

LOT 4
613.18 m²
DP23796

AREA CALCULATIONS

Total Site Area = 613.18 m²

Unit 1	= 130.74 m ²
Garage	= 21.27 m ²
Total	= 152.01 m²
Porch	= 1.80 m ²
Alfresco	= 15.75 m ²

Unit 2	= 135.66 m ²
Garage	= 20.18 m ²
Total	= 155.84 m²
Porch	= 3.90 m ²
Alfresco	= 15.75 m ²

Site Coverage
Excluding Porch & Alfresco = 307.85 m²
50.20%

Landscaping
Unit Footprints plus Driveways = 391.86 m²
63.91%
Total Landscaping = 221.32 m²
36.09%

Private Open Space
Unit 1 = 80.80 m²
Unit 2 = 80.80 m²

BASIX Notes

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

Rain Water Tank to collect water from at least 197 m² of roof area of the development

Fixtures:
Showerheads - Minimum 4 Star Rating
Toilet - Minimum 4 Star Rating
Kitchen Taps - Minimum 4 Star Rating
Bathroom Taps - Minimum 4 Star Rating

Thermal Comfort
See section drawing for Thermal Comfort Commitments

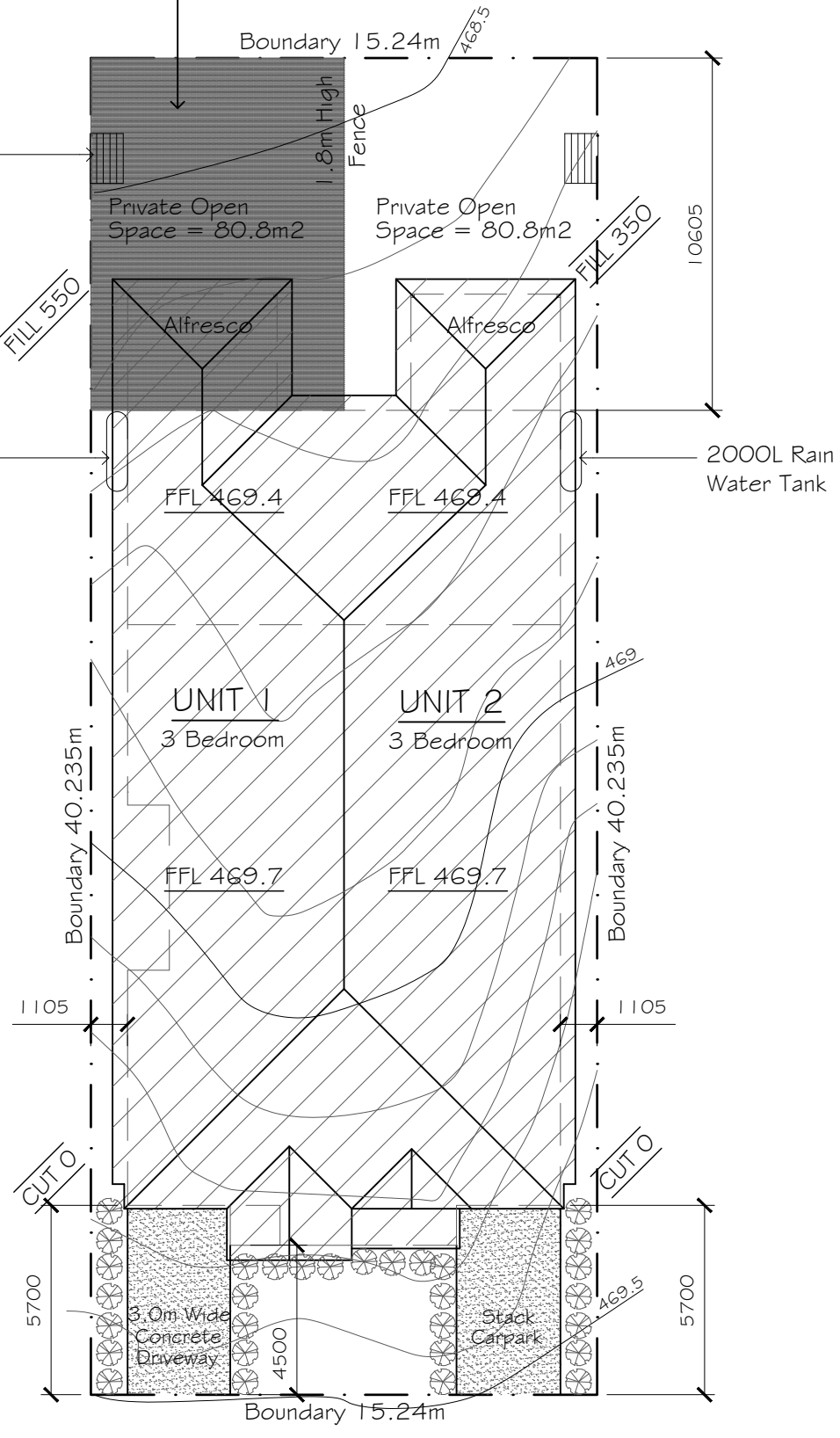
Energy
HW - Gas Instantaneous (5 Star)
Cooling System - Living Area - Air Conditioning - ducted (1 Phase - Rated 5 Star - cold zone)
- Bedrooms - Air Conditioning - ducted (1 Phase - Rated 5 Star - cold zone)
Heating System - Living Area - Air Conditioning - ducted (1 Phase - Rated 5 Star - cold zone)
- Bedrooms - Air Conditioning - ducted (1 Phase - Rated 5 Star - cold zone)

Exhaust Systems:
1 Bathroom - Individual Fan - not ducted (Manual Switch On/Off)
Kitchen - Individual Fan - not ducted (Manual Switch On/Off)
Laundry - Natural Ventilation Only

Artificial Lighting:
The applicant must ensure that a minimum of 80% of lighting fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Other:
☐☐☐ - Gas Cooktop & Electric Oven

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



HORATIO STREET

SITE & LANDSCAPING PLAN

SCALE 1:200

GENERAL LANDSCAPING INFORMATION

1. Small Shrubs to 3m High
- Bottlebrush
 - Rosemary Grevillea
 - Bird Beak Nettlewood
 - Pink Tea Tree
 - Scarlet Honey Myrtle
2. Small Trees 3-7m High
- Cootamundra Wattle
 - Red Honeysuckle
 - Red Bottlebrush
 - Lemon Scented Tea Tree

Notes:
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.

Giselle Denley
Drafting Services

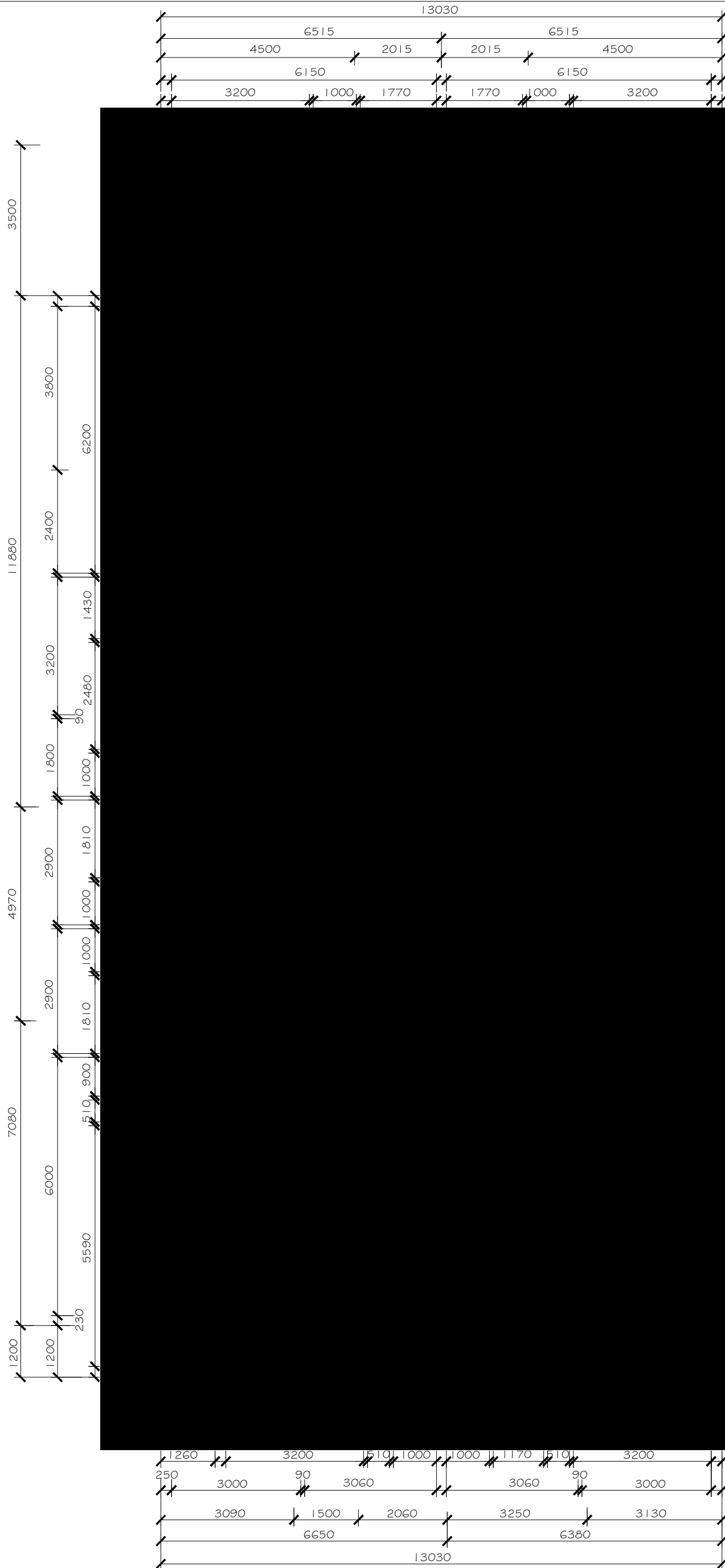
giselle.denley@bigpond.com
0417 688 326
53 Hill Sixty Drive
Mudgee NSW 2850

REV	DATE	BY	DESCRIPTION
A	APRIL 2024	G.D.	ISSUED FOR APPROVAL

LUCA COSSETTO

PROPOSED DUAL OCCUPANCY
94 HORATIO STREET MUDGEE

SCALE: 1:200	FILE: 3847-A01	DWG No.	REV.
DRAWN: G.D.	DATE: APRIL 2024	3847-A01	A
CKD: L.C.	DATE: APRIL 2024		



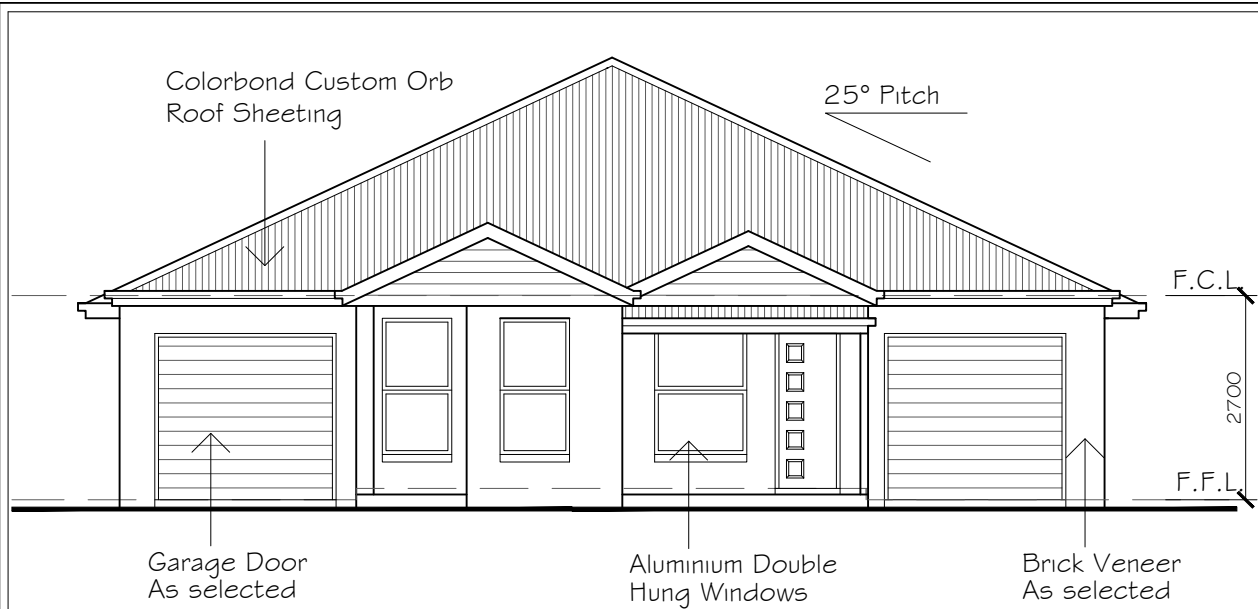
Floor Areas	
Living Areas Unit 1	= 130.74 m ²
Garage	= 21.27 m ²
Total	= 152.01 m²
Porch	= 1.80 m ²
Alfresco	= 15.75 m ²
Floor Areas	
Living Areas Unit 2	= 135.66 m ²
Garage	= 20.18 m ²
Total	= 155.84 m²
Porch	= 3.90 m ²
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 giselle.denley@bigpond.com
 0417 688 326
 53 Hill Sixty Drive
 Mudgee NSW 2850

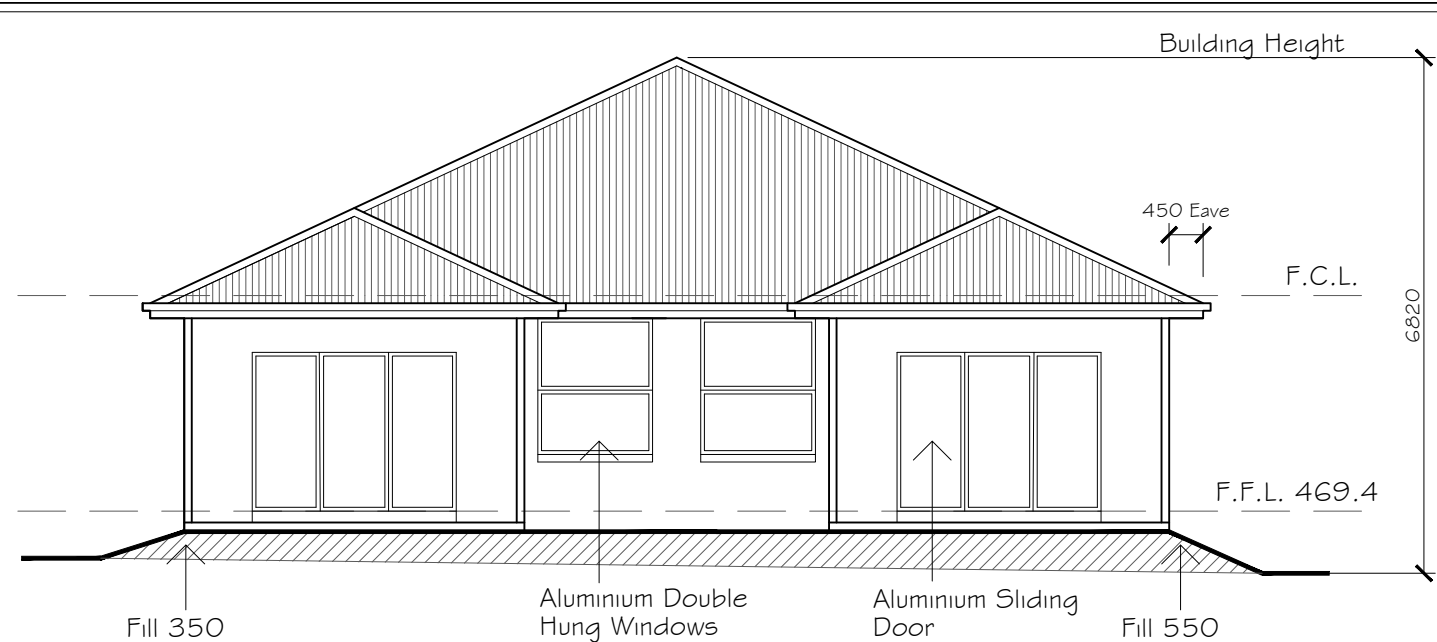
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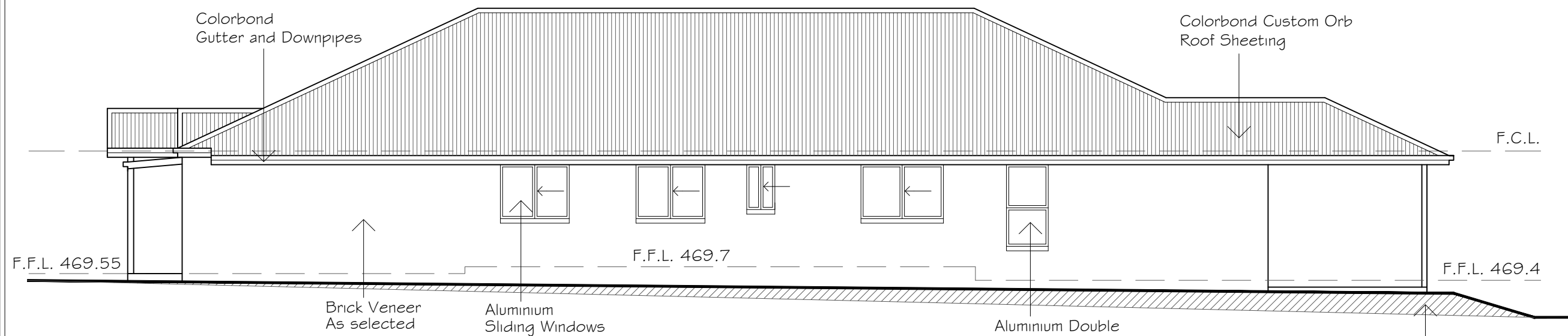
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CKD: L.C.	DATE: APRIL 2024		



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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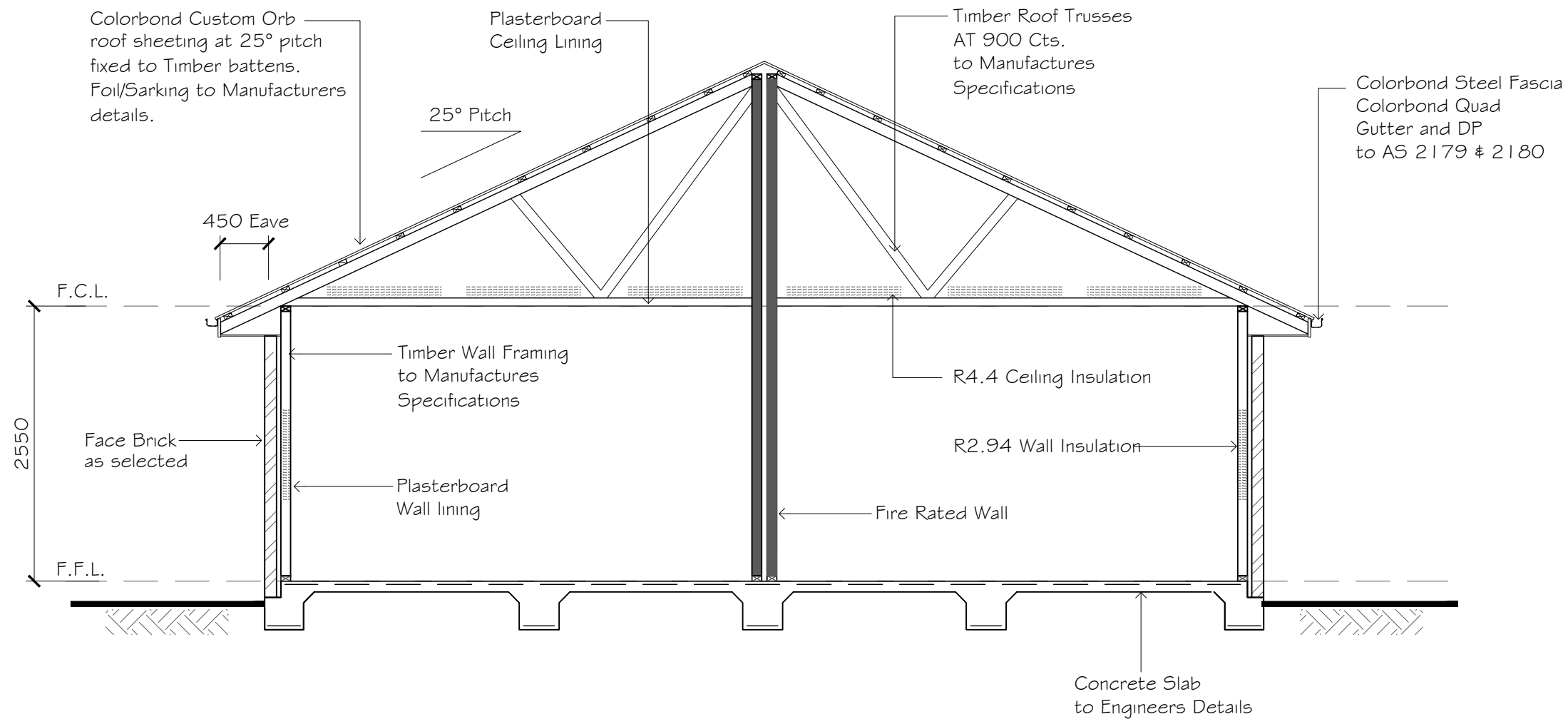
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Giselle Denley
Drafting Services
giselle.denley@bigpond.com
0417 688 326
53 Hill Sixty Drive
Mudgee NSW 2850

CLIENT:
LUCA COSSETTO

TITLE:
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TYPICAL SECTION

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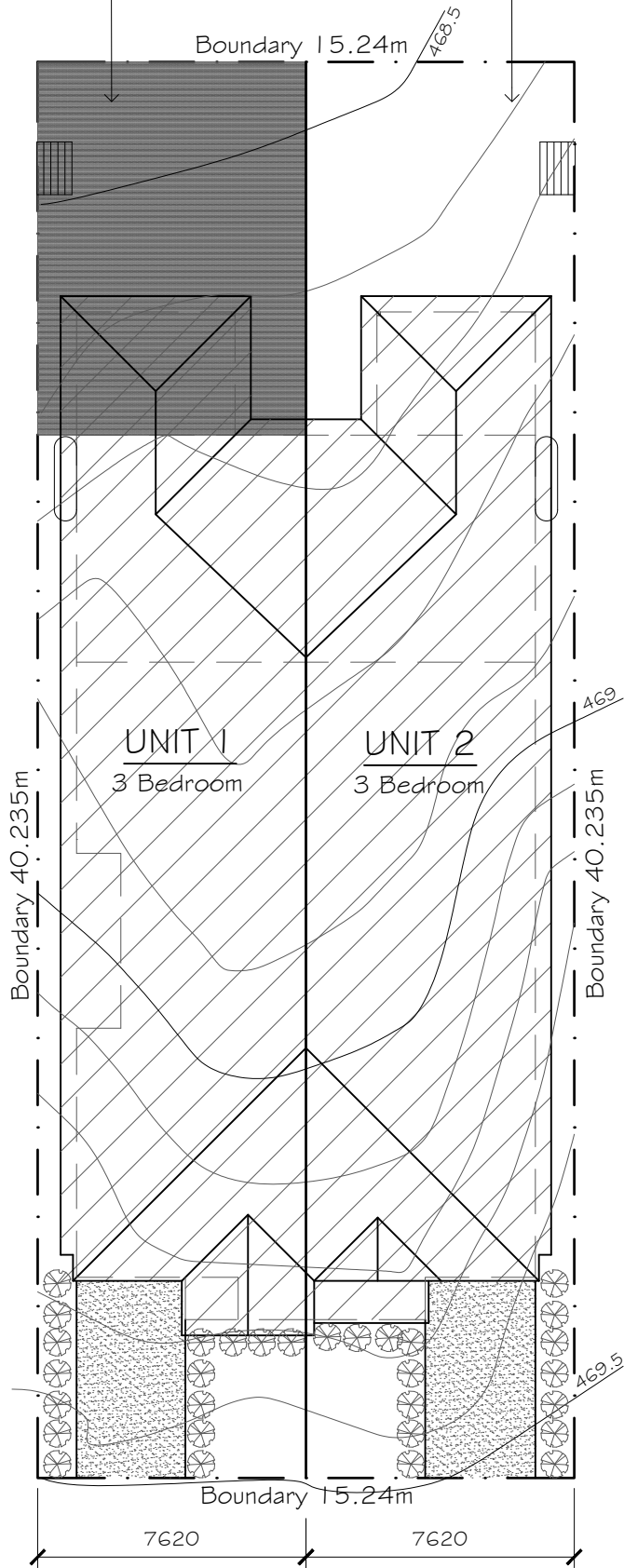
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Drafting Services

giselle.denley@bigpond.com
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53 Hill Sixty Drive
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PROPOSED
LOT 41
306.6 m²

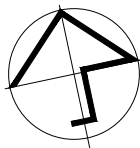
PROPOSED
LOT 42
306.6 m²



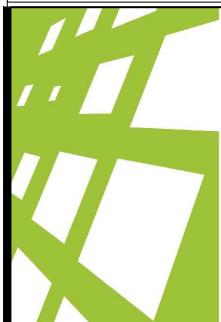
HORATIO STREET

SUBDIVISION PLAN

SCALE 1:200



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