

Mid-Western Regional Council
86 Market Street
Mudgee NSW 2850

21st May 2025

Re: Lot 515 Suttor Avenue, Caerleon NSW 2850
Request to Vary Caerleon DCP

To whom it may concern,

With regards to your request via the planning portal, as the applicant of the above detached dual occupancy submission for development approval, we request to vary from the Caerleon DCP as confirmed with the owners of the land/clients of our company.

We request the variation to the cut & fill limit requirement, along with the cut & fill location from the boundary requirement of the Caerleon DCP which stipulates a maximum requirement of 600mm of cut &/or fill to site along with a minimum of 900mm from each lot boundary.

The proposal is for a maximum cut to site of 1.3m to the very rear of the property and sloping down to minimum 200mm cut & fill requirement towards the front of the property and a drop edge beam slab construction proposed to suit the natural fall of the land. These construction methods have been implemented to make the private open space areas to the northern side of the property as level as possible and accessible to all inhabitants.

The proposal also includes a retaining wall, engineered specifications included, that is positioned 300mm from the sites side and rear boundaries. This is to also make side access to the rear of the dwellings as accessible as possible to all inhabitants.

This proposal replicates other approved site cut & fill, as well as retaining wall construction of previously constructed dual occupancy developments at Lot 514, Lot 534 and other miscellaneous projects.

In summary, we seek approval to leave the dual occupancy designs noting the cut & fill and location of the retaining walls that they hold within the site plans of the development application submitted to council with the request for approval being justified with compliance to all other aspects of the DCP and through the above details of this letter.

Yours sincerely,



Jessica Lynch
Director