

Submission	Summary of Issue Raised	Planning Response
1.	Concerned about the loss of the dog park, which is very popular for people wishing to walk their dog.	Prior to any redevelopment of Lot 330 DP 751742 and Lot 3 DP 1067105, it is intended that a suitable alternate off-leash area is established, in consultation with the Leeton community.
	There are no parks in and around this part of Leeton.	The site of the existing off-leash dog area is not a public park, in that it is not Community Land and is not zoned RE1 Public Recreation. Lot 330 DP 751742 was previously used as a caravan park and more recently an off-leash area. Several planted trees, internal roads, water services, disused amenities building and parkland seating are established on the site. Lot 3 DP 1067105 has an existing dwelling and outbuilding (shed) and is currently used as a private residence. There is public parkland within 300 metres North-west of the site, located in Bella Vista Drive.
	The proposal does not look at the wider area or how it fits into the bigger picture of pathways, roads, shortcuts to town, trees and parks.	Section 2.1 of the Planning Proposal advises 'the site is located approximately 800m north of the Leeton Central Business District (CBD).' Section 2.2 of the Planning Proposal describes the existing land-use and development in the area, and importantly notes the subject land is zoned R1 General under the Leeton Local Environmental Plan 2014. Section 2.3 provides an analysis of surrounding land-use and advises Lot 330 DP 751742 and Lot 3 DP 1067105 has a central location in Leeton township, with orientation to Brobenah Road and Palm Avenue. The land surrounding the site comprise a mix of zones - R1 General Residential and R3 Medium Density Residential (south), R2 Low Density Residential (east), E1 Local Centre and R1 General Residential (north) and RE1 Public Recreation (west). Nearby land-uses include the Leeton Hospital, TAFE, High School and Public School as well as the Goodstart Early Learning Centre, Southern Cross Aged Care, Leeton Mens Shed and a neighbourhood shop. Other notable land-use activities in the area include playing fields to the west. Taking into account surrounding land-use, zoning, roads and active transport connections, open spaces and community facilities, the site is ideal for the proposed residential housing.
	The proposal is for a cul-de-sac, which is not good for the people or the visitors as there is no privacy.	The proposed road layout is not a cul-de-sac arrangement, as described in the submission. Comments about privacy concerns are noted as the personal opinion of the submission maker. The proposed road layout is described as a small-scale loop road with central open space reservation. Market analysis suggests there is a need for higher density living with high amenity open spaces integrated with roads.
	Are there bus services at this locality?	Leeton's public transport focuses on school bus runs, taxis / uber and regional connections via NSW TrainLink coaches.


PARKES

1/240 Clarinda Street
 Parkes NSW 2870
 9am - 5pm

COWRA

39A Doncaster Drive
 Cowra NSW 2794
 (By appointment only)

ORANGE

188 Anson Street
 Orange NSW 2800
 (By appointment only)

W currajong.com.au

ABN 56644651936

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		There are no regular town bus services providing public transport for residents at or around Lot 330 DP 751742 and Lot 3 DP 1067105 or other sites in Leeton township.
	All the blocks are the same size. Why not have a mixture so you can have different houses and types of people there?	The proposed lot layout is designed to provide a consistent lot arrangement around a small-scale loop road with central open space reservation. Market analysis suggests there is a need for higher density living with high amenity open spaces integrated with roads. Alternate lot sizes are available throughout Leeton, providing people with a range of housing types and block sizes.
2.	There are many old people who walk to the park and there will be consequences to dog owners and the wider community in taking away this facility. Council should consult with the Leeton dog park users finding an alternative dog park.	Prior to any redevelopment of Lot 330 DP 751742 and Lot 3 DP 1067105, it is intended that a suitable alternate off-leash area is established, in consultation with the Leeton community. It is important to note Lot 330 DP 751742 and Lot 3 DP 1067105, 3-9 Brobenah Road Leeton is not Community Land that is required to be used for a public purpose in accordance with a Plan of Management prepared under the Local Government Act 1993. Lot 330 DP 751742 and Lot 3 DP 1067105 is Operational Land, and Council is free to use, redevelop and / or sell the land, similar to other operational land in its ownership.
3.	Object to the proposed redevelopment of the off-leash dog park on the basis that a suitable alternative (fully equipped, safe and appropriately sized) has not been tabled.	Prior to any redevelopment of Lot 330 DP 751742 and Lot 3 DP 1067105, it is intended that a suitable alternate off-leash area is established, in consultation with the Leeton community.