NOTIFICATION PLANS

PROPOSED 4X DUAL OCCUPANCIES & SUBDIVISION OF 2 LOTS INTO 4

1 WINBOURNE STREET & 6 MULGOA WAY MUDGEE, NSW 2850



WINBOURNE STREETSCAPE

Project proposal description:

Demolition of existing dwellings and associated structures, Subdivision of 2 lots into 4 Torrens Title lots and construction of 4 x single storey dual occupancies, consisting of 7 x 2 bedroom and 1 x 1 bedroom dwellings, with integral garages and associated landscaping and construction of sewer main extension and easement over Lots 19&20 DP230349, No.s 1A and 3 Winbourne St.

A[Y]E
NICIA
IADAA







NOTIFICATION PLANS 1 WINBOURNE STREET & 6 PO Box 968 ORANGE MULGOA WAY MUDGEE, NSW

REV:

A

DATE: 24/11/2022

PROJECT NO:

SHEET:

HP271

DRAWING INDEX

Dwg # | Drawing Name 00 COVER PAGE

> 01 SITE PLAN 02 DEVELOPMENT DATA

03 ELEVATIONS

04 SCHEDULE OF FINISHES 05 SHADOW DIAGRAMS



DEVELOPMENT DATA TABLE

								Design Criteria	Co	ontrol	Requirement	Proposed	Design Criteria	Control	Requirement	Proposed
JOB REFERENCE (e.g.:BGMJ2)		ВGҮК6					HEIGHT	MWR	LEP 2012	8.5m	Max is 5.59m ²		LAHC Dwelling Requirements	100% of units to achieve Silver	100% Compliant	
LOCALITY / SUBURB		Mudgee							1	PP Part 2 Div.6 (2(1)(b)	9m	Max is 5.59m²		Liveability Rating	Liveability rating	
STREET ADDRESS	1 Winbourne St and 6 Mulgoa Way, Mudgee								MWR	LEP 2012	Dual occupancy (attached):	Lot 1 = 624m ² Lot 2 = 617m ²			percentage of 'adaptable' dwellings, to be specified in the development brief.	
LOT NUMBER(S) & DEPOSITED PLAN	` ' Lote 17 & 18 in DD 2303/0							MIN LOT SIZE	cl.4.1A(3)(a)		equal to or greater than 600m ²	Lot 3 =627m ² Lot 4 =812m ²	UNIVERSAL DESIGN	LAHC Dwelling Requirements	These are designed for cost	N/A
SITE AREA (m2)									MWRLEP 2012		Subdivision of Dual Occupancy (attached):	Dual Occupancies not proposed to be subdivided at this stage.	LANDSCAPED AREA	Adaptable Dwellings	effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.	.,,
NUMBER OF EXISTING LOTS	2								cl.4.1B(2)(b)(i)/(3)(b)(i)		equal to or greater than 300m ²	Lot 1 = 140.8m2 / 624m2 (1/4.4)		SLUDG	No numerical development	1,444m²/ 2680m2 (54%
PROPOSED GFA* (m²)	564m²							FSR	MWR LEP		No requirement	Lot 2 = 140.8m2 / 617m2 (1/4.4) Lot 3 = 140.8m2 / 627m2 (1/4.5)		32330	standard.	
NUMBER OF DWELLINGS	8 (7 x 2-bed and 1 x 1-bed)											Lot 4 = 142.0m2 / 812m2 (1/5.7) Lot 1 = 220m2 (building area)	ilding area)		m² (Min. 10% x = m²)	Lot 1 = 320m2 / 624m2 (51%) Lot 2 = 315m2 / 617m2 (51%) Lot 3 = 330m2 / 627m ² (53%)
DWELLINGS	Number	Livable Std/Adaptable		Area ([m²)	POS		SITE COVERAGE	MWR DCP		DTS = 35% Discretionary Std = Max 50%	Lot 2 = 220m2 (building area) Lot 3 = 220m2 (building area) Lot 4 = 220m2 (building area)	DEEP SOIL ZONE	SLUDG	To be provided as a single area are	Lot 4 = 479m2 / 812m ² (59%)
			No. of Bedrooms	Housing SEPP Part 2 Div.6 cl.43(1)(e):	Proposed	Housing SEPP Part 2 Div.6 cl.43(1)(e):	Proposed				TOTAL = 880m2 / 2680m2 = 33 % Lot 1 = front 8.010m, garage 10.110m	DEEF SUIL ZUNE	(Section 2)	the rear of the site (unless the pattern of neighbourhood development has deep soil planting	Provided as single area for front and back. Pattern of neighbourhood development has deep soil planting at	
				LAHC dwelling requirements	Порозец	LAHC dwelling requirements	ng			Front	4.5 m (front – primary) 5.5m to garage	Lot 2 = front 7.175m, garage 9.220m Lot 3 = front 6.630m, garage 8.710m Lot 4 = front 6.010m, garage 7.505m			at the front of the site in which case it would be desirable to replicate this pattern)	the front and back of the site
	2	Silver Livable Silver Livable	2	70m ²	70.4m ²	10m ²	81 m ²	SETBACKS	MWR DCP	Secondary	2m		PRIVATE OPEN SPACE	LAHC Dwelling Requirements & SLUDG (Section 5)	Ground floor - POS must exceed : 1 bed = >8m	As above: ≥80m² per 1-bedroom dwelling
	3	Silver Livable	2	70m ²	70.4m ²	10m ²	86 m ²				900mm	Lot 1 = min. 1000m			2 bed = >10m ² Min. dimension = must exceed 2m	≥80m² per 2-bedroom dwelling
	4	Silver Livable	2	70m2	70.4m ²	10m²	120 m ²			Side & Rear		Lot 2 = min. 950mm Lot 3 = min. 950mm Lot 4 = min. 2980mm			in length and depth Accessible from living area	Compliant 100% compliant
	5	Silver Livable	2	70m²	70.4m²	10m²	88 m²					1 x 1bed = 1 garage spaces		MWR DCP	Min. 80m²	≥80m² per 1-bedroom dwelling
	6	Silver Livable	2	70m²	70.4m²	10m²	122 m²	PARKING	(011 12(2)(0))	Non-accessible	0 x 1-bed @ 0.5 = 0 8 x 2-bed @ 1.0 = 8	7 x 2bed = 7 garages spaces 0 x 3bed = 0 garage spaces		*Not a requirement for consideration pursuant to Housing SEPP but provided for information purposes	Min. dimension = 5m	≥80m² per 2-bedroom dwelling
	7	Silver Livable	2	70m ²	74m²	10m²	105 m ²			area	0 x 3-bed @ 1.5 = 0					units are minimum dimension = 5m, except unit 7 (min 2.88m) and unit 8
	8		1	50m²	68 m²	8m2	87 m ²				LAHC Dwelling Requirements - Target 3 hours mid-winter and		ENERGY EFFICIENCY	LAHC Dwelling Requirements	Min Cohon Noth ICDC antique higher	(min 2.98m) All Between 6.2-6.4 stars
							SLUDG (Section 2 & 5) and LAHC Dwelling Requirements		exceed ADG solar access requirements where possible:	POS = 100% (8/8 dwellings)		NatHERS Targets	Min 6 star NatHERS rating – higher ratings encouraged.			
								SOLAR ACCESS	& ADG (Part 4A-1 DC. 2. & 3.)		Min. 70% living & private open space areas 3 hrs in midwinter	Living Rooms = 100% (8/8 dwellings)	DRIVEWAYS	SLUDG (Section 3)	As a rule of thumb driveways should not exceed 25% of the site	Lot 1, 2 and 3 driveway frontage is 4m / 18m lot frontage = 22 % Lot 4 driveway frontage is 8m / 30m lot
									(i ait 4A-	2 D C. Z. & J.J	Max. 15% of units with no direct sunlight				frontage	frontage = 26% (power pole in middle of driveway cross over)







Locked Bag 5022 Parramatta NSW 2124
https://www.dpie.nsw.gov.au/land-and-housing-corporation



Suite 8, Level 2,
113 Byng Street,
Orange NSW 2800
PO Box 968 ORANGE
NSW 2800

NSW 2800

NSW 2800

NSW 2800

NSW 2800

NSW 2850

REV:

A

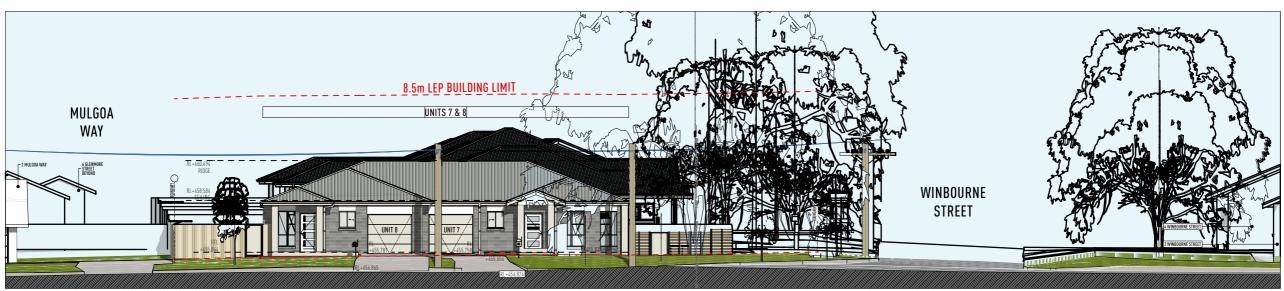
DATE: 24/11/2022

PROJECT NO:

SHEET:

HP271

02



MULGOA STREET SCAPE Scale 1:200











HP271

EXTERNAL FINISHES SHEDULE





FINISHES SCHEDULE UNITS 7 & 8



FINISHES SCHEDULE UNITS 1-7









Suite 8, Level 2,
113 Byng Street,
Orange NSW 2800
PO Box 968 ORANGE
NSW 2800

NSW 2800

NOTIFICATION PLANS
1 WINBOURNE STREET & 6
MULGOA WAY MUDGEE, NSW
2850

REV:

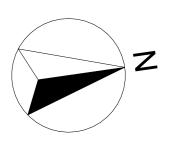
DATE: 24/11/2022

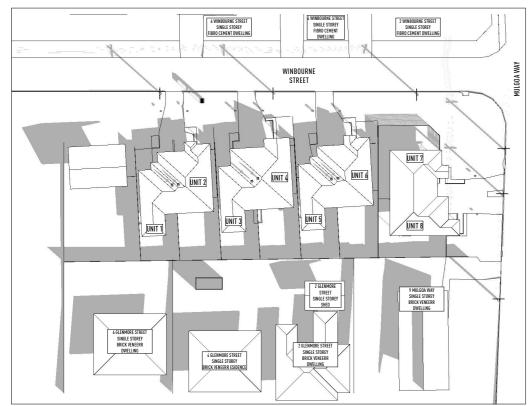
PROJECT NO:

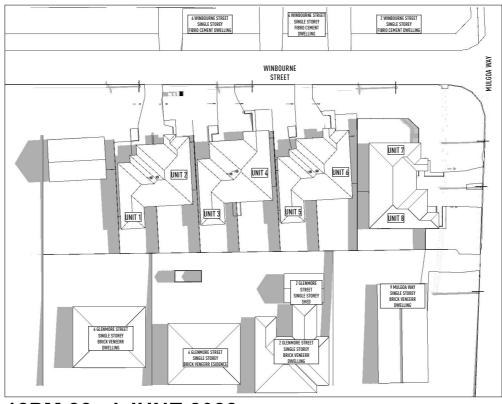
SHEET:

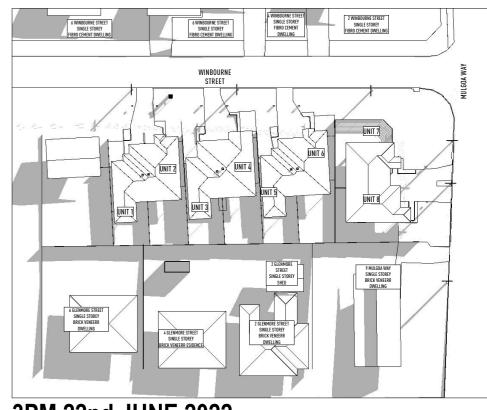
HP271

04









9AM 22nd JUNE 2022

12PM 22nd JUNE 2022

3PM 22nd JUNE 2022

SHADOW DIAGRAMS **JUNE 22ND 2022**









Suite 8, Level 2, 113 Byng Street, Orange NSW 2800 1 WINBOURNE STREET & 6 PO Box 968 ORANGE MULGOA WAY MUDGEE, NSW NSW 2800 2850

REV:

DATE: 24/11/2022

PROJECT NO:

SHEET: **HP271**

05