

It is considered that the proposed amendment provides a positive response to point A above as it will provide for an extension of the existing carpark and landscaped area along Meares Street. As such, the proposed amendment will have a negligible impact on the existing visual amenity of the immediate area.

With regard to Points B to D, it is considered that that these matters can be achieved by the existing Condition 41.

With regard to Point E, it is noted that the existing tree located nearby the proposed car park will be retained.

Based on the foregoing, it is considered that Council should accept the proposed amendment and issue development consent.

If you wish to discuss this matter further, please contact Jay Shah on 0449 922 986 or via email on jay.shah@premise.com.au.

Yours sincerely

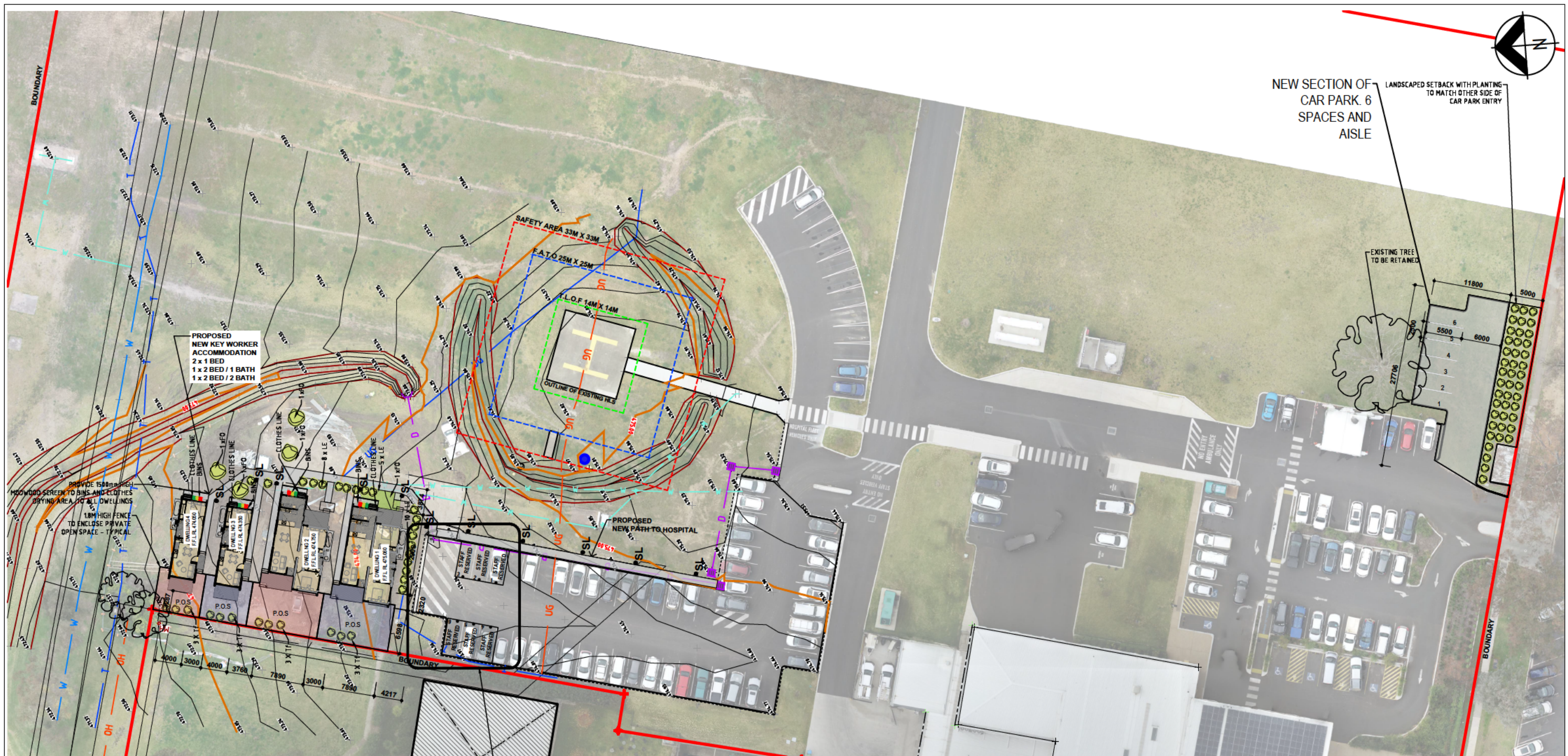


JAMES BUCKLEY
Principal Architect
NSW ARB #8504



APPENDIX A

AMENDED PLAN



NEW SECTION OF CAR PARK. 6 SPACES AND AISLE

LANDSCAPED SETBACK WITH PLANTING TO MATCH OTHER SIDE OF CAR PARK ENTRY



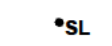
PROPOSED NEW KEY WORKER ACCOMMODATION
2 x 1 BED
1 x 2 BED / 1 BATH
1 x 2 BED / 2 BATH

PROVIDE 1500mm HIGH WOOD SCREEN TO BINS AND CLOTHES DRYING AREA FOR ALL DWELLINGS

1.8M HIGH FENCE TO ENCLOSE PRIVATE OPEN SPACE - TYPICAL

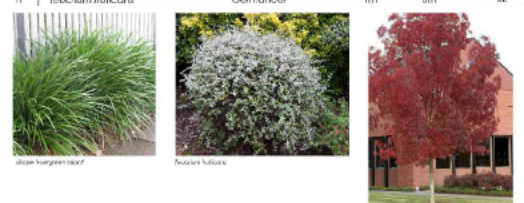
DEDICATE 6 EXISTING CAR SPACES HERE TO PROPOSED ACCOMMODATION. IN ACCORDANCE WITH COUNCIL DA CONDITIONS EACH SPACE TO HAVE A LOCKABLE BOLLARD, BE NUMBERED 1-6 AND HAVE TEXT MARKING STATING "STAFF RESERVED"

LANDSCAPING NOTES

-  EXISTING VEGETATION TO BE RETAINED
-  AREA OF SITE TO BE SEEDED 1,000m²
-  *SL SENSOR LIGHT TO PATH

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	POT SIZE
TREES				
FO	<i>Fraxinus oxycarpa</i>	10m	6m	100L
SHRUBS / GROUNDCOVERS				
LE	<i>Litsea 'Evergreen Giant'</i>	0.6m	0.6m	3L
TI	<i>Teucrium Bullicarum</i>	1m	3m	3L



PRIVATE OPEN SPACE (P.O.S.) (FENCED AREAS TO NW OF DWELLINGS INCLUDING PERGOLA AREAS SHADED ON SITE PLAN)

DWELLING 1	83 SQM
DWELLING 2	81 SQM
DWELLING 3	42 SQM
DWELLING 4	40 SQM

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
20.04.2023	E	PROPOSED SITE PLAN ALTERED TO SHOW ALTERNATIVE PARKING ARRANGEMENTS	JB	JB
17.11.2022	D	TENDER ISSUE	JB	JB
10.11.2022	C	PRE-TENDER REVIEW SET	JB	JB
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 ON. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENS ONE 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 & THE R CONDT ONE 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 CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

ALL DRAWINGS MUST BE PRINTED IN COLOUR

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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_A_MUDGEES_A001_A013_REV_C.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 PROPOSED SITE PLAN WITH ALTERNATE PARKING

JOB CODE 222158

SHEET NUMBER A002

REV E