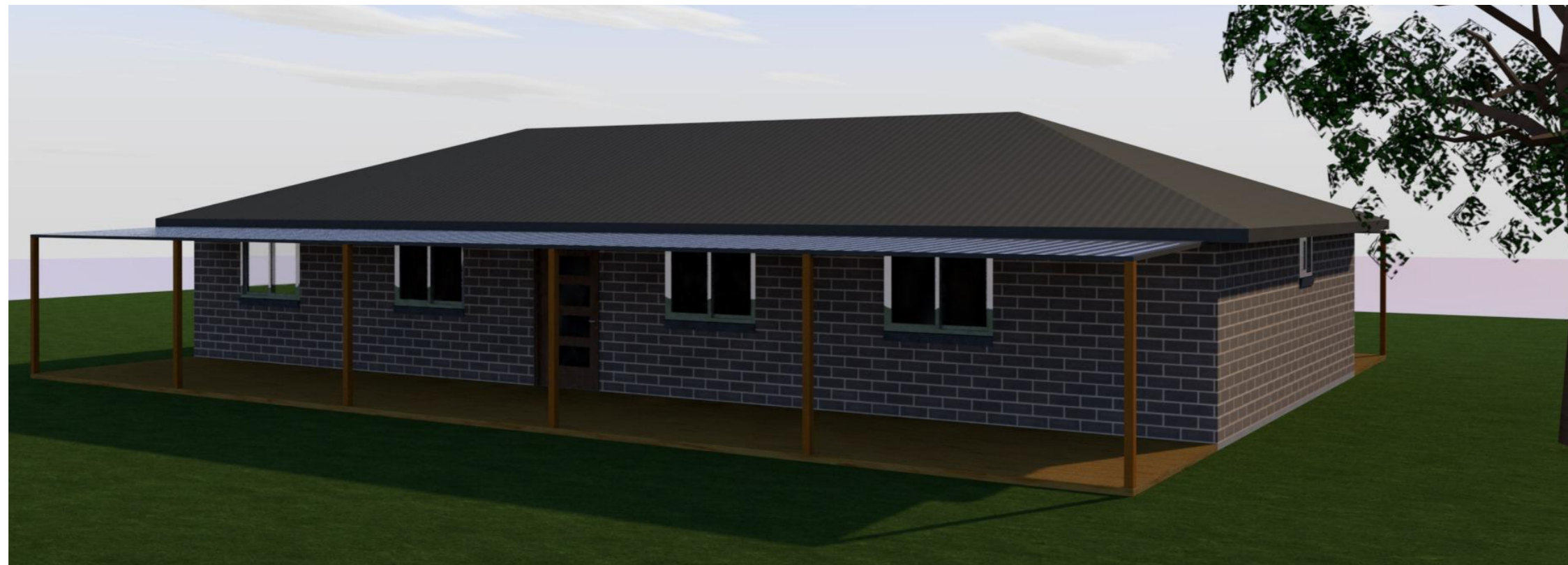




RENDERED CONCEPT IMAGE 1



RENDERED CONCEPT IMAGE 1



**MUDGEE  
BUILDER**  
JASON BOXSELL  
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PROJECT ADDRESS  
/ TITLE

45 NULLO  
MOUNTAIN RD  
OLINDA NSW

LOT  
149

DP  
755423

CLIENT  
JESSICA BOURKE

DATE JUNE 2022

DRAWING NAME  
SITE RENDERED

REVISION VER. 02

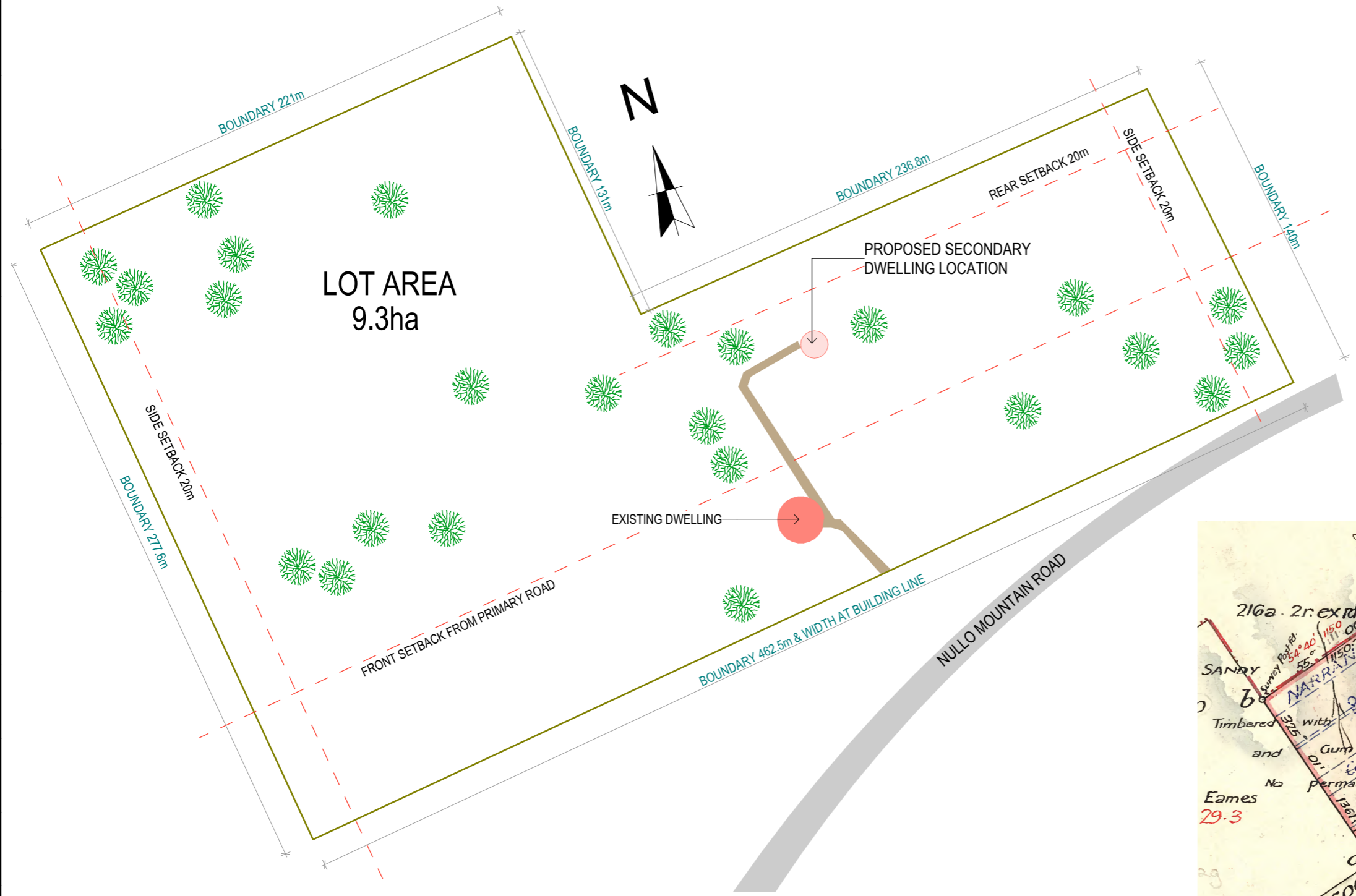
SCALE 1:1

SHEET ID.

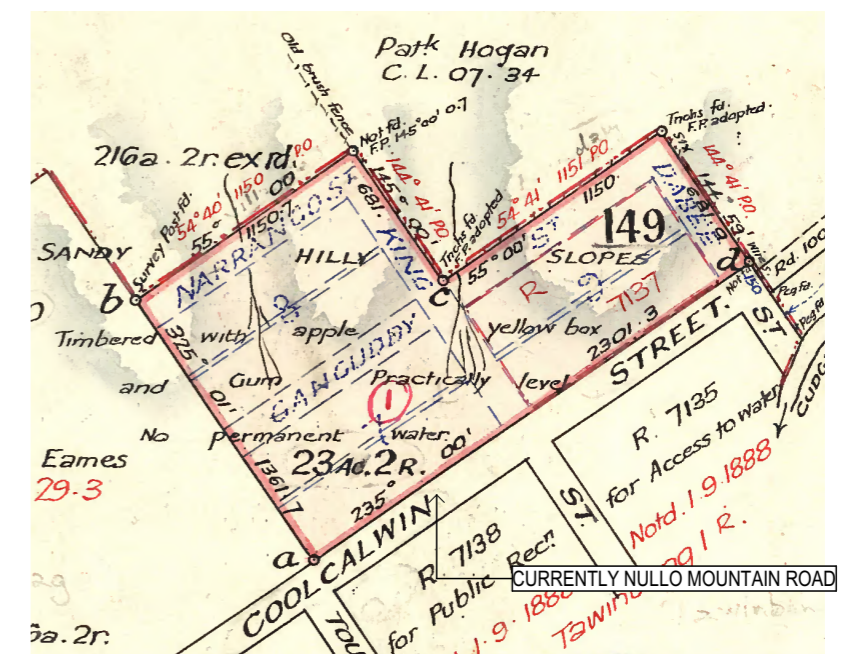
01.1 PAPER  
SIZE  
A3

LOT AREA	23 Acre (9.3ha)
LOT WIDTH AT THE BUILDING LINE	462.5m
MINIMUM SETBACK FROM PRIMARY ROAD	60m
MINIMUM SETBACK FROM REAR BOUNDARY	20m
MINIMUM SETBACK FROM SIDE BOUNDARY	20m


- NOTE.
- GROUND LEVELS, FINISHED FLOOR LEVELS, SITE WORKS AND RETAINING AREA INDICATIVE ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. SITE PLANS ARE TO BE READ IN CONJUNCTION WITH ANY SURVEY/ENGINEERING PLANS AVAILABLE.
  - ALL DIMENSIONS ARE TO BE CHECKED WITH EXISTING AND PROPOSED SITE CONDITIONS.
  - WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
  - NO VARIATION MAY BE MADE TO THESE DRAWINGS WITHOUT THE PRIOR APPROVAL OF THE BUILDING DESIGNER.
  - REFER TO ENGINEERS' DESIGN, DOCUMENTATION AND CALCULATION FOR DETAILS ON SLAB, FOOTINGS, STRUCTURE RETAINING WALLS, FINISHED FLOOR LEVELS, SITEWORKS AND STORMWATER DETAILS.
  - THIS DRAWING IS TO BE READ IN CONDUCTION WITH ALL OTHER DRAWINGS SHEETS, CONSULTANTS DRAWINGS, DOCUMENTS, SCHEDULES AND SPECIFICATIONS (AS APPLICABLE)
  - THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AS A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
  - LOCATION OF ALL EXISTING ONSITE SERVICES TO BE CONFIRMED ONSITE PRIOR TO CONSTRUCTION.
  - SOIL CLASS IS 'M'



01.2 SITE PLAN



CROWN PLAN 45 NULLO MOUNTAIN RD



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SITE PLAN

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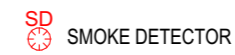
SCALE 1:1, 1:2000

SHEET ID.

01.2	PAPER SIZE A3
------	------------------

NOTES  
 - TILE LAYOUT INDICATIVE ONLY  
 - PROVIDE LIFT OFF HINGES TO WC DOORS - TO BCA REQUIREMENTS  
 - CONFIRM LEVEL ON SITE TO ALL EXTERNAL DOORS IF STEPS ARE REQUIRED - TO COMPLY WITH BCA

AREA	
CONDITIONAL AREA (INCLUDING EN-SUITE)	135.8m2
UNCONDITIONAL AREA (LAUNDRY, BATHROOM)	15.9m2
VERANDAH AREA	111m2
TOTAL FLOOR AREA	151.70m2
TOTAL ROOF AREA	270.88m2



**BASIX Project Commitments**

Proposed : Secondary dwelling  
 Address : 45 Nullo Mountain Road, Olinda 2849  
 Lot 149 DP 755423

**Landscape** Indegenou or low water use species of vegetation of 100m2

**Water**  
 Fixtures Specification  
 Shower head rating 4 star (>6 but <=7.5L/min)  
 Toilet rating 4 star  
 Kitchen taps rating 4 star  
 Bathroom taps rating 4 star

**Individual pool** n/a (No pool)  
 Volume (max volume) n/a  
 Pool Cover n/a  
 Pool Location n/a  
 Pool shaded n/a

**Alternative water details**  
 Individual rain water tank size 20,000litre

Garden and lawn areas Yes  
 All toilets Yes  
 Laundry Yes  
 Pool top-up n/a

**Thermal Comfort** Specification  
 External walls R 2.6 Reflective foil with bulk insulation no gap  
 Brick veneer

**Internal walls** No insulation  
 Cavity walls, direct fix plasterboard, single gap

**External ceiling** R 4.0 (up), Unventilated roof space  
 Plasterboard

**Roof (Horizontal area)** Dark color, foil/sarking insulation,  
 Corrugated iron

**Floors** No insulation  
 Concrete slab on ground

**Windows** Aluminium frame, Single glazed, Clear, 450mm eave  
 Aluminium frame ALM-002-01

**Site** As shown on plans  
 Orientation of nominal north elevation

**Energy** Specification  
 Hotwater Gas instantaneous with higher energy rating  
 Individual system

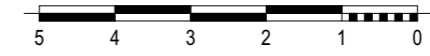
**Ventilation**  
 Bathroom exhaust Natural ventilationd  
 Control switch n/a  
 Kitchen exhaust Individual fan/ not ducted  
 Control switch Manual switch on/off  
 Laundry Natural ventilationd  
 control switch n/a

**Cooling**  
 Individual systems- living areas At least one ceiling fan in 1 living area, energy rating (rating:n/a)  
 individual systems- bedroom areas At least one ceiling fan in 1 bedroom, energy rating (rating:n/a)

**Heating**  
 Individual systems- living areas A wood heater (rating:n/a)  
 individual systems- bedroom areas No heating system or any ducting (rating:n/a)

**Appliances**  
 Cooktop / oven Electric cooktop & electric oven  
 Ventilated Fridge space Yes  
 Indoor cloth line No  
 Outdoor cloth line Yes

**Alternative energy**  
 Solar panel n/a



02.1  
 -

02.1 FLOOR PLAN  
 1:100



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 755423

CLIENT  
 JESSICA BOURKE

DATE JUNE 2022

DRAWING NAME  
 FLOOR PLAN

REVISION VER. 02

SCALE 1:100

SHEET ID.

02.1 PAPER SIZE A3



FLOOR PLAN CONCEPT IMAGE



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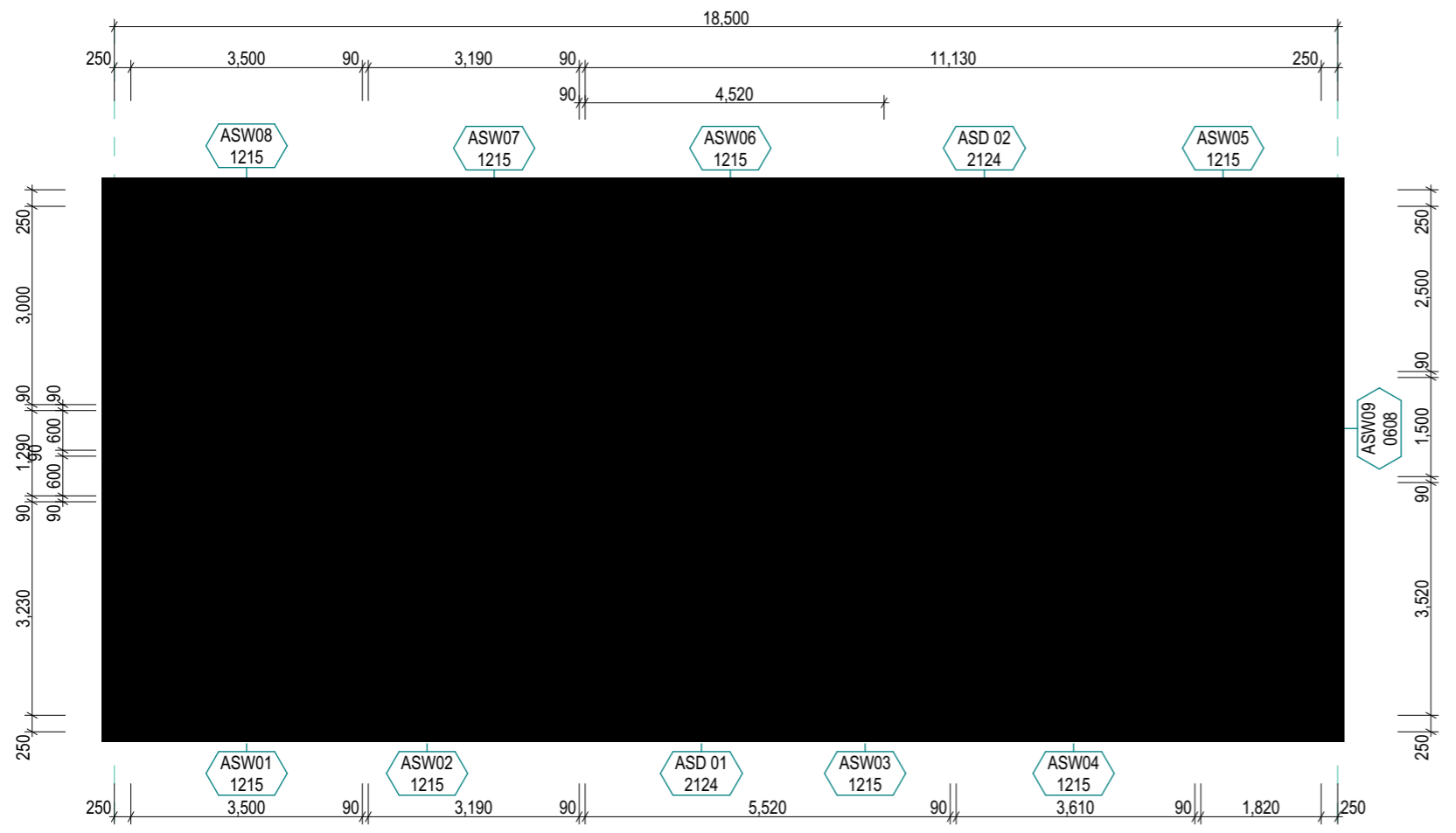
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RENDERED

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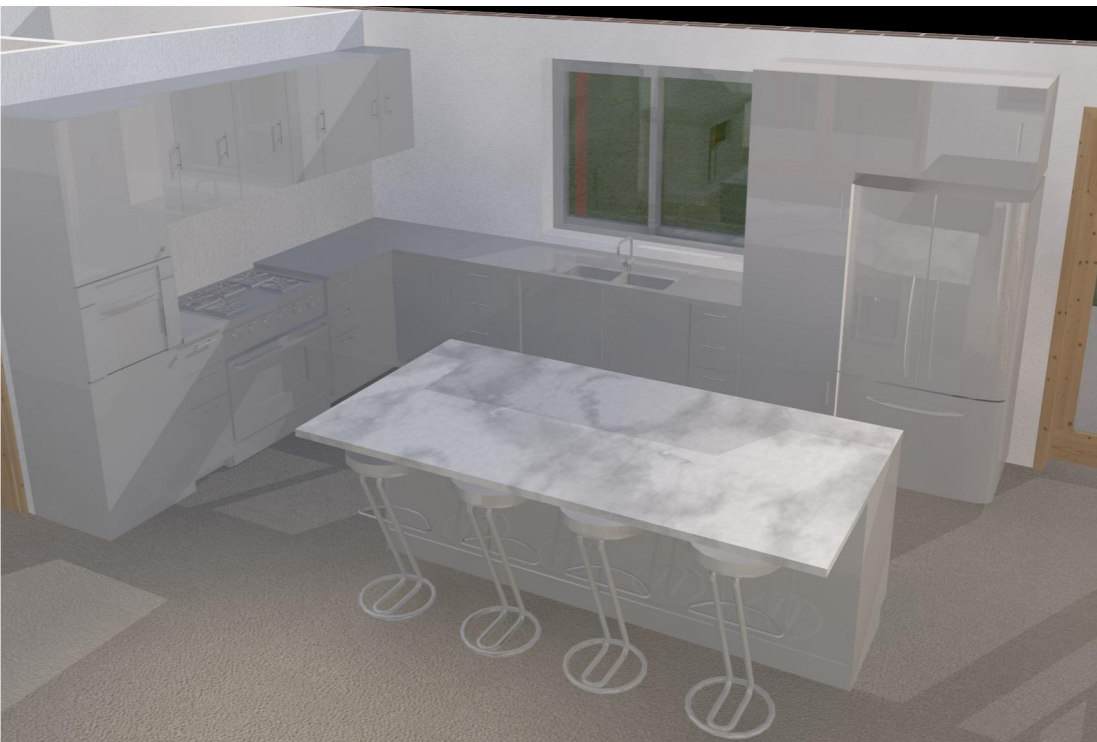
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SHEET ID.

02.2 PAPER SIZE  
A3



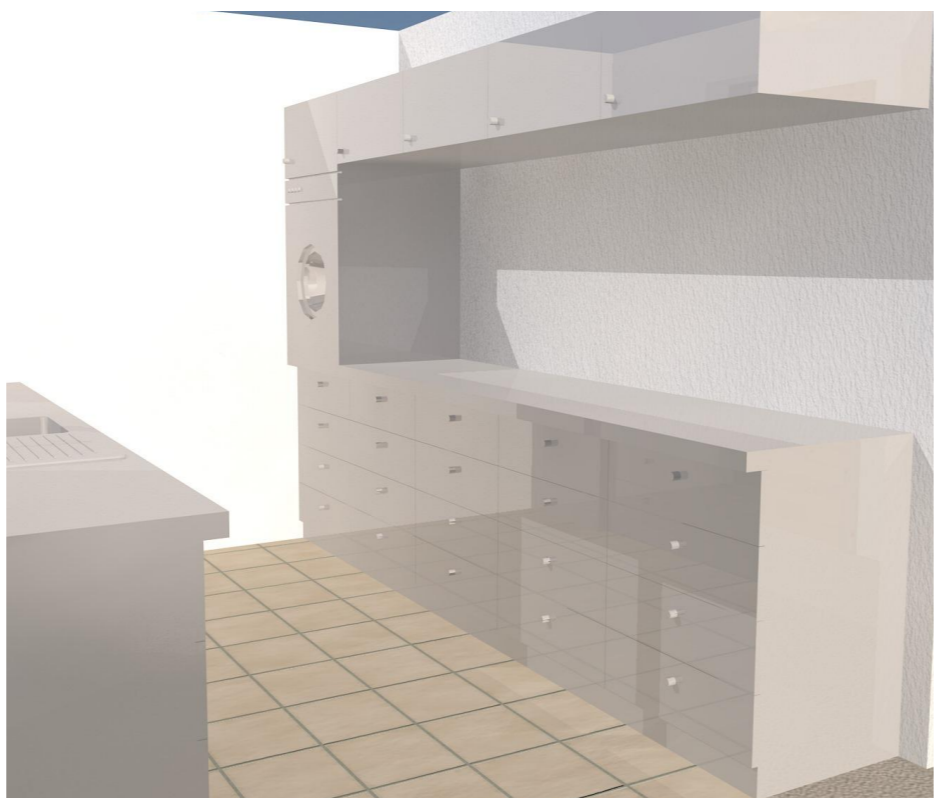
03.1 INTERNAL DIMENSIONS & DOOR WINDOW  
1:100



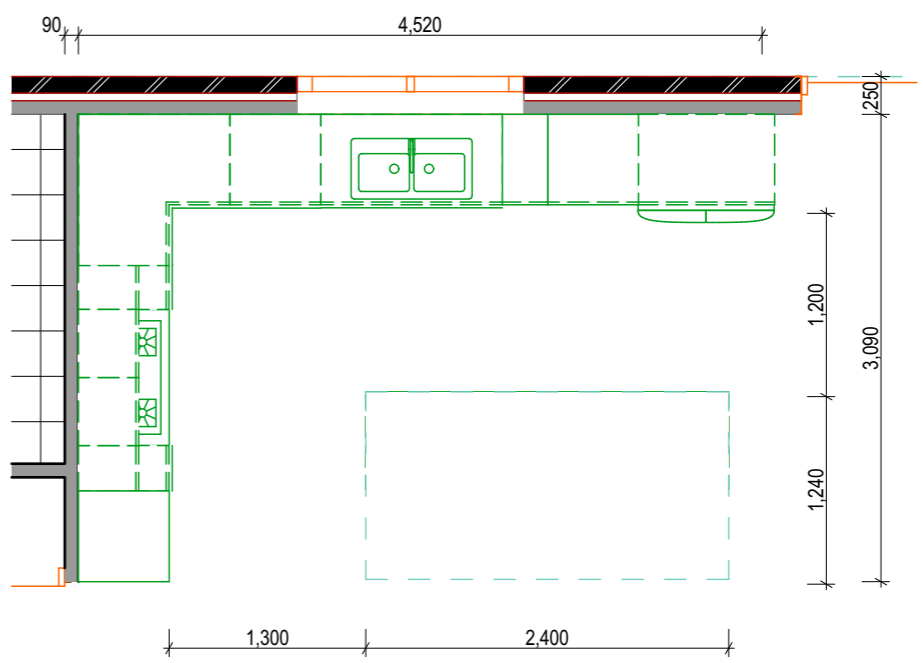
KITCHEN CONCEPT



LAUNDRY CONCEPT



LAUNDRY CONCEPT



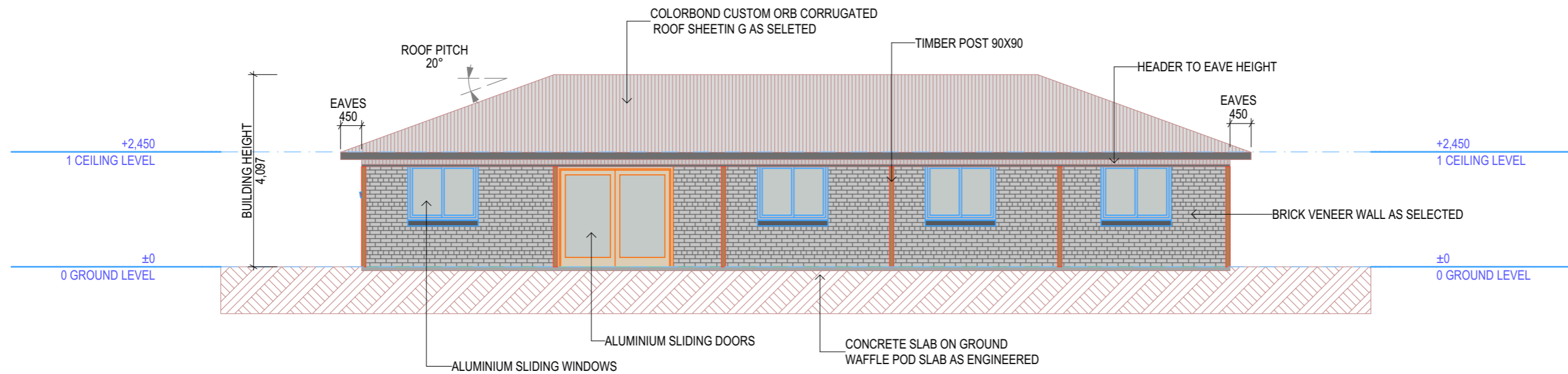
03.2 KITCHEN DIMENSION  
1:50

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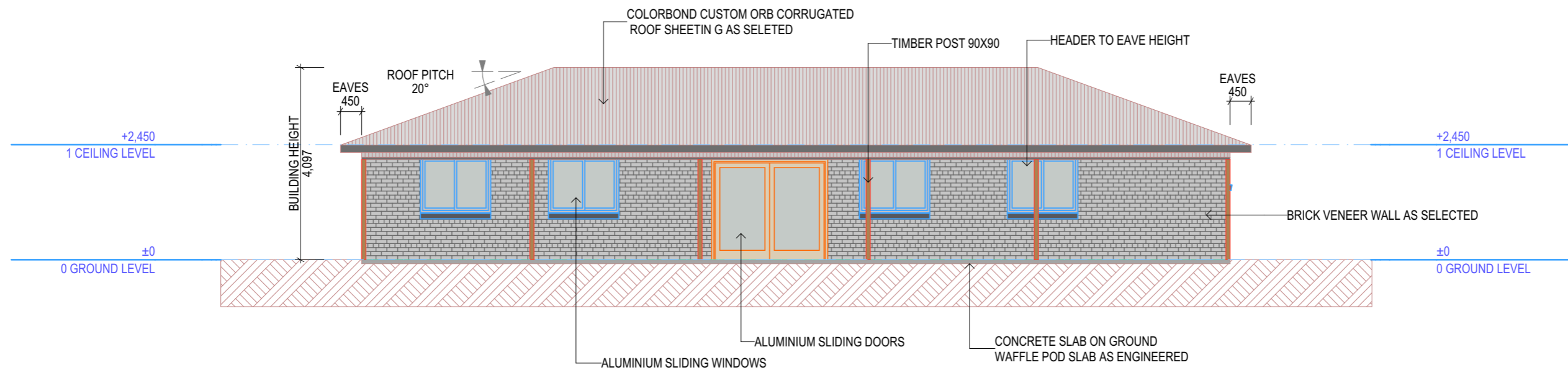
PROJECT ADDRESS / TITLE  
 45 NULLO MOUNTAIN RD  
 OLINDA NSW

LOT 149  
 DP 755423  
 CLIENT JESSICA BOURKE  
 DATE JUNE 2022  
 DRAWING NAME DIMENSION  
 REVISION 1:100-1:50  
 1.1.65, 02  
 SCALE 1:1.71  
 SHEET ID. 03  
 PAPER SIZE A3



E-01  
-

E-01 NORTH ELEVATION  
1:100



E-02  
-

E-02 SOUTH ELEVATION  
1:100



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DRAWING NAME  
ELEVATION

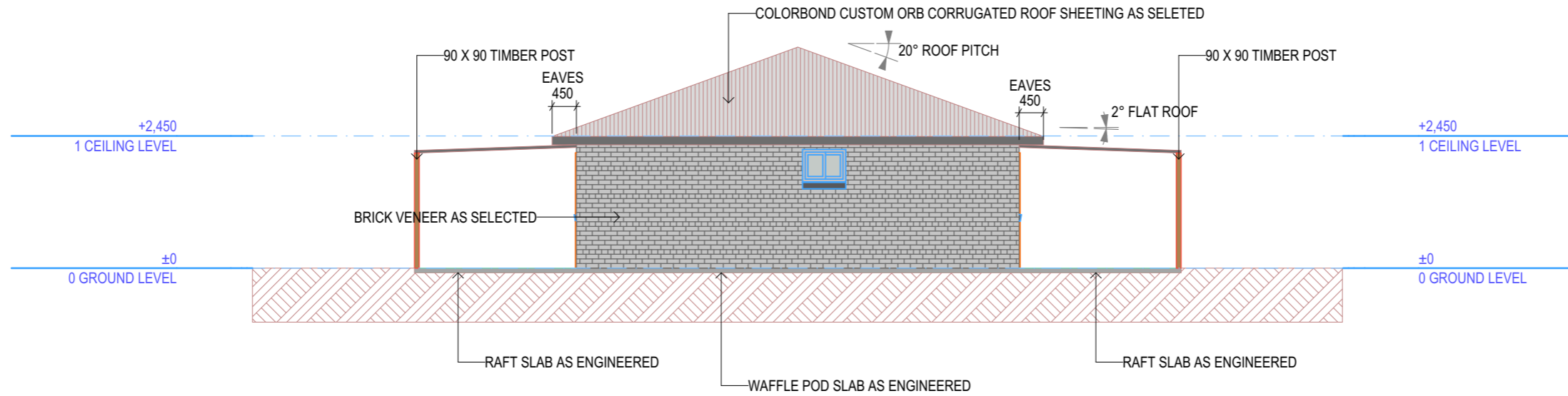
REVISION VER. 02

SCALE 1:100

SHEET ID.

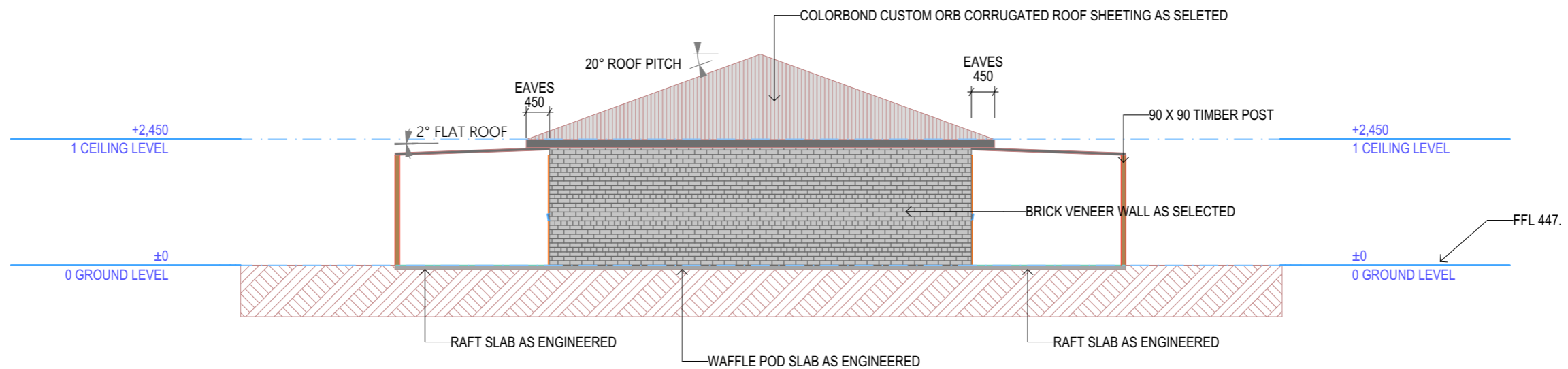
04.1

PAPER  
SIZE  
A3



E-03  
-

E-03 EAST ELEVATION  
1:100



E-04  
-

E-04 WEST ELEVATION  
1:100



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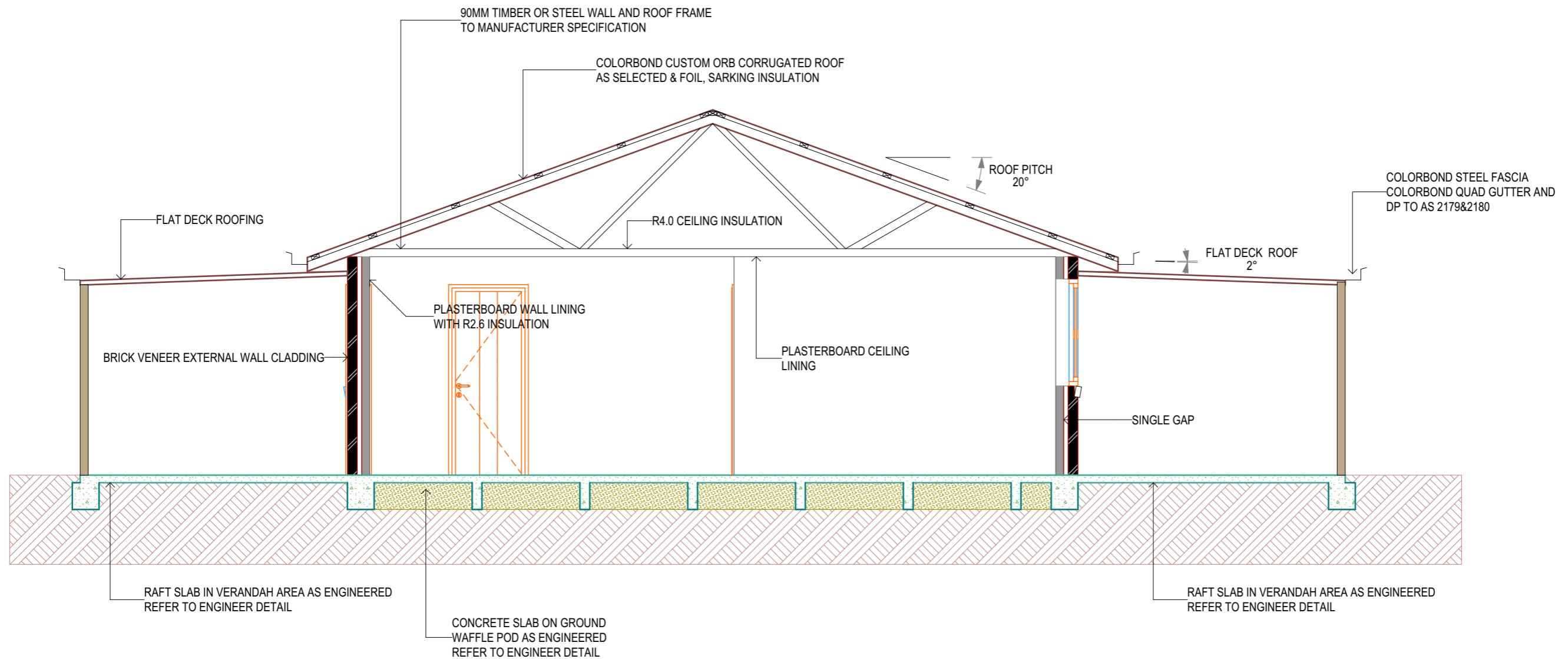
SCALE 1:100

SHEET ID.

04.2

PAPER  
SIZE  
A3

NOTE  
FINAL INSULATION REQUIREMENTS  
ARE SUBJECT TO ENERGY REPORT.  
BUILDER TO CONFIRM DETAILS



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DRAWING NAME  
SECTION

REVISION VER. 02

SCALE 1:50

SHEET ID.

04.3

PAPER  
SIZE  
A3

S-01

S-01 SECTION  
1:50



DOOR SCHEDULE													
<b>ID</b>	ASD 01	ASD 02	CSD 01	D 01	D 02	D 03	D 04	D 05	D 06	WD 01	WD 02	WD 03	WD 04
<b>W x H</b>	2,400x2,100	2,400x2,100	820x2,100	820x2,100	820x2,100	820x2,100	820x2,100	820x2,100	820x2,100	2,310x2,340	2,310x2,100	2,000x2,340	1,610x2,100
<b>MATERIAL</b>	ALUMINIUM/ SINGLE GLAZE	ALUMINIUM/ SINGLE GLAZE	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
<b>TYPE</b>	EXTERNAL DOOR	EXTERNAL DOOR	INTERNAL DOOR	INTERNAL DOOR	INTERNAL DOOR	INTERNAL DOOR	INTERNAL DOOR	INTERNAL DOOR	INTERNAL DOOR	WARDROBE DOORS	WARDROBE DOORS	WARDROBE DOORS	LINEN

1.  
-

1. DOOR LIST  
1:1

WINDOW SCHEDULE										
<b>ID</b>	ASW01	ASW02	ASW03	ASW04	ASW05	ASW06	ASW07	ASW08	ASW09	
<b>Nominal W x H Size</b>	1,500x1,200	1,500x1,200	1,500x1,200	1,500x1,200	1,500x1,200	1,500x1,200	1,500x1,200	1,500x1,200	800x600	
<b>2D</b>										
<b>ELEVATION</b>										
<b>FRAME MATERIAL</b>	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	
<b>Custom text GLAZING</b>	SINGLE/CLEAR	SINGLE/CLEAR	SINGLE/CLEAR	SINGLE/CLEAR	SINGLE/CLEAR	SINGLE/CLEAR	SINGLE/CLEAR	SINGLE/CLEAR	SINGLE/FROSTED	

2.  
-

2. WINDOW LIST  
1:1



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DRAWING NAME  
DOOR / WINDOW

REVISION VER. 02

SCALE 1:1

SHEET ID.

05

PAPER  
SIZE  
A3