

**to.**

**General Manager**  
**Mid-Western Regional Council**  
Att: Lindsay Dunstan  
86 Market Street  
Mudgee, NSW 2850

**date.**

18.04.2023

**reference.**

36773-PL01\_A

Dear Sir

**Re: Section 4.55(1A) Modification to DA 0146/2022 – Alterations/Additions to Hotel/Motel**

**Site: 1 Sydney Road, Mudgee, NSW 2850 (Lot 21 DP 1111967)**

Reference is made to the proposed Section 4.55(1A) modification for DA 0146/2022 to be lodged with Mid-Western Regional Council. The following information should be considered with the assessment of the subject modification.

**Background**

Barnson Pty Ltd has been engaged by Mayoh Architects to prepare information in support of a Section 4.55(1A) modification to DA 0146/2022. The subject application gave development consent to the construction of alterations/additions to the existing Comfort Inn Aden Motel at 1 Sydney Road, Mudgee (Lot 21 DP 1111967).

The proposed modification relates to:

- Amendments to the architectural design include:
  - Alterations to the approved kitchen layout;
  - Reducing and reposition windows on southern and eastern elevations;
  - Inclusion of staff room and offices replacing part of the southern end of the function/conference centre; and
  - Inclusion of a wellness centre replacing three (3) motel rooms to cater for motel guests only.

The proposed development as modified would remain substantially the same development as the development for which consent was originally granted.

## Existing Environment

The existing environment shall not be significantly altered by the proposed modification. All works are to occur within building curtilage.

## Existing Approval

Development consent for D A0146/2022 was granted on the 07<sup>th</sup> of April 2022 for the construction of alterations and additions to the existing Comfort Inn Aden Hotel at 1 Sydney Road, Mudgee (Lot 21 DP 1111967). The original development consent and stamped plans has been provided in **Attachment A** of this supporting letter.

## Proposed Modification

Further discussion on the proposed modification items follows:

1. Alterations to approved kitchen layout;
  - o Cool room and dry store have been relocated; and
  - o Additional bench space has been provided;
2. Reducing and reposition windows, including;
  - o Seven (7) skylight windows removed from the southern elevation;
  - o Five (5) skylight windows removed from the eastern elevation;
  - o One (1) window to be re-positioned;
3. Inclusion of a staff room and two (2) small office rooms on the southern end of the function/conference centre;
  - o *Note. Does not increase the original building capacity*
4. Inclusion of a wellness centre replacing three (3) motel rooms to cater for the motel guests;
  - o Reception;
  - o Two (2) float rooms;
  - o Two (2) saunas; and
  - o Recovery room

The scale of the development remains in keeping with that originally approved.

Please refer to **Attachment B** for the amended architectural and site plans.

## Planning Considerations

### ***State Environmental Planning Policies (SEPPs)***

A number of SEPPs apply to the site and proposed modified development, including but not limited to *State Environmental Planning Policy (Resilience and Hazards) 2021* and *State Environmental Planning Policy (Industry and Employment) 2021*, and following review do not raise any significant planning considerations.

### ***Mid-Western Local Environmental Plan (LEP) 2012***

The subject site is within R1 – General Residential pursuant to the Mid-Western Regional Local Environmental Plan 2012. The proposed development is occurring wholly within the R1 Zoned Land. The modified development remains permissible with consent (supporting an existing hotel/motel accommodation) and consistent with the zone objectives, as it is compatible with the existing environmental and built character of the Comfort Inn Aden Motel.

The proposed modified development involves demolition work which also formed part of the original development.

In terms of other relevant LEP clauses, following consideration is given:

- Clause 4.3 – Height of buildings, the modification does not exceed further any originally proposed building heights;
- Clause 6.3 – Earthworks, the proposed modification does not involve any additional significant earthworks;
- Clause 6.4 – Groundwater Vulnerability, the proposed modification does not cause any additional risk to groundwater ecosystems; and
- Clause 6.9 – Essential Services, the proposed modification does not place any significant additional demand on services.

### ***Mid-Western Development Control Plan (DCP) 2013***

The Mid-Western Development Control Plan 2013 applies to the modified development. The minor changes proposed do not impact DCP standards. Building form and setbacks remain consistent. The removal of three (3) motel rooms and part function area reduces demand on parking and likely traffic generation; however no change is proposed to access or parking arrangements.

### ***General***

The proposed modification poses minimal environmental impact and the changes between the approved development and modified development are minor, therefore rendering the proposed development as modified substantially the same development as that originally approved. Therefore, the development will not have any additional impact on relevant LEP and DCP requirements.

### ***Conclusion***

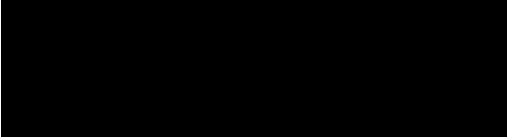
The proposed Comfort Inn Aden Motel alterations and additions will provide an interesting and visually appealing place in an accessible location for the enjoyment of visitors to the city. The proposed changes have been introduced while ongoing operational and construction matters being considered, and further enhance the development.

It is recommended that the proposed modification to D0146/2022 be supported as the development as modified would be substantially the same development as the development for which consent was originally granted.

If you have any further enquiries regarding this matter, please contact the undersigned.

Yours faithfully,

BARNSON PTY LTD



Jim Sarantzouklis, MAIBS (Assoc.) MEHA MAICD RPIA  
DIRECTOR