



Premise

WESTERN NEW SOUTH WALES LOCAL HEALTH DISTRICT
(WNSWLHD)

Statement of Environmental Effects

IN SUPPORT OF A DEVELOPMENT APPLICATION

Report No: 222158/SEE

Rev: 001B

31 October 2022

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CONTENTS

1. INTRODUCTION	1
2. THE SITE & ITS LOCALITY	1
2.1 THE SITE	1
2.2 THE LOCALITY	2
3. THE DEVELOPMENT	5
3.1 DEVELOPMENT DESCRIPTION	5
4. STATUTORY PLANNING FRAMEWORK.....	6
SECTION 1.7.....	6
4.2 OBJECT OF THE EP&A ACT	6
4.3 SUBORDINATE LEGISLATION.....	7
4.4 INTEGRATED DEVELOPMENT	7
4.5 PLANNING INSTRUMENTS	7
5. IMPACTS, SITE SUITABILITY & THE PUBLIC INTEREST.....	12
5.1 CONTEXT AND SETTING.....	12
5.2 ACCESS, TRANSPORT AND TRAFFIC.....	12
5.3 SERVICING.....	12
5.4 HERITAGE.....	12
5.5 FLORA AND FAUNA	13
5.6 WASTE.....	13
5.7 STORMWATER.....	13
5.8 NATURAL HAZARDS.....	13
5.9 SAFETY, SECURITY AND CRIME PREVENTION	13
5.10 POSITIVE SOCIAL IMPACT.....	13
5.11 CONSTRUCTION IMPACTS	14
5.12 CUMULATIVE IMPACTS.....	14
5.13 SUITABILITY OF THE SITE.....	14
5.14 THE PUBLIC INTEREST	14
6. CONCLUSION	14

FIGURES

Figure 1 – The Subject Site	3
Figure 2 – The Site Locality.....	4
Figure 3 – Site Layout	5

TABLES

Table 1 – Section 1.7	6
Table 2 – Mapping	9
Table 3 – Development Control Plan Matters and Assessment.....	20

APPENDICES

APPENDIX A PROJECT DRAWINGS

APPENDIX B

BASIX & NATHERS DRAWINGS

APPENDIX C DCP COMPLIANCE TABLE

1. INTRODUCTION

Premise has been commissioned by Western New South Wales Local Health District (WNSWLHD) to prepare a Statement of Environmental Effects (SEE) to accompany a Crown Development Application (DA) for the development of *Multi dwelling housing* on site of Mudgee Health Service (MHS) at 30 Meares Street, Mudgee, being Lot 20 DP1262637 (the 'subject site').

Specifically, the DA seeks development consent from Mid-Western Regional Council for the development of two (2) – two-bedroom dwellings and two (2) – one-bedroom dwellings, associated structures, and services pursuant to the *Mid-Western Regional Local Environment Plan 2012*.

While the proposed dwellings have been architecturally designed, they will be manufactured off-site and are defined as a *Manufactured home*. Accordingly, consent is also sought pursuant to Section 68, Part A of the *Local Government Act 1993*.

The proposed development forms a part of the NSW Government's Key Worker Housing Program which recognises the need to provide temporary accommodation for visiting staff within the Western NSW Local Health District (WNSWLHD). The proposed development is ancillary to the existing BMPS.

The proposed dwellings will provide safe and high-quality accommodation for key workers on a temporary basis and ensure the sustainability of health care by having health professionals available in rural and regional NSW to provide optimum care to the community.

This SEE has been prepared in accordance with the NSW Department of Planning and Environment (DPE) publication *Application requirement* dated March 2022 and is provided in the following format:

- **Section 2** of this report provides a description of the subject site and its locality.
- **Section 3** outlines the proposed development.
- **Section 4** details the planning framework applicable to the subject site and proposed development.
- **Section 5** identifies the impacts of the proposed development.
- **Section 6** provides a conclusion to the SEE.

In summary, it is considered that the proposed development is generally consistent with the relevant aims, objectives and other requirements of the Mid-Western Local Environmental Plan 2011 Mid-Western Development Control Plan 2011 and applicable State Environmental Planning Policies.

2. THE SITE & ITS LOCALITY

2.1 The Site

The subject site has an irregular shape with total area in the order of 38,084m².

The subject property is currently occupied by the Mudgee Health Service (MHS) which provides inpatient and community-based services as part of Western NSW Local Health District.

The MHS includes a five bed emergency department with a doctor available to attend onsite. The hospital has a general ward that caters for medical and surgical patients with a capacity of 16 beds with surge capacity to 23 beds. The maternity unit has two birthing rooms and a capacity of eight beds. There are two operating theatres, four recovery beds and eight, day surgery chairs.

The proposed development will be located to the north of the existing MHS facility and carpark. It is noted that the MHS helipad is located to the immediate south east of the proposed development.

The Mudgee Railway Station and a railway line is situated to the immediate north of the subject site.

The existing conditions of the subject site is depicted in **Figure 1**.

2.2 The Locality

As shown in **Figure 2**, the subject site is located centrally within Mudgee. The predominant surrounding land use is residential to the east, south and west.

The defunct Gwabegar Railway Line is located to the immediate north of the subject site.

The subject site is also in the vicinity of large open public recreational areas such as Cahill Park and Mudgee Show Ground.

The locality of the subject site is depicted in Figure 2.

Figure 1 – The Subject Site

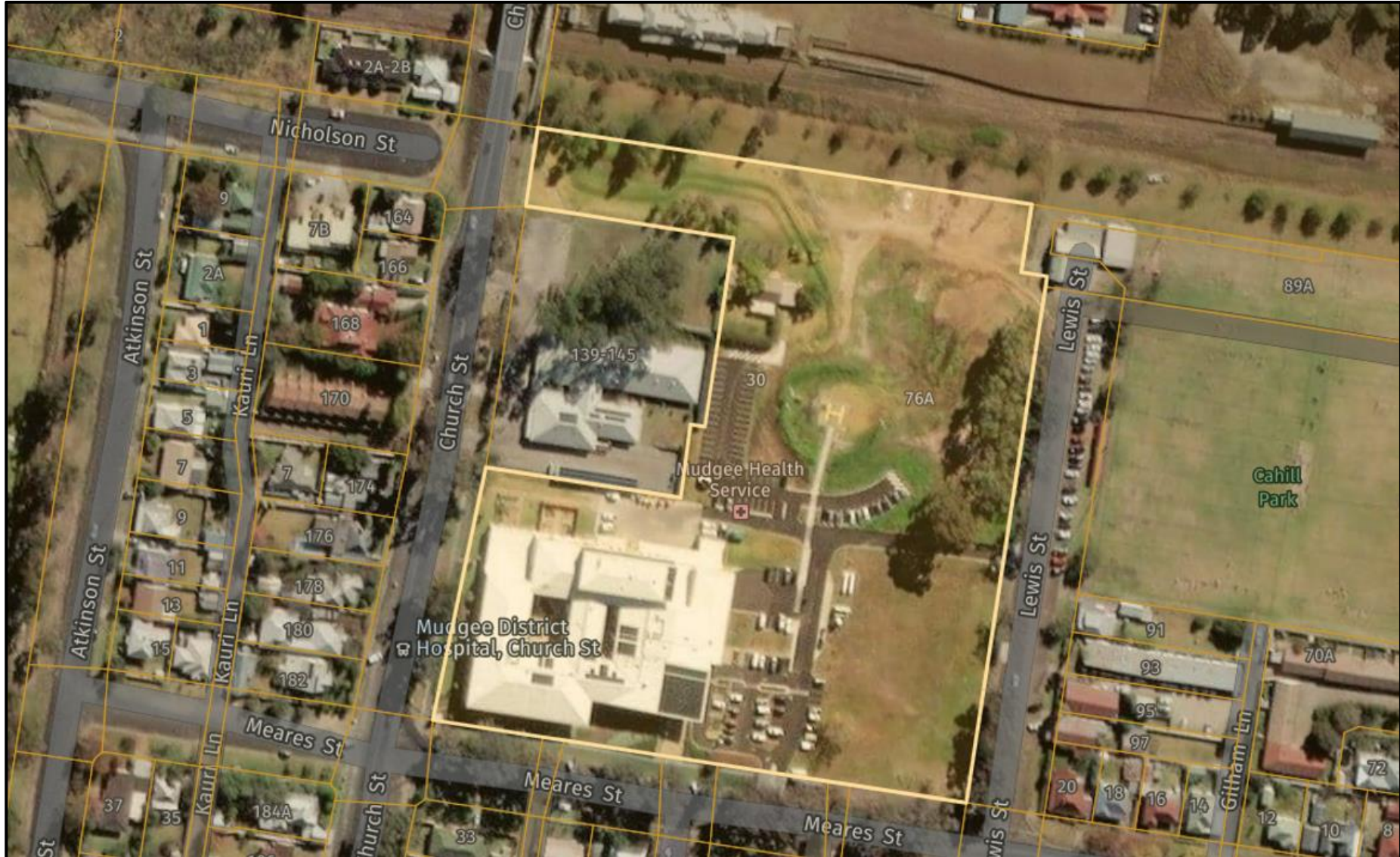


Figure 2 – The Site Locality



3. THE DEVELOPMENT

3.1 Development Description

The proposed development forms part of the NSW Governments Key Worker Housing Program which recognises the need to provide additional accommodation for staff within the Western NSW Local Health District (WNSWLHD).

The proposed dwellings will provide safe and high-quality accommodation for key workers on a temporary basis and ensure the sustainability of health care by having health care professionals available in the rural and regional NSW to provide optimum care to the community.

As detailed in the project drawings attached in **Appendix A**, the proposed development involves the development of two two-bedroom dwellings and two one-bedroom dwellings, associated structures, perimeter fencing and services.

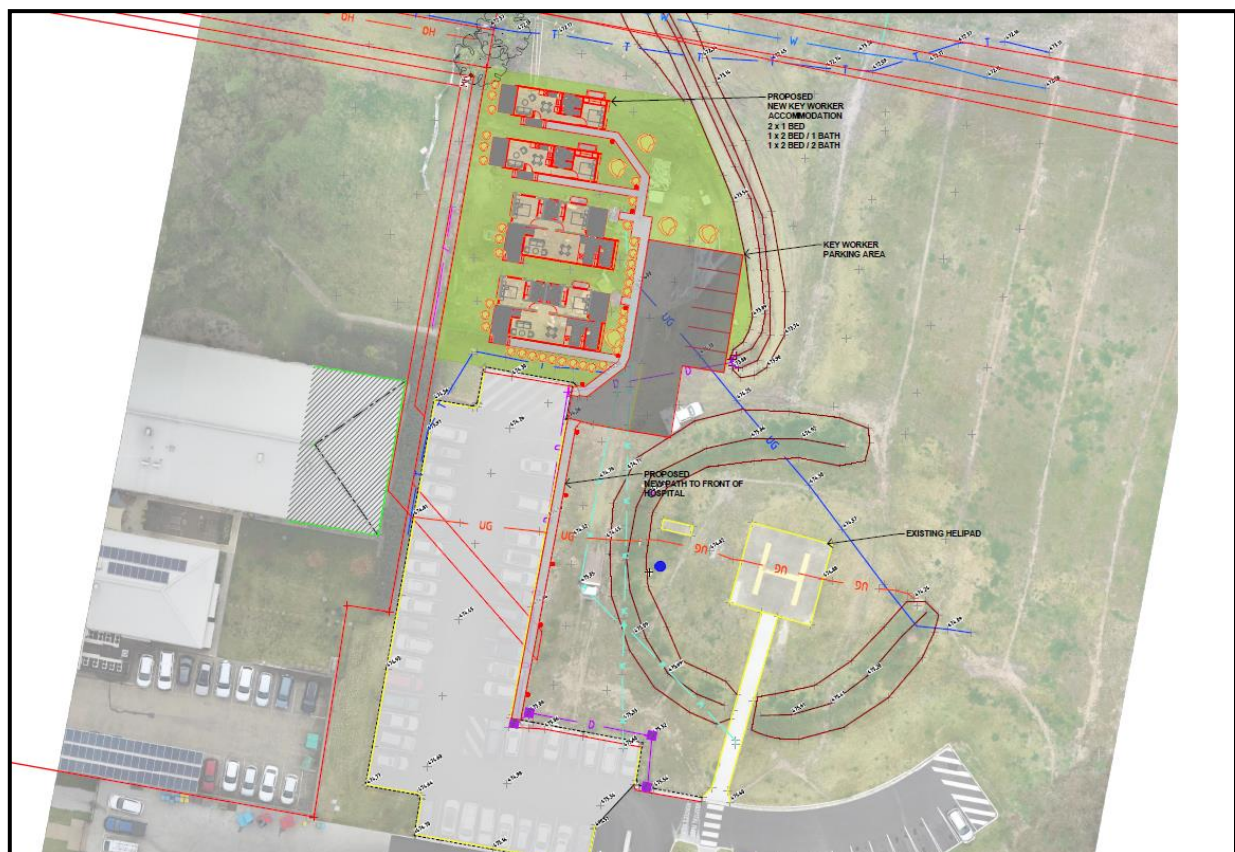
All four dwellings will be located to the north of the subject property and existing MHS building.

Ancillary structures and works will include access, carparking upgrades and essential services as required.

The proposed dwellings have been architecturally designed to achieve a contemporary style which will sit comfortably with the existing buildings and infrastructure within the MHS.

The proposed layout is shown in **Figure 3**.

Figure 3 – Site Layout



4. STATUTORY PLANNING FRAMEWORK

Section 1.7

Section 1.7 of the EP&A Act requires consideration of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act). Part 7 of the BC Act relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. A development is considered to result in a significant impact in the following assessed circumstances.

A review of the Central Resource for Sharing and Enabling Environmental Data (SEED) in NSW shows that the proposed development will occur in an area identified as Plant Community Type ID 0, which is identified as non-native vegetation.

The relevant requirements of BC Act are addressed briefly below.

Table 1 – Section 1.7

Test	Assessment
1. it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	As noted above, the proposed development will occur in an area identified as non-native vegetation.
2. the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or	The proposed development will not exceed the biodiversity scheme off-set threshold.
3. it is carried out in a declared area of outstanding biodiversity value.	The subject property is not within an area identified as being of outstanding biodiversity value.

4.2 Object of the EP&A Act

In New South Wales (NSW), the relevant planning legislation is the *Environmental Planning and Assessment Act 1979* (EP&A Act). The EP&A Act instituted a system of environmental planning and assessment in NSW and is administered by the Department of Planning, Industry & Environment (DPIE). In 2017, the Act was amended to provide a range of updated objects. The objects of the EP&A Act are:

- (a) *To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *To promote the orderly and economic use and development of land,*
- (d) *To promote the delivery and maintenance of affordable housing,*
- (e) *To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*

(f) *To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*

(g) *To promote good design and amenity of the built environment,*

(h) *To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*

(i) *To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*

(j) *To provide increased opportunity for community participation in environmental planning and assessment.*

The proposed development is not considered to be antipathetic to the above objects.

4.3 Subordinate Legislation

The EP&A Act facilitates the preparation of subordinate legislation, consisting of:

- Environmental Planning Instruments (EPIs) (including State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP), and deemed EPIs; and
- Development Control Plans (DCP).

In relation to the proposed development, the relevant subordinate legislation includes:

- Mid-Western Regional Local Environmental Plan (LEP) 2012;
- State Environmental Planning Policy (Transport & Infrastructure) 2021; and
- Mid-Western Regional Development Control Plan 2013.

The requirements of these are discussed in the body of this Statement.

4.4 Integrated Development

Section 4.46 of the EP&A Act states that development requiring consent and another activity approval is defined as Integrated Development. The proposed development is not classified as Integrated Development.

4.5 Planning Instruments

4.5.1 LOCAL ENVIRONMENTAL PLAN

4.5.1.1 Introduction

The *Mid-Western Local Environmental Plan 2012 (LEP)* is the applicable local planning instrument applying to the land. The aims of the LEP are:

(1) *This Plan aims to make local environmental planning provisions for land in Mid-Western Regional in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*

(2) *The particular aims of this Plan are as follows—*

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to promote growth and provide for a range of living opportunities throughout Mid-Western Regional,

(b) to encourage the proper management, development and conservation of resources within Mid-Western Regional by protecting, enhancing and conserving—

(i) land of significance to agricultural production, and

(ii) soil, water, minerals and other natural resources, and

(iii) native plants and animals, and

(iv) places and buildings of heritage significance, and

(v) scenic values,

(c) to provide a secure future for agriculture through the protection of agricultural land capability and by maximising opportunities for sustainable rural and primary production pursuits,

(d) to foster a sustainable and vibrant economy that supports and celebrates the Mid-Western Regional's rural, natural and heritage attributes,

(e) to protect the settings of Mudgee, Gulgong, Kandos and Rylstone by—

(i) managing the urban and rural interface, and

(ii) preserving land that has been identified for future long- term urban development, and

(iii) promoting urban and rural uses that minimise land use conflict and adverse impacts on amenity, and

(iv) conserving the significant visual elements that contribute to the character of the towns, such as elevated land and the rural character of the main entry corridors into the towns,

(f) to match residential development opportunities with the availability of, and equity of access to, urban and community services and infrastructure,

(g) to promote development that minimises the impact of salinity on infrastructure, buildings and the landscape.

The proposed development is not antipathetic to the aims of the plan and is specifically consistent with the aims (d), (i), and (f).

4.5.1.2 Mapping

A review mapping via the NSW Planning Portal identifies the following applicable mapped constraints:

Table 2 – Mapping

Constraint	Applicability	Section addressed
Land Zoning Map	R1 – General Residential	4.5.1.3
Heritage Map	Heritage Conservation Area	4.5.1.4
Groundwater vulnerable		4.5.1.5

The above matters, together with other relevant LEP clauses, are discussed in the following sections.

4.5.1.3 Land Use Zoning

The subject site is located in R1 General Residential Zone in the Mid-Western Regional LEP 2012. *Multi dwelling housing* is a land use permissible with consent in R1 General Residential zone.

The Mid-Western Regional LEP 2012 identifies that *Multi dwelling housing* means:

... 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Objectives of zone include:

To provide for the housing needs of the community.

To provide for a variety of housing types and densities.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Proposed development is consistent with foregoing objectives.

4.5.1.4 Heritage Conservation

Clause 5.10 seeks to conserve the environmental heritage of Mid-Western Regional; heritage significance of heritage items and heritage conservation areas, including associated fabric, setting and views; archaeological sites; and Aboriginal objects and Aboriginal places of heritage significance.

The subject property is located at the southern periphery of the Mudgee Heritage Conservation Area and to the immediate south of the Mudgee Railway Station, which is identified as both a State and Local Heritage Item.

4.5.1.4.1 Mudgee Heritage Conservation Area

The Mid Western Regional Council has advised that a Statement of Significance has not been prepared for the Mudgee Heritage Conservation Area and that it is generally regarded as an area which is valued for its special historical and aesthetic character. The elements of the Heritage Conservation area that contribute to its significance include architectural style of buildings, fences, trees and gardens.

In this regard, it is noted that the proposed development will be setback within the MHS site and will generally be concealed from view from Church Street and Meares Street. Given that the proposed dwellings will be single storey only, they will not be visually obtrusive in any manner and will not detract of the valued elements of the Heritage Conservation Area.

4.5.1.4.2 Mudgee Railway Station

The Mudgee Railway Station, yard and locomotive yard (the Mudgee Railway Station) is located to the north of the subject property, beyond the defunct Gwabegar Railway Line.

The Mudgee Railway Station is identified as State Heritage Item 01204 and Local Heritage Items I83 and I84.

The Statement of Significance for the Mudgee Railway Station states the following:

Mudgee station and yard group is one of the best surviving Victorian station and yard groups in which most of the components are intact with major structures surviving from the time of opening and from early in the 1900's. It exhibits the confidence in railway construction in the 1880's and the continuation of that confidence by the quality of the extensions to the station building in 1913 when most railway buildings were standardised and of cheaper construction.

It is one of the very few similar buildings to survive without exterior masonry being painted. The station building, although added to, retains its early form and is a major civic building in Mudgee. It marks an important phase in railway construction at the end of the boom period, following the goldrushes to western NSW.

In addition to the objectives of Clause 5.10, the *Local Government Heritage Guidelines* identify that the following matters should be considered as part of the assessment of impact for a new development adjacent to a heritage item:

- How will the impact of new development on the heritage significance of the item or area be reduced?
- Why is it necessary for new development to be sited adjacent to a heritage item or area?
- Does the curtilage of the heritage item allow the heritage significance of the item or area to be retained?
- How will the new development affect views to, and from, the heritage item or area? What is being proposed to reduce negative effects of the new development?
- Is the new development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?
- Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?
- Will the additions visually dominate the heritage item or area?
- How will the effects of this be reduced?
- Will the public, and users of the item, still be able to view and appreciate the significance of the item or area?

Having regard to foregoing matters, the following is noted

- The proposed development has been designed and sited in a manner which will reduce any potential impact on the main significant features of the Mudgee Railway Station. In particular, it is noted that the proposed development will be setback within the MHS site, approximately 40m south of the common boundary.
- The proposed development is required sited within the MHS site as it is required to provide safe and high-quality accommodation for key workers on a temporary basis and ensure the sustainability of

health care by having health care professionals available in the rural and regional NSW to provide optimum care to the community.

- The proposed development will not encroach on the curtilage of the Mudgee Railway Station.
- Given that the proposed development will be setback within the MHS site, it will not affect any views to, and from, the Mudgee Railway Station.
- The proposed development will be located in an area previously occupied by a dwelling, since demolished. There are no known potentially significant archaeological deposits within the development area.
- The proposed development has been designed having regard to the significance of the Mudgee Railway Station. In particular, the significance of the Mudgee Railway Station has informed the decision to locate the proposed development away from the common, northern boundary of the subject property.
- Given that the proposed development will be setback within the MHS site, it will not visually dominate the Mudgee Railway Station and will not detrimentally affect the manner in which the public, and other users, view and appreciate its significance.

Based on the foregoing, it is considered that the proposed development will not detract from the significance of the Mudgee Railway Station, including its associated fabric, setting and views.

4.5.2 STATE ENVIRONMENTAL PLANNING POLICY

4.5.2.1 State Environmental Planning Policy (Transport & Infrastructure) 2021

4.5.2.1.1 Impact of rail noise or vibration on non-rail development

Given that the Gwabegar railway line is defunct, it is considered unnecessary to address the requirements of Section 2.100 of SEPP Infrastructure.

4.5.2.2 State Environmental Planning Policy (Resilience and Hazards) 2021

4.5.2.2.1 Contamination and remediation to be considered determining development application.

The *SEPP (Resilience and Hazard) 2021* states that a consent authority must not consent to the carrying out of development unless it has considered, among other things, whether the land is contaminated.

A search of the NSW EPA contaminated land record was undertaken for contaminated sites within the Mid Western LGA on 3 August 2022. No sites were identified.

Further, it is noted that the current use of the subject property is not considered to be potentially contaminating land use for the purpose of the *Managing Land Contamination – Planning Guidelines*

As such, it is considered that the subject property is unlikely to be contaminated and that it would be suitable for the purposed use.

4.5.3 DEVELOPMENT CONTROL PLANS

4.5.3.1 Mid-Western Regional Development Control Plan 2013

The Mid-Western Regional Development Control Plan 2013 (DCP) applies to the site. **Table 3** provides a summary of relevant matters raised via the DCP together with an assessment of project specific compliance.

As outlined at **Table 3**, the development is generally compliant with all relevant provisions of the Development Control Plan.

5. IMPACTS, SITE SUITABILITY & THE PUBLIC INTEREST

This section of the report outlines the environmental impacts of the proposed development and any measures required to protect the environment or lessen the harm to the environment.

The impacts have been identified through an assessment of the proposed development against the provisions of section 4.15(1)(b) and the former NSW Department of Urban Affairs and Planning's *(nd) Guide to Section 79C*.

This section also addresses the consideration at Section 4.15(c) and Section 4.15(e) of the Act that relate to the suitability of the site for the development and the public interest.

5.1 Context and Setting

The proposed development forms part of the NSW Government's Key Worker Housing Program which recognises the need to provide additional accommodation for staff within the Western NSW Local Health District (WNSWLHD).

The proposed dwellings will provide safe and high-quality temporary accommodation for key workers and ensure sustainability of health care by having health professionals available in rural and regional NSW to provide optimum care to the community.

The proposed dwellings have been architecturally designed to achieve a contemporary style which will sit comfortably with the existing buildings and infrastructure within the MHS.

5.2 Access, Transport and Traffic

The proposed dwellings will have suitable access from Meares Street as shown on the Project Drawings.

Each dwelling will be served by a common staff car park to be constructed adjacent to the proposed dwellings.

Based on the daily traffic volumes anticipated by the RMS Guide to Traffic Generating Development (i.e. 9 trips per dwelling) the proposed development will have a negligible impact on existing vehicle movements to and from the existing WMPS.

5.3 Servicing

Each dwelling will be provided with essential services, including water, electricity, disposal and management of sewage, stormwater drainage and vehicular access.

Detailed servicing plans will be provided prior to works commencing.

5.4 Heritage

Heritage has been addressed in detail in **Section 4.5.1.4**.

In summary, it is considered that the proposed development will not be visually obtrusive and will not detract from the valued elements of the Mudgee Heritage Conservation Area or the significance of the Mudgee Railway Station, including its associated fabric, setting and views.

5.5 Flora and Fauna

A review of the Central Resource for Sharing and Enabling Environmental Data (SEED) in NSW shows that the proposed development will occur in an area identified as Plant Community Type ID 0, which is identified as non-native vegetation.

5.6 Waste

Each dwelling will be provided with suitable garbage storage and garbage will be managed as part of the broader MHS.

5.7 Stormwater

Stormwater will be disposed-off to a legal point of discharge. Detailed servicing plans will be provided prior to works commencing.

5.8 Natural Hazards

The subject property is not identified as being bushfire prone.

By reference to the *Mudgee Local Environmental Plan 2012* and the *Mudgee Flood Study 2021*, the subject property is not identified as being within the Flood Planning Area.

5.9 Safety, Security and Crime Prevention

The guidelines prepared by the NSW Department of Urban Affairs and Planning (DUAP 2001) identify four (4) Crime Prevention Through Environmental Design (CPTED) principles to be considered in a Development Application to ensure developments do not create or exacerbate crime risk. The four key principles of the guidelines include surveillance, access control, territorial reinforcement, and space management.

The proposed development has been designed with regard to the four key principles of the guidelines. In particular, the proposed development has been designed to achieve the following:

- Clear sightlines between public and private places;
- Effective lighting of public places;
- Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims; and
- Clear design cues on who is to use space and what it is to be used for.

5.10 Positive Social Impact

As defined by the NSW Government Office on Social Policy, social impacts are significant events experienced by people as changes in one or more of the following are experienced:

- peoples' way of life (how they live, work or play and interact with one another on a day-to-day basis);
- their culture (shared beliefs, customs and values); or
- their community (its cohesion, stability, character, services and facilities).

It is anticipated that the proposed development will have a significantly positive social impact by ensuring that the Western NSW Local Health District (WNSWLHD) has health professionals available in rural and regional NSW to provide optimum care to the community.

5.11 Construction Impacts

Construction impacts would be short-lived and manageable. The following standard construction management measures would be implemented to ensure impacts to the locality are minimised:

- Standard construction hours (7 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday and at no times on Public holidays) would be implemented;
- Avoiding dust generating activities during windy and dry conditions; and
- Maintaining all equipment in good working condition such that the construction contractor and site manager ensure the prevention of the release of smoke by construction equipment, which would be in contravention of Section 124 of the *Protection of the Environment Operations Act 1997* and Clause 16 of the *Protection of the Environment Operations (Clean Air) Regulation 2010*.

5.12 Cumulative Impacts

It is not anticipated that the development would result in any cumulative impacts including:

- Individual impacts so close in time that the effects of one are not dissipated before the next (time crowded effects);
- Individual impacts so close in space that the effects overlap (space crowded effects);
- Repetitive, often minor impacts eroding environmental conditions (nibbling effects); or
- Different types of disturbances interacting to produce an effect which is greater or different than the sum of the separate effects (synergistic effects).

5.13 Suitability of the Site

As demonstrated throughout the body of this report, the proposed development is generally consistent with the relevant aims, objectives and other requirements of the Mid-Western Regional Local Environmental Plan 2012, the Mid-Western Development Control Plan 2013, and applicable State Environmental Planning Policies.

Further, there are no other known issues outside the scope of the foregoing documents which would render the subject property unsuitable for the proposed development.

5.14 The Public Interest

Given the foregoing assessment, it is considered that the proposed development is in the public interest.

Notwithstanding, it is acknowledged that it is relevant for the consent authority to consider any submission to the DA with regard to public interest.

6. CONCLUSION

This SEE has been prepared by Premise Australia to provide an assessment of the proposed multi dwelling housing at 30 Meares Street, Mudgee.

The proposed development is supported on the following grounds:

- Multi dwelling housing is a permissible land use in the R1 General Residential Zone.
- The proposed Multi dwelling housing presents a suitable response to the existing character of the immediate area and will not have any detrimental impact on the function or amenity of the MHS.
- The proposed dwellings will provide safe and high-quality accommodation for key workers and ensure sustainability of health care by having health professionals available in rural and regional NSW to provide optimum care to the community.
- There are no other likely impacts associated with the proposed development that will have a detrimental on or off-site impact.

For these reasons, proposed development is recommended for approval subject to council's standard conditions of consent.



APPENDIX A

PROJECT DRAWINGS

KEY WORKER HOUSING PROJECT

for
Western NSW Local Health District (WNSWLHD)
at
Mudgee Health Service. Lot20, DP1262637. Meares St, Mudgee
Drawings For Approval

SCHEDULE OF DRAWINGS

DRAWING	TITLE	REVISION	DATE
A001	TITLE SHEET	B	18.10.2022
DS01	DETAIL AND FEATURE SURVEY - EXISTING SITE	A	15.07.2022
DS02	DETAIL AND FEATURE SURVEY WITH AERIAL IMAGERY	A	15.07.2022
A002	PROPOSED SITE PLAN	B	18.10.2022
A003	FLOOR PLAN TYPICAL 1 BED DWELLING	B	18.10.2022
A004	ELEVATIONS & SECTION TYPICAL 1 BED DWELLING	B	18.10.2022
A005	INDICATIVE IMAGES OF 1 BED DWELLING	B	18.10.2022
A006	FLOOR PLAN TYPICAL 2 BED DWELLING	B	18.10.2022
A007	ELEVATIONS & SECTION 2 BED DWELLING	B	18.10.2022
A008	INDICATIVE IMAGES OF 2 BED DWELLING	B	18.10.2022
A009	FLOOR PLAN TYPICAL 2 BED 1 BATH DWELLING	B	18.10.2022
A010	ELEVATIONS & SECTION TYPICAL 2 BED 1 BATH DWELLING	B	18.10.2022
A011	INDICATIVE IMAGES OF 2 BED 1 BATH DWELLING	B	18.10.2022
A012	ARTISTS IMPRESSION OF DEVELOPMENT	B	18.10.2022
A013	EXTERNAL MATERIALS SCHEDULE	B	18.10.2022

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.

ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANTS DRAWINGS (WHERE SUPPLIED).

ALL DRAWINGS MUST BE PRINTED IN COLOUR



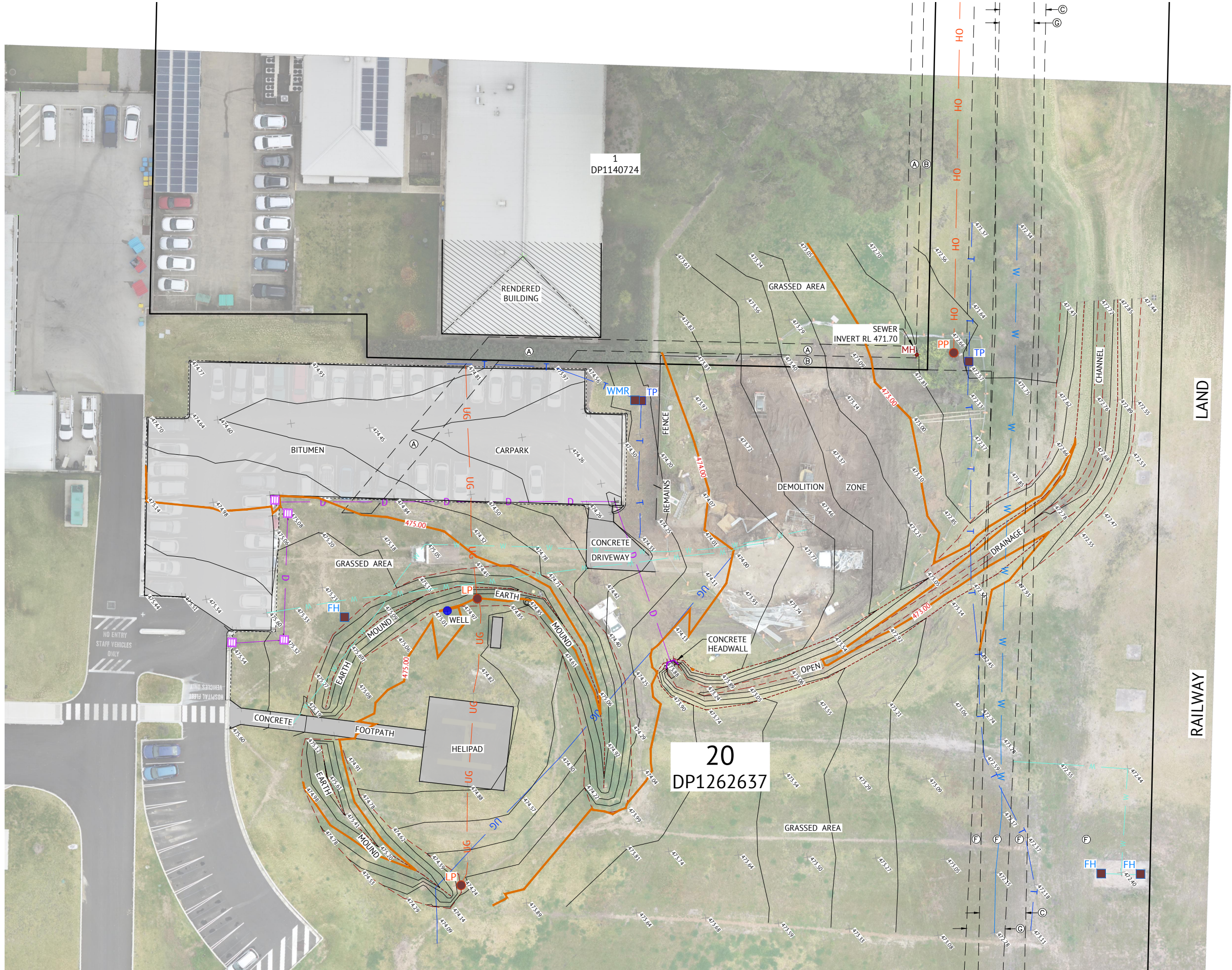
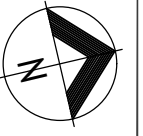
ORANGE OFFICE
154 PEISLEY STREET
ORANGE, NSW 2800
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DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	222158_04_4_MUDGE_E_A001_A013.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGE HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee
SHEET TITLE	TITLE SHEET

JOB CODE	222158
SHEET NUMBER	A001
REV	B



- NOTES:**
1. THIS PLAN IS PREPARED FROM A FIELD SURVEY FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 2. ALL UNDERGROUND SERVICES SHOWN ARE BASED ON A COMBINATION OF PREVIOUS COUNCIL RECORDS, VERBAL INSTRUCTIONS AND SURFACE INDICATORS LOCATED AT TIME OF SURVEY.
 3. CONTOUR INTERVAL 0.20m.
 4. SURVEY ON GDA2020 COORD SYSTEM.
 5. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

- (A) EASEMENT TO DRAIN SEWAGE 3 WIDE (DP1140724)
- (B) RIGHT OF FOOTWAY 1.5 WIDE (DP1140724)
- (C) EASEMENT FOR WATER SUPPLY 6 WIDE (DP1140724)
- (F) RIGHT OF FOOTWAY (R419550)
- (G) EASEMENT FOR WATER PIPELINE 5 WIDE (AC654691) - DP1048739

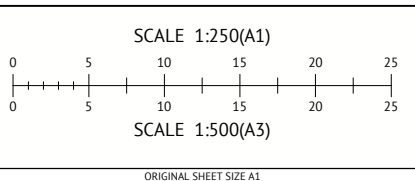


ISSUED FOR INFORMATION

DATE	REV	DESCRIPTION	GT REC	SB APP
15/07/2022	A	ISSUED		

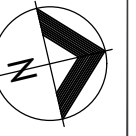
ORANGE OFFICE
 154 PEISLEY STREET
 ORANGE, NSW 2800
 PH: (02) 6393 5000
 WEB: www.premise.com.au

DATUM	GDA 2020
SURVEYED	SB
SURVEY FILE	222158 MUDGE.E.DWG
SURVEY FILE DATE	-
PROJECT MANAGER	JB
REGISTERED SURVEYOR	SAMUEL B. BYRNES



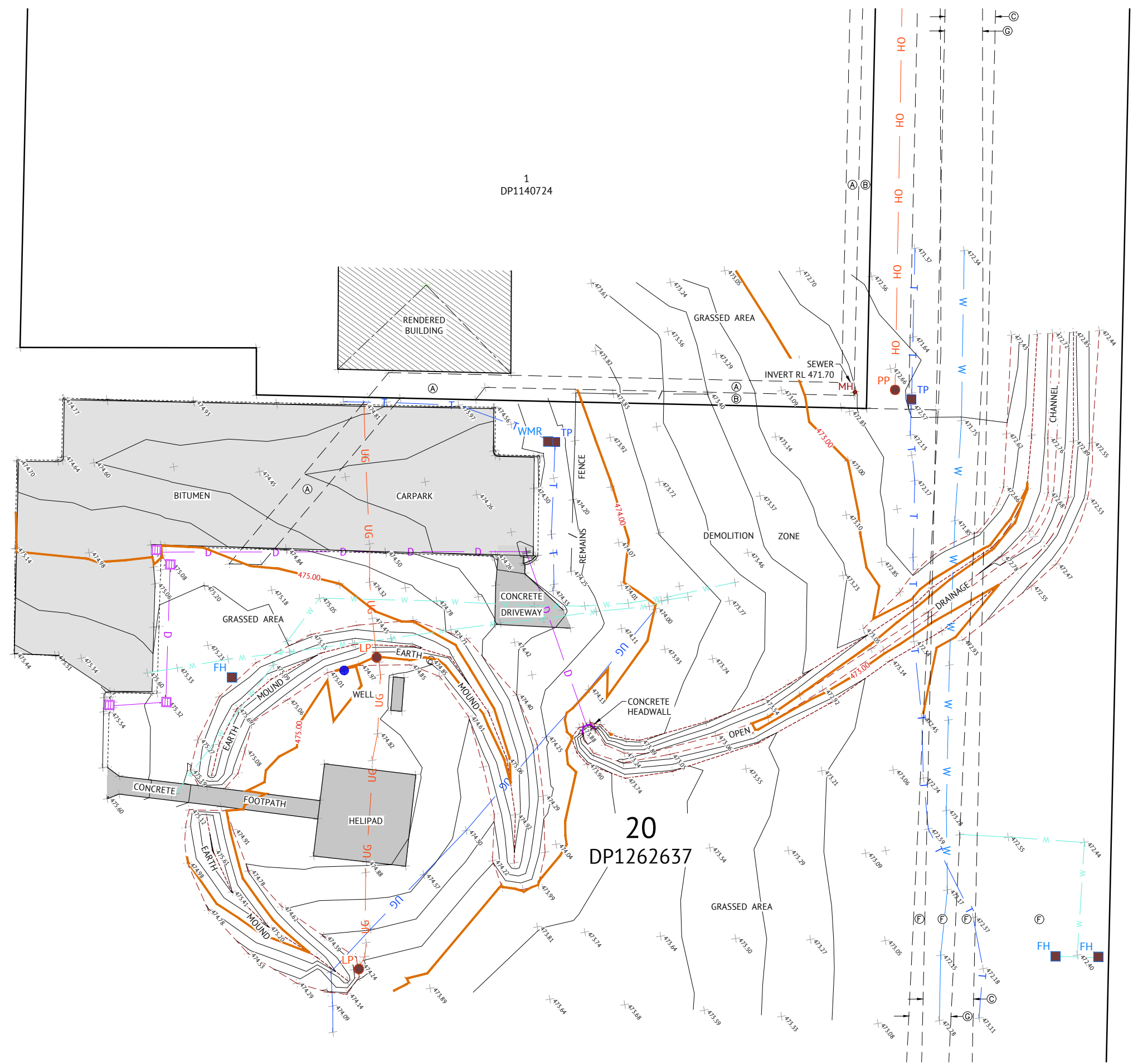
CLIENT	WESTERN NSW LOCAL HEALTH DISTRICT
PROJECT	PRINCIPAL DESIGN FOR WNSWLHD KEY WORKERS ACCOMMODATION
LOCATION	MUDGE NSW
SHEET TITLE	CONTOUR & DETAIL SURVEY PLAN WITH PHOTO

JOB CODE	222158-05
SHEET NUMBER	DS01
REV	A



- NOTES:**
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 2. ALL UNDERGROUND SERVICES SHOWN ARE BASED ON A COMBINATION OF PREVIOUS COUNCIL RECORDS, VERBAL INSTRUCTIONS AND SURFACE INDICATORS LOCATED AT TIME OF SURVEY.
 3. CONTOUR INTERVAL 0.20m.
 4. SURVEY ON GDA2020 COORD SYSTEM.
 5. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

- (A) EASEMENT TO DRAIN SEWAGE 3 WIDE (DP1140724)
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- (F) RIGHT OF FOOTWAY (R419550)
- (G) EASEMENT FOR WATER PIPELINE 5 WIDE (AC654691) - DP1048739



LAND
RAILWAY



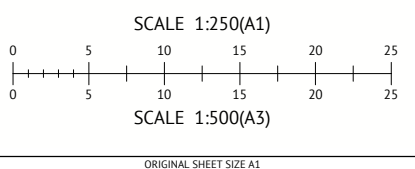
ISSUED FOR INFORMATION

DATE	REV	DESCRIPTION	GT REC	SB APP
15/07/2022	A	ISSUED		

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 WEB: www.premise.com.au

DATUM	GDA 2020
SURVEYED	SB
SURVEY FILE	222158 MUDGE.E.DWG
SURVEY FILE DATE	-
PROJECT MANAGER	JB
REGISTERED SURVEYOR	SAMUEL B. BYRNES



CLIENT	WESTERN NSW LOCAL HEALTH DISTRICT
PROJECT	PRINCIPAL DESIGN FOR WNSWLHD KEY WORKERS ACCOMMODATION
LOCATION	MUDGE NSW
SHEET TITLE	CONTOUR & DETAIL SURVEY PLAN

JOB CODE	222158-05
SHEET NUMBER	DS02
REV	A



LANDSCAPING NOTES



EXISTING VEGETATION TO BE RETAINED

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	POT SIZE	
TREES					
FO	<i>Fraaxinus oaxycarpa</i>	Desert Ash	10m	6m	100L
SHRUBS / GROUNDCOVERS					
LE	<i>Lillope</i>	Evergreen Giant	0.6m	0.6m	SL
Tt	<i>Toucium fruticans</i>	Germander	1m	3m	SL



AREA OF SITE TO BE SEEDDED
1,000m²



FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

GENERAL NOTES:
 ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
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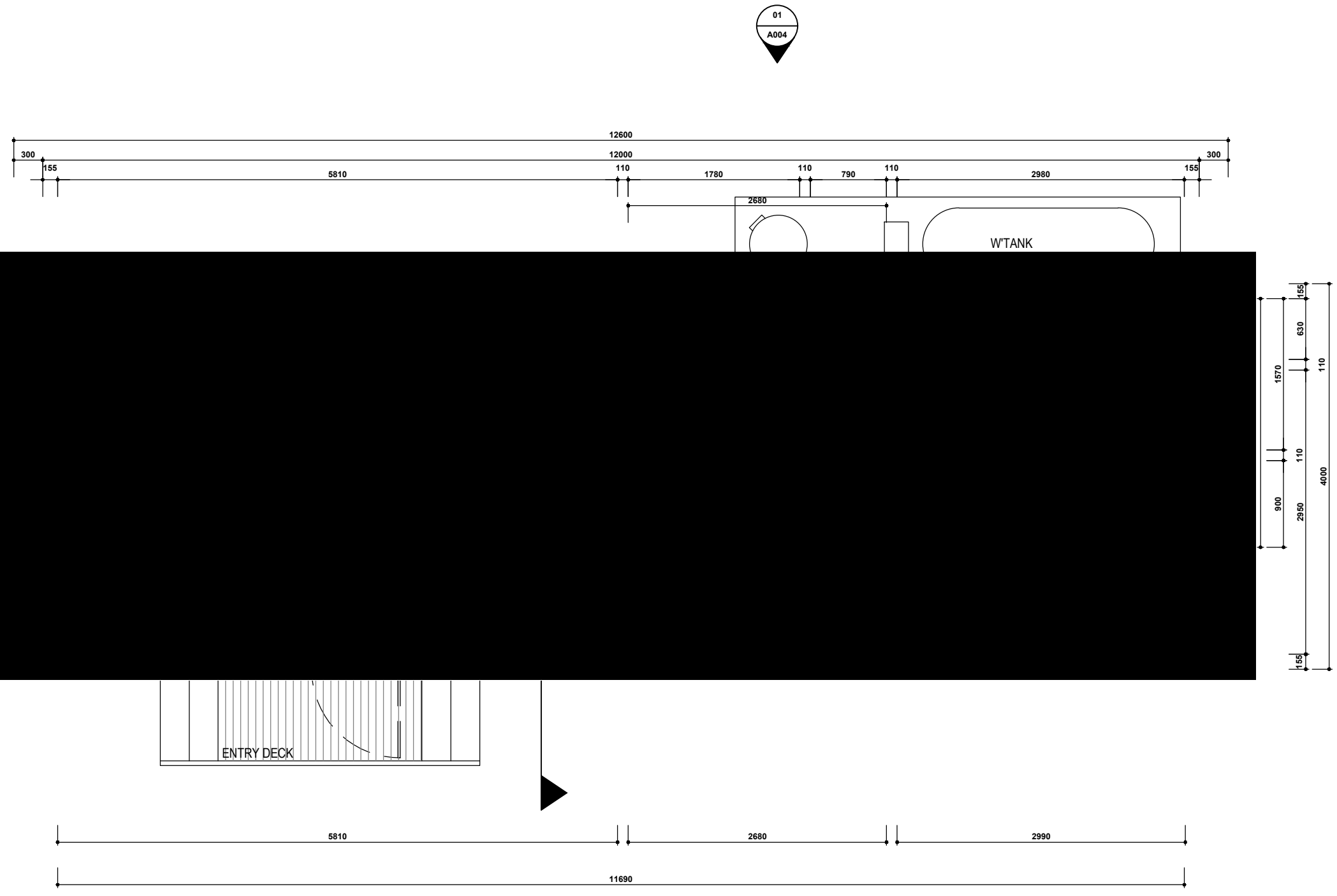
Premise
 ORANGE OFFICE
 154 PEISLEY STREET
 ORANGE, NSW 2800
 PH: (02) 6395 5000
 WEB: www.premise.com.au

DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE
 0 5 10 15m
 SCALE 1:250 (A1)
 DRAWING FILE
 222158_04_4_MUDGEE_A01_A013.dwg
 ORIGINAL SHEET SIZE A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee
SHEET TITLE	PROPOSED SITE PLAN

JOB CODE	222158
SHEET NUMBER	A002
REV	B



01
A004

04
A004

02
A004

03
A004

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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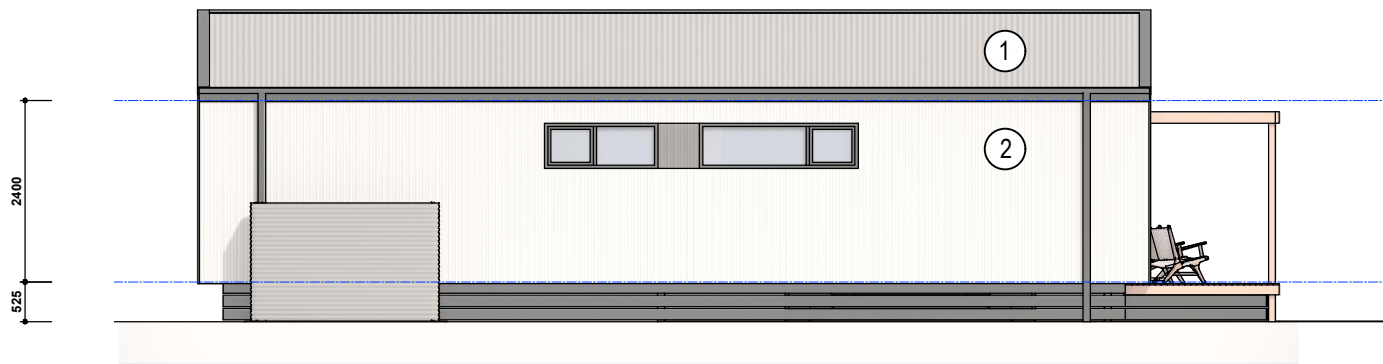
Premise
 ORANGE OFFICE
 154 PEISLEY STREET
 ORANGE, NSW 2800
 PH: (02) 6393 5000
 WEB: www.premise.com.au

DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

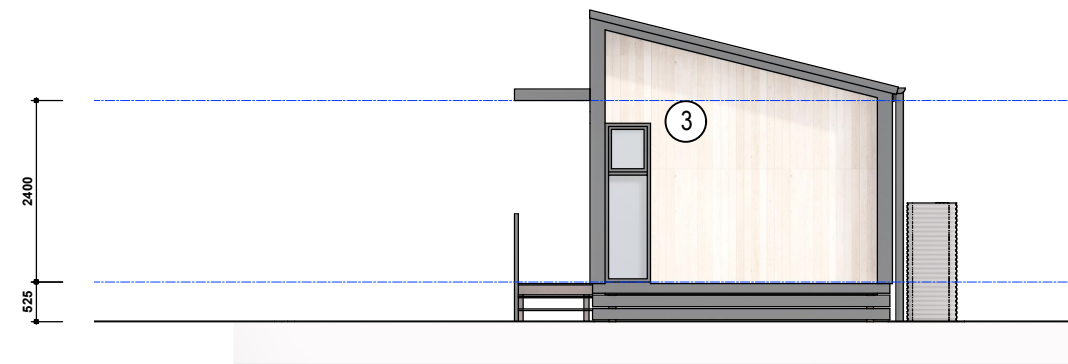
SCALE
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 SCALE 1:25 (A1)
 DRAWING FILE
 222158_04_4_MUDGEE_A001_A013.dwg
 ORIGINAL SHEET SIZE A1

CLIENT **PUBLIC WORKS ADVISORY**
 PROJECT **KEY WORKER HOUSING
MUDGEE HEALTH SERVICE**
 LOCATION **Lot 20, DP 1262637
Meares St, Mudgee**
 SHEET TITLE **FLOOR PLAN 1 BED DWELLING**

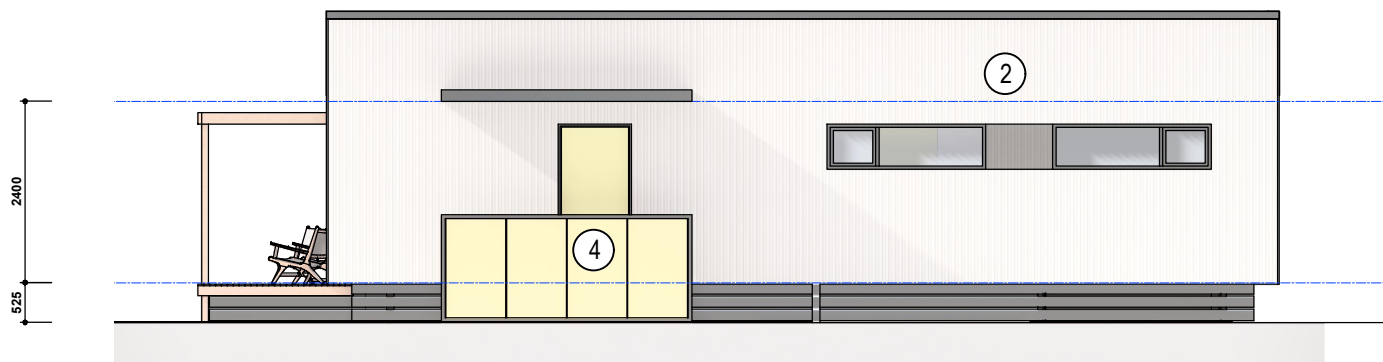
JOB CODE	222158	
SHEET NUMBER	A003	REV B



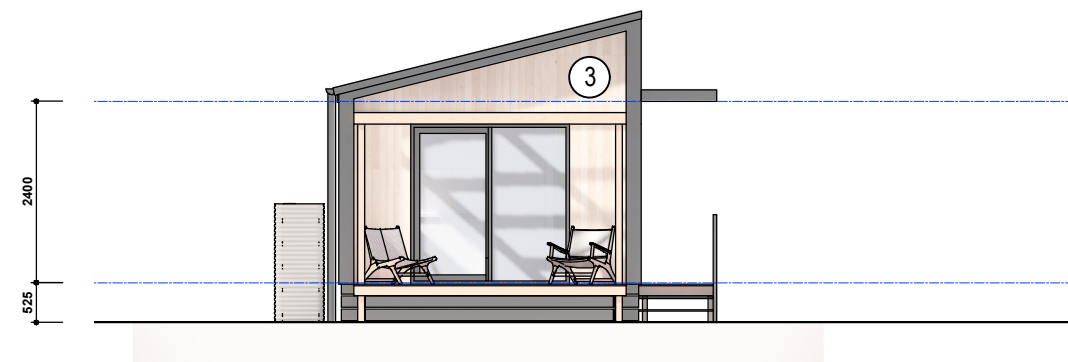
01
A004 **ELEVATION 01**
SCALE: 1:50 @ A1, 1:100 @ A3



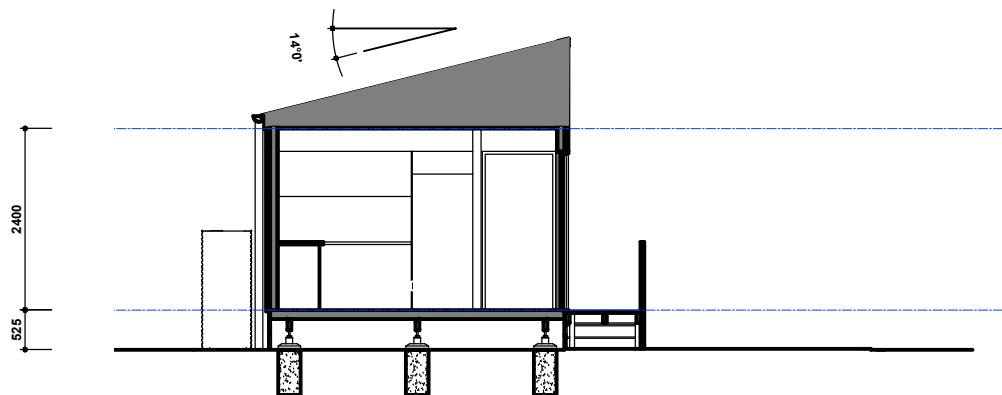
02
A004 **ELEVATION 02**
SCALE: 1:50 @ A1, 1:100 @ A3



03
A004 **ELEVATION 03**
SCALE: 1:50 @ A1, 1:100 @ A3



04
A004 **ELEVATION 04**
SCALE: 1:50 @ A1, 1:100 @ A3



05
A004 **SECTION 01**
SCALE: 1:50 @ A1, 1:100 @ A3

BASIX AND NATHERS REQUIREMENTS - 1 BED DWELLINGS:		MUDGEE
WATER COMMITMENTS:		
SHOWERHEADS	4 STAR (> 4.5 BUT <= 6 L/min)	
TOILETS	6 STAR	
KITCHEN TAPS	6 STAR	
BATHROOM TAPS	6 STAR	
WATER TANK	3000 Lt TO COLLECT AT LEAST 50m ² ROOF AREA	
ENERGY COMMITMENTS:		
HOT WATER SYSTEM:	ELECTRIC HEAT PUMP - AIR SOURCED 36 TO 40 STCs	
BATHROOM VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
KITCHEN VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
LAUNDRY VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
COOLING:	3 STAR SINGLE PHASE AIR-CONDITIONING. EER 3.5-4.0	
HEATING:	3 STAR SINGLE PHASE AIR-CONDITIONING. EER 3.5-4.0	
LIGHTING:	ALL ROOMS TO HAVE DEDICATED LED LIGHTING	
COOKING APPLIANCES:	ELECTRIC OVEN AND INDUCTION COOKTOP	
THERMAL COMMITMENTS:		
EXTERNAL WALLS:	LIGHT CLADDING, SOLAR ABSORPTANCE 0.3 REFLECTIVE FOIL TO ONE SIDE OF INSULATION, ANTI-GLARE ON THE OTHER SIDE OF THE INSULATION R2.7 BULK INSULATION	
FLOOR:	MIN 19mm TIMBER FLOOR R3.0 BULK INSULATION IN CONTACT WITH FLOOR	
CEILING:	BULK INSULATION R3.0 CEILING BATTS. TO BEDROOM WRAP INSULATION WITH FOIL TO NATHERS REQUIREMENTS	
ROOF:	R3.5 REFLECTIVE SIDE DOWN, ANTI-GLARE SIDE UP INSULATED BLANKET	
WINDOW REQUIREMENTS:		
ALL WINDOWS:	THERMALLY BROKEN, ALUMINIUM FRAMED, DOUBLE GLAZED AIR FILL LOW SOLAR GAIN LOW-E CLEAR MAXIMUM U-VALUE: 3.1 SHGC: 0.27 LOWER LIMIT 0.26, SHGC UPPER LIMIT 0.28)	

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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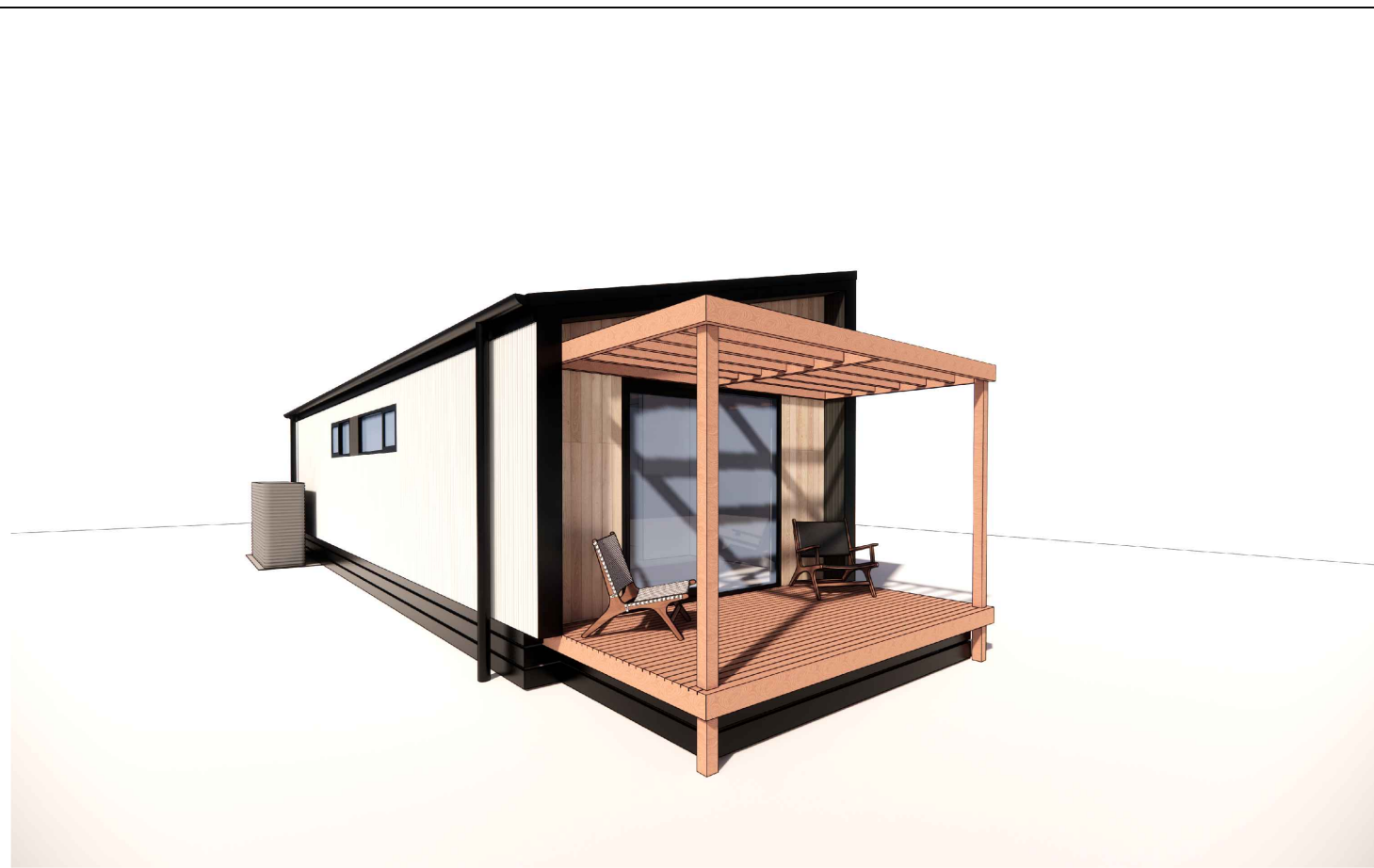
ORANGE OFFICE
 154 PEISLEY STREET
 ORANGE, NSW 2800
 PH: (02) 6393 5000
 WEB: www.premise.com.au

DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	0 1 2 3m
	SCALE 1:50 (A1)
DRAWING FILE	222158_04_4_MUDGEE_A001_A013.dwg
	ORIGINAL SHEET SIZE A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Mearns St, Mudgee
SHEET TITLE	ELEVATIONS 1 BED DWELLING

JOB CODE	222158
SHEET NUMBER	A004
REV	B



01 **VIEW 01**
SCALE: NTS
A005



02 **VIEW 02**
SCALE: NTS
A005



03 **VIEW 03**
SCALE: NTS
A005



04 **VIEW 04**
SCALE: NTS
A005

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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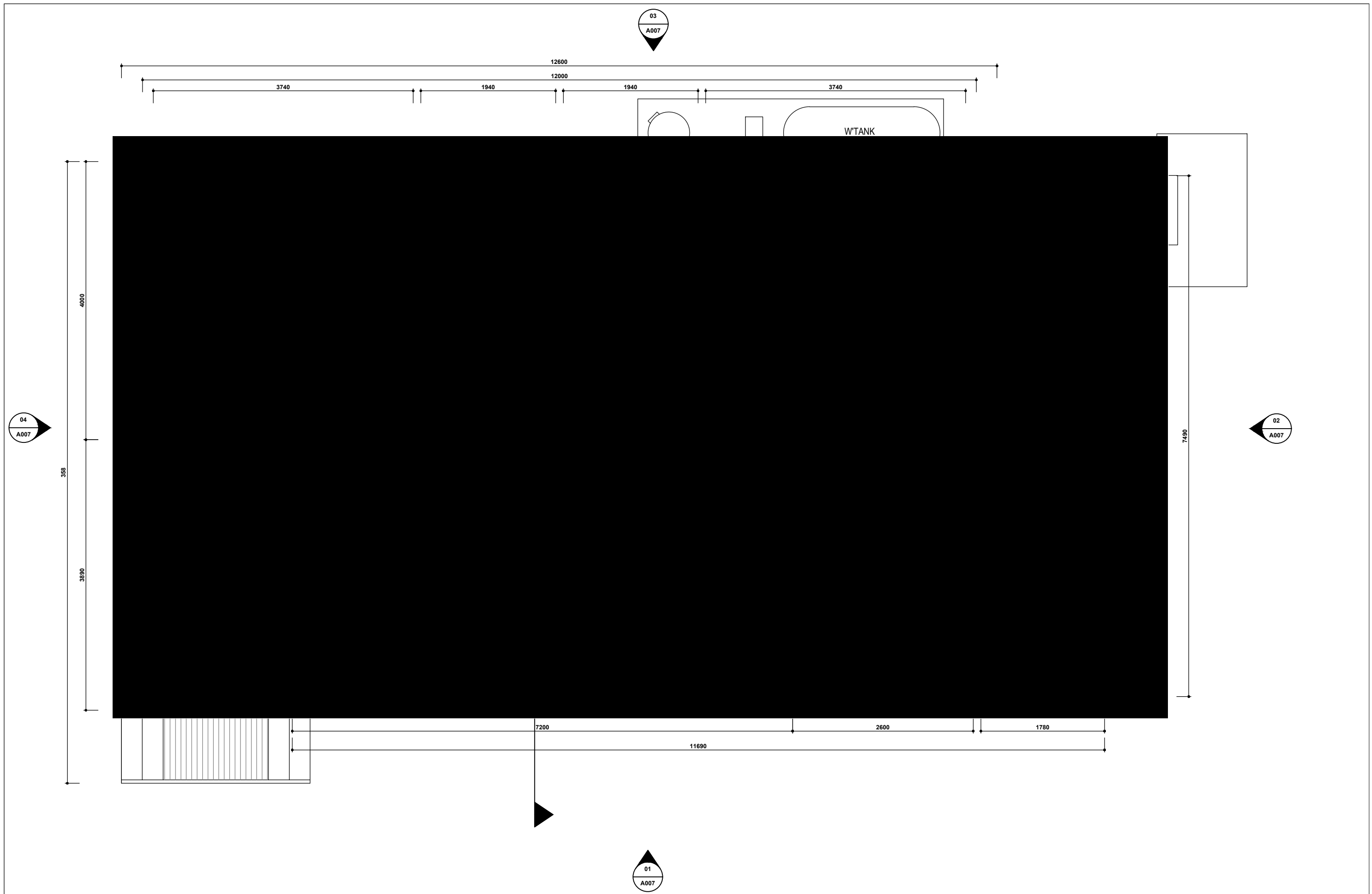
ORANGE OFFICE
 154 PEISLEY STREET
 ORANGE, NSW 2800
 PH: (02) 6393 5000
 WEB: www.premise.com.au

DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	222158_04_4_MUDGEES_A001_A013.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEES HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee
SHEET TITLE	IMAGES 1 BED DWELLING

JOB CODE	222158
SHEET NUMBER	A005
REV	B



FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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01
A007



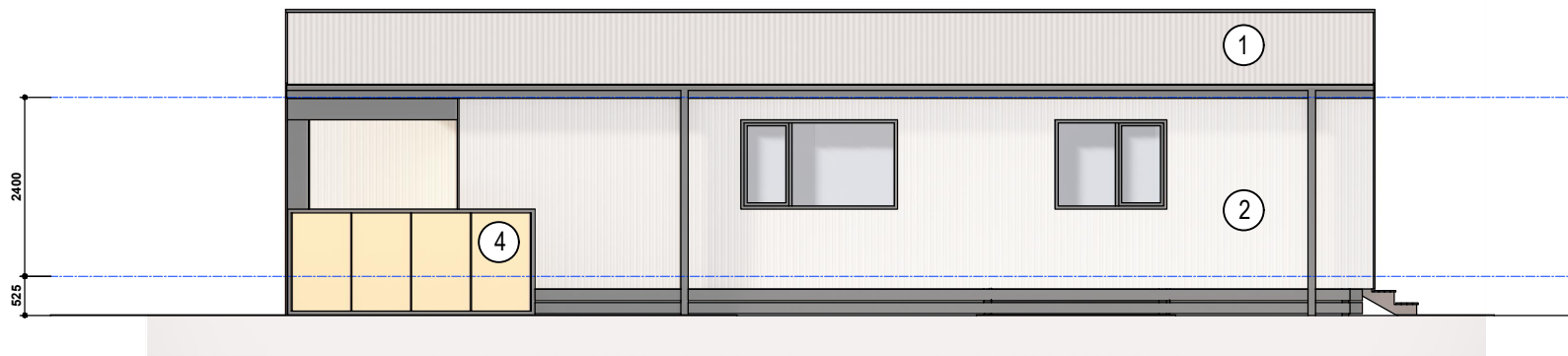
ORANGE OFFICE
 154 PEISLEY STREET
 ORANGE, NSW 2800
 PH: (02) 6393 5000
 WEB: www.premise.com.au

DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

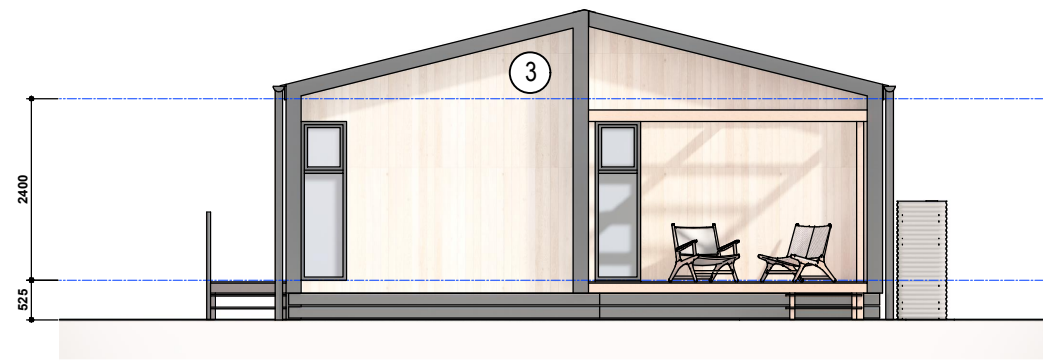
SCALE	0 0.5 1.0 1.5m
SCALE	SCALE 1:25 (A1)
DRAWING FILE	222158_04_4_MUDGEES_A001_A013.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEES HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee
SHEET TITLE	FLOOR PLAN 2 BED DWELLING

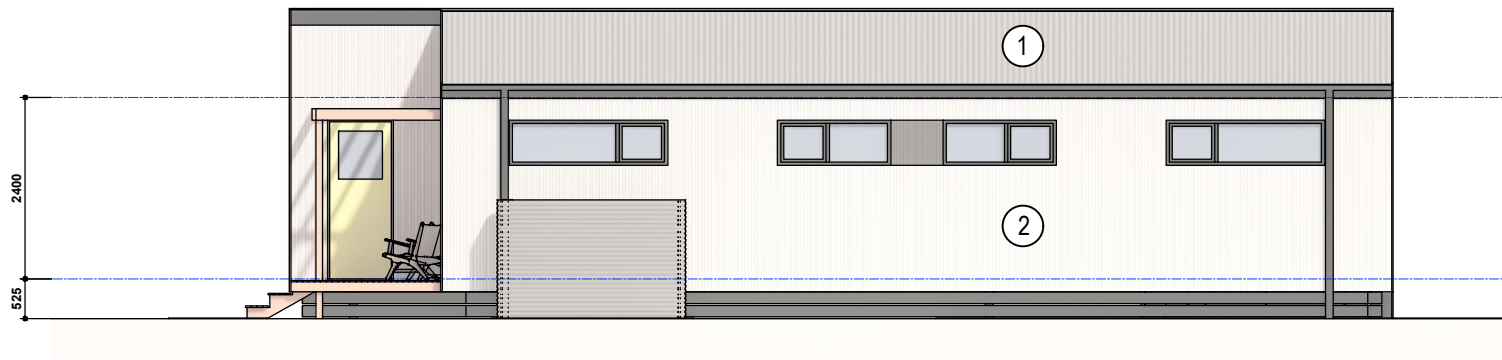
JOB CODE	222158
SHEET NUMBER	A006
REV	B



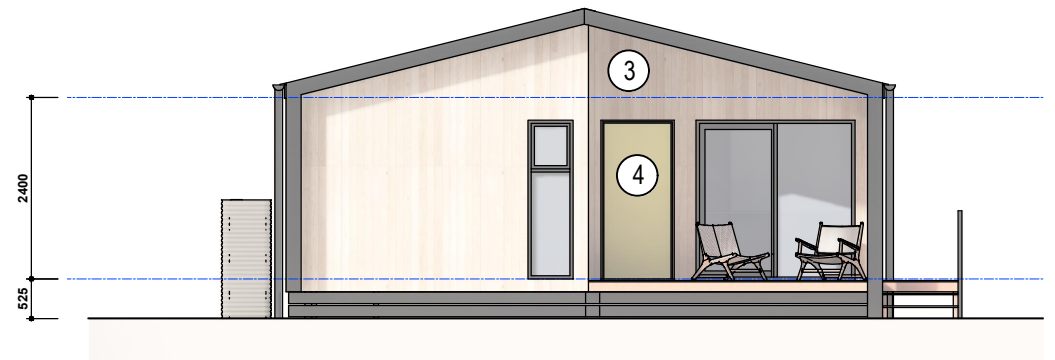
01 ELEVATION 01
A007 SCALE: 1:50 @ A1, 1:100 @ A3



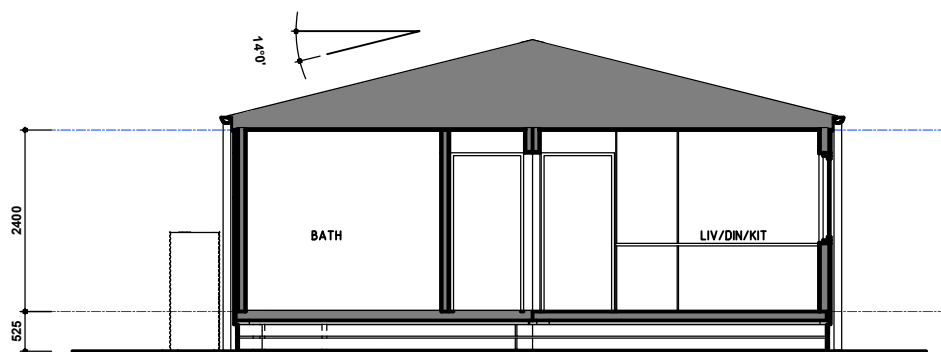
02 ELEVATION 02
A007 SCALE: 1:50 @ A1, 1:100 @ A3



03 ELEVATION 03
A007 SCALE: 1:50 @ A1, 1:100 @ A3



04 ELEVATION 04
A007 SCALE: 1:50 @ A1, 1:100 @ A3



05 SECTION 01
A007 SCALE: 1:50 @ A1, 1:100 @ A3

BASIX AND NATHERS REQUIREMENTS - 2 BED DWELLINGS:		MUDGEES
WATER COMMITMENTS:		
SHOWERHEADS	4 STAR (> 4.5 BUT <= 6 L/min)	
TOILETS	6 STAR	
KITCHEN TAPS	6 STAR	
BATHROOM TAPS	6 STAR	
WATER TANK	3000 Lt TO COLLECT AT LEAST 115m ² ROOF AREA	
ENERGY COMMITMENTS:		
HOT WATER SYSTEM:	ELECTRIC HEAT PUMP - AIR SOURCED 36 TO 40 STCs	
BATHROOM VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
KITCHEN VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
LAUNDRY VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
COOLING:	3 STAR SINGLE PHASE AIR-CONDITIONING. EER 3.5-4.0	
HEATING:	3 STAR SINGLE PHASE AIR-CONDITIONING. EER 3.5-4.0	
LIGHTING:	ALL ROOMS TO HAVE DEDICATED LED LIGHTING	
COOKING APPLIANCES:	ELECTRIC OVEN AND INDUCTION COOKTOP	
THERMAL COMMITMENTS:		
EXTERNAL WALLS:	LIGHT CLADDING, SOLAR ABSORPTANCE 0.3 REFLECTIVE FOIL BOTH SIDES OF INSULATION R2.7 BULK INSULATION	
FLOOR:	MIN 19mm TIMBER FLOOR R1.0 BULK INSULATION IN CONTACT WITH FLOOR	
CEILING:	BULK INSULATION R3.0 CEILING BATTS	
ROOF:	R3.5 REFLECTIVE SIDE DOWN, ANTI-GLARE SIDE UP INSULATION BLANKET	
WINDOW REQUIREMENTS:		
ALL WINDOWS:	THERMALLY BROKEN, ALUMINIUM FRAMED, DOUBLE GLAZED AIR FILL LOW SOLAR GAIN LOW-E CLEAR MAXIMUM U-VALUE: 3.1 SHGC: 0.27 LOWER LIMIT 0.26, SHGC UPPER LIMIT 0.28)	

FOR APPROVAL

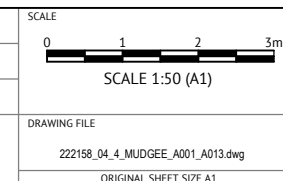
DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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PH: (02) 6393 5000
WEB: www.premise.com.au

DRAWN
jb
CHECKED
jb
PROJECT MANAGER
jb
NOMINATED ARCHITECT
James Buckley
NSW ARB REG # 8504



CLIENT PUBLIC WORKS ADVISORY
PROJECT KEY WORKER HOUSING
MUDGEES HEALTH SERVICE
LOCATION Lot 20, DP 1262637
Mearnes St, Mudgee
SHEET TITLE ELEVATIONS 2 BED DWELLING

JOB CODE 222158
SHEET NUMBER A007
REV B



01 **VIEW 01**
SCALE: NTS
A005



02 **VIEW 02**
SCALE: NTS
A005



03 **VIEW 03**
SCALE: NTS
A005



04 **VIEW 04**
SCALE: NTS
A005

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
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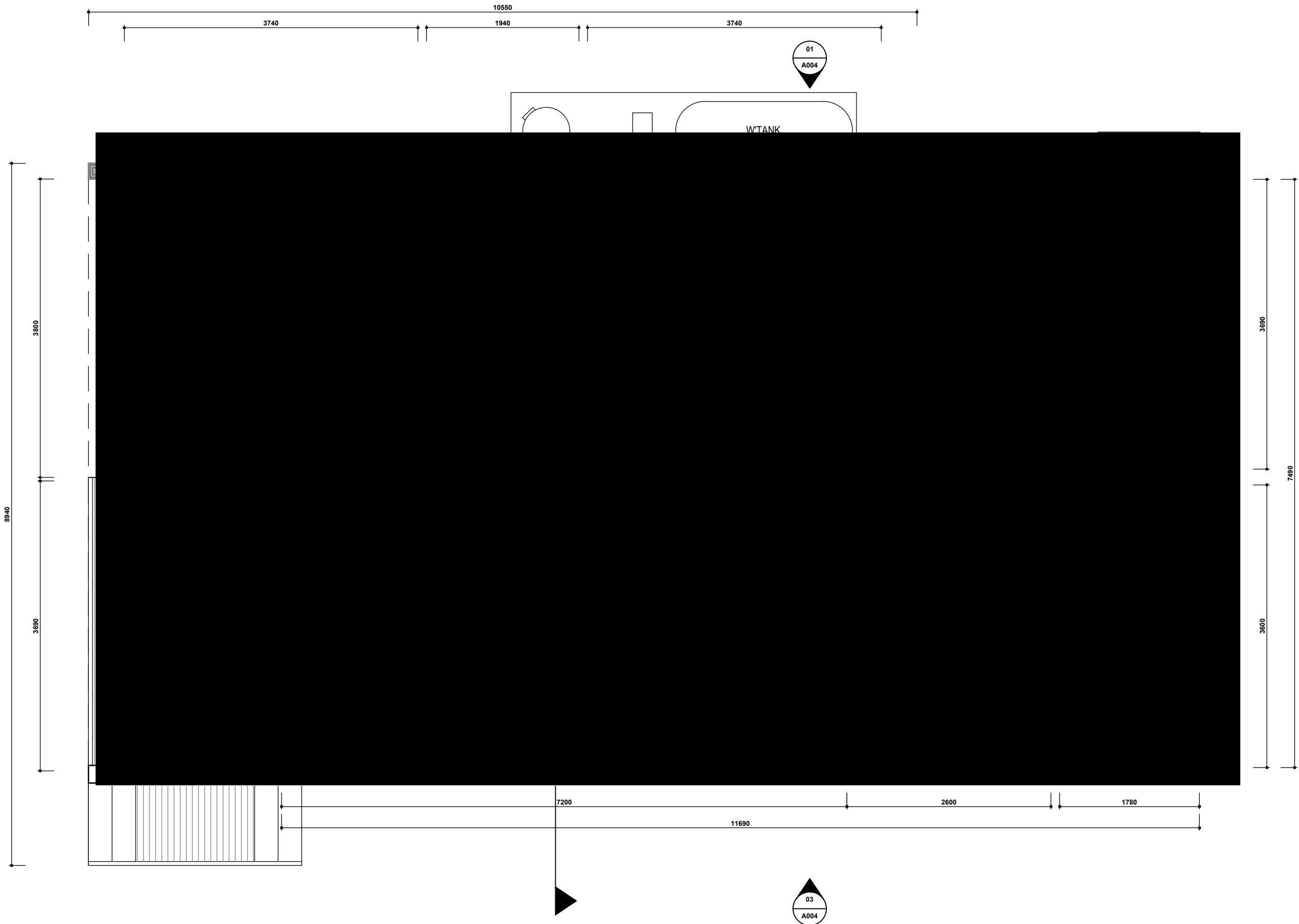
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 ORANGE, NSW 2800
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 WEB: www.premise.com.au

DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	222158_04_4_MUDGEE_A001_A013.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee
SHEET TITLE	IMAGES OF 2 BED DWELLING

JOB CODE	222158
SHEET NUMBER	A008
REV	B



FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE
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 SCALE 1:25 (A1)

DRAWING FILE
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 ORIGINAL SHEET SIZE A1

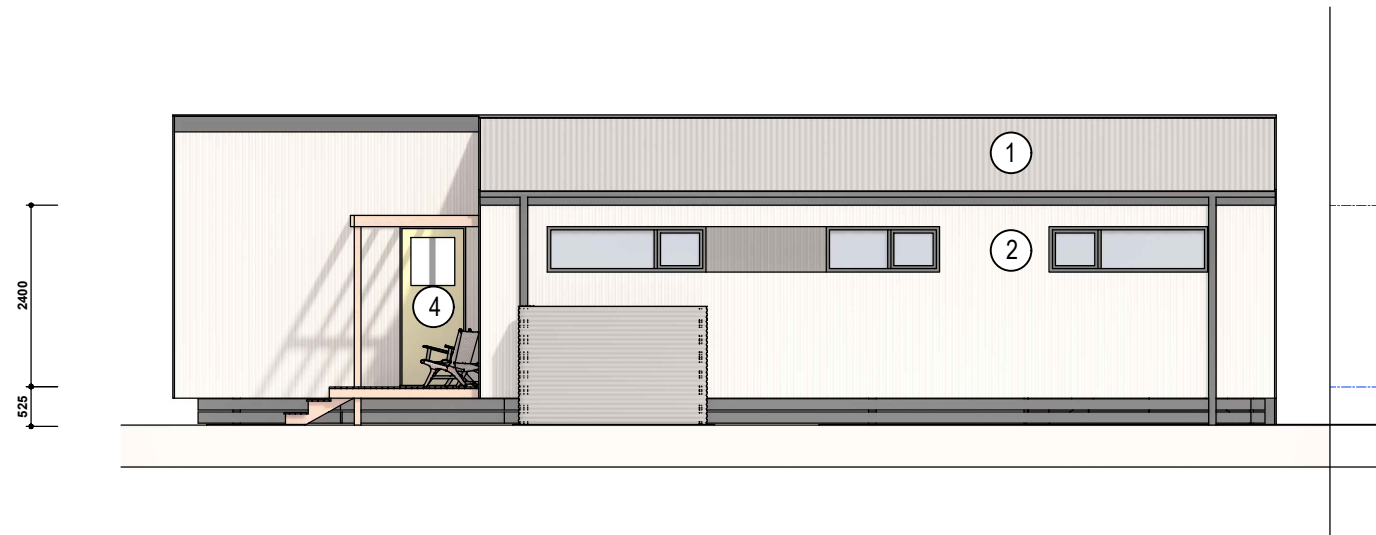
CLIENT **PUBLIC WORKS ADVISORY**

PROJECT **KEY WORKER HOUSING
 MUDGEES HEALTH SERVICE**

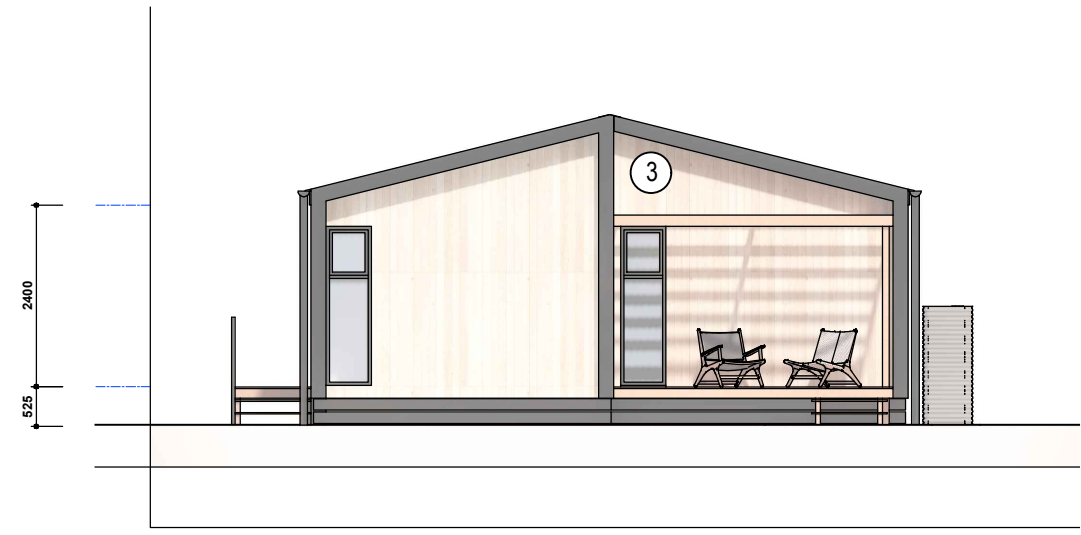
LOCATION **Lot 20, DP 1262637
 Meares St, Mudgee**

SHEET TITLE **FLOOR PLAN 2 BED 1 BATH DWELLING**

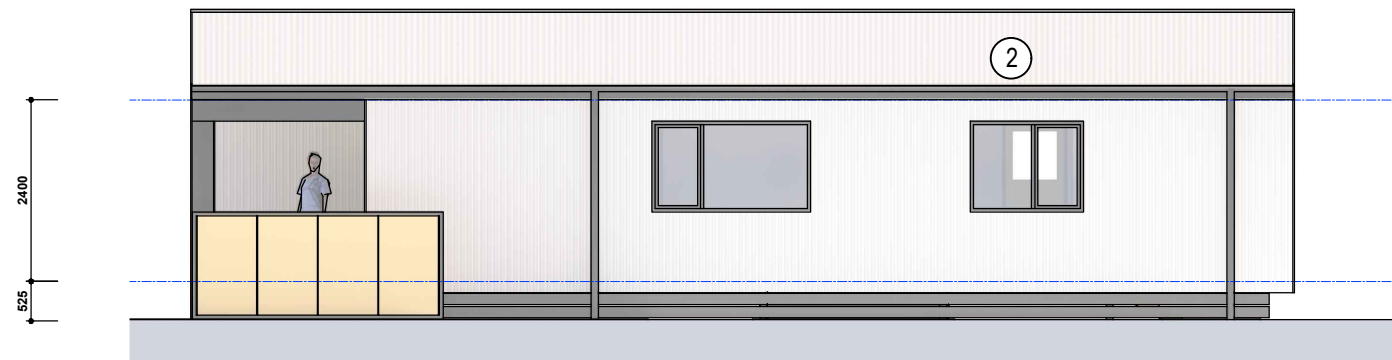
JOB CODE	222158	
SHEET NUMBER	A009	REV B



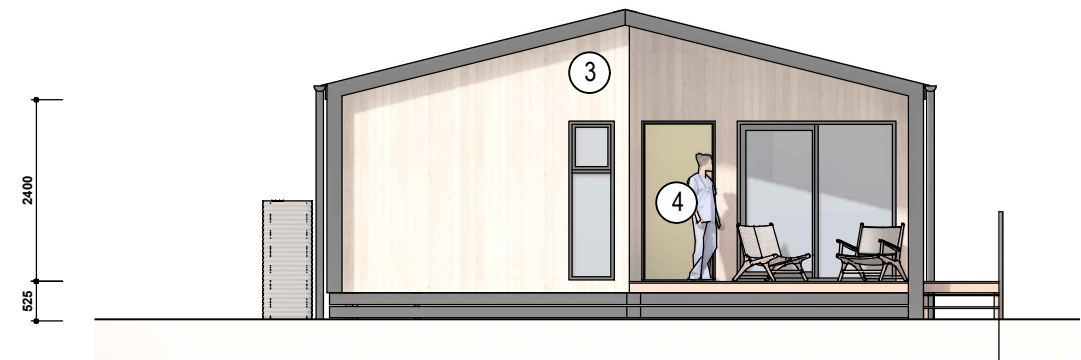
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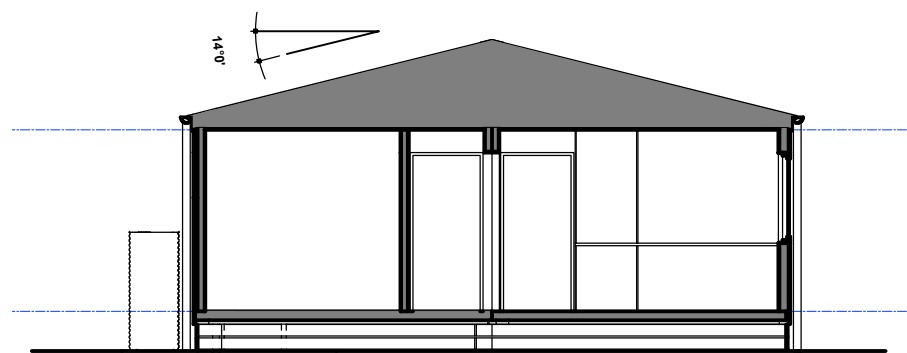
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SCALE: 1:50 @ A1, 1:100 @ A3



03 ELEVATION 03
SCALE: 1:50 @ A1, 1:100 @ A3



04 ELEVATION 04
SCALE: 1:50 @ A1, 1:100 @ A3



05 SECTION 01
SCALE: 1:50 @ A1, 1:100 @ A3

BASIX AND NATHERS REQUIREMENTS - 2 BED DWELLINGS:		MUDGEE
WATER COMMITMENTS:		
SHOWERHEADS	4 STAR (> 4.5 BUT <= 6 L/min)	
TOILETS	6 STAR	
KITCHEN TAPS	5 STAR	
BATHROOM TAPS	5 STAR	
WATER TANK	3000 Lt TO COLLECT AT LEAST 115m ² ROOF AREA	
ENERGY COMMITMENTS:		
HOT WATER SYSTEM:	ELECTRIC HEAT PUMP - AIR SOURCED 31 TO 35 STCs	
BATHROOM VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
KITCHEN VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
LAUNDRY VENTILATION:	NATURAL VENTILATION	
COOLING:	3 STAR SINGLE PHASE AIR-CONDITIONING	
HEATING:	3 STAR SINGLE PHASE AIR-CONDITIONING	
LIGHTING:	ALL ROOMS TO HAVE DEDICATED LED LIGHTING	
COOKING APPLIANCES:	ELECTRIC OVEN AND COOKTOP	
THERMAL COMMITMENTS:		
EXTERNAL WALLS:	LIGHT CLADDING, SOLAR ABSORPTANCE 0.3 REFLECTIVE FOIL BOTH SIDES OF INSULATION R2.7 BULK INSULATION	
FLOOR:	MIN 19mm TIMBER FLOOR R1.0 BULK INSULATION IN CONTACT WITH FLOOR	
CEILING:	BULK INSULATION R3.0 CEILING BATTS	
ROOF:	R3.5 REFLECTIVE SIDE DOWN, ANTI-GLARE SIDE UP INSULATION BLANKET	
WINDOW REQUIREMENTS:		
ALL WINDOWS:	THERMALLY BROKEN, ALUMINIUM FRAMED, DOUBLE GLAZED AIR FILL LOW SOLAR GAIN LOW-E CLEAR MAXIMUM U-VALUE: 3.1 SHGC: 0.27 LOWER LIMIT 0.26, SHGC UPPER LIMIT 0.28)	

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
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NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	0 1 2 3m SCALE 1:50 (A1)
DRAWING FILE	222158_04_4_MUDGEES_A001_A013.dwg ORIGINAL SHEET SIZE A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEES HEALTH SERVICE Lot 20, DP 1262637 Mearns St, Mudgee
LOCATION	
SHEET TITLE	ELEVATIONS 2 BED 1 BATH DWELLING

JOB CODE	222158
SHEET NUMBER	A010
REV	B



01 **VIEW 01**
SCALE: NTS
A005



02 **VIEW 02**
SCALE: NTS
A005



03 **VIEW 03**
SCALE: NTS
A005



04 **VIEW 04**
SCALE: NTS
A005

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
18.10.2022	B	DEVELOPMENT APPLICATION SET	JB	JB
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PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	222158_04_4_MUDGEE_A001_A013.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY		JOB CODE	222158
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE		SHEET NUMBER	A011
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee		REV	B
SHEET TITLE	IMAGES 2 BED 1 BATH DWELLING			



VIEW FROM NORTH EAST

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
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James Buckley
NSW ARB REG # 8504

SCALE
 DRAWING FILE
222158_04_4_MUDGEE_A01_A013.dwg
 ORIGINAL SHEET SIZE A1

CLIENT **PUBLIC WORKS ADVISORY**
 PROJECT **KEY WORKER HOUSING MUDGEE HEALTH SERVICE**
 LOCATION **Lot 20, DP 1262637 Mearns St, Mudgee**
 SHEET TITLE **ARTISTS IMPRESSION OF DEVELOPMENT**

JOB CODE
222158
 SHEET NUMBER
A012
 REV
B

EXTERNAL FINISHES AND MATERIALS

①



ROOFING
COLORBOND SURFMIST
CUSTOM ORB

②



METAL CLADDING
COLORBOND SURFMIST
CUSTOM ORB

③



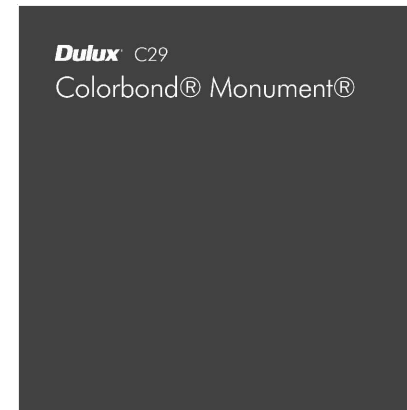
TIMBER LOOK CLADDING
DECOCLAD NARROWLINE
ALUMINIUM TIMBER LOOK CLADDING
VERTICAL
COASTAL SPOTTED GUM

④



TIMBER DOORS & STAIR BALUSTRADE
DULUX DANDELION YELLOW
S16H8

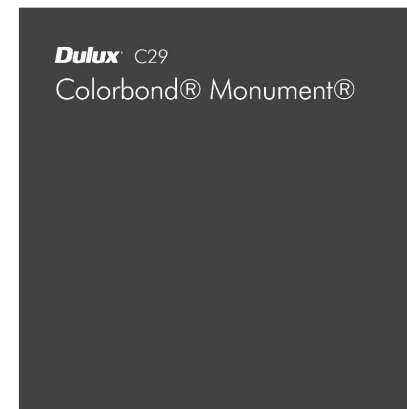
⑤



Dulux C29
Colorbond® Monument®

GUTTERS, DOWNPIPES, CAPPINGS,
FLASHINGS
COLORBOND MONUMENT

⑥



Dulux C29
Colorbond® Monument®

WINDOW AND DOOR FRAMES
POWDERCOAT EQUAL TO COLORBOND
MONUMENT

⑦



NATURAL GRAIN COLLECTION - 88mm DECKING
Sahara - Brushed

DECKING
MODWOOD SAHARA
88MM WIDE X 23MM THICK BOARDS



FOR APPROVAL

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PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	222158_04_4_MUDGEE_A001_A013.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Mearns St, Mudgee
SHEET TITLE	EXTERNAL MATERIALS SCHEDULE

JOB CODE	222158
SHEET NUMBER	A013
REV	B



APPENDIX B

BASIX & NATHERS DRAWINGS

KEY WORKER HOUSING PROJECT

for
Western NSW Local Health District (WNSWLHD)
 at
Mudgee Health Service. Lot20, DP1262637. Meares St, Mudgee
 Drawings For Approval

SCHEDULE OF DRAWINGS

DRAWING	TITLE	REVISION	DATE
A001	TITLE SHEET	B	15.07.2022
DS01	DETAIL AND FEATURE SURVEY - EXISTING SITE	A	31.05.2022
DS02	DETAIL AND FEATURE SURVEY WITH AERIAL IMAGERY	A	31.05.2022
A002	PROPOSED SITE PLAN	B	15.07.2022
A003	FLOOR PLAN TYPICAL 1 BED DWELLING	B	15.07.2022
A004	ELEVATIONS & SECTION TYPICAL 1 BED DWELLING	B	15.07.2022
A005	INDICATIVE IMAGES OF 1 BED DWELLING	B	15.07.2022
A006	FLOOR PLAN TYPICAL 2 BED DWELLING	B	15.07.2022
A007	ELEVATIONS & SECTION 2 BED DWELLING	B	15.07.2022
A008	INDICATIVE IMAGES OF 2 BED DWELLING	B	15.07.2022
A009	FLOOR PLAN TYPICAL 2 BED 1 BATH DWELLING	B	15.07.2022
A010	ELEVATIONS & SECTION TYPICAL 2 BED 1 BATH DWELLING	B	15.07.2022
A011	INDICATIVE IMAGES OF 2 BED 1 BATH DWELLING	B	15.07.2022
A012	ARTISTS IMPRESSION OF DEVELOPMENT	B	15.07.2022
A013	EXTERNAL MATERIALS SCHEDULE	B	15.07.2022



PRELIMINARY

DATE	REV	DESCRIPTION	REC	APP
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20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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DRAWN jb	SCALE
CHECKED jb	
PROJECT MANAGER jb	
NOMINATED ARCHITECT James Buckley NSW ARB REG # 8504	DRAWING FILE 222158_04_4_MUDGEE_A001_A014.dwg ORIGINAL SHEET SIZE A1

CLIENT PUBLIC WORKS ADVISORY	JOB CODE 222158
PROJECT KEY WORKER HOUSING MUDGEE HEALTH SERVICE	SHEET NUMBER A001
LOCATION Lot 20, DP 1262637 Meares St, Mudgee	REV B
SHEET TITLE TITLE SHEET	



LANDSCAPING NOTES

TREE REMOVAL



EXISTING VEGETATION TO BE RETAINED

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	POT SIZE	
TREES					
FO	<i>Frasinus oycarpa</i>	Desert Ash	10m	6m	100L
SHRUBS / GROUNDCOVERS					
LE	<i>Lilopsis</i>	Evergreen Giant	0.6m	0.6m	SL
Ti	<i>Toucolum trifurcans</i>	Germander	1m	3m	SL



AREA OF SITE TO BE SEEDED
1,000m²



0008143420 18 Oct 2022
 Assessor: Riley Coulson
 Accreditation No. HERA10174
 Address: MEARES STREET, MUDGEE, NSW, 2850
 hstar.com.au

PRELIMINARY

DATE	REV	DESCRIPTION	REC	APP
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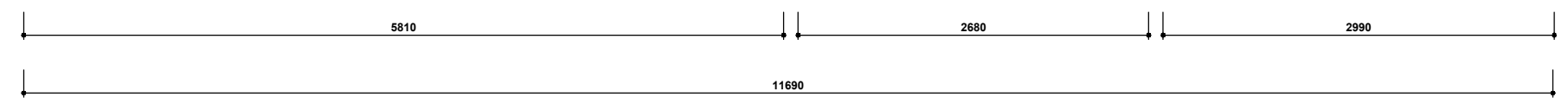
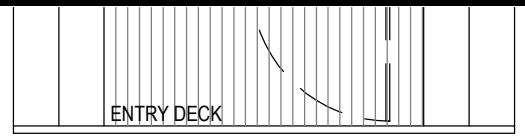
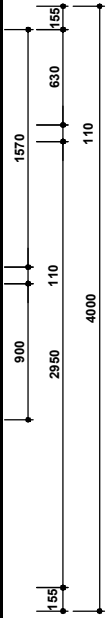
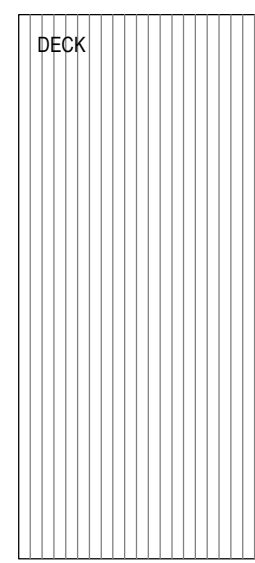
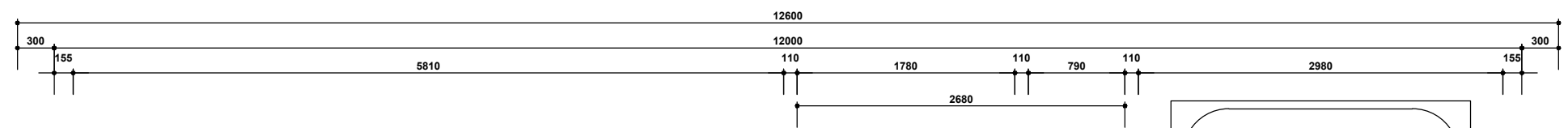
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PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE
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 ORIGINAL SHEET SIZE A1

CLIENT **PUBLIC WORKS ADVISORY**
 PROJECT **KEY WORKER HOUSING MUDGEE HEALTH SERVICE**
 LOCATION **Lot 20, DP 1262637 Meares St, Mudgee**
 SHEET TITLE **PROPOSED SITE PLAN**

JOB CODE
222158
 SHEET NUMBER
A002
 REV
B



0008143420 18 Oct 2022
 Assessor: Riley Coulson
 Accreditation No. HERA10174
 Address: MEARES STREET, MUDGEE, NSW, 2850
 hstar.com.au

PRELIMINARY

DATE	REV	DESCRIPTION	REC	APP
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20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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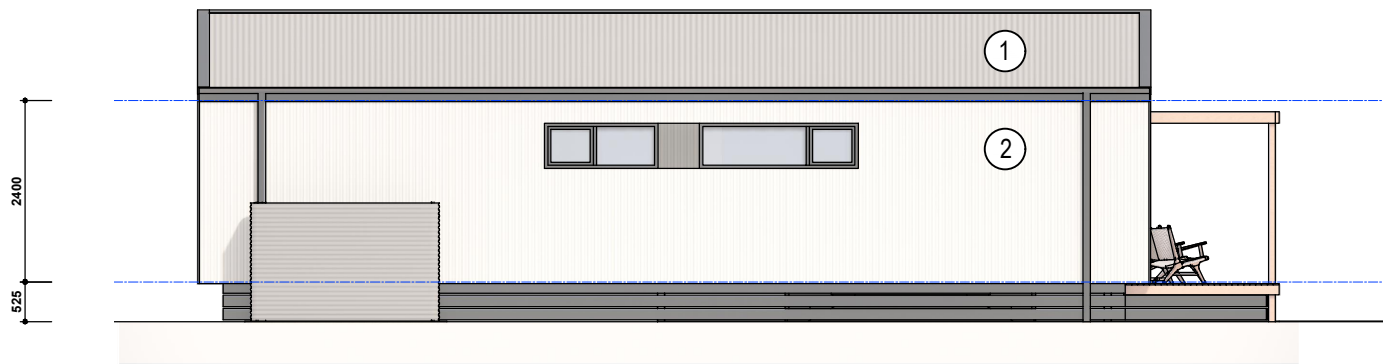
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DRAWN	jb
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NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

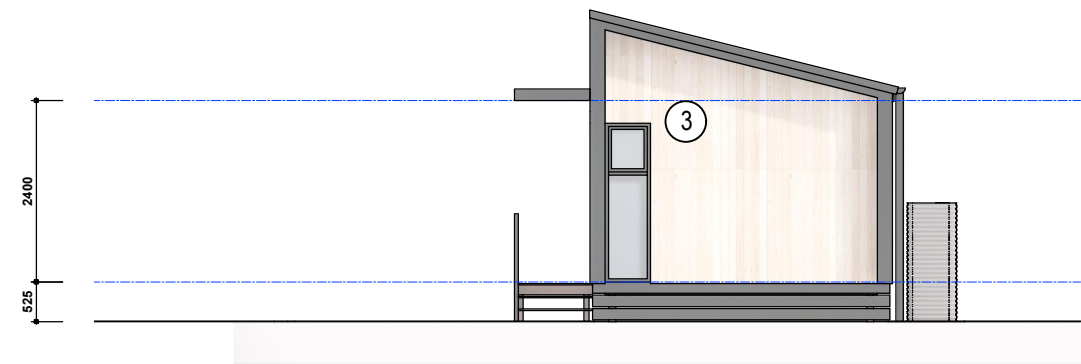
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 ORIGINAL SHEET SIZE A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee
SHEET TITLE	FLOOR PLAN 1 BED DWELLING

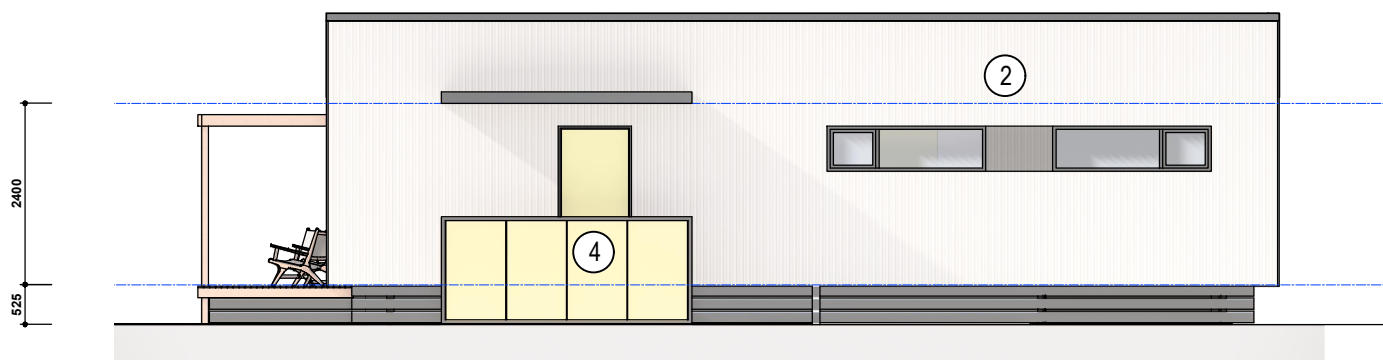
JOB CODE	222158
SHEET NUMBER	A003
REV	B



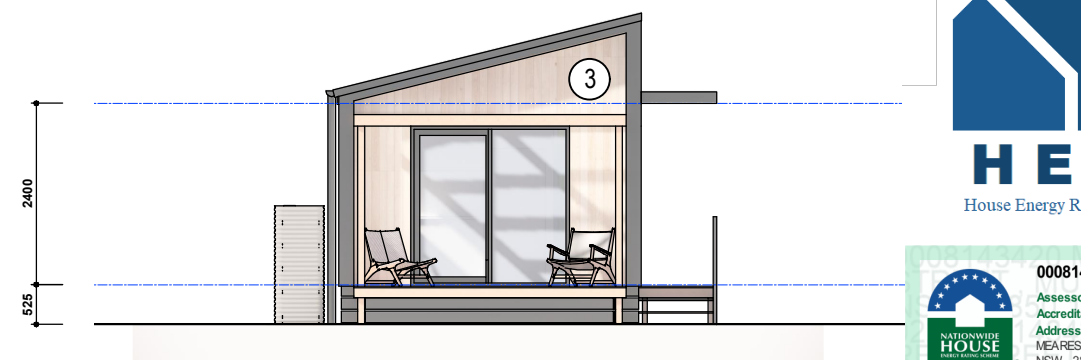
01 ELEVATION 01
SCALE: 1:50 @ A1, 1:100 @ A3



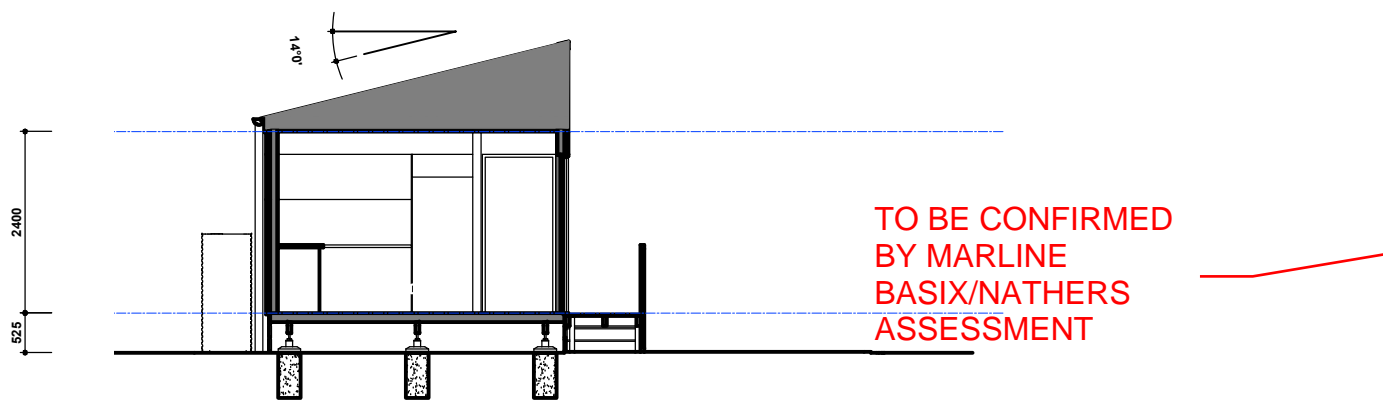
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SCALE: 1:50 @ A1, 1:100 @ A3



03 ELEVATION 03
SCALE: 1:50 @ A1, 1:100 @ A3



04 ELEVATION 04
SCALE: 1:50 @ A1, 1:100 @ A3



05 SECTION 01
SCALE: 1:50 @ A1, 1:100 @ A3

TO BE CONFIRMED BY MARLINE BASIX/NATHERS ASSESSMENT



BASIX AND NATHERS REQUIREMENTS - 1 BED DWELLINGS:		MUDGEE
WATER COMMITMENTS:		
SHOWERHEADS	4 STAR (> 4.5 BUT <= 6 L/min)	
TOILETS	6 STAR	
KITCHEN TAPS	5 STAR	
BATHROOM TAPS	5 STAR	
WATER TANK	3000 Lt TO COLLECT AT LEAST 115m ² ROOF AREA	
ENERGY COMMITMENTS:		
HOT WATER SYSTEM:	ELECTRIC HEAT PUMP - AIR SOURCED 31 TO 35 STCs	
BATHROOM VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
KITCHEN VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
LAUNDRY VENTILATION:	NATURAL VENTILATION	
COOLING:	3 STAR SINGLE PHASE AIR-CONDITIONING	
HEATING:	3 STAR SINGLE PHASE AIR-CONDITIONING	
LIGHTING:	ALL ROOMS TO HAVE DEDICATED LED LIGHTING	
COOKING APPLIANCES:	ELECTRIC OVEN AND COOKTOP	
THERMAL COMMITMENTS:		
EXTERNAL WALLS:	LIGHT CLADDING, SOLAR ABSORPTANCE 0.3 REFLECTIVE FOIL TO ONE SIDE OF INSULATION, ANTI-GLARE ON THE OTHER SIDE OF THE INSULATION R2.7 BULK INSULATION	
FLOOR:	MIN 19mm TIMBER FLOOR R3.0 BULK INSULATION IN CONTACT WITH FLOOR	
CEILING:	BULK INSULATION R3.0 CEILING BATTS. TO BEDROOM WRAP INSULATION WITH FOIL TO NATHERS REQUIREMENTS	
ROOF:	R3.5 REFLECTIVE SIDE DOWN, ANTI-GLARE SIDE UP INSULATED BLANKET	
WINDOW REQUIREMENTS:		
ALL WINDOWS:	THERMALLY BROKEN, ALUMINIUM FRAMED, DOUBLE GLAZED AIR FILL LOW SOLAR GAIN LOW-E CLEAR MAXIMUM U-VALUE: 3.1 SHGC: 0.27 LOWER LIMIT 0.26, SHGC UPPER LIMIT 0.28)	

PRELIMINARY

DATE	REV	DESCRIPTION	REC	APP
15.08.2022	B	DEVELOPMENT APPLICATION SET		
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

GENERAL NOTES:
ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
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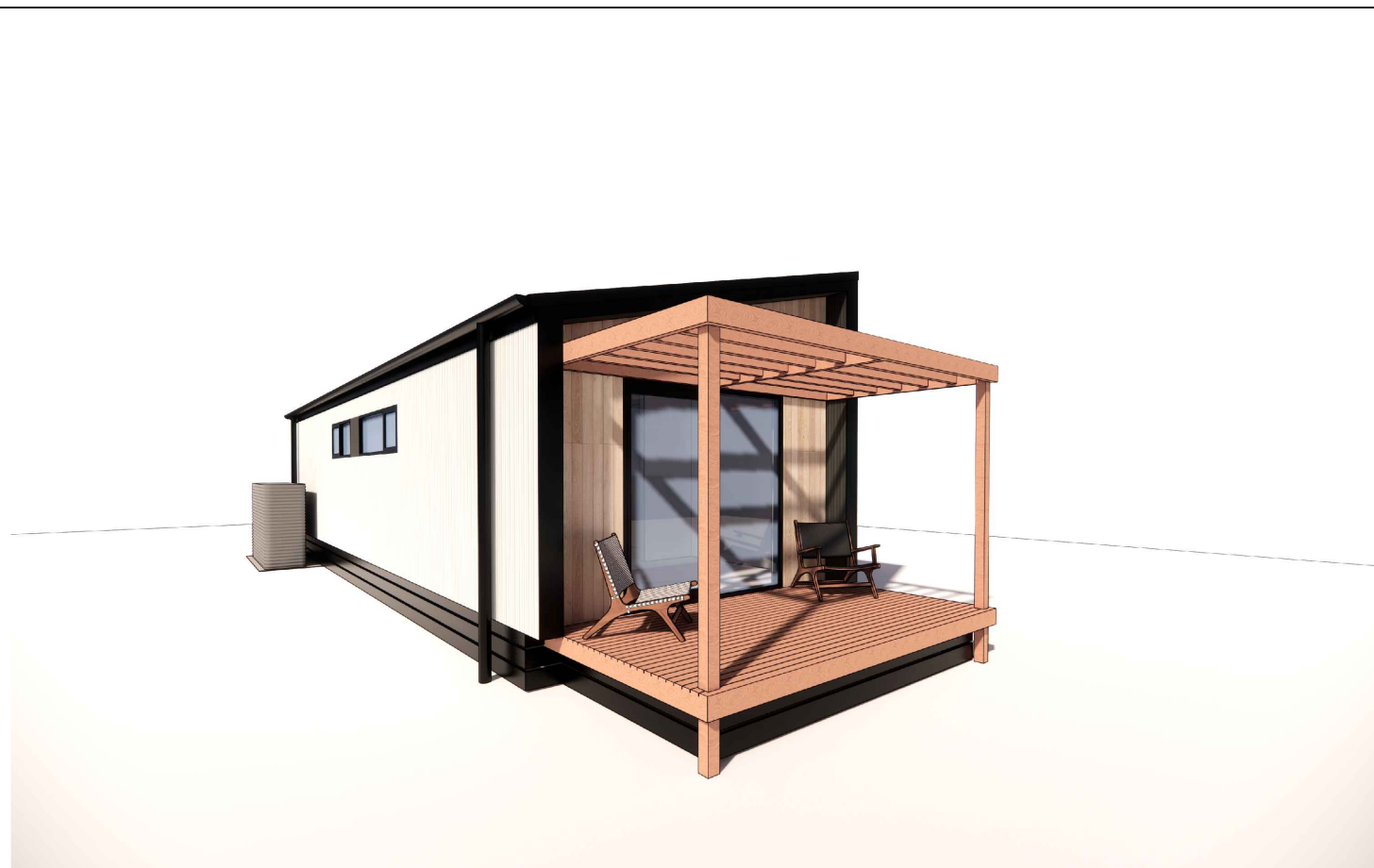
Premise
ORANGE OFFICE
154 PEISLEY STREET
ORANGE, NSW 2800
PH: (02) 6393 5000
WEB: www.premise.com.au

DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE
0 1 2 3m
SCALE 1:50 (A1)
DRAWING FILE
222158_04_4_MUDGEE_A001_A014.dwg
ORIGINAL SHEET SIZE A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE Lot 20, DP 1262637 Meares St, Mudgee
LOCATION	
SHEET TITLE	ELEVATIONS 1 BED DWELLING

JOB CODE	222158
SHEET NUMBER	A004
REV	B



01 **VIEW 01**
SCALE: NTS
A005



02 **VIEW 02**
SCALE: NTS
A005



03 **VIEW 03**
SCALE: NTS
A005



04 **VIEW 04**
SCALE: NTS
A005



0008143420 18 Oct 2022
 Assessor: Riley Coulson
 Accreditation No. HERA10174
 Address: MEARES STREET, MUDGEE, NSW, 2850
 hstar.com.au

PRELIMINARY

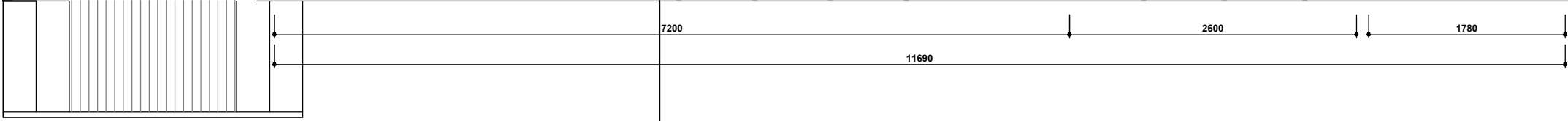
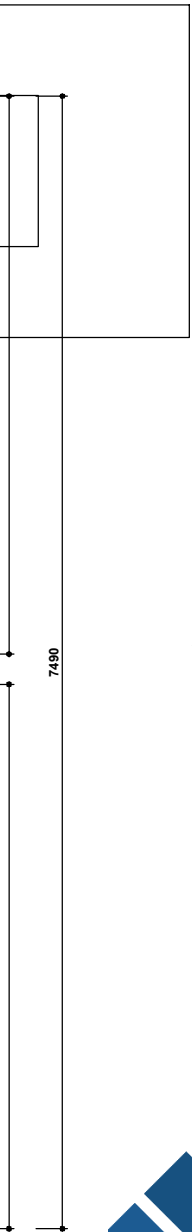
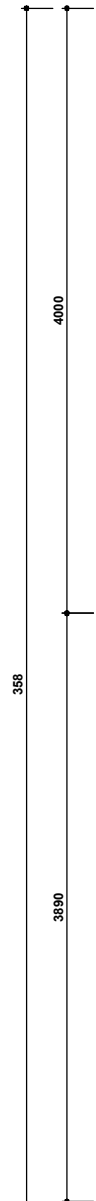
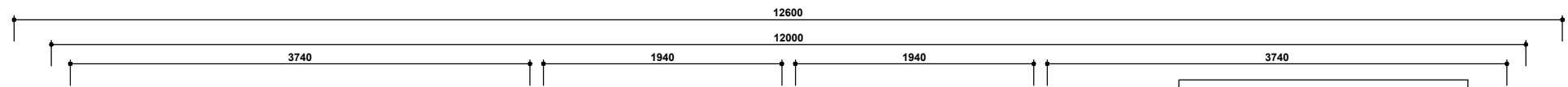
DATE	REV	DESCRIPTION	REC	APP
15.08.2022	B	DEVELOPMENT APPLICATION SET		
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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 WEB: www.premise.com.au

DRAWN jb	SCALE
CHECKED jb	
PROJECT MANAGER jb	
NOMINATED ARCHITECT James Buckley NSW ARB REG # 8504	DRAWING FILE 222158_04_4_MUDGEE_A001_A014.dwg ORIGINAL SHEET SIZE A1

CLIENT	PUBLIC WORKS ADVISORY	JOB CODE	222158
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE	SHEET NUMBER	A005
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee	REV	B
SHEET TITLE	IMAGES 1 BED DWELLING		



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 Assessor: Riley Coulson
 Accreditation No. HERA10174
 Address: MEARES STREET, MUDGEE, NSW, 2850
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DATE	REV	DESCRIPTION	REC	APP
15.08.2022	B	DEVELOPMENT APPLICATION SET		
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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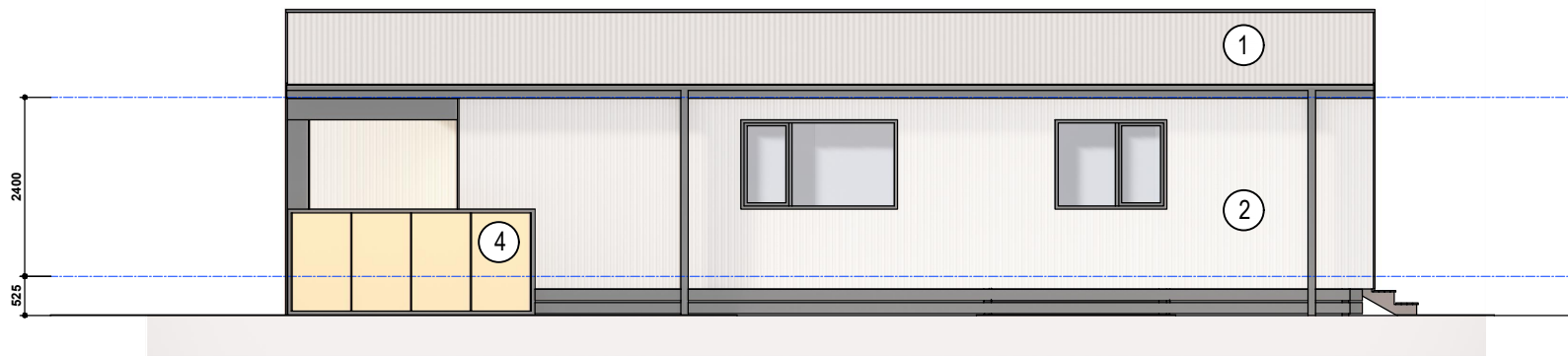
DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE

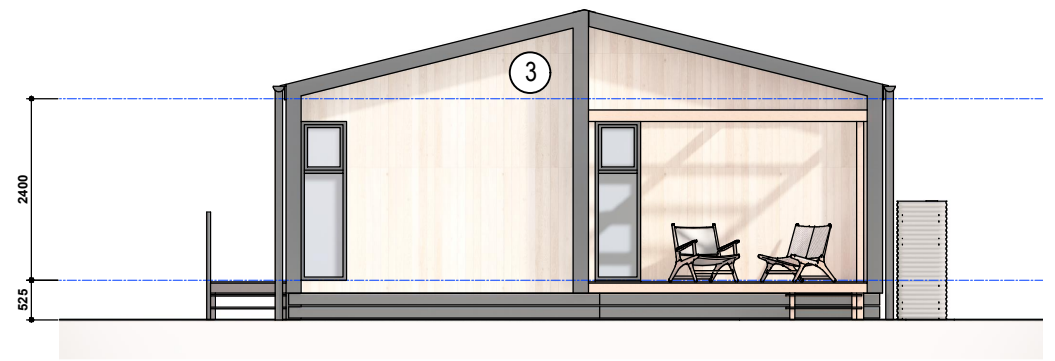
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 DRAWING FILE
 222158_04_4_MUDGEE_A001_A014.dwg
 ORIGINAL SHEET SIZE A1

CLIENT **PUBLIC WORKS ADVISORY**
 PROJECT **KEY WORKER HOUSING MUDGEE HEALTH SERVICE**
 LOCATION **Lot 20, DP 1262637 Meares St, Mudgee**
 SHEET TITLE **FLOOR PLAN 2 BED DWELLING**

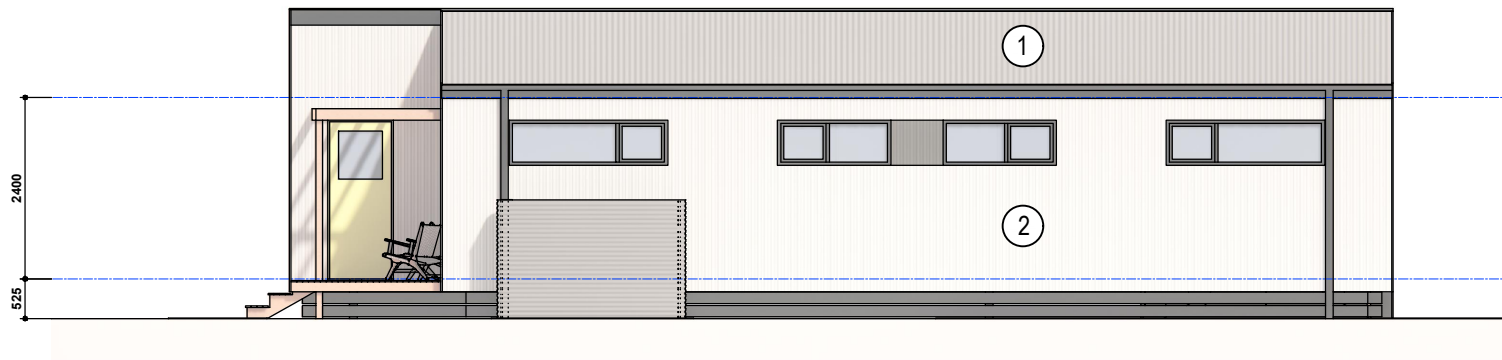
JOB CODE **222158**
 SHEET NUMBER **A006**
 REV **B**



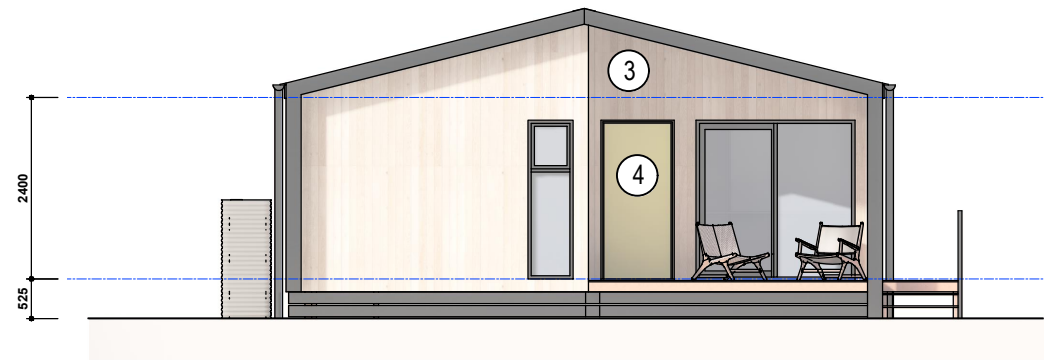
01 ELEVATION 01
A007 SCALE: 1:50 @ A1, 1:100 @ A3



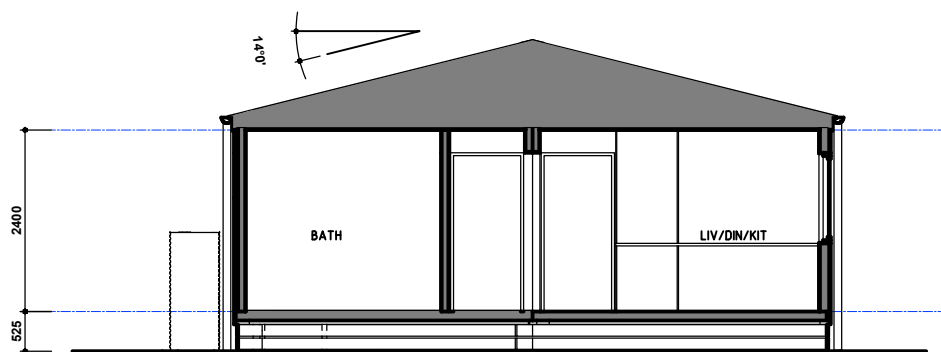
02 ELEVATION 02
A007 SCALE: 1:50 @ A1, 1:100 @ A3



03 ELEVATION 03
A007 SCALE: 1:50 @ A1, 1:100 @ A3



04 ELEVATION 04
A007 SCALE: 1:50 @ A1, 1:100 @ A3



05 SECTION 01
A007 SCALE: 1:50 @ A1, 1:100 @ A3

HERA
House Energy Raters Association

BY MARINE

0008143420 18 Oct 2022
Assessor Riley Coulson
Accreditation No. HERA10174
Address MEARES STREET, MUDGEE, NSW, 2850
hstar.com.au

BASIX AND NATHERS REQUIREMENTS - 2 BED DWELLINGS:		MUDGEE
WATER COMMITMENTS:		
SHOWERHEADS	4 STAR (> 4.5 BUT <= 6 L/min)	
TOILETS	6 STAR	
KITCHEN TAPS	5 STAR	
BATHROOM TAPS	5 STAR	
WATER TANK	3000 Lt TO COLLECT AT LEAST 115m ² ROOF AREA	
ENERGY COMMITMENTS:		
HOT WATER SYSTEM:	ELECTRIC HEAT PUMP - AIR SOURCED 31 TO 35 STCs	
BATHROOM VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
KITCHEN VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
LAUNDRY VENTILATION:	NATURAL VENTILATION	
COOLING:	3 STAR SINGLE PHASE AIR-CONDITIONING	
HEATING:	3 STAR SINGLE PHASE AIR-CONDITIONING	
LIGHTING:	ALL ROOMS TO HAVE DEDICATED LED LIGHTING	
COOKING APPLIANCES:	ELECTRIC OVEN AND COOKTOP	
THERMAL COMMITMENTS:		
EXTERNAL WALLS:	LIGHT CLADDING, SOLAR ABSORPTANCE 0.3 REFLECTIVE FOIL BOTH SIDES OF INSULATION R2.7 BULK INSULATION	
FLOOR:	MIN 19mm TIMBER FLOOR R1.0 BULK INSULATION IN CONTACT WITH FLOOR	
CEILING:	BULK INSULATION R3.0 CEILING BATTS	
ROOF:	R3.5 REFLECTIVE SIDE DOWN, ANTI-GLARE SIDE UP INSULATION BLANKET	
WINDOW REQUIREMENTS:		
ALL WINDOWS:	THERMALLY BROKEN, ALUMINIUM FRAMED, DOUBLE GLAZED AIR FILL LOW SOLAR GAIN LOW-E CLEAR MAXIMUM U-VALUE: 3.1 SHGC: 0.27 LOWER LIMIT 0.26, SHGC UPPER LIMIT 0.28)	

PRELIMINARY

DATE	REV	DESCRIPTION	REC	APP
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20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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jb
CHECKED
jb
PROJECT MANAGER
jb
NOMINATED ARCHITECT
James Buckley
NSW ARB REG # 8504

SCALE
0 1 2 3m
SCALE 1:50 (A1)

DRAWING FILE
222158_04_4_MUDGEE_A001_A014.dwg
ORIGINAL SHEET SIZE A1

CLIENT PUBLIC WORKS ADVISORY
PROJECT KEY WORKER HOUSING
MUDGEE HEALTH SERVICE
LOCATION Lot 20, DP 1262637
Meares St, Mudgee
SHEET TITLE ELEVATIONS 2 BED DWELLING

JOB CODE
222158
SHEET NUMBER
A007
REV
B



01 **VIEW 01**
SCALE: NTS
A005



02 **VIEW 02**
SCALE: NTS
A005



03 **VIEW 03**
SCALE: NTS
A005



04 **VIEW 04**
SCALE: NTS
A005



0008143420 18 Oct 2022
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PRELIMINARY

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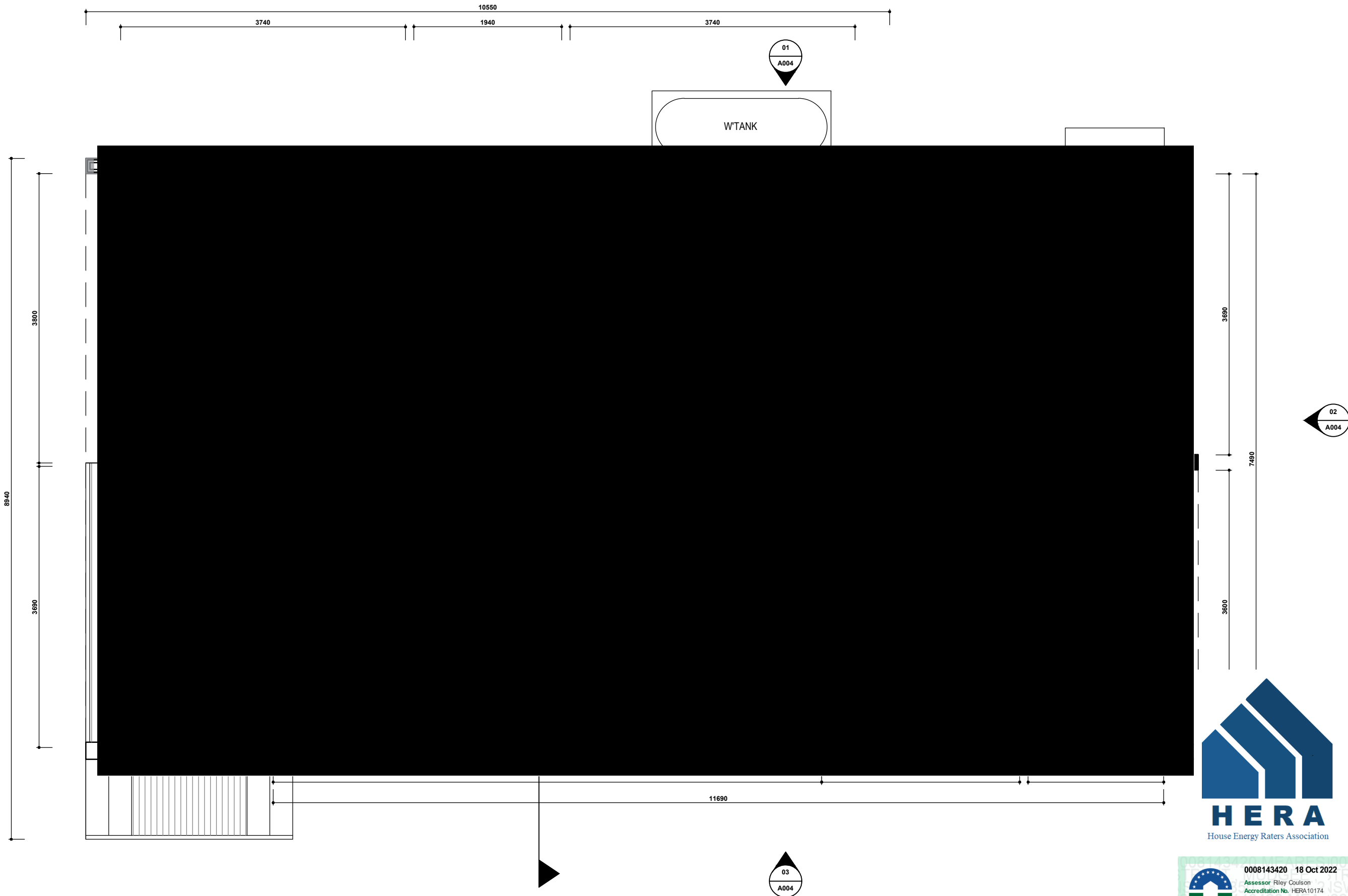
ORANGE OFFICE
 154 PEISLEY STREET
 ORANGE, NSW 2800
 PH: (02) 6393 5000
 WEB: www.premise.com.au

DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	222158_04_4_MUDGEE_A001_A014.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee
SHEET TITLE	IMAGES OF 2 BED DWELLING

JOB CODE	222158
SHEET NUMBER	A008
REV	B



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 Assessor Riley Coulson
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PRELIMINARY

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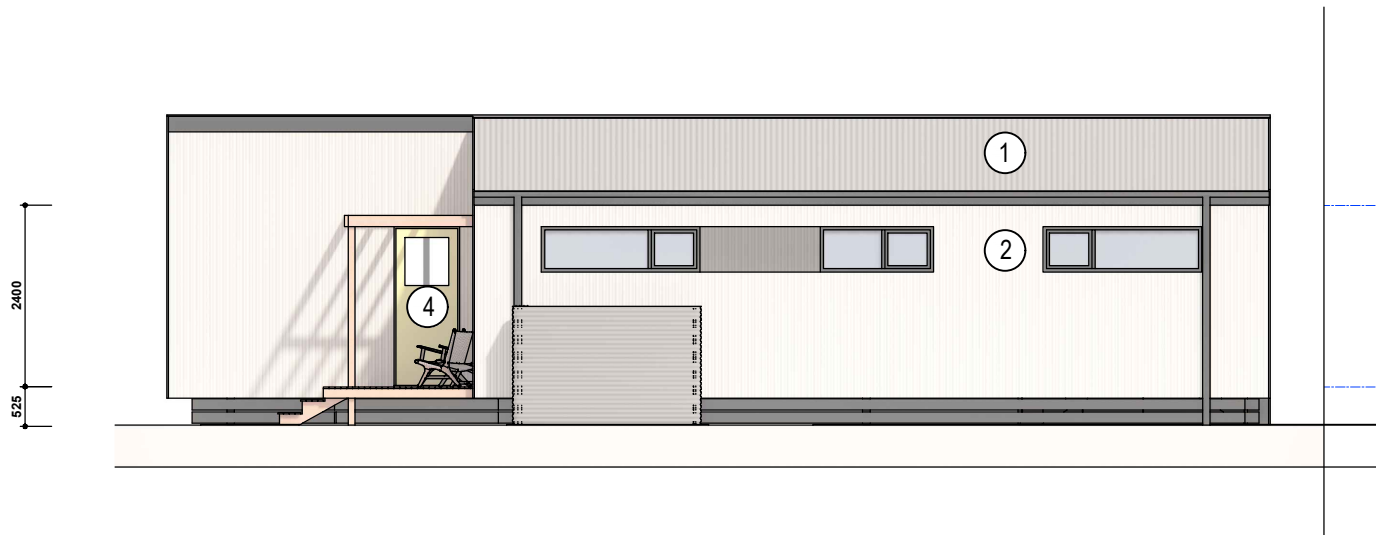
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 ORANGE OFFICE
 154 PEISLEY STREET
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DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

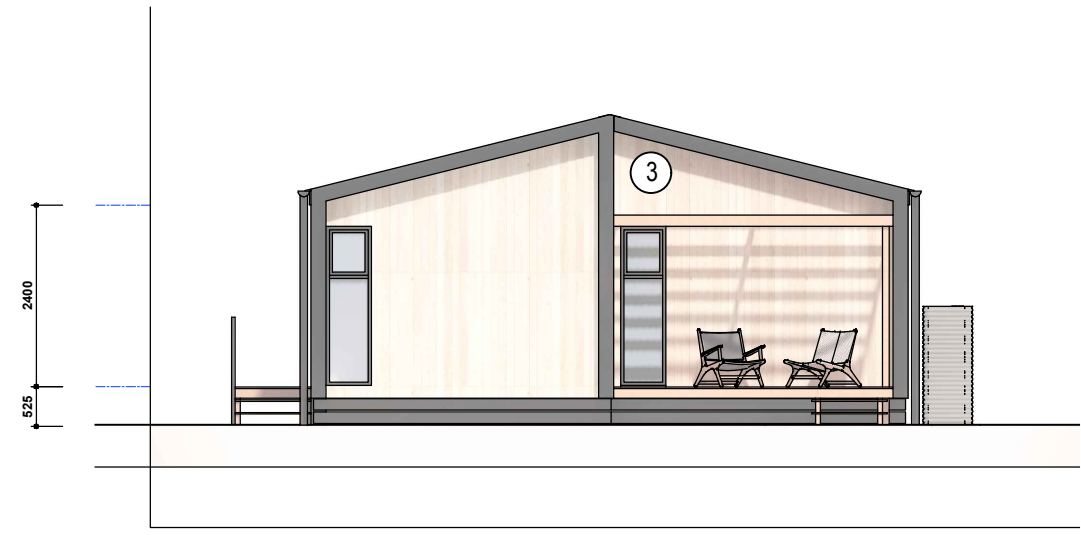
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 SCALE 1:25 (A1)
 DRAWING FILE
 222158_04_4_MUDGEE_A001_A014.dwg
 ORIGINAL SHEET SIZE A1

CLIENT PUBLIC WORKS ADVISORY
 PROJECT KEY WORKER HOUSING
 MUDGEE HEALTH SERVICE
 LOCATION Lot 20, DP 1262637
 Meares St, Mudgee
 SHEET TITLE FLOOR PLAN 2 BED 1 BATH DWELLING

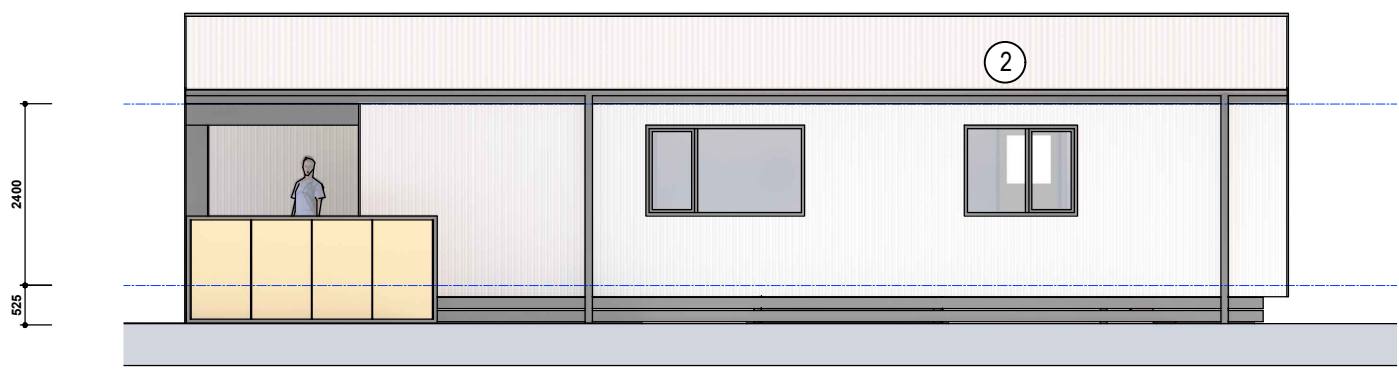
JOB CODE	222158
SHEET NUMBER	A009
REV	B



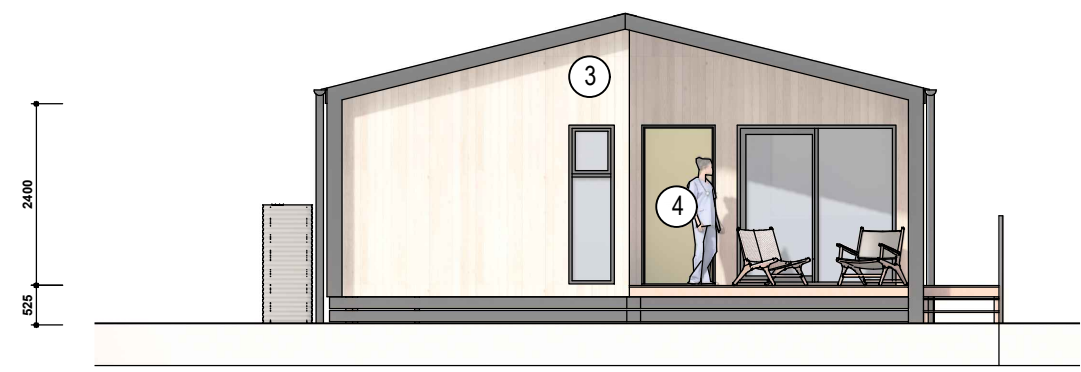
01 ELEVATION 01
SCALE: 1:50 @ A1, 1:100 @ A3



02 ELEVATION 02
SCALE: 1:50 @ A1, 1:100 @ A3

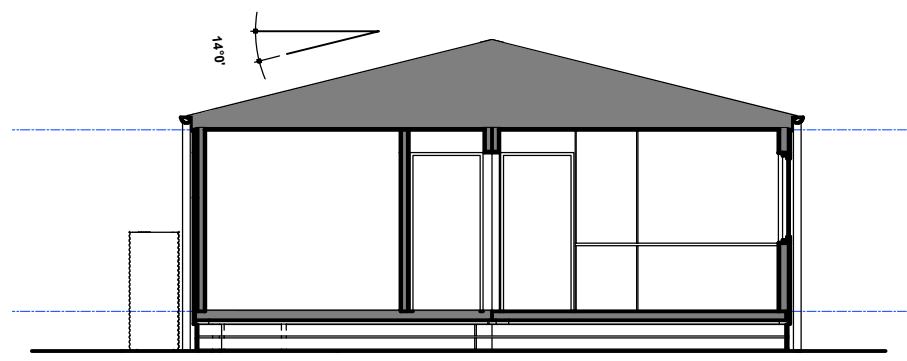


03 ELEVATION 03
SCALE: 1:50 @ A1, 1:100 @ A3



04 ELEVATION 04
SCALE: 1:50 @ A1, 1:100 @ A3

TO BE CONFIRMED
BY MARLINE
BASIX/NATHERS
ASSESSMENT



05 SECTION 01
SCALE: 1:50 @ A1, 1:100 @ A3

BASIX AND NATHERS REQUIREMENTS - 2 BED DWELLINGS:		MUDGEES
WATER COMMITMENTS:		
SHOWERHEADS	4 STAR (> 4.5 BUT <= 6 L/min)	
TOILETS	6 STAR	
KITCHEN TAPS	5 STAR	
BATHROOM TAPS	5 STAR	
WATER TANK	3000 Lt TO COLLECT AT LEAST 115m ² ROOF AREA	
ENERGY COMMITMENTS:		
HOT WATER SYSTEM:	ELECTRIC HEAT PUMP - AIR SOURCED 31 TO 35 STCs	
BATHROOM VENTILATION:	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF - MANUAL SWITCH ON/OFF	
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LAUNDRY VENTILATION:	NATURAL VENTILATION	
COOLING:	3 STAR SINGLE PHASE AIR-CONDITIONING	
HEATING:	3 STAR SINGLE PHASE AIR-CONDITIONING	
LIGHTING:	ALL ROOMS TO HAVE DEDICATED LED LIGHTING	
COOKING APPLIANCES:	ELECTRIC OVEN AND COOKTOP	
THERMAL COMMITMENTS:		
EXTERNAL WALLS:	LIGHT CLADDING, SOLAR ABSORPTANCE 0.3 REFLECTIVE FOIL BOTH SIDES OF INSULATION R2.7 BULK INSULATION	
FLOOR:	MIN 19mm TIMBER FLOOR R1.0 BULK INSULATION IN CONTACT WITH FLOOR	
CEILING:	BULK INSULATION R3.0 CEILING BATTS	
ROOF:	R3.5 REFLECTIVE SIDE DOWN, ANTI-GLARE SIDE UP INSULATION BLANKET	
WINDOW REQUIREMENTS:		
ALL WINDOWS:	THERMALLY BROKEN, ALUMINIUM FRAMED, DOUBLE GLAZED AIR FILL LOW SOLAR GAIN LOW-E CLEAR MAXIMUM U-VALUE: 3.1 SHGC: 0.27 LOWER LIMIT 0.26, SHGC UPPER LIMIT 0.28)	



0008143420 18 Oct 2022
Assessor Riley Coulson
Accreditation No. HERA10174
Address MEARES STREET, MUDGEES, NSW, 2850
NSW 2850 18 Oct 2022
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PRELIMINARY

DATE	REV	DESCRIPTION	REC	APP
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20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

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DRAWN	jb
CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE
0 1 2 3m
SCALE 1:50 (A1)
DRAWING FILE
222158_04_4_MUDGEES_A001_A014.dwg
ORIGINAL SHEET SIZE A1

CLIENT PUBLIC WORKS ADVISORY
PROJECT KEY WORKER HOUSING
MUDGEES HEALTH SERVICE
Lot 20, DP 1262637
Meares St, Mudgee
SHEET TITLE ELEVATIONS 2 BED 1 BATH DWELLING

JOB CODE
222158
SHEET NUMBER
A010
REV
B



01 **VIEW 01**
A005 SCALE: NTS



02 **VIEW 02**
A005 SCALE: NTS



03 **VIEW 03**
A005 SCALE: NTS



04 **VIEW 04**
A005 SCALE: NTS



0008143420 18 Oct 2022
 Assessor: Riley Coulson
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 Address: MEARES STREET, MUDGEE, NSW, 2850
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PRELIMINARY

DATE	REV	DESCRIPTION	REC	APP
15.08.2022	B	DEVELOPMENT APPLICATION SET		
20.07.2022	A	PRELIMINARY DEVELOPMENT APPLICATION DRAWINGS	JB	JB

GENERAL NOTES:
 ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
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 ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.
 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).
 ALL DRAWINGS MUST BE PRINTED IN COLOUR



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CHECKED	jb
PROJECT MANAGER	jb
NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

SCALE	
DRAWING FILE	222158_04_4_MUDGEE_A001_A014.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee
SHEET TITLE	IMAGES 2 BED 1 BATH DWELLING

JOB CODE	222158
SHEET NUMBER	A011
REV	B



VIEW FROM NORTH



0008143420 18 Oct 2022
 Assessor: Riley Coulson
 Accreditation No. HERA10174
 Address: MEARES STREET, MUDGEE, NSW, 2850
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PRELIMINARY

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NOMINATED ARCHITECT	James Buckley NSW ARB REG # 8504

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DRAWING FILE	222158_04_4_MUDGEE_A001_A014.dwg
ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY	JOB CODE	222158
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE	SHEET NUMBER	A012
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee	REV	B
SHEET TITLE	ARTISTS IMPRESSION OF DEVELOPMENT		

EXTERNAL FINISHES AND MATERIALS

①



ROOFING
COLORBOND SURFMIST
CUSTOM ORB

②



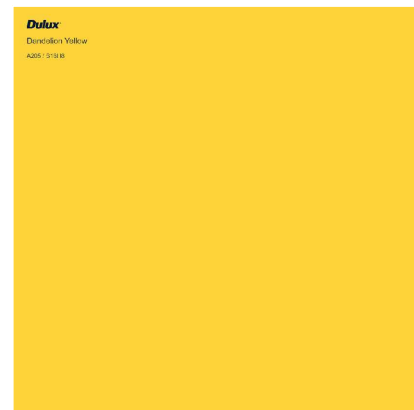
METAL CLADDING
COLORBOND SURFMIST
CUSTOM ORB

③



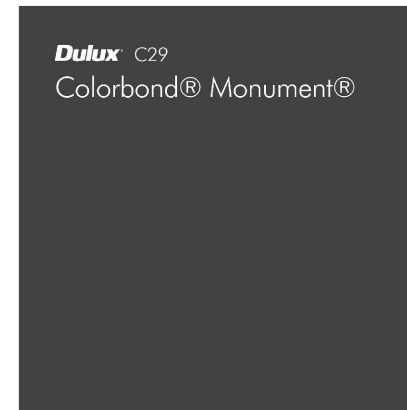
TIMBER LOOK CLADDING
DECOCLAD NARROWLINE
ALUMINIUM TIMBER LOOK CLADDING
VERTICAL
COASTAL SPOTTED GUM

④



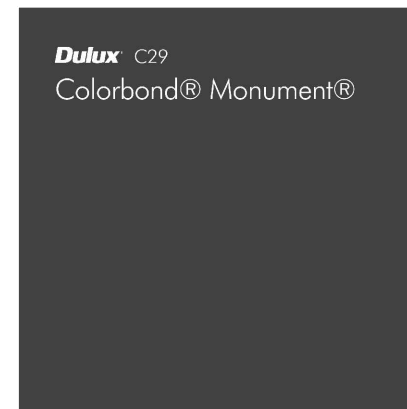
TIMBER DOORS & STAIR BALUSTRADE
DULUX DANDELION YELLOW
S16H8

⑤



GUTTERS, DOWNPIPES, CAPPINGS,
FLASHINGS
COLORBOND MONUMENT

⑥



WINDOW AND DOOR FRAMES
POWDERCOAT EQUAL TO COLORBOND
MONUMENT

⑦



DECKING
MODWOOD SAHARA
88MM WIDE X 23MM THICK BOARDS



NATURAL GRAIN COLLECTION - 88mm DECKING
Sahara - Brushed



PRELIMINARY

DATE	REV	DESCRIPTION	REC	APP
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SCALE	
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ORIGINAL SHEET SIZE	A1

CLIENT	PUBLIC WORKS ADVISORY
PROJECT	KEY WORKER HOUSING MUDGEE HEALTH SERVICE
LOCATION	Lot 20, DP 1262637 Meares St, Mudgee
SHEET TITLE	EXTERNAL MATERIALS SCHEDULE

JOB CODE	222158
SHEET NUMBER	A013
REV	B






APPENDIX C

DCP COMPLIANCE TABLE





Table 3 – Development Control Plan Matters and Assessment

Objective/requirement	Standard	Assessment	Compliance?
Multi Dwelling Housing			
	<ul style="list-style-type: none"> • Be located within the Heritage Conservation Areas of Mudgee or Gulgong and or within a Village Zone; or • Be on a lot with two street frontages; or • Be on any residential lot with a frontage width greater than 25m; or • Must not be located on a lot which adjoins a lot which is approved for or contains multiple dwellings outside the Heritage Conservation Areas of Mudgee or Gulgong and or within a Village zone. 	<ul style="list-style-type: none"> • The proposed development is located within the Heritage conservation area of Mudgee and within a lot which has two street frontages, which each exceed 25m. 	
Built Form			
Design	<p>(a) Where existing buildings are to be retained as part of an overall proposal, those structures are to be upgraded to integrate with the new development.</p> <p>(b) Verandahs, steps in the roof line or other architectural features should be incorporated in the design to provide visual relief and to minimise the bulk and scale of development.</p> <p>(c) The design of the proposal must:</p> <ul style="list-style-type: none"> • Optimise solar access and lot orientation; and 	<ul style="list-style-type: none"> • No existing buildings are to be retained as part of an overall proposal. • The proposed dwellings have been architecturally designed to achieve a contemporary style which will sit comfortably with the existing buildings and infrastructure within the MHS. • It should be noted that the proposed dwellings will be setback within the lot and will generally be concealed from view from Church Street and Meares Street. In this regard, the proposed development will have a negligible impact on the existing streetscape. 	


Objective/requirement	Standard	Assessment	Compliance?
	<ul style="list-style-type: none"> • Be consistent with the appearance of the streetscape - the scale, spacing, setbacks and landscaping of buildings; and • Positively enhance the streetscape. 		
<p>Building Scale Height and Bulk</p>	<p>(a) Development, particularly when viewed from the street should be compatible with the scale of buildings in the immediate locality, consistent with the objectives of the zone and should not be visually obtrusive as a consequence of their height.</p> <p>(b) In determining appropriate building heights Council shall have regard for the scale of future development for which provision is made in the locality.</p> <p>(c) The maximum height of the building at any point shall be measured as the vertical distance between the ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communications devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.</p> <p>(d) Buildings shall not exceed two storeys and generally should not exceed 8.5 metres in height.</p> <p>(e) Each development or building will be assessed on its merits in terms of its visual impact on the streetscape and impact on the amenity, privacy, views and solar access of the surrounding properties.</p>	<ul style="list-style-type: none"> • As noted above, the proposed dwellings will be setback within the lot and will generally be concealed from view from Church Street and Meares Street. Given that the proposed dwellings will be single storey only, they will not be visually obtrusive in any manner. • All proposed dwellings are single-story with maximum height in the order of 4.1m from the existing ground level to the ridgeline of roof. • Given the single storey nature of each dwelling, they are unlikely to have any detrimental overshadowing impact. 	

Objective/requirement	Standard	Assessment	Compliance?								
	<p>(f) Council may require an applicant to prepare and submit to Council shadow diagrams in order to determine the impact of a proposal on buildings and landscaped areas.</p> <p>Such diagrams should be based on a survey of the relevant site and adjoining development. It is essential that shadow diagrams be based on such detailed information in view of the fact that the shadows are the result of the relative height of structures and not just the height of a structure above ground level. In this regard the resultant shadow cast by a structure can vary greatly depending whether the structure is uphill or downhill of the area in question.</p>										
Setbacks	<p>(a) 4.5 metres to street frontage (b) 3 metres to side and rear boundaries (c) 3 metres to secondary frontages</p>	<ul style="list-style-type: none"> The proposed development will achieve the minimum setbacks. However it is noted that the deck of the one-bedroom dwellings will encroach within the setback area. 	Partial compliance								
Development Density	<p>(a) The number of units accommodated on a specific site shall be as follows; These density standards apply to the Gulgong and Mudgee Conservation areas:</p> <table border="1" data-bbox="645 1235 1173 1356"> <thead> <tr> <th>Unit Type</th> <th>Site Area</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom unit</td> <td>1 dwelling unit per 250m² of site</td> </tr> <tr> <td>2 bedroom unit</td> <td>1 dwelling unit per 280m² of site</td> </tr> <tr> <td>3 bedroom unit</td> <td>1 dwelling unit per 310m² of site</td> </tr> </tbody> </table>	Unit Type	Site Area	1 Bedroom unit	1 dwelling unit per 250m ² of site	2 bedroom unit	1 dwelling unit per 280m ² of site	3 bedroom unit	1 dwelling unit per 310m ² of site	<ul style="list-style-type: none"> There are two one-bedroom dwellings and two two-bedroom dwellings proposed for the site area of 38,084m² which is compliant to the required development density of the Mudgee Heritage Conservation area. The area of the one bedroom dwellings is 46.8 m², which does not comply with the standard. Given that each dwelling will only be used on a temporary, it is 	Partial compliance
Unit Type	Site Area										
1 Bedroom unit	1 dwelling unit per 250m ² of site										
2 bedroom unit	1 dwelling unit per 280m ² of site										
3 bedroom unit	1 dwelling unit per 310m ² of site										


Objective/requirement	Standard	Assessment	Compliance?								
	(b) the minimum floor area (excluding balconies and garages) for multi-dwelling housing are as follows; <table border="0"> <thead> <tr> <th>Unit Type</th> <th>Floor Area m²</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom unit</td> <td>55</td> </tr> <tr> <td>2 bedroom unit</td> <td>70</td> </tr> <tr> <td>3 bedroom unit</td> <td>85</td> </tr> </tbody> </table>	Unit Type	Floor Area m ²	1 Bedroom unit	55	2 bedroom unit	70	3 bedroom unit	85	considered that this non-compliance should be accepted in this instance. <ul style="list-style-type: none"> The area of two-bedroom units is 91.5 m², which is compliant with the standards. 	
Unit Type	Floor Area m ²										
1 Bedroom unit	55										
2 bedroom unit	70										
3 bedroom unit	85										
Landscaping	(a) Site landscaping must not be less than 40% of the site area. (b) Landscaping shall consist of well advanced trees and shrubs, preferably with a predominance of native species. (c) The area of the site between the front building line and the street frontage must be landscaped as common property to a depth of at least 5m. (d) landscaping is to be completed prior to the release of the Construction Certificate.	<ul style="list-style-type: none"> Given that the proposed development forms part of the MHS, it is considered unnecessary to strictly apply the landscaping requirement of 40% of the site area. Existing landscaping consist of mature trees and shrubs including native species. Proposed landscaping includes Banana split, Eskdale, Mighty sunset, and Nyalla as shown in the architectural plans in Appendix A. Given that the proposed development will be setback within the lot and generally be screened from view from the street, it considered unnecessary to apply any specific requirement for landscaping between the proposed development and the street frontage. 									
Site Coverage and Private Open Space	(a) The maximum site coverage (excluding driveways) for residential development on land identified for medium density development, as a percentage of the total site area, shall not exceed 40%. (b) Each dwelling shall have a principal private open space with a minimum area of 40 square metres and a minimum dimension	<ul style="list-style-type: none"> The maximum site coverage does not exceed 40%. Given that proposed dwellings are intended to provide temporary accommodation it is considered unnecessary to provide independent private open space. Notwithstanding, an area of open space will be provided around each dwelling. Rainwater tanks are not located within the open space area as shown in the architectural plans in Appendix 									

Objective/requirement	Standard	Assessment	Compliance?
	<p>of 5 metres (width and depth). These areas must be directly accessed from the living areas. For the purposes of this clause, living area means any room or rooms within the dwelling which are generally available for day-to-day use by residents and visitors and include such rooms as lounge, dining and rumpus rooms.</p> <p>(c) Rainwater tanks are not to be located within the principal private open space.</p> <p>(d) Patios, decks, balconies at or near ground level may only be counted as principal private open space, under the same roof, when they have a direct northerly aspect and are less than 25% of the overall private open space requirement.</p> <p>(e) Wherever a dimension is less than 5 metres, it will not be counted as part of the calculation for a principal private open space.</p> <p>(f) Where principal private open space in the front setback is permitted, these shall be located behind a suitably landscaped area with a minimum width of 1.5 metres to the front boundary. Such landscaping shall be maintained at all times to Council's satisfaction. Fencing of such areas will be incorporated into the landscaped area. The use of 'Colorbond' or similar fencing of these is prohibited in favour of timber or masonry materials.</p>	<p>A. They will be located immediately adjacent to each dwelling.</p>	

Objective/requirement	Standard	Assessment	Compliance?
	<p>(g) For all forms of development, at least 75% of each required principal private open space area and internal living areas shall receive at least three hours effective sunlight between the hours of 9.00 am and 3.00 pm on 21 June (Winter solstice). Council may require submission of shadow diagrams to demonstrate compliance with the requirement above.</p>		
<p>Vehicular Access and Parking</p>	<p>(a) The table for calculating the total number of car parking spaces required is shown in clause 4.1 of the MWDCP. One space only is to be allocated as resident parking for each dwelling with the remainder of the total requirement to be provided as visitor car parking, which is to remain available for use at all times. The second space required for a unit must be provided as general visitor parking or as an open space associated with the unit.</p> <p>Note: Car parking calculations shall be rounded up to the nearest whole number.</p> <p>(b) For dwellings above commercial premises, car parking shall be provided at the mentioned rates, except in the case of a single dwelling, which requires one car parking space only.</p> <p>(c) Car parking must be designed so that either ingress to or egress from each space can be achieved in one movement.</p>	<ul style="list-style-type: none"> • A total six car-parking spaces will be provided in accordance with the requirement. • Car parking will be designed in accordance with the relevant standards. 	<p style="text-align: center;">✓</p>

Objective/requirement	Standard	Assessment	Compliance?
	(d) Parking shall be located so that vehicles can enter and leave in a forward direction. (e) All geometric standards applicable to site access and car parking layout are to be in accordance with Council's Development Control Plan - Car Parking.		
Vehicular Access Design.	(f) Driveways are not to be continuous straight lines and are to be offset by landscaped sections and/or unit layout. (g) Driveways are to be designed as follows: <ul style="list-style-type: none"> • A pavement width of 3 metres is required for developments of 3 to 4 dwellings. • A pavement width of 6 metres is required for developments of 5 or more dwellings. • Where the length of driveway exceeds 30m, the width of pavement must be 6m at intervals. This width may be varied along its length subject to provision being made for passing along the driveway. (h) Where access is to a major road a pavement width of not less than 6 metres for the first 5 metres of the driveway adjoining the road boundary is to be provided. (i) Driveways are to be offset a minimum of 2 metres from any side boundary for the full length of the required front setback (ie. 6 metres or 7.5 metres). The setback area should be suitably landscaped to screen the hardstand driveway surfaces and to provide visual appeal to the streetscape.	<ul style="list-style-type: none"> • The proposed carpark has been designed as an extension of the existing MHS carpark. In this regard it is considered that the vehicle access design requirements for multi-dwelling housing should not strictly apply. • Notwithstanding, it is noted that the proposed car park has not been designed ins straight line, it suitably offset from side boundaries and will be softened by the proposed landscaping. 	

Objective/requirement	Standard	Assessment	Compliance?
<p>Privacy and Amenity</p>	<p>Where windows or balconies of dwellings are within 6 metres and facing windows or balconies of adjacent dwellings, windows must be offset by a minimum of 1 metre from the edge of the opposite window and balconies be screened or oriented to ensure visual privacy.</p> <p>Window openings at first floor level and above should be orientated or designed to minimise the potential for overlooking of adjacent properties and the consequent loss of privacy.</p> <p>Windows which are orientated towards adjoining properties and do not adequately restrict overlooking will be required to be opaque finish or located at appropriate heights above floor level to minimise overlooking of adjoining properties.</p> <p>All developments are required to provide a 1.8m high fence on the boundary of the development site and between private open space areas of individual units.</p> <p>All fencing is to be provided at full cost to the developer. All fencing which is in front of the building line shall be constructed of timber and/or masonry materials.</p>	<ul style="list-style-type: none"> • As previously noted, given that the proposed dwellings are intended to provide temporary accommodation only, it is considered unnecessary to achieve a level of privacy typically associated with a residential use. • Notwithstanding, the proposed dwellings have been designed and set out to minimise the potential for direct overlooking or views into the internal private space of each dwelling. • Further, given that there are no other residential uses immediately adjoining the proposed development, it is considered unnecessary to alter the existing boundary fencing. 	<p>Partial compliance</p>
<p>Acoustic Privacy</p>	<p>(a) Site layout should separate active recreational areas, parking areas, vehicle accessways and service equipment areas from bedroom areas of dwellings.</p>	<ul style="list-style-type: none"> • The proposed dwellings will be well separated from the balance of the MHS facility and will not be subjected to uncontrollable external noise. 	<p>✓</p>

Objective/requirement	Standard	Assessment	Compliance?
	(b) Development adjacent to high levels of uncontrollable external noise shall incorporate a building design and external wall treatments to minimise the entry of that noise.		
Waste Disposal	<p>Development applications should provide details of an appropriate means of waste disposal via the provision of individual 240 litre mobile garbage, recycling bins to each dwelling.</p> <p>All dwellings should provide an external access to the rear of the development (private open space area) to enable garbage bins to be taken to the street without the need for moving the bins through the dwelling. A garage can be used for this purpose if it provides direct access to the rear courtyard. All garbage bins should be stored within the private open space or garage of the dwelling.</p> <p>Waste disposal collection points should not compromise the amenity of future residents in terms of noise, odour or aesthetic impact.</p>	<ul style="list-style-type: none"> Each dwelling will be provided with garbage storage. Notwithstanding, waste will be managed as part of the broader MHS. 	



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