

Att: Health and Building, Development Directorate  
Mid-Western Regional Council  
86 Market Street  
Mudgee, NSW  
2850

**Re: Request to vary setback**

Dear sir/madam

As part of our Development Application for a residential outbuilding at 8 Consadine Grove, we wish to request to vary a setback from 2.5 metre to 1 metre as required in the DCP.

We're requesting a variation on the eastern boundary for the following reasons:

- **Alignment:** Due to the battleaxe shape of our block, we would like the shed to be in alignment with the driveway for both vehicle access and aesthetic elements. And this will be achieved by a 1 metre setback.
- **Sympathetic design:** The shed will be constructed from the same material as the house (timber cladding, colorbond roof and panel lift garage door) with the intention for it to match the existing dwelling. This is intentional as the shed will be seen from the street.
- **No impact to visual amenity of neighbouring properties:** There are existing shed structures and five water tanks on the northern boundary and tree screening on the eastern boundary. There are no living areas facing the proposed structure.
- **No overshadowing or impacts to solar access:** There will be no overshadowing on neighbouring dwellings or major impacts to solar access due to the orientation of the shed.

We are complying with the DCP on the northern boundary with the structure more than 3 metres from the boundary.

For the above reasons, we request the setback on the eastern boundary be reduced.

Regards,

ELLE WATSON