

proposed accessible studio cabin  
for  
Gulgong Tourist Park  
17/07/2023



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All site dimensions and levels are to be verified and confirmed by the client prior to the commencement of works.

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-1	cover page
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-5	elevations

client:  
Gulgong Tourist Park

project:  
proposed accessible studio cabin

address:  
8 Goolma Rd, Gulgong NSW 2852

drawn by: km

scale: 1:47.47, 1:1.50,  
1:1 on A3

date: 17/07/2023

cover page	
job no: 4007_3C	sheet no: -1



# Gulgong Analysis

Gulgong's development future aligns with the community's vision while also preserving its historical heritage. The town has a rich history as a significant location during the Australian gold rush era, and its preservation and promotion are important to the community. In terms of development, Gulgong aims to strike a balance between preserving its historical character and promoting sustainable growth and modernization.

Key elements that align with the community's vision for Gulgong's development future may include:

**Historical Heritage Preservation:** The community places value on preserving Gulgong's historical buildings, streetscapes, and landmarks that showcase its gold rush history. Efforts may include heritage protection measures, restoration projects, and promotion of heritage tourism.

**Sustainable Growth:** Gulgong aims to encourage sustainable development practices that minimize environmental impact. This may involve incorporating green infrastructure, promoting renewable energy, and implementing sustainable building and landscaping practices.

**Enhancing Tourism and Visitor Experience:** Gulgong recognizes the importance of tourism and seeks to enhance the visitor experience. This can be achieved through the development of tourism infrastructure, promotion of cultural and heritage events, and improving amenities for visitors.

**Community Engagement and Well-being:** The community's vision may prioritize community engagement and well-being. This can involve creating public spaces, parks, and recreational facilities that foster community interaction and support residents' physical and mental well-being.

**Supporting Local Businesses:** Gulgong aims to support and promote local businesses, particularly those that align with the town's character and heritage. Encouraging entrepreneurship, local arts and crafts, and specialty shops can contribute to the economic vitality of the community.

# Our Commitment

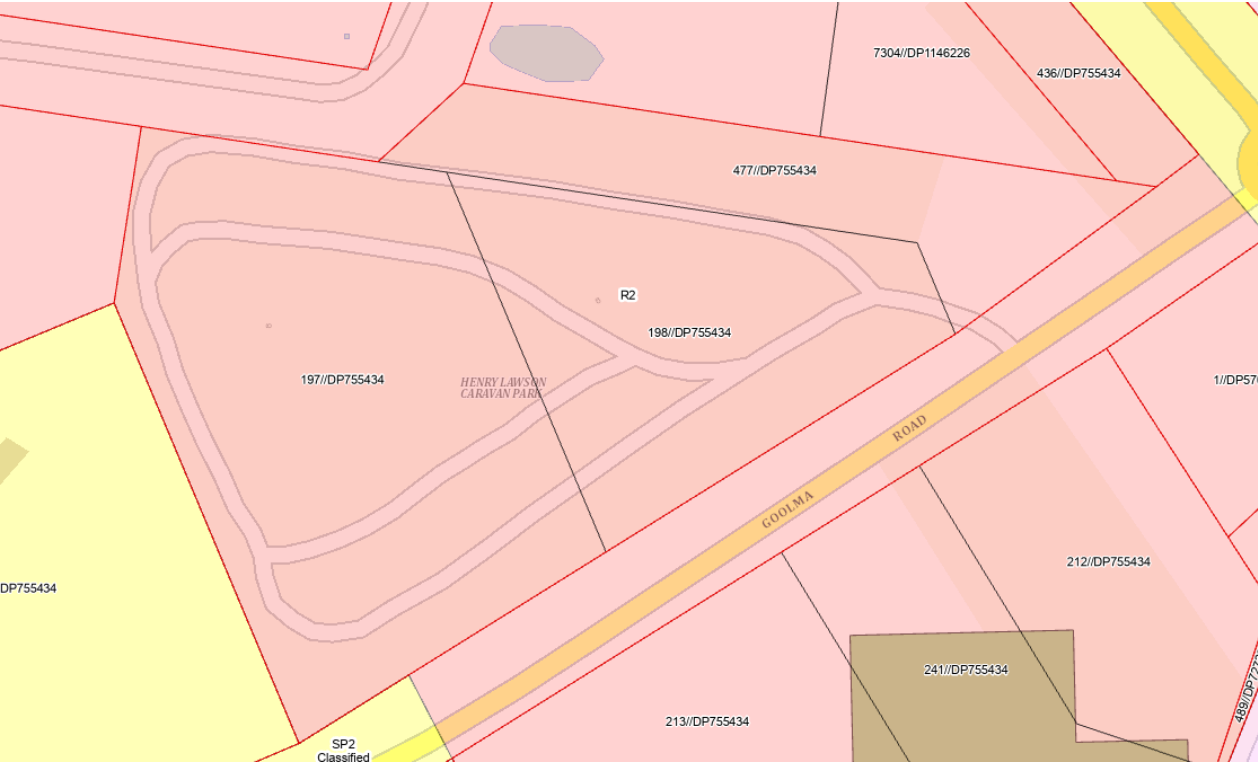
We are committed to abiding by and utilizing the rules and guidelines established for the development of Gulgong in alignment with the community's vision. Our approach is rooted in a deep respect for the town's historical heritage while embracing sustainable growth and meeting the evolving needs of the community. We will actively engage in detailed site analysis and assessment to ensure that any development plans consider the unique characteristics of the area and minimize any potential negative impacts.

By adhering to the established vision for the locality, we will implement development controls that promote responsible growth, preserve historical landmarks, protect the environment, and enhance the overall quality of life for residents. Through transparent and collaborative decision-making, we aim to foster a sense of ownership and pride among the community, ensuring that Gulgong's development future remains true to its historical heritage and aligns with the aspirations of its residents.

N

Gulgong tourist park

Main arterial road



Lot/Section/Plan no: 197//DP755434 - 198//DP755434  
NSW PLANNING PORTAL - Showing no overlays triggered



<div><div><div>UNIPLAN</div><div>GROUP</div></div><div>Modern forms, functional design</div></div> <div><div>Uniplan Group Pty Ltd</div><div>53 Seaton Street   PO Box 5004   Armidale NSW 2350</div><div>t: + 61 2 6773 8500   FREECALL: 1800 UNIPLAN</div><div>www.uniplangroup.com.au   email: sales@uniplangroup.co</div></div>	<div>This drawing may contain items or elements of work which are shown for indicative purposes only and are not included in the Contract price unless expressly noted in the Specification or other Contract Documents</div> <div>Drawings are protected by copyright and remain the property of Uniplan Group. No part of this document may be reproduced or copied without permission of Uniplan Group.</div> <div>All site dimensions and levels are to be verified and confirmed by the client prior to the commencement of works.</div>	<div>client:</div> <div>Gulgong Tourist Park</div>	<div>drawn by:</div> <div>km</div>	Location Plan	
		<div>project:</div> <div>proposed accessible studio cabin</div>	<div>scale:</div> <div>on A3</div>	<div>job no:</div> <div>4007_3C</div>	<div>sheet no:</div> <div>-2</div>
		<div>address:</div> <div>8 Goolma Rd, Gulgong NSW 2852</div>	<div>date:</div> <div>17/07/2023</div>		



Site Calculations

Proposed site for CABIN 1	
Total site area:	121.55m <sup>2</sup>
Total floor area:	52.62m <sup>2</sup>
Site utilization %:	43.29%

Proposed site for CABIN 5	
Total site area:	124.21m <sup>2</sup>
Total floor area:	49.01m <sup>2</sup>
Site utilization %:	39.45%

Proposed site for CABIN 2	
Total site area:	154.95m <sup>2</sup>
Total floor area:	49.01m <sup>2</sup>
Site utilization %:	31.62%

Proposed site for CABIN 6	
Total site area:	121.92m <sup>2</sup>
Total floor area:	49.01m <sup>2</sup>
Site utilization %:	40.19%

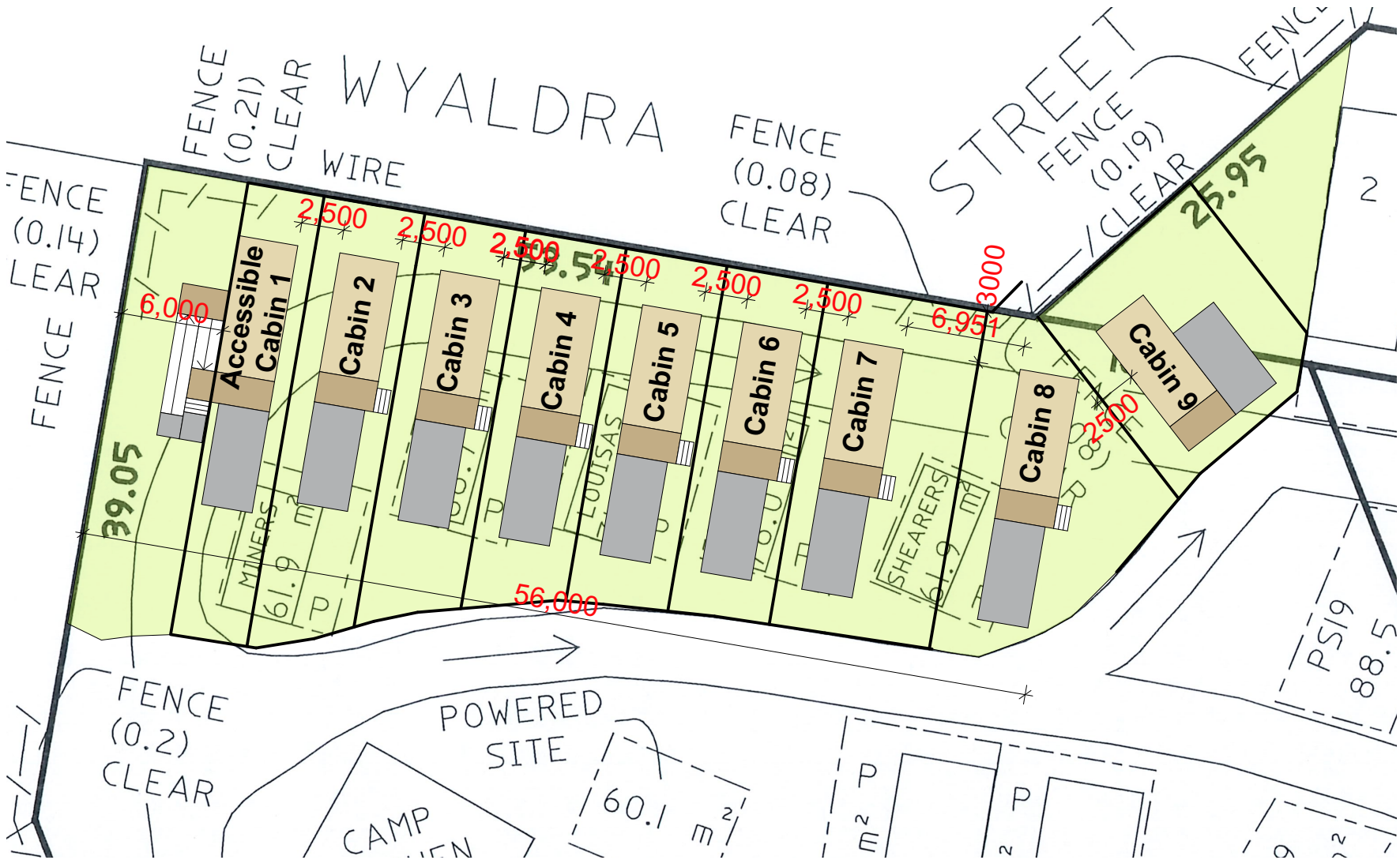
Proposed site for CABIN 3	
Total site area:	140.05m <sup>2</sup>
Total floor area:	49.01m <sup>2</sup>
Site utilization %:	34.99%

Proposed site for CABIN 7	
Total site area:	120.98m <sup>2</sup>
Total floor area:	49.01m <sup>2</sup>
Site utilization %:	40.51%

Proposed site for CABIN 4	
Total site area:	129.79m <sup>2</sup>
Total floor area:	49.01m <sup>2</sup>
Site utilization %:	37.76%

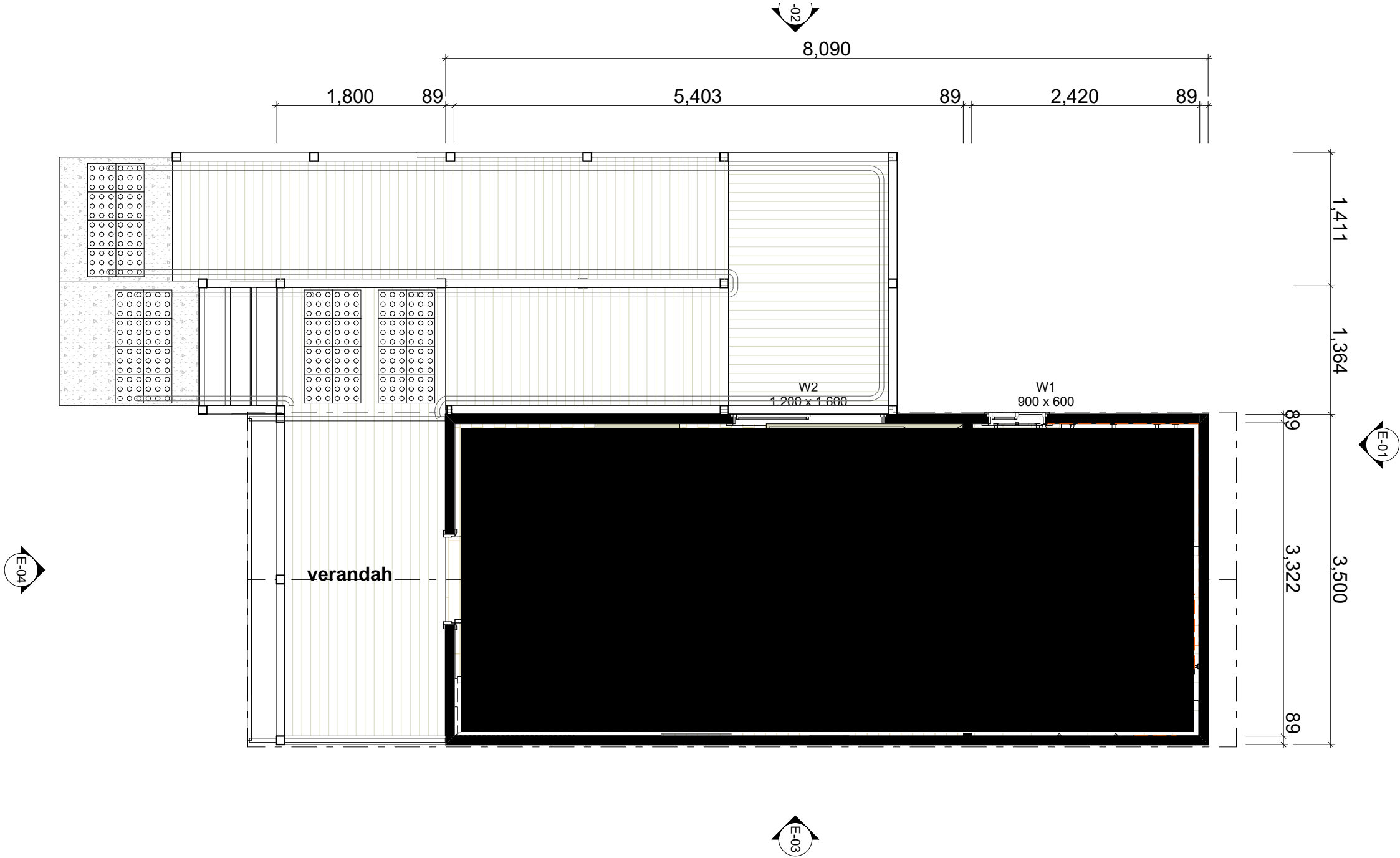
Proposed site for CABIN 8	
Total site area:	173.14m <sup>2</sup>
Total floor area:	49.61m <sup>2</sup>
Site utilization %:	28.30%

Proposed site for CABIN 9	
Total site area:	155.47m <sup>2</sup>
Total floor area:	49.01m <sup>2</sup>
Site utilization %:	31.52%



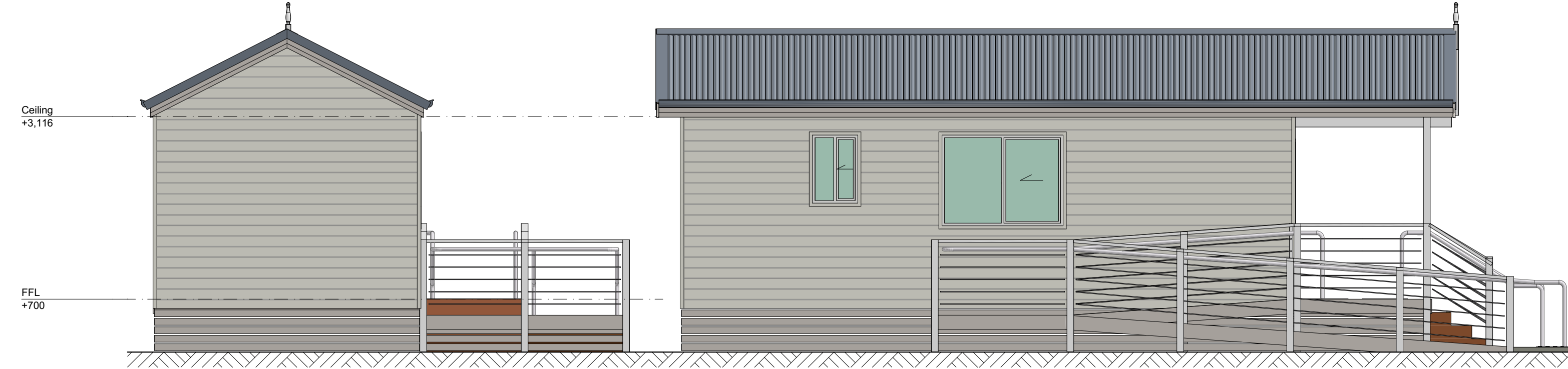
1. Site Plan  
1:350

1. floor plan  
1:50



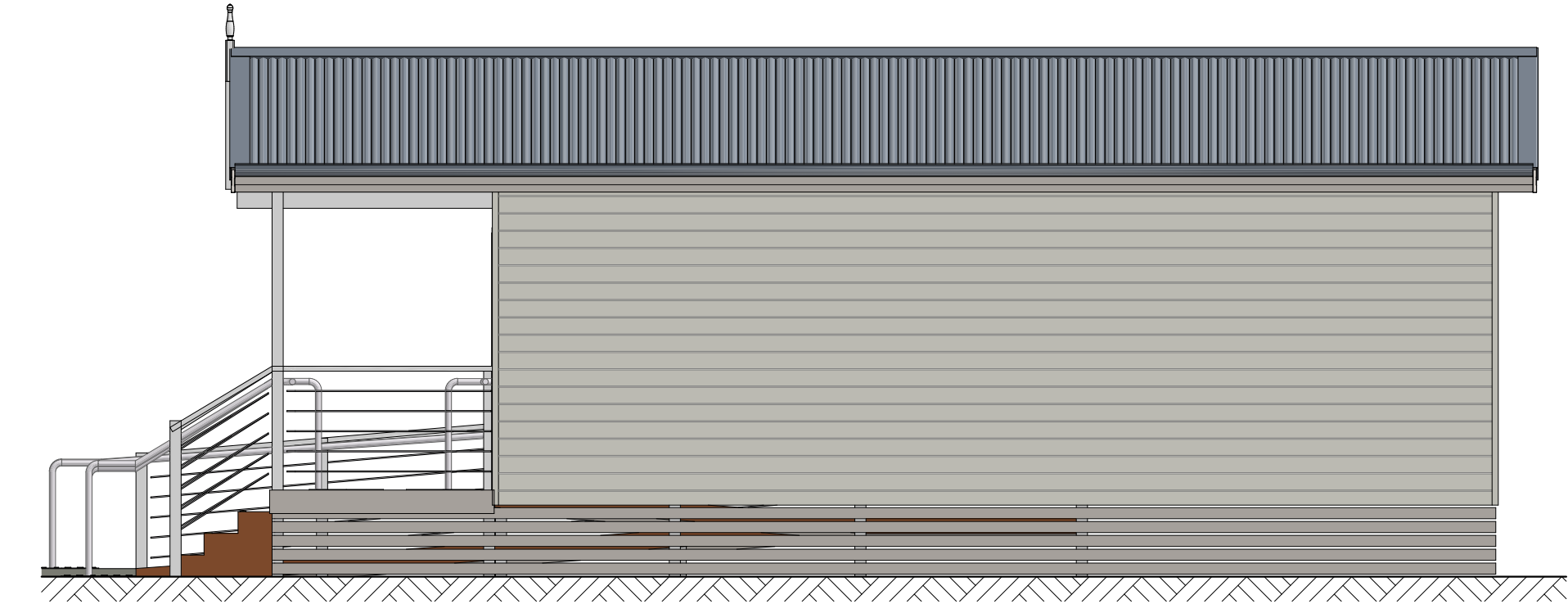
floor areas			
room name	measured area	useable area	floor covering
bathroom	8.71	7.86	ceramic tiles 300x300
studio	19.60	17.84	vinyl flooring
verandah	6.30	6.30	decking
34.61 m²		32.00 m²	



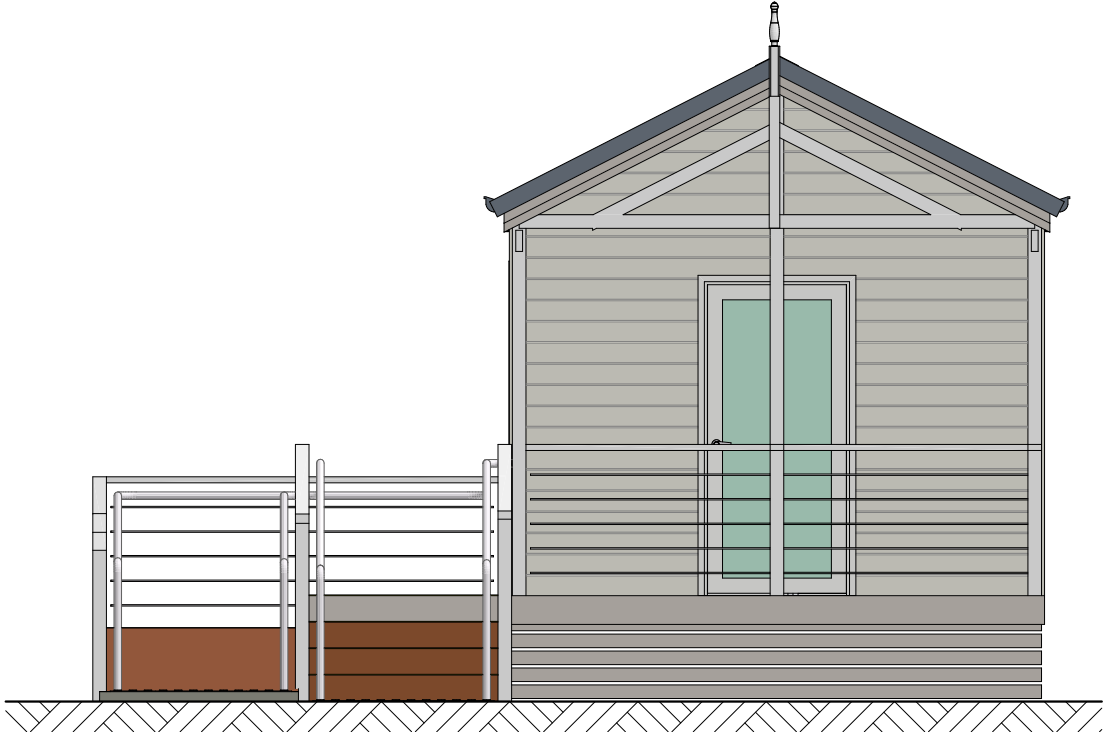


E-01 | front elevation  
1:50

E-02 | side elevation  
1:50



E-03 | side elevation  
1:50



E-04 | back elevation  
1:50

glazing schedule		
windo no.	W1	W2
type	Sliding Window	Sliding Window
glazing	Obsc. Glass	Clear Glass
height	900	1,200
width	600	1,600
qty	1	1
ext view	