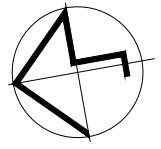


**LOT 10**  
914.6 m<sup>2</sup>  
DP1281144

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



**AREA CALCULATIONS**

Total Site Area 914.6 m<sup>2</sup>

House 1	= 173.30 m <sup>2</sup>
Garage	= 42.08 m <sup>2</sup>
Porch	= 4.08 m <sup>2</sup>
Alfresco	= 15.36 m <sup>2</sup>
<b>Total</b>	<b>= 234.82 m<sup>2</sup></b>

House 2	= 163.57 m <sup>2</sup>
Garage	= 41.91 m <sup>2</sup>
Porch	= 2.99 m <sup>2</sup>
Alfresco	= 14.00 m <sup>2</sup>
<b>Total</b>	<b>= 222.47 m<sup>2</sup></b>

Site Coverage

Including Alfresco	= 457.29 m <sup>2</sup>
	49.99%

Landscaping

Unit Footprints plus Driveways	= 546.66 m <sup>2</sup>
	59.77%
Total Landscaping	= 367.94 m <sup>2</sup>
	40.23%

Private Open Space

House 1	= 96.00 m <sup>2</sup>
House 2	= 86.00 m <sup>2</sup>

**GENERAL LANDSCAPING INFORMATION**

1. Small Shrubs to 3m High
- |                      |                         |
|----------------------|-------------------------|
| Bottlebrush          | Callistemon Paludosus   |
| Rosemary Grevillea   | Grevillea Rosmanifolia  |
| Bird Beak Nettlewood | Hakea Orthonyncha       |
| Pink Tea Tree        | Leptospermum Squarrosum |
| 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 Citrodore      |
| 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.

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

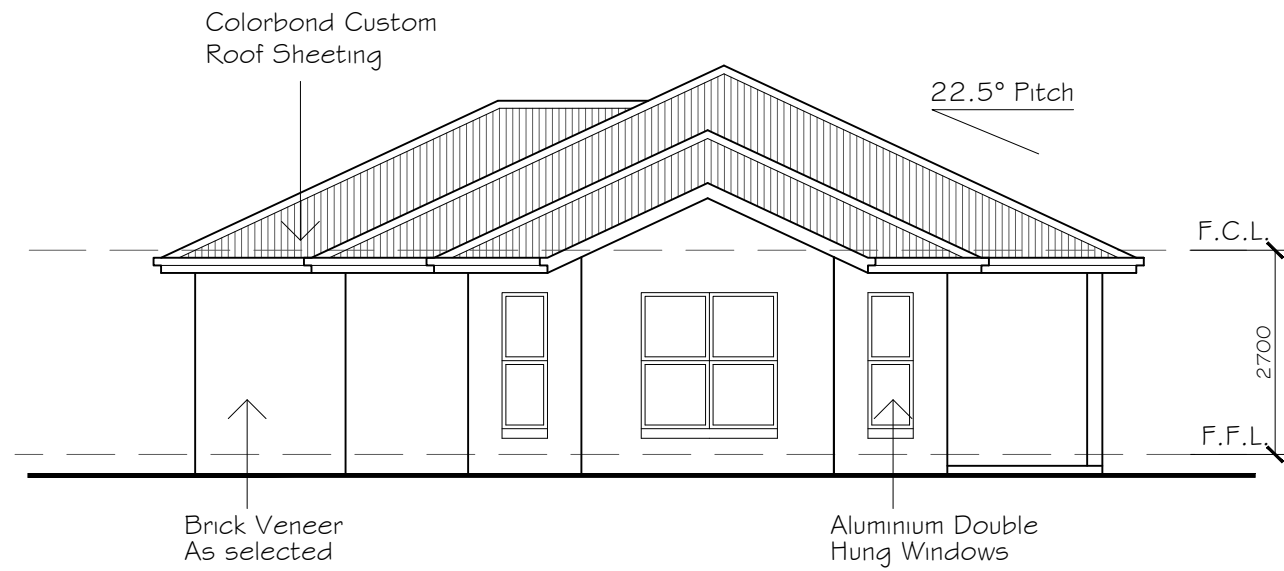
**Giselle Denley**  
Drafting Services

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

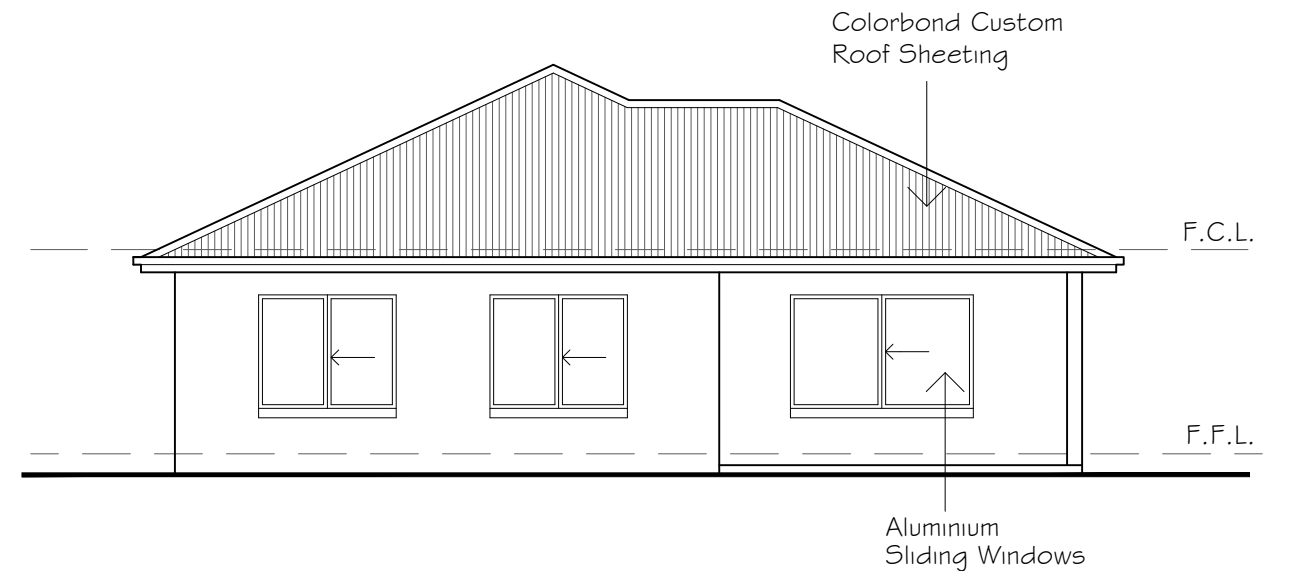
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TITLE: **PROPOSED DUAL OCCUPANCY LOT 10 FLINDERS AVE MUDGEES**

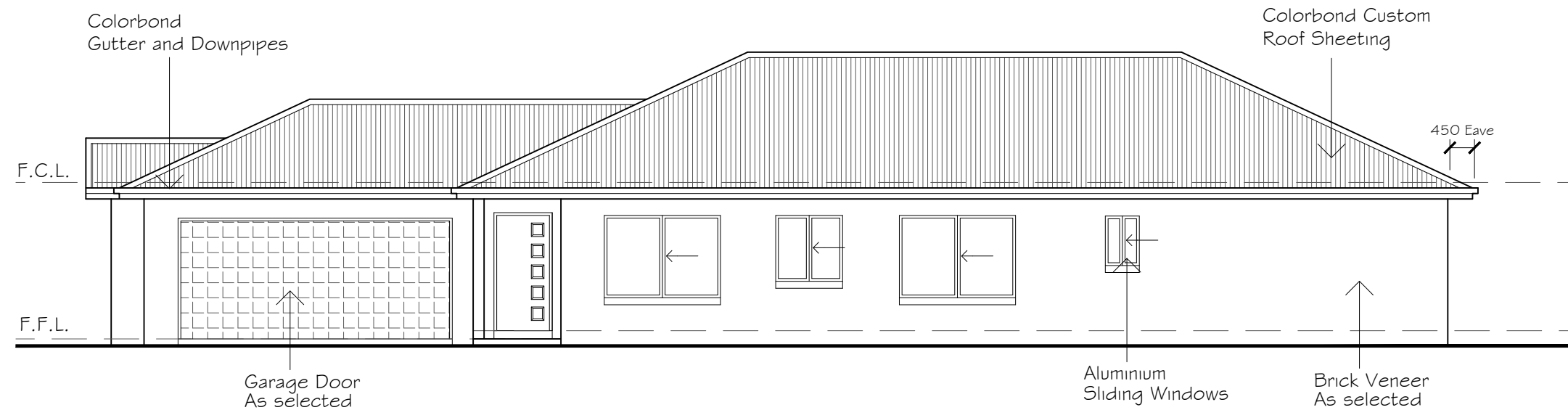
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CKD: B.J.	DATE: FEB 2022		



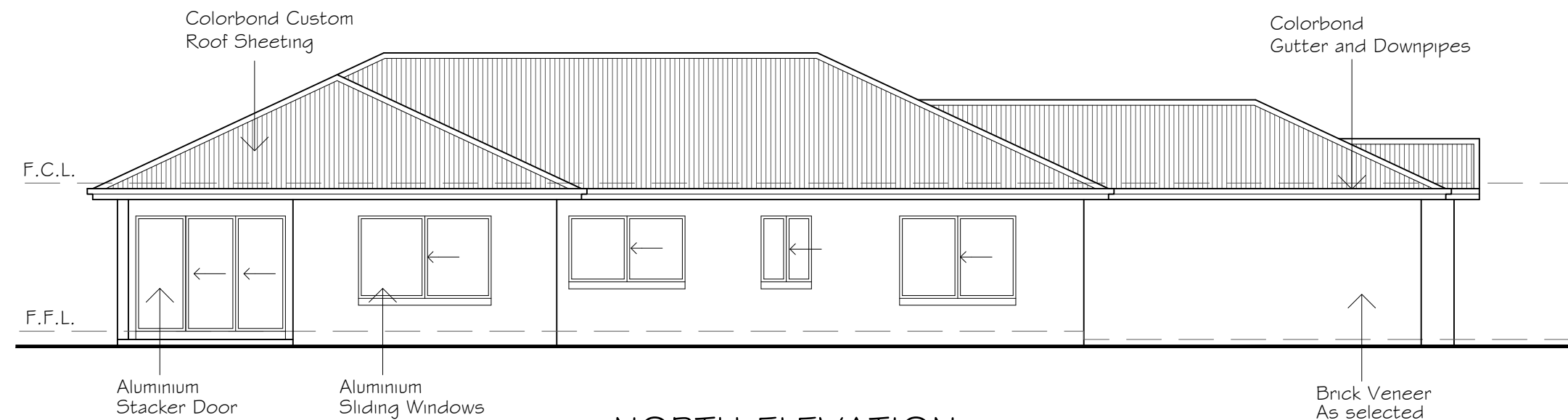
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SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100

**HOUSE 1 ELEVATIONS**

A	FEB 2022	G.D.	ISSUED FOR APPROVAL
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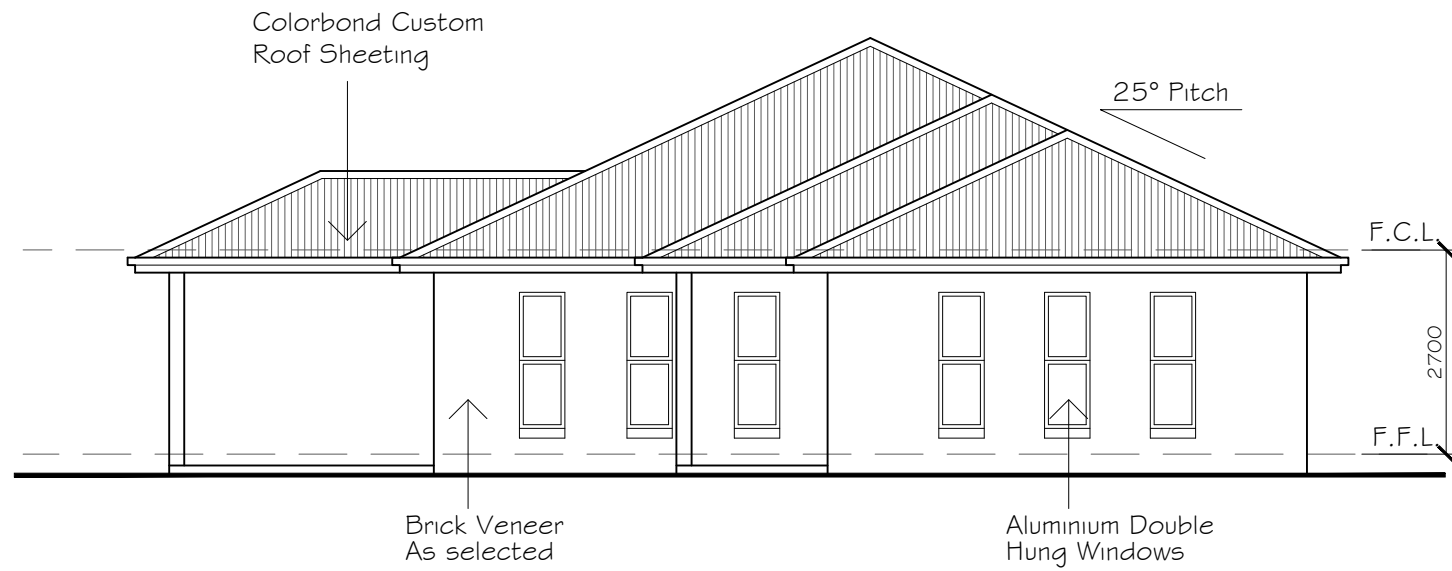
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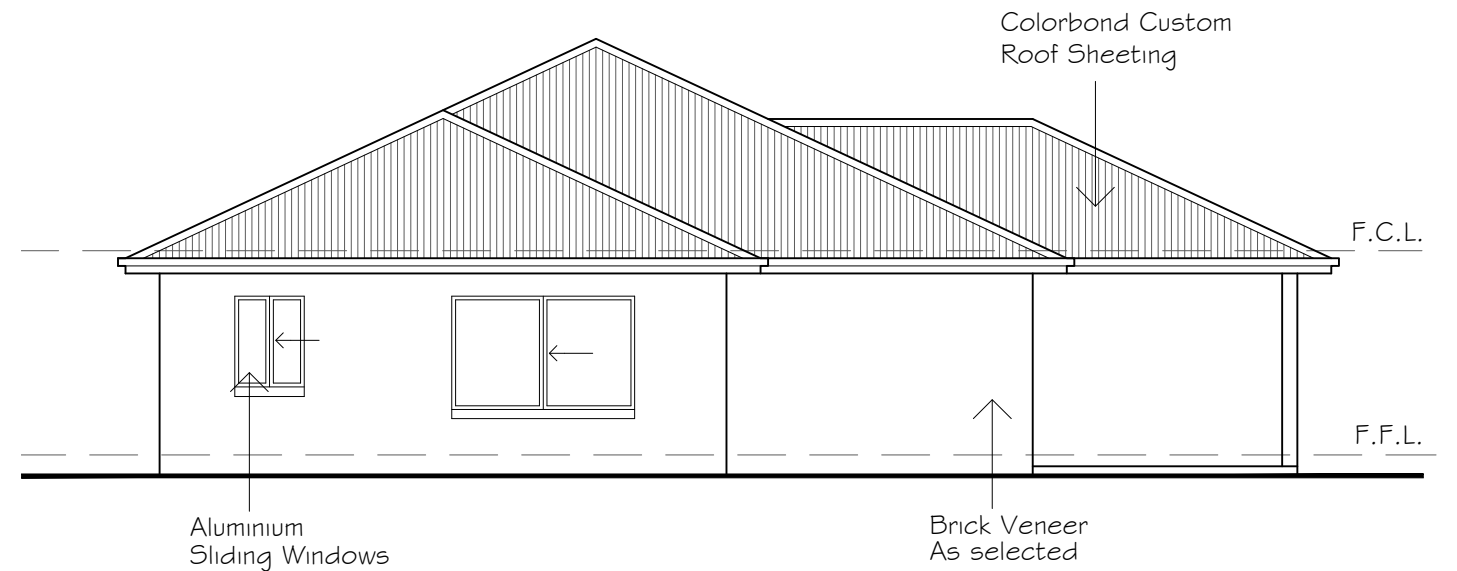
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**PROPOSED DUAL OCCUPANCY  
LOT 10 FLINDERS AVE MUDGEES**

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CKD: B.J.	DATE: FEB 2022		



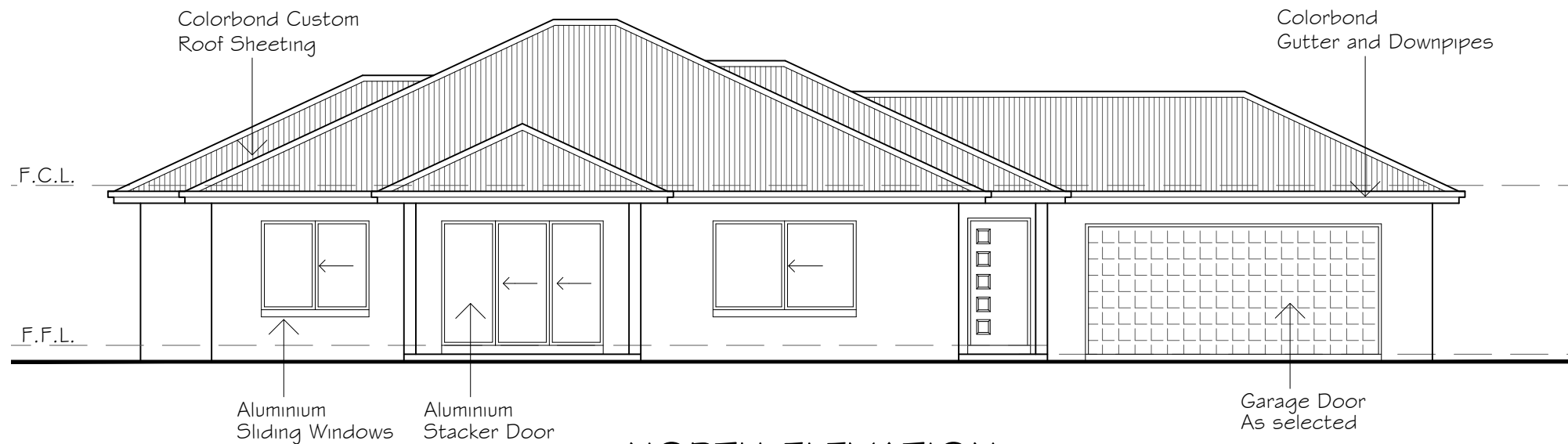
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**EAST ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100



**NORTH ELEVATION**  
SCALE 1:100

**HOUSE 2 ELEVATIONS**

A	FEB 2022	G.D.	ISSUED FOR APPROVAL
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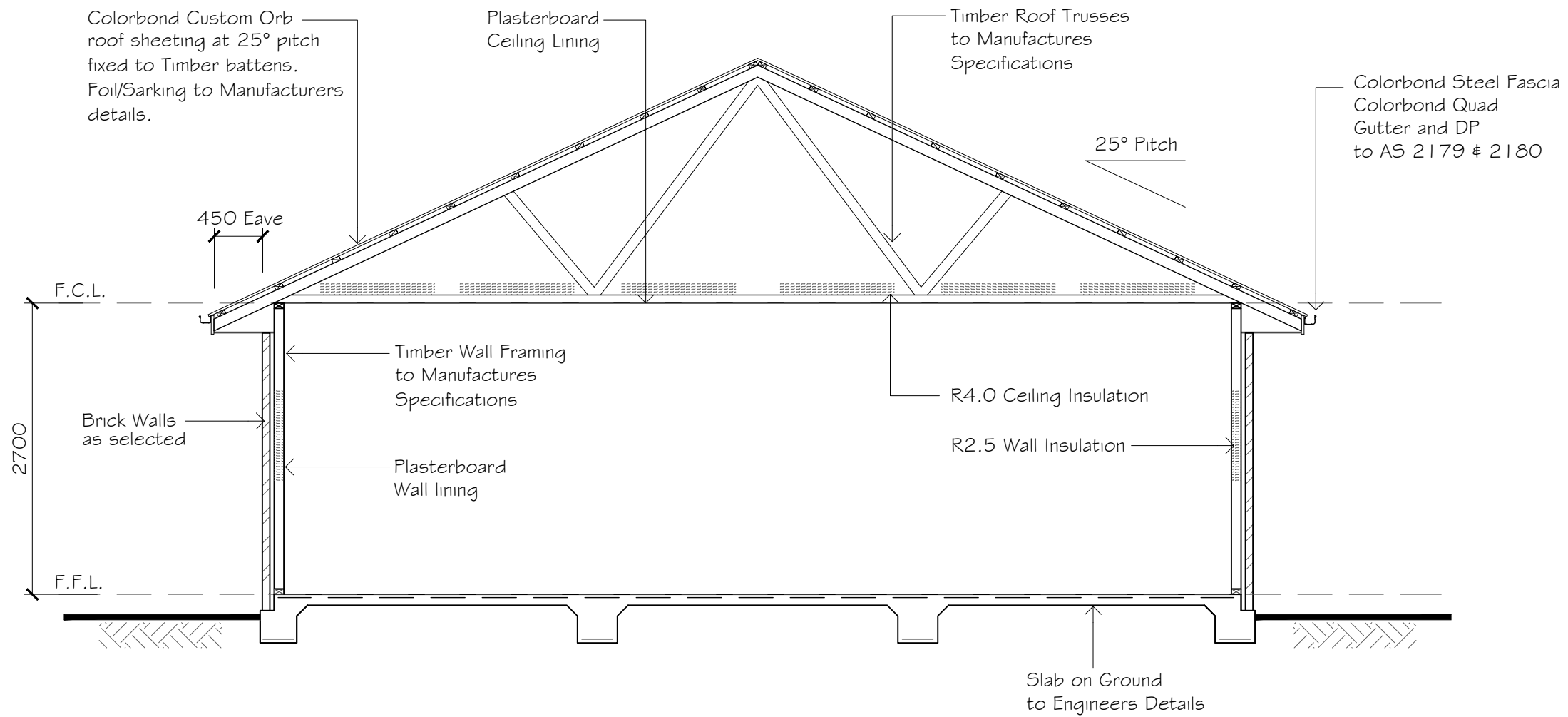
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CLIENT:  
**BORIS JAREDIC**

TITLE:  
**PROPOSED DUAL OCCUPANCY  
LOT 10 FLINDERS AVE MUDGEE**

SCALE: 1:100	FILE: 3751-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3751-A05	A
CKD: B.J.	DATE: FEB 2022		



**TYPICAL SECTION**  
SCALE 1:50

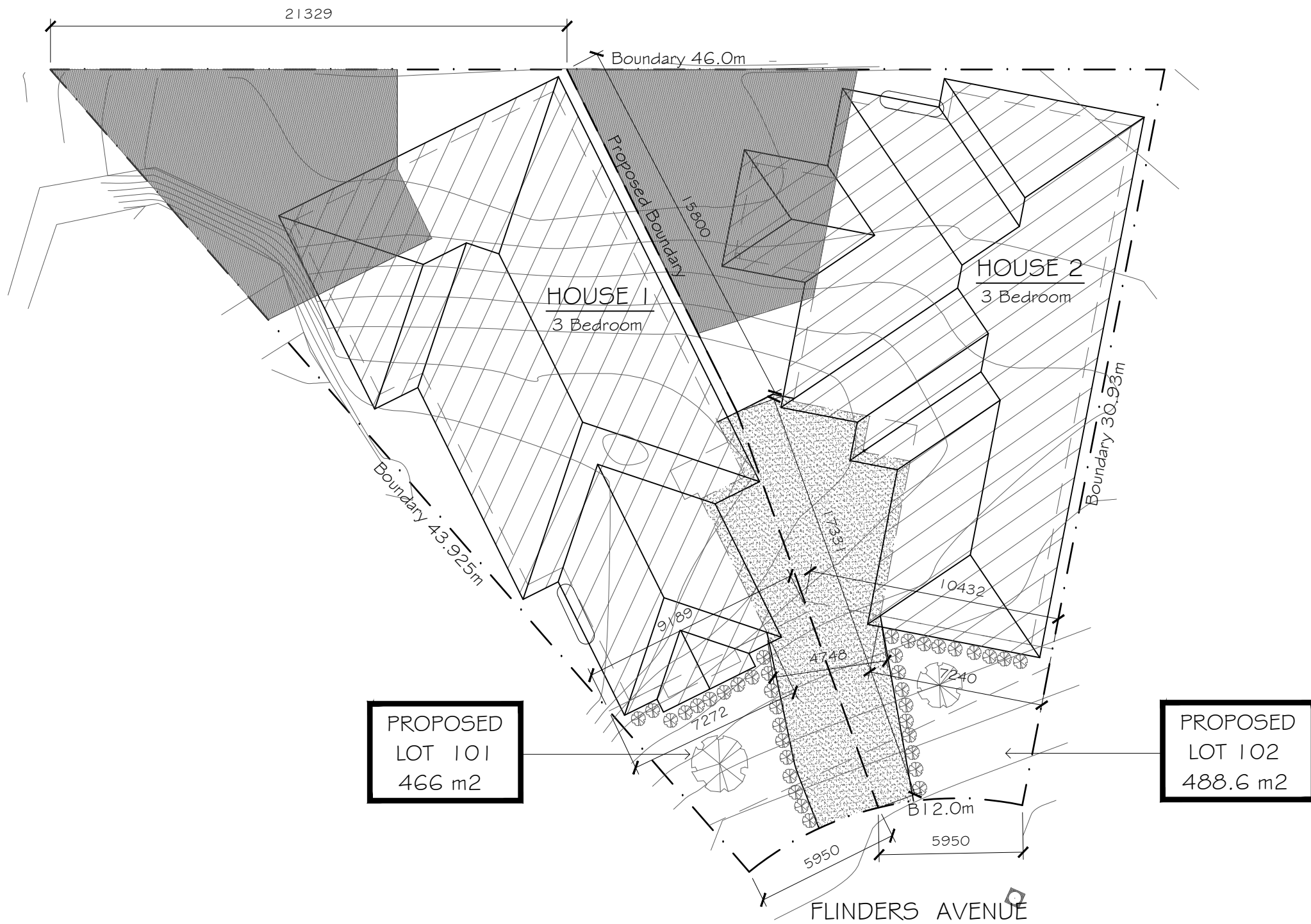
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CLIENT: BORIS JAREDIC			
TITLE: PROPOSED DUAL OCCUPANCY LOT 10 FLINDERS AVE MUDGEES			
SCALE: 1:100	FILE: 3751-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3751-A06	A
CKD: B.J.	DATE: FEB 2022		

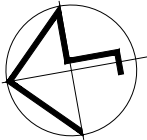


PROPOSED  
LOT 101  
466 m2

PROPOSED  
LOT 102  
488.6 m2

LOT 10  
914.6 m2  
DP1281144

SUBDIVISION PLAN  
SCALE 1:200



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REV	DATE	BY	DESCRIPTION
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TITLE:  
PROPOSED DUAL OCCUPANCY  
LOT 10 FLINDERS AVE MUDGEES

SCALE: 1:200	FILE: 3751-A01	DWG No.	REV.
DRAWN: G.D.	DATE: FEB 2022	3751-A07	A
CKD: B.J.	DATE: FEB 2022		