

27 June 2022

Planning and Development Department  
Mid-Western Regional Council  
86 Market Street  
Mudgee NSW 2850

**RE: DEVELOPMENT CONSENT AMENDMENT  
PROPOSED NON-PERMANENT TENTS  
LOT 5, 121 ULAN ROAD, PUTTA BUCCA, NSW 2850**

We are seeking an amendment to Development Consent No. DA0131/2020 for 15 non-permanent tents development at the above address.

This application is submitted in accordance with the shire planning policy, the following documents which comprise the application are as follow:

- This covering letter
- Architectural drawings (Site Plan).

#### Onsite Car Parking Facilities

The current Development Consent also consist of 15 new car parking bays to be built on existing tennis court. But after consideration and analysis by the Hotel Management team, they would like to retain the existing tennis court with the following justifications:

- Existing resort contains 68 rooms and there are 45 full time staff. In accordance to Part 5.1 of Council's DCP, a rate of 1 space per unit plus 2 spaces per 3 employees. Current resort operations only require 98 car park spaces. The proposed additional 15 rooms add up to a total of 113 car park space required. Currently there are approximately 150 car parking spaces available on site and there will be sufficient to accommodate the additional 15 rooms.
- There are existing car parking bays on the Northern and Southern side of this development. Guests staying at the tents can park at the parking lots closest to their tents. There is also proposed service track where the guests can be transported to their respective tents with golf buggy.

We hope that the Shire can consider our proposal to retain the existing tennis court and shift the 15 tent car park requirements to the existing car park.

Please contact the undersigned should you need to discuss this application.

