



**LEETON**  
SHIRE COUNCIL

Planning Industry and Environment  
Local Government and Regional Planning  
188 Macquarie Street  
DUBBO NSW 2830  
Attn: Haydon Murdock

Dear Haydon

**RE: Planning Proposal 26 Lake Paddock Drive, Leeton (Lot 742 in DP 751745)**

In reference to the Department's correspondence dated 1 November 2019 whereby clarification on the additional permitted uses (APU), further residential land justification and confirmation on the removal of restrictions on title please find the following advice:

**Additional Permitted Uses**

The planning proposal for 26 Lake Paddock Drive, Leeton (Lot 742 in DP 751745) does not require any changes or amendments to the APU schedule for this proposal.

**Residential Justification**

The residential supply of housing in Leeton is subject to location and availability. The proposed lot is part of a former residential subdivision and the addition of an additional lot would not have an adverse impact on future supply and it is consistent with strategic documents *Leeton on the Go, Our Community Strategic Plan – Toward 2030* and *The Riverina Murray Regional Plan 2036*.

*Leeton on the Go, Our Community Strategic Plan – Toward 2030*

The proposed rezoning is consistent with Council's strategic community plan titled *Leeton on the Go, Our Community Strategic Plan – Toward 2030*. The key theme relating to the proposal is Theme 1 - A Healthy and Caring Community – Specifically its sub-theme 'A community that enjoys good housing.'

This sub-theme addresses the community's aspirations for housing types, availability and affordability and where housing opportunities will be available in ten years' time. The planning proposal is consistent with the 'How can we do this' actions of the theme which are:

- By identifying land that might be good for building more houses, including special housing types like elderly, youth, lower income and backpacker places and making sure there is enough transport available for their needs.
- By promoting house builds that foster health and wellbeing and long-term affordability.

- By promoting Leeton as an attractive location for housing development.

The proposed rezoning seeks to provide a large residential lot that is consistent with the adjoining R2 zoning that initially was intended as part of the residential subdivision. The proposed lot will make a positive contribution to Leeton's housing choice.

The proposed lot is superfluous to Council's needs for open space and presents an issue in terms of the communities safety (having areas not in clear sight) and cost in terms of maintenance and upkeep. In terms of access the open space to the rear is better accessible from Devlin Cl.



Figure 1: The proposed residential lot is surrounded by R2 zoning and is superfluous to Council's needs in providing open space.

### *The Riverina Murray Regional Plan 2036*

The Riverina Murray Regional Plan 2036 identifies that the Riverina Murray region in 2036 will be a diversified economy founded on Australia's food bowl, iconic waterways, a strong network of vibrant and connected communities and with its population expected to increase by 11,150 people.

Direction 22 seeks to promote the growth of regional cities and local centres with Council seeking to plan for aspirational growth to service the local economy.



Leeton's economy is primarily driven by agriculture, with the shire is home to company headquarters including SunRice, Berri Juices, Swift Beef Cattle Feedlot, Freedom Foods and Murrumbidgee Irrigation.

The proposed rezoning will provide an additional housing lot to service the employment in the region and although it is minimal will be consistent with the aims and objections of the plan and in particular Direction 22.

### Restrictions on title

The land known as 26 Lake Paddock Drive, Leeton (Lot 742 in DP 751745) has 4 restrictions on title as shown below.

SECOND SCHEDULE (4 NOTIFICATIONS)

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- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000A
- 2 EASEMENT TO FLOOD AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED - SEE GOV. GAZ. 23-7-1948 FOL. 1835 & 1836 AND BK.2070 NO.905
- 3 THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE
- 4 DP11114977 RESTRICTION(S) ON THE USE OF LAND

Figure 2: Restrictions on title for Lot 742 in DP 751745

The planning proposal seeks to remove items 2, 3 and 4 on the title as these restrictions relate to the use and operation of the land as a public reserve. The rezoning to residential does not require these affectations and any development proposed on the lot will be the subject of a detailed planning assessment.

Therefore, for the reasons listed above the proposed rezoning is considered acceptable and should you require any further information please advise.

Yours faithfully

  
Francois Van Der Berg  
Manager Planning Building and Health

10/12/2020