

Blayney Shire Council



12th January, 2009

Our Ref: 168873

MA & NT Fardell
"Little Evergreen"
Forest Road
SPRING SIDE NSW 2800

Dear Sir/Madam

RE: Development Application No.54/2008 – Alterations and Additions to Existing Hotel at 20 Elliott Street, Millthorpe

Reference is made to Council's letter dated 9th November 2008. Council notes that the information requested has not yet been received.

You are requested to lodge the additional information within fourteen (14) days from the date of this letter. If you cannot meet this timeframe please submit details to Council of why this timeframe cannot be met and the additional time required.

Should you have any questions in relation to this matter please contact Council's Health and Building Department on (02) 6368 9618.

Yours faithfully

Claire Stewart
Senior Town Planner
For the General Manager

Blayney Shire Council



9th November 2008

Our Reference: 168873

M A & N T Fardell
"Little Evergreen"
Forest Reefs
SPRINGSIDE NSW 2800

Dear Sir/Madam,

RE: Development Application No. 54/2008 – Alterations and Additions to Existing Hotel at 20 Elliott Street, Millthorpe

I refer to the above mentioned Development Applications lodged with council on the 19th October 2007. Council can take no further action in relation to the assessment of the Development Application until the following matters have been addressed and the additional information has been submitted to Council:

- A Statement of Environmental Effects prepared by a suitably qualified person shall be submitted to Council outlining the likely impacts of the proposal, and the measures proposed (if any) to mitigate these effects. Please refer to Council's Development Guidelines attached.
- A Heritage Impact Statement prepared by a suitably qualified person shall be submitted to Council, detailing how the proposed development will impact on the Millthorpe Heritage Conservation Area and surrounding Heritage Listed Items.

You are requested to lodge additional information/plans within twenty one (21) days hereof. If you cannot meet this timeframe please submit details to council of why this timeframe cannot be met and the additional time required.

Should you have any questions in relation to this matter, please contact Council's Heath and Building Department on (02) 6368 9618

Yours faithfully

Claire Stewart
Senior Town Planner
For the General Manager

Blayney Shire Council



16th September, 2008

Ref: 168873

MA Fardell
"Little Evergreen"
Forest Road
SPRINGSIDE NSW 2800

Dear Sir

RE: Development Application No.54/2008 – Alterations and Additions to Existing Hotel at 20 Elliott Street, Millthorpe

Reference is made to conversations between yourself and Council staff regarding the submission of amended plans addressing the concerns outlined in the attached document.

Please submit this information with twenty-one (21) days of the date of this letter. If you cannot meet this timeframe please submit details to Council of why this timeframe cannot be met and the additional time required.

Should you have any enquires in relation to this matter please do not hesitate to contact Council's Health and Building Department on (02) 6368 9618.

Yours faithfully


PA O'Brien
Director Environmental Services
For the General Manager

RE:Development Application Number 54/2008
Alterations/additions to existing Railway Hotel Millthorpe

Applicant: MA Fardell
DA NO: 54/2008
Property: Lot 1, Section C, DP1713- 20 Elliot Street, Millthorpe

Adjoining Owner: Karen & John Deters

Outline of Issues raised in letter from Adjoining Owner

Issue

Traffic increases

(1) A resulting increase in vehicle traffic visiting from outside the Millthorpe environment, which will mean more traffic driving through millthorpe, resulting in increased noise

(2) A lack of parking to facilitate increased traffic flows will mean increased car parking throughout the streets of Millthorpe, possibly adversely affecting its amenity for leisure walkers

(3) A lack of public transport may encourage drink driving. Is there a courtesy bus proposed by the applicant?

Increased Noise

Patron Behaviour

(1) In order to sustain an establishment of this size entertainment and other activities will need to be provided which will cause increased noise and possibly unsavory behaviour

Size of the BBQ Area

(1) The Ground Floor Bistro Plan is thought to be visually deceiving as there is less room in the actual proposed barbeque area than appears on the plan

Building

Permissability

(1) Is building permissible to build upon the boundary adjacent to the railway station?

(2) Concerns that any later works would result in the use of public grounds for access on the south eastern Boundary of the subject land

Keeping with Architecture

(1) Such a large establishment is felt to be out of context with the Millthorpe Heritage Conservation Area, despite its architectural attempts to stay in character with the surroundings