

ADDENDUM	Water and Sewer Strategy
FROM	Water and Sewer Engineer, Technical Services, Orange City Council
DATE	25 September 2024
ON	277 Cargo Road – Gateway Alteration

Executive Summary

Council considered a Planning Proposal to amend the Orange Local Environmental Plan 2011 in relation to land at 277 Cargo Road (Lot A DP 408148) on 5 September 2023 to the Planning and Development Committee. The subject land, forms part of the Witton Place Candidate Area identified under the Orange Local Environmental Plan 2011 which foreshadows the site being rezoned for residential development.

Council staff in consultation with the proponent have since proceeded to amend the concept plan submitted with the original proposal to consider a site-specific Structure Plan for the whole of the Witton Place Candidate Area. To enable the changes envisaged through the Structure Plan Council staff are seeking a Gateway Alteration from the Department of Planning, Housing, and Infrastructure so that the proposal can be placed on exhibition in accordance with the amended proposal. The amended Planning Proposal seeks to:

- Rezone part RU1 Primary Production and C3 Environmental Management to R1 General Residential and R2 Low Density Residential, RE1 Public Recreation in accordance with the Structure Plan for the Witton Place Candidate Area.
- Amend the Minimum Lot Size from 100 hectares to 1500 square meters corresponding with the R2 Low Density Residential zone and remove the Minimum Lot Size from the remainder of the site.
- Add the Urban Release Area overlay to the site to ensure a Development Control Plan is prepared before any Development Applications can be made on the subject land, and for the purpose of streamlining the assessment of Bush Fire Prone Land, consistent with the previous proposal considered by Council.
- Remove the mapped area from the biodiversity sensitivity mapping, consistent with the previous proposal considered by Council.
- Add a buffer area to the site to exempt sensitive locations from Complying Development.

The yield estimate for the site subject to the Planning Proposal has increased from approximately 72 lots to approximately 102 lots, representing an overall yield increase of 30 lots.

Water and Sewer Servicing

Water

The development area is currently serviced from the Ploughmans Valley Potable Water Booster Station. Preliminary modelling suggests that an extension of the exiting DN150 main at Whitton Place will be sufficient to service Stage 1 (102 ETs). It is assumed that the highest elevation of the development land for Stage 1 will not exceed 909m RL.

Sewer Reticulation

- The development site is currently outside of existing gravity network catchments. The current servicing plan (developed by the proponent) proposes a temporary sewer pump

