

## **EXTENSION OF PUBLIC EXHIBITION OF PLANNING PROPOSAL PP-2025-984**

### **Rezoning from R1 to R3 and changes to the minimum lot size**

Leeton Shire Council is proposing to amend the zoning of the land from R1 (General Residential) to R3 (Medium Density Residential) with a 300m<sup>2</sup> minimum subdivision lot size applying to land. Planning Proposal PP-2025-984 applies to Lot 330 DP 751742 and Lot 3 DP 1067105, 3-9 Brobenah Road, Leeton.

The intended outcomes of the Planning Proposal are:

- Extend the existing R3 Medium Density Residential zone to the north.
- Rationalise the site in the context of adjoining childcare facility, neighbourhood shops, open spaces, roads and active transport connections.
- Provide opportunity for medium density residential subdivision and development, subject to all consent conditions, approvals and licences being granted.

Leeton Shire Council is not authorised to exercise the functions of the local plan making authority. The Planning Proposal is categorised as *Standard* and is required to be exhibited for 28 days.

The exhibition of Planning Proposal and supporting information is extended till 16 January 2026. Supporting information includes:

- Gateway Determination issued by the Delegate of the Minister for Planning,
- Leeton Shire Council Local Strategic Planning Statement June 2020,
- Leeton On The Go – Community Strategic Plan – Towards 2035
- Leeton Shire Council Housing Strategy 2024.
- Leeton Housing Strategy Implementation Plan 2025.

These documents can be viewed on Council's website [www.leeton.nsw.gov.au](http://www.leeton.nsw.gov.au) and are on display at Leeton Council office, Leeton Shire Library, Yanco Post office, Whitton Post Office and Murrumbidgee Post Office.

Submissions should reference PP-2025-984 and be made by email to [council@leeton.nsw.gov.au](mailto:council@leeton.nsw.gov.au) or by mail addressed to Leeton Shire Council, 23-25 Chelmsford Place, Leeton NSW 2705.

Enquiries may be made to Council's Planning, Building & Health Division on (02) 6953-0911.