

Development Application Submission

Prepared for:

Housing Plus

Development:

**Community Title Subdivision
of Lots 3, 4 & 5 in DP32638**

Location:

**37-41 George Street
Mudgee**

Directors:

- **Andrew Burge**
Registered Surveyor
- **David Ortiger**
Registered Surveyor

Associates:

- **Adam Ortiger**
Registered Surveyor

Affiliations:

- Member of the Association of Consulting Surveyors NSW Inc.
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- Members of the Institution of Surveyors NSW Inc.
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Housing Plus have engaged Voerman & Ratsep to prepare a development application to be lodged with Mid-Western Regional Council for a proposed community title subdivision of 37-41 George Street, Mudgee.

The applicant is: Voerman & Ratsep
PO Box 16
Bathurst NSW 2795



Andrew Burge
Registered Land Surveyor/Director

Date: 27th October 2021
Reference: 21270

The owner of the subject land – Housing Plus has provided consent to the lodgement of this development application.

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1. INTRODUCTION

Multi-dwelling housing was built in 2014 for Housing Plus under the National Rental Affordability Scheme and comprises 20 units. This development application is for the subsequent Community Title subdivision of the site to create an allotment for each unit and Community Property.

2. SUBJECT LAND

2.1 Location and Title Details

The subject land is known as 37-41 George Street, Mudgee and identified as Lots 3, 4 & 5 in DP32638. The total land area is 5776m².

2.2 Description of the Site

The property is currently fully developed with the 20 units under occupation.

3. PROPOSED DEVELOPMENT

A subdivision of 1 lot into 21 lots in accordance with the following table:

Proposed Lot No.	Comment
1	Community Property
2	Current Unit 1
3	Current Unit 2
4	Current Unit 3
5	Current Unit 4
6	Current Unit 5
7	Current Unit 6
8	Current Unit 7
9	Current Unit 8
10	Current Unit 9
11	Current Unit 10
12	Current Unit 11
13	Current Unit 12
14	Current Unit 13
15	Current Unit 14
16	Current Unit 15
17	Current Unit 16
18	Current Unit 17
19	Current Unit 18
20	Current Unit 19
21	Current Unit 20

A subdivision plan showing the layout of the proposed lots has been included in **Attachment A**.

The Community Property will comprise the shared access road, visitor parking spaces, common landscaped areas, electrical switchboard, services and letter boxes.

Proposed Lots 2 to 21 will each create a single dwelling with private open space and garage for each unit. Each lot/dwelling has been connected to urban utility services in accordance with the requirements of the relevant supply authority.

4. DEVELOPMENT STANDARDS

4.1 Environmental Planning Instruments

4.1.1 Local Environmental Plans

The Mid-Western Regional Local Environmental Plan 2012 has the subject land zoned as:

- R3 Medium Density Residential

There is no minimum lot size controlling the Community Title Subdivision of the subject land within the R3 zone.

4.1.2 State Environmental Planning Policies

There are no known State Environmental Planning Policies particularly applicable to this proposal.

4.1.3 Regional Environmental Plans

There are no known Regional Environmental Plans particularly applicable to this proposal.

4.1.4 Development Control Plans

Mid-Western Regional DCP 2013

Section 4.2 Affordable Multi Dwelling Housing is relevant to this development application. Refer to part 5 that addresses the development principles and considerations.

4.2 Planning Agreements

There are no known planning agreements affecting the subject property.

5. DEVELOPMENT PRINCIPLES AND CONSIDERATIONS

5.1 Development Standards

In accordance with MWR DCP 2013 Clause 4.2 Affordable Multi Dwelling Housing, the site must be used for affordable housing and managed by a registered community housing provider for a period of 10 years. However, subdivision of the land is permitted with the consent of the consent authority.

5.2 Social & Economic Impacts

The development proposal will provide positive social and economic impact in the area. Subdivision of the units will allow a range of home ownership opportunities consistent with the objectives of the residential zone together with lifestyle choices for new and existing residents in the Bathurst Regional local government area.

5.3 Public Interest

The proposed development is considered to be of minor interest to the public due to the localised nature of potential impacts and changes to the property. The proposed development is consistent with the objectives within the zone in which the development is to be carried out. With appropriate

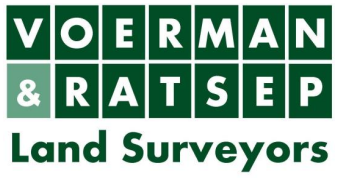
conditions in the development consent and adherence to council standards, any potential impact to the public would be negligible.

6 CONCLUSION

This report includes an assessment of the existing site conditions, details of the proposed subdivision and consideration of applicable planning instruments and controls.

The proposed development has been assessed in accordance with the objectives and provisions of the Mid-Western Regional LEP 2012 and Mid-Western Regional DCP 2013.

It is considered a sustainable development that will generate a range of housing and accommodation opportunities in the Mudgee area. Therefore, it is recommended that the development application be approved subject to appropriate consent conditions.



Appendix A
Proposed Subdivision
Lot Layout Plan