



LYNCH BUILDING GROUP

DESIGN - CONSTRUCT - DELIVER

12th November 2024

Mid-Western Regional Council

86 Market Street
Mudgee NSW 2850

Attention: Kim Orth

Re: PAN-481239 – Lot 920, 19 Shearman Street, Caerleon NSW 2850
Request to Vary Caerleon DCP

Dear Kim,

With regards to your request via the portal on 6th November 2024, as the applicant of the above detached dual occupancy submission for development approval, we request to vary from the Caerleon DCP as confirmed with the owners of the land/clients of our company.

We request the variation to the rear setback requirement of the Caerleon DCP which stipulates a minimum of 3.0m from the rear boundary. The detached dual occupancy positions dwelling one with an offset of 5.3m to dwelling two and dwelling two with a rear setback of 5.6m. These boundary offsets are taking the rear boundary as that of the eastern boundary of the main lot. Upon completion of registration of the Torrens title subdivision, dwelling two will hold a rear setback from the new rear boundary of this new lot of 1.2m offset.

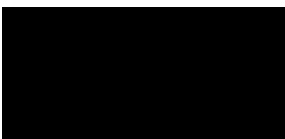
With several previous dual occupancy developments under our application being approved for example Lot 417, 21 Suttor Ave Caerleon (DA0274/2022 – PAN-191450) and Lot 195, 26 Enfield Avenue Caerleon (DA0417/2021 - PAN-112223) with many of the same design principles applied, we see this development having no adverse impacts to the neighbouring lots or the street scape of Sutter Avenue.

The Mid-Western Regional Council DCP calls for the rear and side building setback to be 0.9m under part 3 of the Discretionary Development Standards in part 3.1 which this development complies with in every aspect of the standard.

In summary, we seek approval to leave the dual occupancy designs in the position that they hold within the site plans of the development application submitted to council with the request for approval being justified with compliance to all other aspects of the DCP and through the above details of this letter.

Please do not hesitate to contact me via email jessica@lynchbuildinggroup.com.au or phone 63726054 at any time for further clarification of the above.

Yours sincerely,



Jessica Lynch
Director