

Date: 21/02/2024

Kayla Robson

Planning Coordinator

Mid-Western Regional Council

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2850

Good afternoon, Kayla.

RE: PAN391442 – UPDATES TO DEVELOPMENT APPLICATION AT 106 SCHOOL LANE BUDGEE BUDGEE NSW 2850 & REPONSE TO OBJECTION TO ORIGINAL DA LODGEMENT

Please find attached amended plans for the above-mentioned development application. The changes to the development application include the following items

1. Redesign of serviced apartments - tourist accommodation – Custom purpose-built architectural structures in lieu of manufactured transportable cabins as previously proposed.
2. A mix of 1- and 2-bedroom apartments provided. 3 x 1 bed and 3 x 2 bed apartments.
3. Apartments relocated away from School Lane to more central location to achieve greater separation with boundaries and neighbours.
4. Deletion of new crossover for access to apartments. Existing driveway and crossover used.
5. Landscape plan and screening added to reduce impacts of apartments, increased privacy between apartments and neighbours.
6. Residential solar power added to the plans to power the site and structures and reduce c02 emissions and electricity requirements.
7. Modular shed added to plans to be used as maintenance and storage shed for site. Bathroom included for use by people undertaking maintenance and work on property. Kitchen and laundry deleted from cabin.
8. Existing Granny Flat on site added to plans for formal approval. Granny flat is an original building. The current owner did not construct this and was on site prior to his purchase. He wishes to pay any relevant fees and have the granny flat formally approved if required.

We suggest the new amendments offer a more comprehensive and quality design solution for the project and will provide quality accommodation in a sort after area close to Mudgee.

In addition to the listed changes, we have discussed points as raised by objectors/neighbours relating to the original DA.

We have taken the keys points from objectors as :

- **Additional people being brought to site.**

6 x apartments are proposed. 6 x apartments are allowed under council planning controls. Additional people will be brought to site. The nature of the site and tourist accommodation means it will be a quiet rural style retreat for guests. Tourists will typically be undertaking activities throughout the Mudgee region during the daylight hours and guests will typically return for evening dinner/sleep routines.

The apartments are not large 3 or 4 bedroom apartments. They will typically be for singles and couples, not attracting large groups and additional visitors of the paying guests.

The apartments have been relocated to a more central location to create more of visual and acoustic buffer to neighbours and additional landscaping is proposed to offer further buffers for privacy.

- **More vehicles**

There will be more vehicles in context this is expected. The use of existing driveway access will reduce issues on School Lane and create less potential safety issues with existing road users and neighbours.

The apartments have been moved more centrally, vehicle movements and locations will be further screened and separated from adjacent properties and homes.

- **More waste**

The development will produce more waste as to be expected. Bins will be provided for collection in accordance with council requirements. Bins to be located with every cabin and then collected as required by maintenance personnel to be taken to School Lane access point for collection. Any additional waste will be removed as required by maintenance staff separate to council collection.

Waste collection from site is typically a condition of the DA determination.

- **Apartments are located close to School Lane and neighbours.**

The previous design had the 6 x apartments located closer to the School Lane Boundary. This was closer to adjacent neighbours.

The amended designs have the apartments pushed across to the east behind the existing large clump of trees. This creates a larger gap/setback with neighbours reducing privacy and acoustic issues.

Additional landscaping, trees and screens will offer further protection and buffering for the development and reduce its prominence in the landscape.

- **Additional built form and structures**

The development will bring additional built form and density to the rural landscape and context of Budgee Budgee.

We have amended the design to be a higher quality architectural apartment which will bring interest to the local built context.

On viewing the landscape, we suggest the darker monument clad buildings coupled with the new and existing landscaping will reduce the impact of the proposed development. The existing eucalyptus trees have many dark shadows, and the new apartments will recede into many of these shadows. The darker colour is more grounded and less obvious in the landscape.

The structures themselves have a very traditional rural architectural shed/barn feel, and a bulk and scale that is consistent with surrounding structures.

We suggest the new enhanced designed negates the impacts of the development through these subtle and thoughtful methods.

- **Privacy**

With all developments that increase density on a site, privacy and acoustic concerns are always discussed.

We suggest the amended design further reduces these issues by relocating the apartments and access road to the east behind the existing tree lines and the addition of more tree and vegetation plantings will further screen the development.

The amended developed is less obvious to the road and neighbours in its new positions.

Additional landscaping and screening will also serve to further reduce and shield any noise from the development.

The development is a higher quality development and large groups of people will not use the site, more individuals and couples. Council could also condition any particular privacy/acoustic requirements for the development and site as required to retain amenity for existing residents.

- **Stormwater**

The proposed development and apartments, shed, have small footprints and small roof areas.

The proposed development will utilise pvc downpipes to the rainwater tank, then overflow from rainwater tank to be direct to a dispersion trench filled with aggregate to meet council requirements. The dispersion trench will reduce any potential erosion in the area and stop any surface overflow. The site is large and any overflow from the small roof areas would quickly be soaked into the earth.

There are no neighbouring houses or structures that would be affected by the small amount of run off from the rainwater tank due the large distances.

- **Septic / Ground water issues**

The proposed septic tank will be designed for the number of persons on site and all relevant transpiration areas will be designed according to the load.

All septic systems items will be designed in accordance with Australian Standards, NSW Health and Mid-Western Regional Council Details.

All water in transpiration is treated by the septic system and poses no threat to surrounding residents, fauna and flora. The septic transpiration will be located at great distance from any surrounding structures or homes.

Septic tanks are required to be serviced and inspected as part of council's approval conditions.

- **Budgee Budgee as tourist location**

Budgee Budgee is located close to Mudgee, one of the most popular tourist locations in NSW. The site is also located in the heart of Mudgee Wine Growing Region.

The proximity to these items offers a great opportunity for the owners of the site to provide quality accommodation to tourists. This further makes the use of land viable offering an income to the owners to pay for the land and the maintenance of the property to a high standard.

The LEP zoning allows the development as part of the legislation. All surrounding owners on their similar zoned land could potentially undertake the same type of development if they wished STCA.

All zoning and LEP requirements are available to all citizens, which outlines what is allowed on their land and neighbouring land if they choose to investigate. The purchase of any property also includes a planning certificate from the local council that outlines all development types that permissible on the land and zoning.

The proposed development will increase the overall built form of the context and bring further variety and options to tourists, many of which prefer a more peaceful rural outlook and lifestyle in lieu of a more urban experience in Mudgee town centre.

- **Workers accommodation as opposed to Tourist accommodation**

The proposed development is specifically high quality tourist accommodation. The design has been amended to highlight this intent and purpose.

The old design of modular cabins has been removed and new high quality permanent architecturally designed apartments has been proposed.

We suggest the new design is more evident as quality tourist accommodation.

The new apartments are constructed on concrete slabs, frame and clad in high quality materials. These apartments have been designed to meet the requirements of typical tourists in the context.

We also suggest that council would add specific DA conditions for the accommodations in accordance with the LEP and zoning requirements to make sure it is only used as tourist accommodation.

The owner of the property has no intention of using the site as workers accommodation and is taking this opportunity to create a high quality long term investment.

- **Fire fighting / Bushfire**

The site is not zoned bushfire prone. However, the design will feature a large water tank available for use for firefighting purposes.

The proposed designs are well suited for bushfire conditions and are clad in metal and timber that acceptable to BAL29. Minor design elements like windowsills being higher to meet Australian standards to reduce potential issues with grass fires.

It is suggesting council could condition any further specific requirements that would further mitigate against any potential bushfire threats.

- **Traffic / Speed Limits**

The proposed new design utilises a new method of entry. The proposed new crossover has been deleted to reduce safety and access issues. The design now utilises the existing driveway access and this will reduce issues and changes within the local road network.

The owners of the development would support any recommended changes to speed limits if deemed suitable for the road and will increase user safety.

There will be typically between 6 and 10 additional vehicles on site. These vehicles will be operating under different schedules. Some vehicles might spend the whole weekend stationary and some vehicles may enter and leave the site 2 to 3 times a day depending on tourist activities.

We suggest the variation and low number of vehicles should not affect the amenity of surrounding properties and users to a high degree.

The additional landscaping/planting and buffers should also reduce car noise & car lights.

We thank the surrounding neighbours for their concerns and input in this process which does require changes and development to accommodate the needs of all interested parties.

We suggest the new amended design is a much more thoughtful, purposeful, and high-quality design that will benefit the local community and reduce negative impacts on neighbours and surrounding properties.

If you require any further information, please do not hesitate to contact our office.

Best regards



DIRECTOR PLAY DESIGN STUDIO