name: marc kiho
Accreditation no.: 20094
Certificate date: 05 December 2018
Dwelling Address: 138 Craigmoor Rd, Mudgee, NSW 2850
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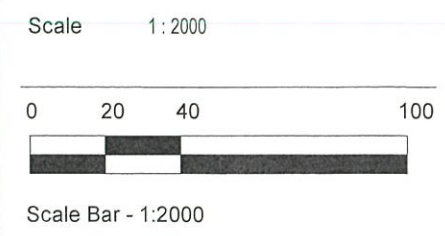
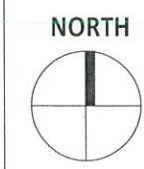
DA SUBMISSION

CA
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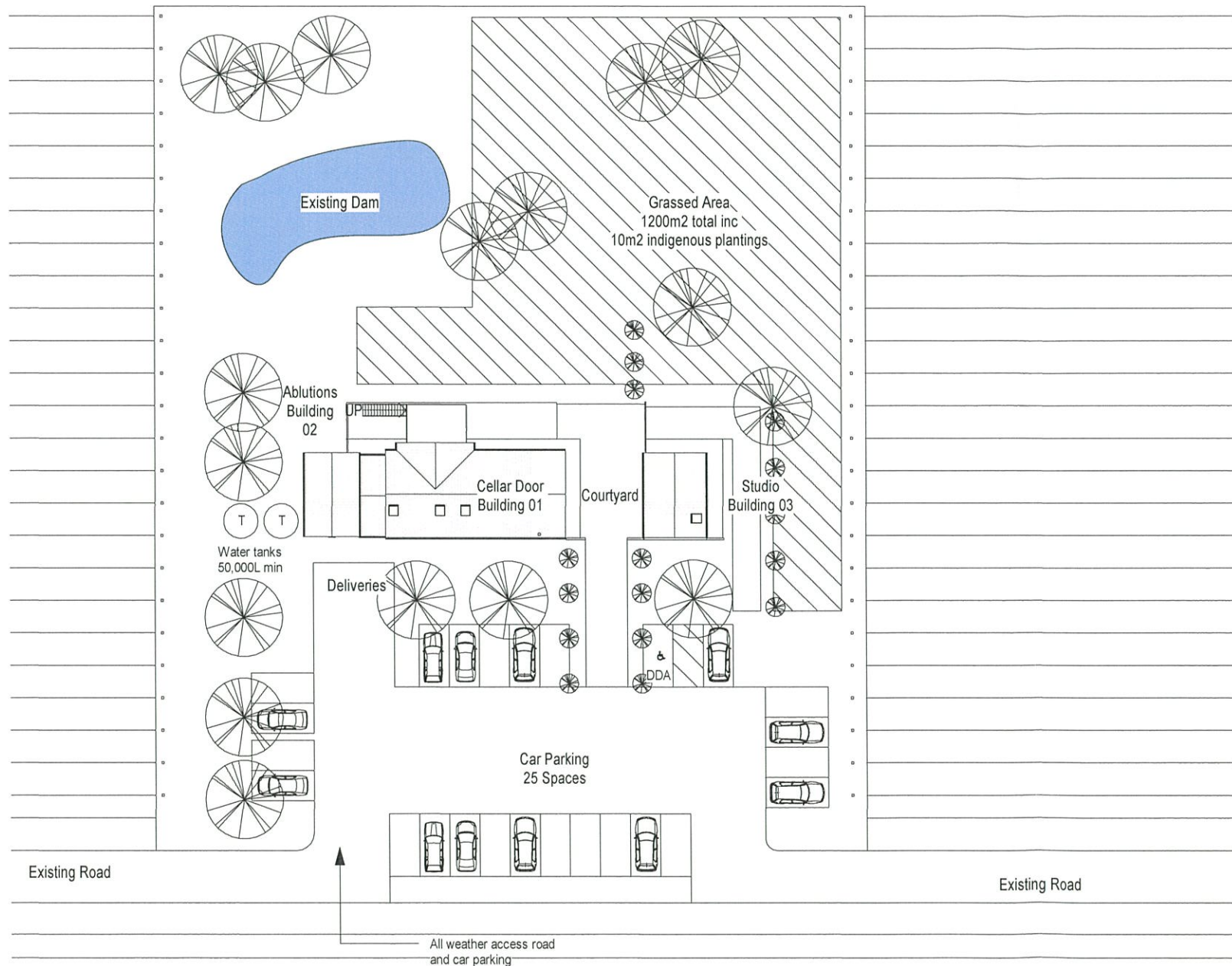
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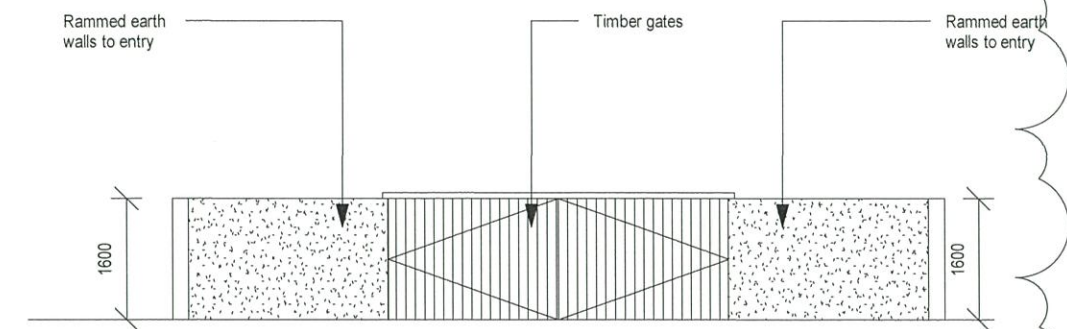
Yeates Wines Cellar Door & Accom 138 Craigmoor Rd, Mudgee, NSW 2850 Lot 166 DP755418			
Site Plans			
Project No.	Status	Drawing No.	Revision
231	DA	DA02	3



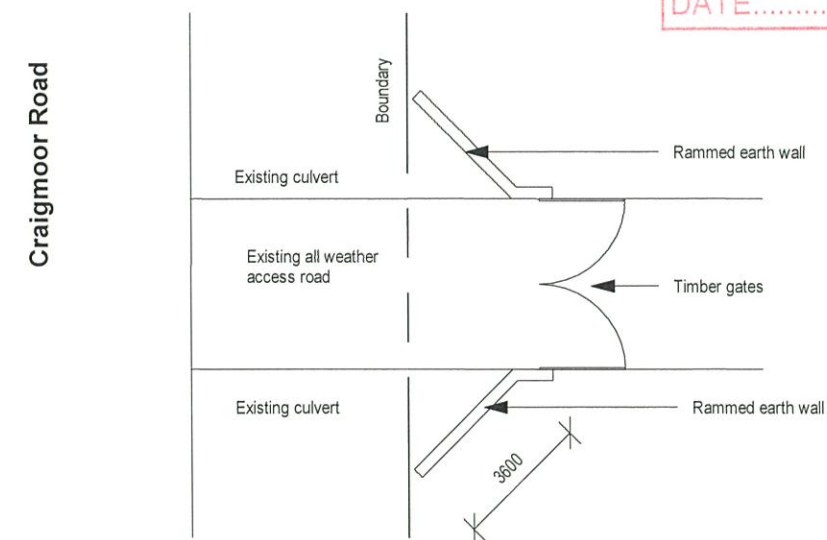
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1 Site Plan 2000
DA03 1 : 500



4 Gate Elevation
DA03 1 : 100



3 Gate Plan
DA03 1 : 200



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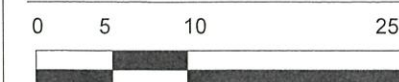
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Rev	Date	Description
3	13.12.18	RFI Issue



Scale As indicated



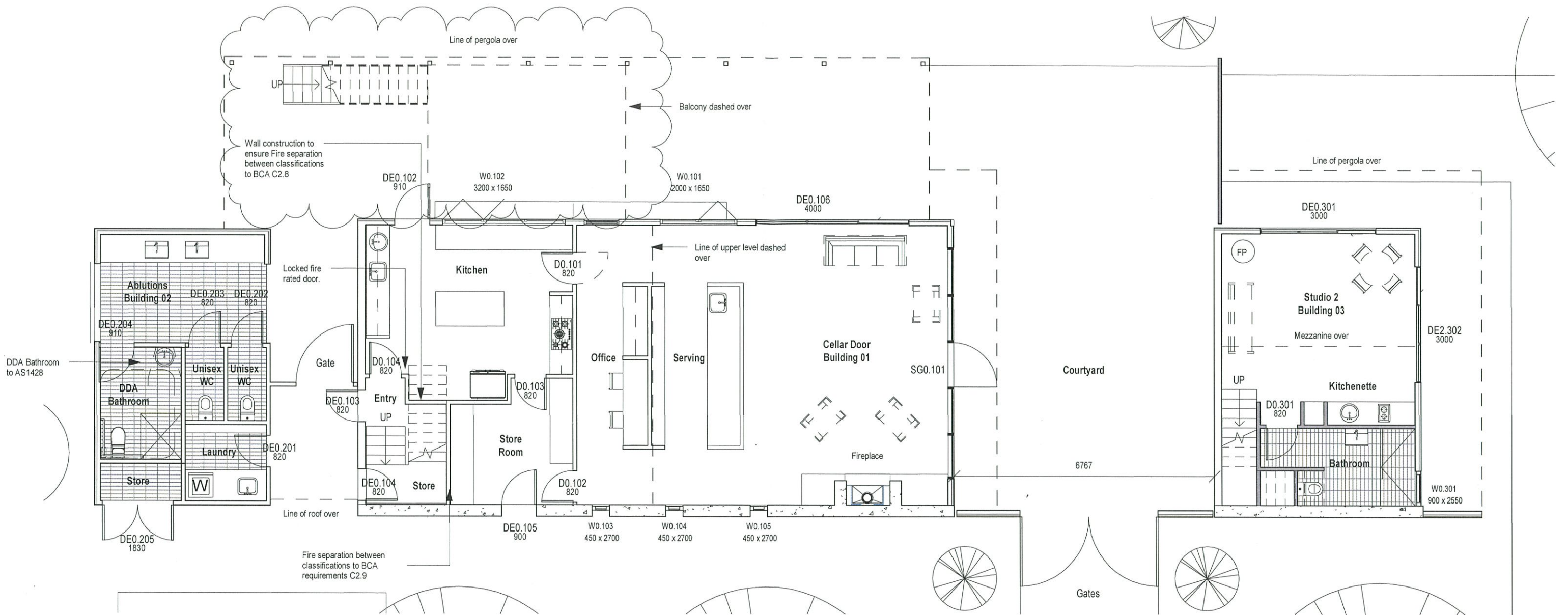
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Yeates Wines Cellar Door & Accom
138 Craigmoor Rd, Mudgee, NSW 2850
Lot 166 DP755418

Site Plans 02

Project No.	Status	Drawing No.	Revision
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231	DA	DA03	3
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Certificate no.: 0003427100
Assessor Name: marc kiho
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Certificate date: 05 December 2018
Dwelling Address: 138 Craigmoor Rd Mudgee, NSW 2850
www.nethers.gov.au



Insulation & Construction Details

Roof colour	Medium (SA >0.475<0.70)
Roof	R1.3 anticon blanket
Ceilings	R4.0
External Walls	R2.7 and reflective sarking
Internal Walls	R2.0 (walls adjoining bathroom)
Floors	Slab on ground: nil Floor over bathroom (unit 2): R4.0
Draught sealing	Draught stoppers & foam seals on all external doors Any ceiling penetrations for lighting to compensate ceiling insulation in accordance with BCA 3.12.1.2(e). Sealed LED downlights only to be installed.
Ceiling penetrations	Double glazed clear sliding w/aluminium frame U=4.80 & SHGC=0.59 (+or- 5%) (A2M-504-01 A Generic)
Window / glass door type	Double glazed clear awning w/aluminium frame U=4.80 & SHGC=0.51 (+or- 5%) (A2M-503-01 A Generic) Double glazed clear skylights

MID-WESTERN REGIONAL COUNCIL
APPROVED PLAN
APPLICATION NO. DA0061/2019
SIGNED: [Signature]
Authorised person
DATE: 25.1.2019

1

DA04

P_Ground Floor Plan

1 : 100



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NSW Nominated Architect | Cameron Anderson NSW ARB 8560

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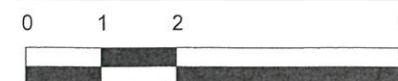
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Rev	Date	Description
3	13.12.18	RFI Issue



Scale 1 : 100

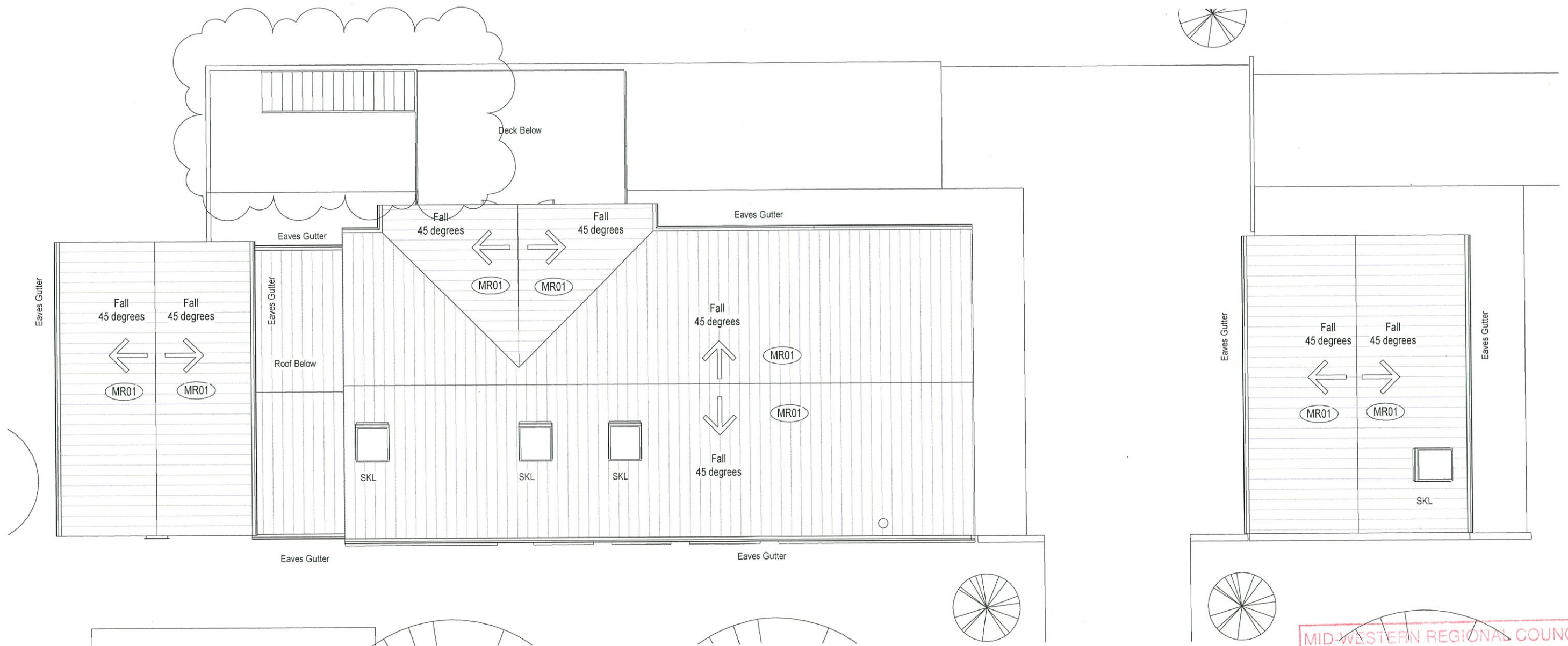


Scale Bar - 1:100

Yeates Wines Cellar Door & Accom
138 Craigmoor Rd, Mudgee, NSW 2850
Lot 166 DP755418

Ground Floor Plan

Project No.	Status	Drawing No.	Revision
231	DA	DA04	3



1
DA06

Roof Plan1

1 : 100



Certificate no.: 0003427100
Assessor Name: marc kiho
Accreditation no.: 20094
Certificate date: 05 December 2018
Dwelling Address: 138 Craigmoor Rd Mudgee, NSW 2850
www.nathers.gov.au



MID-WESTERN REGIONAL COUNCIL
APPROVED PLAN
APPLICATION NO. DA0061/2019
SIGNED: [Signature]
Authorised person
DATE: 25.1.2019

DA SUBMISSION



Cameron Anderson Architects | ABN 78385853147
NSW Nominated Architect | Cameron Anderson NSW ARB 8560

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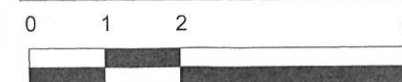
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3	13.12.18	RFI Issue



Scale 1 : 100

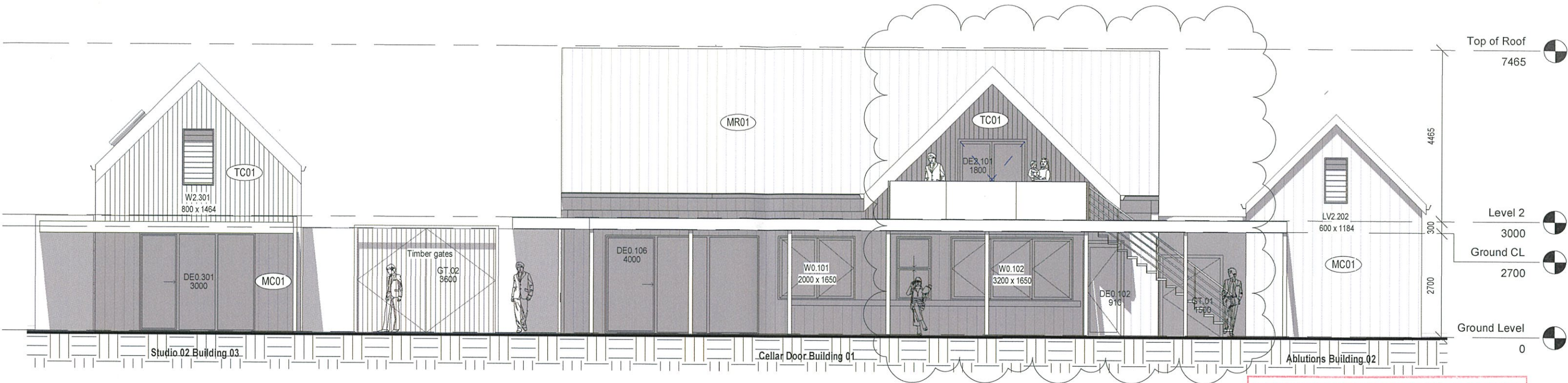


Scale Bar - 1:100

Yeates Wines Cellar Door & Accom
138 Craigmoor Rd, Mudgee, NSW 2850
Lot 166 DP755418

Roof Plan

Project No.	Status	Drawing No.	Revision
231	DA	DA06	3



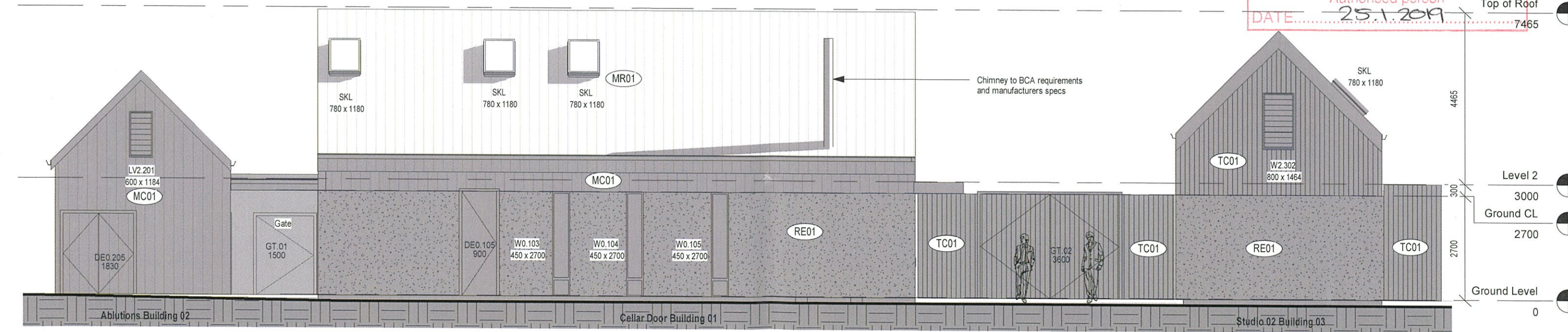
1
DA07
North Elevation
1 : 100



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2
DA07
South Elevation
1 : 100

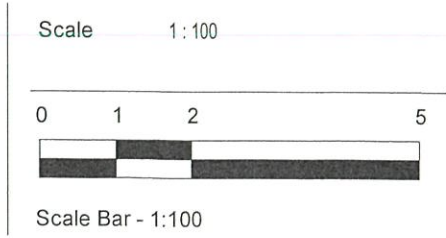
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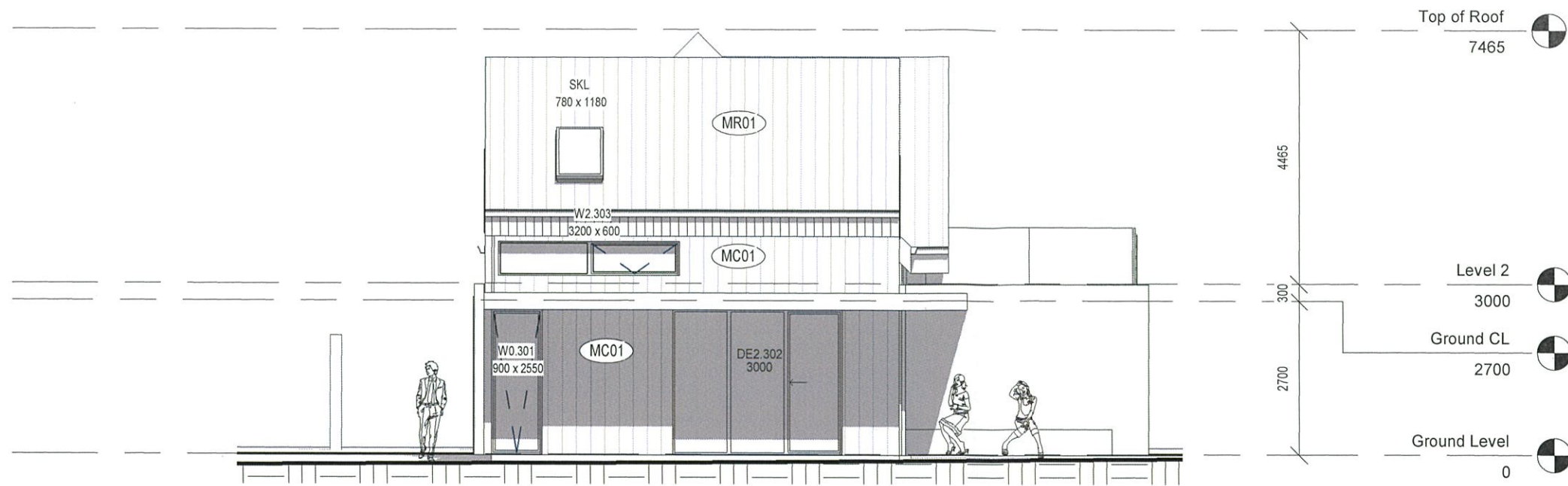
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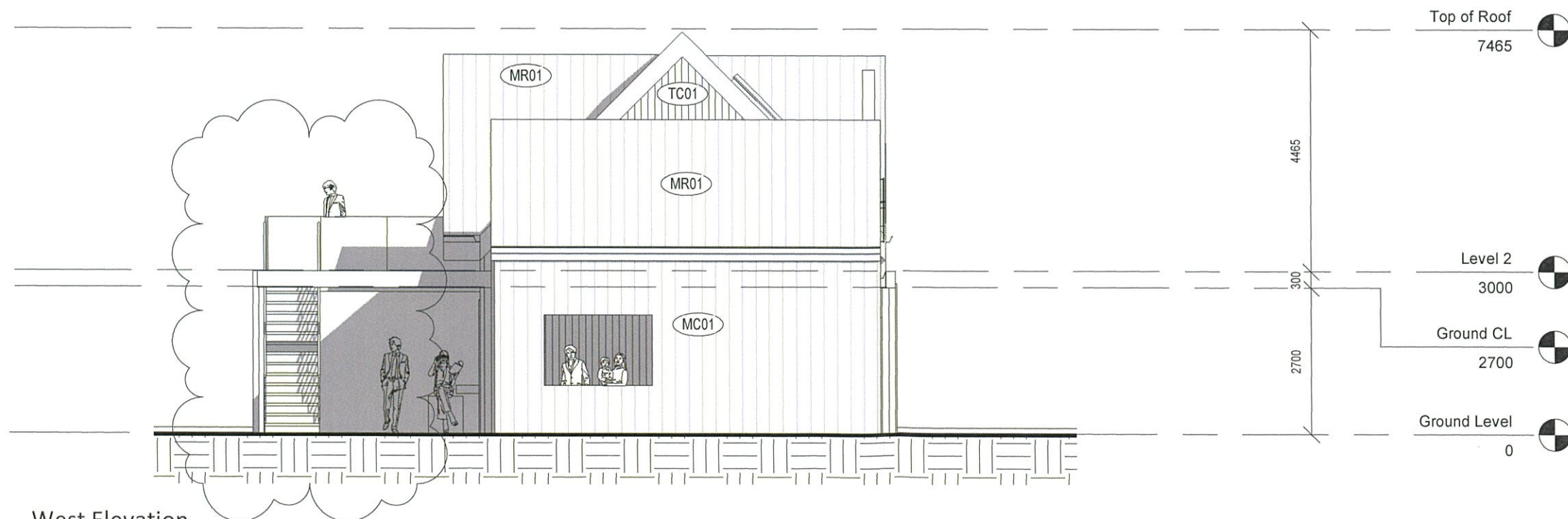
Yeates Wines Cellar Door & Accom			
138 Craigmoor Rd, Mudgee, NSW 2850			
Lot 166 DP755418			
Elevations 01			
Project No.	Status	Drawing No.	Revision
231	DA	DA07	3



1
DA08
East Elevation
1 : 100



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2
DA08
West Elevation
1 : 100

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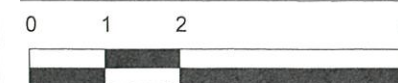
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Scale 1 : 100

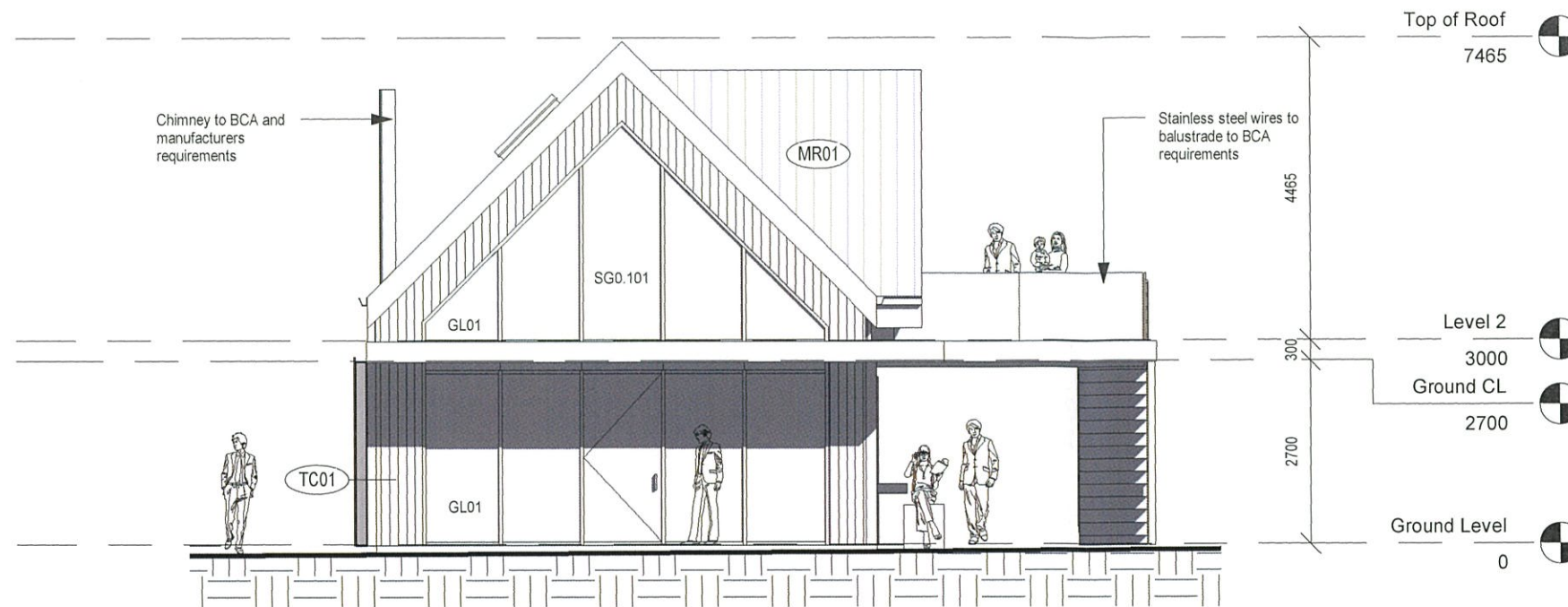


Scale Bar - 1:100

Yeates Wines Cellar Door & Accom
138 Craigmoor Rd, Mudgee, NSW 2850
Lot 166 DP755418

Elevations 02

Project No.	Status	Drawing No.	Revision
231	DA	DA08	3



Insulation & Construction Details

Roof colour	Medium (SA >0.475<0.70)
Roof	R1.3 anticon blanket
Ceilings	R4.0
External Walls	R2.7 and reflective sarking
Internal Walls	R2.0 (walls adjoining bathroom)
Floors	Slab on ground: nil Floor over bathroom (unit 2): R4.0
Draught sealing	Draught stoppers & foam seals on all external doors
Ceiling penetrations	Any ceiling penetrations for lighting to compensate ceiling insulation in accordance with BCA 3.12.1.2(e). Sealed LED downlights only to be installed.
Window / glass door type	Double glazed clear sliding w/aluminium frame U=4.80 & SHGC=0.59 (+or- 5%) (AS1288-04+02: A Generic) Double glazed clear awning w/aluminium frame U=4.80 & SHGC=0.51 (+or- 5%) (AS1288-03-01: A Generic) Double glazed clear skylights

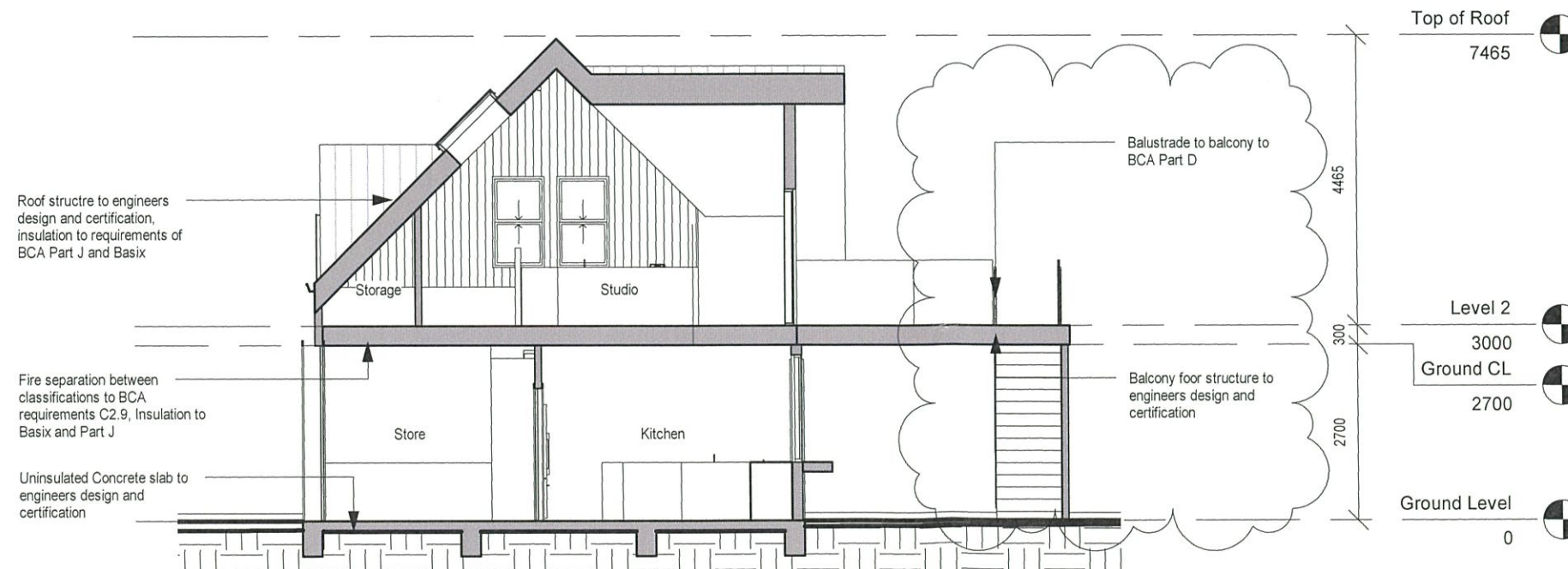


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Assessor Name: marc kiho
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Dwelling Address: 138 Craigmoor Rd Mudgee, NSW 2850



Section 01

1 : 100



Section 02

1 : 100

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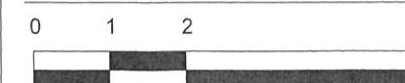
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Scale Bar - 1:100

Yeates Wines Cellar Door & Accom
138 Craigmoor Rd, Mudgee, NSW 2850
Lot 166 DP755418

Sections

Project No.	Status	Drawing No.	Revision
231	DA	DA09	3

BASIX REQUIREMENTS

ALL WORKS TO BASIX CERTIFICATE 983878M

SITE AREA - 206,695M2
ROOF AREA - 220M2
NON RESIDENTIAL FLOOR AREA - 130M2
RESIDENTIAL CAR SPACES - 2
NON RESIDENTIAL CAR SPACES - 23
COMMON AREA LANDSCAPE - 0M2
COMMON AREA GARDEN - 0M2
NUMBER OF MULTI DWELLING HOUSES - 2

ACCESSOR DETAILS - 20094
CERTIFICATE NUMBER - 0003427100
CKIMATE ZONE 65

WATER
THE APPLICANT MUST INSTALL, FOR THE DWELLING, EACH ALTERNATIVE WATER SUPPLY SYSTEM, WITH THE SPECIFIED SIZE, LISTED FOR THAT DWELLING IN THE TABLE BELOW. EACH SYSTEM MUST BE CONFIGURED TO COLLECT RUN-OFF FROM THE AREAS SPECIFIED (EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM), AND TO DIVERT OVERFLOW AS SPECIFIED. EACH SYSTEM MUST BE CONNECTED AS SPECIFIED.

FIXTURES - ALL DWELLINGS
SHOWERHEADS - 4 STAR (> 6 BUT <= 7.5 L/MIN)
TOILETS MIN 5 STAR RATING
TAPS TO KITCHEN AND BATHROOMS TO BE 5 STAR RATING

RAINWATER TANK
THE APPLICANT MUST INSTALL A RAINWATER TANK OF 25,000L MIN WITH 220M2 MIN OF ROOF AREA

RAINWATER TANK CONNECTED
- ALL TOILETS IN THE DEVELOPMENT
- THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT
- ALL INDOOR COLD WATER TAPS (NOT INCLUDING TAPS TJAT SUPPLY CLOTHES WASHERS) IN THE DEVELOPMENT

THERMAL COMFORT
THE APPLICANT MUST SHOW ON THE PLANS ACCOMPANYING THE DEVELOPMENT APPLICATION FOR THE PROPOSED DEVELOPMENT, ALL MATTERS WHICH THE THERMAL COMFORT PROTOCOL REQUIRES TO BE SHOWN ON THOSE PLANS. THOSE PLANS MUST BEAR A STAMP OF ENDORSEMENT FROM THE ACCREDITED ASSESSOR, TO CERTIFY THAT THIS IS THE CASE.

INSULATION SUMMARY FOR ALL DWELLINGS:
MEDIUM COLOUR ROOF WITH R1.3 ANTICON BLANKET
R4.0 CEILING INSULATION
R2.7 EXTERNAL WALL INSULATION (ALL EXTERNAL WALLS)
R2.7 TO INTERNAL WALLS SHARED WITH BATHROOMS
UNINSULATED SLAB ON GROUND
R4.0 TO UNDERSIDE OF BEDROOM FLOOR OVER BATHROOM (UNIT 2 ONLY)
DOUBLE GLAZED CLEAR WINDOWS AND GLASS DOORS THROUGHOUT

ENERGY
HOT WATER
GAS INSTANTANEOUS 6 STAR

COOLING AND HEATING
SINGLE PHASE AIR CONDITIONING AN CEILING FANS TO AT LEAST 1 LIVING AREA AND BEDROOM, 5.5 STAR
MINIMUM RATING ZONED

VENTILATION
BATHROOMS - INDIVIDUAL FAN, DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
KITCHEN - INDIVIDUAL FAN DUCTED TO FACADE OR ROOF MANUAL ON OFF SWITCH
LAUNDRY - NATURAL VENTILATION ONLY

ARTIFICIAL LIGHTING
LED LIGHTING TO
ALL BEDROOMS / STUDY (DEDICATED)
LIVING AREAS (DEDICATED)
KITCHENS (DEDICATED)
BATHROOMS / TOILETS (DEDICATED)
LAUNDRY (DEDICATED)
HALLWAYS (DEDICATED)

NATURAL LIGHTING
THE APPLICANT MUST INSTALL A WINDOW AND OR SKYLIGHT IN THE KITCHEN
THE APPLICANT MUST INSTALL A WINDOW AND OR SKYLIGHT IN EACH OF THE 3 BATHROOMS / TOILETS

OTHER
THE APPLICANT MUST INSTALL A GAS COOKTOP AND ELECTRIC OVEN
THE APPLICANT MUST INSTALL EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO IT IS WELL VENTILATED
AS DEFINED IN BASIX
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT
THE APPLICANT MUST INSTALL AN INDOOR OR SHELTERED CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT

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Scale 1 : 10

Yeates Wines Cellar Door & Accom
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Lot 166 DP755418

Basix			
Project No.	Status	Drawing No.	Revision
231	DA	DA10	3

BASIX[®] Certificate

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

Multi Dwelling

Certificate number: 983878M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Thursday, 13 December 2018

To be valid, this certificate must be lodged within 3 months of the date of issue.



MID-WESTERN REGIONAL COUNCIL
APPROVED PLAN
APPLICATION NO. DA0061/2019
SIGNED <i>[Signature]</i>
Authorised person
DATE 25.1.2019

Project summary

Project name	Yeates Wines - Craigmoor Rd - Dwellings
Street address	138 Craigmoor Road Eurunderree 2850
Local Government Area	Mid-Western Regional Council
Plan type and plan number	deposited DP755418
Lot no.	166
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	2
No. of single dwelling houses	0

Project score

Water	✓ 39	Target 30
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 40	Target 40

Certificate Prepared by

Name / Company Name: Cameron Anderson Architects
ABN (if applicable): 78385853147