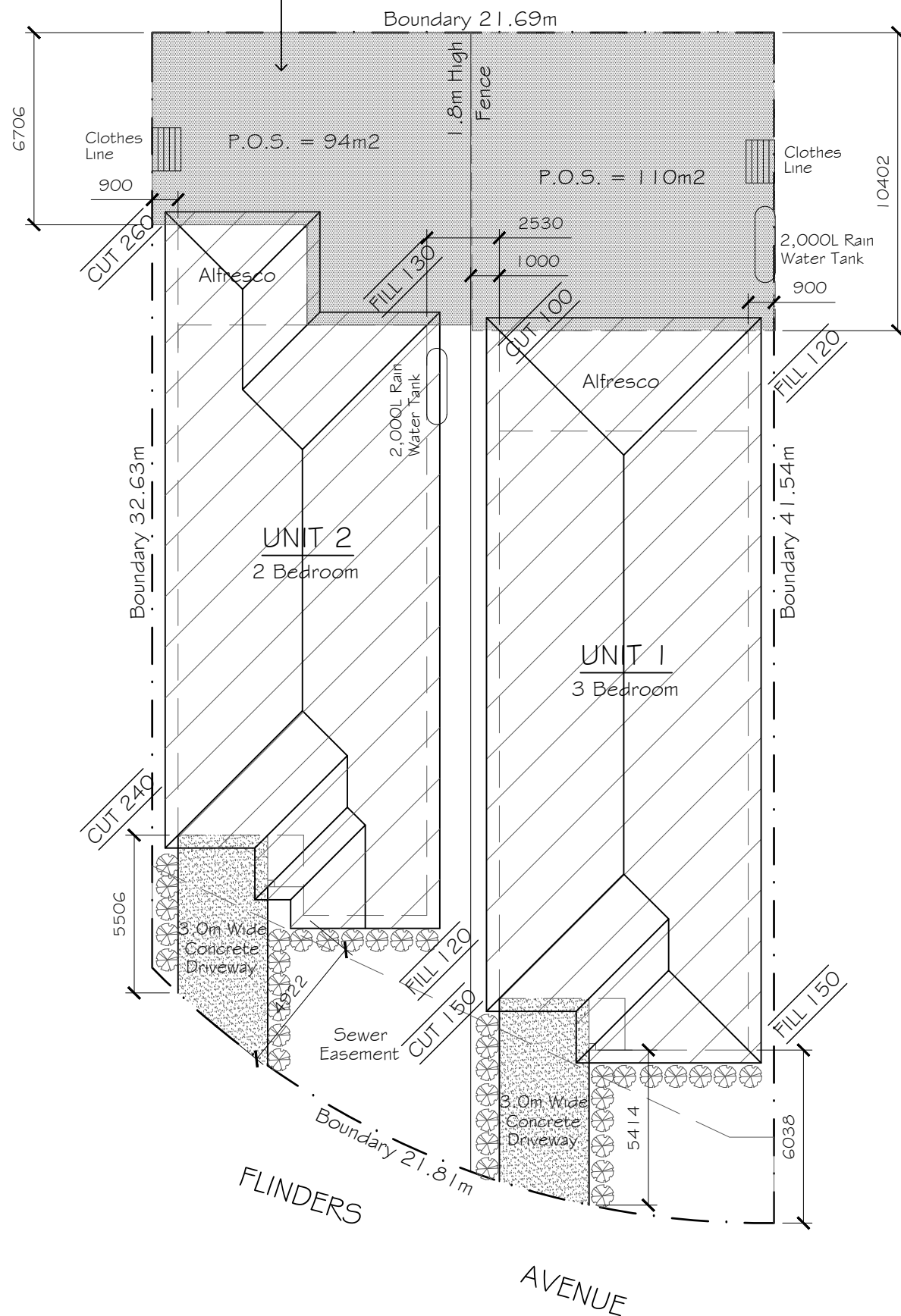
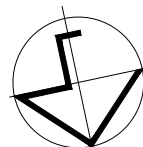


LOT 5
838.9 m²
DP1281144



SITE & LANDSCAPING PLAN

SCALE 1:200



GENERAL LANDSCAPING INFORMATION

1. Small Shrubs to 3m High

- | | |
|----------------------|--------------------------|
| Bottlebrush | Callistemon Paludosus |
| Rosemary Grevillea | Grevillea Rosmarinifolia |
| Bird Beak Nettlewood | Hakea Orthonychna |
| Pink Tea Tree | Leptospermum Squarrosom |
| Scarlet Honey Myrtle | Melaleuca Fulgens |

2. Small Trees 3-7m High

- | | |
|------------------------|-------------------------|
| Cootamundra Wattle | Acacia Balleyana |
| Red Honeysuckle | Banksia Serrata |
| Red Bottlebrush | Callistemon Citrinus |
| Lemon Scented Tea Tree | Leptospermum Petersonii |

3. Medium Trees 8-15m High

- | | |
|--------------------------|--------------------|
| Small Leaved Peppermint | Eucalyptus Nicholi |
| Lemon Scented Gum | Euc Citriodore |
| Narrow Leaved Papaerbark | |

Consult local nursery for availability and suitability of the above species and substitute similar planting if required.

Mulch beds with bark or woodchip & fill out beds with ground covers and similar small plantings. Edge beds with insitu formed concrete rolled edge, sleepers, masonry block edging or similar as selected.

AREA CALCULATIONS

Total Site Area 838.9 m²

Unit 1	= 158.38 m ²
Garage	= 21.22 m ²
Porch	= 2.25 m ²
Alfresco	= 30.38 m ²
Total	= 212.23 m²

Unit 2	= 145.32 m ²
Garage	= 21.22 m ²
Porch	= 2.25 m ²
Alfresco	= 15.75 m ²
Total	= 184.54 m²

Site Coverage
Including Alfresco = 396.77 m²
47.30%

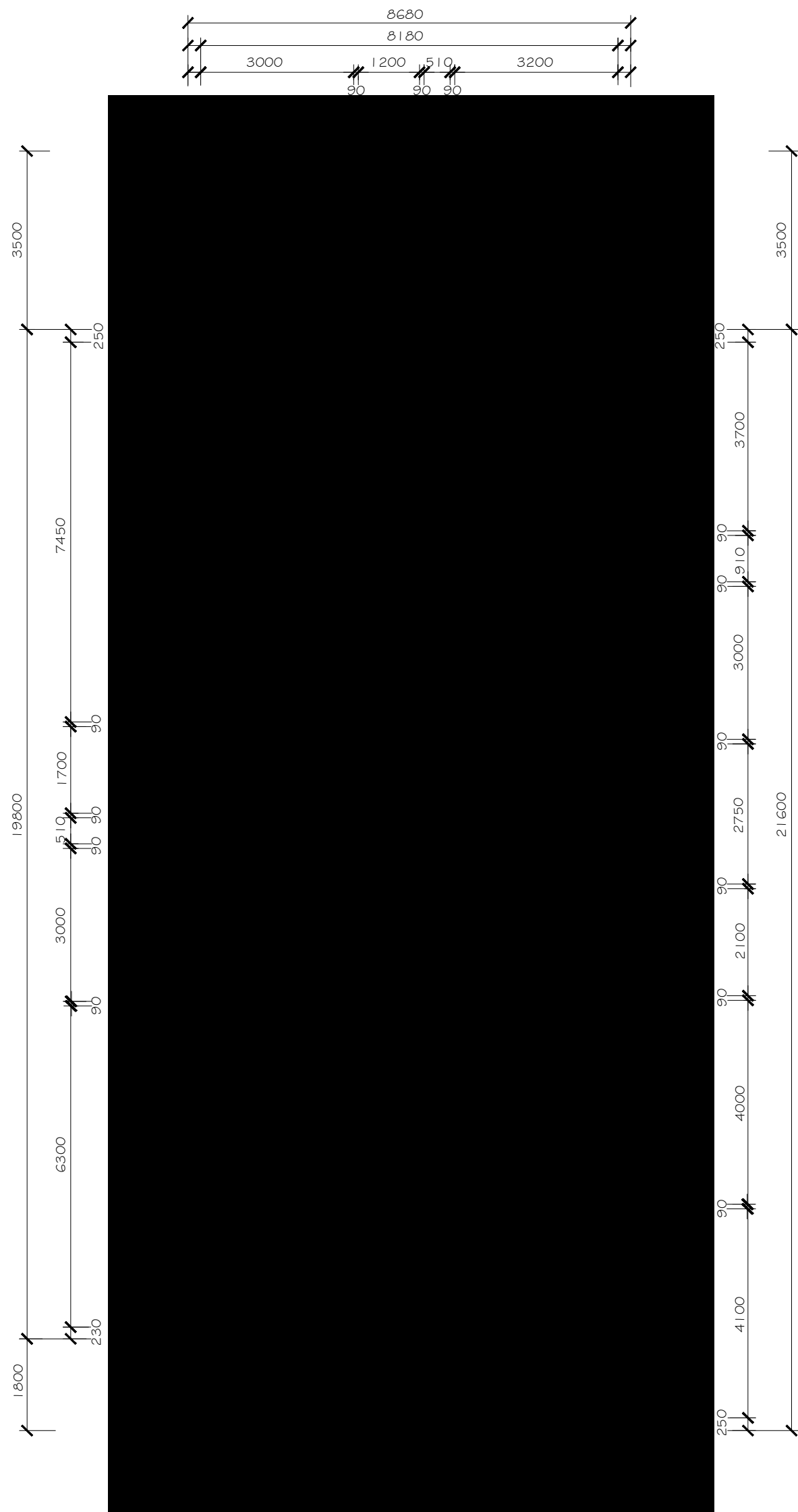
Landscaping
Unit Footprints plus Driveways = 438.62 m²
52.29%
Total Landscaping = 400.28 m²
47.71%

Private Open Space
Unit 1 = 110.00 m²
Unit 2 = 94.00 m²

A	FEB 2022	G.D.	ISSUED FOR APPROVAL
REV	DATE	BY	DESCRIPTION

Giselle Denley
Drafting Services
giselle.denley@bigpond.com
0417 688 326
53 Hill Sixty Drive
Mudgee NSW 2850

CLIENT: DAVE CARTER			
TITLE: PROPOSED DUAL OCCUPANCY LOT 5 FLINDERS AVENUE MUDGEE			
SCALE: 1:200	FILE: 3748-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3748-A01	A
CKD: D.C.	DATE: FEB 2022		



BASIX Notes

Water

2,000L Rain Water Tank Connected to:
- At least one outdoor tap

Rain Water Tank to collect water from at least 243 m² of roof area of the development

Fixtures:

Showerheads - Minimum 4 Star Rating
Toilet - Minimum 5 Star Rating
Kitchen Taps - Minimum 5 Star Rating
Bathroom Taps - Minimum 5 Star Rating

Thermal Comfort

See section drawing for Thermal Comfort Commitments

Energy

HW - Gas Instantaneous (5 Star)
Cooling System - Living Area - Air Conditioning (1 Phase - Rated 5 Star)
- Bedrooms - Air Conditioning (1 Phase - Rated 5 Star)
Heating System - Living Area - Air Conditioning (1 Phase - Rated 5 Star)
- Bedrooms - Air Conditioning (1 Phase - Rated 5 Star)
- The cooling and heating system must provide for day/night zoning between living and bedroom areas

Exhaust Systems:

1 Bathroom - Individual Fan - not ducted (Manual Switch On/Off)
Kitchen - Individual Fan - ducted to facade or roof (Manual Switch On/Off)
Laundry - Natural Ventilation Only

Other:

- Gas Cooktop & Electric Oven

A fixed outdoor clothes drying line must be installed as part of the development

Each refrigerator space in the development must be constructed so that it is well ventilated

UNIT 1 FLOOR PLAN

SCALE 1:100

Floor Areas

Living Areas	= 158.38 m ²
Garage	= 21.22 m ²
Porch	= 2.25 m ²
Alfresco	= 30.38 m ²
Total	= 212.23 m²

Giselle Denley
Drafting Services

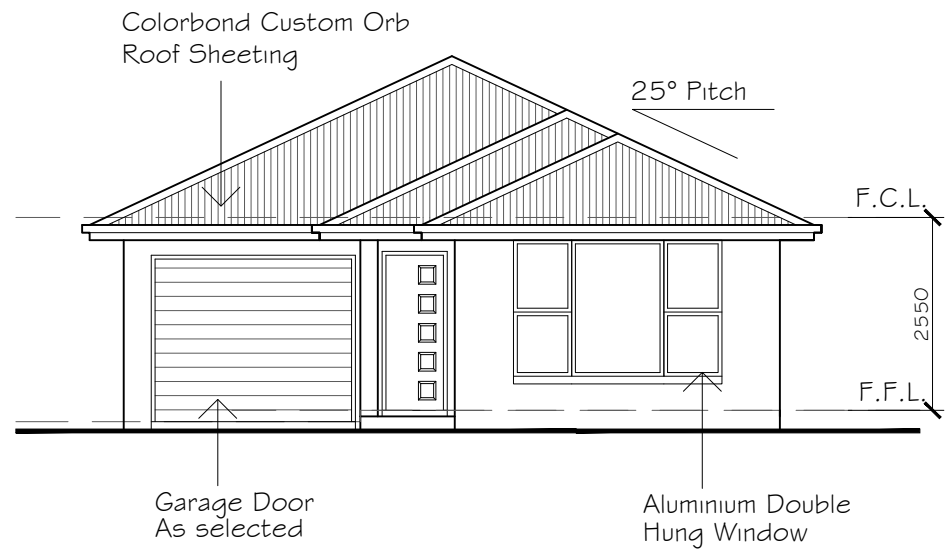
giselle.denley@bigpond.com
0417 688 326
53 Hill Sixty Drive
Mudgee NSW 2850

REV	DATE	BY	DESCRIPTION
A	FEB 2022	G.D.	ISSUED FOR APPROVAL

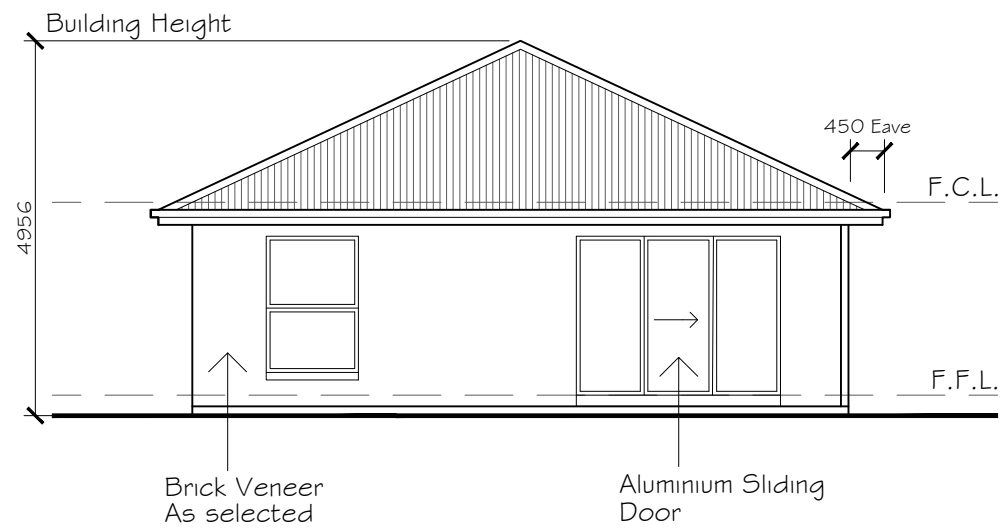
DAVE CARTER

PROPOSED DUAL OCCUPANCY
LOT 5 FLINDERS AVENUE MUDGE

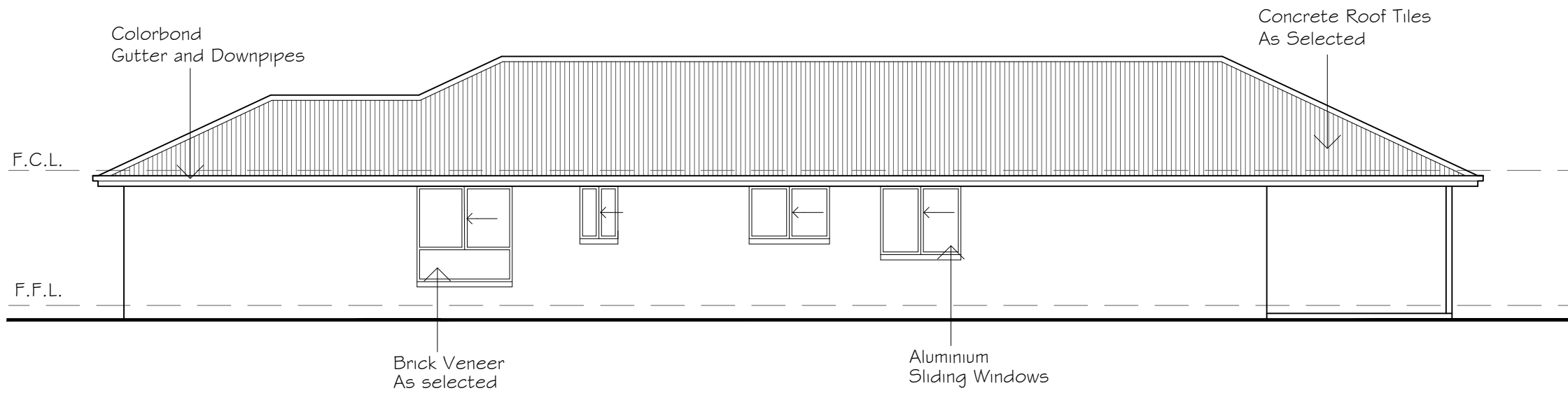
SCALE: 1:100	FILE: 3748-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3748-A02	A
CKD: D.C.	DATE: FEB 2022		



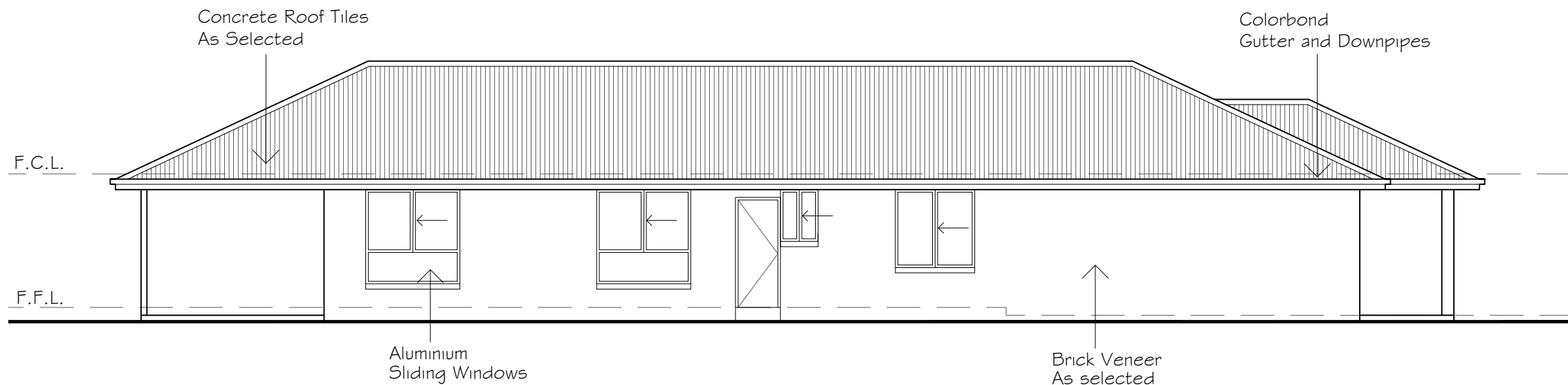
NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

A	FEB 2022	G.D.	ISSUED FOR APPROVAL
---	----------	------	---------------------

REV	DATE	BY	DESCRIPTION
-----	------	----	-------------

Giselle Denley
Drafting Services
giselle.denley@bigpond.com
0417 688 326
53 Hill Sixty Drive
Mudgee NSW 2850

CLIENT:
DAVE CARTER

TITLE:
**PROPOSED DUAL OCCUPANCY
LOT 5 FLINDERS AVENUE MUDGEE**

SCALE: 1:200	FILE: 3748-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3748-A03	A
CKD: D.C.	DATE: FEB 2022		

BASIX Notes

Water

2,000L Rain Water Tank Connected to:
 - At least one outdoor tap

Rain Water Tank to collect water from at least
 215 m² of roof area of the development

Fixtures:

- Showerheads - Minimum 4 Star Rating
- Toilet - Minimum 6 Star Rating
- Kitchen Taps - Minimum 6 Star Rating
- Bathroom Taps - Minimum 6 Star Rating

Thermal Comfort

See section drawing for Thermal Comfort Commitments

Energy

- HW - Gas Instantaneous (5 Star)
- Cooling System - Living Area - Air Conditioning (1 Phase - Rated 6 Star)
- Bedrooms - Air Conditioning (1 Phase - Rated 6 Star)
- Heating System - Living Area - Air Conditioning (1 Phase - Rated 6 Star)
- Bedrooms - Air Conditioning (1 Phase - Rated 6 Star)
- The cooling and heating system must provide for day/night zoning between living and bedroom areas

Exhaust Systems:

- 1 Bathroom - Individual Fan - not ducted (Manual Switch On/Off)
- Kitchen - Individual Fan - ducted to facade or roof (Manual Switch On/Off)
- Laundry - Natural Ventilation Only

Artificial Lighting:

The primary type of artificial lighting must be either fluorescent or LED lighting in each of the following rooms:

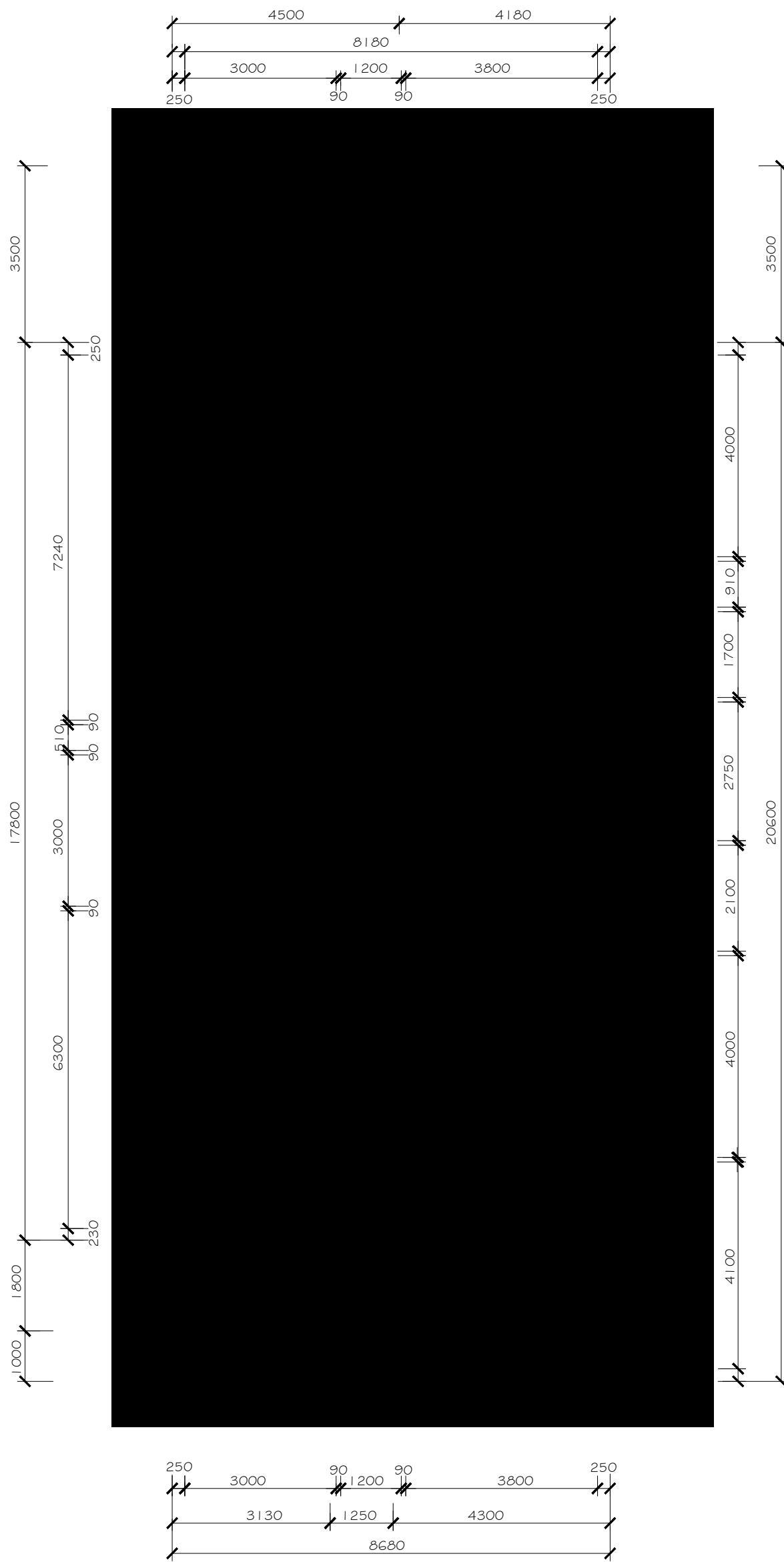
- The Kitchen - All Hallways
- The Laundry - All Bathrooms

Other:

-  - Gas Cooktop & Electric Oven

A fixed outdoor clothes drying line must be installed as part of the development


Each refrigerator space in the development must be constructed so that it is well ventilated



UNIT 2 FLOOR PLAN

SCALE 1:100

Floor Areas	
Living Areas	= 145.32 m ²
Garage	= 21.22 m ²
Porch	= 2.25 m ²
Alfresco	= 15.75 m ²
Total	= 184.54 m²



Giselle Denley
 Drafting Services

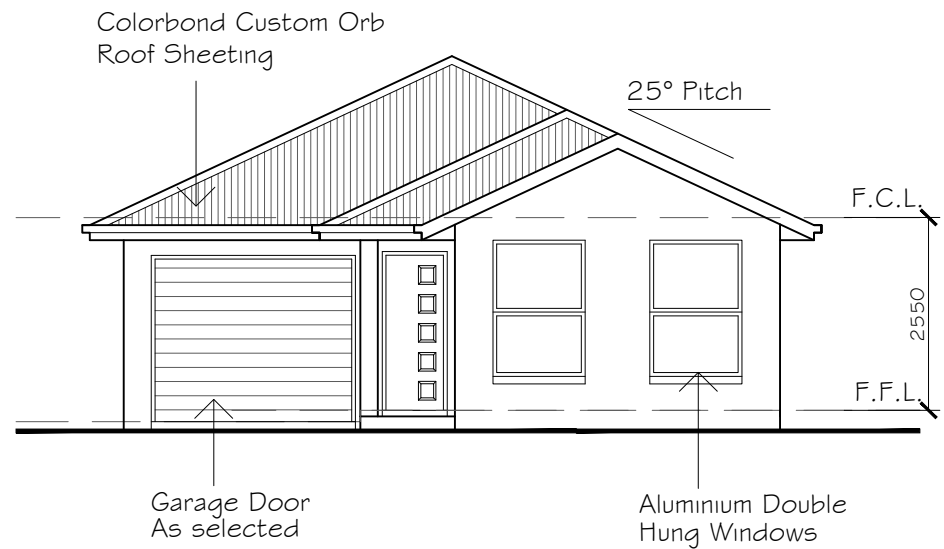
giselle.denley@bigpond.com
 0417 688 326
 53 Hill Sixty Drive
 Mudgee NSW 2850

REV	DATE	BY	DESCRIPTION
A	FEB 2022	G.D.	ISSUED FOR APPROVAL

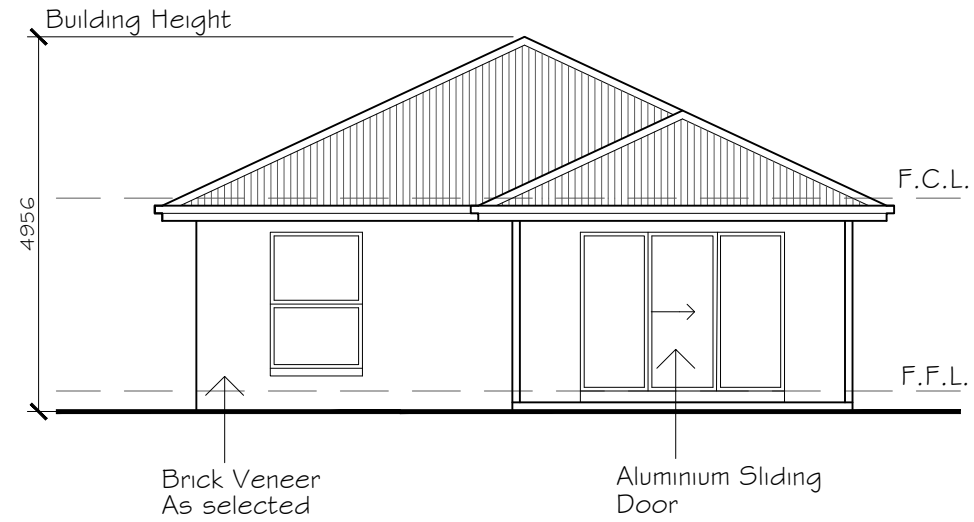
DAVE CARTER

PROPOSED DUAL OCCUPANCY
LOT 5 FLINDERS AVENUE MUDGE

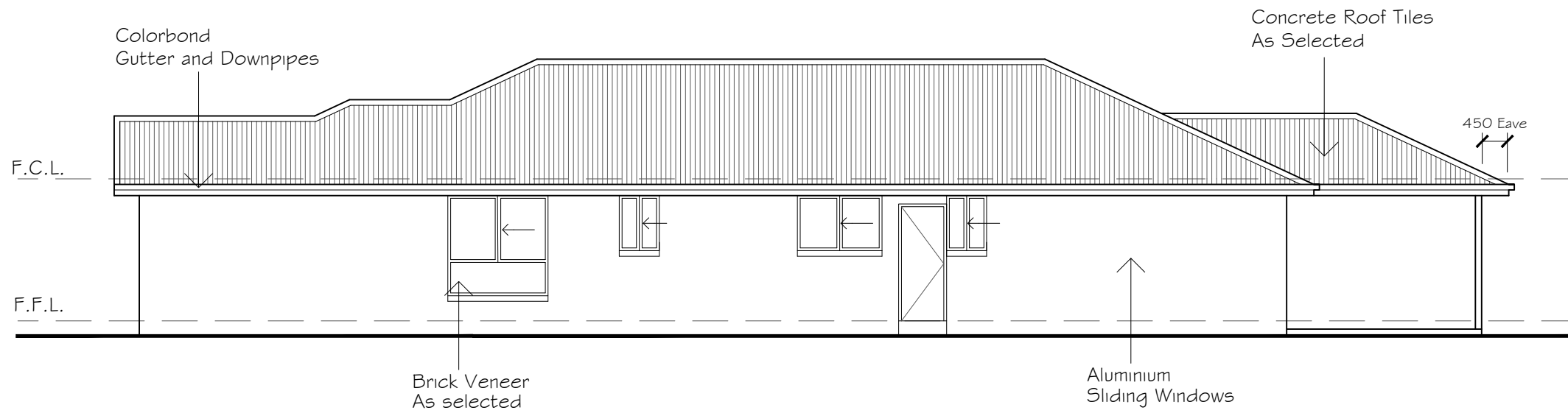
SCALE: 1:100	FILE: 3748-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3748-A04	A
CKD: D.C.	DATE: FEB 2022		



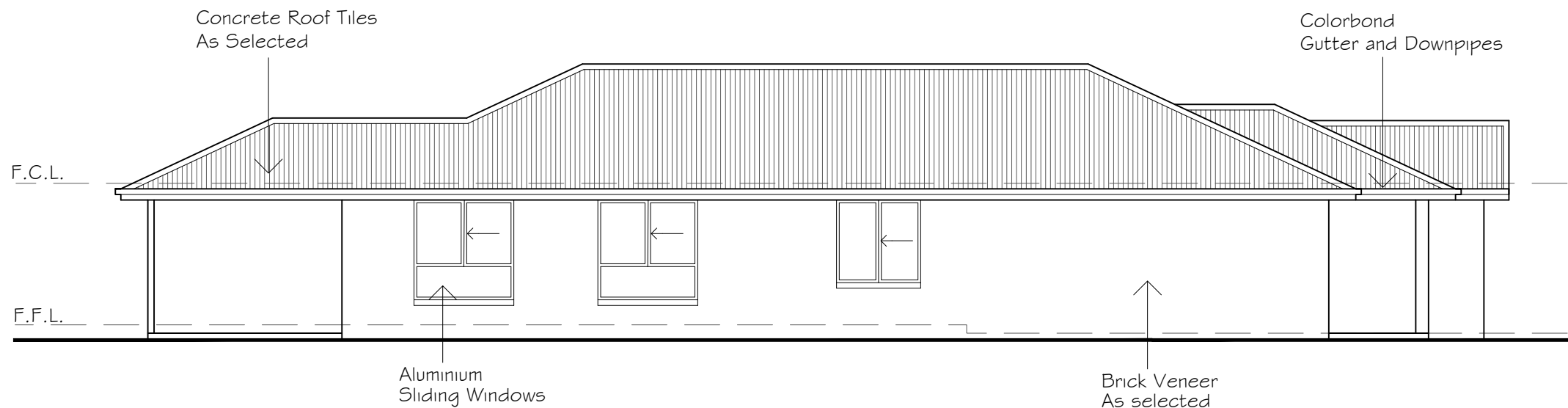
NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

A	FEB 2022	G.D.	ISSUED FOR APPROVAL
---	----------	------	---------------------

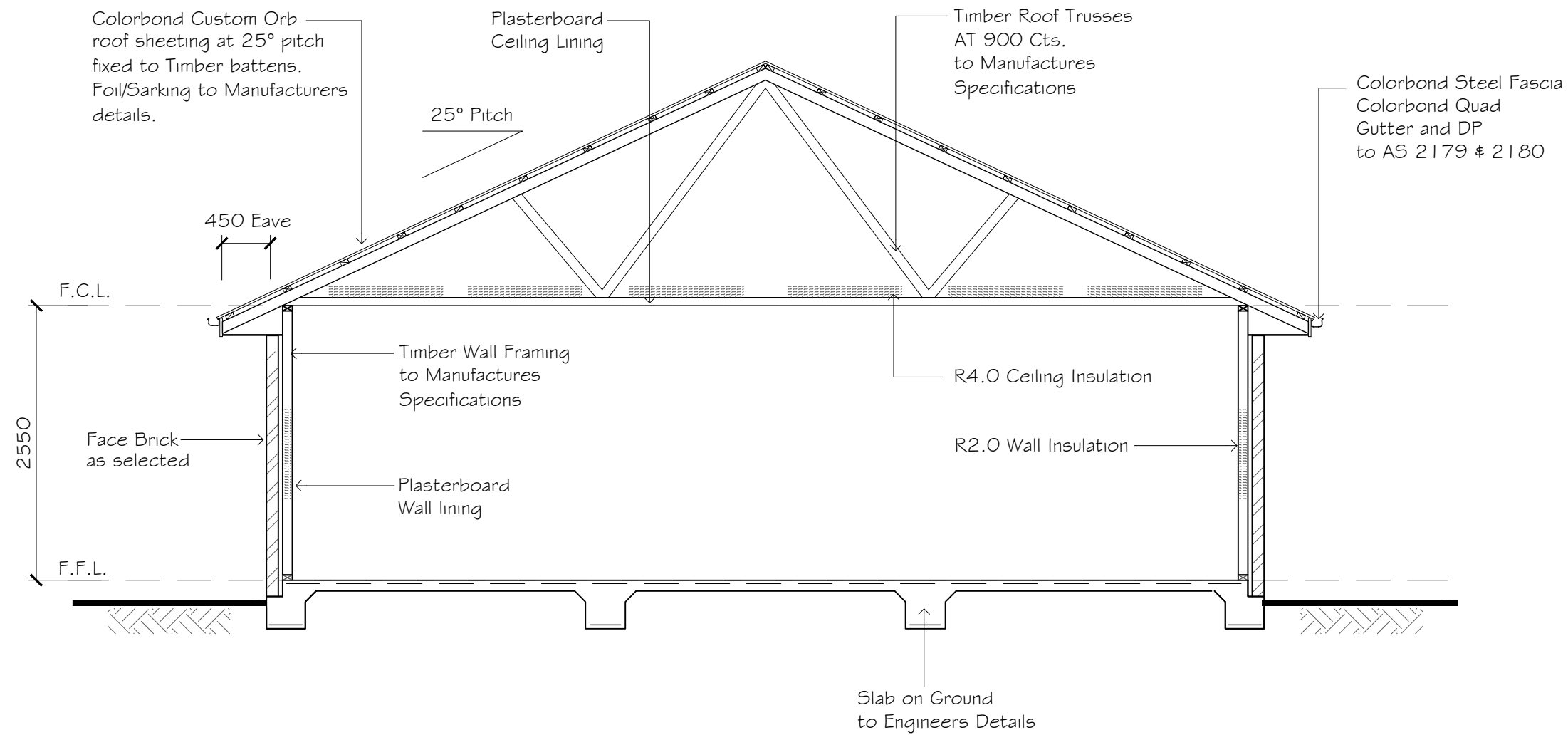
REV	DATE	BY	DESCRIPTION
-----	------	----	-------------

Giselle Denley
Drafting Services
giselle.denley@bigpond.com
0417 688 326
53 Hill Sixty Drive
Mudgee NSW 2850

CLIENT: DAVE CARTER

TITLE: PROPOSED DUAL OCCUPANCY
LOT 5 FLINDERS AVENUE MUDGEES


SCALE: 1:200	FILE: 3748-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3748-A05	A
CKD: D.C.	DATE: FEB 2022		



TYPICAL SECTION

SCALE 1:50

A	FEB 2022	G.D.	ISSUED FOR APPROVAL
REV	DATE	BY	DESCRIPTION

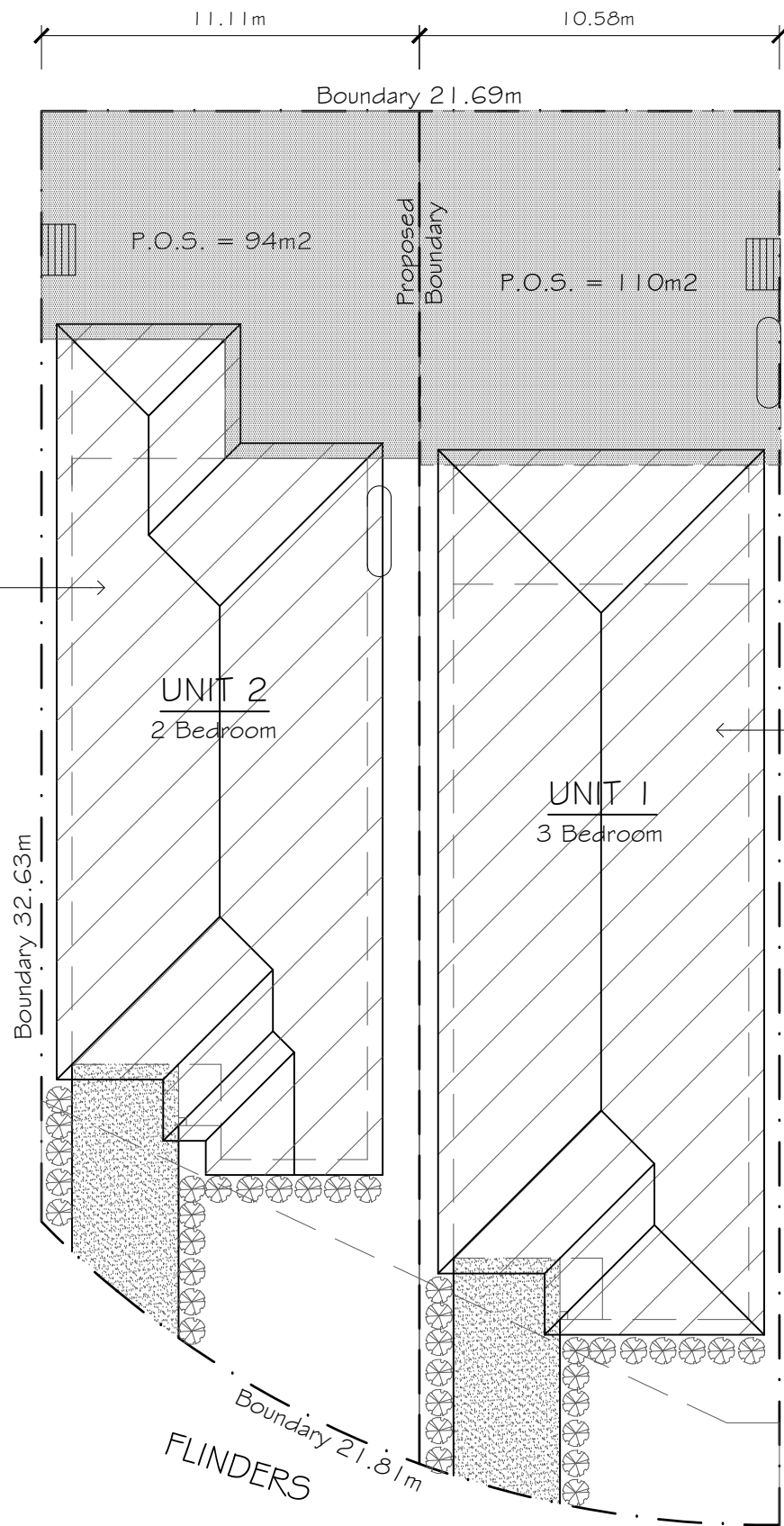


Giselle Denley
Drafting Services

giselle.denley@bigpond.com
0417 688 326
53 Hill Sixty Drive
Mudgee NSW 2850

CLIENT: DAVE CARTER			
TITLE: PROPOSED DUAL OCCUPANCY LOT 5 FLINDERS AVENUE MUDGEES			
SCALE: 1:50	FILE: 3748-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3748-A06	A
CKD: D.C.	DATE: FEB 2022		

PROPOSED
LOT 52
406.9 m²

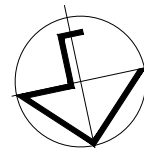


PROPOSED
LOT 51
432 m²

SUBDIVISION PLAN

SCALE 1:200

LOT 5
838.9 m²
DPI 281144



A	FEB 2022	G.D.	ISSUED FOR APPROVAL
REV	DATE	BY	DESCRIPTION

Giselle Denley
Drafting Services

giselle.denley@bigpond.com
0417 688 326
53 Hill Sixty Drive
Mudgee NSW 2850

CLIENT:
DAVE CARTER

TITLE:
PROPOSED DUAL OCCUPANCY
LOT 5 FLINDERS AVENUE MUDGEES

SCALE: 1:200	FILE: 3748-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3748-A07	A
CKD: D.C.	DATE: FEB 2022		