

Application No:

162/2021

Applicant's Name:

Mrs M J Murcott & Mr S J Murcott

Applicant's Address:

1601 Ebsworth Road, BOORAL NSW 2425

Property Address:

LOT: 4 DP: 1252038, 1601 Ebsworth Road

GLEN MARTIN

Description of Development:

Dwelling and Garage

Re: Development Application Amendment

Att: The Planning Officer, Dungog Shire Council

Dear Sir / Madam,

We write in clarification of the circumstances behind this submission for amendment to our Development Application – details above.

We are new to the development process, and as part of our learning curve, have become aware of some errors in our application that we are seeking to remedy herein, namely:-

Positioning off the Northern and Western boundaries. The dimensions included in the Development Application are incorrect, the correct house positioning is as per the attached plan per **Andrew Murdoch, Registered Surveyor**.

We would like to make the following comment(s):

1. An error has occurred in the positioning of the boundary fence during the subdivision forming Lot 4. This error has been relied on in siting the house, ostensibly 50m from the boundary. We hereby request a reduced offset from the Northern boundary for the below reasons:
 - a. No change to existing road alignment or corridor required by Council (the road has been misaligned during the subdivision);
 - b. A road closure / opening is intended by the applicant to align the boundary fence under Council guidelines;
 - c. Neighbour consent – only one neighbour is minimally visually affected and they willingly consent to the location of the proposed house;
 - d. Fire hazard – the proposed house has been positioned at the most reasonable location to minimise fire hazard and ensure safe ingress and egress in the case of fire emergency, together with proximity to generous water source for use in such an emergency; and
 - e. Terrain – the proposed house has been positioned at the most reasonable location to minimise environmental and constructability complications due to steep terrain either side of the proposed site.
2. We are thankful that Council's Donna Watson has been able to visit the site and can verify many of the elements included above.

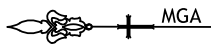
We sincerely thank you for your consideration and appreciate your favourable ruling on this matter.

Yours faithfully,



Simon Murcott

25 March 2022



(A) - RESTRICTION ON THE USE OF LAND



EARTH
SURVEYING
PTY LTD

SURVEYOR
ANDREW RAYMOND MURDOCH
REGISTERED UNDER THE SURVEYING ACT

DATE:.....
11.03.2022

4
DP1252038
60ha

Appendix



Site well positioned for Bush Fire hazard – water, ingress, egress.



50m to fence line.

Steep terrain means limited site options



Site position constrained by both bushfire hazard and steep drop off to the west (purple) and East (pink) and steep drop off to South (blue).



Steep gully to West



Steep drop off South



Steep Gulley to the East



Bush fire hazard to the East

No impact on neighbours.



Only neighbours - minimal site line and are supportive of DA house position.