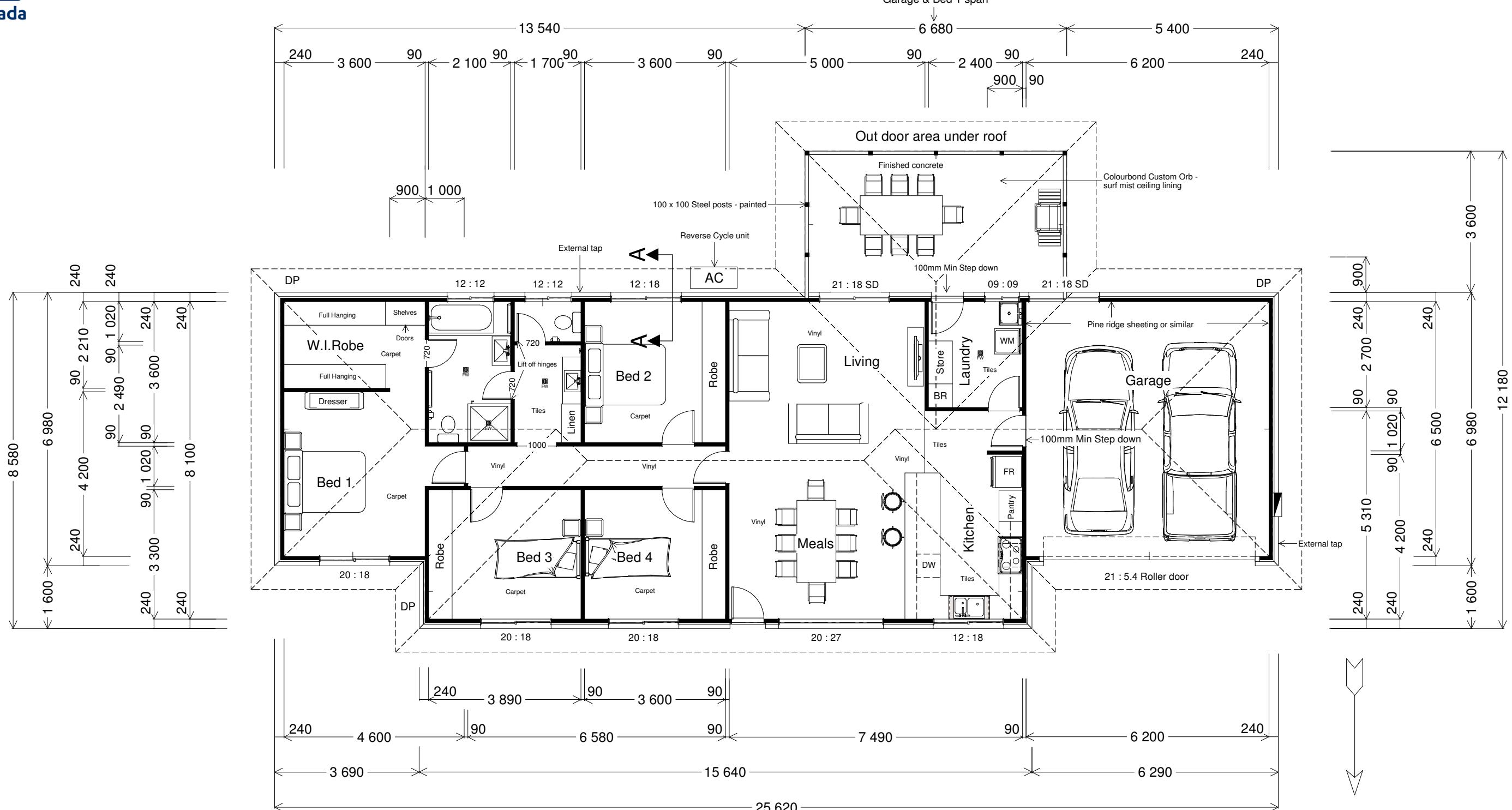




Baiada

Baiada standard residence



Floor Plan

Prepared by: Barter Enterprises Pty Limited

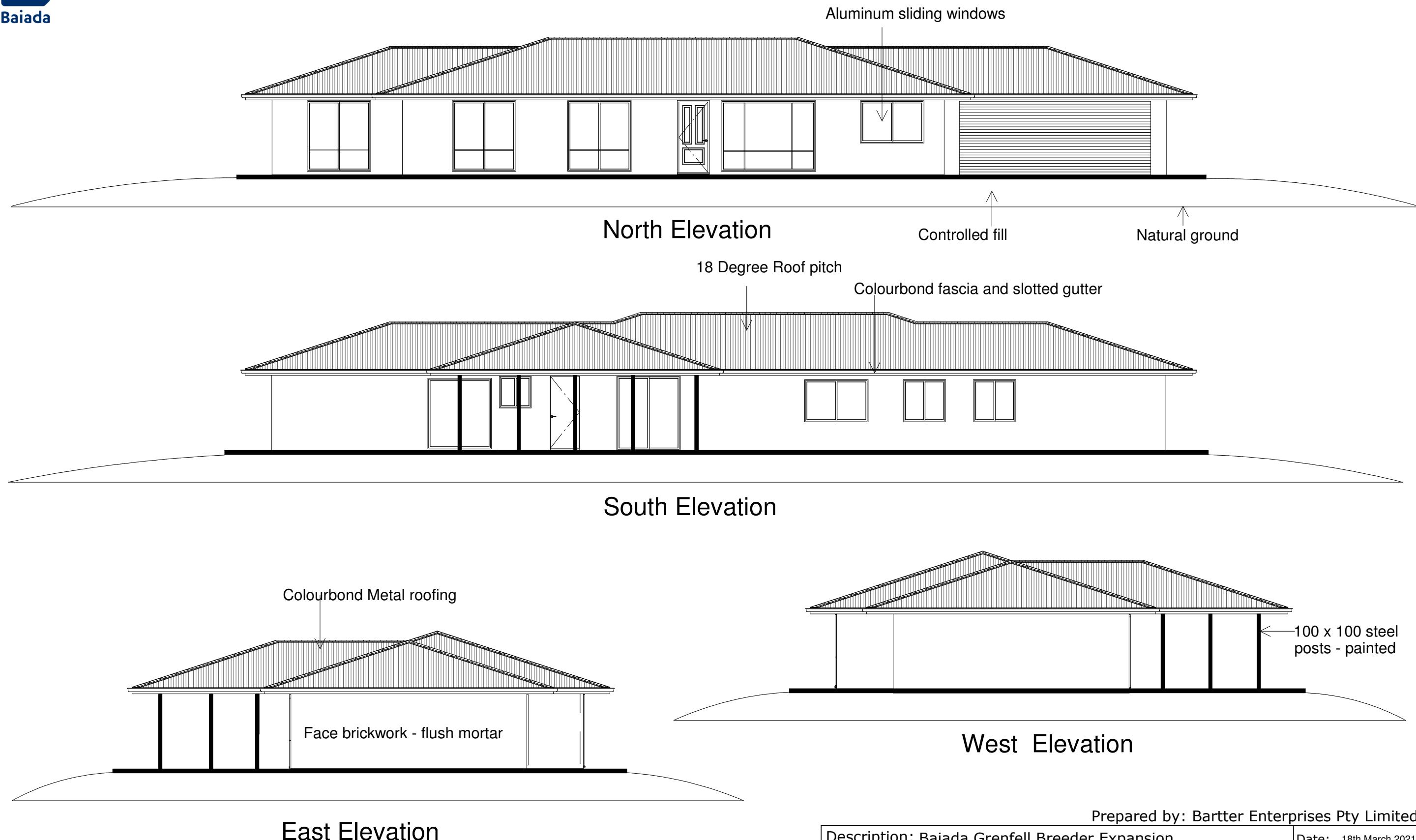
Description: Baiada Grenfell Breeder Expansion		Date: 18th March 2021
Project: Complex management residences		Scale: 1 : 100 A3
Client:	Baiada Properties Pty Limited, c/ PSA Consulting, PO Box 10824 Adelaide Street, Brisbane QLD 4000	Revision No:
Baiada	Drawn: DD	Drawing Number: 1 of 4

Site: 1130 Gooloogong Road, Grenfell. Town: Grenfell. Local shire council: Weddin. Lots: Lot 1 DP1022013, Lots 1 - 3 DP1206485 & Lot 22 DP866857. Site is located approximately 9.4km north of the town of Grenfell.



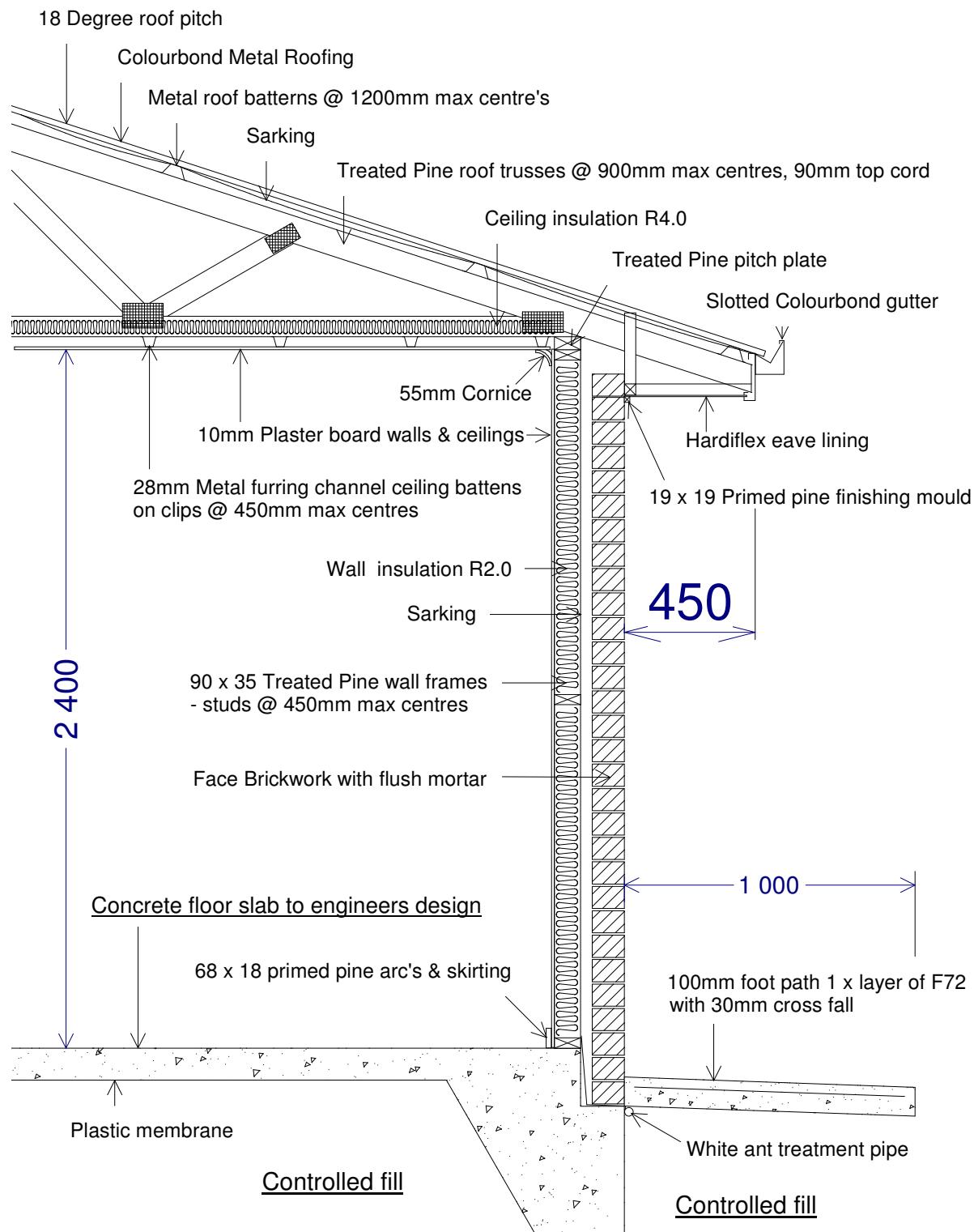
Baiada

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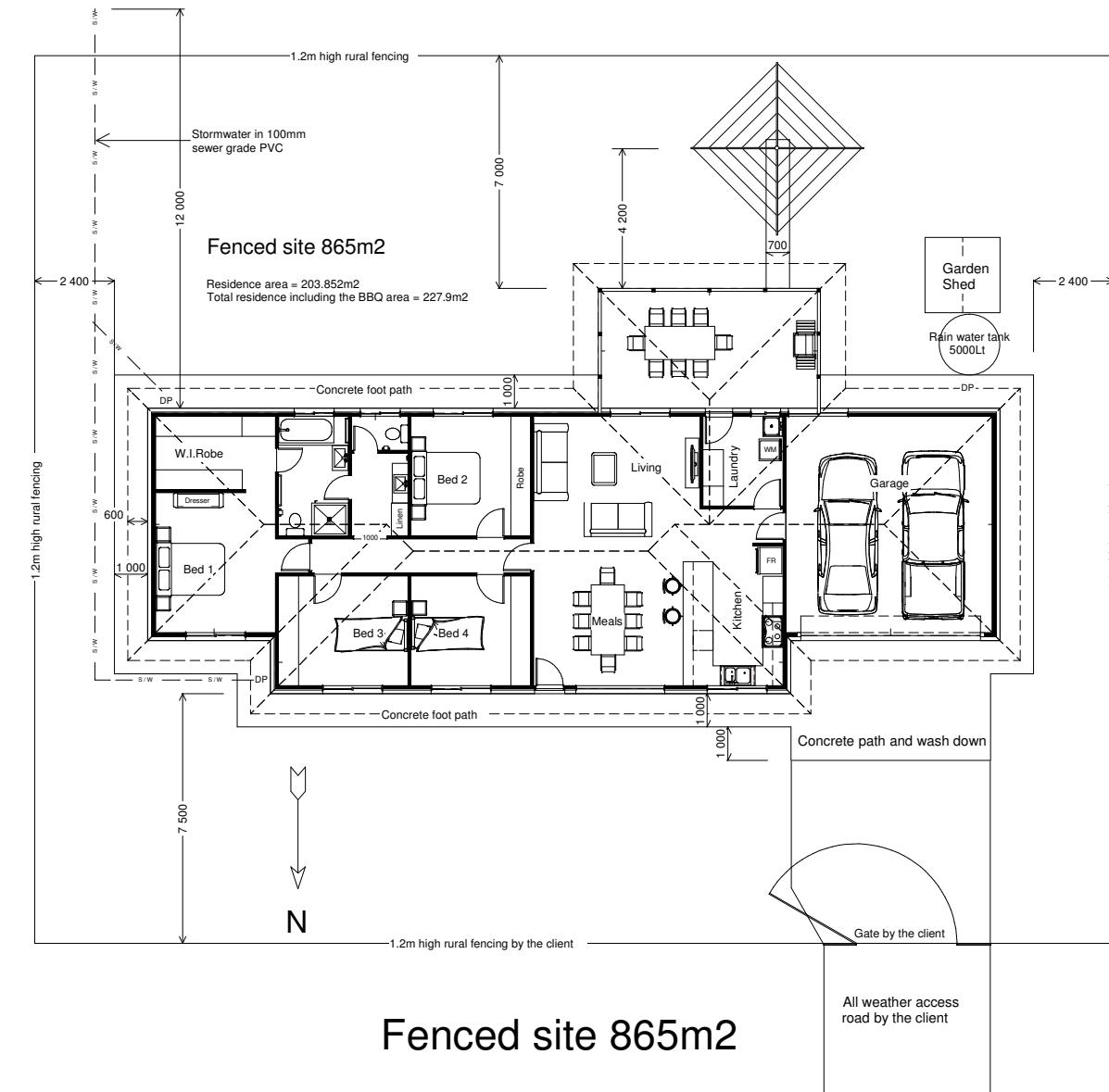
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Drawn: DD	Drawing Number:	2 of 4



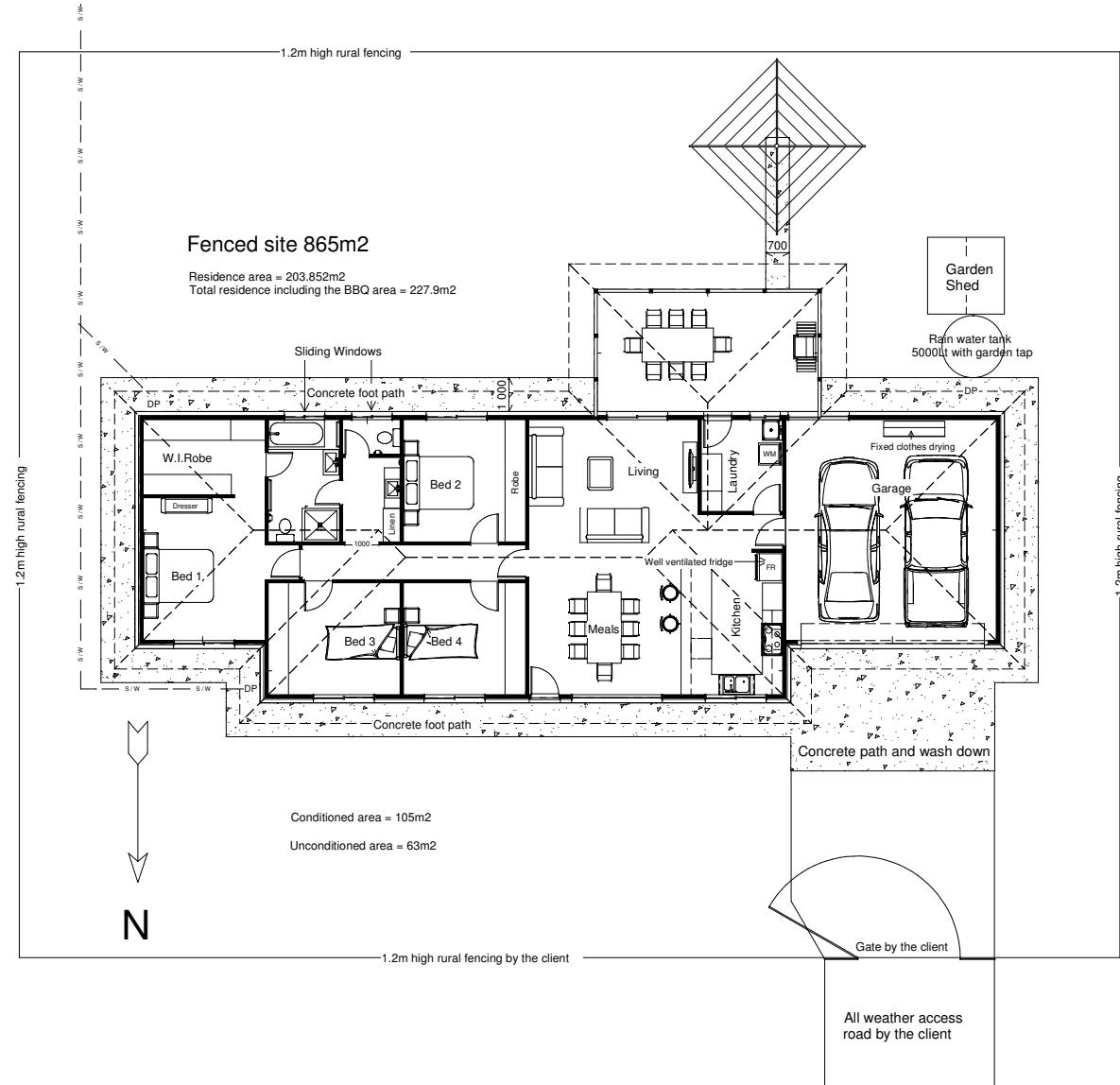
Section A - A

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Fenced site 865m2

Prepared by: Barter Enterprises Pty Limited	
Description: Baiada Grenfell Breeder Expansion	Date: 18th March 2021
Project: Complex management residences	Scale: 1 : 20 1 : 200 A3
Client:  Baiada Properties Pty Limited, c/ PSA Consulting, PO Box 10824 Adelaide Street, Brisbane QLD 4000	Revision No:
Drawn: DD	Drawing Number: 3 of 4

Basix Information - Certificate number:


Farm.....

Lot.....

Council: Weddin Shire Council

Fenced Site 865m2.

Residence area = 203.852m2.

Total residence area including the BBQ area = 227.9m2.

Concrete foot path and garden shed area 88.71m2.

Total residence area including the BBQ area = 227.9m2 + Concrete foot path and garden shed area 88.71m2 = 316.61m2.

Fenced Site 865m2 - Total garden and lawn area = 450m2.

Plants indigenous or low water use species 250m2 of the site.

Existing trees out side the fence line are naturally watered by annual rain fall.

5000Lt Rain water tank connected to the 2 x toilets.

Roof area collected by the rain water tank = 272m2

Concrete floor slab.

Insulation: Walls R 2.0 and Ceilings R 4.0.

Shower heads minimum of 3 star rating.

Toilets minimum of 5 star rating.

5 Star Tapware to the kitchen.

5 Star Tapware to bathroom basins.

External and internal clothes drying.

LPG Gas hot plates.

LPG instantaneous Gas hot water service 5 star.

Electric under bench oven.

Reverse cycle air - conditioning heating living - EER3.5 -4.0 at least one bedroom EER3.5 - 4.0.

North window area = 18.36m2 with 725mm eave including gutter.

South window area= 13.4m2 with 725mm eave including gutter.

West and East window area = Nil.

Conditioned area = 105m2.

Unconditioned = 63m2.

Prepared by: Barter Enterprises Pty Limited

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Baiada

Construction Specification

Grenfell farm management residences

Date:.....

Project: Four bedroom farm care takers residence.

Location: 1130 Goolongong Road, Grenfell NSW 2810

Client: Baiada Properties Pty Limited

Contact person:Mobile:.....

Email:.....

Development application: By the client.

Geotechnical – soil testing: By the client, supplied to the Builder.

Basic certificate: By the client, supplied to the Builder.

Engineering – floor slab: By the builder.

Construction certificate: By the builder.

Insurance under construction to hand over: By the builder.

Home owners warranty certificate: By the builder for the client.

Tree removal if required: By the client.

Earthworks – Building pad: By the client - Controlled fillmm higher than natural ground. The pad will be formed 2m minimum greater than the house foot print.

Electrical: Mains power brought to the garage front corner by the client.

Water: Will be brought to the garage rear corner by the client.

Phone line: Will be brought to the garage front corner by the client.

Geotechnical – soil testing: Compaction testing to a minimum of 98% by the client, supplied to the Builder.

The following items all by the builder (not limited to)

Plumbing: All pipe work is to be back filled using sand, copies of inspection reports to the nominated Baiada representative Install 2 x external taps as shown on plan. 1 x 5000lt rain water tank plumbed to the 2 x toilets. All stormwater is to be installed in 100mm sewer grade PVC.

Floor slab: Constructed to engineer's drawings and details, copies of inspection reports to the nominated Baiada Representative BBQ area is finished concrete with a 30mm cross fall to the South.

Wall frames: 90 x 35 treated pine including the pitch plate, studs @ 450mm centres maximum. All Bracing to MiTek or Pryda design details and layout. Corner blocking 3 x corner blocks -bottom, middle and top per external and internal wall frame junctions. Bottom plate to floor slab fixing at 750mm centres maximum.

Roof trusses: Treated pine including valley boards, 900mm maximum centres with 90mm top cords to all standard trusses, speed bracing to MiTek or Pryda design details and layout.

Fascia, Gutter, battens, sarking and roofing: All Colourbond, colour as per the client's selection. Gutter is to be slotted; downpipe pipe pops 100 x 75mm, down pipes and stormwater 100mm sewer grade PVC. Metal battens @ maximum of 1200mm centres, sarking 40mm into the gutter, roofing install to manufactures details and roof sheets turned up before ridge and hip capping is installed.

Windows: Powder coated aluminium all with fly screens and window locks, reveals to be primed pine.

External door jambs: Double rebate – Maple or primed pine.

Face brick work: Clients selection, flush mortar with standard sand and cement. Sarking to all external walls, Damp proof course, frame ties and control joints installed to BCA / Australian standards. Note: No brickwork above windows, doors and roller door, infill only.

Ceiling battens: 28mm metal furring channel @ 450mm centres maximum using manufactures clips **not** nailed through the face.

Fixing the top of internal walls: Ensure there is a gap between the ceiling batten and the top of the wall, L shape brackets are to be installed no greater than 1200mm apart.

Plumbing rough in: To BCA / Australian standards.

Hot water unit: Instantaneous LPG Bottled gas, bottles by the client.

Electrical specification by room – Note all lighting is to meet Basic requirements. (PC) = Light fittings that are allowed for in PC items.

Garage: 2 x 1200mm LED lights, 1 x single power point for the roller door, 1 x single GPO for an additional fridge and 1 x double GPO for general use.

Kitchen: Gas hot plates, electric under bench oven, 1 x light fitting (PC), 3 x single GPO's and 2 x Double GPO's.

Laundry: 1 x Ceiling mounted exhaust fan, 1 x light fitting (PC) and 1 x Double GPO.

Meals: 1 x light fitting (PC) and 1 x Double GPO.

Living: 1 x light fitting (PC), 3 x Double GPO and 1 x TV outlet.

Hall: 1 x light fitting (PC), 1 x Single GPO.

Switching 2 x way: Allow for hall way and hall to kitchen.

Bedrooms 2, 3 and 4: 1 x light fitting (PC), 2 x Double GPO – each room.

Vanity room: 1 x light fitting (PC), 1 x Double GPO.

Main toilet: 1 x Ceiling mounted exhaust fan, 1 x light fitting (PC).

Bathroom: 1 x Ceiling mounted exhaust fan, 1 x light fitting (PC) and 1 x Double GPO.

Bedroom 1: 1 x light fitting (PC), 3 x Double GPO.

Walk in robe: 1 x light fitting (PC).

Outdoor BBQ area: 2 x 1200mm LED lights, 1 x Double external power point.

External power: 1 x Single external power point for the LPG gas hot water service, 1 x external power point for the rain water tank pump.

Air- conditioning: Reverse cycle, 2 x zones.

Phone: 1 x wall mounted phone point to the kitchen.

TV: Antenna picking up all local channels.

External lights: 2 x light fittings (PC) and 2 x spot lights.

Environmental septic tank: Wire including trenching and back filling.

Flat fix wall frames: Check and make good all wall frames before plaster board and wet area board installation.

Air – Conditioning: Reverse cycle 2 x zones; Zone 1 living and kitchen area Zone 2 bedrooms.

Special Noggins: Noggins behind all bathroom accessories, toilet roll holders, towel rings, towel rails and laundry clothes dryer.

Bath installation: Check the side of the bath into the external wall, full row of noggin above and sand cement bedding for support.

Internal metal wall corners: Metal corners are to be install to all junctions above wall board is installed.

Wall frame, truss and plumbing rough in inspection: Copies of inspection reports to DD.

Insulation - Walls: R2.0 to all external walls and the wall between bedroom 2 and the vanity – toilet.

Insulation – Ceilings: R4.0 to the total ceiling area excluding the BBQ area.

Plaster board walls and ceilings: CSR or Boral 10mm installed to manufactures details, 55mm cornice. Note: all rooms are to be back blocked.

Wet area board: CSR or Hardies 7.5mm villa board installed to manufacturers details to the bathroom and southern and western walls in the laundry.

Garage wall lining: Pine ridge sheeting or similar product.

Roller door: 2.1m high x 5.4m wide electric operation with minimum of two remotes supplied.

Environmental septic tank: Poly waste water line and signage out into the existing tree line to meet council requirements.

Eaves and BBQ area ceiling: Eaves 4.5mm Hardiflex, 19 x 19 primed pine finishing mould against the brickwork. BBQ ceiling – custom Orb colourbond Surfmist sheeting.

Fix out: Internal and external door jambs Maple or primed pine, Note no custom wood is to be used. 3 x LP butt hinges to each door, 3 x lift off hinges to marked up doors on plan. Internal doors hollow core – flush paint finish 2040 x 820, 720 doors are shown on plan. Laundry external door solid core – flush paint finish. Front door see PC items. Architraves and skirting 68 x 18 square profile primed pine. Door stops – metal (silver) half round to wet areas, and standard skirting mounted. Draft extruders to front and laundry doors.

Door hardware: Type – lever sets. Entrance doors – front, laundry and garage to kitchen are keyed alike, privacy sets to toilet, bathroom and all bedrooms. Note allow 2 x additional double sided privacy snib locks for the bathroom.

Wet area water proofing: BCA / Australian standards, Copies of inspection reports to DD.

Floor and wall tiling: Wet area's to be bedded with fall to all 100 x 100mm chrome floor wastes, 1000 x 1100 shower to be recessed down the thickness of the floor tile.

Tile areas and specification as follows:

Laundry: Total floor area – before joinery, walls skirting tile all round, kicker to joinery and 450mm above the laundry tub and washing machine including the window return to the edge of the tub.

Kitchen: Floor as marked on plan (direct stick), kicker and 600mm over bench tops.

Main toilet: Floor and 1 x row of skirting tiles.

Bathroom: Floor and minimum of 1800mm all round.

Vanity room: Floor area before joinery and 1 x row over the vanity including returns.

Shower screen: 1000 x 1100 Aluminium – silver pivot door with clear laminated glass.

Mirrors: To be the full length of vanity units and 900mm high.

Joinery specification as follows:

Kitchen: Kicker is tiled, carcases all from 16mm white melamine 2mm PVC edge strip, doors 16mm colour board with 2mm PVC edge strip, 4 x draw unit, 2 x pot draws, micro wave built into the pantry unit with panel surround and pencil round rolled laminate

bench tops. Overhead units: Carcases all from 16mm white melamine 2mm PVC edge strip, doors 16mm colour board with 2mm PVC edge strip and plasterboard bulk head.

Laundry: Storage and broom unit - Kicker is tiled, carcases all from 16mm white melamine 2mm PVC edge strip, doors 16mm colour board with 2mm PVC edge strip, storage unit with adjustable shelves.

Wardrobes 2, 3 and 4: Doors can be the following hinged hollow core paint finish, colour board or aluminium sliding vinyl closest colour match to the wall colour. 1 x melamine full length shelf at hanging height with metal hanging rails. Skirting is to run across the front of each wardrobe.

Linen: Kicker is tiled, carcases all from 16mm white melamine 2mm PVC edge strip, doors 16mm colour board with 2mm PVC edge strip and adjustable shelves.

Walk in robe: Shelf unit 16mm white melamine 2mm PVC edge strip, doors 16mm colour board with 2mm PVC edge strip, with adjustable shelves and the balance with 1 x melamine full length shelf at hanging height with metal hanging rail.

PC Items and allowances as follows including GST:

- Face bricks delivered to site \$690.00
- Front door \$260.00
- Door locks \$550.00
- Floor and wall tiles delivered to site \$40.00m²
- Joinery handles \$11.00 each
- Vanity units 1200mm \$640.00 and 600mm \$290.00
- Kitchen sink \$250.00
- Laundry tub unit 45lt \$250.00
- Bath 1675 \$290.00
- Slide out range hood \$340.00
- 600mm LPG gas hot plates \$580.00
- 600mm fan forced electric under bench oven \$890.00
- Dishwasher \$970.00
- Micro wave \$250.00
- Tapware \$480.00
- Bath room fitments \$260.00
- Toilets \$350.00 each.
- Vinyl floor coverings \$75m²
- Carpet \$65m²
- Light fittings \$600.00 – PC allowance for the following: Kitchen, Laundry, Living, Meals, Hall, Bedrooms, Walk in robe, Vanity room, Toilet and Bathroom Note: the balances of light fittings are to be included.
- Laundry screen door \$260.00
- Blinds \$2,500.00.
- Garden shed 2.260 x 2.260 x 2.0 – gable in zincalume \$450.00

Internal and external painting: 3 x coat system using premium paint, ceiling will be Quarter strength of the wall colour. The doors, skirting and architraves will be the wall colour in semi-gloss.

White ant treatment: Chemical injection pipe line around the perimeter, chemical type and date of chemical injection sticker in the meter board.

Foot path and garage apron: 100mm thick x 1m wide 25Mpa concrete with 1 x layer of F72 mesh as marked up on plan with 30mm cross fall, 150mm edge beam to the garage apron.

Garden shed floor slab: 2.4m x 2.4m x 100mm 25Mpa concrete with 1 x layer of F72 mesh

Floor coverings: Carpet areas as shown on plan Bedrooms 1 to 4 and the walk in robe. Vinyl sheet flooring to the Meals, Living and hallway the caretaker will provide a drop rug in the living area.

Window treatments – blinds: Holland blinds throughout, excluding the Laundry and garage sliding door.

Clothes line: Supply and install Hills number 6.

Occupancy certificate: Supplied to the nominated Baiada representative.....