

The Director Environmental Services  
Mid-Western Regional Council  
PO Box 156  
Mudgee NSW 2850

8 August 2022

**Attn: Building and Planning Officer**

**RE: Request variation from building setback distance for proposed cabana at 157  
Melrose Road, Mount Frome 2850 – Planning Portal Ref PAN-249193**

We refer to our DA application for the proposed residence, secondary dwelling, shed and cabana at the above address.

As noted on the submitted development application drawings, the cabana has a minimum building offset of 15.6m from the Northern boundary of the allotment to the Northern most corner of the structure.

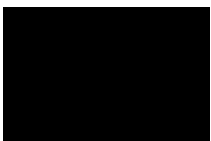
In this regard, I wish to provide the following information in support of the proposed cabana being less than the 20m minimum offset as specified in Council's Development Control Plan 2013.

The proposed location of the cabana will not impose any noticeable variation from the street and does not diminish the attractiveness of the streetscape due to the building's location to the rear of the allotment. Furthermore, the area impeding the 20m boundary offset policy is a mere 20 square meters in total.

There are presently no adjoining neighbours to the rear of the proposed development however, the cabana has been designed as such that all fenestration is located to either the South or the East so there can be no overlooking, privacy or acoustic concerns from any future neighbouring development. Additionally, construction of all external walls shall be of rendered and R2.5 bulk insulated brick veneer. This form of insulated construction will achieve a minimum STC rating of Rw 50, the NCC standard that applies to separating walls for two adjoining Class 1 buildings.

I thank you for your consideration and I look forward to a positive reply. If you have any further queries to the above, please contact the undersigned at your convenience.

Yours faithfully,



Gavin Dale  
gavin dale design