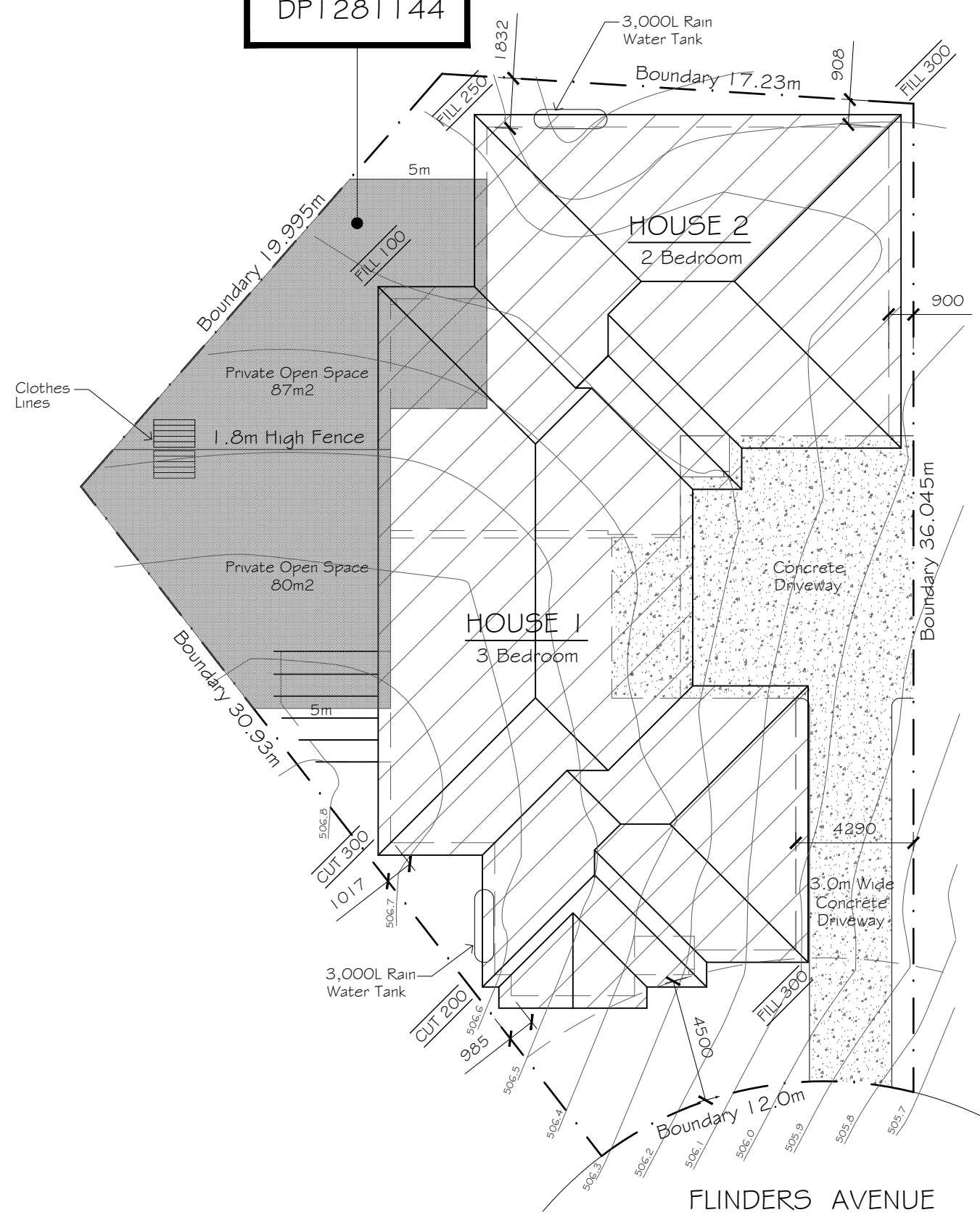
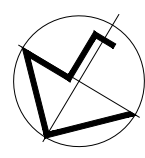


**LOT 11**  
834.4 m<sup>2</sup>  
DPI 281144



**SITE & LANDSCAPING PLAN**  
SCALE 1:200



**GENERAL LANDSCAPING INFORMATION**

1. Small Shrubs to 3m High
- |                      |                         |
|----------------------|-------------------------|
| Bottlebrush          | Callistemon Paludosus   |
| Rosemary Grevillea   | Grevillea Rosmannifolia |
| Bird Beak Needlewood | Hakea Orthonychna       |
| Pink Tea Tree        | Leptospermum Squarrosus |
| Scarlet Honey Myrtle | Melaleuca Fulgens       |

2. Small Trees 3-7m High
- |                        |                         |
|------------------------|-------------------------|
| Cootamundra Wattle     | Acacia Baileya          |
| 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 Citriodora     |
| Narrow Leaved Paperbark |                    |

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.

**BASIX Notes**

- Water  
2,000L Rain Water Tank Connected to:  
- At least one outdoor tap
- Rain Water Tank to collect water from at least 100 m<sup>2</sup> of roof area of the development
- Fixtures:  
Showerheads - Minimum 3 Star Rating  
Toilet - Minimum 3 Star Rating  
Kitchen Taps - Minimum 3 Star Rating  
Bathroom Taps - Minimum 3 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

**AREA CALCULATIONS**

Total Site Area 834.4 m<sup>2</sup>

House 1	= 139.01 m <sup>2</sup>
Garage	= 36.99 m <sup>2</sup>
Porch	= 3.05 m <sup>2</sup>
Alfresco	= 14.34 m <sup>2</sup>
<b>Total</b>	<b>= 193.39 m<sup>2</sup></b>

House 2	= 168.79 m <sup>2</sup>
Garage	= 38.07 m <sup>2</sup>
Porch	= 2.68 m <sup>2</sup>
Alfresco	= 14.06 m <sup>2</sup>
<b>Total</b>	<b>= 223.60 m<sup>2</sup></b>

Site Coverage  
Including Alfresco = 416.99 m<sup>2</sup>  
49.97%

Landscaping  
Unit Footprints plus Driveways = 537.65 m<sup>2</sup>  
64.44%  
Total Landscaping = 296.75 m<sup>2</sup>  
35.56%

Private Open Space  
House 1 = 80.00 m<sup>2</sup>  
House 2 = 87.00 m<sup>2</sup>

A	FEB 2022	G.D.	ISSUED FOR APPROVAL
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REV	DATE	BY	DESCRIPTION
 <b>Giselle Denley</b> Drafting Services giselle.denley@bigpond.com 0417 688 326 53 Hill Sixty Drive Mudgee NSW 2850			

CLIENT: CHRIS SMITH			
TITLE: PROPOSED DUAL OCCUPANCY LOT 11 FLINDERS AVE MUDGEES			
SCALE: 1:200	FILE: 3738-01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3738-A01	A
CKD: C.S.	DATE: FEB 2022		

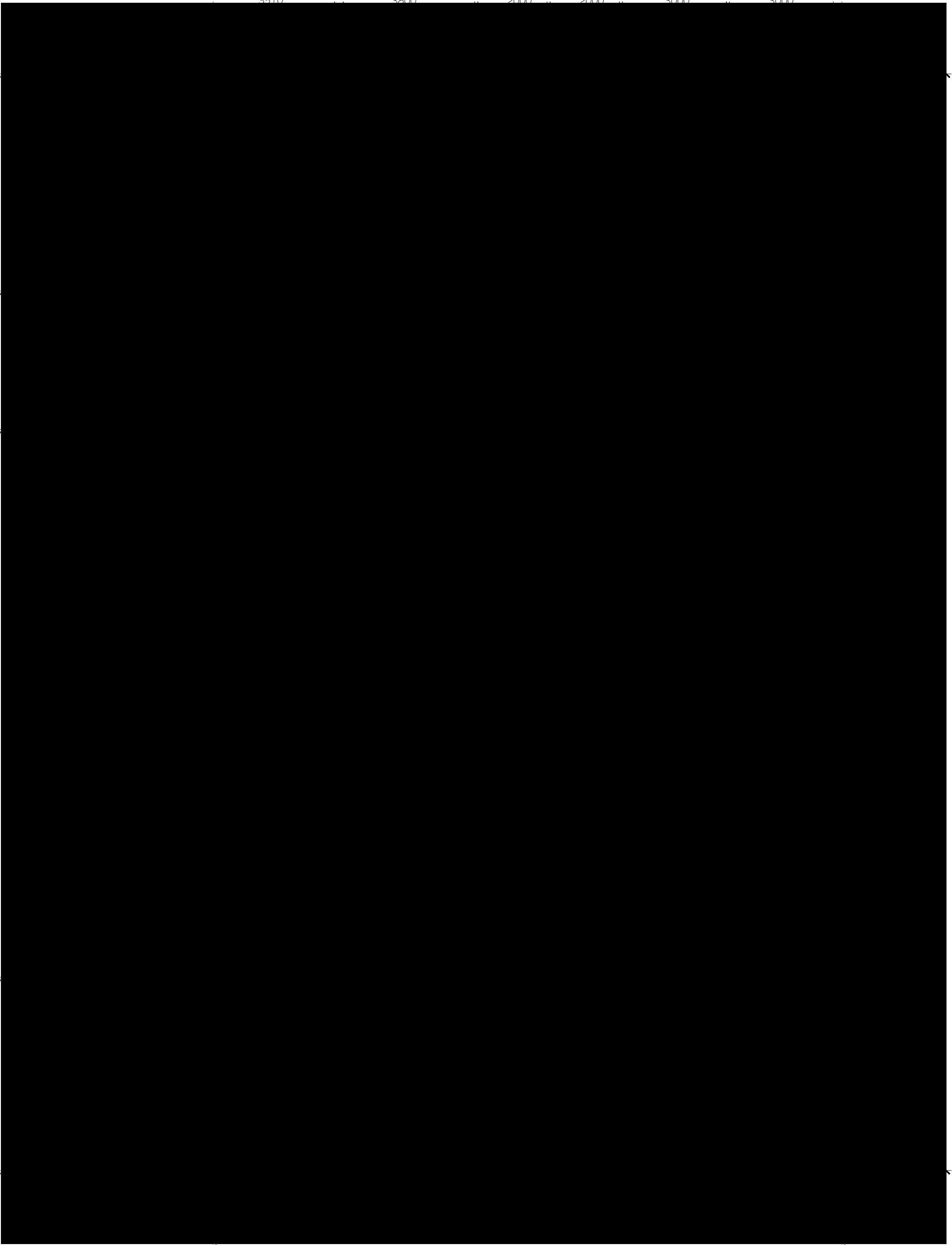
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**Giselle Denley**  
Drafting Services

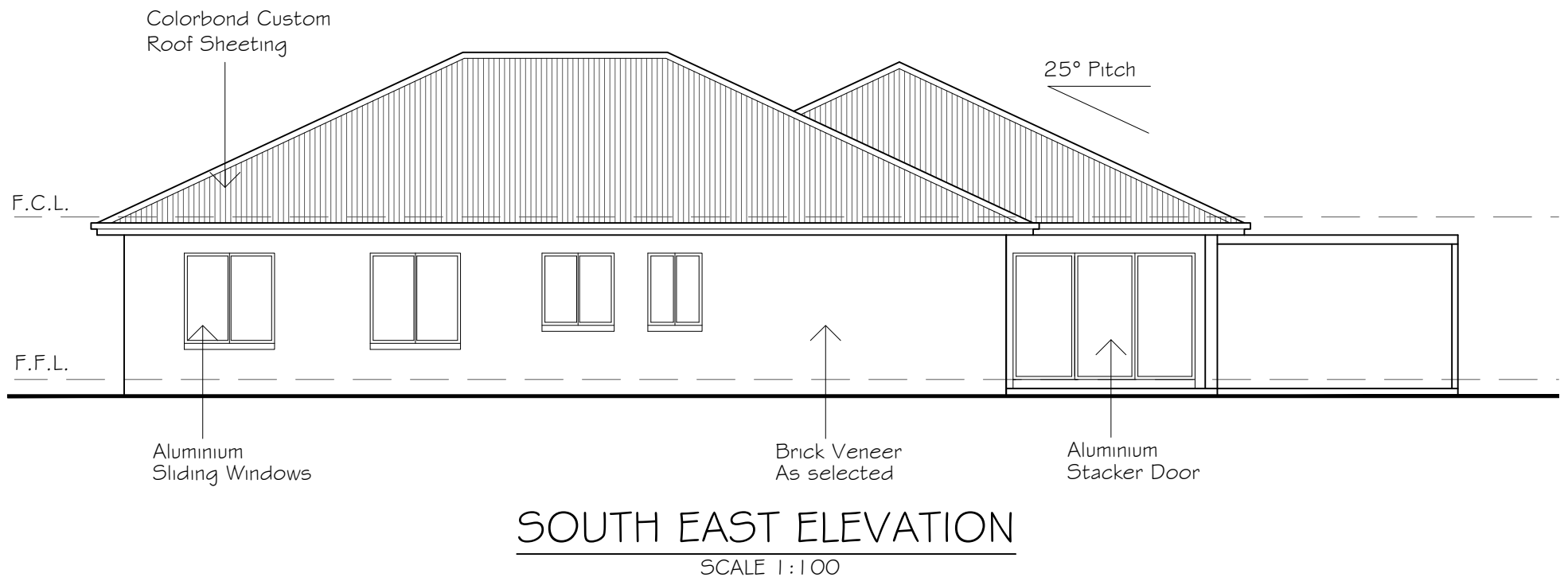
giselle.denley@bigpond.com  
0417 688 326  
53 Hill Sixty Drive  
Mudgee NSW 2850

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

CHRIS SMITH

PROPOSED DUAL OCCUPANCY  
LOT 11 FLINDERS AVE MUDGEE

SCALE: 1:100	FILE: 3738-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3738-A02	A
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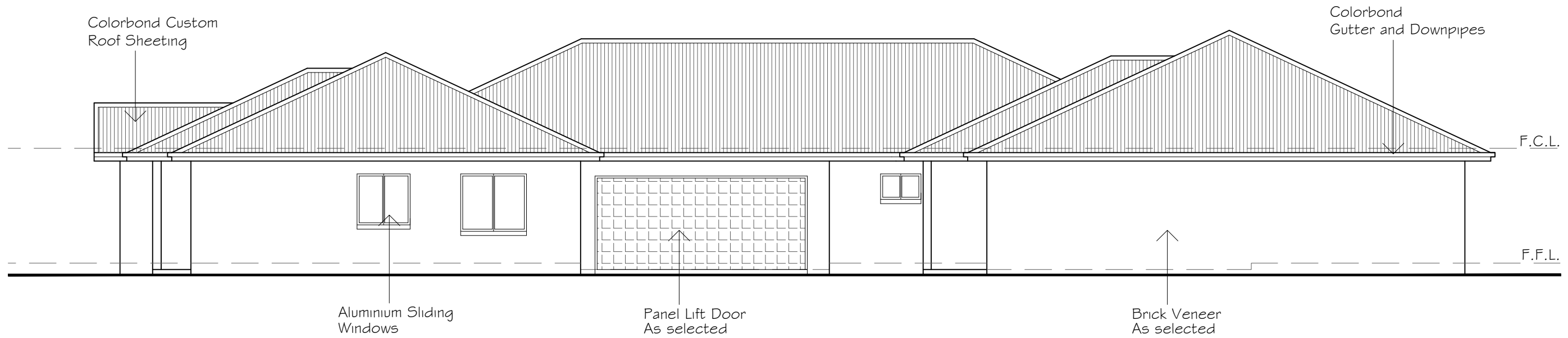
**Giselle Denley**  
Drafting Services

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

CLIENT:  
CHRIS SMITH

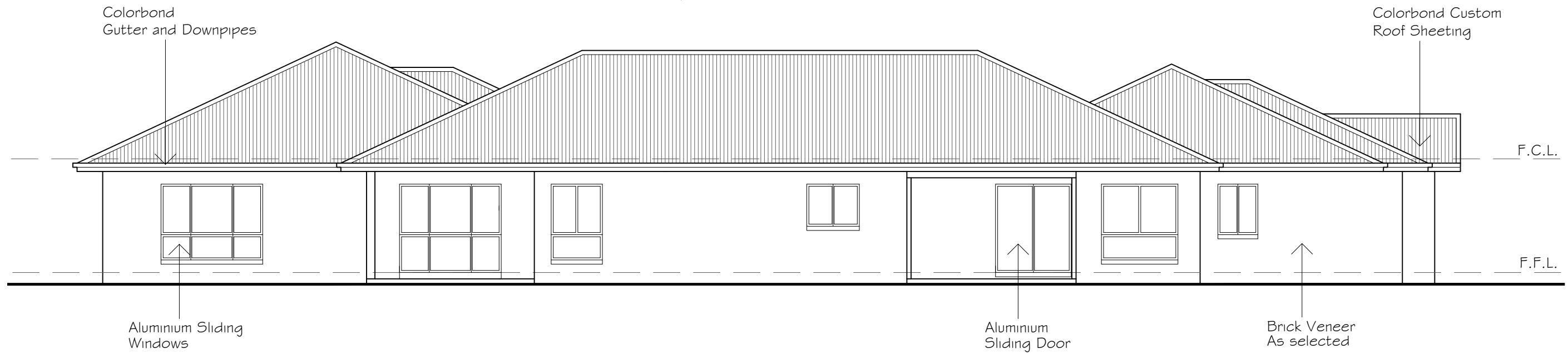
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DRAWN: G.D.	DATE: FEB 2022	3738-A03	A
CKD: C.S.	DATE: FEB 2022		



### SOUTH WEST ELEVATION

SCALE 1:100



### NORTH EAST ELEVATION

SCALE 1:100

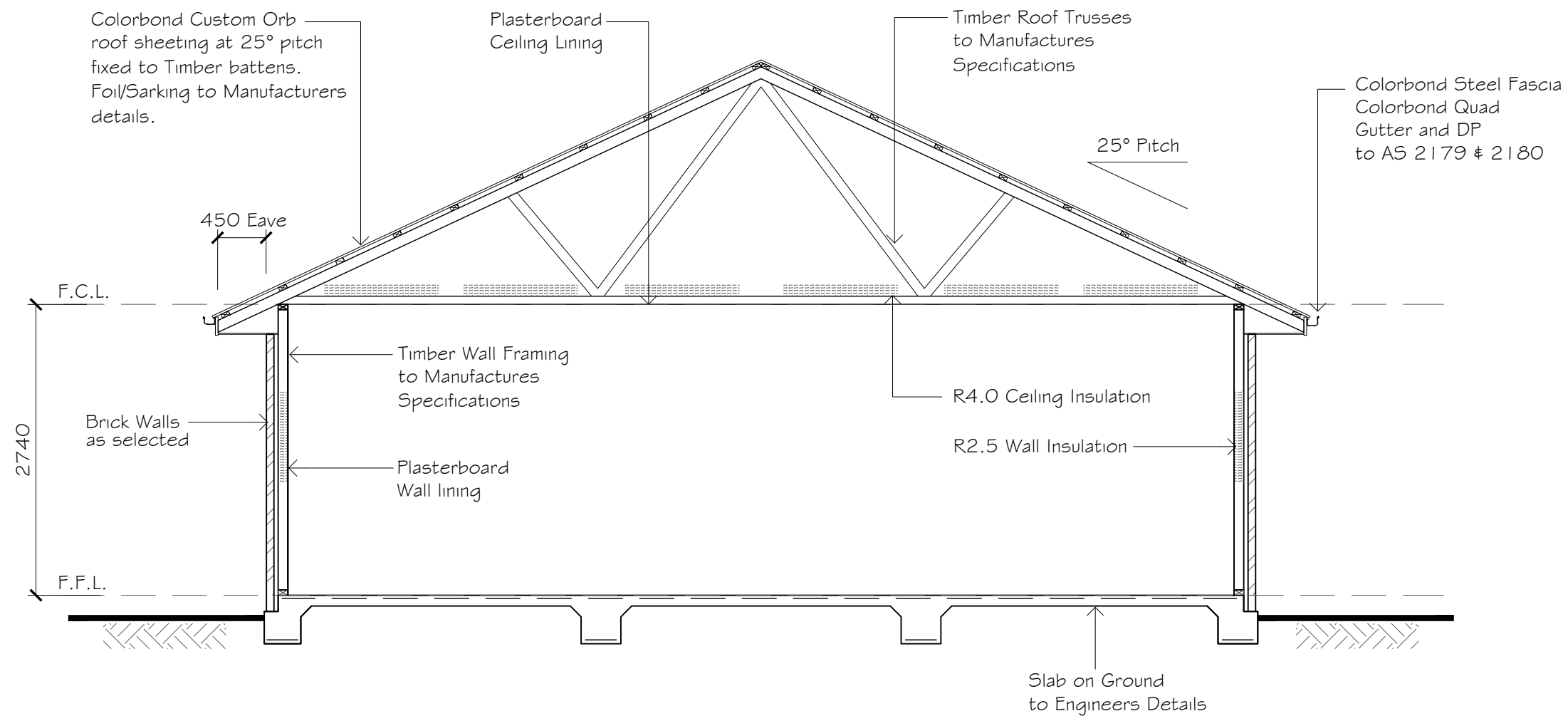
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REV	DATE	BY	DESCRIPTION



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TITLE: PROPOSED DUAL OCCUPANCY LOT 11 FLINDERS AVE MUDGEE			
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CKD: C.S.	DATE: FEB 2022		



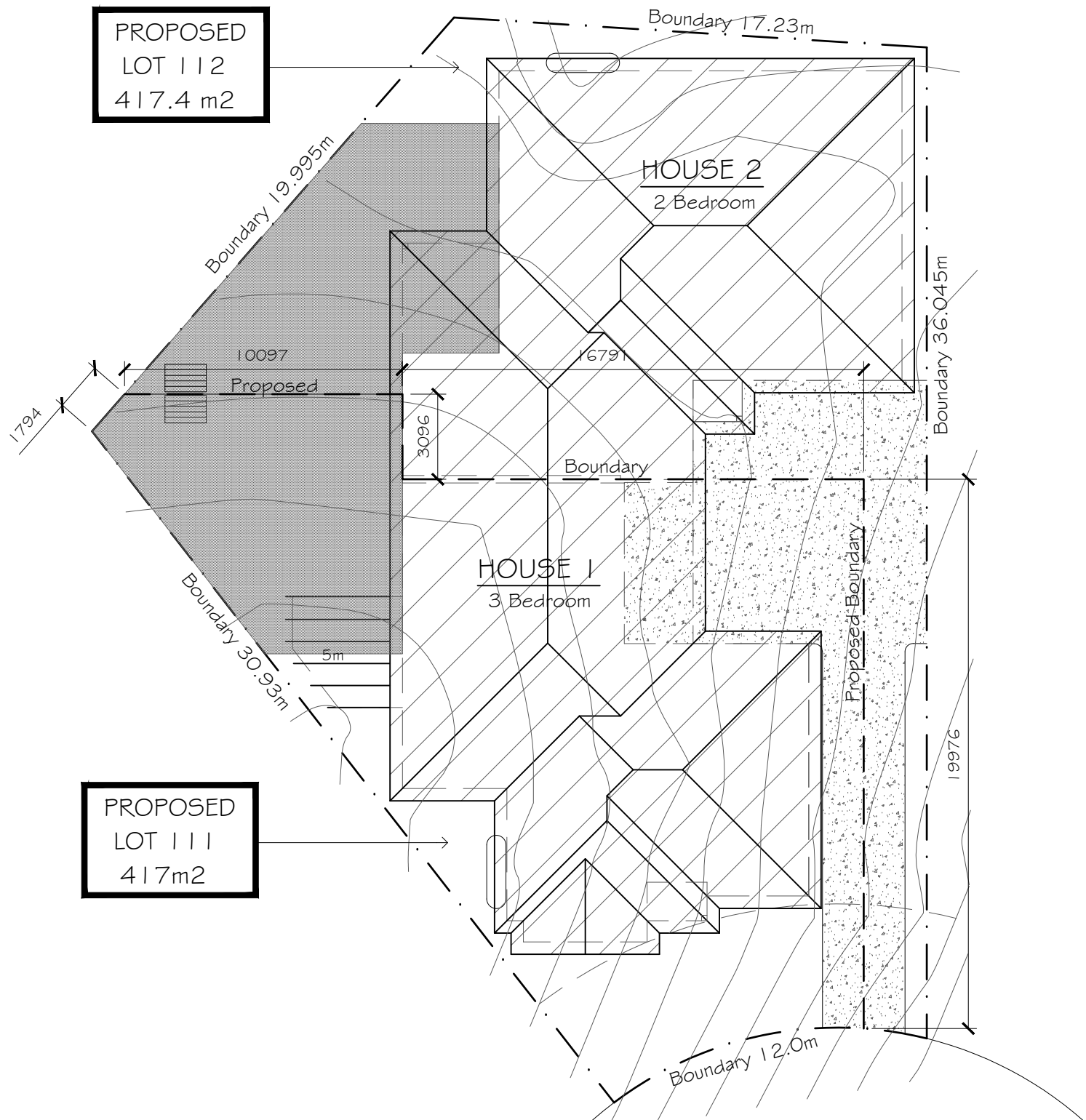
**TYPICAL SECTION**  
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REV	DATE	BY	DESCRIPTION

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Drafting Services

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53 Hill Sixty Drive  
Mudgee NSW 2850

CLIENT: CHRIS SMITH			
TITLE: PROPOSED DUAL OCCUPANCY LOT 11 FLINDERS AVE MUDGEE			
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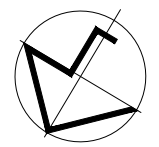


PROPOSED  
LOT 112  
417.4 m2

PROPOSED  
LOT 111  
417m2

LOT 11  
834.4 m2  
DP1281144

SUBDIVISION PLAN  
SCALE 1:200



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REV	DATE	BY	DESCRIPTION

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Drafting Services

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53 Hill Sixty Drive  
Mudgee NSW 2850

CLIENT:  
CHRIS SMITH

TITLE:  
PROPOSED DUAL OCCUPANCY  
LOT 11 FLINDERS AVE MUDGEE

SCALE: 1:200	FILE: 3738-01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3738-A06	A
CKD: C.S.	DATE: FEB 2022		