



6 Alexander Dawson Court Mudgee NSW

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We have just sold this brand new property prior to it even hitting the market. We still have several buyers eagerly looking for similar properties in the area.

If you are considering selling, we would be happy to provide you with an obligation-free appraisal and answer any questions you may have regarding the current market.

If you are looking for your next dream home and missed out on this one, please contact us to be notified of similar properties as they arise.

So remember - if you are considering buying, selling or investing call Alyse Pilley from The Property Shop on 0421 648 155 or email alyse@thepropertyshop.com.au

Price : \$ 529,000

View : <https://www.thepropertyshop.com.au/sale/nsw/du-bbo-orana/mudgee/residential/house/5659414>



Alyse Pilley
02 6372 2222



PROPOSED RESIDENCE | 6 ALEXANDER DAWSON COURT, MUDGEJE NSW

PROPOSED AREA OF WORKS
6 ALEXANDER COURT, MUDGEJE
LOT 13 - DP1199786



01 LOCALITY PLAN

NOT TO SCALE

GENERAL NOTES:

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL & OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO 'BARNSON PTY LTD' FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE NOMINAL. IE. DIMENSIONS ARE TO STRUCTURAL ELEMENTS AND DO NOT INCLUDE FINISHED SURFACES SUCH AS PLASTERBOARD, TILING ETC. ALL DIMENSIONS RELEVANT TO SETTING OUT & OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION & FABRICATION.
3. WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A CODES INCLUDING ALL AMENDMENTS, THE 'BUILDING CODE OF AUSTRALIA - VOLUME 2, 2016'; POLICY REQUIREMENTS OF 'MD WESTERN REGIONAL COUNCIL'.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE & LEVELS ARE EXPRESSED IN METRES.
5. ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES, TO BE CHECKED & CONFIRMED ON SITE & WITH RELEVANT SERVICE AUTHORITIES, PRIOR TO CONSTRUCTION.
6. THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED IN ADVANCE & THEIR APPROVALS OR SERVICES, IF NECESSARY SHALL BE OBTAINED.

DRAWING SCHEDULE

- 28159-A01 3D PERSPECTIVES, LOCALITY PLAN & NOTES
- 28159-A02 SAFE DESIGN OF STRUCTURES NOTES
- 28159-A03 SITE PLAN
- 28159-A04 SITE NOTES
- 28159-A05 FLOOR PLAN
- 28159-A06 DOOR & WINDOW SCHEDULES
- 28159-A07 ELEVATIONS 2/2
- 28159-A08 ELEVATIONS 2/2
- 28159-A09 BASIX COMMITMENTS
- 28159-A10 SECTIONS
- 28159-A11 CONSTRUCTION DETAILS

CONSTRUCTION NOTES:

1. REGION A, TERRAIN CATEGORY 2.5, WIND CLASSIFICATION N2 (W30M)
2. ALL INTERNAL WALLS UNDO TO BE 90mm TIMBER STUD FRAMED LINED WITH 10mm 'GYPROCK - PLASTERBOARD CD' INTERNALLY & 10mm 'GYPROCK - AQUACHEK PLASTERBOARD' TO WET AREAS.
3. WET AREAS OF THE BUILDING IE. NEW BATHROOMS ARE TO BE PROTECTED BY THE INSTALLATION OF A WATER PROOFING SYSTEM COMPLYING WITH AS3740 - "WATERPROOFING OF WET AREAS".
4. WALL FRAME BRACING, ROOF BRACING, & ALL 'TIE DOWN' FIXING DETAILS TO BE AS SPECIFIED & DETAILED BY TRUSS/FRAME MANUFACTURER.
5. ROOF WATER TO BE COLLECTED BY EAVES GUTTER & DISCHARGED TO DOWNPIPES THRU SUBSOIL PVC PIPES TO TANKS POSITIONED BY CLIENT, OVERFLOW TO BE DETERMINED ON SITE.
6. WATER TEMPERATURE TO ALL OUTLETS (EXCEPT LAUNDRY & KITCHEN) NOT TO EXCEED 50°C.
7. THE BUILDING IS TO BE PROTECTED AGAINST SUBTERRANEAN TERMITES, IN ACCORDANCE WITH 'AS 3667' A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT POSITION SHOWING METHOD OF RISK MANAGEMENT, DATE OF INSTALLATION & INSTALLERS OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE & FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.
8. THE TOP OF THE BUILDINGS OVERFLOW RELIEF GULLY SHALL BE:
 - A MIN. 150mm BELOW THE LOWEST SANITARY FIXTURE IN THE BLDG. &
 - A MIN. OF 75mm ABOVE THE SURROUNDING FINISHED SURFACE LEVEL.
9. ALL PLUMBING WORKS ARE TO BE IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA (PCA), THE NEW SOUTH WALES CODE OF PRACTICE FOR PLUMBING & DRAINAGE 2006 (NSW PLUMBING CODE) & AS/NZS3500.

ISSUED FOR DEVELOPMENT APPLICATION



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Client: LYNCH BUILDING GROUP
Project: PROPOSED RESIDENCE AT 6 ALEXANDER DAWSON COURT, MUDGEJE
Drawing Title: 3D PERSPECTIVES, LOCALITY PLAN & NOTES

Rev	Date	Amendment
C	12.11.17	ISSUED FOR DEVELOPMENT APPLICATION

Design	Drawn	Check
GH	GH	KG
Sheet 01 of 11		
Drawing Number		
28159-A01		
Revision		
C		