



PREFERRED DESIGN & DRAFTING

ACCREDITED BUILDING DESIGNERS

30 LEWIS STREET
[REDACTED]

DATE: 17.6.22

Mid-Western Regional Council
86 Market Street
MUDGEES NSW 2850

RE: AMENDMENT TO DEVELOPMENT APPLICATION - DA 0097/2022
4 BURRUNDULLA AVE MUDGEES NSW 2850

**PROPOSED SECONDARY DWELLING TO FORM DUAL OCCUPANCY / ALTERATIONS & ADDITIONS TO EXISTING DWELLING/
PROPOSED SUBDIVISION**

Please find enclosed Architectural Documentation for Amendment to Development Application for Proposed Dual Occupancy located at 4 Burrundulla Avenue Mudgee.

The Applicants & Property Owners 3MJ Developments Pty Ltd propose an amendment to the Proposed Dwelling 2 including the following:

1. Floor plan layout amended – relocation of the main bed 1, theatre room & study, and repositioning of bed 4
2. Roof line altered to the rear or west of the dwelling from split hip to one overall hip line
3. Overall width of the dwelling remains as per original DA
4. Overall length of the dwelling has been reduced
5. Overall area of the dwelling has been reduced
6. Side setbacks remain the same excluding the southern setback to garage – setback reduced from 2.46m to 2.03m resulting in a small increase in encroachment of 430mm
7. Roof pitch of 25 degrees remains as per original DA, excluding a small gable to the front or the eastern elevation above Bedroom 1
8. Overall shadows produced by the dwelling 2 is close to identical to the original DA plan
9. Floor levels remain as per original current DA plan
10. Alfresco space has increased in footprint area
11. The rear setback has increased due to altered floor plan from 7.07m to 9.13m

The Site Plan attached notes the area & site coverage reduction.

The floor plan shows the outline of the original DA plan (in broken dotted line) to reference the outline variation

The elevations also show a dotted outline for reference in relation to the original DA plan.

The slat screening along the northern fence line & to alfresco space for reduction of overlooking shall be retained.

The proposal complies with all requirements for the R3 Medium Density Residential Zone for dual occupancy development..

Please contact our office if any further information is required.

Yours faithfully

[REDACTED]

Marian Palmer
Accredited Building Designer
PREFERRED DESIGN & DRAFTING
enc