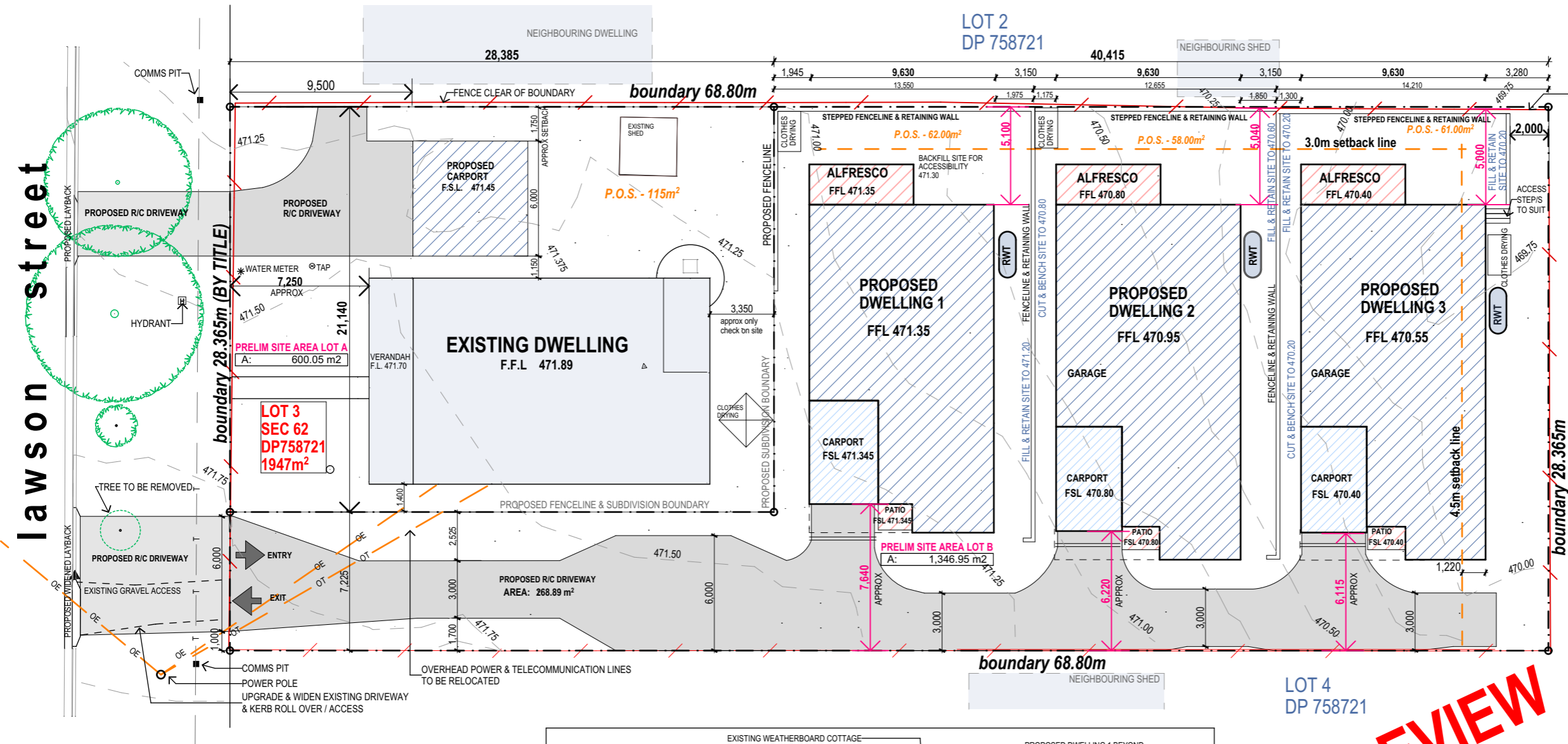


E-05 SOUTHERN ELEVATION - ALL DWELLINGS
1:200



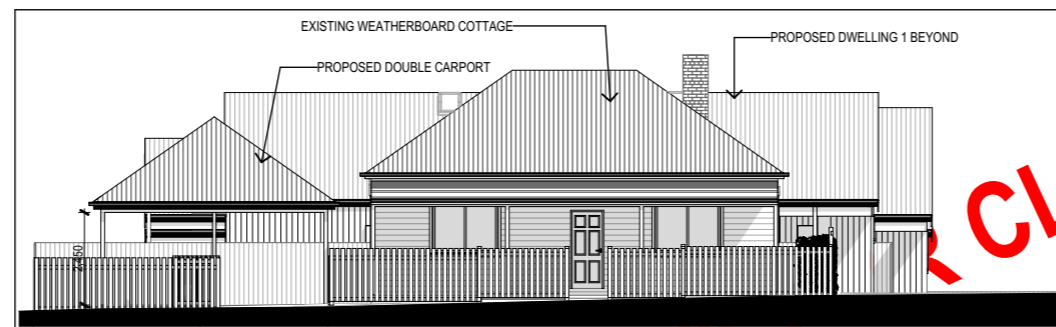
FENCELINE ENCLOSES INTO PROPERTY BOUNDARY APPROX 150mm

EXISTING SEWER MAIN

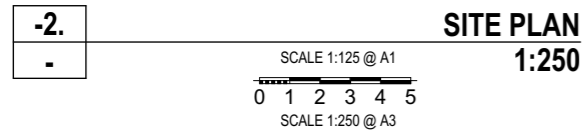


SITE CALCULATIONS	
TOTAL SITE AREA	1947m ²
ZONING	R1 GEN RESIDENTIAL
SITE WITHIN HERITAGE CONSERVATION AREA	
BATTLEAXE SUBDIVISION ALLOWED IN R1 GEN RES	
SUBDIVISION -	LOT A - 600.05m ²
	LOT B - 1346.95m ²
PROPOSED DEVELOPMENT - TOTAL AREAS	
DWELLING 1	170.78m ²
DWELLING 2	183.56m ²
DWELLING 3	183.56m ²
TOTAL	537.90m ²
SITE COVERAGE	39.93% (40% MAX)
DEVELOPMENT DENSITY	
WITHIN HERITAGE CONSERVATION AREA	
2 X BEDROOM	1 per 280 m ² site
3 X BEDROOM	1 per 310 m ² site
(TOTAL SITE REQUIRED 900 m ²)	
DRIVEWAY	268.89m ²
LANDSCAPING-	40.11% PROPOSED
	-(MINIMUM 40% REQUIRED)
PRIVATE OPEN SPACE - (40 sq.m MINIMUM REQUIRED)	
PROPOSED	
DWELLING 1	62.00m ²
DWELLING 2	58.00m ²
DWELLING 3	61.00m ²

CLIENT REVIEW



E-06 WEST ELEVATION - STREET VIEW
1:200



NOTE:
 1. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS / STRUCTURAL ENGINEER DRAWINGS / SURVEYOR AND OTHER CONSULTANT DOCUMENTATION APPLICABLE TO THIS PROJECT
 2. ALL BOUNDARIES AND SITE LEVELS ARE SUBJECT TO SURVEY
 3. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS INCLUDING BUT NOT LIMITED TO:
 BUILDING CODE OF AUSTRALIA NATIONAL CONSTRUCTION CODE - BCA NCC
 PLUMBING CODE OF AUSTRALIA (BCA NCC)
 AUSTRALIAN STANDARDS & OTHER REGULATORY AUTHORITIES
 4. ALL WORKS TO BE UNDERTAKEN BY LICENSED BUILDER AND LICENSED SUBCONTRACTORS
 5. BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK
 6. MATERIALS AND FINISHES TO BE AS SPECIFIED ON THE DRAWINGS. CHANGES PERMITTED BY OWNER APPROVAL ONLY
 7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. WRITTEN DIMENSIONS TO BE USED. DO NOT SCALE DRAWINGS
 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT - NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF PREFERRED DESIGN & DRAFTING



AL DRAFT

BUILDING CLASSIFICATION: 1a
 D.P. NUMBER: LOT 3 DP758721
 SITE AREA: 1947 m²
 DATE: 7.2.22
 DRAWN: M Palmer
 SCALE: 1:100, 1:250, U.N.O.

CLIENT: EDEN ENTERPRISES
PROJECT: MULTI RES DEVELOPMENT & SUBDIVISION
SITE ADDRESS: 81 LAWSON STREET MUDGEES 2850
SHEET DESCRIPTION: SITE PLAN, STREET ELEVATION, SOUTH ELEVATION ALL DWELLINGS

Preferred Design & Drafting

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 ph: 0263724397 Mob: 0429600160
 email: marian@preferred-design.com.au

bdca
 ACCREDITED BUILDING DESIGNER

DRAWING No: **02 of 18**
 PROJECT No: **108.21**