



OUT20/5098

General Manager
Murray River Council
PO Box 906
Moama, NSW 2731

Attention: Gayan Wickramasinghe
gwickramasinghe@murrayriver.nsw.gov.au

Dear Gayan

DA 10.2019.284.1 – residential development Twenty Four Lane, Moama

Thank you for the opportunity to review the development application for residential subdivision of Lot 11 DP701453, Twenty Four Lane, Moama. NSW Department of Primary Industries is not a development consent authority and this review has been conducted to provide advice only to consent authorities and other agencies responsible for an assessment of this development proposal.

NSW DPI (Agriculture) has reviewed the information provided and notes that the Planning Proposal to rezone this land from RU1 to R1 has not yet been approved. It is also noted that there is existing and continuing agricultural enterprises (viticulture) in the vicinity of the proposed development. Once fully developed it would be burdensome for farmers to be notifying the large number of residents of routine practices which may produce dusts, noises and odours.

If the Planning Proposal is approved allowing this DA to subsequently be supported by Council, the following conditions are required:

1. All future residential landholders should be provided with information about New South Wales Right to Farm policies that aim to reduce land use conflicts and that support lawful farming practices being undertaken.
2. The recommendations of the report "Impact Assessment and Mitigation of Off-Target Agricultural Spray Drift on Land Proposed for Residential Subdivision," such that vegetative buffers at least 7 m wide are planted and maintained **on** private property (currently Lot 11 DP701453) as an extension of the proposed reserve system.

Please contact Lilian Parker by phone 0269381906 or email lilian.parker@dpi.nsw.gov.au if you have further enquiries.

Yours sincerely

Lilian Parker
Agricultural Land Use Planning
30-4-2020