

PO Box 16



Development Application Submission

Prepared for:

Housing Plus

Development:

**Strata Subdivision
of Lot 12 in DP1234680**

Location:

**28-32 Melton Road
Mudgee**

Directors:

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

Associates:

- **Adam Ortiger**
Registered Surveyor

Affiliations:

- Member of the Association of Consulting Surveyors NSW Inc.
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- Members of the Institution of Surveyors NSW Inc.
www.surveyors.org.au

Housing Plus have engaged Voerman & Ratsep to prepare a development application to be lodged with Mid-Western Regional Council for a proposed strata title subdivision of 28-32 Melton Road, Mudgee.

The applicant is: Voerman & Ratsep



Andrew Burge
Registered Land Surveyor/Director

Date: 8th February 2022

Reference: 21270

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

Disclaimer

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1. INTRODUCTION

Multi-dwelling housing was built for NSW Land and Housing Corporation and comprises 6 units. This development application is for the subsequent Strata Title subdivision of the site to create an allotment for each unit and Common Property.

2. SUBJECT LAND

2.1 Location and Title Details

The subject land is known as 28-32 Melton Road, Mudgee and identified as Lot 12 in DP1234680. The total land area is 4823m².

2.2 Description of the Site

The property is currently fully developed with the 6 units under occupation.

3. PROPOSED DEVELOPMENT

A subdivision of 1 lot into 7 lots in accordance with the following table:

Proposed Lot No.	Comment
CP	Common Property
1	Ground floor unit with a car space
2	Ground floor unit with a car space
3	Ground floor unit with a car space
4	Ground floor unit with a car space
5	Ground floor unit with a car space
6	Ground floor unit with a car space

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

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

Proposed Lots 1 to 6 will each create a single dwelling with a carport for each unit. Each lot/dwelling has been connected to urban utility services in accordance with the requirements of the relevant supply authority.

4. DEVELOPMENT STANDARDS

4.1 Environmental Planning Instruments

4.1.1 Local Environmental Plans

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

- R1 General Residential

There is no minimum lot size controlling the Strata Title Subdivision of the subject land within the R1 zone.

4.1.2 State Environmental Planning Policies

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

4.1.3 Regional Environmental Plans

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

4.1.4 Development Control Plans

Mid-Western Regional DCP 2013

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

4.2 Planning Agreements

There are no known planning agreements affecting the subject property.

5. DEVELOPMENT PRINCIPLES AND CONSIDERATIONS

5.1 Development Standards

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

5.2 Social & Economic Impacts

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

5.3 Public Interest

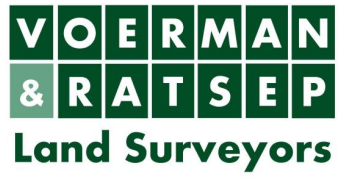
The proposed development is considered to be of minor interest to the public due to the localised nature of potential impacts and changes to the property. The proposed development is consistent with the objectives within the zone in which the development is to be carried out. With appropriate conditions in the development consent and adherence to council standards, any potential impact to the public would be negligible.

6 CONCLUSION

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

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

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



Appendix A
Proposed Subdivision
Lot Layout Plan

THIS PLAN WAS PREPARED BY VOERMAN & RATSEP FOR PRINTING AS AN A3 PAPER COPY OR DIGITAL PDF. THIS PLAN IS FOR THE USE OF MID-WESTERN REGIONAL COUNCIL AND HOUSING PLUS AS A PROPOSED SUBDIVISION PLAN TO ACCOMPANY A DEVELOPMENT APPLICATION FOR THE PROPOSED SUBDIVISION OF LOT 12 IN DP1234680 INTO 6 STRATA LOTS & COMMON PROPERTY. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND OTHER THAN AS TO ACCOMPANY A DEVELOPMENT APPLICATION TO MID-WESTERN REGIONAL COUNCIL. THIS PLAN HAS NOT BEEN PREPARED FOR CONTRACT PURPOSES.

THE DIMENSIONS AND THE FINAL AREAS OF THE LOTS SHOWN HEREON MAY VARY AND ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION.

THE REQUIREMENT FOR EASEMENTS HAS NOT BEEN INVESTIGATED AT THIS STAGE.

NO UNDERGROUND SERVICES, OVERHEAD SERVICES, EASEMENTS, ENCUMBRANCES OR RESTRICTIONS AFFECTING, BENEFITING ON OR NEAR THE SUBJECT LAND HAVE BEEN SHOWN OR INVESTIGATED BY VOERMAN & RATSEP.

THE PROPOSED NEW BOUNDARIES BETWEEN LOTS 1 TO 6 IS SHOWN FOR DEVELOPMENT APPLICATION PURPOSES ONLY AND MAY VARY SLIGHTLY ONCE A FIELD SURVEY HAS BEEN CARRIED OUT.

THIS PLAN IS NOT A PLAN OF AN APPROVED SUBDIVISION BY COUNCIL UNTIL A COUNCIL STAMP APPEARS ON THIS PLAN WITH THE STATEMENT THAT DA APPROVAL HAS BEEN GRANTED.

PROPOSED LOTS 1 TO 6 ARE NOT LOTS IN A REGISTERED DEPOSITED PLAN UNTIL A DEPOSITED PLAN IS PREPARED, APPROVED BY COUNCIL AND THEN REGISTERED AT NSW LAND REGISTRY SERVICES.

VOERMAN & RATSEP THEREFORE DISCLAIMS ANY LIABILITY FOR ANY LOSS OR DAMAGE WHATSOEVER OR HOWSOEVER INCURRED ARISING FROM ANY PARTY WHO USES OR RELIES UPON THIS PLAN FOR ANY OTHER PURPOSE. THIS PLAN MAY BE SUBJECT TO ALTERATION FOR REASONS BEYOND THE CONTROL OF VOERMAN & RATSEP.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN AND THIS PLAN MUST NOT BE COPIED, REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM BY HOUSING PLUS AND MID-WESTERN REGIONAL COUNCIL WITHOUT THESE NOTES.

THIS PLAN WAS PREPARED ON 8TH FEBRUARY 2022 BY VOERMAN & RATSEP WITH REFERENCE TO 21270A01 MELTON.dwg.



SCHEDULE OF STRATA LOTS

LOT	COMMENT
1	GROUND FLOOR UNIT WITH CAR SPACE
2	GROUND FLOOR UNIT WITH CAR SPACE
3	GROUND FLOOR UNIT WITH CAR SPACE
4	GROUND FLOOR UNIT WITH CAR SPACE
5	GROUND FLOOR UNIT WITH CAR SPACE
6	GROUND FLOOR UNIT WITH CAR SPACE

CP DENOTES COMMON PROPERTY
 CS DENOTES CAR SPACE
 (A) EASEMENT TO DRAIN SEWAGE 3 WIDE (DP1234680)



REVISIONS	No	REVISION	DATE
	01	ISSUED TO CLIENT	11.2.22

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DO NOT SCALE
 Original Size A3
 Drafted AB
 Checked AB
 Scale: 1:500 @ A3

 SCALE IN METRES

Client: **HOUSING PLUS**
 Title: PROPOSED 6 LOT STRATA TITLE SUBDIVISION OF LOT 12 IN D.P. 1234680
 28-32 MELTON ROAD, MUDGEE LGA: MID-WESTERN REGIONAL
 CAD File: 21270A01 MELTON | MAG File: ---- | Date: 8TH FEBRUARY 2022

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