

FV

2 February 2021

Planning Industry and Development
Local Government and Regional Planning
188 Macquarie Street
DUBBO NSW 2830



Attn: Haydon Murdock
Paul Amoateng

Dear Haydon & Paul

**SUBJECT: ADDITIONAL INFORMATION - PLANNING PROPOSAL FOR REZONING
 AND RE-CLASSIFICATION OF 26 LAKE PADDOCK DRIVE, LEETON LOT
 49 DP 1114977 PP_2019_LEETO_002_00**

In relation to the Department's email dated 18 December 2020, the following additional information is provided:

1. Stormwater management

On 5 February 2002, Council granted development consent for a 103-lot subdivision in McQuillan Road, subject to conditions.

Conditions were imposed which required the installation of a comprehensive stormwater management system. Measures required were as follows:

1. The property must be drained so that there is no increase in stormwater runoff onto adjoining properties.
2. The peak flow rate from the development is to be no greater than the pre-developed flow rate.
3. The development must be provided with adequate and proper drainage and will require the provision of the following drainage infrastructure:
 - (i) Kerb and Gutter adjacent to the development
 - (ii) A piped stormwater drainage system adjacent to the development
 - (iii) An interallotment drainage system for every allotment, which does not drain directly to its street/road frontage, or to an open or piped drainage system. Such interallotment drainage systems are to be contained within a 2.5 m wide easement.
 - (iv) A Detention basin with a capacity to be determined, taking into account allotment sizes, hard standing areas, the number of proposed and future allotments.

4. Hydraulic Calculations and stormwater designs by a suitably accredited service provider, had to be submitted to Council for approval. Designs had to be carried out in consultation with Murrumbidgee Irrigation, and the Department of Land and Water Conservation, and to their requirements.

The map below depicts the location of Council's underground stormwater network near Lot 49. The stormwater network consists of underground pipes of varying sizes as indicated on the plan. The stormwater management network discharges stormwater to the adjacent retention basin. Easements may be required to protect Council's assets within Lot 49. Please refer to Appendixes A & B.

Leeton Shire Council confirms that all above stormwater measures were installed and are operational. Please refer to figure 1 below.

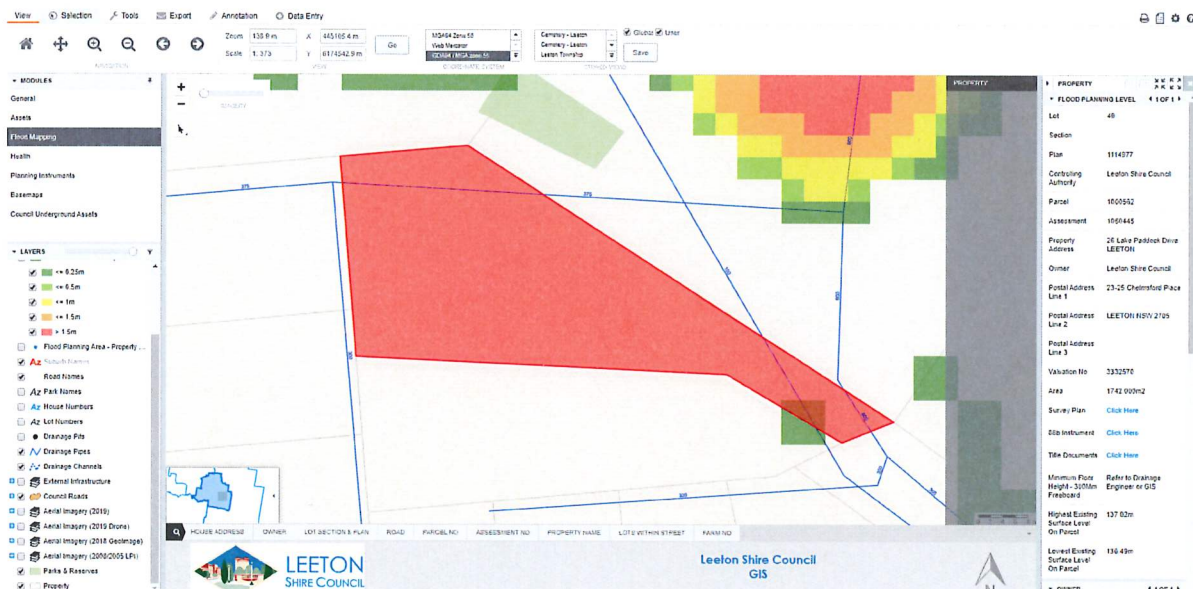


Figure 1 – Layout of council stormwater infrastructure

Flood mapping and flood study

Below is a flood map from Council's GIS system. Flood mapping is based upon information from the Leeton Flood Study and Floodplain Risk Management Study and Plan. Lot 49 was not mapped as a flood prone allotment.

Attached to this report is a copy of the Leeton Shire Floodplain Risk Management Study and Plan. Appendix A in the Leeton Shire Floodplain Risk Management Study and Plan identifies hotspots and mitigation options for Leeton. The Golf Club Estate was not identified as an area with flooding issues associated with a 1:100 rain event.

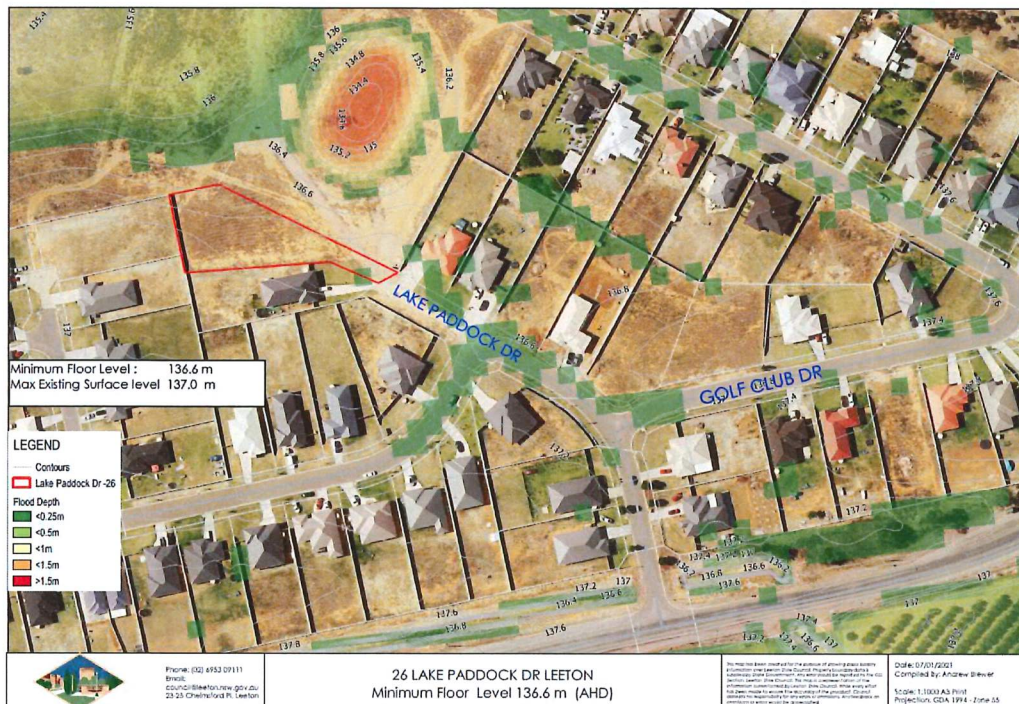


Figure 2 – Flood levels near 26 Lake Paddock Drive

2. Access to Public Park

Leeton Shire Council developed a park and playground adjacent to Lot 49. The park is known as Helson Park. Access to the park is provided by means Golf Club Drive, to the North East of the park, and a road reserve for users from the South and South West via Lake Paddock Drive.

The road reserve will be retained to provide ongoing pedestrian access to the playground/park and vehicular access to residential properties (25, 26, 27 and 28 Lake Paddock Drive).



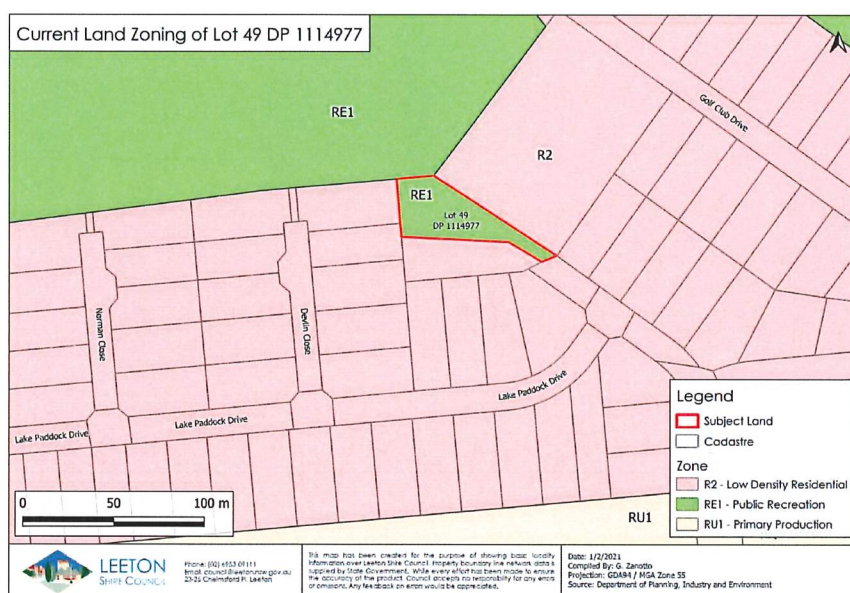
Playground adjacent to Lot 49



Road reserve for access to park and residential properties

3. Justification for Residential rezoning

Lot 49 DP 1114977 is currently zoned as RE 1, Public Recreation, and is classified as community land.



Lot 49 is located central within a very popular subdivision. This 103-lot subdivision commenced development around 2010 and approximately 100 lots were taken up and developed within a few years. The R2 - Low Density Residential Zone proved to be very popular with the Leeton Community.

Council receives frequent enquiries from developers and residents re the availability of Lot 49 for residential development. The current zoning and classification render the allotment impractical to Council and the community unless it can be rezoned and re-classified.

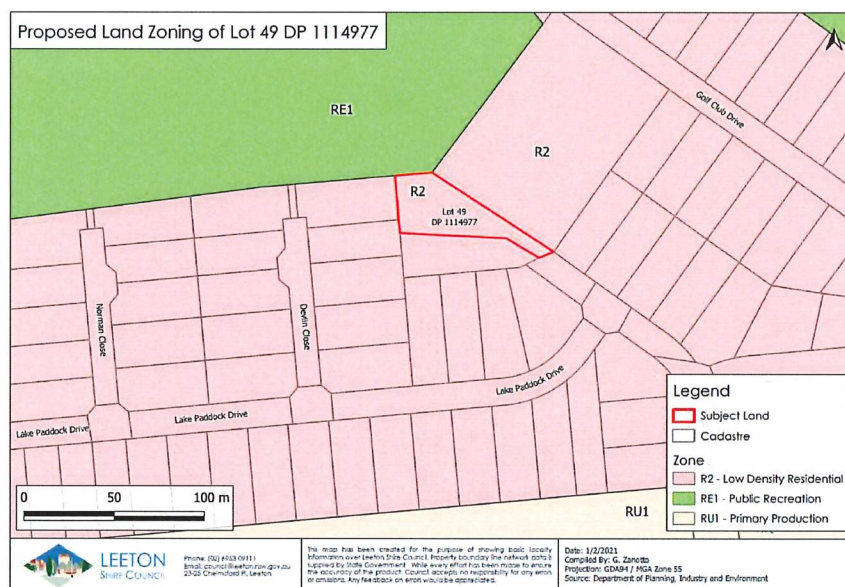
The size and location of Lot 49 is ideal to be utilised as a R2 residential allotment in lieu of RE1.

Lot 49 is 1742m², hence complies with the 1200m² minimum lot size for allotments within this subdivision. Lot 49 is currently the only undeveloped site in this location.

The recently developed Council park encompasses 8828m². The new park consists of a retention basin, walking paths, picnic table and seating, trees and lawns and a fully developed playground.

Council has no intention to develop Lot 49 as another park as it will be superfluous, hence the current RE1 zoning of Lot 49 is not consistent with the needs of the local community.

The proposal is to rezone Lot 49 to R2 Low Density Residential as depicted by the image below. The rezoning of Lot 49 will achieve great social and economic benefits for the local community.



Helson Park adjacent to Lot 49

Attached to this letter is a Certificate of Title for Lot 49, Section 88B Instrument and Deposited Plans. The Leeton Flood Study and Floodplain Risk Management Study and Plan is attached to demonstrate that Lot 49 is not flood affected and that the easement to flooding is no longer required.

In the event of any further enquiries, please feel free to contact undersigned.

Yours sincerely



Francois Van Der Berg

Manager Planning Building and Health

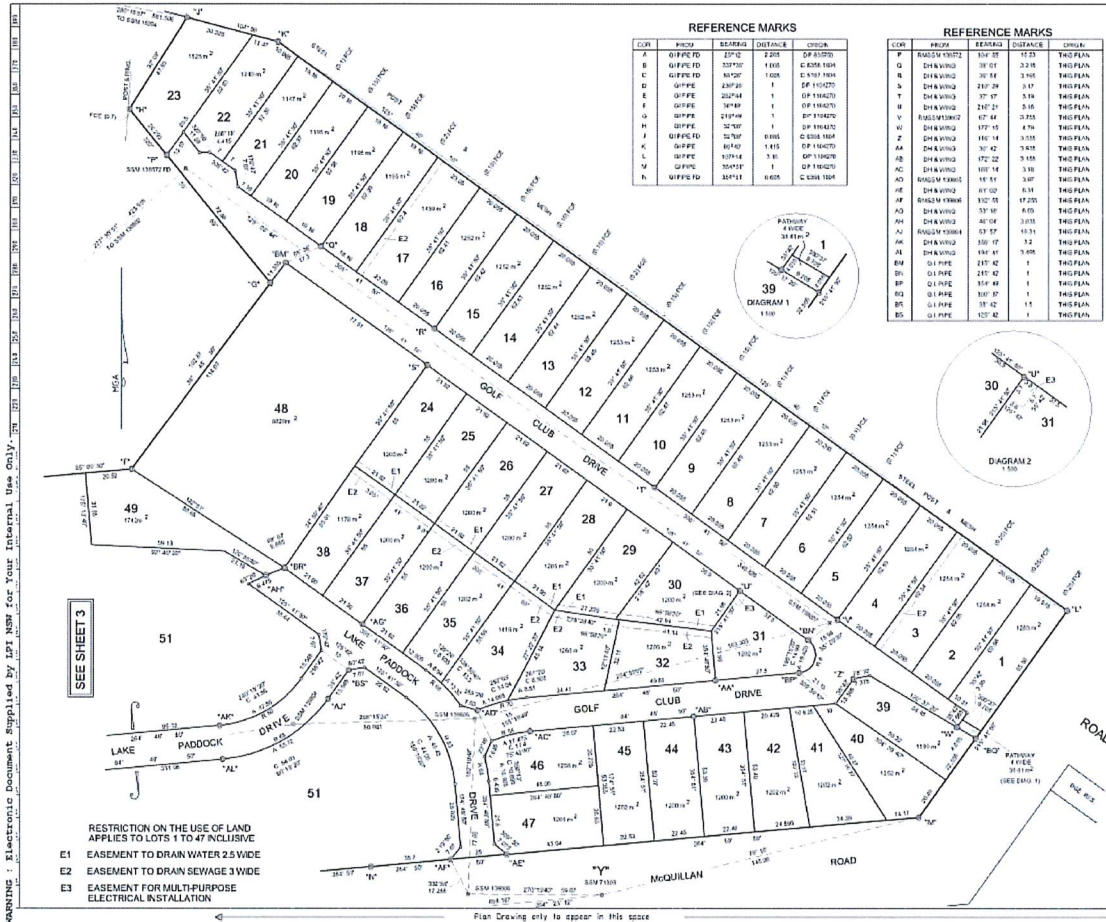
Appendix A – Deposited Plan 1114977

PLAN FORM 3 (APPROVED FORM 51)

To be used in conjunction with Plan Form 2

WARNING: CREAMING OR FOLDING WILL LEAD TO RE-DEPOSIT

ePlan



REFERENCE MARKS

CDR	PRPT	BEARING	DISTANCE	CDR
A	QIPPE FD	237°02'	2.205	DP 110270
B	QIPPE FD	237°02'	1.600	C 3358 1804
C	QIPPE FD	237°02'	1.600	C 3358 1804
D	QIPPE FD	237°02'	1	DP 110270
E	QIPPE FD	237°02'	1	DP 110270
F	QIPPE FD	237°02'	1	DP 110270
G	QIPPE FD	237°02'	1	DP 110270
H	QIPPE FD	237°02'	1	DP 110270
I	QIPPE FD	237°02'	1	DP 110270
J	QIPPE FD	237°02'	1	DP 110270
K	QIPPE FD	237°02'	1	DP 110270
L	QIPPE FD	237°02'	1	DP 110270
M	QIPPE FD	237°02'	1	DP 110270
N	QIPPE FD	237°02'	1	DP 110270

REFERENCE MARKS

CDR	PRPT	BEARING	DISTANCE	CDR
P	QIPPE FD	237°02'	2.205	DP 110270
Q	QIPPE FD	237°02'	1.600	C 3358 1804
R	QIPPE FD	237°02'	1.600	C 3358 1804
S	QIPPE FD	237°02'	1	DP 110270
T	QIPPE FD	237°02'	1	DP 110270
U	QIPPE FD	237°02'	1	DP 110270
V	QIPPE FD	237°02'	1	DP 110270
W	QIPPE FD	237°02'	1	DP 110270
X	QIPPE FD	237°02'	1	DP 110270
Y	QIPPE FD	237°02'	1	DP 110270
Z	QIPPE FD	237°02'	1	DP 110270
AA	QIPPE FD	237°02'	1	DP 110270
AB	QIPPE FD	237°02'	1	DP 110270
AC	QIPPE FD	237°02'	1	DP 110270
AD	QIPPE FD	237°02'	1	DP 110270
AE	QIPPE FD	237°02'	1	DP 110270
AF	QIPPE FD	237°02'	1	DP 110270
AG	QIPPE FD	237°02'	1	DP 110270
AH	QIPPE FD	237°02'	1	DP 110270
AI	QIPPE FD	237°02'	1	DP 110270
AJ	QIPPE FD	237°02'	1	DP 110270
AK	QIPPE FD	237°02'	1	DP 110270
AL	QIPPE FD	237°02'	1	DP 110270
AM	QIPPE FD	237°02'	1	DP 110270
AN	QIPPE FD	237°02'	1	DP 110270
AO	QIPPE FD	237°02'	1	DP 110270
AP	QIPPE FD	237°02'	1	DP 110270
AQ	QIPPE FD	237°02'	1	DP 110270
AR	QIPPE FD	237°02'	1	DP 110270
AS	QIPPE FD	237°02'	1	DP 110270
AT	QIPPE FD	237°02'	1	DP 110270
AU	QIPPE FD	237°02'	1	DP 110270
AV	QIPPE FD	237°02'	1	DP 110270
AW	QIPPE FD	237°02'	1	DP 110270
AX	QIPPE FD	237°02'	1	DP 110270
AY	QIPPE FD	237°02'	1	DP 110270
AZ	QIPPE FD	237°02'	1	DP 110270

DP1114977

Registered 16.8.2007

This is sheet 2 of my plan of 3 sheets dated

SEE SIGNATURES FORM

Notarized registered under the Notarized Act 2005

This is sheet 2 of my plan of 3 sheets dated by Notarized certificate No. of

SEE SIGNATURES FORM

Notarized Notarized Notarized Notarized

For use where space is insufficient in any part of Plan Form 2

Reduction Scale 1: 1000

Boxe-DaX /Doc:DP 1183729 P /Rev:29-May-2013 /Sts:SC.OK /Prt:30-May-2013 01:35 /Pg:ALL /Seq:2 of 5
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only.

PLAN FORM 2 (A2)

DP118372

WARNING: CREAM OR FOLDING WILL LEAD TO REJECTION

SHEET 2 of 2 sheets

REFERENCE MARKS

CDR	FIG-N	REFERENCE	DISTANCE	CDR/DA
A	G PPF 7E	20' 12"	2.00	DP 118372
B	G PPF 7E	20' 27"	1.00	C 118372
C	G PPF 7E	50' 00"	1.00	C 118372
D	G PPF 7E	220' 20"	1	DP 118372
E	G PPF 7E	220' 40"	1	DP 118372
F	G PPF 7E	30' 00"	1	DP 118372
G	G PPF 7E	210' 51"	1	C 118372

RESTRICTION ON THE USE OF LAND APPLIES TO LOTS 51 TO 106 INCLUSIVE

E1 EASEMENT TO DRAIN WATER 2.5 VIDE
E2 EASEMENT TO DRAIN SEWAGE 3 VIDE
E3 EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 3 VIDE
E4 EASEMENT TO DRAIN WATER 4.25 VIDE
E5 EASEMENT TO DRAIN WATER 4.25 VIDE
E6 EASEMENT TO DRAIN WATER 5 VIDE
E7 EASEMENT TO DRAIN WATER 5 VIDE
E8 EASEMENT TO DRAIN WATER 5 VIDE
E9 EASEMENT FOR DRAINAGE OF WATER 5 VIDE VIDE EP 280221

REFERENCE MARKS

CDR	FIG-N	REFERENCE	DISTANCE	CDR/DA
A	CH 6 PPF 7E	210' 00"	1.00	DP 118372
B	CH 6 PPF 7E	210' 00"	2.00	DP 118372
C	CH 6 PPF 7E	60' 00"	2.00	DP 118372
D	CH 6 PPF 7E	120' 42"	1	DP 118372
E	CH 6 PPF 7E	120' 00"	1.00	DP 118372
F	CH 6 PPF 7E	120' 00"	1.00	DP 118372
G	CH 6 PPF 7E	120' 00"	1.00	DP 118372
H	CH 6 PPF 7E	120' 00"	1.00	DP 118372
I	CH 6 PPF 7E	120' 00"	1.00	DP 118372
J	CH 6 PPF 7E	120' 00"	1.00	DP 118372
K	CH 6 PPF 7E	120' 00"	1.00	DP 118372
L	CH 6 PPF 7E	120' 00"	1.00	DP 118372
M	CH 6 PPF 7E	120' 00"	1.00	DP 118372
N	CH 6 PPF 7E	120' 00"	1.00	DP 118372
O	CH 6 PPF 7E	120' 00"	1.00	DP 118372
P	CH 6 PPF 7E	120' 00"	1.00	DP 118372
Q	CH 6 PPF 7E	120' 00"	1.00	DP 118372
R	CH 6 PPF 7E	120' 00"	1.00	DP 118372
S	CH 6 PPF 7E	120' 00"	1.00	DP 118372
T	CH 6 PPF 7E	120' 00"	1.00	DP 118372
U	CH 6 PPF 7E	120' 00"	1.00	DP 118372
V	CH 6 PPF 7E	120' 00"	1.00	DP 118372
W	CH 6 PPF 7E	120' 00"	1.00	DP 118372
X	CH 6 PPF 7E	120' 00"	1.00	DP 118372
Y	CH 6 PPF 7E	120' 00"	1.00	DP 118372
Z	CH 6 PPF 7E	120' 00"	1.00	DP 118372
AA	CH 6 PPF 7E	120' 00"	1.00	DP 118372
AB	CH 6 PPF 7E	120' 00"	1.00	DP 118372
AC	CH 6 PPF 7E	120' 00"	1.00	DP 118372
AD	CH 6 PPF 7E	120' 00"	1.00	DP 118372

Surveyor: ROBERT WALTER VEITCH
Date of Survey: 10/12/2007
Surveyor's Ref: 31852/04/04

PLAN OF SUBDIVISION OF LOT 51 IN DP118372

LGA: LEETON
Locality: LEETON
Parish: YARRANGERY
County: COOPER
Subdivision No: 1/2013
Lengths are in metres. Reduction Ratio: 1/30

Registered
28.5.2013

DP1183729

28.5.2013