

Statement of Environmental Effects

For a proposed

Dual Occupancy (detached) and
Residential Subdivision -
One Lot into Two (2) Lots

Lot 17 Section 41 DP 758721
64 Inglis Street,
Mudgee NSW 2850

October 2021

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dual Occupancy (detached) and Two Lot Residential Subdivision, 64 Inglis Street, Mudgee

Sixhills Group Pty Limited

Level 1, 1A Wirraway Street, Taminda NSW 2340

(PO Box 3104) West Tamworth, NSW, 2340

Phone: 02 6762 0177, Mobile: 0436 312 926

nathan@sixhillsgroup.com.au

www.sixhillsgroup.com.au

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This Statement was prepared in order to demonstrate compliance with applicable environmental planning instruments as well as local plans and strategies.

Ref.: 22001

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STATEMENT OF ENVIRONMENTAL EFFECTS
Proposed Dual Occupancy (detached) and Two Lot Residential Subdivision, 64 Inglis Street, Mudgee

Submission of
Statement of Environmental Effects (SoEE)

 Prepared under the *Environmental Planning and Assessment Act* 1979.

SoEE Prepared by

Name

 Nathan Bartlett - **Town Planning Manager**

Qualifications

B. Urban and Regional Planning (UNE), MPIA.

Diploma Project Management (SYD)

Certificate IV Frontline Management (TAFE NSW)

Address

Sixhills Group Pty Limited

PO Box 3104

Tamworth NSW 2340

In respect of

Proponent Name

Jarryd May

 Land on which activity is to
be carried out

Lot 17 Section 41 DP 758721

64 Inglis Street,

Mudgee NSW 2850

Proposed Development

Dual Occupancy (detached) and Two (2) Lot Subdivision

**Statement of
Environmental Effects**

A SoEE is attached.

Certificate

I certify that I have prepared the contents of this Statement and to the best of my knowledge it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature



Name

Nathan Bartlett

Town Planning Manager

Sixhills Group Pty Limited

Date

27 October 2021

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1 DEVELOPMENT APPLICATION OUTLINE

Proposed Development:	Development: Dual Occupancy (detached) and Subdivision (Urban) into Two (2) Lots Subject Land: Lot 17, Section 41, DP 758721 64 Inglis Street, Mudgee NSW 2850
Classification:	Local Development
Proponent:	Applicant: The applicant for the development is Mr Jarryd May. Sixhills Group Pty Ltd has been engaged by Mr May to prepare a Statement of Environmental Effects to accompany a development application to Mid-Western Regional Council, seeking consent for the proposed development as outlined above. The principal contact for this development will be Mr Nathan Bartlett: PO Box 3104 West Tamworth, New South Wales 2340 Phone: (02) 6762 0177 Mobile: 0436 312 926 Email: nathan@sixhillsgroup.com.au

2 EXECUTIVE SUMMARY

2.1 Background

Sixhills Group has been engaged by Mr Jarryd May to prepare a Statement of Environmental Effects to accompany a Development Application (DA) to be submitted to Mid-Western Regional Council seeking consent for a dual occupancy (detached) and two (2) lot subdivision development.

This Statement provides a description of the subject site and surrounds, the characteristics of the proposed development and an assessment of the perceived impacts of the proposal for those relevant matters contained within Section 4.15 of the *Environmental Planning and Assessment Act 1979*, as amended.

2.2 Proposal

The subject application seeks Council's consent for a dual occupancy (detached) and two (2) lot subdivision of Lot 17 Section 41 DP 758721 (1,012 m²). One of the lots (proposed Lot 172) will retain a dwelling and existing structures that currently exist on the property and will maintain a dwelling entitlement. The second lot (proposed Lot 171) will establish a new dwelling entitlement on the subject land.

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The proposed development is detailed on the plans attached as **Appendix A** to this Statement.

2.3 Permissibility

The subject land is zoned *R3 - Medium Density Residential* and the relevant minimum lot size (MLS) has been specified to be 600 m² for the zone. However, under the provisions of Clause 4.1B (3)(b) (ii) the subject site (1,006 m²) and proposed subdivision has sufficient area in order to comply with the applicable minimum lot size (i.e. "...400 square metres for a dual occupancy (detached)") and meet the provisions of this clause.

The proposal constitutes a two lot subdivision (residential) and is permissible with development consent pursuant to Clause 2.6 and Clause 4.1B of the *Mid-Western Regional Local Environmental Plan 2012* (MRLEP 2012)

3 SUBJECT SITE AND LOCALITY

3.1 Land Titles

The subject site is held as Lot 17, Section 41, DP 758721 and is described as 64 Inglis Street, Mudgee NSW 2850. The allotment is situated approximately 400 metres south-west of the Mudgee CBD and exists on the northern side of Inglis Street. The Land Title documents for the allotments are attached as **Appendix B**, which details notifications, reservations etc. relevant to the subject land.

3.2 Site Details and Existing Development

The subject site is approximately 1,012 m² in total area and is improved with an existing dwelling and ancillary structures. The lot area for the subject site is listed as follows:-

Lot	Section	Deposited Plan (DP)	Area (m ²) from Title Diagrams
17	41	758721	1,012 m ²

In accordance with the Planning Maps accompanying the MRLEP 2012, the subject site is not bushfire prone, classified as being prone to inundation by flooding or improved with any items of environmental heritage. The allotment is not within a designated buffer area, does not comprise critical habitat or biodiversity certified land, road widening or road realignment. Furthermore, there are no environmental planning instruments applying to the site which provide for the acquisition of the land by a public authority. However, the allotment is classified as Groundwater Vulnerable land. This is further addressed in detail later in this Statement.

The subject application proposes a two (2) lot subdivision of an existing lot (as detailed by the sketch plan attached as **Appendix A**). The land has direct frontage to Inglis Street, which is a bitumen sealed road, improved by kerb and gutter and has a posted speed limit in the vicinity of the development site of 50 kilometres per hour. An existing gravel access will serve proposed Lot 171. A new access is to be constructed where proposed Lot 172 fronts Inglis Street. Overhead powerlines are also present and traverses Inglis Street.

3.3 Land Use Context

The subject land is situated within a predominantly residential area, with medium density residential land present to the north, east, south and west of the allotment, and light industrial land further east of the site. The site and its locality are shown in Figure 1 below in an annotated air photo, while a cadastral image is included as Figure 2. Excerpts from the relevant Land Zoning Map (LZN) and Minimum Lot Size Map (MLS) are included as Figures 3 and 4 respectively:-

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FIGURE 1 - AERIAL IMAGE OF THE SUBJECT LAND, 64 INGLIS STREET, MUDGEE NSW 2850



FIGURE 2 - CADASTRAL IMAGE OF THE SUBJECT LAND, 64 INGLIS STREET, MUDGEE NSW 2850

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FIGURE 3 - EXCERPT FROM MID-WESTERN REGIONAL LEP 2012 - EXISTING ZONING, 64 INGLIS STREET, MUDGEE NSW 2850



FIGURE 4 - EXCERPT FROM MID-WESTERN REGIONAL LEP 2012 - MINIMUM LOT SIZE, 64 INGLIS STREET, MUDGEE NSW 2850

4 THE PROPOSAL

4.1 Subject Development Application

The subject land is approximately 1,012 m² in size and is improved with an existing dwelling and ancillary structures.

The Proposal is confirmed as a dual occupancy (detached) and residential (urban) subdivision of Lot 17, Section 41, DP 758721 into two (2) lots. The proposed development is detailed on the plan attached as **Appendix A** to this Statement. Should development consent be granted, it can be appreciated that:

- **Proposed Lot 171** will have an area of approximately 528.2 m² and will comprise a vacant allotment with existing structures that are to be removed to facilitate the dual occupancy development. The existing frontage and access to Inglis Street will remain unaffected by the proposal for this new allotment;
- **Proposed Lot 172** will have an area of approximately 483.5 m² and will accommodate the existing dwelling, additional structures as well as associated infrastructure. The property also has frontage to Inglis Street and a new entry is proposed from Inglis Street. Suitable area has been accommodated on the allotment in order to allow adequate building setbacks in compliance with the provisions of the *Building Code of Australia*.

The abovementioned allotment sizes comply with the applicable minimum lot size assigned to the subject land, being 400 m² in accordance with the provisions of Clause 4.1B of the MRLEP 2012.

4.2 Site Evaluation

Figure 1 of this Statement has been extracted from the Spatial Information Exchange (SIX) Maps and clearly demonstrates the extent of vegetation coverage on the subject land. The subject land forms part of a residential area and currently constitutes managed residential land. It is noted that upon realisation of the proposed subdivision, Lot 171 shall be developed for residential purposes and as such is also expected to predominantly constitute residential land.

4.2.1 Threatened Species, Populations or Ecological Communities

The subject land has no known residual value as habitat for any threatened species, populations or ecological communities, or their habitats for the purposes of section 1.7 of the *Environmental Planning and Assessment Act 1979*. The site has not been declared as critical habitat under the *NSW Biodiversity Conservation Act 2016*, nor is it known to host any habitat or species listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

4.2.2 Culturally Significant Sites

While there has been no specific site survey completed, the property owner is unaware of any Aboriginal relic or place within the subject site. It is further noted that the MRLEP 2012 does not identify any items of environmental heritage to be located on the allotment. Additionally, an Aboriginal Heritage Information Management System (AHIMS) search on the Planning NSW website has confirmed that there are no Aboriginal sites or places recorded/declared in or near the subject site (refer **Appendix C**).

4.2.3 Service Utilities

The proponent has advised that services for electricity and telecommunications are available to the subject land. The proponent anticipates that water and sewer services will be provided to any improvements upon proposed Lot 171 at the time of construction. This will not be required to be constructed as a condition of consent for this development application.

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4.2.4 Public Roads

The site has direct road frontage to Inglis Street, which is a bitumen sealed road improved with kerb and gutter. Access is also achievable at the rear of the site from Lyons Lane that is unsealed and has no kerb and gutter. Inglis Street connects to Church Street (a sealed road) to the east. Both roads consist of all-weather surfacing and are wide enough to enable traffic to pass in opposite directions.

5 DEVELOPMENT STANDARDS

The preparation of this DA has been undertaken with consideration of the relevant criteria listed in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*, as amended. In determining a DA, the determining / consent authority is to take into consideration the following matters as are relevant to the application:

5.1 Section 4.15(1)(a)(i) The provisions of any environmental planning instrument:
5.1.1 State Environmental Planning Policies

The following SEPPs are considered relevant to this DA:

SEPP (Infrastructure) 2007

The Application has been considered having regard to the relevant provisions of this SEPP:-

Clause	Subject	Comments
Clause 104 & Schedule 3	Traffic generating development	Due to the small scale of the proposed development, the application is not required to be referred to Transport for NSW (TfNSW) pursuant to the provisions of this Schedule.

SEPP No.55 – Remediation of Land

This Policy requires consideration of whether land is suitable for a proposed use having regard to any known or potentially contaminating land use activities, as follows:

Clause	Subject	Comments
7	Contamination and need for remediation to be considered in determining development applications	<p>The subject land comprises residential land and accommodates an existing residential dwelling and ancillary structures (Lot 17, Section 41, DP 758721) to the south.</p> <p>The development site is not listed on the NSW Environment Protection Authority's online register of Records under Section 58 of the <i>Contaminated Land Management Act 1997</i> and an inspection of the site did not reveal any visual indicators of contamination.</p> <p>If any (at present unknown) contamination comes to light at any stage, the appropriate actions shall be taken in accordance with SEPP No. 55, WHS and environmental protocols to address any issues relating to human health and environmental protection.</p>

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5.1.2 Local Environmental Plans

The *Mid-Western Regional Local Environmental Plan 2012* (MRLEP 2012) applies to the subject site. In accordance with the Planning Maps accompanying the LEP, the subject site is not classified as being bushfire prone land or improved with any items of environmental heritage. The allotment is not within a designated buffer area, does not comprise critical habitat or biodiversity certified land and is not affected by flooding, road widening or road realignment. There are no environmental planning instruments applying to the site which provide for the acquisition of the land by a public authority. A review of the proposal against the relevant provisions of the LEP is provided as follows:

Clause	Subject	Comments
1.2 (2)	Aims	<p>Relevant aims of the LEP considered in this Statement of Environmental Effects include:</p> <p><i>(a) to promote growth and provide for a range of living opportunities throughout Mid-Western Regional,</i></p> <p><i>(f) to match residential development opportunities with the availability of, and equity of access to, urban and community services and infrastructure,</i></p> <p>The proposed development is considered to be consistent with these aims. Relevant issues have been considered and are addressed where appropriate in this Statement.</p>
2.1	Land use zones	The subject land is zoned R3 - Medium Density Residential.
2.3	Zone objectives	The consent authority must have regard to the relevant zone objectives in determining a DA (see Land Use Table provisions, below).
-	Land use table	<p>In the LEP's Land Use Table, the objectives for the R3 zone are:</p> <ul style="list-style-type: none"> • <i>To provide for the housing needs of the community within a medium density residential environment.</i> • <i>To provide a variety of housing types within a medium density residential environment.</i> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> • <i>To encourage higher-density residential development that is sympathetic to and compatible with the existing character of the Mudgee Heritage Conservation Area.</i> <p>The proposed subdivision and dual occupancy (detached) will provide residential housing in a predominantly residential setting. The subject land is situated within a medium density residential locality and the proposed development complies with the applicable minimum lot size for the locality under the provisions of Clause 4.1B of the LEP.</p>

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		<p>There is no evidence to suggest that the proposed dual occupancy and subdivision will result in any significant land use conflict issues or adversely affect the residential amenity of the area.</p> <p>Consequently, it is considered that the proposed development is consistent with the applicable zone objectives.</p>
2.6	Subdivision consent requirements –	<p>The provisions of this Clause require that development consent be obtained for subdivision. As a Development Application has been lodged, the proposal complies with the provisions of this Clause.</p>
4.1	Minimum subdivision lot size	<p>The relevant objectives of this clause are as follows:</p> <ul style="list-style-type: none"> <i>(a) to ensure that subdivision of land occurs in a manner that promotes suitable land uses and development,</i> <i>(b) to minimise any likely impact of subdivision and other development on the amenity of neighbouring properties, to minimise potential land use conflicts,</i> <i>(c) to ensure that lot sizes and dimensions are able to accommodate development, consistent with relevant development controls...</i> <i>(e) to ensure that subdivision does not have an inappropriate impact on the natural environment,”</i> <p>The relevant minimum lot size (MLS) has been specified to be 600 m² for the land zoned <i>R3 Medium Density Residential</i>. Proposed Lots 171 (528.2 m²) and 172 (483.5 m²) are located wholly within the R3 zone but do not comply with the specified minimum lot size. However, Clause 4.1B of the LEP allows for exceptions to the MLS for the zone (see below). The objectives of this clause are also satisfied by the proposed development as the dual occupancy (detached) and subdivision is not expected to result in any unacceptable land use conflicts and the resultant lot size are considered suitable for the zone.</p>
4.1B	Exceptions to minimum lot sizes for certain residential development	<p>This Clause applies to the subject land and is identified as follows:</p> <p><i>(3) Development consent may be granted to a single development application for development to which this clause applies that is both of the following—</i></p> <ul style="list-style-type: none"> <i>(a) the subdivision of land into 2 or more lots,</i> <i>(b) the erection of a dual occupancy (attached), dual occupancy (detached) or multi dwelling housing on each lot resulting from the subdivision, if the size of each lot is equal to or greater than—</i> <ul style="list-style-type: none"> <i>(i) 300 square metres for a dual occupancy (attached) or multi dwelling housing, or</i> <i>(ii) 400 square metres for a dual occupancy (detached)</i> <p>The proposal meets the provisions of this clause. The location and design of the proposal is considered appropriate in the site</p>

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		<p>context and is compatible with surrounding patterns of medium density residential development in a residential environment. The dual occupancy (detached) and subdivision is not expected to result in any unacceptable land use conflicts.</p>
5.10	Heritage conservation	<p>The objectives of this clause are to conserve the environmental heritage of Mid-Western Region, items of heritage significance and heritage conservation areas.</p> <p>The subject land is listed as not having aboriginal heritage significance, and an AHIMS search did not reveal any significantly listed archaeological sites, Aboriginal objects, or Aboriginal places of heritage significance.</p> <p>However, the development is proposed within a Heritage Conservation Area. In accordance with the provisions of this clause development consent is required for a building or work that is located within a heritage conservation area.</p> <p>Given the small scale of the development and does not involve any construction it is believed the proposal will not be out of character. Furthermore, any future proposed dwelling in association with the subdivision will be consistent with the existing buildings and will have negligible impact on any structures of heritage significance within the conservation area.</p> <p>As such, the development is considered appropriate and is not inconsistent with the provisions of this clause.</p>
6.4	Groundwater vulnerability	<p>The objectives of this clause are :</p> <ul style="list-style-type: none"> <i>(a) to maintain the hydrological functions of key groundwater systems,</i> <i>(b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.</i> <p>The subject land is identified as being groundwater vulnerable. Given the proposed subdivision does not involve any construction and therefore has no environmental impact, it is considered this clause is not relevant at this stage. However, any further residential development involving construction will need to address the matters under these provisions.</p>
6.9	Essential services	<p>This clause requires the consent authority to be satisfied that the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:</p> <ul style="list-style-type: none"> (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access.

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		<p>The proponent has advised that services for electricity and telecommunications are available in proximity to the subject land and can be extended to proposed Lot Y (if required). Any required easements can also be accommodated as part of this process.</p> <p>It is anticipated that sewer and water infrastructure will be constructed upon proposed Lot 171 to accommodate the construction of the second dwelling upon the land.</p> <p>It is expected that the disposal stormwater from proposed Lot 171 will be in accordance with the requirements of Mid-Western Regional Council and will be actioned once the allotment is developed.</p> <p>Legal and physical access to both allotments is available via Inglis Street. Physical access to proposed Lot 171 is facilitated by an existing gravel access crossover from Inglis Street and shall remain unaltered (refer Appendix A and Appendix D).</p>
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5.2 Section 4.15(1)(a)(ii) The provisions of any proposed environmental planning instrument

At the time of preparing this Statement (October 2021), no relevant proposed planning instruments that had been the subject of public consultation were detailed on the Mid-Western Regional Council website.

5.3 Section 4.15(1)(a)(iii) The provisions of any development control plan

The *Mid-Western Regional Development Control Plan 2013* (MRDCP 2013) is a comprehensive document which has been adopted by Council to provide specific guidelines and control for subdivision development throughout the Mid-Western region, complementary to the provisions of the MRLEP 2012. The following Table outlines the relevant Chapters / provisions of the DCP that have been considered in connection with this assessment:

Chapter	Comment
Section 1.9 Developer Contributions	It is noted that a contribution under Section 7.11 / 7.12 of the Environmental Planning and Assessment Act 1979 may be imposed as a condition of development consent in accordance with Mid-Western's Contributions Plan.
Section 1.11 Sewer Infrastructure	Suitable utility infrastructure is available to the subject land and can easily be connected to the proposed new dwelling.
Community Participation Plan 2019	The application may be required to be publicly exhibited for a period of 14 days, assessed and determined in accordance with the provisions of this Plan.
Section 2.2	Dual Occupancy Development
Minimum Lot Size	Complies with the provisions of Clause 4.1B of the MRLEP 2012 (refer to 5.1.2).

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<p>Building Setbacks</p>	<p>The proposed 'dual occupancy (detached)' will involve the construction of one new building. The provisions of this part require a 6.5 metre street setback and 900 mm metre side/rear to all general housing buildings. The proposed dual occupancy (attached) complies with these provisions. The setback of existing dwelling is consistent with other existing dwellings in Inglis Street.</p> <p>The side and rear setbacks of the development also comply with the provisions of the BCA as detailed in Section 4 of this Statement.</p>
<p>Building Height</p>	<p>All height controls will apply to the proposed new development. The proposed structures do not exceed 7.2 m to the topmost ceiling or 10 m to the top of the ridge.</p>
<p>Design</p>	<p>The proposal includes low-scale non-reflective building elements that will utilise colours and schemes consistent with the surrounding setting, as demonstrated by the designs attached as Appendix A to this Statement. Roofing and wall materials comprise a combination of colorbond, weatherboard, and brickwork with select paint finish that is considered suitable for the locality.</p> <p>It is considered that the building elevation of the proposed dual occupancy to the street frontage is appropriate for the locality.</p> <p>Furthermore, given the nature of the proposal, approval of the subject application is not anticipated to result in adverse visual impacts on the immediate or surrounding area.</p>
<p>Slope & Cut and Fill</p>	<p>The required earthworks for cut and fill will include site preparation and excavation works. Excavation shall be managed in accordance with best practice in relation to erosion control drainage, dust suppression during site works and site archaeology. The proposed development complies with the provisions of this part.</p>
<p>Open Space</p>	<p>The proposed development provides for adequate access to sunlight and does not impede solar access to any adjoining dwellings. The orientation of the open space area for the proposed development provides adequate solar access.</p> <p>The proposed open space for the development meets Council's requirements and details can be observed in the Site Plan in Appendix A.</p>
<p>Site Coverage</p>	<p>The subject land has a size of approximately 1,012 m², and is improved by a single storey dwelling, and outbuildings on the site (outbuildings will be removed).</p> <p>The existing dwelling has a size of 138.5 m², and the proposed structure equals 187 m² of internal space (i.e. total area is 325.5 m²) which equates to 32.6% site coverage. This complies with Council's requirement.</p>
<p>Parking</p>	<p>Sufficient onsite carparking can be easily accommodated by the proposed development.</p> <p>Two car parking 2 spaces are each provided for the dual occupancy development, and are identified on the site map in Appendix A.</p>

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Utilities	<p>The property is located in the urban area of Mudgee and has access to telecommunications and electricity infrastructure.</p> <p>The development will be serviced by rainwater tanks and the town's water supply arrangement. Overflow from proposed tanks is capable of being dispersed into Council's infrastructure without affecting the building's footings or causing nuisance to adjoining properties.</p> <p>The existing dwelling currently has provision of sewer and the new dwelling will require sewer and water connection among other services. These connections will be considered as part of the Section 68 approval required for the dual occupancy (detached).</p>
Fencing	<p>There are no alterations to existing fencing proposed as part of development works.</p>
Heritage	<p>The subject land is listed as not having aboriginal heritage significance, and an AHIMS search did not reveal any significantly listed archaeological sites, Aboriginal objects, or Aboriginal places of heritage significance.</p>
Section 7.1	Urban Subdivision
Lot Size	<p>The proposed Lots 171 and 172 comply with provisions of Clause 4.1B(3)(b)(ii) - Exceptions to minimum lot sizes for certain residential development (refer Section 5.1.2).</p> <p>The new allotment shall be provided with a minimum frontage to a public road which complies with the requirements specified for urban residential subdivision.</p> <p>The proposed new lot is afforded with suitable unconstrained land in order to accommodate appropriate future land uses and associated improvements.</p> <p>The proposed development is considered compliant with the relevant aims and objectives of this Chapter. The location and design of the proposal is considered appropriate in the site context and is compatible with surrounding patterns of development. The subdivision is not expected to result in any unacceptable land use conflicts. Furthermore, due consideration has been given to the identified opportunities and constraints of the subject land as detailed within this Statement.</p>
Lot Design	<p>The proposed development is considered compliant with the relevant aims and objectives of this section. The location and design of the proposal is considered appropriate in the site context and is compatible with surrounding patterns of development.</p>
Landscaping	<p>The Proposal complies with the provisions of this section and a Plan is attached in Appendix A.</p>
Utility Services	<p><i>Access</i></p> <p>As indicated previously, an existing access point will serve the proposed new allotment Lot 171. A new access is to be constructed where proposed Lot 172 fronts Inglis Street and will retain the existing dwelling.</p>

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	<p><i>Essential Services</i></p> <p>Essential services for the proposed development have been addressed in Section 5.1.2 of this Statement. However, suitable utility infrastructure is available to the subject land.</p> <p>Applicants of urban subdivisions are required to provide servicing for water, stormwater, electricity, telecommunications and sewerage at their own cost. The proposed development will comply with the provisions of this part.</p>
<p>Drainage</p>	<p>Stormwater and Drainage is capable of being discharged in accordance with Mid-Western Regional Council's requirements and the provisions of this section.</p>

5.4 Section 4.15(1)(a)(iiia) The provisions of any planning agreement

Not applicable.

5.5 Section 4.15(1)(a)(iv) The provisions of the regulations

The development is not listed in Schedule 3 of the *Environmental Planning and Assessment Regulation 2000*. Therefore, development is not deemed to require, with the exception of Mid-Western Regional Council, development consent by any state agency or governing body.

5.6 Section 4.15(1)(b) The likely impacts of the development
5.6.1 Impacts on the natural environment

The subject land has no known residual value as habitat for any threatened species, populations or ecological communities, or their habitats for the purposes of section 1.7 of the *Environmental Planning and Assessment Act 1979*. The site has not been declared as critical habitat under the *NSW Biodiversity Conservation Act 2016*, nor is it known to host any habitat or species listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

5.6.2 Impacts on the built environment

Considering that this application proposes the subdivision of land only, impacts on the built environment are expected to be negligible.

5.6.3 Context and setting

The subject land is situated within a predominantly residential locality, with medium density residential development present to the north, east, south and west of the allotment, and *IN2 – Light Industrial* zoned land located further south east and south west. The proposed development complies with the applicable minimum lot size for the locality under the provisions of clause 4.1B of the MRLEP 2012.

There is no evidence to suggest that the proposed dual occupancy (detached) and subdivision will result in any significant land use conflict issues or adversely affect the residential amenity of the area.

5.6.4 Natural Hazards

The site is not subject to any flood, contamination or geotechnical risk recorded in any of Council's relevant information systems or policies. The proposed dual occupancy and subdivision

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dual Occupancy (detached) and Two Lot Residential Subdivision, 64 Inglis Street, Mudgee

development will not contribute to any heightened risk of the site being impacted upon by natural hazards.

5.6.5 Heritage Significance

There is no record of any historical, scientific, social, anthropological and / or archaeological significance of the development site (refer **Appendix C**).

5.6.6 Utility / infrastructure impacts

Electricity and telecommunications services are capable of being extended to benefit the proposed allotment (Lot 171) with an appropriate provision of an easement to protect any existing infrastructure where required. Legal access is available to both proposed allotments from Inglis Street, with proposed Lot 171 to utilise the existing gravel access and a new access to be constructed for proposed Lot 172.

5.6.7 Traffic impacts

The proposed development, being a dual occupancy (detached) and two lot subdivision, will not generate any significant traffic movements. However, the subject land is located within a residential area and the surrounding road network is expected to be capable of supporting the development of proposed Lot 171.

5.6.8 Social & Economic Impacts

Neither the social nor economic fabric of the locality will be adversely impacted as a result of the proposed development. Furthermore, there is no evidence to suggest that the proposal will detrimentally affect the amenity or utilisation of lands within the surrounding residential locality.

5.6.9 Cumulative impacts

The subject site is considered to be appropriately located for the proposed development and is compatible with surrounding land tenure and utilisation. The use is not expected to result in any unacceptable land use conflicts with surrounding properties or the environment as detailed within this Statement.

5.7 Section 4.15(1)(c) The suitability of the site for the development

The subject site is considered to be suitable for the proposed development as outlined within this Statement. There are no known environmental hazards or constraints associated with the allotment (flooding, bushfire, heritage significance, threatened species etc.) that affect the permissibility of the proposed development. The subject land is also clear of relevant environmental exclusion zones considered in MRLEP 2012. However, part of the land is identified as groundwater vulnerable, and this has been addressed within the statement.

5.8 Section 4.15(1)(d) Any submissions made in accordance with the Act or the Regulations

This issue can only be fully considered after submission of a DA, when submissions are sought from the community and relevant agencies.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dual Occupancy (detached) and Two Lot Residential Subdivision, 64 Inglis Street, Mudgee

5.9 Section 4.15(1)(e) The public interest

The proposal involves a dual occupancy (detached) and subdivision of residential land. Therefore, there are no detrimental visual or social impacts expected in association with the development. Potential environmental impacts have been thoroughly addressed in this Statement, and no detrimental economic impacts are anticipated.

6 CONCLUSION

This application seeks Council's consent for a dual occupancy (detached) and residential subdivision of Lot 17, Section 41, DP 758721 into (2) lots and is described as 64 Inglis Street, Mudgee 2850. An assessment of the perceived impacts of this development has identified that:-

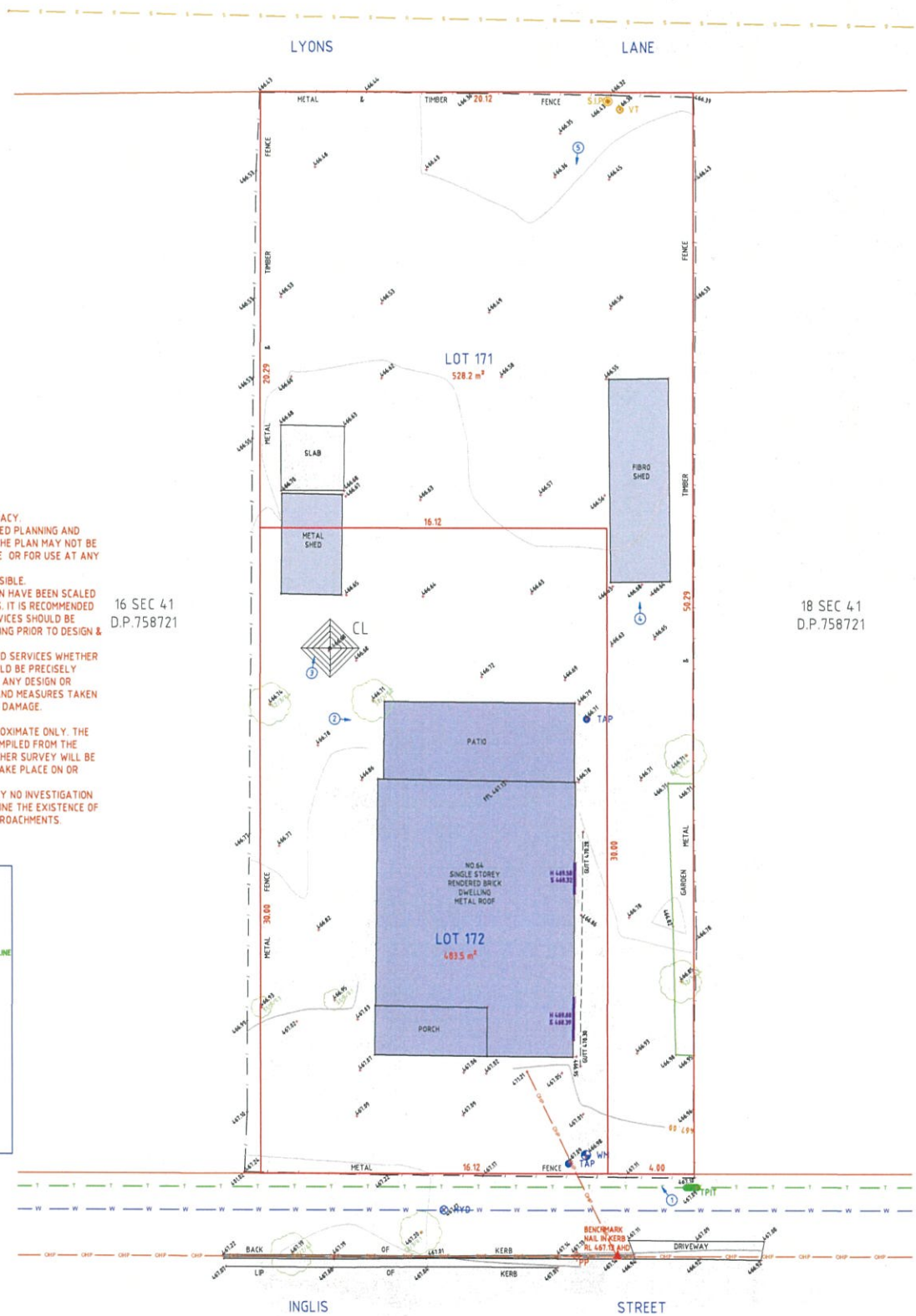
- The proposed development meets the aims and objectives of the *Mid-Western Regional Local Environmental Plan 2012*, as well as the minimum standard under Clause 4.1B(3)(b)(ii) of the instrument;
- The proposed allotments are capable of gaining suitable access to and from the existing road network;
- The proposed allotments have the ability to connect to necessary utility services;
- The proposed development is not expected to lead to any unmanageable demands on existing road infrastructure, public lands, existing services, air quality or noise levels;
- The proposal is of negligible environmental and socio-economic impact and does not pose any significant conflicts with the surrounding populace;
- The site is not unsuitable for development by virtue of physical characteristics; and
- To our knowledge there are no hazardous land uses or activities in the vicinity of the subject land.

The proposed development is permissible with consent pursuant to the provisions of the *Mid-Western Regional Local Environmental Plan 2012*; and would in our submission comply with the intent of other applicable statutory planning and related policy provisions, including those provided within the *Mid-Western Regional Development Control Plan 2013*. Furthermore, it is considered that this application complies with Council's overall objectives for development within the zone. On this basis development consent is now sought for the proposed subdivision as detailed within this Statement of Environmental Effects and attached Appendices.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dual Occupancy (detached) and Two Lot Residential Subdivision, 64 Inglis Street, Mudgee

APPENDIX A**DESIGN DRAWINGS**



- NOTES:**
1. FEATURES SHOWN TO SCALE ACCURACY.
 2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
 3. SERVICES LOCATED ONLY WHERE VISIBLE.
 4. SERVICE LINES SHOWN ON THIS PLAN HAVE BEEN SCALED FROM RELEVANT AUTHORITY PLANS. IT IS RECOMMENDED THAT THE LOCATION OF THESE SERVICES SHOULD BE PRECISELY DETERMINED BY POT-HOLING PRIOR TO DESIGN & CONSTRUCTION.
 5. THE LOCATION OF ALL UNDERGROUND SERVICES WHETHER SHOWN ON THE PLAN OR NOT, SHOULD BE PRECISELY DETERMINED BY POT-HOLING BEFORE ANY DESIGN OR CONSTRUCTION WORK COMMENCES AND MEASURES TAKEN TO PROTECT THESE SERVICES FROM DAMAGE.
 6. CONTOUR INTERVAL - 0.2m
 7. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.
 8. DURING THE COURSE OF THIS SURVEY NO INVESTIGATION HAS BEEN UNDERTAKEN TO DETERMINE THE EXISTENCE OF ANY POSSIBLE SUBTERRANEAN ENCROACHMENTS.

16 SEC 41
D.P.758721

18 SEC 41
D.P.758721

LEGEND

	BOUNDARY LINE
	ADJACENT BOUNDARY
	MAJOR CONTOUR LINE
	FENCE LINE
	OVERHEAD POWER LINE
	UNDERGROUND WATER LINE
	UNDERGROUND TELECOMMUNICATIONS LINE
	UNDERGROUND SEWER LINE
	BENCHMARK
	POWER POLE
	HYDRANT
	WATER METER
	TAP
	SEWER VENT
	SEWER INSPECTION PIT
	TELECOMMUNICATIONS PIT
	DENOTES TREE
	SEWER (depth/spacing/height/diameter)
	PHOTOGRAPH LOCATION AND DIRECTION
	CLOTHESLINE



Ed.	Date	Amendment
	07.09.21	INITIAL ISSUE



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de Witt Consulting
planning ■ surveying ■ project management

HUNTER REGION
7 Canberra Street Charlestown
PO Box 850 Charlestown NSW 2290
P 02 4942 5441 F 02 4942 5301
L d.witt@de Witt Consulting.com.au

WESTERN REGION
87 Herbert Street Gulgong
PO Box 252 Gulgong NSW 2862
P 02 6374 2911 F 02 6374 2922
ABN 23 104 067 405

TITLE
PROPOSED SUBDIVISION
LOT 17 SECTION 41 D.P. 758721

JOB ADDRESS: 64 INGLIS STREET, MUDGEE	REV	JOB REF
CLIENT: JARRYD MAY	A	12222
SCALE: A1: 100 A3: 200	ORIGIN OF LEVELS	DRAWN BY
SURVEY DATE: 20.08.2021	PM 3010	BT
PLAN DATE: 07.09.21	RL 467.358	SURVEYOR ME
DATUM: AHD		CHECKED JL
CAD REF: 12222DE210R20ME.MJO	DRAWING REF: 12222-PROPOSED SUBDIVISION-07.09.21	APPROVED JL
		SHEET No
		1/1



on point.
BUILDING DESIGN

CONTACT DETAILS

Gabriele Hisevitt
M. 0437 762 740
E. gabriele@onpointbuildingdesign.com.au
A. 17 Church Street, Mudgee NSW, 2850

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Client: CHELSEA MADDOX & JARROLD MAY
Project: PROPOSED RESIDENCE AT 64 INGLIS STREET, MUDGEE

Drawing Title: 3D PERSPECTIVES, LOCALITY PLAN & NOTES

Rev. Date: Amendment
A 22/12/21 PRELIMINARY DRAWINGS
B 25/01/22 ISSUED FOR DACC APPROVAL



Job Number: 1289 - A01
Revision: B
Sheet: 01 of 10



01 | LOCALITY PLAN
NOT TO SCALE

GENERAL NOTES:

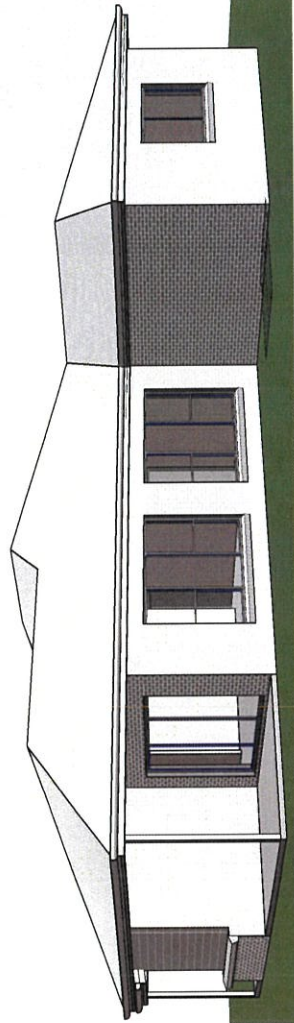
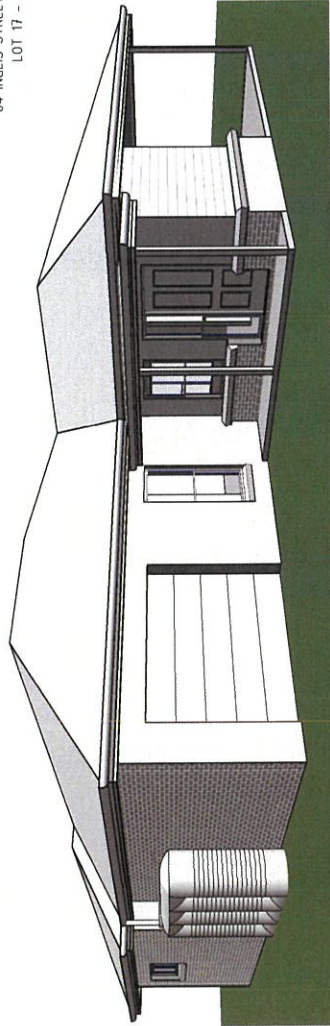
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE NOMINAL I.E. DIMENSIONS ARE TO STRUCTURAL ELEMENTS AND DO NOT INCLUDE FINISHED SURFACES SUCH AS PLASTERBOARD, TILING ETC. ALL DIMENSIONS RELEVANT TO SETTING OUT & OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION & FABRICATION.
- ALL DISCREPANCIES SHALL BE REFERRED TO 'ON POINT BUILDING DESIGN' FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
- WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A CODES INCLUDING ALL AMENDMENTS, THE 'BUILDING CODE OF AUSTRALIA - VOLUME 2, 2019', POLICY REQUIREMENTS OF 'MID-WESTERN REGIONAL COUNCIL'.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE & LEVELS ARE EXPRESSED IN METRES.
- ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES, TO BE CHECKED & CONFIRMED ON SITE & WITH RELEVANT SERVICE AUTHORITIES, PRIOR TO CONSTRUCTION.
- THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED IN ADVANCE & THEIR APPROVALS OR SERVICES, IF NECESSARY SHALL BE OBTAINED.

CONSTRUCTION NOTES:

- ALL INTERNAL WALLS UNTO TO BE 90mm TIMBER STUD FRAMED LINED WITH 10mm 'GYPROCK - PLASTERBOARD CD' INTERNALLY & 10mm 'GYPROCK - AQUACHEK PLASTERBOARD' TO WET AREAS.
- WET AREAS OF THE BUILDING I.E. NEW BATHROOMS ARE TO BE PROTECTED BY THE INSTALLATION OF A WATER PROOFING SYSTEM COMPLYING WITH AS3740 - "WATERPROOFING OF WET AREAS".
- WALL FRAME BRACING, ROOF BRACING, & ALL "TIE DOWN" FIXING DETAILS TO BE AS SPECIFIED & DETAILED BY TRUSS/FRAME MANUFACTURER.
- ROOF WATER TO BE COLLECTED BY EAVES GUTTER & DISCHARGED TO DOWNPIPES THRU SUBSOIL PVC PIPES TO TANKS POSITIONED BY CLIENT, OVERFLOW TO BE DETERMINED ON SITE.
- WATER TEMPERATURE TO ALL OUTLETS (EXCEPT LAUNDRY & KITCHEN) NOT TO EXCEED 50°C.
- THE BUILDING IS TO BE PROTECTED AGAINST SUBTERRANEAN TERMITES, IN ACCORDANCE WITH 'AS 3660'. A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT POSITION SHOWING METHOD OF RISK MANAGEMENT, DATE OF INSTALLATION & INSTALLERS OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE & FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.
- ALL PLUMBING WORKS ARE TO BE IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA (PCA), THE NEW SOUTH WALES CODE OF PRACTICE FOR PLUMBING & DRAINAGE 2006 (NSW PLUMBING CODE) & AS/NZS3500.

ISSUED FOR DACC APPROVAL

PROPOSED AREA OF WORKS
64 INGLIS STREET MUDGEE
LOT 17 - DP758721



PROPOSED RESIDENCE

64 INGLIS STREET
MUDGEE NSW

DRAWING SCHEDULE

- 1289-A 01 3D PERSPECTIVES, LOCALITY PLAN & NOTES
- 1289-A 02 EXISTING & PROPOSED SITE LAYOUTS
- 1289-A 03 SITE PLAN
- 1289-A 04 SITE NOTES
- 1289-A 05 FLOOR LAYOUT
- 1289-A 06 ELEVATIONS 1/2
- 1289-A 07 ELEVATIONS 2/2
- 1289-A 08 TYPICAL SECTION & BASIC COMMITMENTS
- 1289-A 09 CONSTRUCTION DETAILS
- 1289-A 10 SAFE DESIGN OF STRUCTURES NOTES



CONTACT DETAILS
 Gabrielle Hackett
 M. 0437 762 740
 E. gabrielle@onpointbuildingdesign.com.au
 A. 17 Church Street, Mudgee NSW 2850

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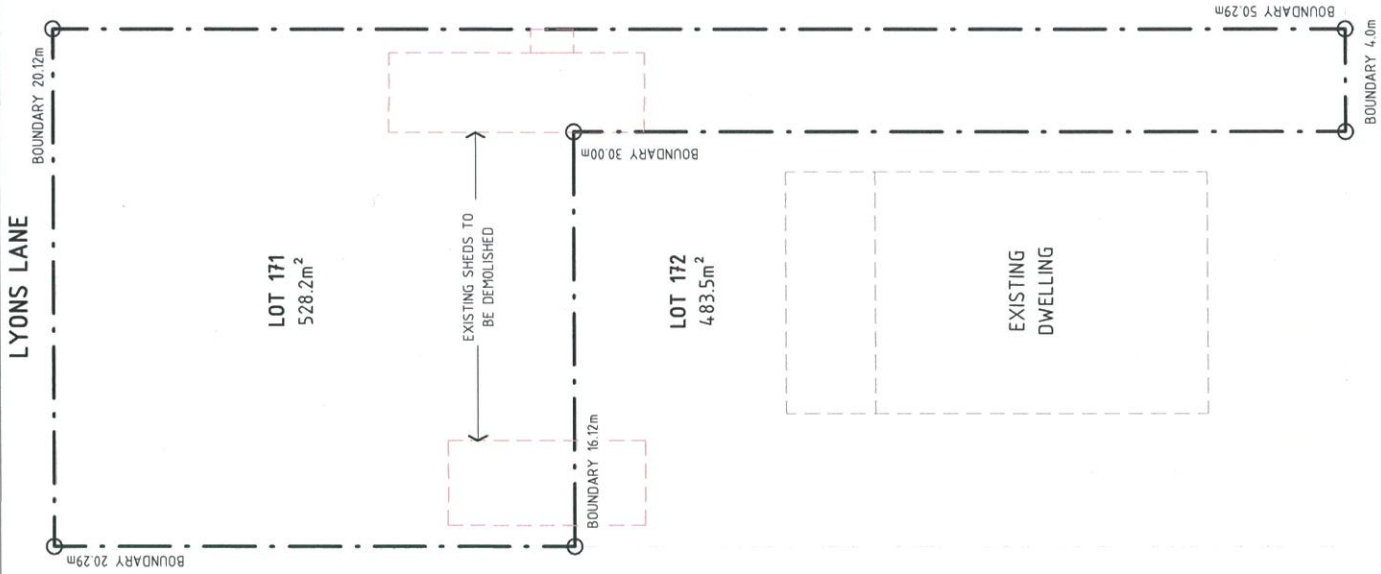
Client
 CHELSEA MADDOX & JARRYD
 MAY
 Project
 PROPOSED RESIDENCE AT
 64 INGLIS STREET,
 MUDGEE

Drawing Title:
 EXISTING & PROPOSED SITE
 LAYOUTS

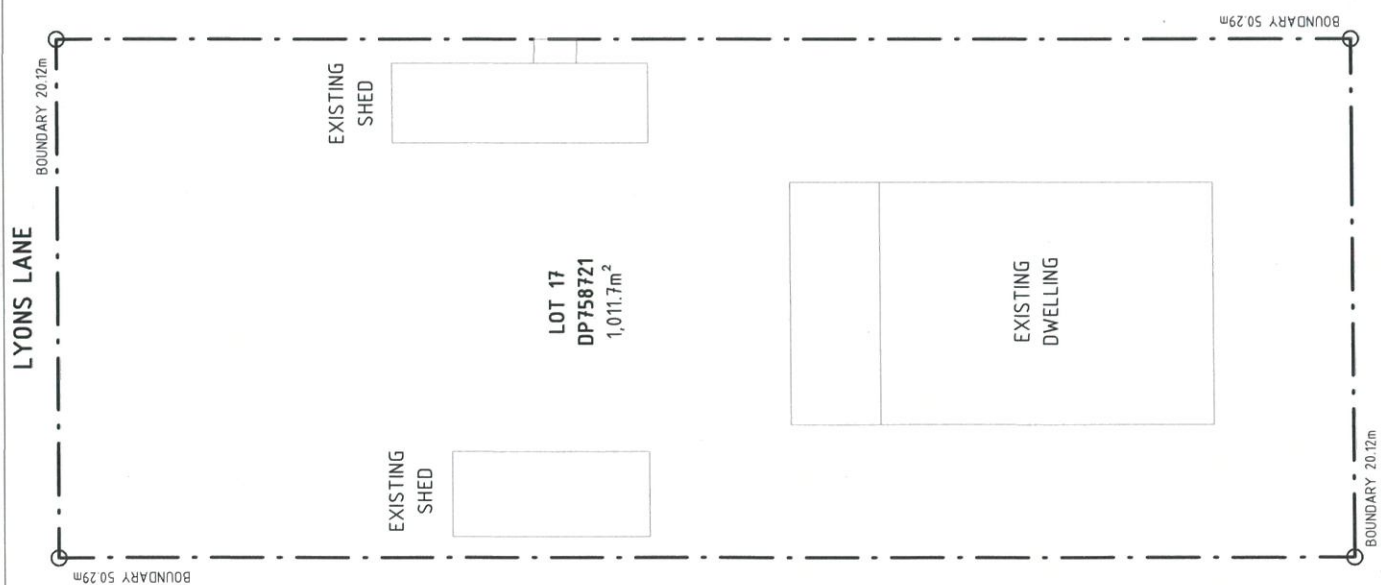
Rev **Date** **Amendment**
 A 22/11/21 PRELIMINARY DRAWINGS
 B 25/01/22 ISSUED FOR DACC
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Job Number
 1289 - A02
Revision
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 Sheet 02 of 10



03 PROPOSED SITE LAYOUT
 SCALE: 1 : 200 (A3)



02 EXISTING SITE LAYOUT
 SCALE: 1 : 200 (A3)





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CONTACT DETAILS
Gabrielle Hackett
M. 0437 762 740
E. gabrielle@onpointbuildingdesign.com.au
A. 17 Church Street, Mudgee NSW 2850

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ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE DIMENSIONS TO FIT. CHECK DIMENSIONS ON THE DRAWING.
CONSTRUCTION METHOD

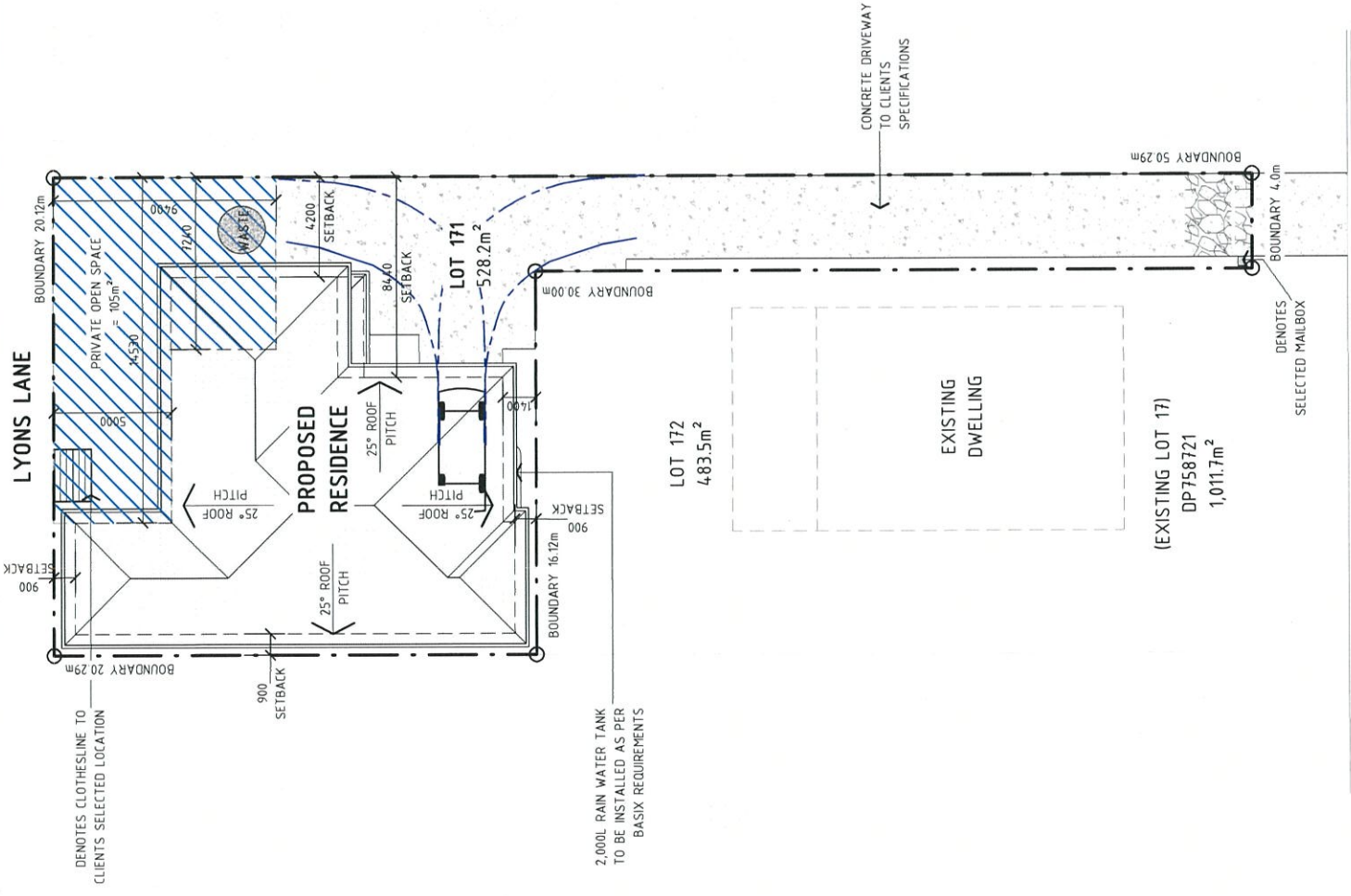
Client: **CHELSEA MADDOX & JARRYD**
Project: **MAY**
PROPOSED RESIDENCE AT
64 INGLIS STREET,
MUDGEE

Drawing Title:
SITE PLAN

Rev. Date: Amendment
A 22/12/21 PRELIMINARY DRAWINGS
B 25/01/22 ISSUED FOR DACC APPROVAL



Job Number: **1289 - A03**
Revision: **B**
Sheet **03** of **10**



04 SITE LAYOUT
SCALE: 1:200 (A3)



- LEGEND:**
- DENOTES BUILDERS ALLOCATED WASTE AREA DURING CONSTRUCTION
 - DENOTES SEDIMENT CONTROL BARRIER
 - DENOTES TEMPORARY GRAVEL CONSTRUCTION EXIT

CONTACT DETAILS
 Gabrielle Hackett
 M. 0437 762 740
 E. gabrielle@onpointbuildingdesign.com.au
 A. 17 Church Street, Budgee NSW 2850

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Client:
 CHELSEA MADDOX & JARRYD
 MAY
 Proposed
**PROPOSED RESIDENCE AT
 64 INGLIS STREET,
 MUDGEE**

Drawing title
SITE NOTES

Rev	Date	Amendment
A	22/12/21	PRELIMINARY DRAWINGS
B	25/01/22	ISSUED FOR DACC APPROVAL

EROSION & SEDIMENT CONTROL NOTES:

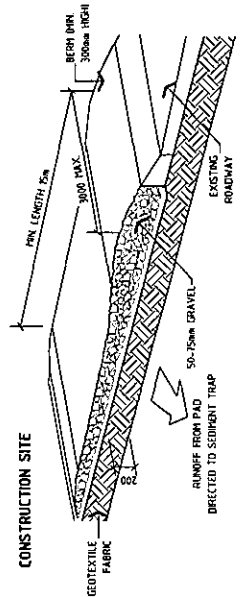
- ALL EROSION & SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED & MAINTAINED BY THE BUILDER AT LEAST WEEKLY. IF STRUCTURES ARE TO BE REMOVED, THEY ARE TO BE REINSTALLED & INSPECTED BY THE BUILDER.
- ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY & SPREAD ON DISTURBED AREA.
- ACCESS TO SITE IS TO BE THROUGH USE OF THE ENTRY/EXIT SHOWN
- ALL VEGETATION OUTSIDE OF THE CONSTRUCTION AREA IS TO BE RETAINED WHERE POSSIBLE (VEGETATION BUFFER)
- STOCKPILES OF ERODIBLE BUILDING MATERIALS INCLUDING SAND & SOIL MUST BE LOCATED WITHIN THE DESIGNATED MATERIAL STOCKPILE AREA (MSA) & PROTECTED WITH SEDIMENT FENCE OR STRAW BALE SEDIMENT FILTERS. THE BUILDER MAY NOMINATE FURTHER STORAGE AREAS WITHIN THE SITE.
- NO STORAGE OF MATERIALS OR VEHICLE MOVEMENTS ARE TO OCCUR OUTSIDE THE SITE BOUNDARIES.
- TEMPORARY EROSION CONTROL MEASURES ARE SHOWN IN THIS PLAN.

SITework NOTES:

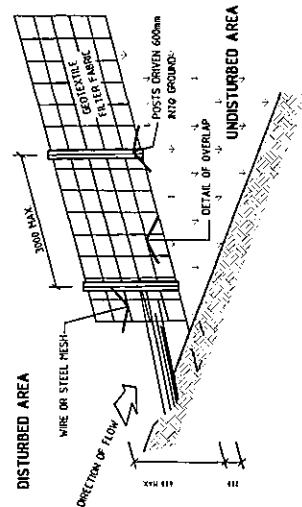
- THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY & EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND & SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY & HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY & NOT BY FIELD SURVEY.
- SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE SO LOCATED SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE & HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN. WHERE SUCH RECORDS EITHER DO NOT EXIST OR ARE INADEQUATE A NOTATION HAS BEEN MADE HEREON.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES & DETAILED LOCATIONS OF ALL SERVICES.
- SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF ON POINT BUILDING DESIGN WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.
- ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS & THE DIRECTIONS OF THE SUPERINTENDENT. CONTRACTORS MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- WHERE NEW WORKS ADJUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE FREE FROM ABRUPT CHANGES IS OBTAINED.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELSTRA OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

ROOFING PLAN NOTES:

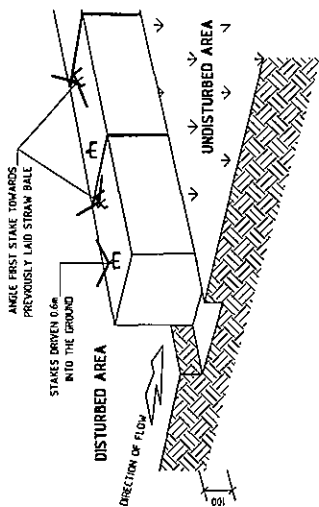
- SELECTED 'COLORBOND' STEEL CORRUGATED ROOF CLADDING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS & AS1662.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL INCC VOL2 P3.5.10 (b)
- ROOFING TO BE INSTALLED AS PER AS/NZS3500.3
- DOWPIPES ARE TO BE LOCATED WHERE THEY WILL NOT CREATE A HAZARD TO BUILDING USERS NOR IMPEDE WINDOW & DOOR OPENINGS & THE LIKE. THEY ARE TO BE INSTALLED AS CLOSE AS PRACTICABLE TO THE SUPPORTING STRUCTURE WHILE MAINTAINING TERMITE INSPECTION CLEARANCES OF 25mm. DOWPIPES ARE TO BE PROTECTED FROM POTENTIAL MECHANICAL DAMAGE, BE INSTALLED NO LESS THAN 100mm FROM ELECTRICAL CABLES & GAS PIPES & NO LESS THAN 50mm FROM OTHER SERVICES (AS/NZS3500.3.2 & 4.11)
- DOWPIPES ARE TO SERVICE 12m MAXIMUM GUTTER LENGTH & BE WITHIN 12m FROM EACH VALLEY UNLESS OVERFLOW IS PROVIDED FOR INCC VOL2P3.5.2.4 (b)
- THE PROPOSED ROOFING MUST BE INSTALLED TO PREVENT WATER PENETRATION INTO THE BUILDING STRUCTURE INCC VOL2P2.2.2)
- ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MAUFACTURERS INSTALLATION INSTRUCTIONS & AS/NZS4400 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY INCC VOL2P3.7.1.9 (b)
- CORROSION PROTECTION OF METAL ROOF SHEETING IS REQUIRED TO MEET WITH MINIMAL COATING REQUIREMENTS OF MANUFACTURER
- GUTTERS, DOWPIPES & FLASHING FABRICATED WITH METAL ARE TO MEET AS/NZS2179 REQUIREMENTS WHILE UPVC COMPONENTS ARE TO COMPLY WITH AS1273
- NO LEAD ROOFING PRODUCTS ARE TO BE SPECIFIED TO PREVENT TOXINS FROM ENTERING ANY POTENTIAL POTABLE RAINWATER CATHEN SUPPLIES INCC VOL2P3.5.2.2 (b) EAVE GUTTERS MUST HAVE A 1500 MINIMAL FALL INCC VOL2 P3.5.2.4 (a) (b) & DESIGNED TO AR120 INCC VOL2 P3.5.2.3 (b) (b)
- ROOF SHEETS TO BE LAPPED AWAY FROM PREVAILING WEATHER INGRESS INCC VOL2 3.5.13 (b) (b) (b)
- INSTALL SARKING OVER BATTENS UNDER ROOF SHEETING FOR IMPROVED MOISTURE DRAINAGE
- BUILDER TO REFER TO TRUSSED ROOF BRACING NOMINATED BY THE TRUSS MANUFACTURER ROOF TRUSSES TO BE REDESIGNED & INSTALLED IN ACCORDANCE WITH AS4440:2006. INSTALLATION OF HALPLATED TIBER ROOF TRUSSES



DETAIL PLAN: CONSTRUCTION ENTRY / EXIT
 NOT TO SCALE



DETAIL PLAN: SEDIMENT FENCE
 NOT TO SCALE



DETAIL PLAN: STRAWBALE FILTER
 NOT TO SCALE



on point BUILDING DESIGN

CONTACT DETAILS

Gabriella-Hussein
M. 0437 762 740
E. gabriella@onpointbuildingdesign.com.au
A. 17 Church Street, Mudgee NSW 2850

NOT BE TAKEN AS AN OFFICIAL PLAN, MAP OR PROPERTY OF ON POINT BUILDING DESIGN AND MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM ON POINT BUILDING DESIGN. ALL DIMENSIONS ARE TO UNFINISHED CONSTRUCTION UNLESS OTHERWISE SPECIFIED.

Client
CHELSEA MADDOX & JARRYD
Project
MAY
PROPOSED RESIDENCE AT
64 INGLIS STREET,
MUDGEE

Drawing Title:
FLOOR LAYOUT

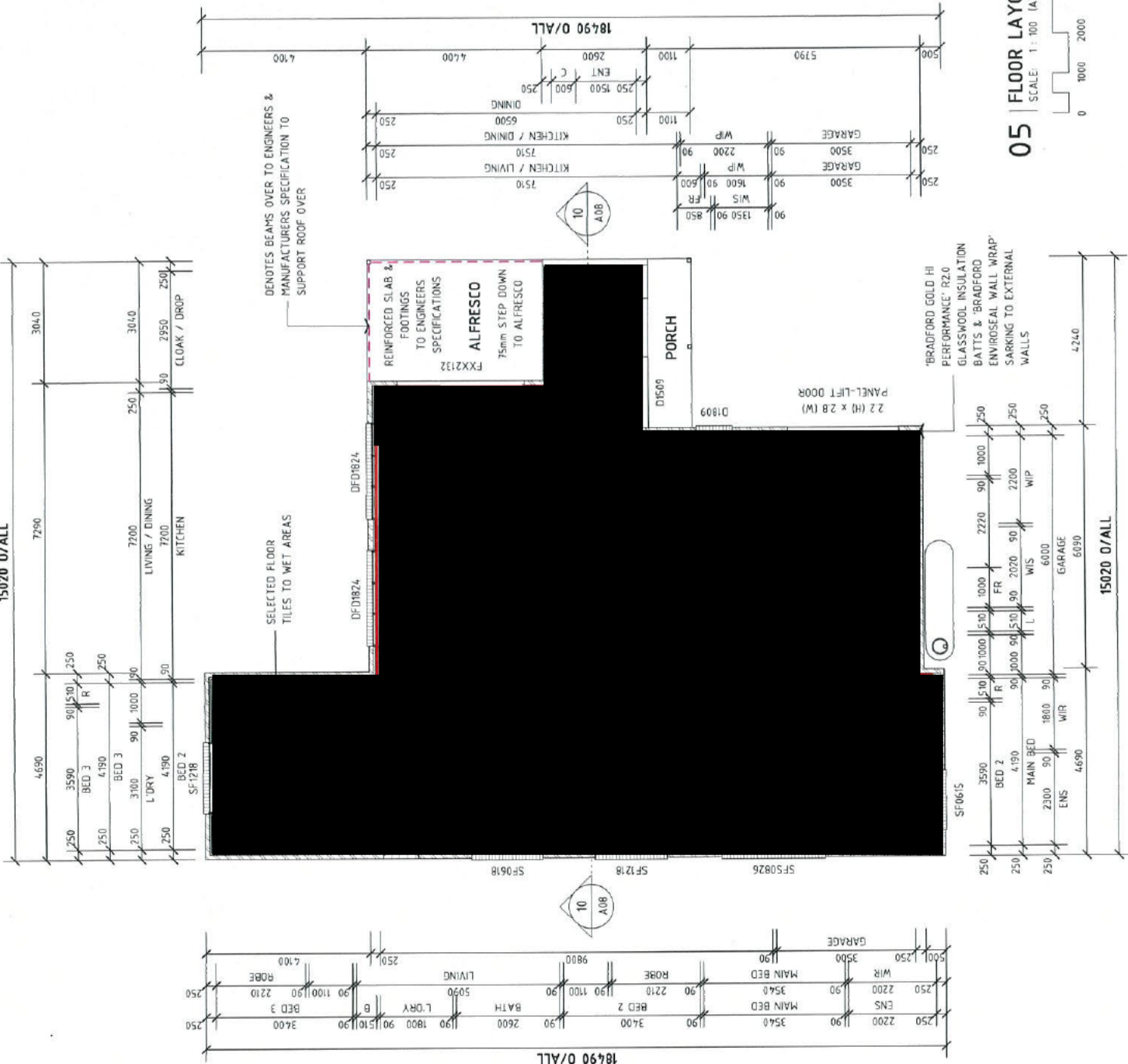
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A - 22/12/21 PRELIMINARY DRAWINGS
B - 25/01/22 CODED FOR DACC APPROVAL



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1289 - A05
Revision
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Sheet 05 of 10

FLOOR AREAS

LIVING	164 m ²
ALFRESCO	13 m ²
GARAGE	23 m ²
PORCH	5 m ²
TOTAL	206 m ²



ISSUED FOR DACC APPROVAL

CONTACT DETAILS

Gabrielle Hackett
 M. 0437 762 740
 E. gabrielle@onpointbuildingdesign.com.au
 A. 17 Church Street, Mudgee NSW 2850

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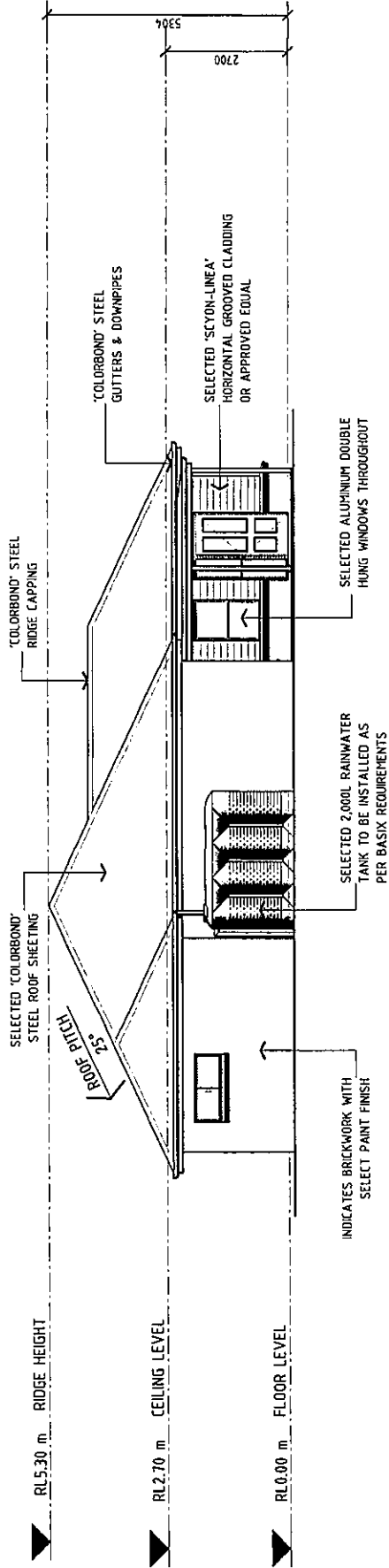
Client:
CHELSEA MADDOX & JARRYD MAY
 Project:
PROPOSED RESIDENCE AT 64 INGLIS STREET, MUDGEE

Drawing Title:
ELEVATIONS 1/2

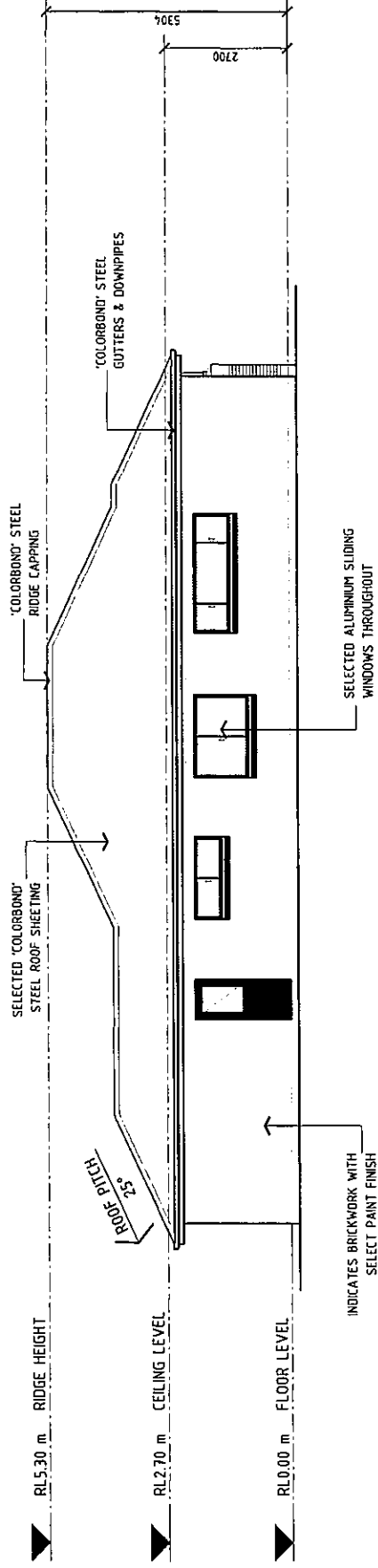
Rev. Code Amendment
 A 23/12/21 PRELIMINARY DRAWINGS
 B 25/01/22 ISSUED FOR DACC APPROVAL



Job Number
1289 - A06
 Revision
B
 Sheet 06 of 10



06 | ELEVATION: SOUTH FACADE
 SCALE: 1 : 100 (A3)



07 | ELEVATION: WEST FACADE
 SCALE: 1 : 100 (A3)

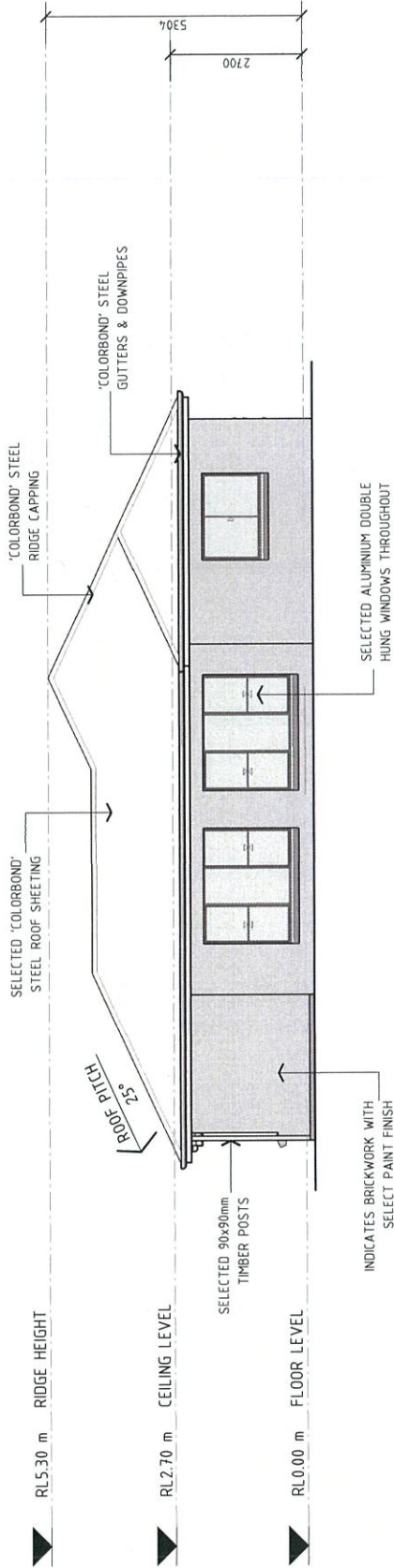
CONTACT DETAILS
 Gabrielle Hackett
 M. 0437 752 740
 E. gabrielle@onpointbuildingdesign.com.au
 A. 17 Church Street, Mudgee NSW 2850

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Client: **CHELSEA MADDOX & JARRYD MAY**
 Project: **PROPOSED RESIDENCE AT 64 INGLIS STREET MUDGEE**

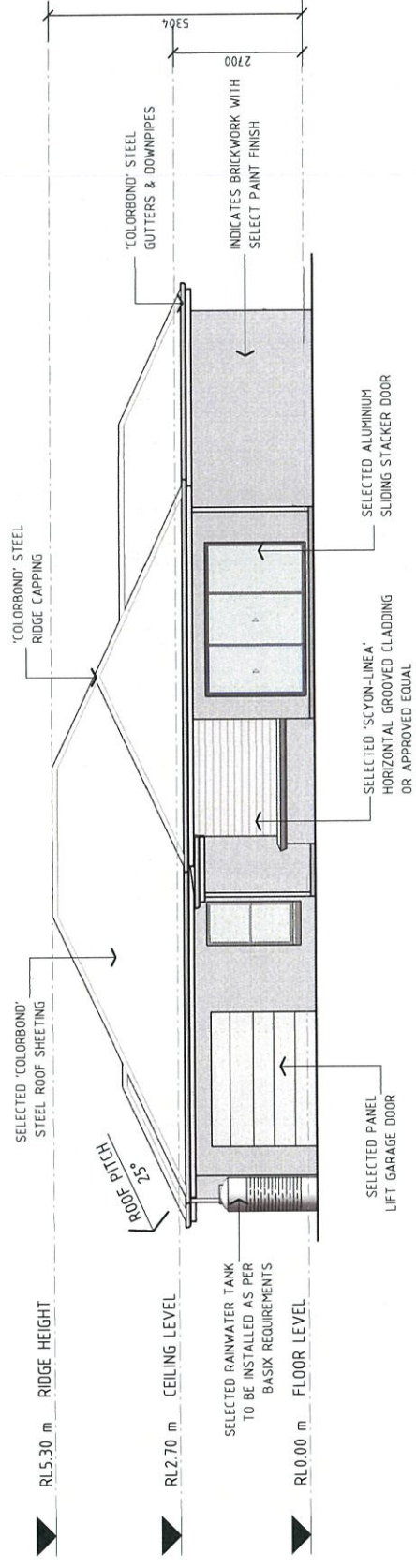
Drawing Title: **ELEVATIONS 2/2**

Rev: Code: Amendment
 A 22/1/21 PRELIMINARY DRAWINGS
 B 25/01/22 ISSUED FOR DACC APPROVAL



08 | ELEVATION: NORTH FAÇADE

SCALE: 1 : 100 (A3)



09 | ELEVATION: EAST FAÇADE

SCALE: 1 : 100 (A3)



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BUILDING DESIGN

CONTACT DETAILS

Gabrielle Hackett
M. 0437 752 740
E. gabrielle@onpointbuildingdesign.com.au
A. 17 Church Street, Mudgee NSW 2850

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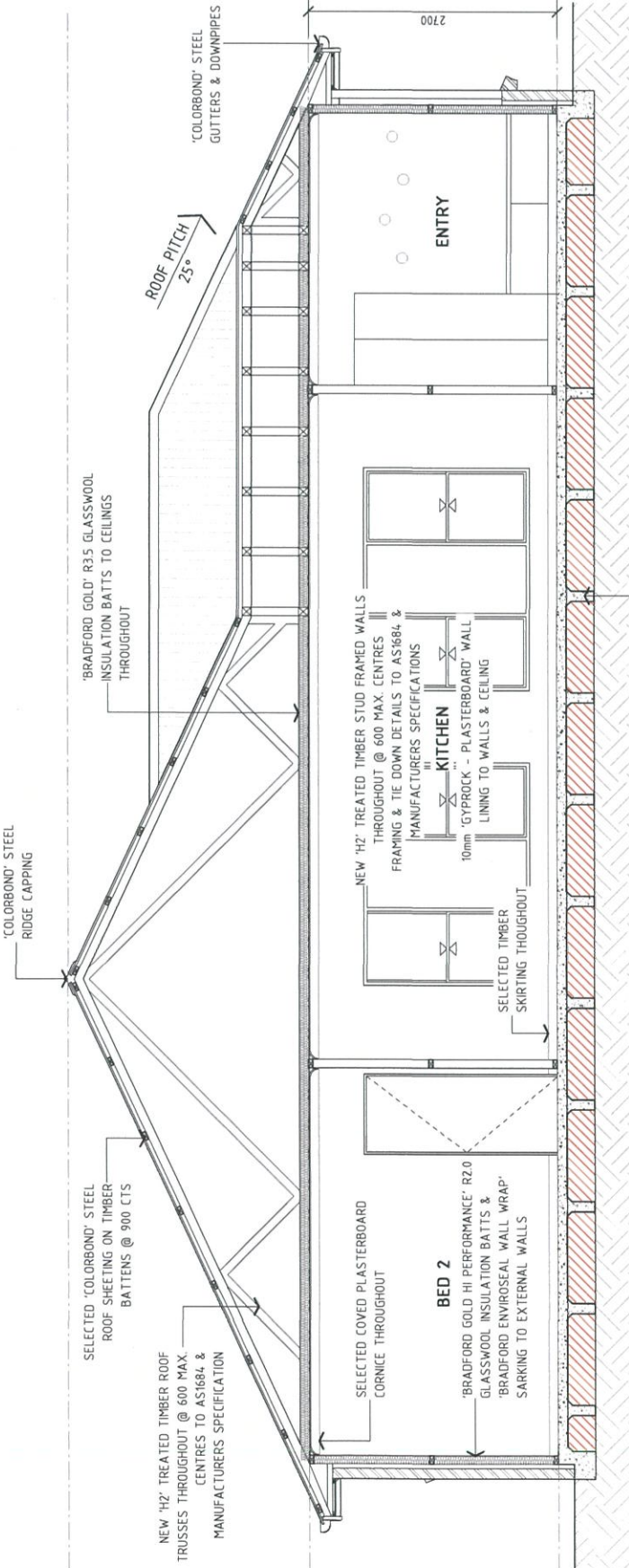
Client:
CHELSEA MADDOX & JARRYD MAY
Project:
PROPOSED RESIDENCE AT 64 INGLIS STREET, MUDGEE

Drawing Title:
TYPICAL SECTION & BASIS COMMITMENTS

Rev	Date	Amendment
A	22/1/21	PRELIMINARY DRAWINGS
B	25/01/22	ISSUED FOR DACC APPROVAL



Job Number
1289 - A08
Revision
B
Sheet 08 of 10



10 SECTION: TYPICAL SECTION
SCALE: 1:50 (A3)

BASIX CERTIFICATE COMMITMENTS:

WATER COMMITMENTS	FIXTURES:	WATER COMMITMENTS	OTHER SPECIFICATIONS
THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.	THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MIN. RATING OF 4 STAR (4.5-66l/min).	THE APPLICANT MUST INSTALL TOILET FLUSHING SYSTEMS WITH A MIN. RATING OF 5 STAR.	
	THE APPLICANT MUST INSTALL TOILET TAPS WITH A MIN. RATING OF 5 STAR IN THE KITCHEN.	THE APPLICANT MUST INSTALL BASIN TAPS WITH A MIN. RATING OF 5 STAR IN EACH BATHROOM.	
	THE APPLICANT MUST INSTALL A RAINWATER TANK OF 2,000 LITRES MIN. TO REGULATORY REQUIREMENTS, TO COLLECT RUNOFF FROM 256m ² ROOF AREA MIN.	THE APPLICANT MUST CONNECT THE RAINWATER TANK TO: - AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.	
THERMAL COMMITMENTS			
THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.			
FLOOR, WALLS, CEILING/ROOF:			
FLOOR - CONCRETE SLAB ON GROUND		ADD. INSULATION REQ'D. (R-VALUE)	
EXTERNAL WALL: FRAME (WEATHERBOARD CLAD)		NIL	
EXTERNAL WALL: BRICK VENEER		2.06 (OR 2.60 INCLUDING CONSTRUCTION)	
INTERNAL WALL: SHARED WITH GARAGE		NIL	
CEILING & ROOF - FLAT		CEILING - 3.25 (UP)	UNVENTILATED
CEILING/PITCHED ROOF		ROOF - FOIL/SARKING	LIGHT ISOLAR ABSORBANCE -0.475)

ENERGY COMMITMENTS	HEATING SYSTEM:	VENTILATION:	ARTIFICIAL LIGHTING:	NATURAL LIGHTING:	OTHER:
THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.	THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS SYSTEM WITH A MIN. RATING OF 6 STARS	IN AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF	THE APPLICANT MUST ENSURE THE 'PRIMARY TYPE OF ARTIFICIAL LIGHTING' TO THE FOLLOWING IS FLUORESCENT OR LED LIGHT LIGHTING: - AT LEAST 3 OF THE BEDROOMS / STUDY - AT LEAST 1 OF THE LIVING / DINING ROOMS - THE KITCHEN - ALL BATHROOMS/TOILETS - THE LAUNDRY - ALL HALLWAYS	THE APPLICANT MUST PROVIDE NATURAL LIGHTING TO THE FOLLOWING: - AT LEAST 2 BATHROOMS/TOILETS	THE APPLICANT MUST INSTALL AN GAS COOKTOP & ELECTRIC OVEN THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE
	THE APPLICANT MUST INSTALL IN ALL BEDROOMS: 1 PHASE AIR CONDITIONING 5 STAR (ZONED)	LAUNDRY: NATURAL VENTILATION ONLY			
	THE APPLICANT MUST INSTALL IN AT LEAST 1 LIVING AREA: 1 PHASE AIR CONDITIONING 5 STAR (ZONED)				
	THE APPLICANT MUST INSTALL IN ALL BEDROOMS: 1 PHASE AIR CONDITIONING 5 STAR (ZONED)				
	THE APPLICANT MUST INSTALL IN AT LEAST 1 BATHROOM: 1 PHASE AIR CONDITIONING 5 STAR (ZONED)				

CONTACT DETAILS
 Gabriella Hackett
 M. 0437 762 740
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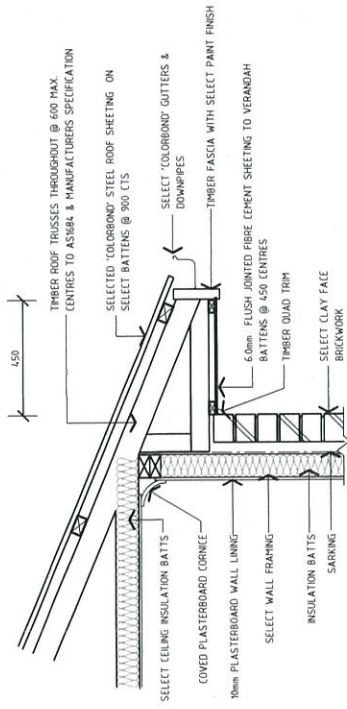
Client: **CHELSEA MADDOX & JARRYD MAY**
 Project: **PROPOSED RESIDENCE AT 64 INGLIS STREET, MUDGEE**

Drawing Title: **CONSTRUCTION DETAILS**

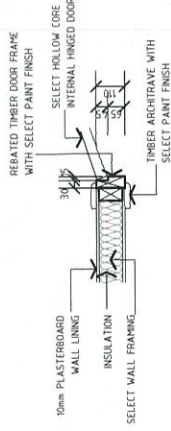
Rev. Date Amendment
 A 22/12/21 PRELIMINARY DRAWINGS
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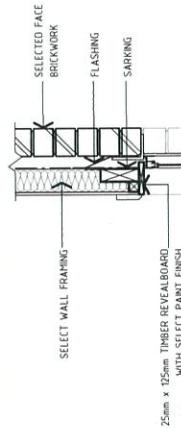
Job Number: **1289 - A09**
 Revision: **B**
 Sheet: **09** of **10**



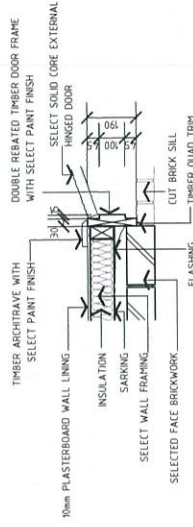
11 BRICK - 450mm EAVE DETAIL
 SCALE: 1 : 20 (A3)



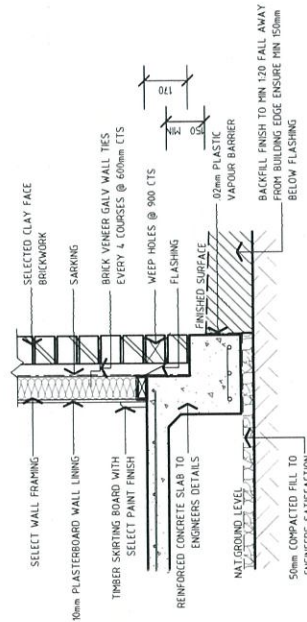
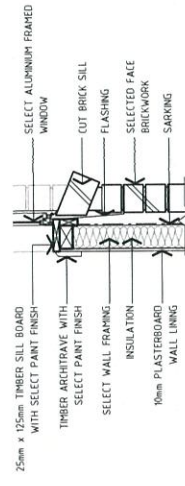
14 INTERNAL DOOR DETAIL
 SCALE: 1 : 20 (A3)



12 BRICK - WINDOW SECTION DETAIL
 SCALE: 1 : 20 (A3)



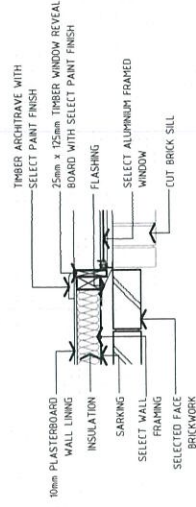
15 BRICK - EXTERNAL DOOR DETAIL
 SCALE: 1 : 20 (A3)



13 BRICK - SLAB EDGE DETAIL
 SCALE: 1 : 20 (A3)

NOTES:
 FOR SLAB DETAILS REFER TO ENGINEERS DESIGN AND SPECIFICATION
 THE FOUNDATION SHALL BE TREATED TO PROTECT AGAINST INVERSION BY TERMITES IN ACCORDANCE WITH AS 3600-2009

16 BRICK - WINDOW PLAN DETAIL
 SCALE: 1 : 20 (A3)





on point. BUILDING DESIGN

MANUAL TASKS
COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS.

ALL MATERIAL PACKAGING, BUILDING & MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES & WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVISE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE & DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS & EQUIPMENT. THESE SHOULD BE SPECIFICATIONS & NOT USED WHERE FAULTY OR IN THE CASE OF ELECTRICAL EQUIPMENT NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED & PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

STRUCTURAL SAFETY
ALL PROTECTION WORKS TO ANY ADJOINING BUILDING (AS REQUIRED) WILL BE IN PLACE BEFORE DEMOLITION WORKS.
DEMOLITION & REMOVAL OF THE BUILDING SHALL BE UNDERTAKEN IN A CAREFUL & PROPER MANNER & WITH A MINIMUM DISTURBANCE TO THE ADJOINING BUILDINGS & TO THE PUBLIC & THE OCCUPANTS.
ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED MEMBER IS REMOVED.
NO NEW OR EXISTING WALL OR OTHER STRUCTURE SHALL BE LEFT FREE STANDING & UNREINFORCED WITHOUT TEMPORARY BRACING OR SUPPORTS IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION.

CONFINED SPACES
EXCAVATION
CONSTRUCTION OF THIS BUILDING & SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION & INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS & BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

ENCLOSED SPACES
FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED, ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE, OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS & BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING, WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT & PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

SMALL SPACES
FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED.
SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION OR MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS & BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING, WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING & OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

HAZARDOUS SUBSTANCES
ALTHOUGH DURING SPECIFICATION CARE HAS BEEN TAKEN TO ENSURE THE USE OF NON HAZARDOUS MATERIALS THE POSSIBILITIES OF EXPOSURE STILL EXIST & AS SUCH ALL PRECAUTIONS SHOULD BE MADE DURING USE IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.

AGREEMENTS
FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990
IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO 1990, IT THEREFORE IS LIKELY TO CONTAIN ASBESTOS EITHER IN FIBRE GLASS INSULATION MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

POWDERED MATERIALS
MANY MATERIALS OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION & WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER
THE DESIGN OF THIS BUILDING MAY INCLUDE PROVISION FOR THE INSTALLATION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL TO PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION. OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION & WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED TO OR NEAR TREATED TIMBER.

FLAMMABLE ORGANIC COMPOUNDS
MANY TYPES OF GLUE, SOLVENTS, SPRAY PAKES, PAINTS, VARNISHES & SOME CLEANING MATERIALS & DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED & FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT THAT ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

SYNTHETIC MINERAL FIBRE
FIBREGLASS INSULATION, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR ABSORBED IN CONTACT WITH THE SKIN. EYES OR OTHER SENSITIVE PARTS OF THE BODY PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

TIMBER FLOORS
THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING & APPLICATION & FOR A PERIOD AFTER INSTALLATION. PROTECTIVE EQUIPMENT THAT ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

PUBLIC ACCESS
PUBLIC ACCESS TO CONSTRUCTION & DEMOLITION SITES & TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS & PUBLIC. WARNING SIGNS & SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PAINT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED. ACCESS TO EXISTING PREMISES ARE TO BE RESTRICTED TO CLIENT'S PERSONNEL & VISITING CLIENTELE ONLY. IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO PROVIDE & MAINTAIN PREMISES & FACILITIES AS REQUIRED, INCLUDING STORAGE, FIRST AID, RESTROOMS, REAL AREAS & DRINKING WATER.

MOVEMENT OF PEOPLE & MATERIALS
THROUGHOUT CONSTRUCTION & THE LIFECYCLE OF THE BUILDING SAFE ACCESS & EGRESS, INCLUDING FOR THOSE WITH A DISABILITY IS TO BE MAINTAINED THROUGHOUT THE BUILDING & SITE. THE EXISTING FRONT ENTRANCE TO THE BUILDING IS DEEMED TO BE THE ACCESSIBLE ROUTE IN & OUT OF THE BUILDING, & AS SUCH SHOULD BE MAINTAINED CLEAR & FREE OF CONSTRUCTION MATERIALS DURING THE CONSTRUCTION PHASE.

TRAFFIC MANAGEMENT DURING THE CONSTRUCTION & LIFECYCLE OF THE BUILDING IS TO BE THE RESPONSIBILITY OF THE CLIENT.
EXCLUSION ZONES ARE TO BE SET IN PLACE BY ESSENTIAL ENERGY DURING CONSTRUCTION, & AS SUCH MOVEMENT WITHIN THESE AREAS ARE TO BE PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THE CLIENT.
SITE SECURITY DURING CONSTRUCTION IS TO BE SHARED BY THE PRINCIPAL CONTRACTOR & CLIENT. SECURITY FENCING SHALL BE PROVIDED AROUND THE PERIMETER OF THE CONSTRUCTION SITE & ANY ADDITIONAL PRECAUTIONARY MEASURES TAKEN, AS MAY BE NECESSARY TO PREVENT UNAUTHORISED ENTRY TO THE SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

OTHER HIGH RISK ACTIVITY
ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE HANGING ELECTRICAL RISKS AT THE WORKPLACE, ASIN 302 & ALL LICENSING REQUIREMENTS ACCORDANCE WITH CODE OF PRACTICE: HANGING AND PREVENTING HEARING LOSS AT WORK. DUE TO THE HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION & CONCRETE PLACEMENT. ALL THE ABOVE APPLICABLE.

THESE NOTES DO NOT REPRESENT A COMPREHENSIVE STATEMENT OF THE LAW AS IT APPLIES TO PARTICULAR PROBLEMS OR TO INDIVIDUALS OR AS A SUBSTITUTE FOR LEGAL ADVICE. YOU SHOULD SEEK INDEPENDENT LEGAL ADVICE IF YOU NEED ASSISTANCE ON THE APPLICATION OF THE LAW TO YOUR SITUATION. INFORMATION ON THE LATEST LAWS CAN BE CHECKED BY VISITING THE NSW LEGISLATION WEBSITE (WWW.LEGISLATION.NSW.GOV.AU).

SAFE DESIGN OF STRUCTURES NOTES:
FOR THE PURPOSE OF BUILDING, THE FOLLOWING SAFETY GUIDELINES ARE SET OUT HENCEFORTH IN ACCORDANCE WITH THE WORK HEALTH & SAFETY ACT 2011, WORK HEALTH & SAFETY REGULATION 2011 & THE SAFE DESIGN OF STRUCTURES CODE OF PRACTICE 2012.
THE GUIDELINES CONTAIN WORK HEALTH & SAFETY INFORMATION & MAY INCLUDE SOME OF YOUR OBLIGATIONS UNDER THE VARIOUS LEGISLATIONS THAT WORKCOVER NSW ADMINISTERS. TO ENSURE YOU COMPLY WITH YOUR LEGAL OBLIGATIONS YOU MUST REFER TO THE APPROPRIATE LEGISLATION.
FALLS, SLIPS, TRIPS
WORKING AT HEIGHTS

1. DURING CONSTRUCTION
WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METRES. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METRES IS POSSIBLE & INJURY IS LIKELY TO RESULT FROM SUCH A FALL. TEMPORARY WORK PLATFORMS ARE TO BE ERRECTED & MAINTAINED BY THE PRINCIPAL CONTRACTOR AS REQUIRED THROUGHOUT CONSTRUCTION. WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METRES IS A POSSIBILITY, THE ERECTION OF ALL PLATFORMS, HOARDINGS, OUTRIGGERS & SCAFFOLDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES & THE APPLICABLE AUSTRALIAN STANDARDS.
DURING OPERATION OR MAINTENANCE
FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE CLEANING & MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METRES IS POSSIBLE, WHERE THIS TYPE OF ACTIVITY IS REQUIRED. A FALL ARREST SYSTEM, SCAFFOLDING, LADDERS OR TRESKETS SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODE OF PRACTICE, REGULATIONS OR LEGISLATION.
WHERE AN ANCHORAGE & FALL ARREST SYSTEM IS TO BE INSTALLED, THE ANCHORAGE & FALL ARREST SYSTEM & ALL ASSOCIATED HARNESSSES & ACCESSORIES MUST BE MAINTAINED THROUGHOUT THE LIFECYCLE OF THE BUILDING & INSPECTED ON A REGULAR BASIS AT LEAST ONCE IN EVERY 6 MONTHS.

2. FLOOR FINISHES SPECIFIED
IF DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 1911999 AND AS/NZS 4586:2004.

3. STEPS, LOOSE OBJECTS & UNWORN SURFACES
DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS &/OR RAMP ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE, DEMOLITION & AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.

4. BUILDING OWNERS & OCCUPERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS & IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT TIPPED OR CRACKED SO THAT THEY BECOME UNWORN & PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.

5. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TOY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS & FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS & WORK AREAS.

6. ALTHOUGH DURING SPECIFICATION CARE HAS BEEN TAKEN TO ENSURE THE USE OF MATERIALS THAT ARE CHARACTERISTICALLY DEEMED AS 'NON-SLIP', THE DESIGNER IS UNABLE TO CONFIRM NOR CERTIFY THE SLIP RESISTANCE OF EXISTING MATERIALS USED THROUGHOUT THE EXISTING BUILDING. IT IS RECOMMENDED THAT SLIP RESISTANCE TESTING BE UNDERTAKEN ON THE EXISTING MATERIALS IN ACCORDANCE WITH AUSTRALIAN STANDARDS TO ENSURE COMPLIANCE WITH BUILDING CODE OF AUSTRALIA.

7. ALTHOUGH THE ROOF HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA & ALL RELEVANT STANDARDS, THE CLIENT IS TO BE AWARE THAT THE ROOF MATERIALS HAS POTENTIAL FRAGILITY & SLIP RESISTANCE ISSUES THAT MAY ARISE THROUGHOUT CONSTRUCTION & THE LIFECYCLE OF THE BUILDING WHEN WORK IS UNDERTAKEN ON THE ROOF, ESPECIALLY DURING INCLEMENT WEATHER.

FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT.
1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
2. PROVIDE TOEBORDS TO SCAFFOLDING OR WORK PLATFORMS.
3. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT (PPE).

BUILDING COMPONENTS
DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS & MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSONS IN THE AREA IS A POSSIBILITY.
MECHANICAL LIFTING OF MATERIALS & COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED & THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

FIRE & EMERGENCIES
IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE ALL PERSONNEL & VISITING CLIENTELE ARE AWARE OF ALL FIRE SAFETY PROCEDURES, WITH EMERGENCY ROUTES & EXITS DISPLAYED THROUGHOUT THE BUILDING & MAINTAINED THROUGHOUT THE LIFECYCLE OF THE BUILDING. NO COMBUSTIBLE MATERIAL & RUBBISH WILL BE LEFT ON SITE AS TO CAUSE A FIRE HAZARD.

TRAFFIC MANAGEMENT
FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROAD
PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, NO COMBUSTIBLE MATERIAL & RUBBISH WILL BE LEFT ON SITE AS TO CAUSE A FIRE HAZARD. MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS.
FOR BUILDING WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED
CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING & UNLOADING OF MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS & TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS.

FOR ALL BUILDINGS
BUSY CONSTRUCTION & DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES & OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

RIPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE, WHERE KNOWN. THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION & EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED &, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

LOCATION WITH UNDERGROUND POWER
UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED & ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION (COMPENING).

LOCATIONS WITH OVERHEAD POWERLINES
OVERHEAD POWERLINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT & PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF SUCH OCCURRING, POWERLINES SHOULD BE WHERE PRACTICABLE BECOME OR RELOCATED. WHERE THIS IS NOT PRACTICAL, ADEQUATE WARNING (WITH THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE) SHOULD BE USED ON A PROTECTIVE BARRIER PROVIDED.

EARTHWORKS
IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO ESTABLISH THE LOCATION & THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
TO ENABLE THE PLACEMENT OF NEW STORMWATER SERVICES, TRENCH EXCAVATIONS WILL OCCUR ON SITE. IT IS TO BE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO ENSURE THAT ALL SAFETY RISKS ASSOCIATED WITH TRENCH EXCAVATION ARE IDENTIFIED, ADDRESSED & ADHERED TO THROUGHOUT CONSTRUCTION.

CONTACT DETAILS

Gabrielle Hackell
M. 0437 762 740
E. gabrielle@onpointbuildingdesign.com.au
A. 17 Church Street, Mudgee NSW 2850

THIS DOCUMENT IS AND WILL REMAIN THE PROPERTY OF ON POINT BUILDING DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF ON POINT BUILDING DESIGN. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.

Client:
CHELSEA MADDOX & JARRVD
MAY
Project:
PROPOSED RESIDENCE AT
64 INGLIS STREET,
MUDGEE

Drawing title:
SAFE DESIGN OF STRUCTURES
NOTES

Rev:
Date:
A 20/12/01 PRELIMINARY DRAWINGS
B 25/01/22 APPROVAL



Job Number
1289 - A10
Revision
B
Sheet 10 of 10

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1275235S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Tuesday, 25 January 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

Project name	1289
Street address	64 Inglis Street Mudgee 2850
Local Government Area	Mid-Western Regional Council
Plan type and plan number	deposited 758721
Lot no.	171
Section no.	-
Project type	separate dwelling house
No. of bedrooms	3

Project score

Water	✓ 34	Target 30
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 44	Target 40

Certificate Prepared by

Name / Company Name: On Point Building Design

ABN (if applicable): 54902270203

Project address

Project name 1289
Street address 64 Inglis Street Mudgee 2850
Local Government Area Mid-Western Regional Council
Plan type and plan number Deposited Plan 758721
Lot no. 171
Section no.

Project type

Project type separate dwelling house
No. of bedrooms 3

Site details

Site area (m²) 528
Roof area (m²) 256
Conditioned floor area (m²) 124.0
Unconditioned floor area (m²) 8.0
Total area of garden and lawn (m²) 100

Assessor details and thermal loads

Assessor number n/a
Certificate number n/a
Climate zone n/a
Area adjusted cooling load (MJ/m².year) n/a
Area adjusted heating load (MJ/m².year) n/a
Ceiling fan in at least one bedroom n/a
Ceiling fan in at least one living room or other conditioned area n/a

Project score

Water	✓	34	Target 30
Thermal Comfort	✓	Pass	Target Pass
Energy	✓	44	Target 40

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but ≤ 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 256 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓	✓

Thermal Comfort Commitments				
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
General features				
The dwelling must not have more than 2 storeys.	✓	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓	✓
Floor, walls and ceiling/roof				
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.				

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	2.06 (or 2.60 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.60 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3.25 (up), roof: foil/sarking	unventilated; light (solar absorptance < 0.475)

- Note**
- Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
 - In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

Thermal Comfort Commitments

Show on DA plans

Show on CC/CDC plans & specs

Certifier check

Windows, glazed doors and skylights

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.

- Aluminium single clear
- Aluminium double (air) clear
- Timber/UPVC/fibreglass single clear
- Timber/UPVC/fibreglass double (air) clear

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W01	1200	1800	aluminium, single, clear	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
W02	1800	2400	aluminium, single, clear	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
W03	1800	2400	aluminium, single, clear	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
East facing					
W04	2100	3200	aluminium, single, clear	eave 3640 mm, 270 mm above head of window or glazed door	not overshadowed
W06	1800	900	aluminium, single, clear	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
South facing					

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W05	1500	900	aluminium, single, clear	eave 1260 mm, 270 mm above head of window or glazed door	not overshadowed
W07	600	1500	aluminium, single, clear	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
West facing					
W08	800	2600	aluminium, single, clear	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
W09	1200	1800	aluminium, single, clear	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed
W10	600	1800	aluminium, single, clear	eave 600 mm, 270 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 Star (old label)		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual on / timer off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
<ul style="list-style-type: none"> at least 3 of the bedrooms / study; dedicated 		✓	✓

Energy Commitments

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> at least 1 of the living / dining rooms; dedicated 	✓	✓	✓
<ul style="list-style-type: none"> the kitchen; dedicated 	✓	✓	✓
<ul style="list-style-type: none"> all bathrooms/toilets; dedicated 	✓	✓	✓
<ul style="list-style-type: none"> the laundry; dedicated 	✓	✓	✓
<ul style="list-style-type: none"> all hallways; dedicated 	✓	✓	✓

Natural lighting

The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.

	✓		✓
--	---	--	---

Other

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must install a fixed outdoor clothes drying line as part of the development.

		✓	
		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dual Occupancy (detached) and Two Lot Residential Subdivision, 64 Inglis Street, Mudgee

APPENDIX B**DEPOSITED PLAN AND
LAND TITLES DOCUMENTS**



FOLIO: 17/41/758721

SEARCH DATE	TIME	EDITION NO	DATE
9/7/2021	10:35 AM	8	26/5/2021

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY ING BANK (AUSTRALIA) LIMITED.

LAND

LOT 17 OF SECTION 41 IN DEPOSITED PLAN 758721
AT MUDGEE
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGEE COUNTY OF WELLINGTON
(FORMERLY KNOWN AS ALLOTMENT 17 OF SECTION 41)
TITLE DIAGRAM CROWN PLAN 32.1009

FIRST SCHEDULE

CHELSEA RAE MADDOX
JARRYD MAY
AS JOINT TENANTS (T AR84866)

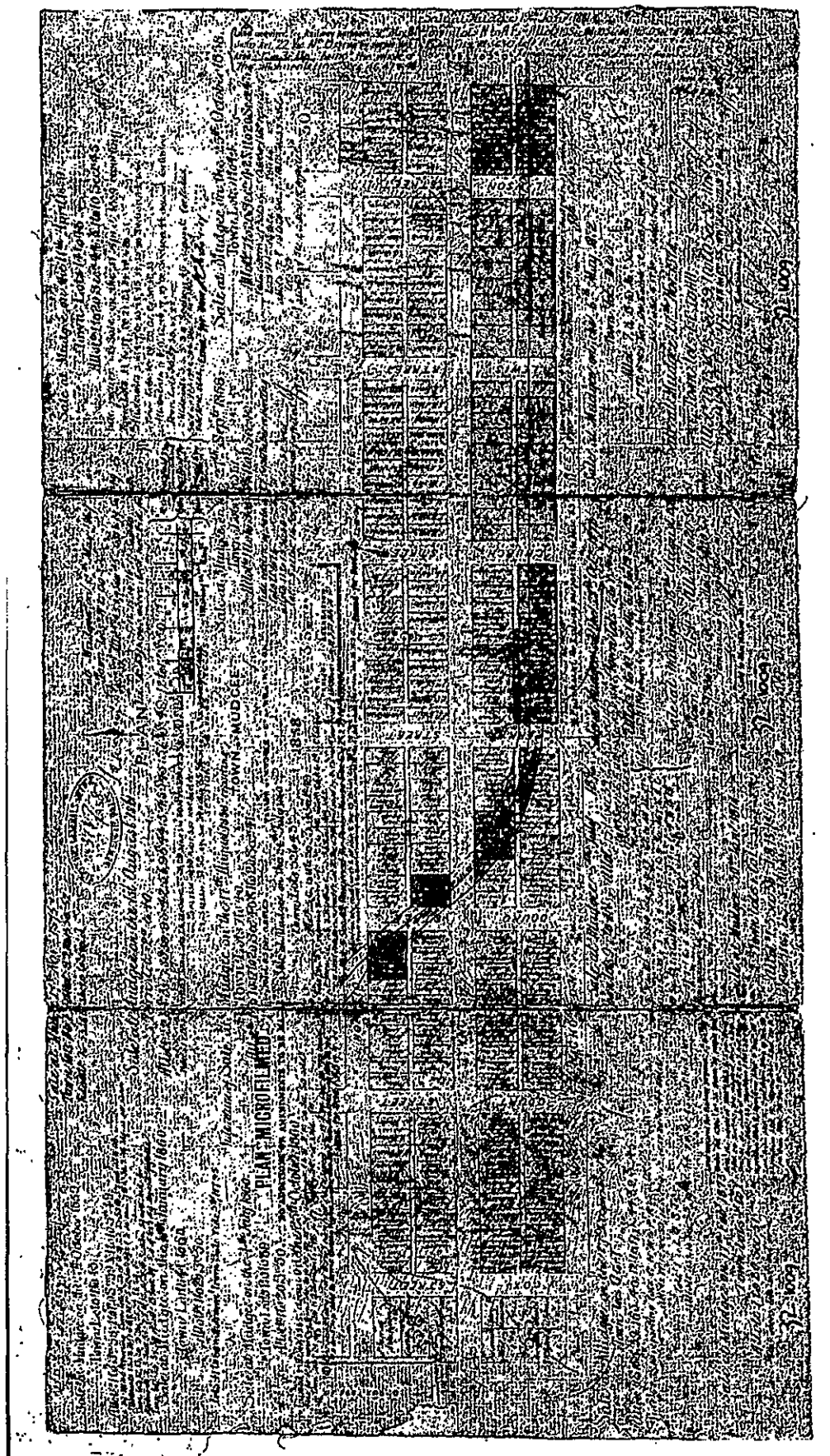
SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- 3 AR84867 MORTGAGE TO ING BANK (AUSTRALIA) LIMITED

NOTATIONS

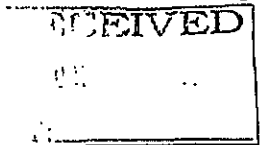
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***





MID-WESTERN REGIONAL COUNCIL
 PO Box 156, MUDGEES NSW 2850
 86 Market Street, Mudgee | 109 Herbert Street, Gulgong | 77 Louisa Street, Rylstone
 : 1300 765 002 or 02 6378 2850 | f 02 6378 2815
 council@midwestern.nsw.gov.au

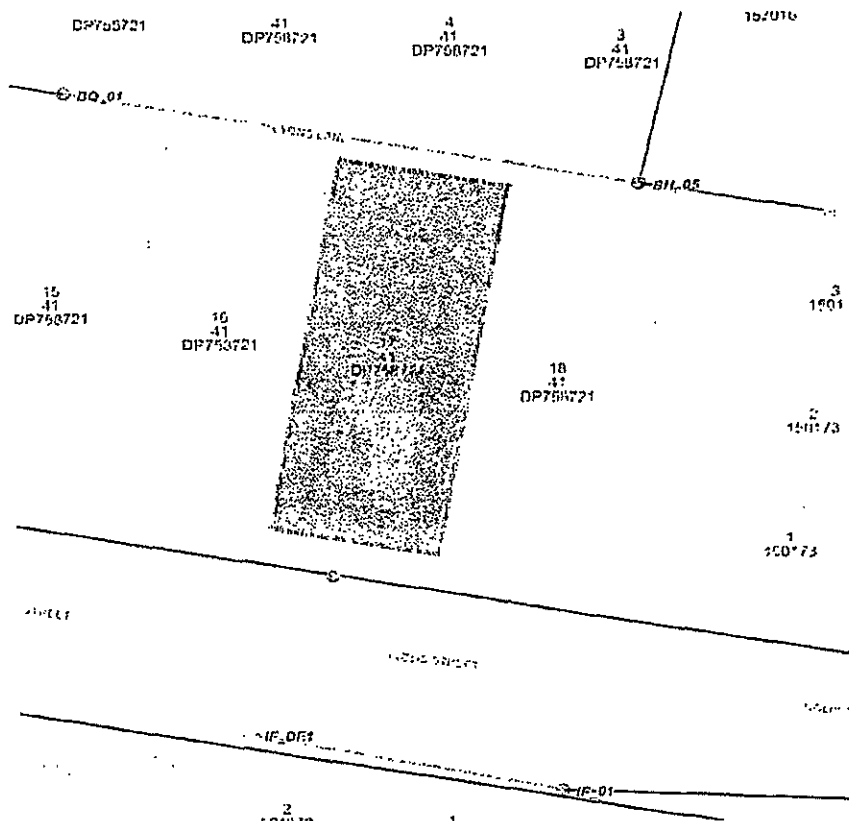


DRAINAGE DIAGRAM

OUR REF: 1254
 YOUR REF: SPF:TCF:20200639
 APPLICANT: Flynn's Solicitors

DIAGRAM NO: DD0154/2021

PROPERTY: 64 Inglis Street MUDGEES NSW 2850
 BEING: Lot 17 Sec 41 DP 758721



Legend
 — Sewer (exact location) — Water — Parks & Gardens Irrigation, not accessible (if shown)
 - - - Sewer (indicative location)

In good faith we have produced this diagram in the ordinary course of administration. Our records indicate the sewer lines to be the located as above in relation to this property. Note the sewer legend explains if this diagram is an indicative or exact location point.

NOT DRAWN TO SCALE

Receipt No. 442884

Authorised By: E Jones

Date: 09/09/2020

Disclaimer: Council accepts no responsibility for any errors or omissions and shall not be liable for any loss or damage associated directly or indirectly through the use of or reliance on, the information contained on the diagram. Persons excavating must exercise care and will be held responsible for any damage to Council's infrastructure. Only licensed plumbers are permitted to carry out any plumbing and drainage work. The diagram must not be taken to infer approval.



APPENDIX C

AHIMS REPORT



AHIMS Web Services (AWS)

Search Result

Your Ref/PO Number : 22001

Client Service ID : 610631

Nathan Bartlett

Date: 04 August 2021

1A Wirraway Street
Tamworth New South Wales 2340

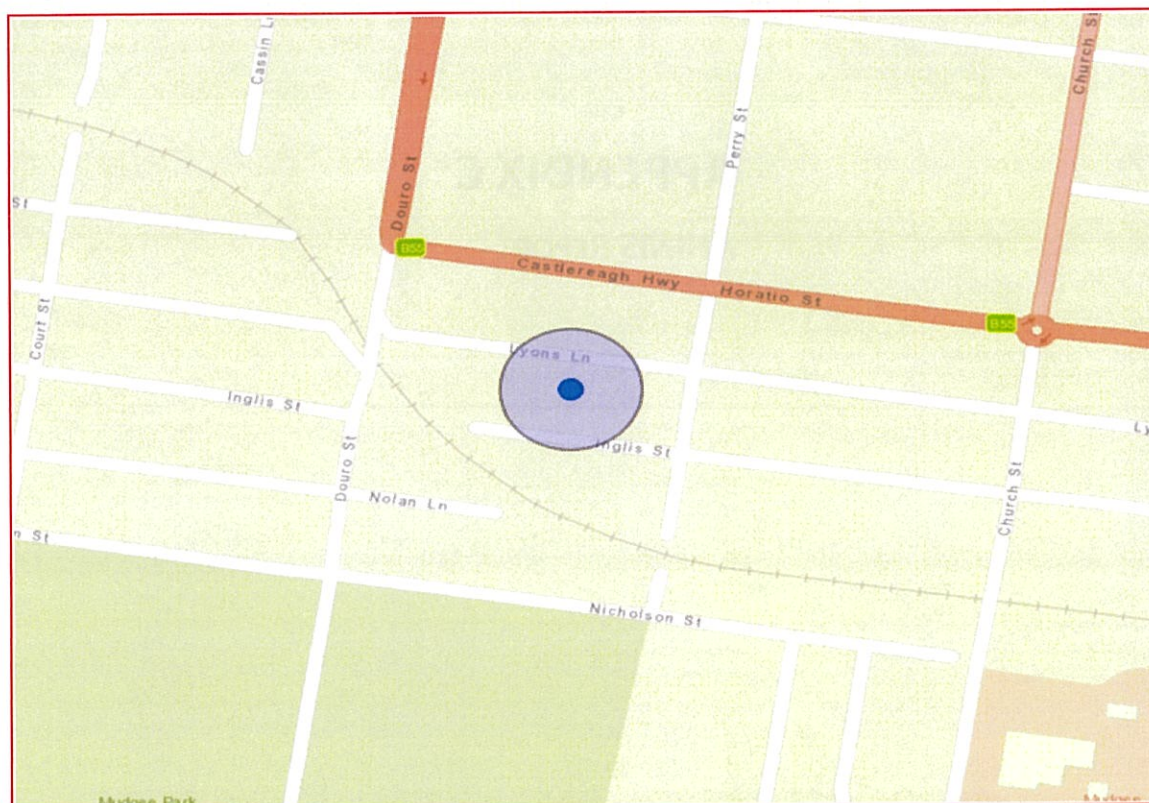
Attention: Nathan Bartlett

Email: nathan@sixhillsgroup.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 64 INGLIS STREET MUDGEE 2850 with a Buffer of 50 meters, conducted by Nathan Bartlett on 04 August 2021.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette](https://www.legislation.nsw.gov.au/gazette) (<https://www.legislation.nsw.gov.au/gazette>) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dual Occupancy (detached) and Two Lot Residential Subdivision, 64 Inglis Street, Mudgee

APPENDIX D**SITE PHOTOGRAPHS**

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dual Occupancy (detached) and Two Lot Residential Subdivision, 64 Inglis Street, Mudgee



NORTHERN VIEW OF ACCESS TO THE EXISTING LOT FROM INGLIS STREET



NORTH WESTERN VIEW OF SUBJECT SITE AND INGLIS STREET

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Dual Occupancy (detached) and Two Lot Residential Subdivision, 64 Inglis Street, Mudgee



EASTERN VIEW ALONG INGLIS STREET, EXISTING DWELLING ON SUBJECT SITE SHOWN LEFT IN PHOTOGRAPH



PHOTOGRAPH SHOWING LYONS LANE WHICH EXISTS AT THE REAR OF THE PROPERTY