

**Date: 18.12.2024**

**Planning Department:**

**MIDWESTERN REGIONAL COUNCIL**

**Mudgee NSW 2850**

Dear Kayla

**RRQUEST REVIEW OF PAN - 391442 - 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850**

**4 x NEW 2 BEDROOM SERVICED TOURIST ACCOMODATION APARTMENTS, GRANNY FLAT ,  
SHED.**

This letter is to accompany the requested Review of PAN391442 OR DA0198/2024

The original DA was refused at the council meeting On October 16 20024

**The reason for refusing consent are as follows:**

- 1. the negative impact on traffic; and*
- 2. negative impact on the local amenity this proposed development will cause.*

We formally request of review of the development application and determination and have offered the following enhancements to the design to alleviate and reduce the impacts as given for a means of refusal.

The changes to the development application to reduce environmental effects are as follows.

1. Reduced number of serviced apartments from 6 x serviced apartments down to 4 serviced apartments.
2. Serviced Apartments to be 4 x 2-bedroom apartments
3. Roadways and entries changed to bitumen to reduce dust
4. Carparking spaces increased and constructed in bitumen
5. Accessible carspace added
6. Distance between apartments increased
7. Landscaping and landscaping buffers increased and enhanced

Additionally, to the design

1. Plan of management has been updated
2. Statement of environmental effects updated
3. Cost report updated
4. Letters of Support included

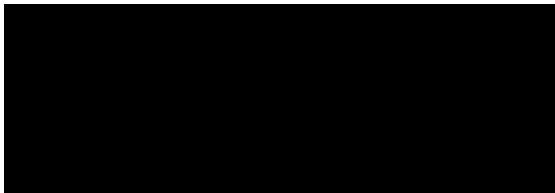
We have included letters of supports from 3 x residents that support the proposed development. The letters highlight that there is support from residents for the development and they have no concerns about the proposal

The client however has offered to reduce the number of apartments to reduce the potential negative effects some residents have concerned.

Overall elements of the design have been further enhanced to reduce negative effects.

The client Michael Haggerston of HCB solar also would like to stress that the proposal is for high quality Tourist accommodation as serviced apartments. These will not be used as workers accommodation. There are currently no workers on the site. The site is only to be used as outlined by LEP requirements and conditions as issued by Mid-Western Council as part of any development application determination.

If you require any further information please contact the office.



**HUGH WALKER – DIRECTOR**

**BSC ARCHITECTURE BSC OR SCIENCE ARCHITECTURE – BDAA MEMBER 10-1148**