

Our Ref: DA2LCB03038

15 May 2019

The General Manager  
Orange City Council  
PO Box 35  
Orange NSW 2800

**Attention: Ms Ella Wilkinson**

Dear Ms Wilkinson

**MODIFICATION TO DEVELOPMENT APPLICATION 581/2002 (1)**

In respect to the above matter, and your email dated 9 May 2019, we submit the following to address the vegetation in the road reserve, the existing effluent management system, and access to proposed Lot 100.

In response to the matters raised, amended plans have been prepared by Peter Basha Planning and Development and are attached. These plans are to replace any previously submitted versions. A survey sketch has also been prepared and is attached.

**Vegetation in road reserve**

The vegetation within the road reserve of Pinnacle Road has been shown on Figure 3. The proposed new access for the building envelope within Lot 101 has been situated to be sufficiently clear of the vegetation. No part of this proposal seeks to removal of vegetation within the road reserve.

**Effluent Management System**

The enclosed sketch has demonstrated the location of the effluent management system relative to the proposed new boundary, confirmed by way of a site visit. As demonstrated on the sketch, the septic tank and trenches are located wholly within the proposed boundary of Lot 100.

**Lot 100 size and arrangement**

Proposed Lot 100 is sought to be reduced to 6,670m<sup>2</sup> to encompass the existing dwelling and its curtilage in order to support the agricultural production and viability of Lot 101. Whilst it is a minimal increase in agricultural land, it is a necessary reduction from Lot 100 which is merely a residential lot only. Consideration was given to the surrounding infrastructure, effluent management system and the general operation of the farm.

The Right-of-Carriageway proposed over Lot 101 to benefit Lot 100 is necessary for the operation of the farm. The landholder regularly uses the gate north of the existing dwelling on site for the movement of stock to the existing stockyards nearby the shed. After much consideration with the landholder and surveyors, it was identified that a Right-of-Carriageway for vehicle movement over Lot 101 was more plausible than creating a stock route through Lot 100. This is on the basis of the preferred movement of the stock and the existing fence lines that form the farm. Overall, the management and running of the farm is the priority.

The existing access, as shown on the enclosed plans, will be retained because it is established and will continue to be used for farm infrastructure. The access provides a vital roadway for movement of vehicles, trucks and other equipment association with farming production.

We trust that this information is satisfactory to enable approval of the application.

Yours faithfully

**Peter Basha Planning & Development**



Per:

**Lucie Barnett**

Enc.

Sketch of Effluent System within Proposed Lot 100

Amended plans by Peter Basha Planning and Development