

Our reference: SUB22/173835

The Resident(s)
XXX WINBOURNE STREET
MUDGEES NSW 2850

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



25 November 2022

Hello Neighbour

I am writing to you from the NSW Land and Housing Corporation about redeveloping the social housing site at 1 Winbourne Street and 6 Mulgoa Way, Mudgee.

What we are proposing

We are proposing to replace the existing aged properties with four dual occupancy homes to better suit the needs of our residents. This will include:

- A total of 8 dwellings: 1 x one-bed and 7 x two-bedroom dwellings
- 8 x single car garages
- landscaping and fencing across the site
- realignment of a sewer main

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed design for the new housing at 1 Winbourne Street and 6 Mulgoa Way, Mudgee.

To help, we have attached a set of plans for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find the:

- an artist's impression of the proposed property to give you an idea of what it will look like
- Site and landscape plan
- Building elevations

Department of Planning and Environment

- Shadow diagrams
- Proposed materials and colour finishes.

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing communityengagement@fac.s.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 19 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL below or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink handwritten signature, likely of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

At NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>

Our ref: SUB23/124608

The Resident(s)
XX WINBOURNE STREET
MUDGEES NSW 2850

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06 June 2023

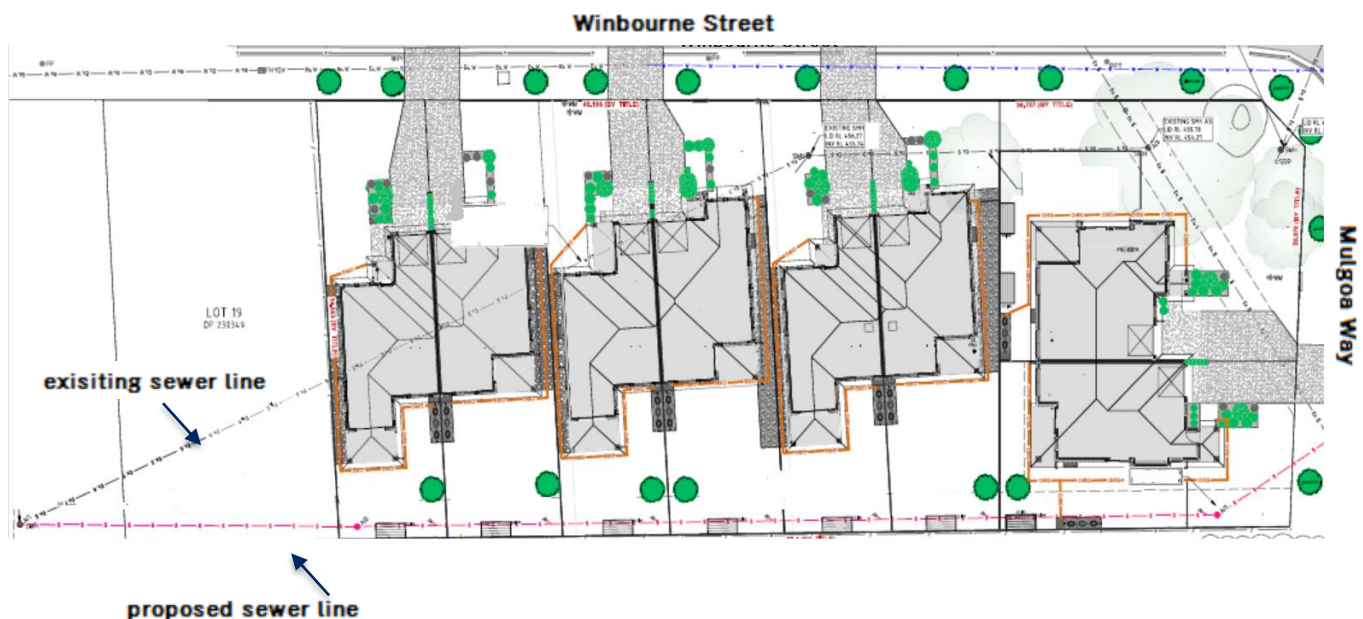
Subject: 1 Winbourne Street and 6 Mulgoa Way, Mudgee

Dear The Resident(s)

I am writing to update you about NSW Land and Housing Corporation's proposal to redevelop 1 Winbourne Street and 6 Mulgoa Way, Mudgee.

We wrote to you in November 2022 seeking feedback on the proposed design. Since that time there has been a minor change to the proposed location of the sewer line – detailed in the image below.

We are now welcoming further feedback on the revised design.



What we are proposing

We are proposing to replace the existing aged properties with four dual occupancy homes which will include:

- 8 homes in total – 1 x one-bedroom units and 7 x two-bedroom homes
- 8 x single car garages
- landscaping and fencing across the site
- realignment of sewer main

Department of Planning and Environment

What is happening now?

We have recently completed an updated detailed design process for 1 Winbourne Street and 6 Mulgoa Way, Mudgee. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback in the designs.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- shadow diagrams
- proposed materials and colour finishes.

How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: **CommunityEngagement@facns.nsw.gov.au** or phone: 1800 738 718.

All feedback should be received **by Friday 30 June 2023** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Cotterill".

Carmen Cotterill
a/Manager, Community Engagement
NSW Land and Housing Corporation

About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

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To find out more about our story please visit our website via the QR code or visit **<https://www.dpie.nsw.gov.au/land-and-housing-corporation>**



Department of Planning and Environment



Brad Cam
The General Manager
Mid-Western Regional Council
PO Box 156
MUDGEES NSW 2850

Our ref: SUB22/173836

25 November 2022

NOTICE OF PROPOSED RESIDENTIAL HOUSING

Attention: Duty Planner

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a residential development, and invite Council's written comments on the development proposal:

Property: Lots 17 & 18 in DP 230349, 1 Winbourne Street and 6 Mulgoa Way, Mudgee NSW 2850 and Lots 19 & 20 DP230349, No.s 1A & 3 Winbourne St, Mudgee NSW for sewer extension works and easement only

Proposal: Demolition of existing dwellings and associated structures, subdivision of 2 lots into 4 Torrens Titles lots and construction of 4 x single storey dual occupancies, consisting of 1 x 1 bedroom dwelling & 7 x 2 bedroom dwellings, with integral garages and associated landscaping and construction of a sewer main extension and easement over Lots 19 & 20 DP 230349, No.s 1A & 3 Winbourne St.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are enclosed for Council's review and comments:

- | | |
|---------------------------|-------------------------------------|
| • Survey plan | • Erosion and sediment control plan |
| • Site analysis plan | • BASIX & NatHERS Certificate |
| • Architectural plans | • Building Code of Australia Report |
| • Architectural Statement | • Access Report |
| • Demolition plan | • Arborist Report |
| • Block analysis plan | • Geotechnical Report |
| • Landscape plan | • Traffic Report |
| • Stormwater plan | • Waste Management Plan |

Please email Council's comments to Kristie Vaughan, Planner, LAHC at kristie.vaughan@facns.nsw.gov.au by 19 December 2022.

Should you wish to discuss the proposal, please contact LAHC by emailing communityengagement@facns.nsw.gov.au or calling 1800 738 718.

Yours sincerely

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation

COPY OF COUNCIL RESPONSE (Combined)

From: Ilija Susnja <Ilija.Susnja@midwestern.nsw.gov.au>

Sent: Thursday, 15 December 2022 4:21 PM

To: Kristie Vaughan <Kristie.Vaughan@facs.nsw.gov.au>

Subject: Comments on proposed residential housing at 6 Mulgoa Way and 1 Winbourne Street, Mudgee (your ref: SUB22/173836)

Kristie,

Council is satisfied that the proposed development is appropriately designed from a town planning perspective. Council would ask that 1.8m high solid screen fencing is provided around all private open space areas.

Matters regarding sewer, water and stormwater servicing will be examined separately by Council's Development Engineers.

Kind regards,

Ilija Susnja

Duty Town Planner

From: David Webster <David.Webster@midwestern.nsw.gov.au>

Sent: Wednesday, 4 January 2023 11:13 AM

To: Kristie Vaughan <Kristie.Vaughan@facs.nsw.gov.au>

Cc: Bethany Palmer <Bethany.Palmer@midwestern.nsw.gov.au>

Subject: DP and E - Notice of Proposed Residential Housing - 1 Winbourne Street and 6 Mulgoa Way MUDGEES

Importance: High

Kristie,

With regards to the recent notice from the Department and received by Council please be advised that;

- I am aware that a 'Planning' response has been provided with comment that further information regarding water and sewer is required, and
- This notice has only just been forwarded to me and I have noted that commented were requested to be provided by 19 December 2022.

I will contact you shortly (hopefully in the next few days) to discuss requirements for water and sewer services after I have reviewed plans and documentation provided.

Apologies for any delays this might cause, I can be contacted by return email.

Regards,

David

David Webster

Development & Design Engineer

Operations Mid-Western Regional Council

t 02 6378 2925 | f 02 6378 2815 | m 0409 136 321

e david.webster@midwestern.nsw.gov.au

a 86 Market Street | PO Box 156 Mudgee NSW 2850

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From: David Webster <David.Webster@midwestern.nsw.gov.au>

Sent: Tuesday, 31 January 2023 10:49 AM

To: Kristie Vaughan <Kristie.Vaughan@facs.nsw.gov.au>

Cc: Bethany Palmer <Bethany.Palmer@midwestern.nsw.gov.au>

Subject: Preliminary Servicing Advice - DP and E Proposed Residential Housing - 1 Winbourne Street and 6 Mulgoa Way MUDGEES

Kristie,

Apologies for delays but I am waiting for comments and confirmation of acceptance for proposed water and sewer infrastructure from the Water & Sewer team.

As mentioned in an earlier email I have concerns regarding the **proposed stormwater arrangements** with comments and concerns as follows:

- Dwg 27736-C05 Proposed Stormwater Management Plan shows runoff from each dwelling site to be directed to both kerb and channel and inter-allotment drainage. This is generally acceptable.
- Hydraulic Analysis and Rainwater Tank details have been provided. These are also generally acceptable.

However,

- There is no detail provided regarding the proportional catchment split to determine quantities of flow to each proposed outlet.

- Outlets to kerb in Winbourne Street may need to be a charged or wet system.
- There is no detail provided as to size, grades and levels of the inter-allotment drainage.
- There is no detail provided as to pipe size, except for the 2x90mm uPVC pipes to kerb in Mulgoa Way.
- While 2x90mm uPVC pipes to kerb in Mulgoa Way might be adequate to provide for the restricted rate of runoff from the tanks permitted by detention limiters the overflow from the tanks and inter-allotment drainage need to be sized to provide sufficient capacity for roof runoff generated by a 1:20 year ARI rain event. This is a BCA requirement.
- To achieve adequate grades and capacity (for a 1:20 year ARI rain event to meet BCA requirements) the last internal pit on the inter-allotment drainage is likely to be at least 600mm deep. The 2x90mm uPVC pipe outlets will need to be set at a level closer to the surface to grade down to the kerb resulting in the pit holding water during and after a rain event.

It is requested that Dwg 277-C05 be amended to address the above comments.

Also, as regards **water supply** I have suggested to the W&S team that a requirement for a mains extension should be considered as shown on the attached sketch. This would provide for each dwelling to have separate and individual water supply connections and eliminate what is effectively two 'dead end' mains which would improve water supply and quality.

I will follow up later today to confirm any W&S comments or requirements.

Regards,

David

David Webster

Development & Design Engineer, Operations

Mid-Western Regional Council

t 02 6378 2925 | f 02 6378 2815 | m 0409 136 321

e david.webster@midwestern.nsw.gov.au

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you have received this email in error please disregard the contents of the email, delete the email and notify the author immediately. Thank you.

From: David Webster <David.Webster@midwestern.nsw.gov.au>

Sent: Thursday, 9 February 2023 10:03 AM

To: Kristie Vaughan <Kristie.Vaughan@facs.nsw.gov.au>

Cc: Kate McMullen <Kate.Mcmullen@facs.nsw.gov.au>; Josh Baker <Josh.Baker@midwestern.nsw.gov.au>; Bethany Palmer <Bethany.Palmer@midwestern.nsw.gov.au>

Subject: Council comments in relation to Notice of Proposed Residential Housing - 1 Winbourne Street and 6 Mulgoa Way

Your Ref: SUB22/173836

Notice dated 25 November 2022

Kristie,

With reference to previous advice requesting comments in relation to the 'Notice of Proposed residential Housing' the following comments related to engineering and servicing matters are provided.

Assessment is based on details of the Proposal and Plans as supplied.

As previously advised, concerns regarding the proposed stormwater arrangements with comments and concerns are as follows:

- Dwg 27736-C05 Proposed Stormwater Management Plan shows runoff from each dwelling site to be directed to both kerb and channel and inter-allotment drainage. This is generally acceptable.
- Hydraulic Analysis and Rainwater Tank details have been provided. These are also generally acceptable.

However,

- There is no detail provided regarding the proportional catchment split to determine quantities of flow to each proposed outlet.
- Outlets to kerb in Winbourne Street may need to be a charged or wet system.
- There is no detail provided as to size, grades and levels of the inter-allotment drainage.
- There is no detail provided as to pipe size, except for the 2x90mm uPVC pipes to kerb in Mulgoa Way.
- While 2x90mm uPVC pipes to kerb in Mulgoa Way might be adequate to provide for the restricted rate of runoff from the tanks permitted by detention limiters the overflow from the tanks and inter-allotment drainage need to be sized to provide sufficient capacity for roof runoff generated by a 1:20 year ARI rain event. This is a BCA requirement.

- To achieve adequate grades and capacity (for a 1:20 year ARI rain event to meet BCA requirements) the last internal pit on the inert-allotment drainage is likely to be at least 600mm deep. The 2x90mm uPVC pipe outlets will need to be set at a level closer to the surface to grade down to the kerb resulting in the pit holding water during and after a rain event.

It is requested that Dwg 277-C05 be amended to address the above comments.

Comments provided from Council's Water & Sewer (W&S) team are as follows:

Water

Noting that the proposal indicates Subdivision is to be undertaken an individual and separately metered water connection will need to be provided for each dwelling.

This will require works to extend water main to link existing mains generally as shown on attached 'Water Main Extension Options' sketch as multiple road crossings are not preferred.

Extension Option 2 is the Council preferred option.

Proposed locations for Water Meter (WM) connections should also be shown on amended plans.

Sewer

The proposed sewer grades generally meet WSA minimum requirements.

However, construction of a new Sewer ManHole (SMH) in the Mulgoa Way road pavement is not acceptable.

Please arrange for the sewer design to be amended generally as shown on the 'Sewer Amended Alignment' sketch attached so that the new SMH is located in the footpath / verge area.

The amended design should also show where all new and amended proposed sewer junctions for each dwelling are to be located. Please clarify if the existing connection to SMH 'FA_03' is to be retained for Proposed Unit 7. If not utilised this line may be able to be de-commissioned.

General Notes

A Plan of Subdivision will need to extinguish any redundant easement and create appropriate easements over new services as necessary.

Council policy is that any connections to 'live' mains (water and sewer) must be undertaken by Council. A Private Works application to quote for all alterations / connections to 'live' mains must be submitted at which time Council will advise whether Council will undertake the works or permit the work to be carried out under supervision.

Applications under the provisions of Section 138 of the Roads Act 1993 will also be required for all works to be undertaken in the road reserves.

Please do not hesitate to contact me should you require clarification of any of the above.

Regards,

David

David Webster

Development & Design Engineer, Operations

Mid-Western Regional Council

t 02 6378 2925 | f 02 6378 2815 | m 0409 136 321

e david.webster@midwestern.nsw.gov.au

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