



Proposed Development

36-42A SHORT STREET, MUDGEE

Planning Proposal



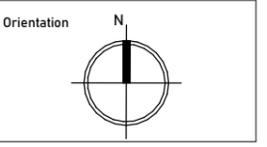
Existing Development



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A100	Site Location	C
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A120	GFA Calculations	C
A121	Deep Soil	C
A122	Cross Ventilation	C
A123	Solar Access	C
A124	Summer Shadows	C
A125	Autumn Shadows	C
A126	Winter Shadows	C
A127	Spring Shadows	C
A128	Heat Diagrams	C
A129	3D VIEW 1	C
A130	3D VIEW 2	C
A131	3D VIEW 3	C

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Notes
Planning Proposal

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A100 Issue: C

Drawing Name:
Site Location

Site:
36-42a Short Street, Mudgee

Scale: NTS **Date:** 16/11/23

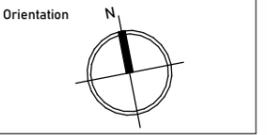
Drawn: AB **Checked:** CT

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Architect Reg Number: 51643
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ACN: 161 791 715



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Notes
Planning Proposal

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A101 Issue: C

Drawing Name:
Existing Site Plan

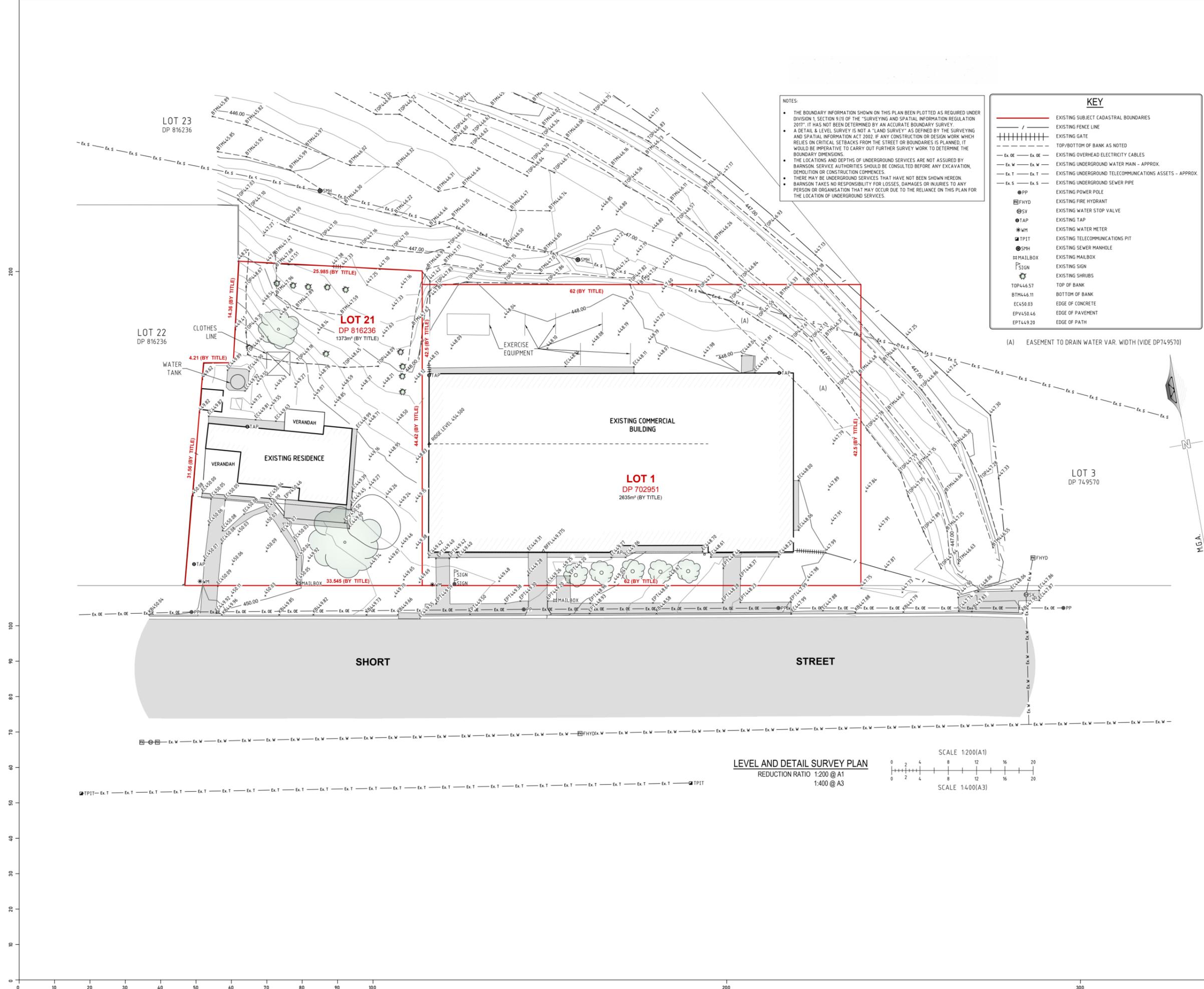
Site:
36-42a Short Street, Mudgee

Scale: 1:500 @ A3 Date: 16/11/23

Drawn: AB Checked: CT



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Architect Reg Number: 51643
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NOTES:

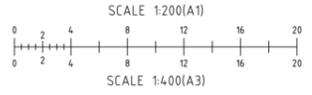
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
- A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
- THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
- THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
- BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.

KEY

	EXISTING SUBJECT CADASTRAL BOUNDARIES
	EXISTING FENCE LINE
	EXISTING GATE
	TOP/BOTTOM OF BANK AS NOTED
	EXISTING OVERHEAD ELECTRICITY CABLES
	EXISTING UNDERGROUND WATER MAIN - APPROX.
	EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
	EXISTING UNDERGROUND SEWER PIPE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER STOP VALVE
	EXISTING TAP
	EXISTING WATER METER
	EXISTING TELECOMMUNICATIONS PIT
	EXISTING SEWER MANHOLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SHRUBS
	TOP OF BANK
	BOTTOM OF BANK
	EDGE OF CONCRETE
	EDGE OF PAVEMENT
	EDGE OF PATH

(A) EASEMENT TO DRAIN WATER VAR. WIDTH (VIDE DP749570)

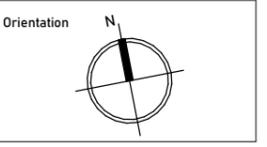
LEVEL AND DETAIL SURVEY PLAN
REDUCTION RATIO 1:200 @ A1
1:400 @ A3



200
100
90
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Notes
Planning Proposal

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet:	A102	Issue:	C
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Drawing Name:
Demolition Plan

Site:
36-42a Short Street, Mudgee

Scale:
1:500 @ A3

Date:
16/11/23

Drawn: AB
Checked: CT

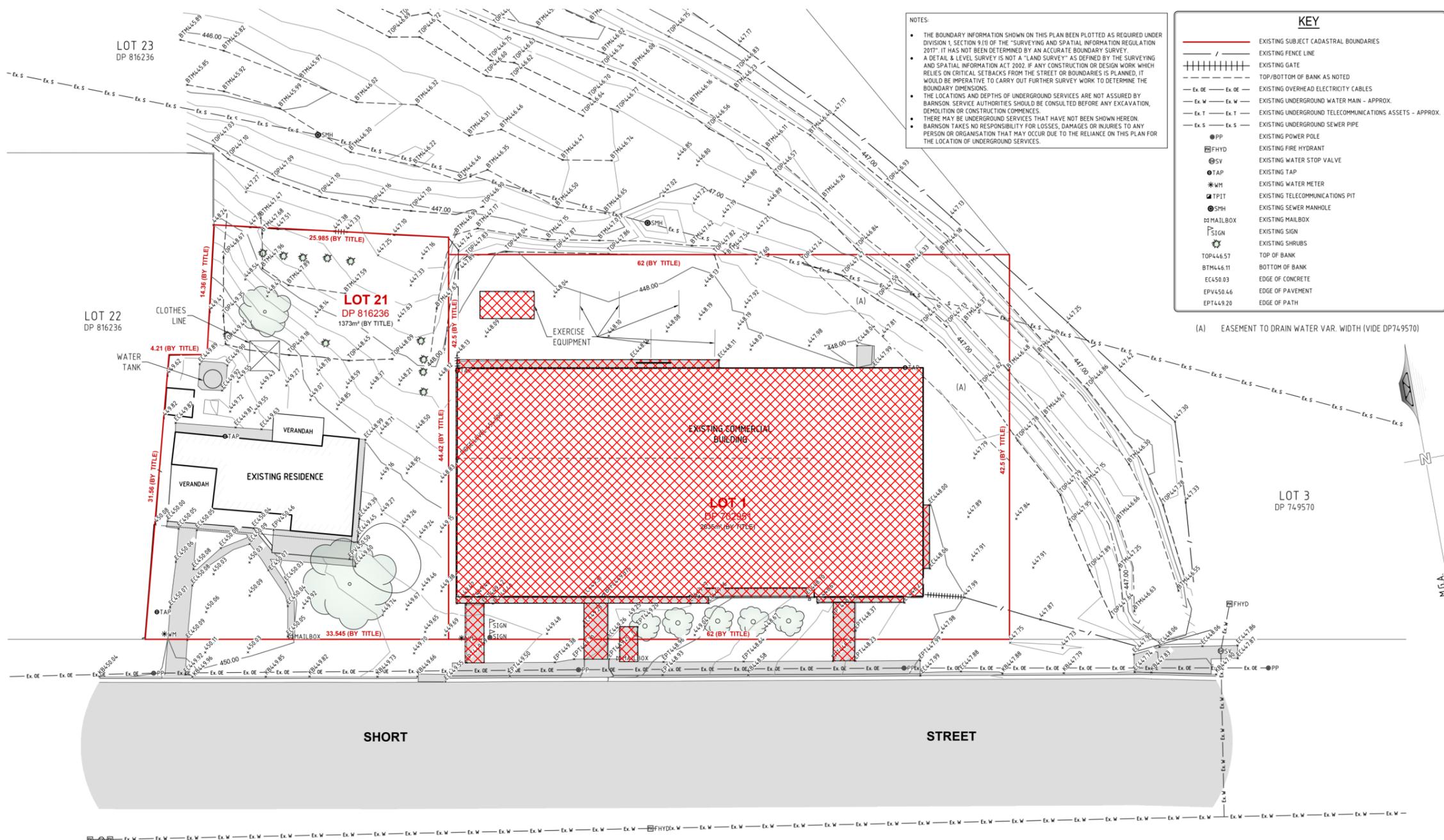
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Design Architect: Chris Tsoulos
Architect Reg Number: 51643
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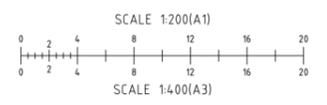
KEY

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- EXISTING GATE
- TOP/BOTTOM OF BANK AS NOTED
- EXISTING OVERHEAD ELECTRICITY CABLES
- EXISTING UNDERGROUND WATER MAIN - APPROX.
- EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
- EXISTING UNDERGROUND SEWER PIPE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER STOP VALVE
- EXISTING TAP
- EXISTING WATER METER
- EXISTING TELECOMMUNICATIONS PIT
- EXISTING SEWER MANHOLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SHRUBS
- TOP OF BANK
- BOTTOM OF BANK
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- EDGE OF PATH

(A) EASEMENT TO DRAIN WATER VAR. WIDTH (VIDE DP749570)



LEVEL AND DETAIL SURVEY PLAN
REDUCTION RATIO 1:200 @ A1
1:400 @ A3



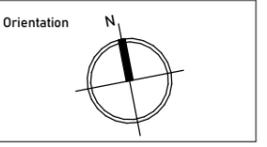
1 Demolition Plan
1:500

200
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0 10 20 30 40 50 60 70 80 90 100 200 300 390

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Notes
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Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A103 Issue: C

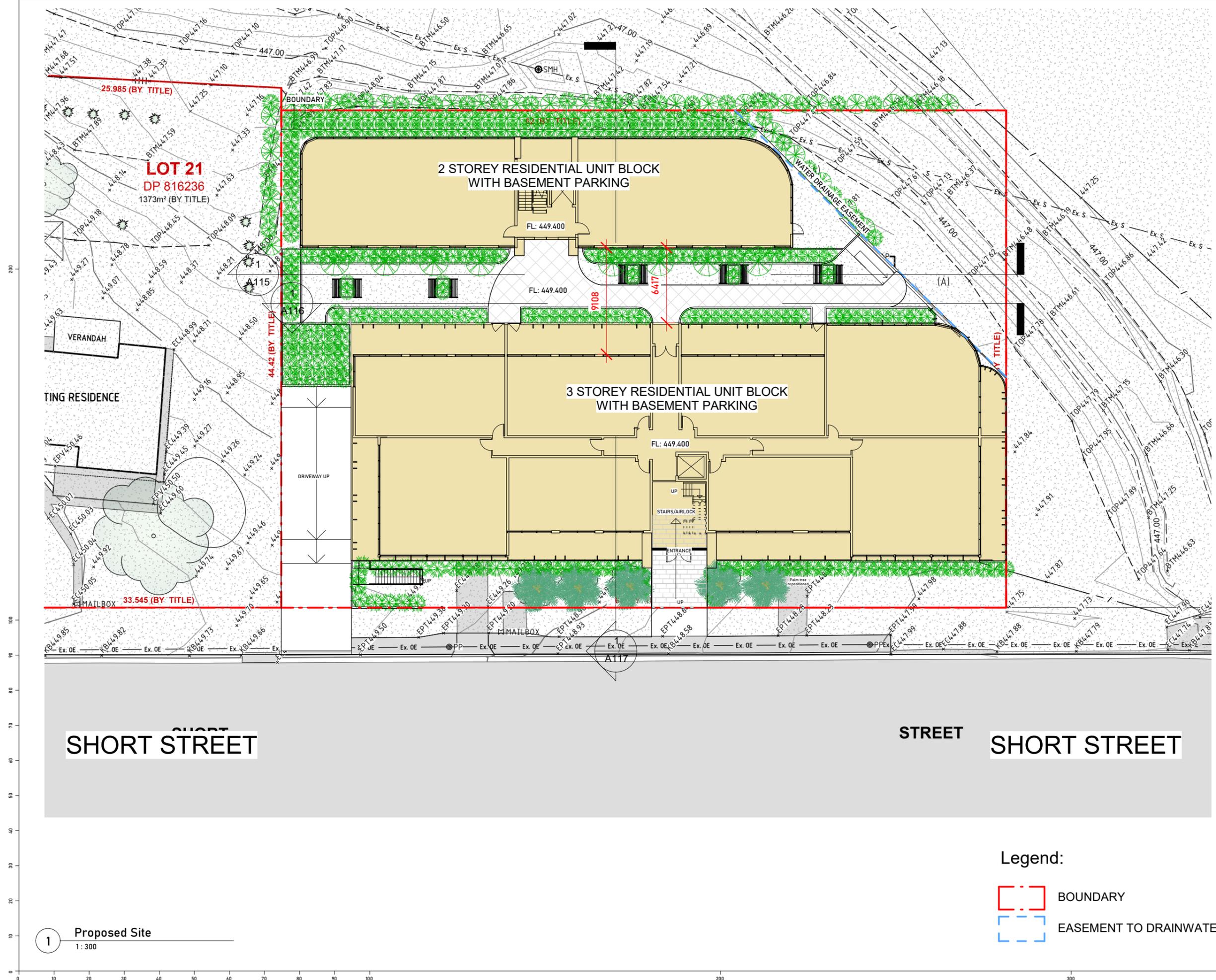
Drawing Name:
Proposed Site

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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Design Architect: Chris Tsoulos
Architect Reg Number: 51643
Copyright remains property of
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ACN: 161 791 715



SHORT STREET

STREET

SHORT STREET

Legend:

- BOUNDARY
- EASEMENT TO DRAINWATER

1 Proposed Site
1:300

200
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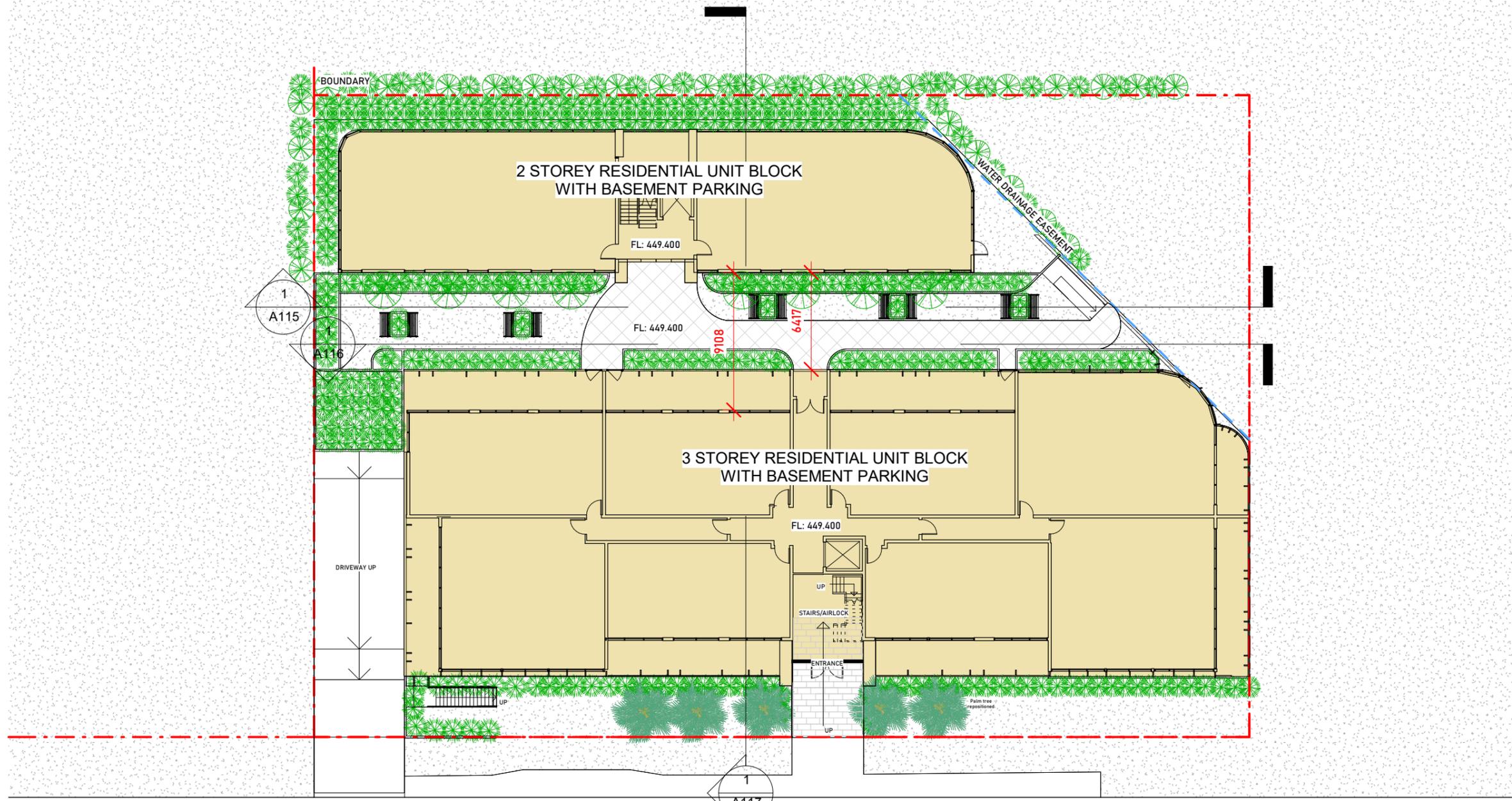
0 10 20 30 40 50 60 70 80 90 100 200 300 390

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Orientation

Notes



Issue	Date	Description	Drawn
C	11/16/23	November 2023	Author

Sheet: A104 Issue: C

Drawing Name:
Proposed Site Plan

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 11/16/23

Drawn: AB Checked: CT

CMT ARCHITECTS
AUSTRALIA PTY LTD

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Architect Reg Number: 51643

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Legend:

- BOUNDARY
- EASEMENT TO DRAINWATER

SHORT STREET

SHORT STREET

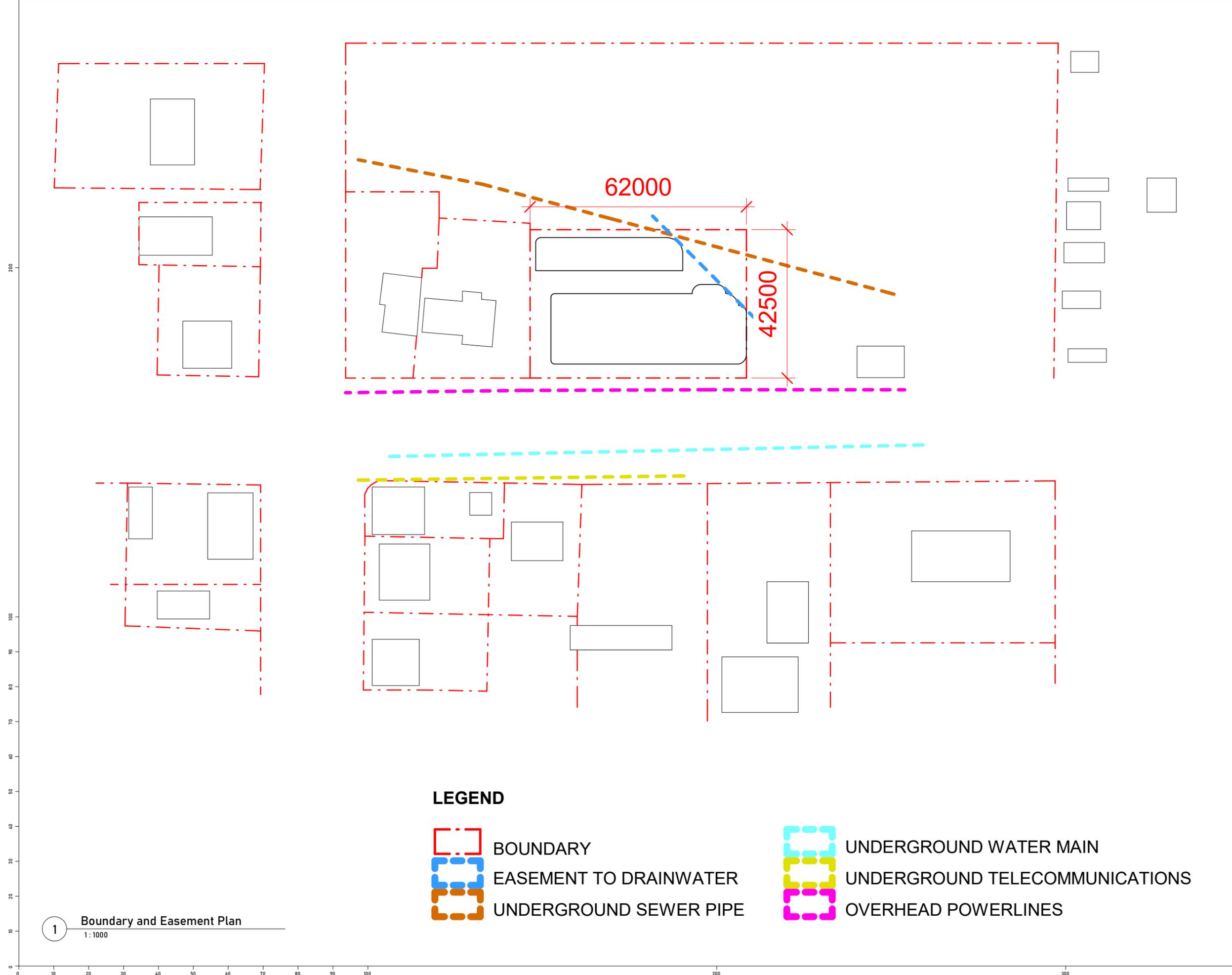
1 Proposed Site Plan
1:300

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0 10 20 30 40 50 60 70 80 90 100 200 300 390

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Orientation

Notes

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Author

Sheet: A105 Issue: C

Drawing Name:
Boundary/Easement Plan

Site:
36-42a Short Street, Mudgee

Scale: 1:1000 @ A3 **Date:** 16/11/23

Drawn: AB **Checked:** CT

LEGEND

-  BOUNDARY
-  UNDERGROUND WATER MAIN
-  EASEMENT TO DRAINWATER
-  UNDERGROUND TELECOMMUNICATIONS
-  UNDERGROUND SEWER PIPE
-  OVERHEAD POWERLINES

1 Boundary and Easement Plan
1:1000

CMT ARCHITECTS
AUSTRALIA PTY LTD

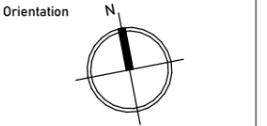
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Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A106 Issue: C

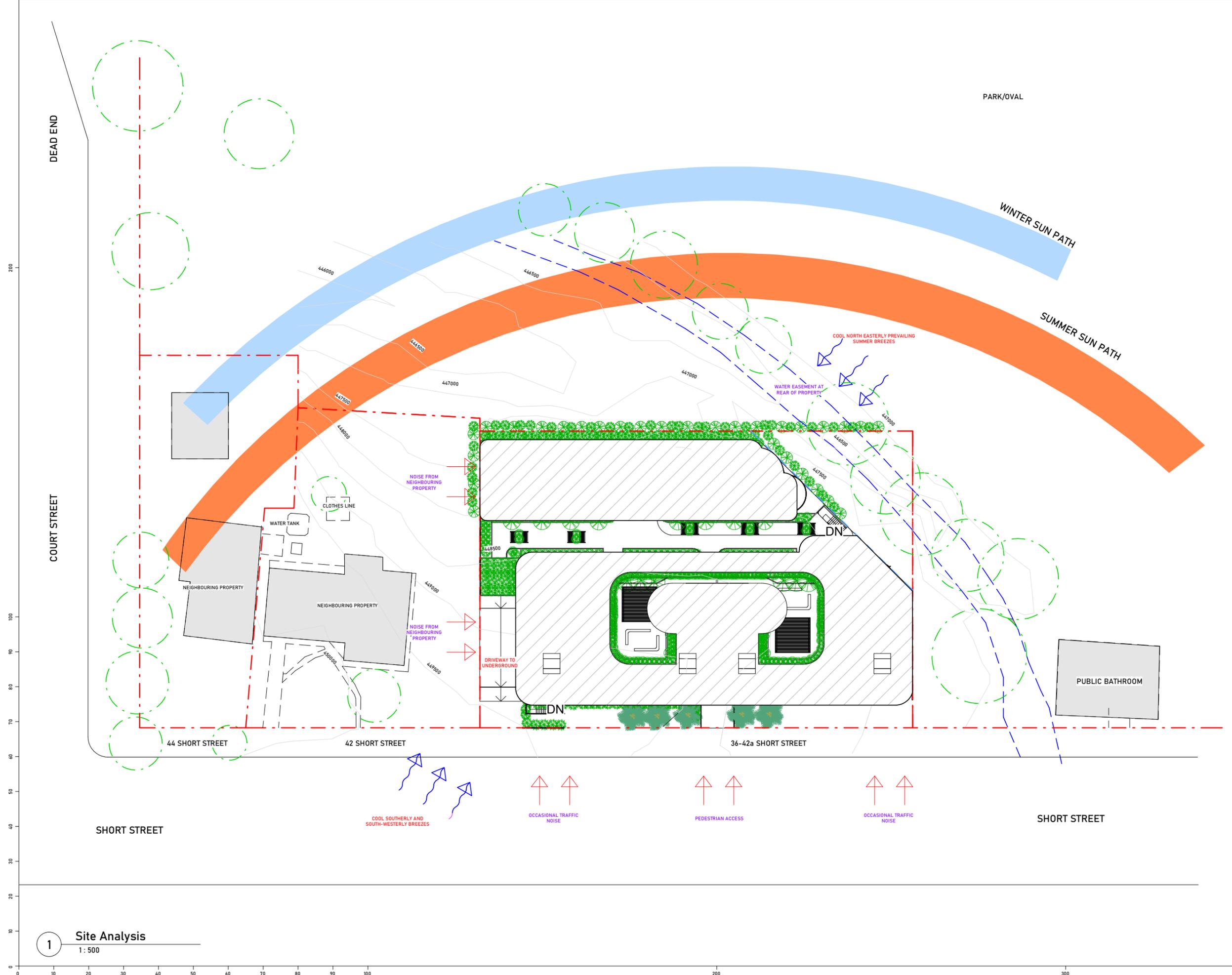
Drawing Name:
Site Analysis

Site:
36-42a Short Street, Mudgee

Scale: 1:500 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

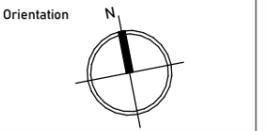
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Web: www.cmtarchitects.com
Design Architect: Chris Tsoulos
Architect Reg Number: 5143
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1 Site Analysis
1:500

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Notes
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Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A107 Issue: C

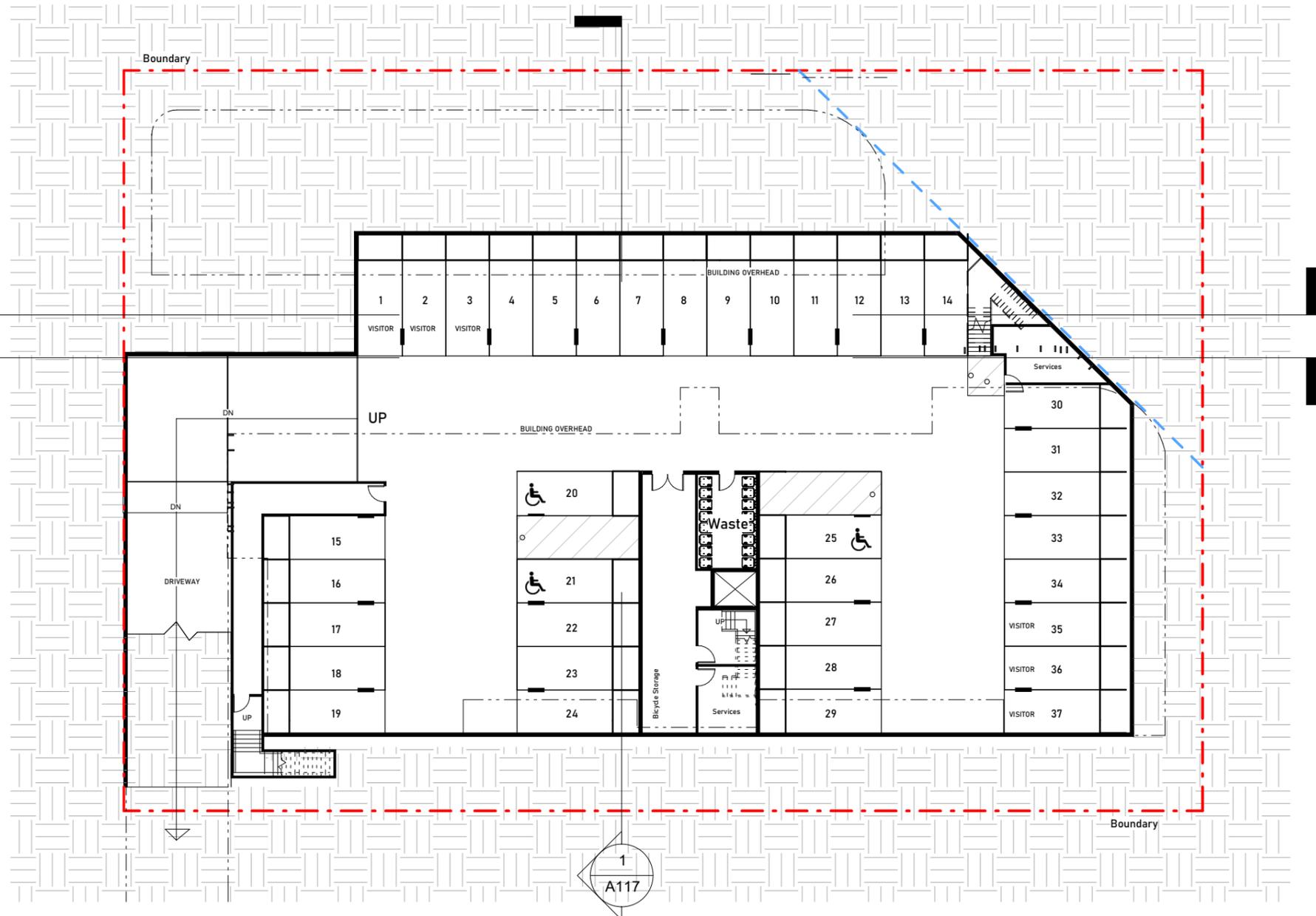
Drawing Name:
Basement

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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1 Basement
1:300

Legend:

- BOUNDARY
- EASEMENT TO DRAINWATER

200

100

90

80

70

60

50

40

30

20

10

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1

10

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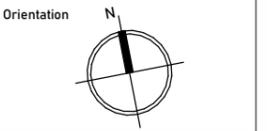
200

300

390

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Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A108 Issue: C

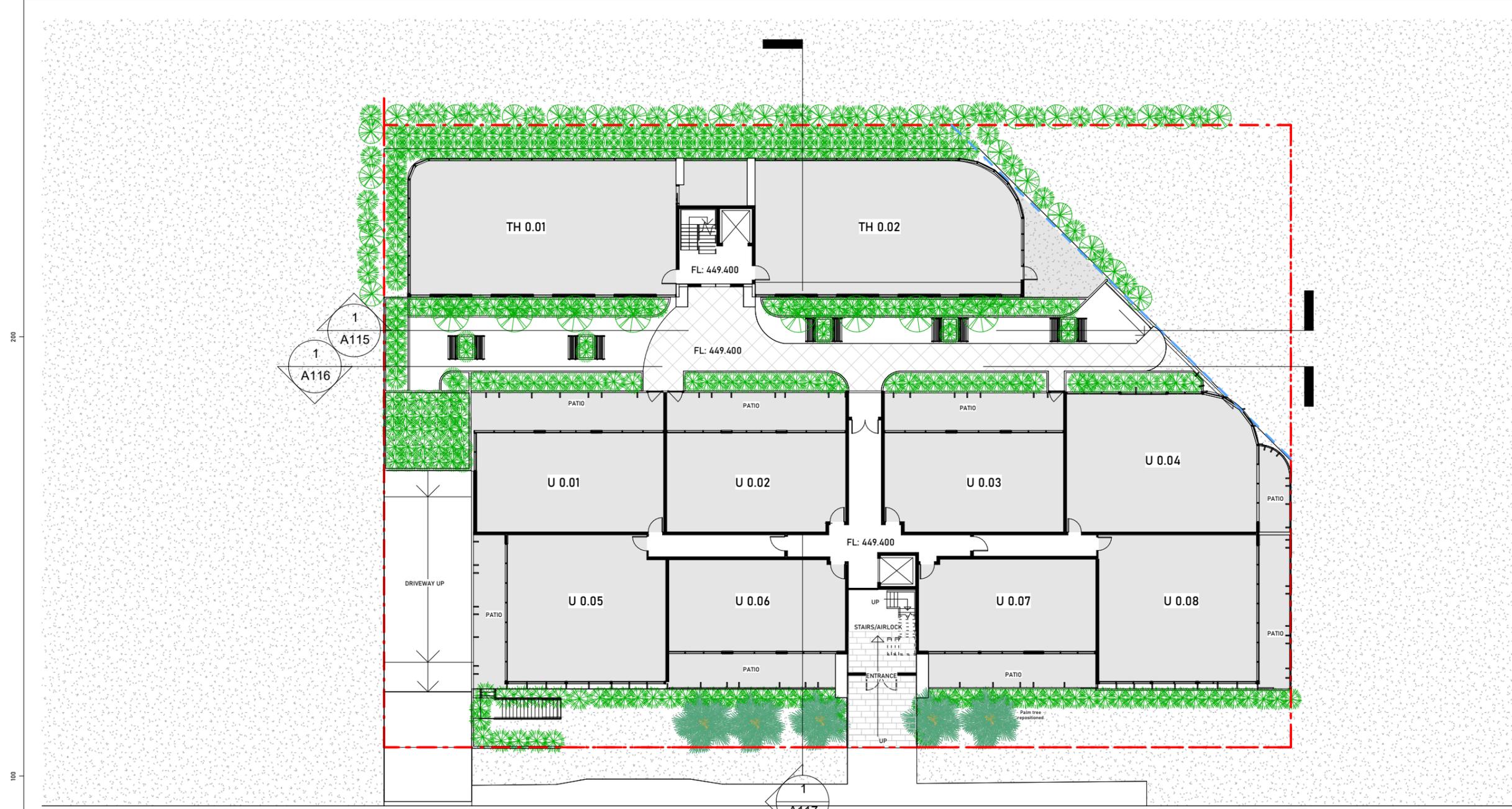
Drawing Name:
Ground Floor

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

Unit 2, 41-45 Kingsway,
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Design Architect: Chris Tsoulos
Architect Reg Number: 5143
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ACN: 161 791 715



SHORT STREET

SHORT STREET

Legend:

- BOUNDARY
- EASEMENT TO DRAINWATER

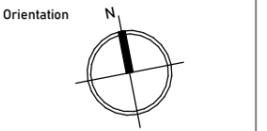
1 Ground Floor
1 : 300

200
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10 20 30 40 50 60 70 80 90 100 200 300 390

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Notes
Planning Proposal



200
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1 First Floor
1:300

0 10 20 30 40 50 60 70 80 90 100 200 300 390

Issue	Date	Description	Drawn
C	14/11/23	November 2023	Adam Bennett

Sheet: A109 Issue: C

Drawing Name:
First Floor

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 14/11/23

Drawn: AB Checked: CT

Legend:

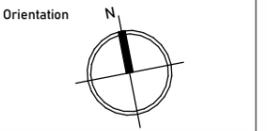
- BOUNDARY
- EASEMENT TO DRAINWATER



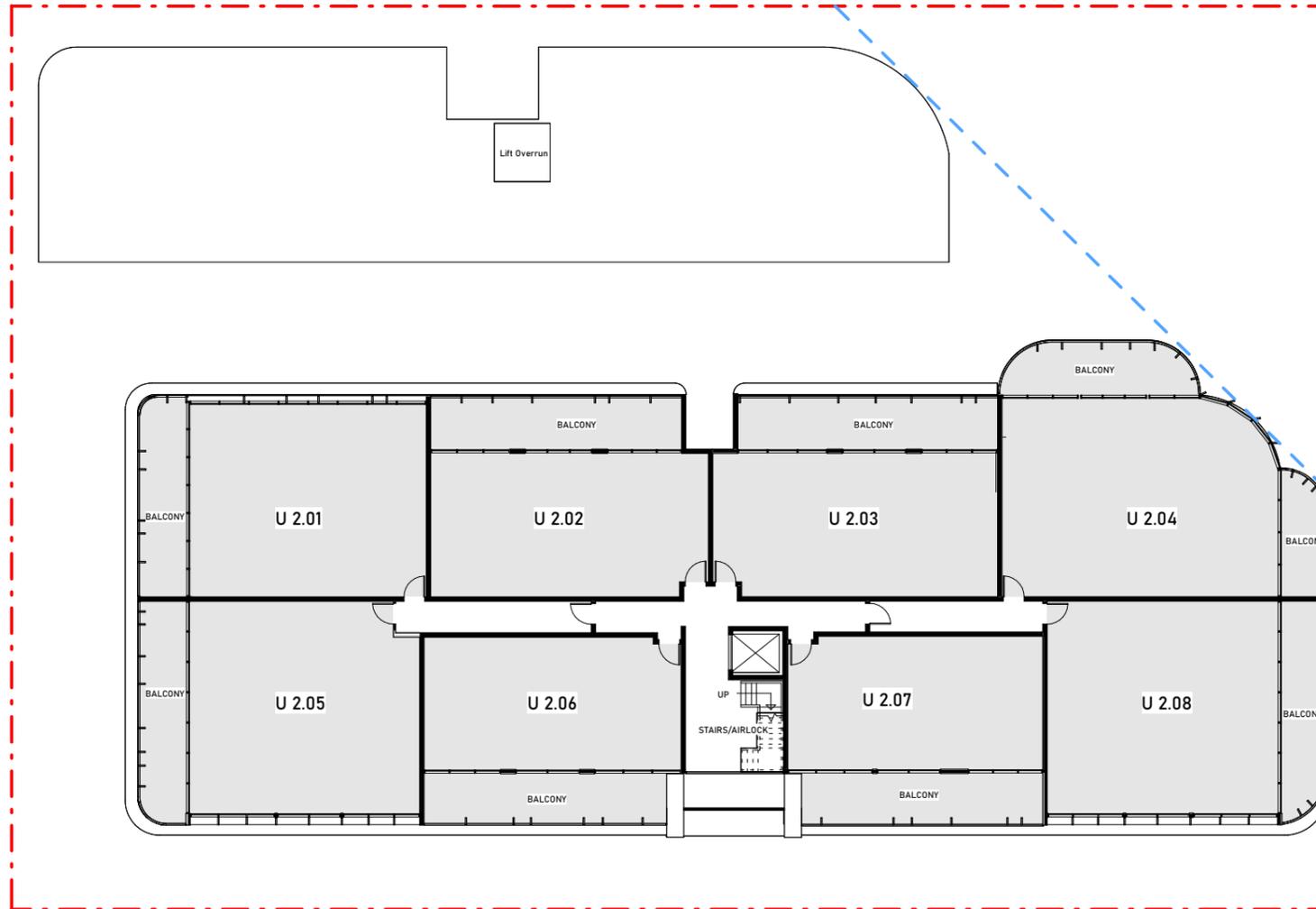
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Notes
Planning Proposal



200
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0

1 Second Floor
1:300

Legend:

- BOUNDARY
- EASEMENT TO DRAINWATER

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A110 Issue: C

Drawing Name:
Second Floor

Site:
36-42a Short Street, Mudgee

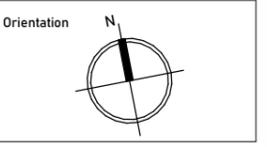
Scale: 1:300 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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Design Architect: Chris Tsoulos
Architect Reg Number: 51643
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Notes
Planning Proposal

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A111 Issue: C

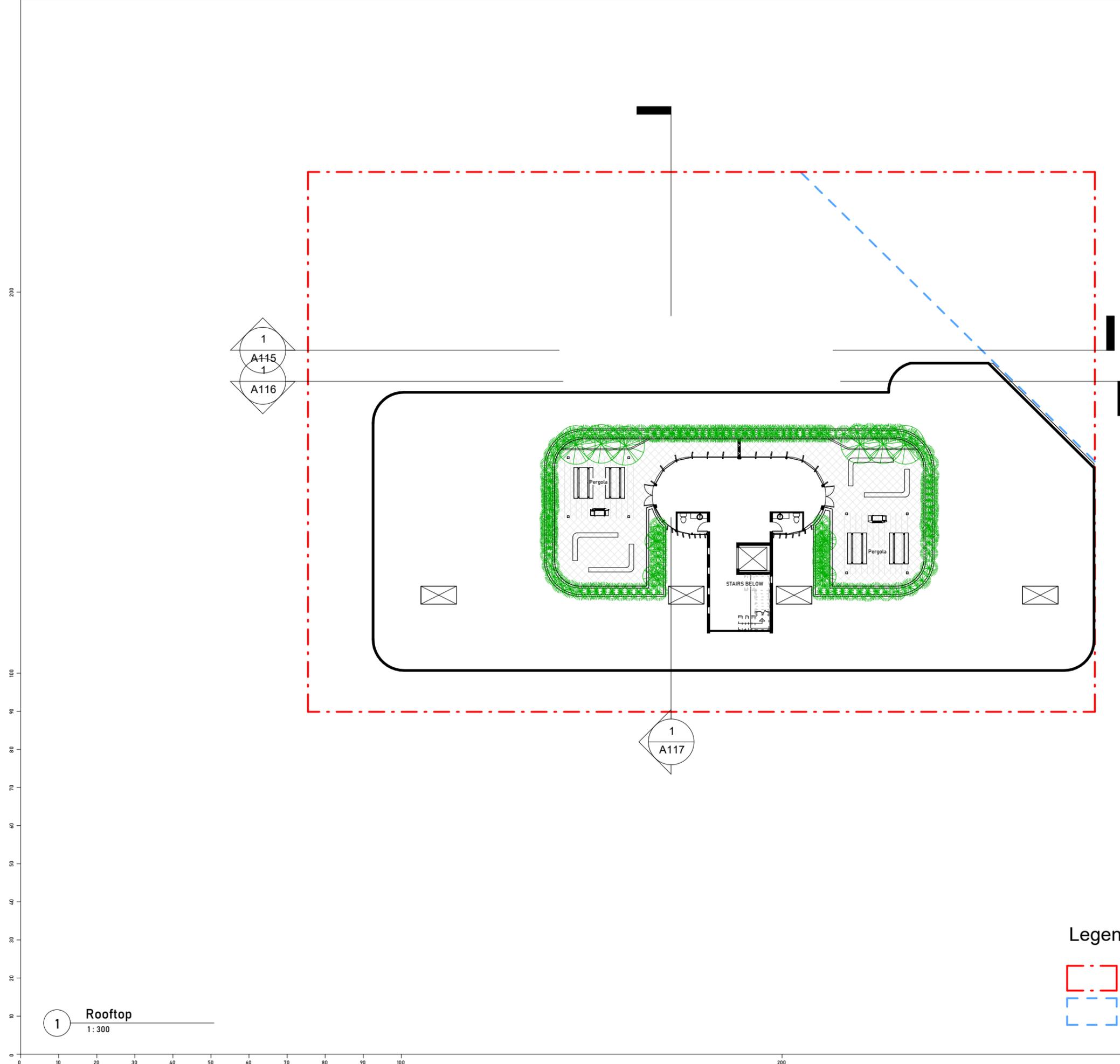
Drawing Name:
Rooftop

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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Legend:

- BOUNDARY
- EASEMENT TO DRAINWATER

1 Rooftop
1: 300

200
100
90
80
70
60
50
40
30
20
10
0

0 10 20 30 40 50 60 70 80 90 100 200 300 390

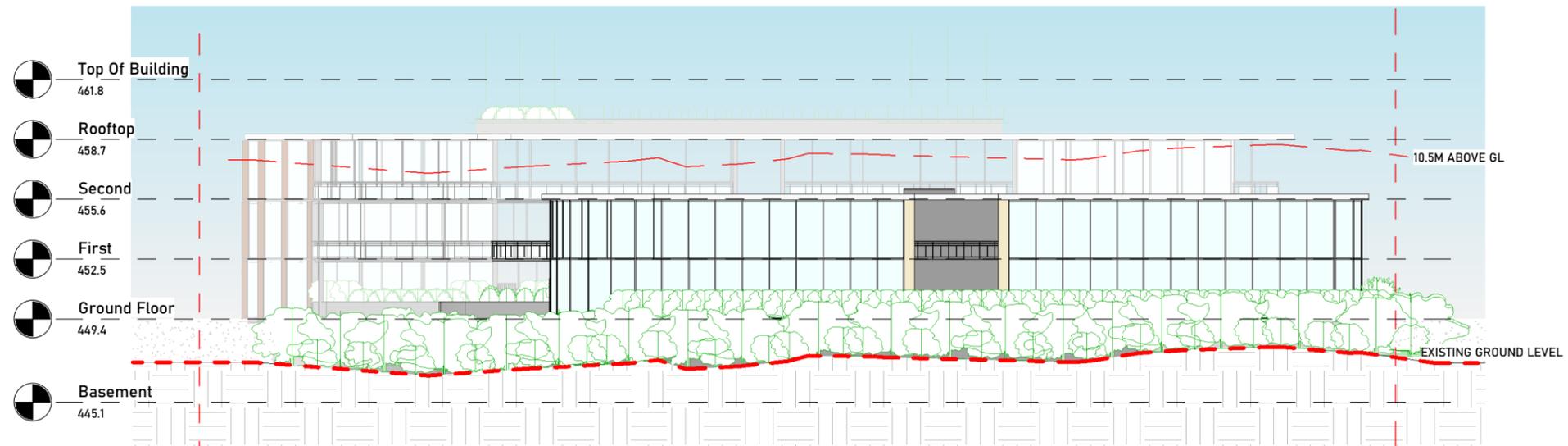
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Orientation

Notes

Planning Proposal



Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A112 Issue: C

Drawing Name:
North Elevation

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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1 North Elevation
1 : 300

200
100
90
80
70
60
50
40
30
20
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0

0 10 20 30 40 50 60 70 80 90 100 200 300 390

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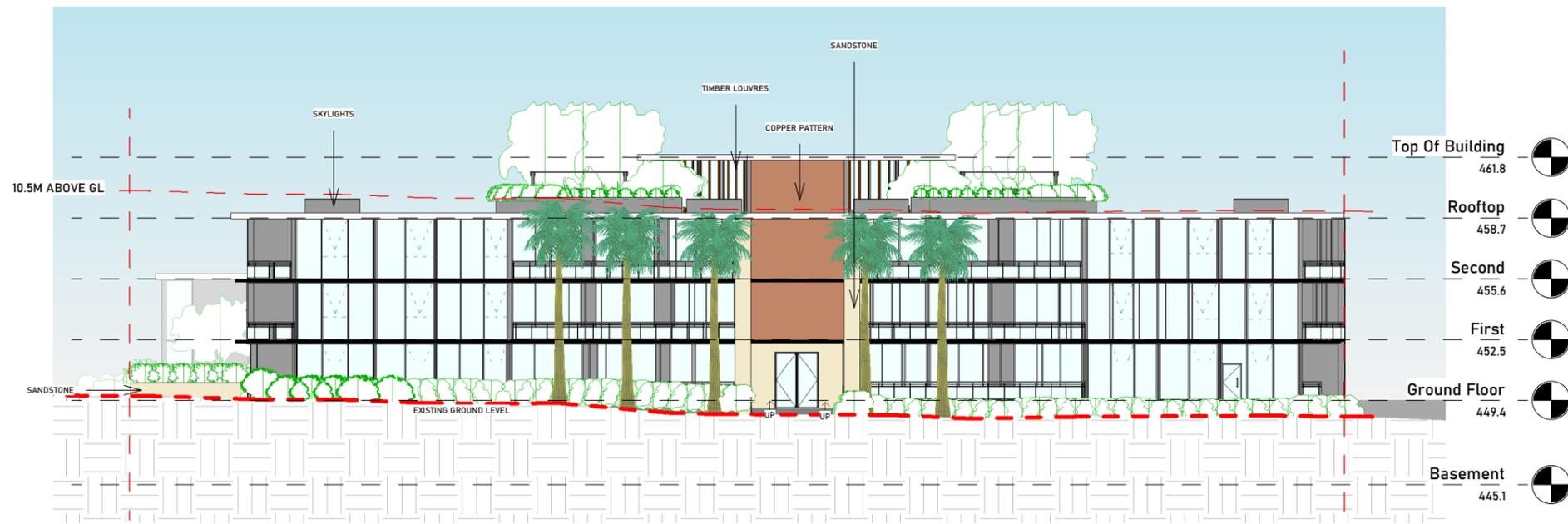
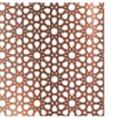
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Orientation

Notes

Planning Proposal

COPPER PATTERN



1 South Elevation
1:300

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A113 Issue: C

Drawing Name:
South Elevation

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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Architect Reg Number: 5143

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1 East Elevation
1:300



2 West Elevation
1:300

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Notes

Planning Proposal

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A114 Issue: C

Drawing Name:
East and West Elevation

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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200

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90

80

70

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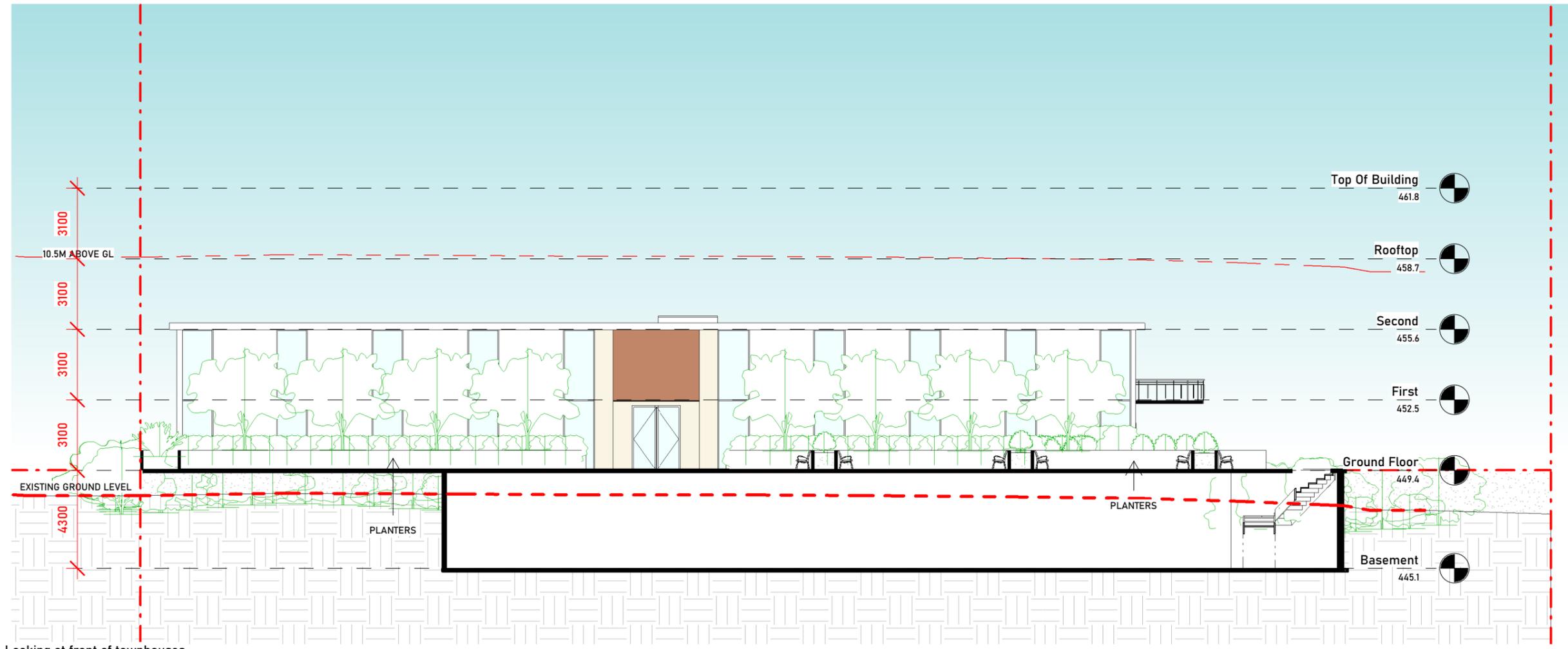
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Orientation

Notes
Planning Proposal

PLANT HEIGHTS/SPECIES NOT FINAL



Looking at front of townhouses

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A115 Issue: C

Drawing Name:
Section 1

Site:
36-42a Short Street, Mudgee

Scale: 1:200 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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1 Section 1
1:200

200
100
90
80
70
60
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40
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0 10 20 30 40 50 60 70 80 90 100 200 300 390

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Orientation

Notes
Planning Proposal



Looking at rear of unit block

C	16/11/23	November 2023	Adam Bennett
Issue	Date	Description	Drawn

Sheet: A116 Issue: C

Drawing Name:
Section 2

Site:
36-42a Short Street, Mudgee

Scale: 1:200 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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1 Section 2
1:200

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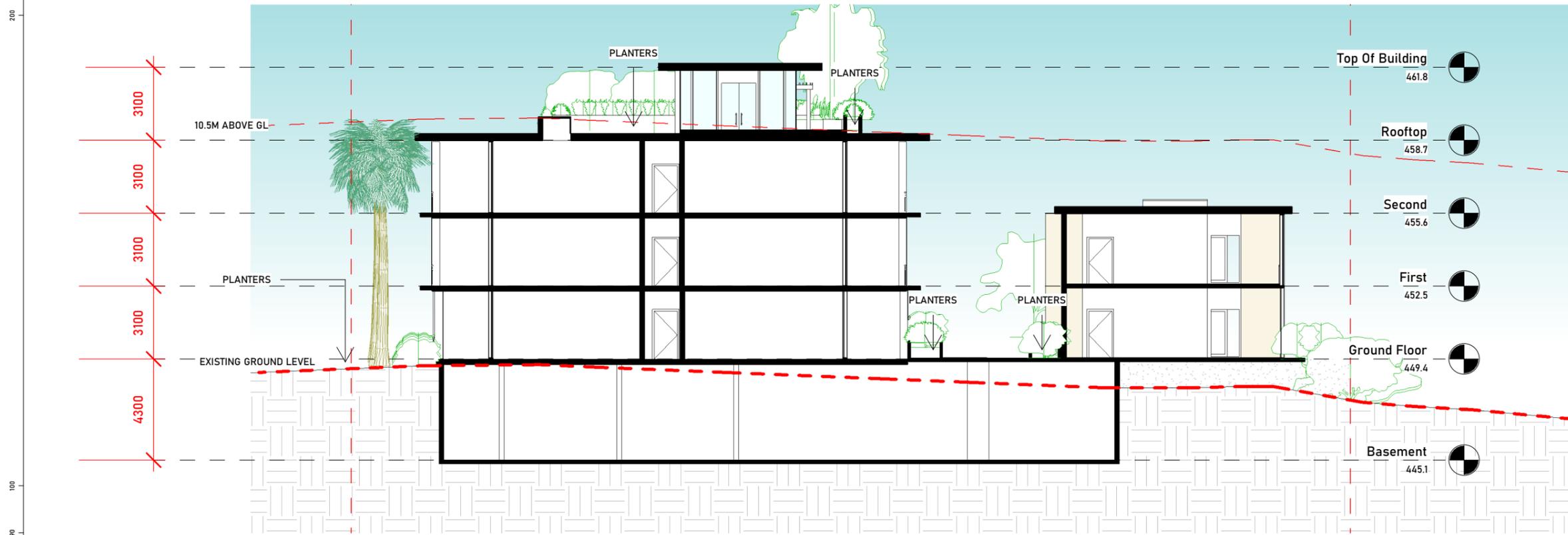
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Notes

Planning Proposal



Cut section through middle of unit block

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A117 Issue: C

Drawing Name:
Section 3

Site:
36-42a Short Street, Mudgee

Scale: 1:200 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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1 Section 3
1:200

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Notes

Planning Proposal

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Adam Bennett

Sheet: A118 Issue: C

Drawing Name:
Section 4

Site:
36-42a Short Street, Mudgee

Scale: 1:200 @ A3 Date: 16/11/23

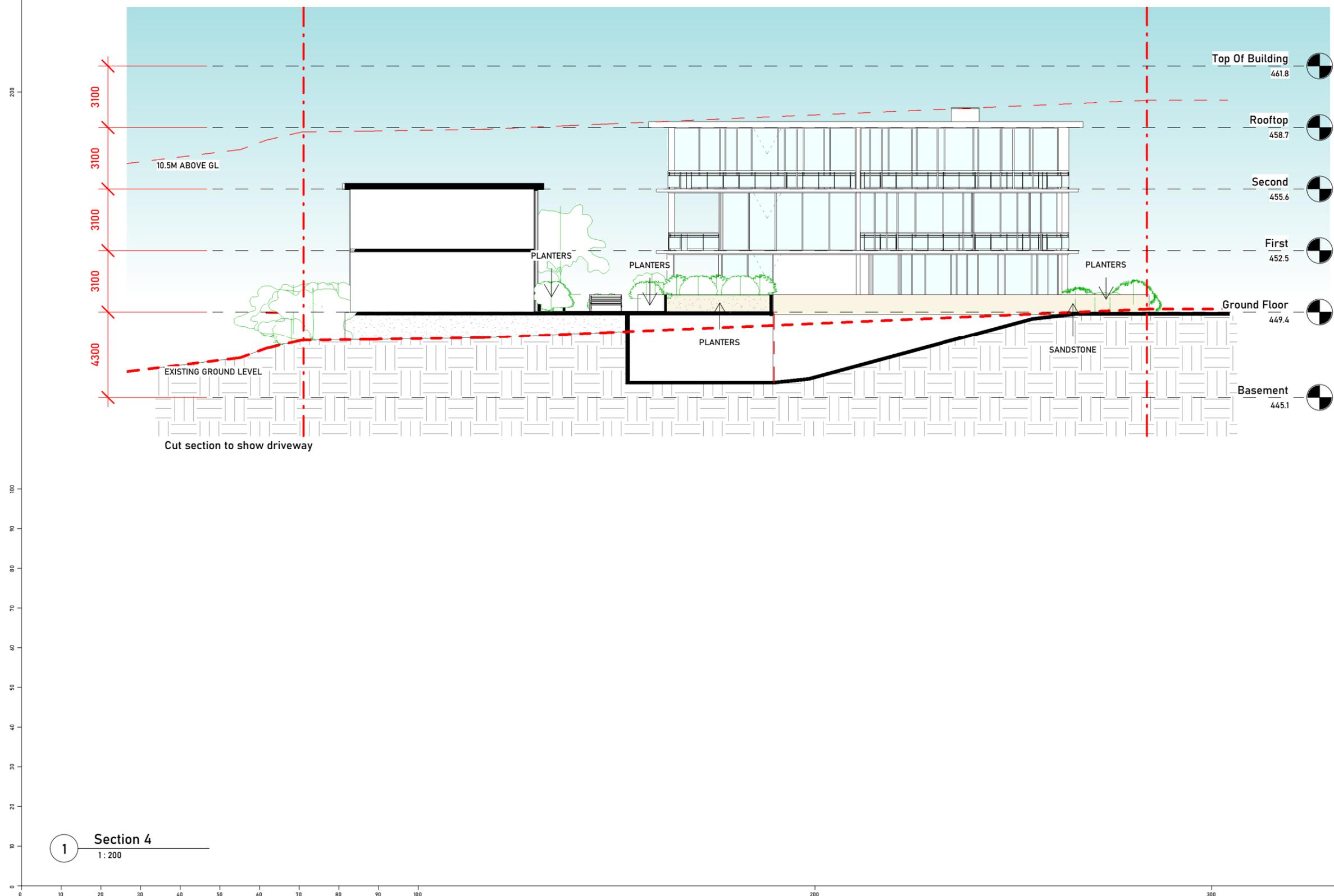
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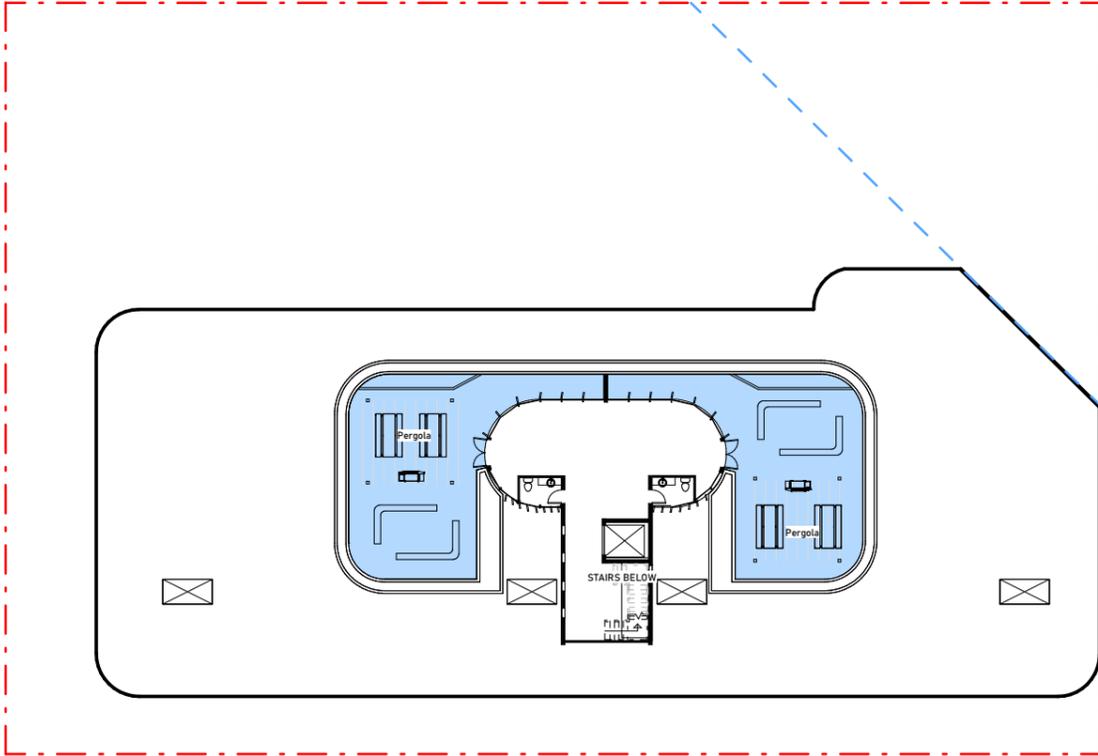
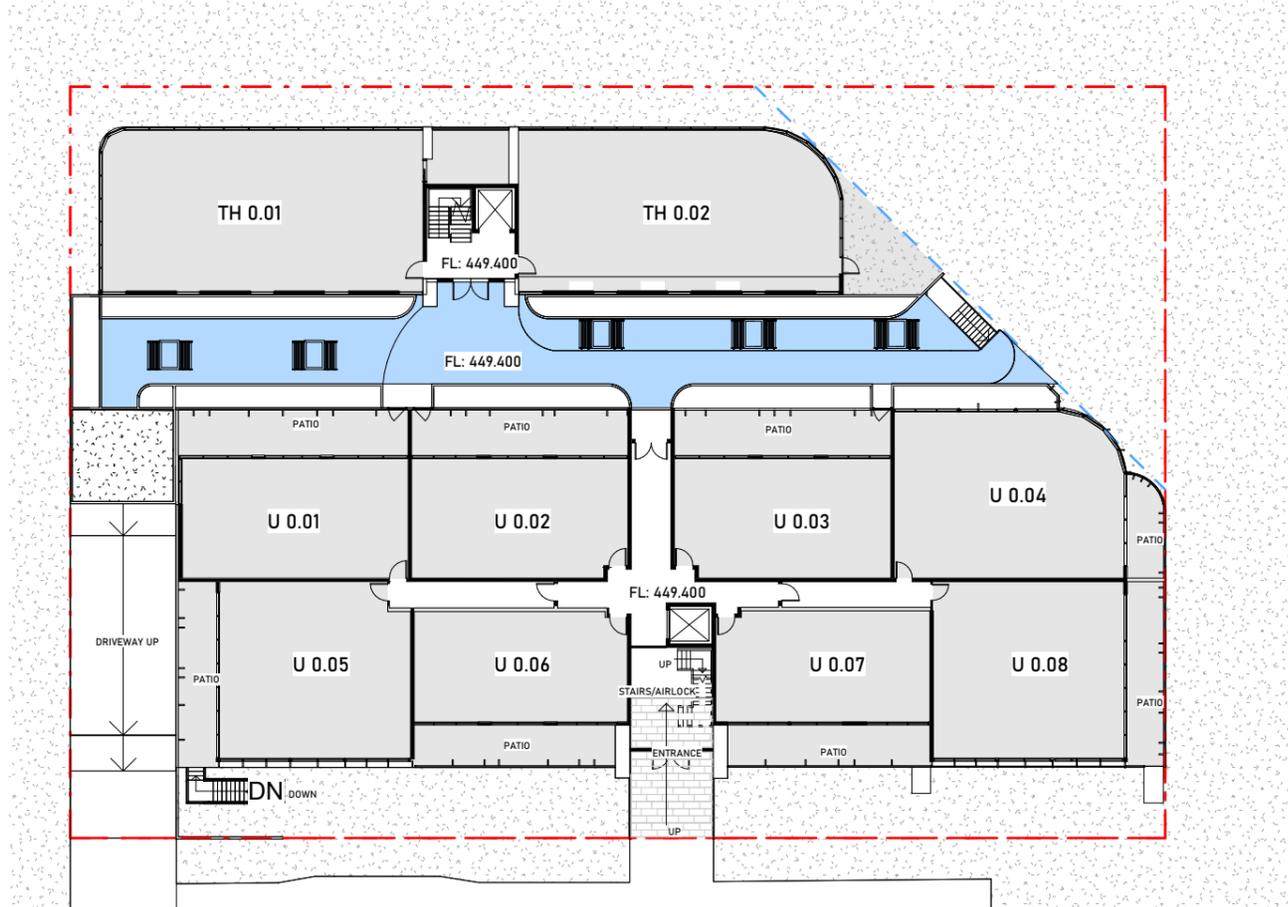
1 Section 4
1 : 200

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Orientation

Notes



1 Ground Floor - Common Open Space
1:400

2 Rooftop - Common Open Space
1:400



COMMON OPEN SPACE

AREA PER FLOOR (m2)		TOTAL PROPOSED COS	401m2
GROUND FLOOR	209	TOTAL SITE AREA	2635m2
ROOFTOP	192	PROPOSED PERCENTAGE	15%
TOTAL PROPOSED	401		

C	16/11/23	November 2023	Author
Issue	Date	Description	Drawn

Sheet: A119 Issue: c

Drawing Name:
Common Open Space

Site:
36-42a Short Street, Mudgee

Scale: 1:400 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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Architect Reg Number: 51643

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200
100
90
80
70
60
50
40
30
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0 10 20 30 40 50 60 70 80 90 100 200 300 390

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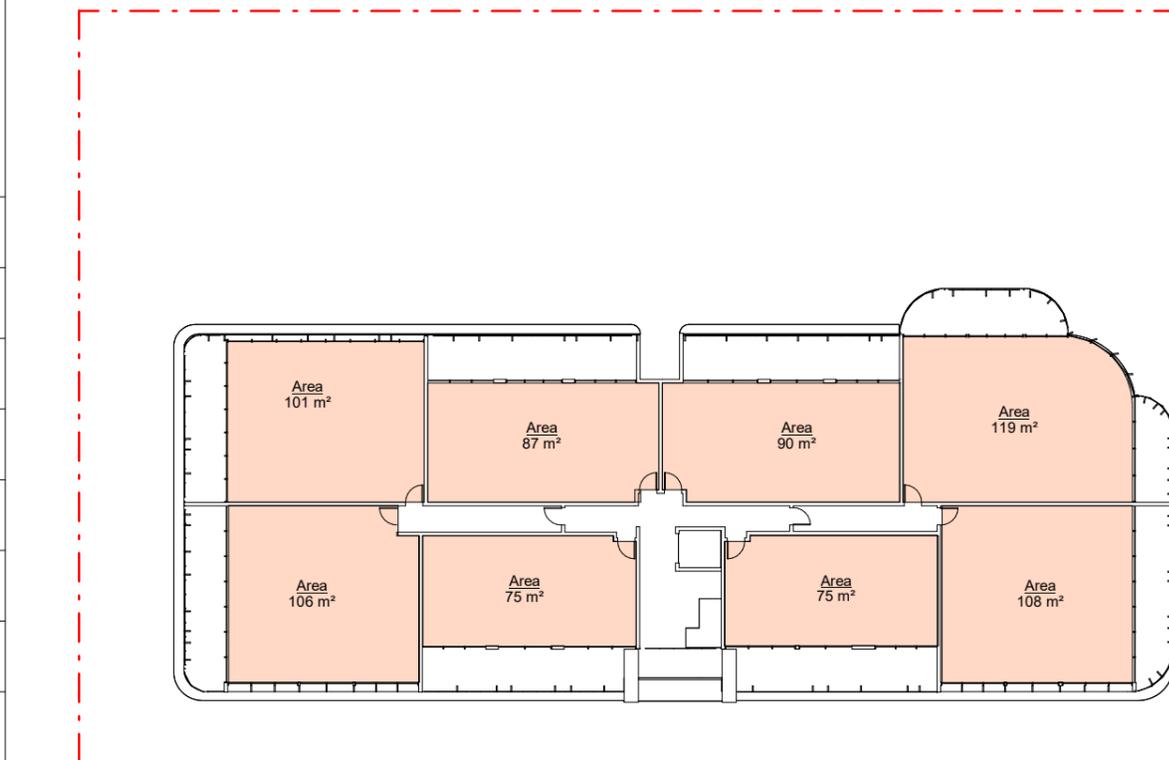
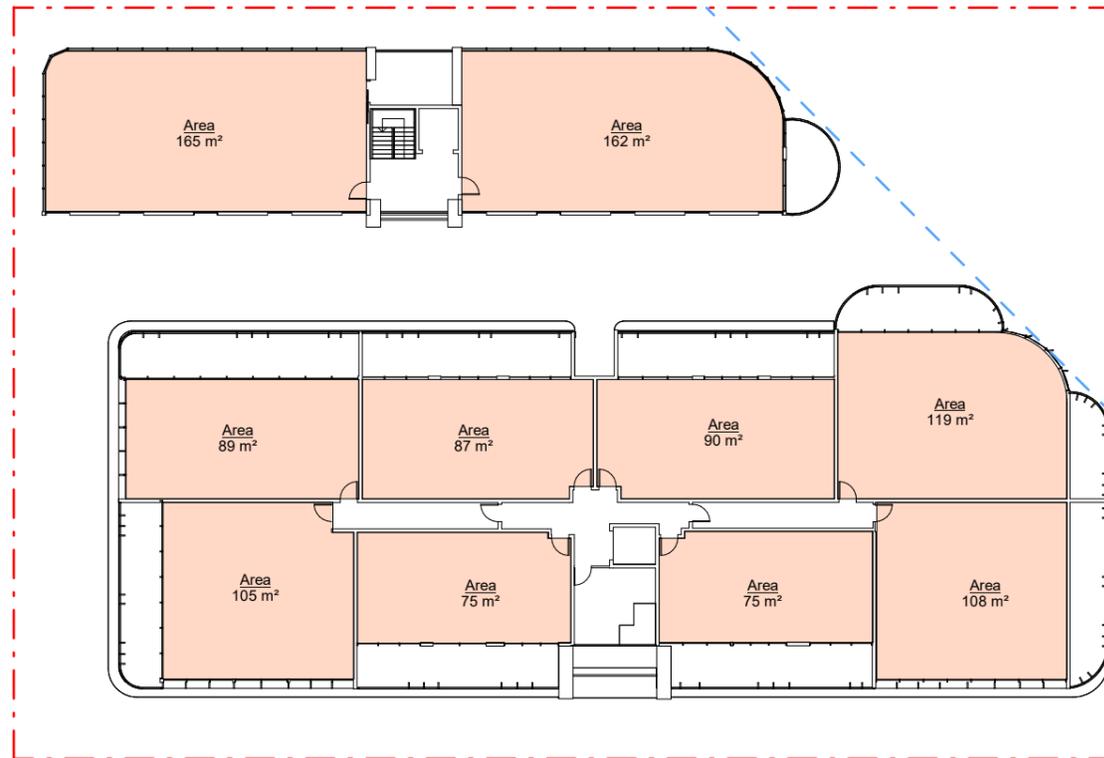
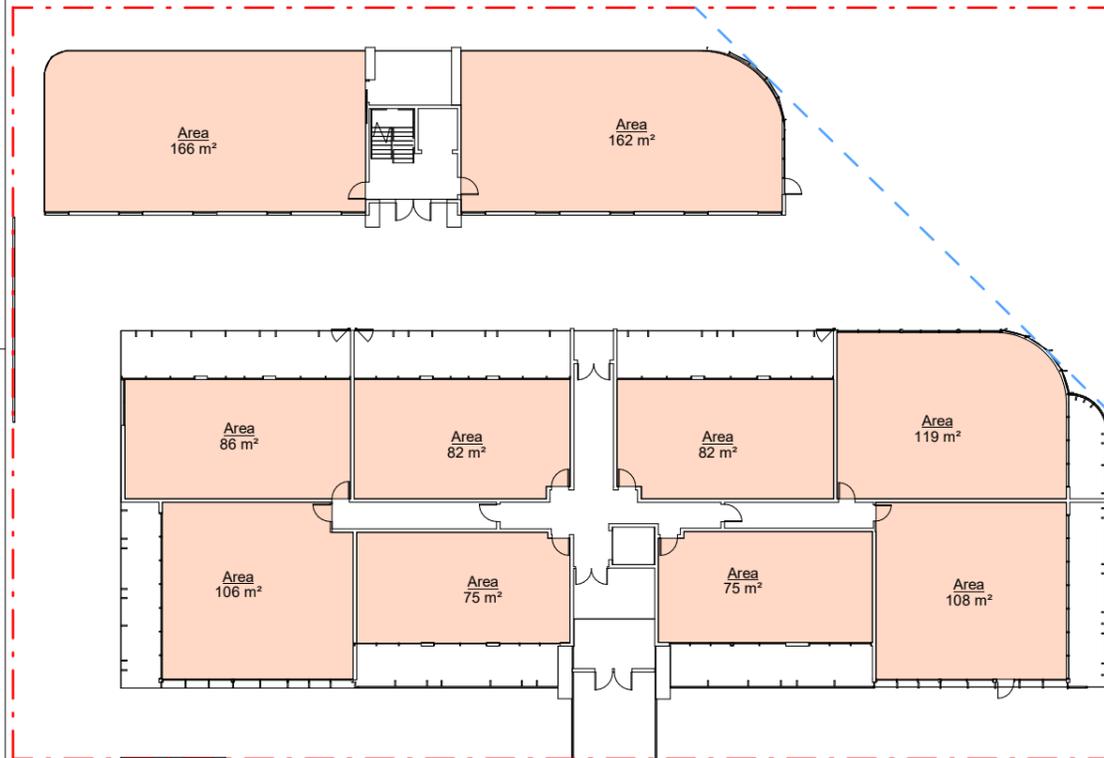
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Orientation

Notes

Planning Proposal

Site: 2635m2
GFA: 2912m2



GFA CALCULATIONS

AREA PER FLOOR		GFA	
GROUND FLOOR	1061	TOTAL PROPOSED GFA	2897m2
LEVEL 1	1075	TOTAL SITE AREA	2635m2
LEVEL 2	761	PROPOSED FSR	1.1 : 1
TOTAL PROPOSED	2897		

C	16/11/23	November 2023	Author
Issue	Date	Description	Drawn

Sheet: A120 Issue: C

Drawing Name:
GFA Calculations

Site:
36-42a Short Street, Mudgee

Scale: 1:400 @ A3 Date: 16/11/23

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Notes

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Author

Sheet: A121 Issue: C

Drawing Name:
Deep Soil

Site:
36-42a Short Street, Mudgee

Scale: 1:300 @ A3 Date: 16/11/23

Drawn: AB Checked: CT



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SHORT STREET

SHORT STREET



DEEP SOIL CALCULATION

GROUND FLOOR	571	TOTAL PROPOSED DEEP SOIL	571m2
TOTAL PROPOSED	571m2	TOTAL SITE AREA	2635m2
		PROPOSED PERCENTAGE	21.6%

200
100
90
80
70
60
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0 10 20 30 40 50 60 70 80 90 100 200 300 390

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Notes

Planning Proposal

C	16/11/23	November 2023	Author
Issue	Date	Description	Drawn

Sheet: A122 Issue: c

Drawing Name:
Cross Ventilation

Site:
36-42a Short Street, Mudgee

Scale: 1:400 @ A3 Date: 16/11/23

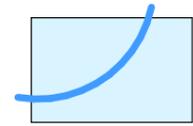
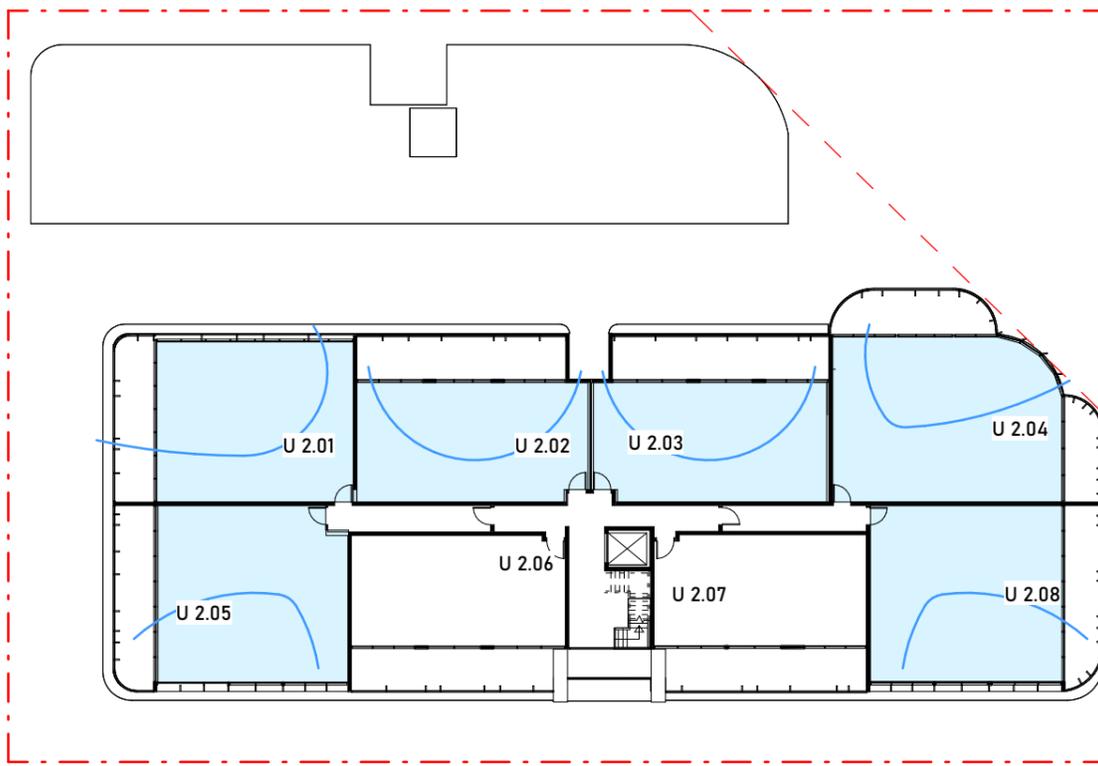
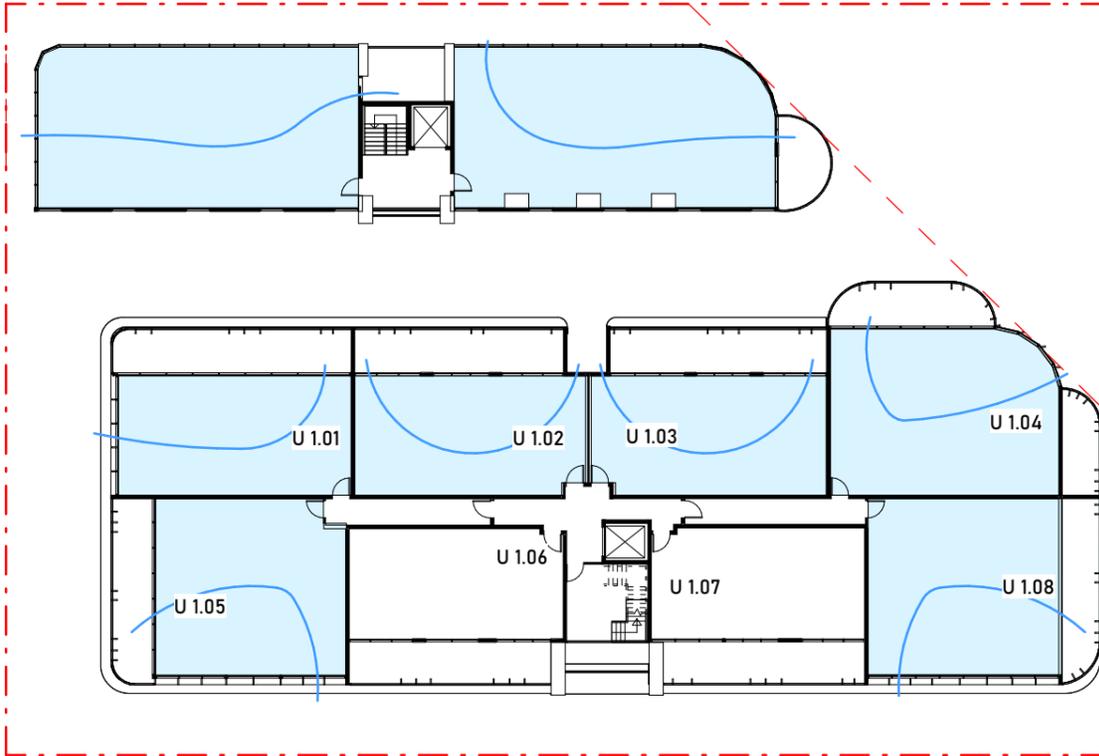
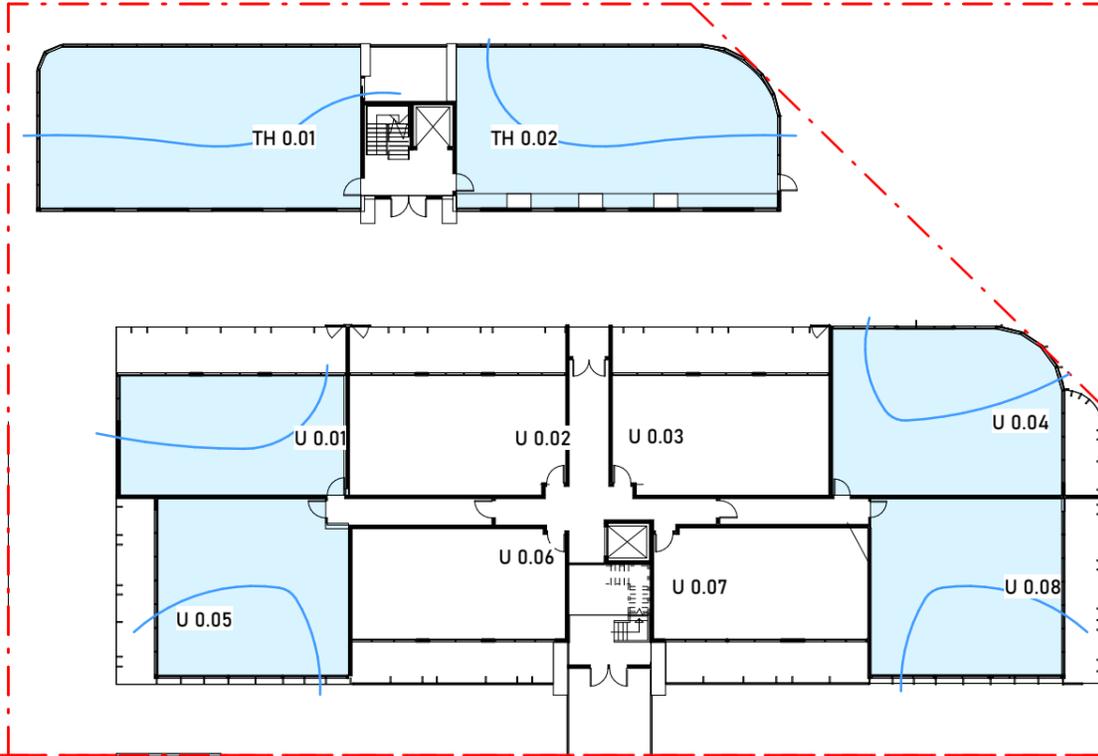
Drawn: AB Checked: CT



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Architect Reg Number: 5143

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CROSS VENTILATED UNITS

	CROSS VENTILATED	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	6	10	60%
LEVEL 1	8	10	80%
LEVEL 2	6	8	75%
TOTAL	20	28	71%

200

100

90

80

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60

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10 20 30 40 50 60 70 80 90 100

200

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390

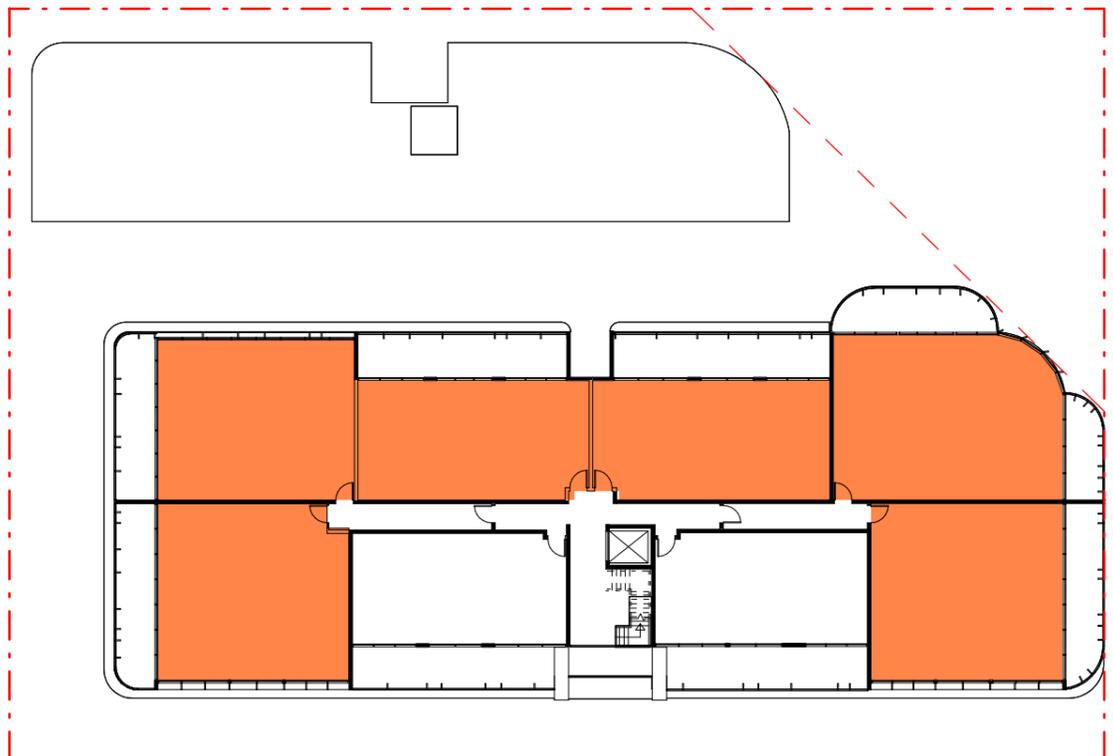
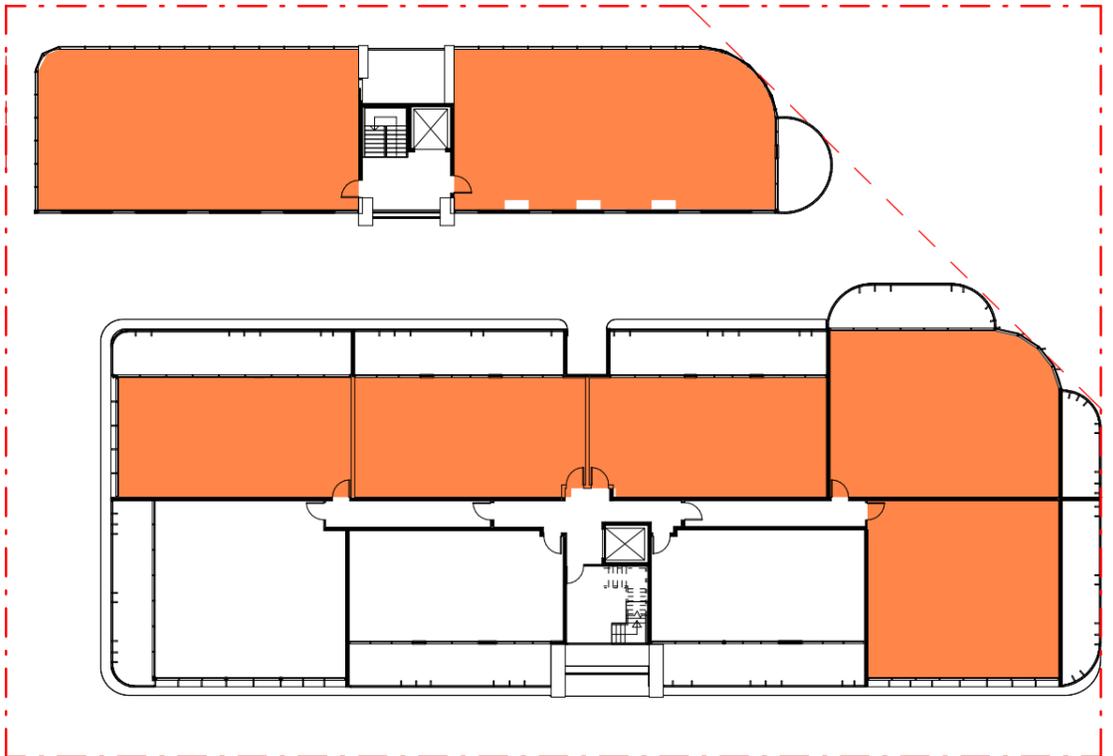
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Notes

Planning Proposal



SOLAR ACCESS UNITS

	SOLAR ACCESS	TOTAL UNITS	PERCENTAGE
GROUND FLOOR	7	10	70%
LEVEL 1	7	10	70%
LEVEL 2	6	8	75%
TOTAL	20	28	71%

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Author

Sheet: A123 Issue: C

Drawing Name:
Solar Access

Site:
36-42a Short Street, Mudgee

Scale: 1:400 @ A3 Date: 16/11/23

Drawn: AB Checked: CT

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10 20 30 40 50 60 70 80 90 100 200 300 390

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Notes

C	16/11/23	November 2023	Author
Issue	Date	Description	Drawn

Sheet: A124 Issue: C

Drawing Name:
Summer Shadows

Site:
36-42a Short Street, Mudgee

Scale: NTS Date: 16/11/23

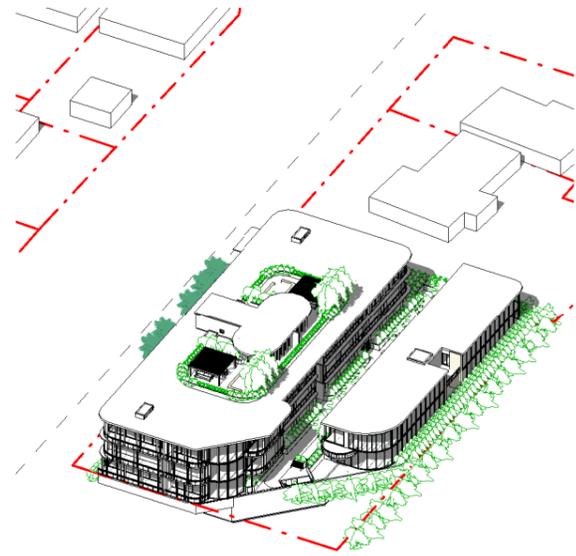
Drawn: AB Checked: CT

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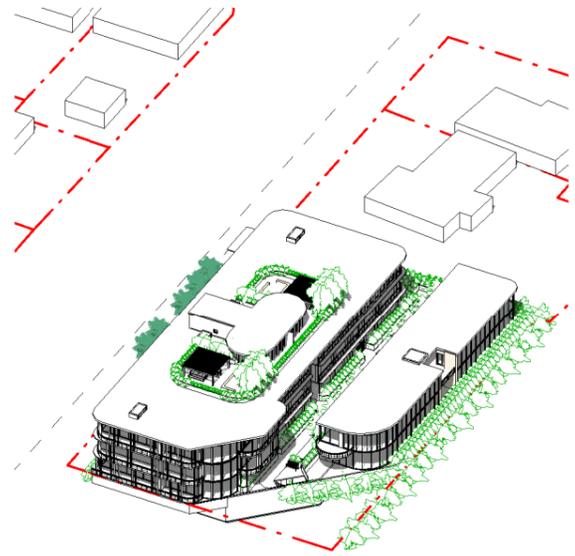
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Design Architect: Chris Tsoulos
Architect Reg Number: 51643

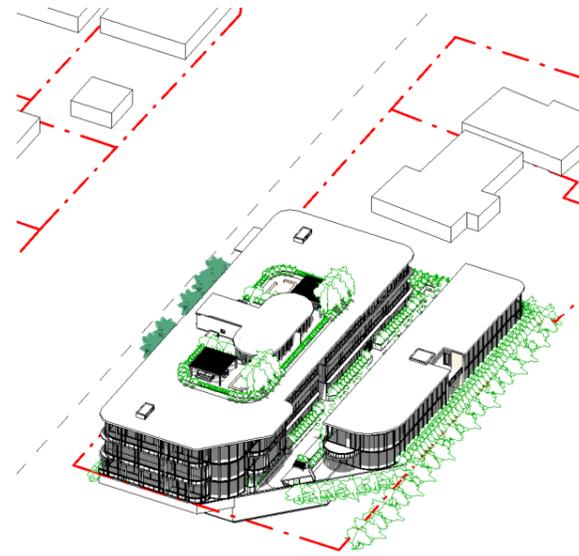
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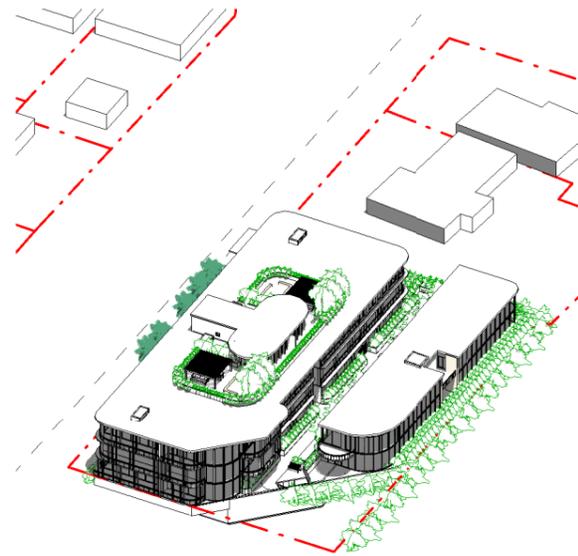
1 A1 - Summer 9am



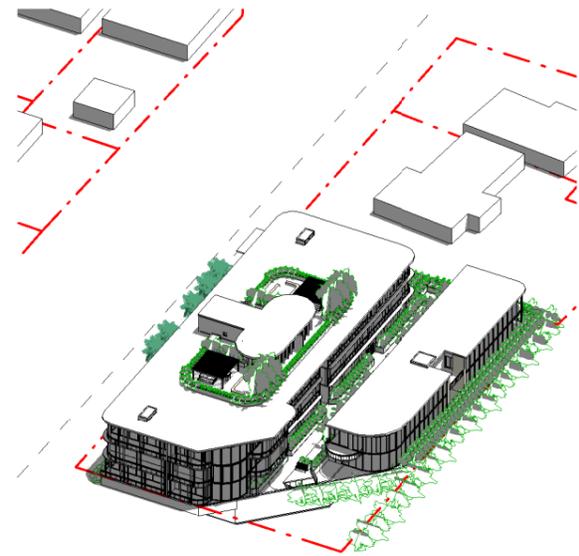
2 A1 - Summer 10am



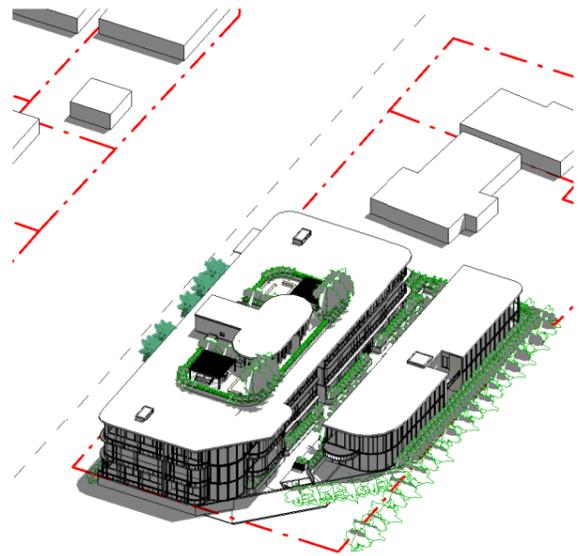
3 A1 - Summer 11am



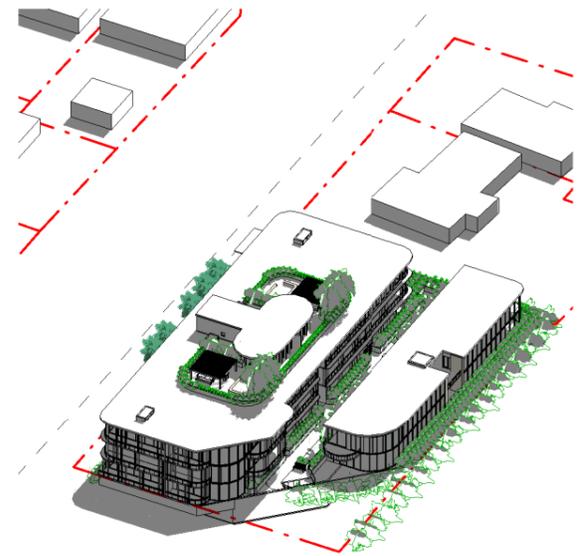
4 A1 - Summer 12pm



5 A1 - Summer 1pm



6 A1 - Summer 2pm



7 A1 - Summer 3pm

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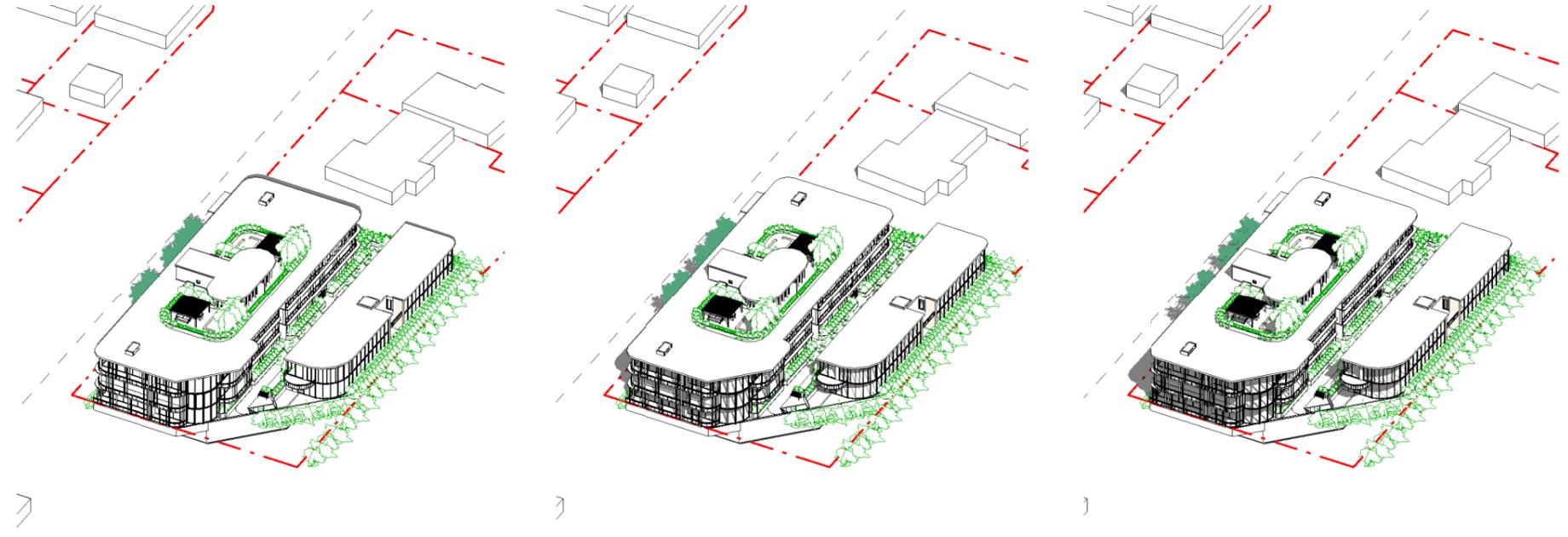
390

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Orientation

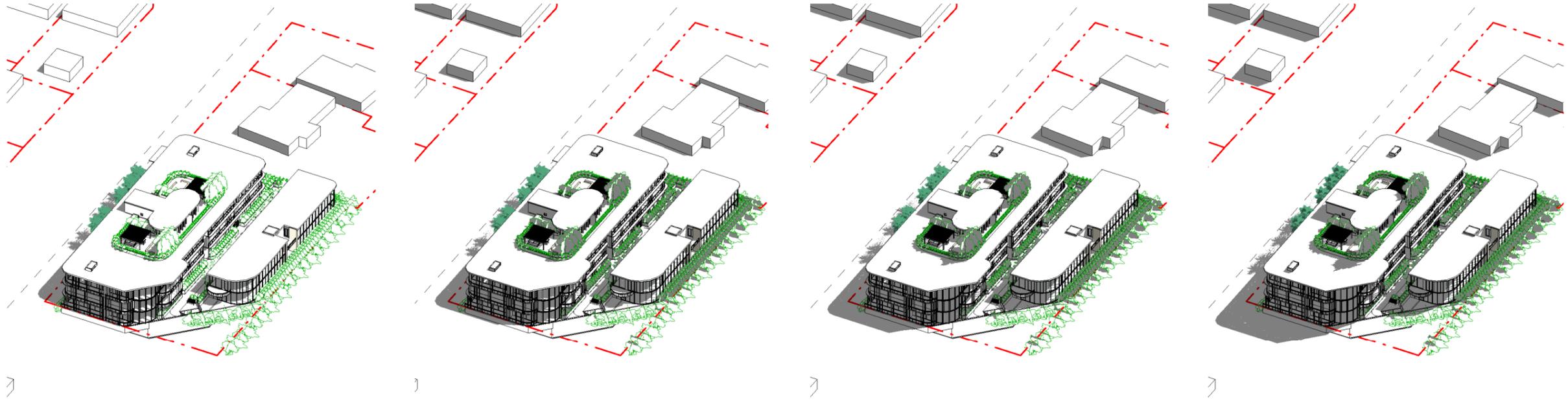
Notes



1 A1 - Autumn 9am

2 A1 - Autumn 10am

3 A1 - Autumn 11am



4 A1 - Autumn 12pm

5 A1 - Autumn 1pm

6 A1 - Autumn 2pm

7 A1 - Autumn 3pm

C	16/11/23	November 2023	Author
Issue	Date	Description	Drawn

Sheet: A125 Issue: C

Drawing Name:
Autumn Shadows

Site:
36-42a Short Street, Mudgee

Scale:	Date:
NTS	16/11/23
Drawn: AB	Checked: CT

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Design Architect: Chris Tsoulos
Architect Reg Number: 5143

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Notes

C	16/11/23	November 2023	Author
Issue	Date	Description	Drawn

Sheet: A126 Issue: C

Drawing Name:
Winter Shadows

Site:
36-42a Short Street, Mudgee

Scale: NTS Date: 16/11/23

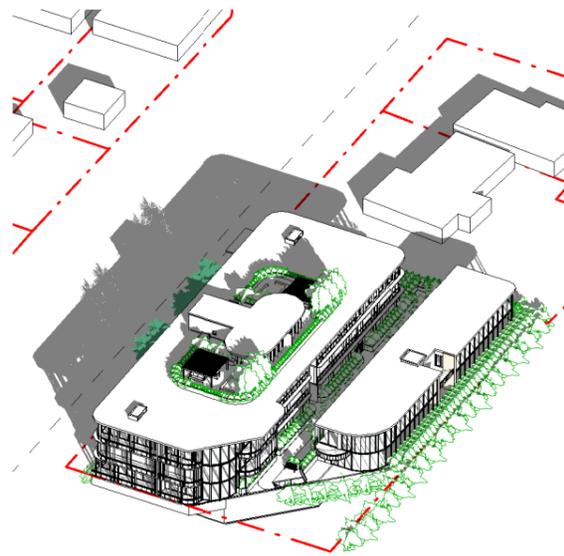
Drawn: AB Checked: CT



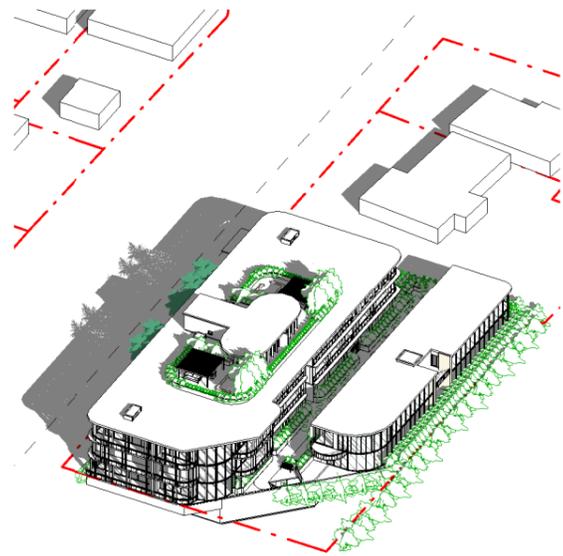
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Web: www.cmtarchitects.com

Design Architect: Chris Tsoulos
Architect Reg Number: 5143

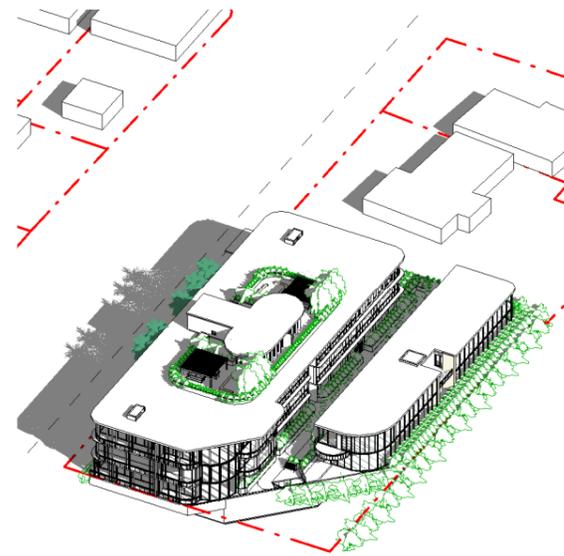
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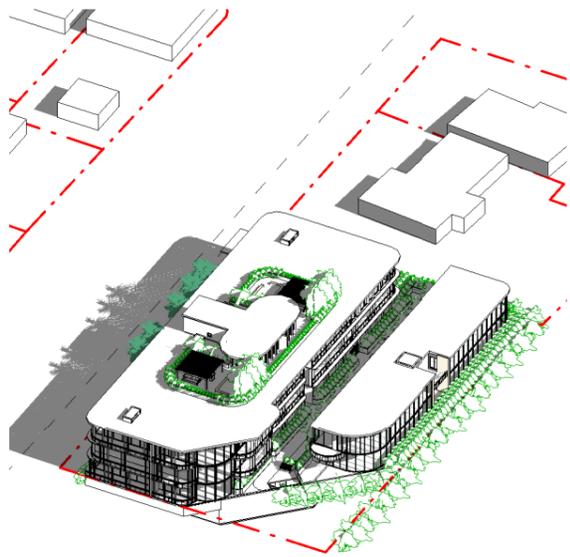
1 A1 - Winter 9am



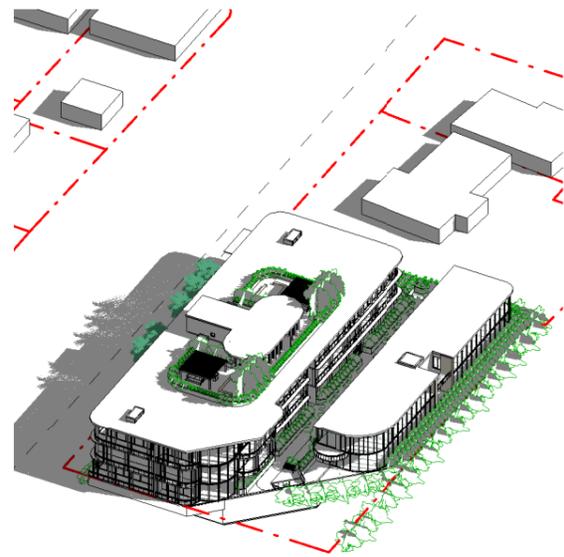
2 A1 - Winter 10am



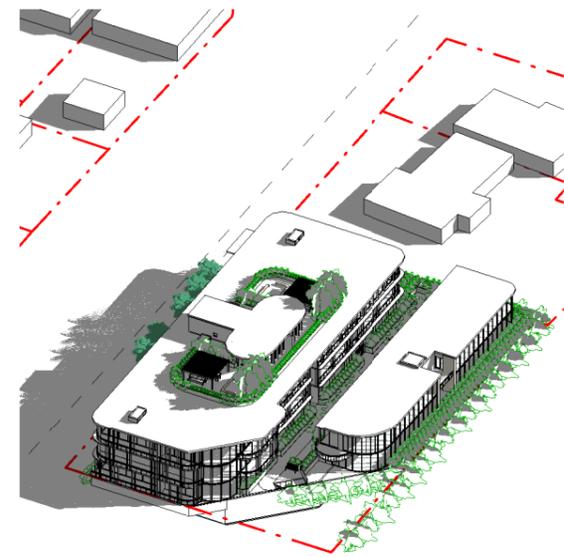
3 A1 - Winter 11am



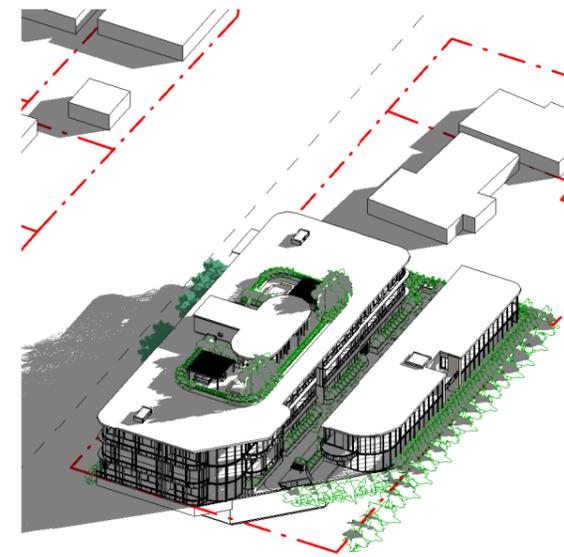
4 A1 - Winter 12pm



5 A1 - Winter 1pm



6 A1 - Winter 2pm



7 A1 - Winter 3pm

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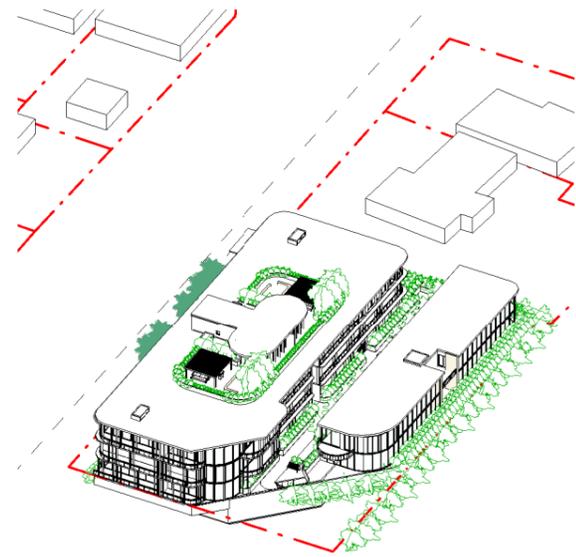
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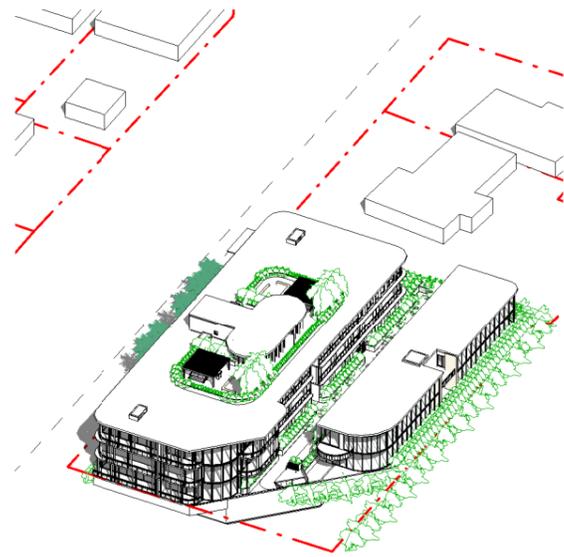
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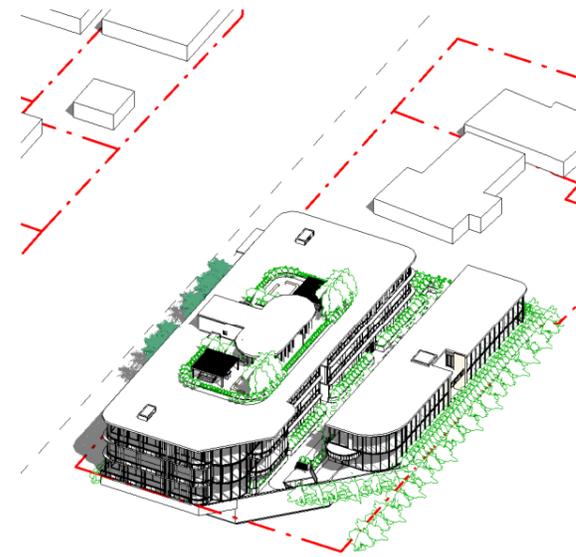
Notes



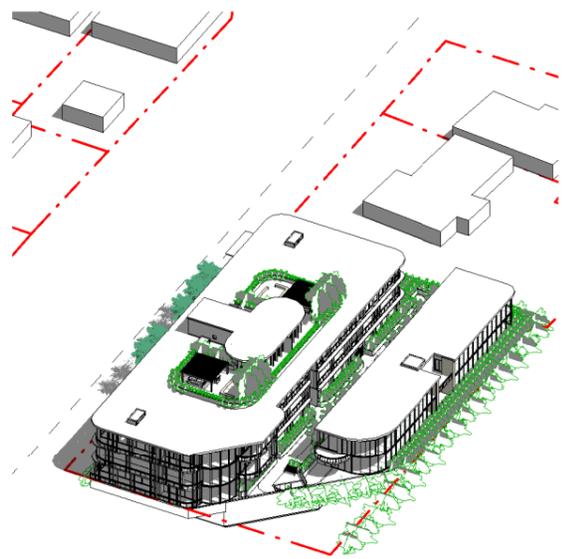
1 A1 - Spring 9am



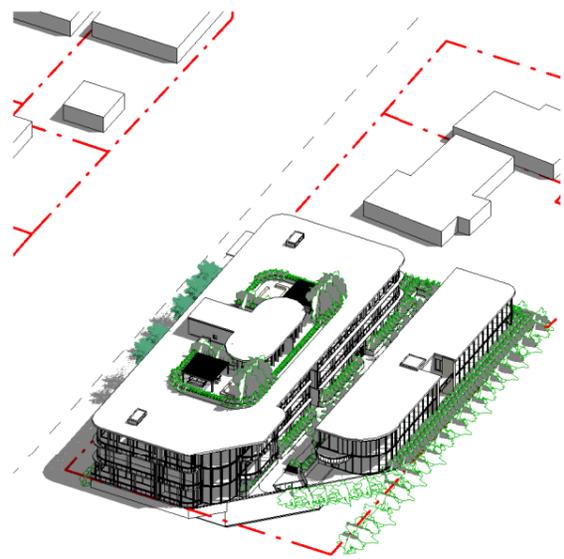
2 A1 - Spring 10am



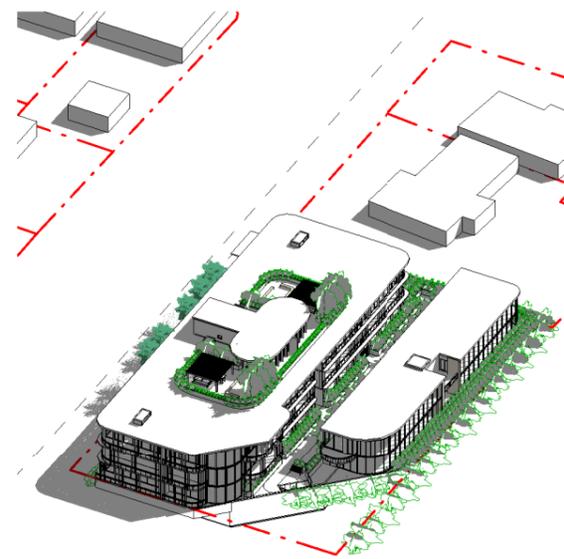
3 A1 - Spring 11am



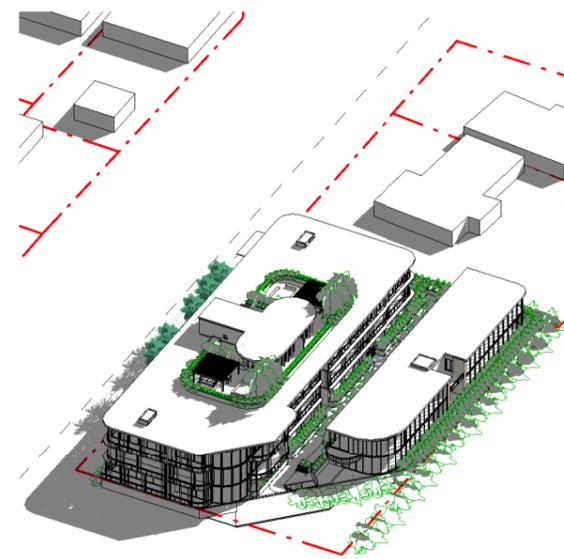
4 A1 - Spring 12pm



5 A1 - Spring 1pm



6 A1 - Spring 2pm



7 A1 - Spring 3pm

C	16/11/23	November 2023	Author
Issue	Date	Description	Drawn

Sheet: A127 Issue: C

Drawing Name:
Spring Shadows

Site:
36-42a Short Street, Mudgee

Scale: NTS Date: 16/11/23

Drawn: AB Checked: CT



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Design Architect: Chris Tsoulos
Architect Reg Number: 51643

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Orientation

Notes
Planning Proposal

Issue	Date	Description	Drawn
C	16/11/23	November 2023	Author

Sheet: A128 Issue: C

Drawing Name:
Heat Diagrams

Site:
36-42a Short Street, Mudgee

Scale: NTS Date: 16/11/23

Drawn: AB Checked: CT

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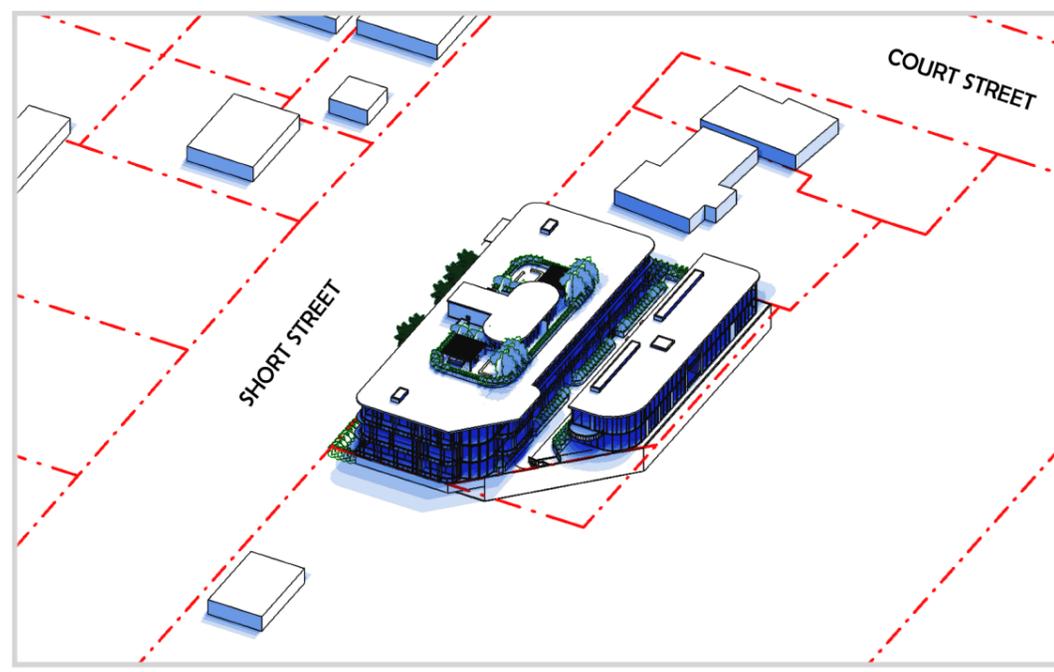
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Design Architect: Chris Tsoulos
Architect Reg Number: 5143

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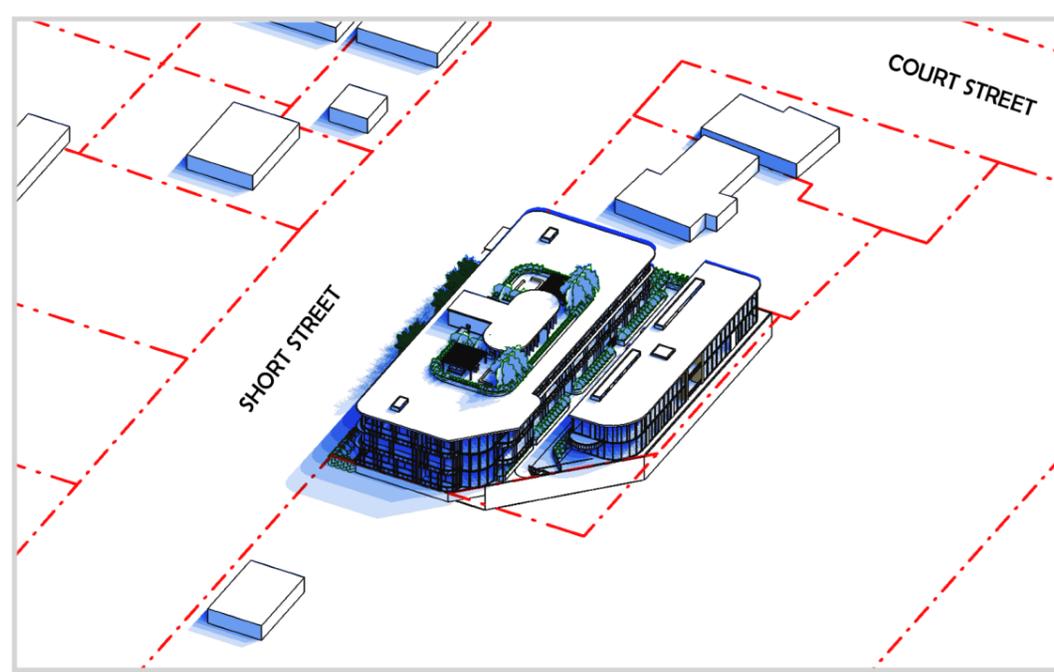
Hours of sunlight per day:
5-6
4-5
3-4
2-3
1-2
0-1
0

36-42a Short Street, Mudgee
Summer Equinox



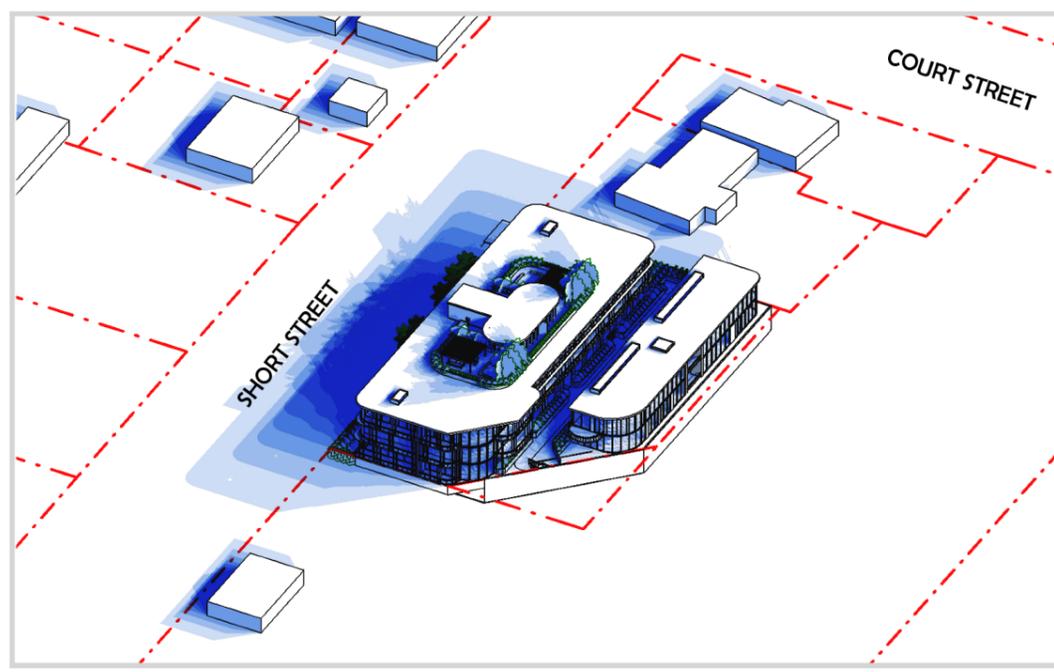
Hours of sunlight per day:
5-6
4-5
3-4
2-3
1-2
0-1
0

36-42a Short Street, Mudgee
Autumn Equinox



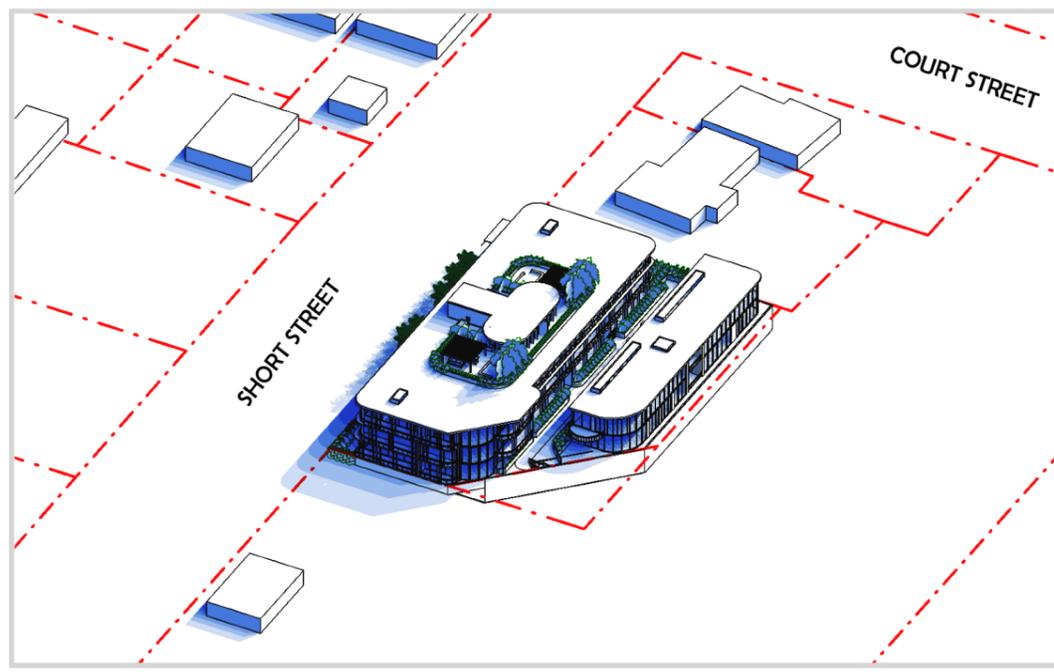
Hours of sunlight per day:
5-6
4-5
3-4
2-3
1-2
0-1
0

36-42a Short Street, Mudgee
Winter Equinox



Hours of sunlight per day:
5-6
4-5
3-4
2-3
1-2
0-1
0

36-42a Short Street, Mudgee
Spring Equinox



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0 10 20 30 40 50 60 70 80 90 100 200 300 390

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Notes



Issue	Date	Description	Drawn
C	16/11/23	November 2023	Author

Sheet: A129 Issue: C

Drawing Name:
3D VIEW 1

Site:
36-42a Short Street, Mudgee

Scale: NTS Date: 16/11/23

Drawn: AB Checked: CT

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Design Architect: Chris Tsoulos
Architect Reg Number: 5143

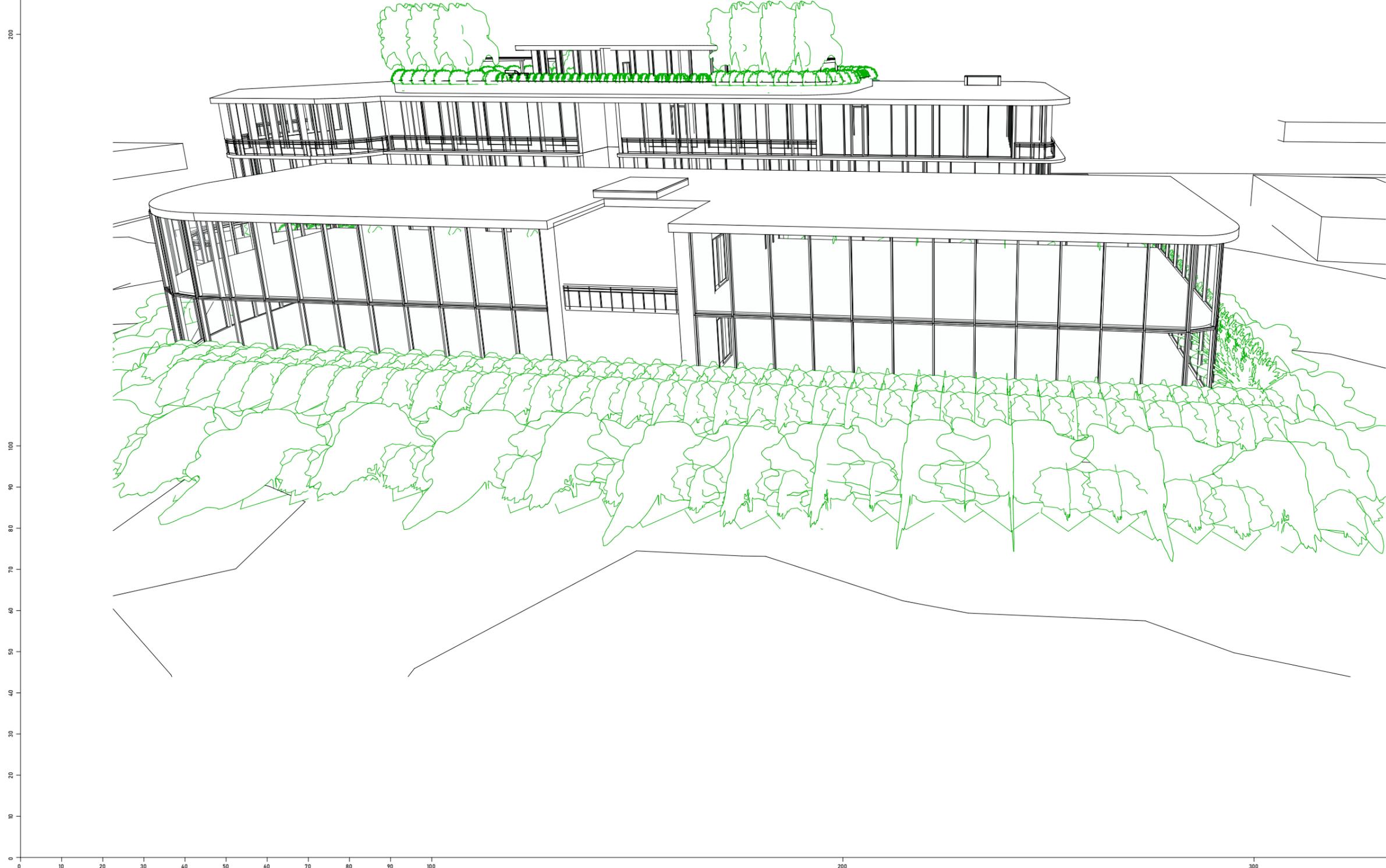
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Notes



C	16/11/23	November 2023	Author
Issue	Date	Description	Drawn

Sheet: A130 Issue: c

Drawing Name:
3D VIEW 2

Site:
36-42a Short Street, Mudgee

Scale: NTS	Date: 16/11/23
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Drawn: AB	Checked: CT
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Architect Reg Number: 5143

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Notes



Issue	Date	Description	Drawn
C	16/11/23	November 2023	Author

Sheet: A131 Issue: C

Drawing Name:
3D VIEW 3

Site:
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Scale: NTS Date: 16/11/23

Drawn: AB Checked: CT

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Design Architect: Chris Tsoulos
Architect Reg Number: 5143

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