

Appendix 7
Letter from proponent re dedication of public reserve to
Council

DECENTRALISED DEMOUNTABLES

PTY LTD

ABN 35 001 886 844

E-MAILED
20/10/11

Thursday, 20th October, 2011

Julie Rogers
Town Planner
Deniliquin Council
Civic Centre
Civic Place
Deniliquin NSW 2710



Dear Julie

RE: Proposed Kyalite Rezoning

Refer to correspondence with regard to the proposed rezoning at Kyalite. As requested please find following the items made to our attention:

- Please find attached an overlay of the subdivision on an aerial photo with building envelopes shown.
- Common Land / Association Property / Public Reserve: At this stage it is our intention to dedicate the land back to Council but a final decision will need to be made regarding this as information comes to hand regarding the status of many items that this area is proposed to include (see details of enhancements to Public Reserve below).
- Details of enhancement to public reserve: It is proposed that the main access road to the development be sealed to suit all-weather conditions. A driveway, boat launching ramp and parking is suggested to be installed and located on the association property to offer access to the Edward River. A small timber jetty may be constructed adjacent to the ramp. A minimal amount of excavation at the site of the proposed dam will be necessary to accommodate for stormwater detention and to properly distinguish between dam and grassland. It is intended that surrounding these enhancements, natural vegetation would remain as a natural feature of the development.
- Please find attached an observation carried out by Brian Mitsch & Associates and a plan showing the spot levels for flood protection over the entire property.
- The Agricultural activity on this land has been minimal in past 12 years. As is shown on the aerial photograph (attached), only around half the area of the land is cleared for crops so significant clearing would be required to fully utilize the entire area. There is no question that the economic benefit to the town from the proposed works and extra population to the area would far outweigh any financial return from agricultural production.

A copy of this letter & associated attachments has been provided to you electronically.

Kind Regards

A handwritten signature in blue ink, appearing to read 'L Harvey'.

Linda Harvey
Decentralised Demountables
Ph. 03 5881 3722



PRIVATE ALLOCATIONS
EXISTING PLAN TO BE CANCELLED



**KYALITE STABLES
PROPOSED REZONING**
LOTS 2 & 3 OF SECTION AND LOT 1 OF 1000
PARISH OF NORTH DORSET - COUNTY OF TORONTO
SCALE 1:500 (AS)

COPY

BRIAN MITSCH & ASSOCIATES

Our Reference: 10311/08-09
Your Reference:

13 October 2011

Mr Robert Wilson
Decentralised Demountables Pty Ltd
Saleyards Road
DENILIQUIN NSW 2710

Dear Robert

RE: PROPOSED DEVELOPMENT AT KYALITE

Refer to our recent discussions with respect to a proposed development at Kyalite.

We are pleased to advise that we have now observed spot levels over the property and enclose herewith four copies of a plan showing those spot levels. The levels are in metres and have been related to Australian Height Datum.

You will see that the site ranges in level from approximately 90.2 through to 92.5 or thereabouts.

Based on the flood study carried out by Rankin & Hill in 1984 we have estimated that the 1% probability flood level on the site would be in the order of 92.84 metres. It would be necessary therefore to build the floor level of any habitable building on the site based on Council's current policy to a level of 92.94 metres or alternatively provide flood protection in other ways. As you would appreciate this can be carried out in a number of ways too many to go into as matter of this report.

These observations have been taken to satisfy the Council's queries in relation to flood heights on the site.

We would like at this time to submit our memorandum of fees for work completed in this matter and trust that this meets with your approval.

Please do not hesitate to call if we can provide further information at this time.

Yours faithfully
BRIAN MITSCH & ASSOCIATES



B L MITSCH

enc



ABN 67842533814

**SURVEYORS
PLANNERS
PROPERTY
CONSULTANTS
CARTOGRAPHERS**

PRINCIPAL

B.L. MITSCH
B App Sc (Env Pl)
A Dip T & C Pln (Dist Rec)
M A P I
C P P
M I S (Aust)
Registered Surveyor, N S W

ASSOCIATES

C.B. MITSCH
Dip Surv
M I E M S (Aust)
M I E M S (NSW)

M.R. WILLIAMS
B App.Sc. (Survey)

CARTOGRAPHER

J. A. BLYTH

ADMINISTRATION

E.S. CRISP

**PO BOX 228
319 VICTORIA ST
DENILIQUIN NSW 2710
PHONE: 03 5881 2177
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EMAIL:
brian@brianmitsch.com.au**

RIVERINA (VAR. WIDTH) HIGHWAY

ROSE STREET

1
SEC. 47
DP. 758782

1
DP. 562598

PT. 7
DP. 607024

5
DP. 599485

PT. 7
DP. 607024

8
DP. 607024

2
SEC. 25
DP. 758782

12

13

14

15

16

17

10ha

18

19

114ha

ASSOCIATION
PROPERTY

20

21

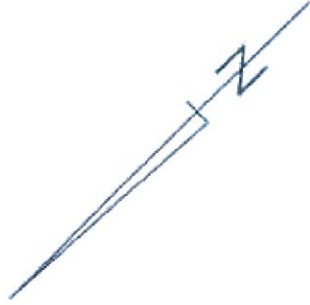
22

23

24

River

Edward



EXISTING COTTAGES

PRIVATE ACCESSWAYS

EXISTING DAM TO BE ENLARGED

KYALITE STABLES PROPOSED REZONING

LOTS 2 & 3, DP. 562598 AND LOT 1, DP. 12183
PARISH OF NORTH DENILQUIN - COUNTY OF TOWNSEND
SCALE 1:2500 (A3)

Kyalite Stables – Aerial Photograph.

