

1993 Wentworth LEP Conversion Report and Environmental Study for the rezoning of land at Buronga Gol Gol

August 2008

Wentworth Shire Council



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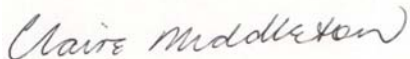
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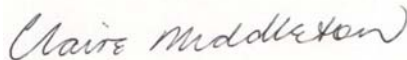
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Date: 1 August 2008

Distribution: Wentworth Shire Council/PB (file)

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Executive summary

The process of review of local planning controls in Wentworth Shire commenced in 2004.

The changes documented by Council and the then Department of Infrastructure Planning and Natural Resources highlighted that the most significant change and demands on land use planning at the time was occurring in the local area of Buronga Gol Gol and more broadly in the sub-region including Mildura Rural City. These changes required that Council prepare a more strategic approach to land use planning to cater for the local community long term planning goals.

Council has embarked on this first stage of a local planning review supported by a number of planning and related investigations that have been either completed or commenced for Buronga Gol Gol. This report represents the planning synthesis of the strategic outcomes that have been achieved to date.

Specifically this planning report has been completed for two reasons. The first is to support the conversion of the current local planning controls to the now mandated Standard LEP Instrument. The second is to support the rezoning of land within Buronga Gol Gol to finalise the outcomes of 10 years of land use planning that has been undertaken for this area.

This report aligns to Council's strategic planning and related processes which are ongoing and provides Council with a platform to engage on the first stage of the review of the current land use plan applying to the whole of the Shire – i.e. Wentworth Local Environmental Plan 1993.

This report also represents the outcomes of negotiations with the Department of Planning to achieve State and regional objectives for the Murray River region and implementation of the Standard LEP and associated local planning controls.

This report allows Council to move forward on the strategic review of local planning controls which will provide a more focused and sustainable approach to local environmental planning within Wentworth Shire.

1. Introduction

1.1 Background and purpose of this report

Wentworth Shire Council is reviewing Wentworth Local Environmental Plan 1993 (1993 LEP).

This review is to be carried out in two stages consistent with Council's ongoing strategic planning work involving the preparation of land use studies, land use strategies and associated supporting plans.

This report has been prepared to enable Council to undertake the first stage of their planning review being the conversion of the existing 1993 LEP to the new Standard LEP and incorporating the rezoning of certain land at Buronga Gol Gol.

This report has a dual role.

The first role is providing the necessary analyses of the conversion process of the 1993 LEP to the new LEP including the transfer of zones, local planning provisions and land use activities.

The second is articulate environmental planning issues associated with the rezoning at Buronga Gol Gol at a similar level of detail to that usually found in a local environmental study prepared under section 57 of the Environmental Planning and Assessment Act 1979. This has involved collating, analysing and providing a concise assessment of the completed background environmental assessments for Buronga Gol Gol needed to meet the requirements of the Department of Planning for the single rezoning matter.

1.2 Wentworth Shire Council desired outcome

Wentworth Shire Council has endorsed the need to review the current land use planning controls applying to the Wentworth LGA. Council has made a substantial commitment to this process and also a substantial investment to support the expansion and development of Buronga Gol Gol.

This decision has involved a substantial commitment of resources by Council and the NSW Department of Planning to ensure that the future planning of Wentworth Shire meets a range of environmental, economic and social outcomes articulated by the local community.

Council commenced the LEP review process in 2004 and has been assisted by the Department of Planning to undertake a range of strategic land use investigations to support the ongoing review of the Wentworth 1993 LEP.

1.3 What is a conversion LEP?

The term "conversion LEP" has been coined by the Department of Planning as the process of transfer of existing local planning controls, including zoning and local provisions, to the new Standard Instrument – Principal Local Environmental Plan (or Standard LEP).

This conversion process is conditional, based on discussions with the Department of Planning. These discussions as reflected in the Section 54 response to Council that in converting the 1993 LEP it is satisfied on the following matters:

- no rezoning of land or changes in land use zonings other than through the zone transfer and LEP conversion process; and
- the retention of those local provisions in the new conversion LEP that can be justified in terms of current planning practice or other related matters.

These two conditional matters are considered and fully addressed within this report associated with the conversion of the LEP.

1.4 What is meant by a conversion LEP and rezoning matters?

The proposed conversion of the Wentworth LEP 1993 involves the transfer of the existing zones, land use activities and local planning provisions to the Standard LEP.

In addition to this first stage conversion Council has formally resolved to rezone land located at Buronga Gol Gol.

This rezoning matter involves specific change to existing zonings and the addition of suitable local planning provisions for this area. These changes are to be consistent with the strategic planning directions endorsed by the Department of Planning and Council since 2004 and the outcomes of an agreed and completed land use planning study embodied into an adopted structure plan endorsed by Council, agencies and the local community in December 2005.

This rezoning matter has been effectively “caught” between the previous LEP amending process prior to the implementation of the Standard LEP and the conversion of subsequent LEP reviews consistent with the intent of the template.

The rezoning matter for Buronga Gol Gol is separately addressed within **Section 4** of this report.

1.5 Status of this report

This report and the draft *Wentworth Local Environmental Plan 2008* have been endorsed by Wentworth Shire Council on the ***insert date of adoption by Council*** to facilitate statutory consultation with the Department of Planning and agencies.

The structure and approach in this report has been discussed and endorsed by the Director-General of the Department of Planning to enable Council to “move forward” on the first stage of the LEP review process.

Due to the potential timeframe associated with the development of this report and new Shire wide LEP, addenda to this report have been prepared by Council where required.

1.6 Structure of this report

The report is divided into a number of sections:

Section 2 is a brief overview of Wentworth Shire and examines land use planning controls within the Shire

- Section 3** identifies the LEP conversion process and analyses
- Section 4** completes the required environmental assessment for the rezoning matter for Buronga Gol Gol
- Section 5** includes the recommendations for the conversion and rezoning matter for the new draft *Wentworth LEP 2008*

A range of detailed reports and investigations have been completed to support the various sections of this report. Where practical these have been referenced in the report and where are critical are included in the report appendices. Where reports are not included in these appendices the location of these reports are identified in the Table 1-1 below.

The following is a list of the background reports and documentation that have been prepared for Council to assist to finalise the land use planning and environmental assessment issues associated with the LEP conversion and rezoning matter for Buronga Gol Gol.

Table 1-1 Summary of key technical and related reports

Title	Details of report/study and location
<i>Wentworth LES Preliminary Report – Hassall 1988</i>	This report is summarised in Section 2.2. The report formed the basis of the 1993 Wentworth LEP and a copy of the LES is retained by Council
<i>Sense of Place report Volumes 1 and 111 December 2003</i>	The Sense of Place report identified a range of key outcomes for the communities of Wentworth Shire. It had specific reference to Buronga Gol Gol and formed the basis of further investigations in that area including the preparation of a new LEP. These reports are held by Council
<i>Regional Land Use Volume 1 The Strategy June 2007</i>	This report was prepared for SunRISE21, Mildura Rural City Council & Wentworth Shire Council by PPK. This report provided an overview of the future development of the two adjoining LGAs including identification of the future development of Buronga Gol Gol for future residential demands. A copy of this report is retained by Council
<i>Structure Plan report for Buronga Gol Gol – Stage 1 report for Wentworth Shire Council March 2005</i>	This report formed the basis of the review and preparation of the Structure Plan for Buronga Gol Gol. This includes all environmental assessments that identify the potential for residential development across all of Buronga Gol Gol. This report is retained by Council
<i>Buronga Gol Gol Structure Plan Stage 1 Consultation report April 2005</i>	This report is a summary of the community engagement on the Structure Plan and response to the range of issues emerging from that consultation. This report is retained by Council
<i>Summary of submissions to Buronga Gol Gol Structure Plan</i>	This is a summary of submissions These submissions are retained by Council
<i>Buronga Gol Gol Structure Plan December 2005</i>	This is the Council endorsed Structure Plan that provides guidance to the proposed land uses and implementation of the rezoning of Buronga Gol Gol. This report is retained by Council
<i>Draft Buronga Gol Gol DCP 2006</i>	This DCP provides the detailed planning for Buronga Gol Gol and shire wide development standards for new residential development within the Shire. The DCP is supported by social, environmental and traffic investigations. This report is retained by Council
<i>Draft Buronga Gol Gol Social Plan 2006</i>	This is a draft document prepared in conjunction with the

Title	Details of report/study and location
	draft Buronga Gol Gol DCP. The document has not been adopted by Council at this stage. This report is retained by Council
<i>Draft Buronga Gol Gol Environment Plan 2006</i>	This is a draft document prepared in conjunction with the draft Buronga Gol Gol DCP. The document has not been adopted by Council at this stage. This report is retained by Council
<i>Draft Buronga Gol Gol Traffic Management Plan 2006</i>	This is a draft document prepared in conjunction with the draft Buronga Gol Gol DCP. The document has not been adopted by Council at this stage. This report is retained by Council
<i>Buronga Gol Gol Section 94 Background Paper 2007</i>	This is a draft document prepared in conjunction with the draft Buronga Gol Gol DCP. The document has not been adopted by Council at this stage. This report is retained by Council

2. Wentworth Shire and land use planning

2.1 An overview of Wentworth Shire

Wentworth Shire comprises an area of 26,170 sq. kilometres of south-western New South Wales, and in 2007 had a population of 7,149 persons (ABS Catalogue No. 3218.0).

Australia's two largest rivers, the Murray and Darling, maintain a dominant influence in the environment, the economy, social life and culture of the Shire.

Wentworth is part of the Sunraysia region which comprises the three Statistical Local Areas of Wentworth, Mildura Rural City Part A and Mildura Rural City Part B (rural areas). The economic base is dominated by the irrigated horticultural industry, wineries, an extensive pastoral industry with dryland cropping, transport and an expanding tourism and service sector.

The southern boundary of the Shire along the Murray River has the greatest urban population density within the townships of Wentworth, Dareton, Buronga and Gol Gol.

Wentworth, the administrative centre of the Shire, located on the junction of the Murray and Darling Rivers, has a population of 1,427 (ABS 2001). The town retains a number of heritage-listed buildings, has rebuilt the historic port, and has identified the need to conserve and redevelop the heritage precinct at the centre of the town. Wentworth has many heritage assets to support the town's development as a heritage tourism destination.

Dareton, the centre of the Coomealla Irrigation district, has a population of 620 people (ABS 2001). The town was originally built as a service centre for the grape and citrus irrigation area and in the past the town supported two large fruit packing sheds. A number of Government services are located at Dareton including the Coomealla High School, the Far West Area Health Service, the NSW Department of Agriculture Research Station, the district Police command, Rural Fire Service and the Riverina TAFE Coomealla Campus.

The communities of Buronga and Gol Gol have been the nucleus for a rapidly expanding urban cluster and industrial area that extends from Buronga along the Murray River frontage through River Bend estate towards Trentham Cliffs. The population has been estimated at 2000 persons (ABS 2001). Buronga Gol Gol now forms the largest urban centre in the Sunraysia region outside of Mildura City and supports a growing urban population, transport industry and in 2003 in excess of sixty small businesses. Buronga Gol Gol is located close to two large wineries at Mourquong.

The Shire contains a number of small villages including Pooncarie, Palinyewah and a number of intensely settled areas at the heart of the irrigation areas of Ellerslie, Pomona, Curlwaa, Coomealla, Mourquong, Boeil Creek and Trentham Cliffs.

Most of Wentworth Shire is rural land with the predominant land uses being dryland farming and grazing. These areas account for 96% of the Shire land area. This rural area of the Shire is sparsely populated.

One of the more recent emerging issues that are likely to affect the Shire is water allocation rights and the evolving position of the Federal and State Governments to the Murray Darling Basin.

2.2 Planning objectives

Wentworth Local Environmental Plan 1993 contains a number of objectives that are directly related to the outcomes of the review in 1988 of local land use planning controls.

These objectives are:

- (a) *to encourage the proper management, development and sustainable conservation of natural and man-made resources within the Shire of Wentworth by protecting, enhancing or conserving:*
 - (i) *prime agricultural lands,*
 - (ii) *timber, minerals, soil, water and other natural resources,*
 - (iii) *places of significance for nature conservation,*
 - (iv) *places of high scenic or recreational value,*
 - (v) *places and buildings of archaeological or heritage significance, including aboriginal relics and places, and*
 - (vi) *the bed and banks of the Murray and Darling Rivers and of the Great Anabranch, and*
- (b) *to replace the existing local planning controls with a single local environmental plan to help facilitate the growth and development of the Shire of Wentworth in a manner which is consistent with the aims specified in paragraph (a) and which:*
 - (i) *minimises the cost to the community of fragmented and isolated development of rural land,*
 - (ii) *facilitates the efficient and effective delivery of amenities and services,*
 - (iii) *facilitates a range of residential and employment opportunities in accordance with demand,*
 - (iv) *facilitates a range of tourism and recreation opportunities,*
 - (v) *facilitates farm adjustments, and*
 - (vi) *ensures that the efficiency of arterial roads is not adversely affected by development on adjacent land.*

A summary of the main land use planning controls in the current 1993 LEP in response to the outcomes and recommendations of the 1988 LES are contained in Table 2-1.

Table 2-1 1988 Key LES recommendations for 1993 LEP

Key 1988 LES issues	Supporting synthesis	1993 LEP implementation and response
Land use strategy	- Provide for continued operation of the agricultural base - Identify areas for further investigation of agricultural/horticultural activities - Provide for the growth of townships within the Shire in a structured and incremental way - Identify opportunities for rural living development - Make land available for commercial, retail and industrial development - Identify areas of recreation and tourism potential - Protect environmentally significant regions - Avoid alienation of mineral/geological reserves	- Aims and objectives of LEP - Provision of broad rural zoning - Identified areas of 1(d) Future Urban lands - Identified areas of 1(c) zone for rural residential development - Industrial zoned land and village zones to provide for a range of commercial activities - Public recreation areas zones - No specific conservation zones - No specific mineral reserve areas identified
Heritage strategy	- Protect all items of heritage significance - Promote general awareness of heritage significance - Promote further investigation of items of heritage significance - Encourage further archaeological investigation of the Shire - Ensure archaeological investigations are undertaken in areas identified as high archaeological find probability - Identify areas of landscape or streetscape significance	- List of heritage items - Conservation incentives for heritage items - Provisions for heritage and archaeological investigations as planning provisions - No additional archaeological studies completed prior to 2005 investigations at Buronga Gol Gol - As for 4 - Provisions relating to environmentally sensitive lands and areas of scenic/visual quality
Township growth options	<i>Buronga Gol Gol</i> - Minimum provision of 100-200 hectares of land for Buronga Gol Gol to serviced 10 years of growth being the area between Sturt Highway and Pitman Ave to the north - Location of the retail/commercial node at the Buronga end of the future township expansion area	- Zoning of 173 ha of land in Buronga Gol Gol as 1(d) Future Urban between Sturt Highway and Pitman Ave - No commercial zoning provided to implement this finding - Industrial expansion has been located around Corbett Ave

Key 1988 LES issues	Supporting synthesis	1993 LEP implementation and response
	Industrial and service expansion in and around the Corbett Avenue area	
	<i>Wentworth</i> - A proposed Wentworth east expansion for 250 new dwellings - Retail and commercial development centered around the town centre - A proposal by Council to expand Wentworth with an additional 2000 allotments requiring major flood protection, servicing and relocation of non-compatible land uses	- Area of expansion still under investigation - Commercial centre of Wentworth reinforced - Floodplain Management Study and Plan commenced to investigate flood plain development options. Section 64 developer servicing plans not completed
	<i>Dareton</i> - No additional land to be provided within the next 10 years - Formalisation of the industrial/serviced industry areas immediately east of the Coomealla High School	48 (ha) of 1(d) land identified immediately adjoining Dareton 122 (ha) of 1(d) land to the east of Dareton - Two areas of industrial land zoned east of the High School and existing light industrial land retained in Dareton
	<i>Pooncarie</i> Extend the village one street east of the current location to coincide with Para Street	26(ha) adjacent to Para Street rezoned as 1(d) Future Urban
Rural living options	A number of localities proposed: - Area immediately east of Gol Gol Creek - An area north of Gol Gol township - An area on the Silver City Highway north-west of Buronga - Boeil Creek along River Road through to the Silver City Highway - Boeil Creek in vicinity of the Boeil Lagoon - A number of other secondary areas were also identified	- Land zoned as 1(c) Rural Smallholdings - Land zoned as 1(c) Rural Smallholdings - Land not zoned - Land zoned as 1(c) Rural Smallholdings - Part of the land zoned as 1(c) Rural Smallholdings and 46(ha) of that land identified as 1(d) Future Urban - Land zoned at Trentham Cliffs, Dareton, and east of Wentworth
Tourism and recreation	Potential development of sites in Wentworth and Buronga	No specific sites identified or zoned for tourist related uses

Key 1988 LES issues	Supporting synthesis	1993 LEP implementation and response
development options	Recreation facility development of area between Buronga and Gol Gol	although zonings relatively flexible to accommodate these uses No specific facilities identified
Planning and management of riparian lands	- Co-ordination of management of the river system - Ensuring protection of the environmental quality of the riverine area - Protecting wildlife and habitat values of the river system - Ensuring continued availability of water for agricultural and horticultural purposes - Protect the transfer of water rights - Ensure continued supply of reticulated water to towns - Protect visual amenity of riparian lands - Limit development within the floodplain - Identify development nodes within the floodplain - Avoid linear development along the river systems - Ensure, but control public access to the river system - Maintain flood protection measures - Investigate sites for recreational and marine related development - Completion of a floodplain management study and plan - Allow for the Shire wide LEP to address flooding as an interim measure pending the completion of the Floodplain Management Plan	- Specific LEP provisions incorporated in 1993 plan relating to the protection and management of the river - Not within scope of LEP planning controls - Not within scope of LEP planning controls - Servicing plans to be completed - Consideration of visual amenity in LEP - Floodplain development provisions in LEP - Ongoing floodplain investigations - No provisions incorporated - No LEP provisions to reinforce this - No LEP provisions to reinforce this - No specific areas identified or zoned - Ongoing - Adopted flood standard of 1% AEP incorporated into local policy and flood assessments - Council still completing floodplain management study and plan - Areas of flooding identified in 1993 LEP

2.3 Planning in Wentworth Shire (post 1993)

The planning agenda for Council has not varied substantially across the Shire. There have been two areas of pressure within the community – the expansion of residential and industrial lands around Buronga Gol Gol and the options for rural residential development.

The Buronga Gol Gol Snapshot – Work in Progress (commenced but not completed) prepared by the Department of Infrastructure Planning and Natural Resources (DIPNR) in 2004, clearly summarised the key broader issues that were affecting the local environment and planning agenda in Wentworth Shire.

The snapshot recognised that since 1993 the response of land use planning was only critical in certain parts of the Shire that had begun experiencing considerable growth pressures and change due to the emergence of key issues including:

- An increased demand for residential land particularly in the localities of Buronga and Gol Gol
- Growing demand for agricultural land predominantly for horticulture
- Demand for access and frontage to the Murray and Darling Rivers for residential and recreational opportunities as well as for agricultural purposes (which includes irrigation)
- Demands and pressures on the Murray and Darling Rivers as an important and vital economic, ecological, heritage and recreational asset
- The economic influence of Mildura as a major Victorian regional centre and the associated growth pressures resulting from such close proximity
- Cross border service delivery and infrastructure provision and co-ordination

While this assessment represented one of the more recent broader summaries of key changes affecting the Shire the Department sought to draw together a more strategic picture of the previous 10 years local and sub-regional assessment work.

Much of this previous planning work was aimed at determining future land use planning directions within the Shire although much of this work had never been implemented by Council. The reasons for this are not clear.

Wentworth Shire Council has been engaged with the local and sub-regional community in a range of planning outcomes and consequently Council has actively participated in a number of sub-regional examinations of the changing social, economic and physical environment. This report includes an examination of some those drivers of change in the local and sub-regional picture.

2.4 Changes in building and development

Wentworth Local Environmental Plan 1993 has been amended 12 times to date since its gazettal.

In that period of time 8 of the gazetted amendments related to the rezoning of 1(d) Future Urban land for residential purposes in Buronga Gol Gol and/or industrial land uses within Buronga.

Council has received a number of rezoning requests associated with the pressure to review its rural land release strategy for development of rural lifestyle and rural residential lots. Some of this review work has commenced.

Council has prepared a summary of building and development statistics in July 2006 that provide a 5 year examination of demand analysis as part of it's preliminary work on rural settlement within the Shire.

These statistics examine the building rates across the LGA. The summary table of these statistics are included in Table 2-2.

Table 2-2 Summary of building statistics (2000-2005)

Location of building approvals	2000	2001	2002	2003	2004	2005	Total
Urban areas	21	25	20	25	40	25	156
Rural residential	9	4	5	8	10	4	40
Rural	0	0	0	0	0	0	0
Total	30	29	25	33	50	29	196

(Source: Wentworth Shire Council)

These summary statistics confirm that during the past 5 years the development of urban land within Wentworth Shire has been significant with some increasing demands for rural lifestyle options.

From those statistics the following key local trends appear to be:

- 80% of all building approvals from 2000 to 2005 were occurring in urban areas;
- the remaining building approvals for the same period were located on rural residential land; and
- no building approvals are identified for that period within other rural areas of the Shire.

2.5 Changes in local community planning

In 2003 the Wentworth Shire Sense of Place project was commenced to stimulate social and economic development in the Wentworth Shire through a process of community engagement, leadership building and local action planning.

The sense of place project was sponsored by the NSW Department of State and Regional Development, the NSW Premier's Department and the Wentworth Shire Council.

The project was essentially established as a response to longstanding social and economic disadvantage, the poor integration of Government programs at a local level, and the need to improve links between local communities and Local Government, between Local Government and higher order planning institutions. (Sense of Place report Volume 1 December 2003)

The project aimed to:

- develop active community leadership or Community Action Teams
- link and integrate development in the Shire
- structure the planning process for each locality

- develop a Community Profile & Action Plans for key communities
- investigate project-funding opportunities and assist with the development of funding submissions.

(Source: Sense of Place report Volume 1 December 2003)

The 2003 Sense of Place project provided Council and the local community with a detailed profiles of social, physical and environmental issues (Refer: Section 2 Vol 1). From this detailed community profile a number of clear issues and objectives were identified to be addressed by Community Action Teams established under the project.

A number of priority issues were identified in Section 3.1 of the Sense of Place report Volume III which reflected community views on planning and zoning, conservation and the environment, business development, education/training, community services and facilities and safety and security.

2.6 Changes in sub-regional planning

In 1998 SunRISE 21, Mildura Rural City Council and Wentworth Shire Council collaborated to develop a Regional Land Use Strategy for the Sunraysia Region.

The Strategy provided a number of strategic directions for both Wentworth LGA and Mildura Rural City taking into account the Region's future requirements for economic, social and environmental sustainability.

The Strategy aimed to facilitate a common and integrated approach to planning throughout the Region and was a direct outcome of the Sunraysia Regional Development Strategy prepared in 1994.

The main purpose of the Strategy was to:

- Develop a Regional Land Use Strategy upon which the future horticultural, agricultural, industrial and urban development of the area can be planned into the 21st century.
- Ensure issues critical to the sustainability of horticulture are fully incorporated in the strategy and those initiatives developed for areas outside of the irrigated agricultural zone are complimentary to, and enhance the viability of the industry.
- Ensure that the natural environment is protected.
- Facilitate a common planning strategy across State and Local Government boundaries.

This strategy examined a number of key areas of the sub-regional environment and identified strategic issues within each of those key areas.

The key areas examined included:

- The environment
- Public lands
- Agricultural development
- Demographic change
- Housing
- Heritage

- Community services
- Infrastructure services
- Transport
- Economic development
- Commercial and retailing development
- Urban development

A summary of the main strategy recommendations for Wentworth Shire are identified in Table 2-3.

2.7 Key local and regional issues

It is clear from the brief summary of these local and regional changes that while the 1993 LEP sought to provide zoned land as a means to support strategic direction for addressing local needs, the local and regional demands had changed substantially over the past 10 years.

Council has partly sought to respond to these changes particularly with the ongoing uncoordinated release of urban land in Buronga Gol Gol and also to address the ongoing demands for rural lifestyle choices with the ongoing review of rural lands.

The ongoing problem that has been identified by Council and DIPNR, now the Department of Planning, is the lack of a strategic overview in how land use planning is to respond to these changes. Part of this strategic overview has been to address the strategic release of urban land in Buronga Gol Gol and to commence the first stage of the 1993 LEP review.

Table 2-3 Summary of sub-regional outcomes (Regional Land Use Strategy 1998)

Strategy area	Key sub-regional strategies
Environment	▪ To protect waterways, flood ways and catchments and the waters flowing through them ▪ To minimise the potential for increases in salinity levels throughout the Region ▪ To minimise the potential for soil erosion and contamination throughout the Region ▪ To protect native flora and fauna communities
Public lands	▪ To ensure a co-ordinated approach to the management of public land ▪ To co-ordinate land management initiatives along park boundaries ▪ To ensure that sufficient public land is provided to cater for the recreational and environmental needs of the Region ▪ To protect and promote the significant environmental and cultural values of public land in the Region
Agricultural development	▪ To promote dryland and horticultural farming activities ▪ To protect high quality agricultural land from inappropriate development ▪ To optimise the environmental impacts of various farming activities
Population	▪ To encourage population growth throughout the Region ▪ To ensure that the various needs of existing and future residents are catered for ▪ To recognise and cater for changes in the population
Housing	▪ To provide sufficient residential accommodation opportunities to meet the needs of the existing and future population ▪ To provide residential opportunities in those areas which can be readily and cost effectively serviced ▪ To provide a range of housing forms to meet the diverse needs of existing and future residents ▪ To protect high quality agricultural areas from intrusive residential development ▪ To provide high quality living environments
Heritage	▪ To identify archaeological and significant historic sites throughout the Region ▪ Co-ordination of the “Registers”

Strategy area	Key sub-regional strategies
	▪ To protect archaeological and significant historic sites throughout the Region ▪ To promote the heritage of the Region
Community Services	▪ To provide for the future recreation needs of the community in a cost effective manner ▪ To provide for the health and community service needs of the community in a cost effective manner ▪ To provide a range of educational opportunities throughout the Region ▪ To provide community services throughout the Region in a cost effective manner
Infrastructure	▪ To provide water, drainage, sewerage and other infrastructure services in a cost effective manner ▪ To capitalise on the use of existing assets
Transport	▪ To provide an efficient road network throughout the rural and urban areas of the Region ▪ To protect and promote the Mildura Airport and other airstrips as important centres ▪ To provide an efficient rail network ▪ To promote the use of bicycles as an efficient means of transport ▪ To promote public and freight transport throughout the Region
Economic Development	▪ To protect and nurture the horticultural and agricultural industries as the economic driving forces of the Region ▪ To promote manufacturing enterprises throughout the Region ▪ To minimise land use conflicts between industrial and residential activities ▪ To ensure that industrial areas have access to necessary infrastructure to maximise their operating efficiency ▪ To promote new and innovative businesses which are suitable for the Region ▪ To promote tourism opportunities throughout the Region
Commercial and retail development	▪ To promote a hierarchy of commercial centres throughout the Region ▪ To promote the regional importance of the Mildura City Heart ▪ To promote healthy and vibrant commercial centres ▪ To locate non-retail commercial facilities in commercial areas

Strategy area	Key sub-regional strategies
	▪ To provide ready access to lower order convenience facilities such as general stores
Urban Development	▪ To focus urban development on those areas currently provided with reticulated water, sewerage, drainage, power and communication services or which can be readily provided with such services ▪ To avoid urban development (where possible) in prime agricultural areas including those areas containing soils well suited for horticultural development ▪ To avoid urban development in environmentally sensitive areas, such as wetlands, and for urban development to be designed to minimise impacts on adjacent sensitive areas ▪ To plan urban development to minimise land use conflicts between potentially incompatible land uses ▪ To focus urban growth in those areas with existing access to community and commercial facilities ▪ To undertake urban development in a cost effective and equitable manner ▪ To create high quality urban environments which are attractive to residents, businesses and visitors alike

3. Conversion of 1993 LEP to Standard LEP

3.1 Standard LEP requirements

The Standard Instrument (Local Environmental Plans) Order prescribes a standard form and content of a principal local environmental plan (the Standard Instrument—Principal Local Environmental Plan and referred to in this study as the ‘Standard LEP’).

The Standard LEP is a ‘template’ which all NSW councils will use as the basis for preparing a new principal LEP for their local area within the next few years, using standard zones, definitions, clauses and format.

All draft principal LEPs are now to be prepared in accordance with the relevant provisions of the Standard LEP before the Director-General of Planning will certify the draft plan for public exhibition or recommends a draft LEP for gazettal.

The Department of Planning has prepared circulars and practice notes to guide councils in their preparation of draft LEPs complying with the Standard LEP:

- PN 06-001 Preparing LEPs using the standard instrument: standard clauses
- PN 06-002 Preparing LEPs using the standard instrument: standard zones
- PN 06-003 Preparing LEPs using the standard instrument: definitions
- PS 06-008 Standard Instrument (Local Environmental Plans) Order 2006
- PS 06-019 Changes to the standard instrument for principal LEPs
- PN 07-001 Standard instrument for LEPs – frequently asked questions (1)
- PN 07-007 New mapping requirements for LEPs
- PN 07-019 Certification of Draft Comprehensive Local Environmental Plans for Public Exhibition
- PN 07-020 Standard instrument for Principal LEPs amendment

These guidelines have been used to prepare the Standard LEP for Wentworth Shire.

3.2 Conversion analyses

Four separate conversion analyses have been completed as part of this planning review to consider the transfer of local planning controls to the new Standard LEP.

3.2.1 Zoning

The conversion of existing zonings under the 1993 LEP is required to match the new Standard LEP zonings.

The purpose of this analysis has been to identify the current zones included in Wentworth LEP 1993 and the corresponding ‘best fit’ mandated zones under the Standard LEP.

The completed analysis is included in **Appendix A**.

Arising from the analysis a number of key issues have been addressed. These are summarised below.

Future Urban 1(d) zonings

Excluding Buronga Gol Gol 761 (ha) of land in the Shire is zoned as Future Urban 1(d) under the 1993 LEP.

Table 3.1 identifies where those lands are and a brief overview of their strategic planning value. At this stage Council has not made a decision regarding the future use of these lands.

From this review it is recommended that these areas be down-zoned with any further changes in land use controls to be facilitated in the second phase of the LEP review.

Table 3-1 Existing 1(d) zoned land (excluding Buronga Gol Gol)

Locality	Area of 1(d)	Strategic value
Coomealla CSIRO Field Station	93 ha	It would appear that this 1(d) land is flood free and located close to the Murray River
Dareton	77 ha	The two areas of 1(d) are located on the eastern edge of the town and separate both rural and industrial areas from the town. The area of 1(d) adjoining the Silver City Highway would appear to be the most logical direction for residential expansion of Dareton
Wentworth	519 ha	There is one area of 1(d) to the east of Wentworth Street. It adjoins the existing 2(v) zone and appears to be a logical extension to Wentworth
Pooncarie	26 ha	The 1(d) land joins the existing village to the east and acts as a buffer to the existing 1(a) rural land
Boeill Lagoon	46ha	
Total	761 ha	

Waterways zones

The Standard LEP includes a range of Waterways zonings and at this stage there is no direction from the Department of Planning how these are to be implemented for the Murray River or within the review of the Wentworth LEP.

Environmentally Sensitive lands

Environmentally sensitive lands have been addressed in the LEP as a specific local provision and accompanying Environmentally Sensitive Lands overlay and those lands considered to be of conservation value have been included in the E3 Environmental Management Zone.

3.2.2 LEP provisions

The conversion of existing 1993 LEP provisions to the new Standard LEP provisions and respective decisions on what local provisions are to be retained are included in **Appendix B**.

This analysis establishes the consent requirements relevant to Wentworth Shire's planning context. The consent framework:

- (i) reflects the mandatory requirements of the Standard LEP; and

- (ii) reflects as far as practicable the existing consent arrangements under Wentworth LEP 1993

The purpose of this analysis has been to examine the relevance of the existing provisions in Wentworth LEP 1993 and how provisions should be carried over into the conversion LEP.

From the provisions conversion the following matters have been addressed with the draft LEP:

1. Local provisions relating to subdivision of land under the control of the Western Lands Commission;
2. A savings and transitional sunset provision to preserve any vacant rural land that retains building entitlement for a single dwelling house; and
3. A local provision for environmentally sensitive lands as identified above.

3.2.3 Land use matrix

A land use matrix has been prepared to clarify the land use definitions within the Standard LEP relevant to Wentworth Shire and to identify which land uses are permissible / prohibited in the Standard LEP zones applying to Wentworth. The land use matrix is included as **Appendix C**.

3.2.4 Zone objectives

A review of the zone objectives under the current 1993 LEP and those within the Standard LEP has been completed and is included in **Appendix D**.

3.2.5 Minimum Lot Size Changes

As part of the conversion of the 1993 LEP a Minimum Lot Size Map has been prepared to reflect the changes in zoning and the requirements of the Standard LEP. Table 3-2 provides a summary of the lot size changes recommended.

Council is aware the State Environmental Planning Policy (Rural Lands) 2008 has been gazetted and in accordance with practice note (PS 08002) Council proposes to transfer the existing minimum lot sizes) into the new principal LEP.

Table 3-2 Conversion of 1993 LEP to Minimum Lot Size

Old Zoning	New Zoning	Old Lot Size	New Recommended Minimum Lot size
Zone No 1(a) General Rural	RU1 Primary Production	10,000 ha for pastoral lands 10 ha for horticultural lands	10,000ha for identified non-irrigated land 10ha for irrigated lands
Zone No 1(c) Rural Smallholding Zone	R5 Large Lot residential	5,000m ²	5,000m ²
Zone No 1(d) Future Urban (excluding Buronga Gol Gol)	RU1 Primary Production	300ha for pastoral lands 10 ha for horticultural lands	300ha
Zone No 2(v) Village	RU5 Village	N/A	700m ²

Zone No 4 (a) (General Industrial Zone)	Zone IN1 General Industrial	N/A	N/A
Zone No 4 (b) (Light Industrial Zone)	Zone IN2 Light Industrial	N/A	N/A
Zone No 6 (a) (Open Space Zone)	Zone RE1 Public Recreation	N/A	N/A
No equivalent zone in 1993 LEP	Zone E1 National Parks and Nature Reserves	N/A	N/A
No equivalent zone in 1993 LEP	Zone No E3 Environmental Management	N/A	10,000ha

3.3 Summary

The consideration of the Standard LEP requirements and the conversion LEP results in a conversion LEP framework with the following features:

- 9 land use zones to replace the existing seven land use zones, as shown in the following table:

Table 3-3 Summary of zone changes

Wentworth LEP 1993 Zone	Equivalent recommended zone in conversion LEP
RURAL	
Zone No 1 (a) (General Rural Zone)	Zone RU1 Primary Production
Zone No 1 (c) (Rural Small Holdings Zone)	Zone R5 Large Lot Residential
Zone No 1 (d) (Future Urban Zone) –excluding Buronga Gol Gol	No equivalent zone and in accordance with direction by Council these lands are to be rezoned to RU1 Primary Production
RESIDENTIAL	
Zone No 2 (v) (Village or Urban Zone)	Zone RU5 Village
INDUSTRIAL	
Zone No 4 (a) (General Industrial Zone)	Zone IN1 General Industrial
Zone No 4 (b) (Light Industrial Zone)	Zone IN2 Light Industrial
OPEN SPACE	
Zone No 6 (a) (Open Space Zone)	Zone RE1 Public Recreation
ENVIRONMENT	
No equivalent zone	Zone No E3 Environmental Management
No equivalent zone	Zone E1 National Parks and Nature Reserves

- 161 land use and development definitions with related consent requirements.
- Existing provisions in Wentworth LEP 1993 either:
 - adapted to the mandated provisions in the Standard LEP and included in the conversion LEP, or
 - carried over as a specific ‘local provision’ into the conversion LEP, or

- (iii) removed from the LEP and adapted for insertion into the future Wentworth Shire development control plan.
- Compulsory provisions in the Standard LEP inserted into the conversion LEP.

4. Buronga Gol Gol Environmental Study

4.1 Background to the Buronga Gol Gol rezoning matter

The future zoning options for Buronga Gol Gol commenced in 1978.

From investigations completed in the late 1970's there are two key local environmental studies that clearly indicate Council and the community's continuing support for the future development and expansion of Buronga Gol Gol.

The Wentworth Shire Planning Study prepared in 1978 in conjunction with Draft Interim Development Order No 1 identified within Buronga and Gol Gol the future expansion of the village areas, the augmentation and duplication of the sewerage scheme and the provision of a light industrial zone.

The Buronga/Gol Gol/Boeil Local Environmental Study prepared in 1986 to support Draft Local Environmental Plan No 6 identified a range of preferred development options for Buronga and Gol Gol including the provision of sufficient land for future urban growth, rural lifestyle development, industrial, recreational and tourism development.

The 1998 PPK Regional Land Use Strategy specifically identified Buronga Gol Gol as having potential for future residential growth corresponding to the continued growth in Mildura and the need to provide strategic co-ordination of that growth.

The following is a précis of Buronga Gol Gol from that report in 1998:

Buronga is just north of Mildura at the junction of the Silver City Highway and the Sturt Highway. Approximately 3 kilometres east of Buronga is Gol Gol. Major land use issues for Buronga-Gol Gol include:

- *recent growth rates at Buronga Gol Gol have been relatively modest despite the high rates of growth in Mildura;*
- *the potential exists to capture some of the growth being experienced at Mildura,*
- *the towns are well separated making it difficult to co-ordinate growth,*
- *the proposed Midway village could help to join the two towns,*
- *there are extensive areas of land zoned for urban or future urban development, and*
- *the close proximity of Mildura makes it difficult to predict speed of going ahead - expansion - future trends for Buronga-Gol Gol.*

The 1998 PPK Regional Land Use Strategy recommended for Buronga Gol Gol the following urban development actions:

- *Prioritise development in accordance with the attached Strategic Plan*
- *Prepare an outline development plan to guide the staging and layout of the development areas*
- *Promote industrial development to the north of the towns*
- *Focus further commercial development and the Midway Village site to boost the development of the centre*

- *Improve the eastern and western approaches to the area and the linkages between the towns through landscaping and improved signage to sell the twin towns*
- *Promote the Mourquong industrial estate as a site for regional industrial development*

The early investigations and later regional work both concluded that the future expansion of the settlements of Buronga and Gol Gol were necessary to accommodate Council's development, environment and planning objectives to provide sufficient unconstrained land for future urban and industrial development.

The regional land use strategy formed the basis of further investigation work undertaken by the Department of Infrastructure, Planning and Natural Resources (DIPNR) and Council culminating in the completion of Buronga Gol Gol Structure Plan.

In conjunction with these strategic investigations Wentworth Shire Council has, during the past 10 years, made a number of strategic decisions to support the future development of Buronga Gol Gol including provision of water, sewerage and construction of community facilities at Midway to meet future long term needs of the future local community.

4.2 Requirements for an Environmental Study

This report represents an agreed position between Council and the Department of Planning regarding the rezoning of land at Buronga Gol Gol.

The Department has advised Council under Section 54 of the Environmental Planning and Assessment Act 1979 of the requirements for an Environmental Study to support the rezoning of Buronga Gol Gol.

The most recent specification for a land use study for Buronga Gol Gol was issued by the Department in 2004. As no changes have been made to the 2004 specification, which was jointly agreed to by the Department and Council, this specification has been utilised in preparation of this report.

4.3 2004 study specifications

In February 2004 DIPNR and Wentworth Shire Council actively engaged in examining again the future land use options for Buronga and Gol Gol.

The main concern expressed by DIPNR at that time was that the future development of Buronga Gol Gol required clear strategic direction and analysis to ensure a co-ordinated approach to the further release of residential land.

DIPNR specifically indicated at that time that it would not entertain ongoing amendment to the 1993 LEP to accommodate the release of land within the 1(d) Future Urban zone or other land rezonings until this planning work was complete.

This engagement with Council resulted in a range of background investigations and strategic planning decisions relating to the future development of Buronga Gol Gol.

In February 2004 an agreed specification for a land use study for the Buronga Gol Gol local area was developed between Council and DIPNR with the specific aim:

To determine future land requirements and the level of infrastructure required for housing, commercial, industrial, rural residential subdivision, recreation, tourism, community facilities

and conservation based upon the land capability, flood prone nature of land, demand and population projection.

The aim of this study required that Council fully examine the key land use constraints and opportunities that were necessary to proceed in a strategic fashion to enable further development of Buronga Gol Gol.

In June 2004 the Premier's Department in conjunction with the DIPNR sought to facilitate a workshop involving staff and Councillors from Wentworth Shire Council, key community stakeholders and relevant New South Wales government agencies to inform those stakeholders on the need for the development of a structure plan for Buronga Gol Gol.

The original agreed specification for the Buronga Gol Gol Land Use Study included the following key task:

To determine future land requirements and the level of infrastructure services, required for housing, commercial, industrial, rural residential subdivision, recreation, tourism, community facilities and conservation based upon the land capability, flood prone nature of the land, demand and population projection.

After issuing the agreed specification DIPNR facilitated the Wentworth Strategic Planning Project - Workshop to inform the Buronga Gol Gol Structure Plan. This workshop sought to:

- clarify trends and issues occurring within the Wentworth Shire and the Region; and
- identify strategic directions as a key input to the proposed Buronga/ Gol Gol Structure Plan.

The agreement and recommendations from the workshop led to the refinement of the planning brief for the land use study for Buronga Gol Gol. Importantly as part of this modification agreement by both Council and DIPNR that the development of a structure plan to guide the rezoning and future planning for Buronga Gol Gol was fundamental.

More recently agreement was reached between Council and the Department of Planning to bring forward the outcomes of the 2005 and more recent investigations into this report.

4.4 2005 Buronga Gol Gol Land Use Study and additional investigations

In March 2005 a Stage 1 Background Planning report was provided to Council, community, agencies and stakeholders.

This report was prepared having regard to the 2004 land use study brief examining land capability and suitability. This report identified the need for the development of a detailed structure plan for Buronga and Gol Gol.

This structure plan was identified as the best outcome from the land use study investigations for Council to consider how it would co-ordinate the rezoning of existing developed land and accommodating the rezoning of additional rural land to address the settlements of Buronga Gol Gol.

This was seen as critical given the historical planning decisions made including the development of Midway and the significant investment in sewerage and water infrastructure.

The structure plan also provided the basis on which Council would address the range of social, economic and environmental issues that would require significant attention to accommodate future growth options.

The recommendations of this report were essentially aimed at identifying a way forward for Council and the local community to address how the development of Buronga Gol Gol should proceed.

The following is a summary of the key findings of the Stage 1 investigations against the land use specifications established between Council and DIPNR in 2004.

4.4.1 Spatial relationship of Buronga Gol Gol

Buronga Gol Gol has been assessed as a relatively loose arrangement of urban, commercial, industrial, recreational, community, rural and rural living land uses. From the investigations completed this land use arrangement reflects historical and social trends as much as previous local planning regimes.

Buronga is located across the Murray River from Mildura at the junction of the Sturt Highway and the Silver City Highway. The main commercial focus of Buronga is centered in and on the junction of these highways.

There are a number of commercial activities abutting the Sturt Highway as it approaches Buronga from the Chaffey Bridge over the Murray River. Buronga contains an industrial area at the northern fringe adjoining the Silver City Highway and Corbett Avenue. Buronga is relatively established with a number of older residential areas within close proximity to both the Sturt and Silver City Highways. There has been a recent subdivision within the northern section of Buronga which at this stage has been fully developed. To the east of Buronga are a number of horticultural holdings.

Gol Gol is located approximately 3 kilometres east of Buronga. The commercial focus of Gol Gol is along the Sturt Highway. There has been residential expansion of Gol Gol to the north and on the eastern side of Gol Gol Creek are a number of small rural residential holdings.

In between Buronga and Gol Gol is an area referred to as Midway. Midway includes the location of a community centre and government offices. To the north of the Midway centre is a recently developed residential area.

4.4.2 Changes in demographics

At the time of preparing the demographic assessment complete 2006 Census data on Buronga Gol Gol was unavailable. The demographic assessment here relies on a range of social and community demographic analyses from the 2001 census and other local data collected by Council.

Wentworth Shire comprises an area of 26,170 sq. kilometres.

The Shire had a population of 6,982 in 2001. Between 1996 and 2001 Wentworth Shire had a declining total population of 3.6% or 52 persons per year. Mildura Rural City, in comparison, covers an area of some 22,330 square kilometres and the total population of Mildura Rural City was 51,300 in 2003. The estimated growth rate for Mildura 1996 – 2003 was 1.73% or approximately 800 persons per year.

Between 1996 and 2001 the Buronga Gol Gol area increased in population by approximately 27 persons per year and in 2001 Buronga Gol Gol area contained 38% of the total population of Wentworth Shire.

Council has completed a range of investigations to examine the demographic changes in Buronga Gol Gol since initial planning in the late 1990's. These investigations have all concluded that the substantial decline in the total population of Wentworth Shire is offset by the historical population growth in the Buronga Gol Gol area as a dormitory suburb of Mildura.

4.4.3 Completed physical assessments

There has been a range of detailed land use investigations over a period of 20 years examining the physical suitability and capability of Buronga Gol Gol to sustain further development.

The Stage 1 report found:

- The risk of bushfire to the Buronga Gol Gol area is minimal and the land area included in the investigation for rezoning is not identified as being bushfire prone land.
- The completed land systems analysis identified limited constraints of topography in Buronga Gol Gol and identified a range of soil characteristics and associated limitations of the local soils along the river systems and lower floodplain area.
- The management and protection of water resources in Buronga Gol Gol is a critical factor both for existing development and future development and the approach to water resources must be consistent with best practice.
- The local environment is highly modified considering the range of existing land uses and new development could make a positive contribution to improving links between areas of high quality vegetation and the protection of existing Crown Land and Highway reserves.
- There is a need to protect the visual resources of the local environment including the views obtained from existing roads along the Murray River
- The completed detailed heritage study provides guidance to the protection of existing identified items of cultural significance.
- The development of the predictive model for Aboriginal archaeology provides a higher degree of certainty of the necessary detailed investigations of those areas that are recommended for rezoning.

4.4.4 Flood impacts

Wentworth Shire Council is currently preparing a floodplain management study and plan to address the impacts of flooding from the Murray River.

The examination of flooding and flood assessment completed by Sinclair Knight Mertz in 2004 was limited to the completed flood study which identified the extent of flood free land in Buronga Gol Gol above the 1% AEP more commonly referred to as the 1:100 year flood.

This approach is consistent with Council endorsed flood policy.

A revision of flood impacts, undertaken by Patterson Britton in 2007, for Buronga Gol Gol has subsequently been completed and the main findings of that work indicate that there is some potential for flooding across Buronga Gol Gol.

Flood modelling undertaken for the 'Wentworth Flood Study' (2007) indicates that there is potential for floodwaters to inundate low lying areas of the land that Council proposes to rezone as part of the Buronga-Gol Gol Structure Plan. In a worst case scenario, the 100 year recurrence flood could lead to inundation of many areas proposed to be rezoned.

The flooding, as discussed above, could occur in the following four scenarios:

- (1) the occurrence of a flood rarer than the design 100 year recurrence flood;
- (2) the occurrence of a flood of 100 year recurrence in conjunction with ongoing discharge to Gol Gol Swamp via the regulator located at the Sturt Highway crossing of Gol Gol Creek, and overtopping of the Sturt Highway at this location;
- (3) the occurrence of a flood of 100 year recurrence leading to flooding of lands adjacent to the Silver City Highway at Mourquong, and resulting in floodwaters "backing up" along a relict flood runner that extends east from the highway and into land at the rear of the land proposed for rezoning; and,
- (4) the combined occurrence of Scenarios 2 and 3.

However, in the preparation of the 'Wentworth Flood Study' (2007) and the 'Wentworth Floodplain Risk Management Study' (in draft, 2007), Patterson Britton investigated the potential for flooding to the north of the Sturt Highway to occur via the mechanisms described under Scenarios 2, 3 and 4 above. These investigations established the following:

- In the case of Scenario 2, the Gol Gol Creek regulator can be managed to control the proportion of the flood flow that is distributed via the regulator to Gol Gol Creek and ultimately to Gol Gol Swamp. In times of major flooding, the regulator would be demobilised to prevent floodwaters from entering the creek and swamp via this mechanism.
- The potential for overtopping of the Sturt Highway at the Gol Gol Creek crossing has also been investigated. These investigations indicate that minor overtopping could occur, but it is envisaged that this too could be managed by the sandbagging of the roadway crest to prevent overtopping and flooding of low lying land that adjoins Gol Gol Creek north from the highway.
- In the case of Scenario 3, the extent of backwater flooding is controlled by a single culvert that crosses the Silver City Highway at a point north of the northern extent of the land that is proposed for rezoning. This culvert is designed to discharge local runoff from north-west of Mourquong to the Murray River.
- In major floods, floodwaters will back-up along this drainage path and could discharge through this culvert and inundate low lying sections of the land that is proposed for rezoning. However, it is considered that this potential flow path could be managed during a major flood whereby it could be blocked to prevent floodwaters entering the North Buronga area.

Accordingly, flood modelling was undertaken to determine the 100 year recurrence flood extent assuming both of these management measures are implemented during the onset of a major flood.

The revised modelling shows that most of the area recommended for rezoning under the Buronga- Gol Gol Structure Plan will not be inundated during floods up to and including the design 100 year recurrence event. However a small section of the Sturt Highway east of Midway that will be overtopped during the design 100 year recurrence flood. Overtopping of the highway at this location will result in inundation of a small section of the overall area that is proposed for rezoning. The potentially flood affected area is estimated to cover 10.1 ha.

Based on the requirements of the Ministerial Direction under section 117 of the Environmental Planning and Assessment Act 1979 (Direction No. 15) and the results of the modelling presented, Patterson Britton have recommended to Council that under the revised flood modelling that the inclusion of the 10.1 ha parcel of land within the proposed rezoning not be supported.

Further investigation of options for flood proofing this land have been undertaken in response to Council's request to consider the options for preventing the 10.1 ha area from being flooded and the potential impact that removal of the flood storage afforded by this area may have on peak flood levels and flow velocities across adjoining properties.

Based on the completed assessment it would seem that the most suitable way of preventing Murray River floodwaters from inundating this area is to raise the crest level of the Sturt Highway to above the peak level of the 100 year recurrence flood. This would involve raising a 600 to 700 metre length of the highway by up to 0.6 metres.

The assessments have concluded that the raising of a 600 metre length of the Sturt Highway at Gol Gol to prevent flooding of land proposed for rezoning as part of the Buronga-Gol Gol Structure Plan, will have no measurable impact on peak 100 year recurrence flood levels and velocities along the northern floodplain of the Murray River.

Accordingly, the flood assessment indicates that the highway raising will not contravene the underlying principles of the NSW Government's Flood Prone Land Policy (as embodied within the Floodplain Development Manual). Therefore, rezoning of the 10.1 ha of the Precinct that would currently be flooded in a 100 year recurrence event can proceed, provided the highway is raised.

At this stage agreement with Council and the RTA would be required for this work to be undertaken in accordance with the future traffic and intersection planning under the adopted 2005 Buronga Gol Gol Structure Plan.

Until this agreement is reached this area of land will be rezoned to RU1 and will be identified as a deferred matter to the Department of Planning.

However, Patterson Britton's opinion is, that the intent of Direction No 15 is not at odds with the proposal by Council for the majority of the land identified in the Buronga – Gol Gol Structure Plan to be rezoned. Accordingly, it is considered that flooding issues would not preclude zoning of the land for residential and / industrial purposes and the gazettal of such within the new Standard LEP.

Finally, it has been recommended that all buildings and development on the land should be constructed in accordance with the requirements of Council's Flood Policy. In this regard, all residential dwellings should be constructed with a minimum floor level equivalent to the flood planning level (?) (FPL); that is 750 mm above the predicted peak level of the 100 year recurrence flood, as specified in the 'Wentworth Flood Study' (2007).

4.4.5 Strategic planning response

The current planning framework associated with the conversion of the 1993 LEP and the proposed rezoning of land identified as 1(d) Future Urban land and other rural land has a number of implications for the local and regional planning environment.

These include:

- The consistency of that rezoning with the strategic objectives set by the local community
- The consistency of that rezoning with revised State and regional directions including Section 117 Directions
- The need to cater for future urban growth options in Wentworth Shire and Mildura Rural City that can occur on land with limited physical constraints
- The overall strategic planning needed to link Buronga and Gol Gol with land use providing a logical and economic direction for growth in the local and regional community
- The need to locate development away from the Murray River environment and at the same time enhance the linkages to that environment
- Achieving social, economic and environmental goals established by Council in consultation with the local community

The consistency of the proposed rezoning against the established planning framework is examined below in points (1) to (6).

(1) Consistency of the Buronga Gol Gol rezoning with local community strategic objectives

The local community in Buronga Gol Gol developed a local vision statement through the Sense of Place engagement and this vision statement has also directed the strategic work completed for Buronga Gol Gol to date.

This statement is:

“To encourage balanced development for the Buronga / Gol Gol area, ensuring appropriate infrastructure for a thriving and vibrant community with rural & village lifestyle and conserving our environmental resources”

From this vision statement a set of key planning principles for the Buronga Gol Gol area has been developed which include:

- Building a better community for our people.
- To encourage balanced development and conserve our natural resources.
- Ensuring that infrastructure is available for the future of Buronga and Gol Gol.
- Economic development is our future.

The development of the Buronga Gol Gol Structure Plan in 2005 sought to implement these principles by addressing number of critical issues associated with current and future land zoning in this area. These included:

- The historical pattern and location of the suitable land zoned as Future Urban 1(d) in the 1993 LEP did not enhance connectivity between the existing residential areas of Buronga and Gol Gol in terms of improving access, mobility and better service location.

The 2005 Structure Plan identified limits to residential growth to improve this connectivity.

- The current zoning pattern and style of residential/industrial development does not provide a balance between development and the natural environment. The 2005 Structure Plan and associated supporting plans including the Draft Buronga Gol Gol DCP aim to rebalance the connections between the local environment and future residential development through a network of multi-purpose open space land and buffers.
- The preparation of developer servicing plans and Section 94 Contributions plans as required by the 2005 Structure Plan for Buronga Gol Gol will guide the servicing, planning, timing and matching of infrastructure to new development. The release of urban lands and the staged construction of facilities will be part of the rezoning process.
- The potential growth of Buronga Gol Gol includes the need to provide a flexible land use zoning and the provision of land suitable for light industrial uses that will encourage further economic growth. The zoning pattern clearly reflects that the higher order zones of commercial development are provided for within Mildura and maintaining a flexible zoning pattern in Buronga Gol Gol is critical to cater for local economic change.

The proposed draft LEP and the rezoning matter for Buronga Gol Gol are consistent with the local strategic objectives for Buronga Gol Gol.

(2) The consistency of the rezoning with State and regional directions including Section 117 Directions

Under section 117 of the Act the Minister for Planning may direct councils to prepare draft local environmental plans in accordance with certain principles and to include provisions that will achieve or give effect to certain principles or aims, objectives or policies specified. The most recent set of directions was issued by the Minister on 19 July 2007.

Such a direction may require draft plans to be strictly consistent or substantially consistent with the terms of the direction (or provide for the circumstances in which an inconsistency can be justified).

The Directions that apply to draft LEP 2008 are summarised in Section 4.5.4.

(3) The need to cater for future urban growth options in Wentworth Shire and Mildura Rural City that can occur on land with limited physical constraints

The co-ordination of development between Mildura Rural City and Wentworth Shire requires consideration of how and where new residential and associated growth will occur. The expansion of Mildura Rural City and the continued regional growth of this centre have been assessed through the development of the Buronga Gol Gol Structure Plan 2005 which clearly examined the strategic growth options for both Wentworth Shire and Mildura Rural City.

(4) The overall strategic planning needed to link Buronga and Gol Gol with land use providing a logical and economic direction for growth in the local and regional community

The development and rezoning option for Buronga Gol Gol are reflective of the local and regional economy. The supply of serviced residential land is restricted throughout Wentworth Shire due to major physical constraints including flooding, access and infrastructure. The

proposed rezoning of Buronga Gol Gol provides sufficient land stocks to cater for future economic growth in the area. This is also consistent with Council's current review of the 1993 LEP which is considering the future strategies for rural settlement in the Shire.

(5) The need to locate development away from the Murray River environment and at the same time enhance the linkages to that environment

Historical development of Wentworth Shire has been influenced by a number of factors including access to water and proximity to the Murray River.

Further consideration of the impact of growth in the Murray River corridor is required in terms of any future rezoning of rural land. The current rezoning proposal for Buronga Gol Gol aims to protect and provide the necessary linkages to the Murray River. The conversion of the 1993 LEP to the template LEP does not propose to alter land use zonings adjacent to the Murray River.

(6) Achieving social, economic and environmental goals established by Council in consultation with the local community

Wentworth Shire Council has, as part of its social, economic and environmental goals, identified the need to accommodate future residential growth within the Shire. The rezoning of Buronga Gol Gol provides an appropriate balance of residential and industrial lands necessary to facilitate this growth. Council has undertaken extensive consultation with the local community and agencies to identify that Buronga Gol Gol will supply all future residential land needs in the Shire.

4.4.6 Major development impacts

In 2004 the Department of Infrastructure, Planning and Natural Resources identified the potential development impacts of the proposed solar tower to be developed by Solar Mission Technologies.

In March 2007 an announcement on the merger of Solar Mission Technologies and EnviroMission Ltd indicates that while the development license held by Solar Mission in 2001 was to be retained at this stage no formal position has been established for the construction of the proposed solar tower on Tapio Station near Buronga.

The decision on whether this project proceeds is still to be determined and the likely benefits of such a development will need to be assessed at a regional scale, under relevant Commonwealth and NSW legislation.

4.4.7 Effects of Murray REP No 2

The Murray Regional Environmental Plan (REP) No 2 aims to ensure that the Murray River and its floodplain are able to support a range of productive land uses.

The plan aims to coordinate land use planning along the Murray River and the implementation of planning-related aspects of the Murray Darling Basin Commission strategies.

It simplifies the consultation process between agencies and councils established in REP No. 1. It also promotes consistency between NSW and Victoria planning in relation to the river and its floodplain.

The Murray REP No 2 has a range of objectives aimed at the protection and enhancement of the Murray River. The assessment completed for Buronga Gol Gol included a value assessment of the environmental, scenic and recreational resources of the Murray River and has provided some guidance how best to achieve those outcomes through local and development planning.

4.4.8 Social and cultural planning

The local community of Buronga Gol Gol has undergone a high level of intense consultation over a 3 to 4 year period. The outcomes of this engagement have been a number of specific outcomes for the development articulated by the local community including:

- services necessary to meet the growing local community are identified and be in place prior to development proceeding;
- development is to be environmentally sustainable; and
- the aspirations of the local community are to be achieved.

Three levels of social and cultural planning have occurred during this 3 to 4 year timeframe.

The final level of planning that has been completed is a detailed draft social plan has been prepared to examine the links between future land use options and social outcomes for the local area.

4.4.9 Archaeology

An assessment of the cultural and archaeological resources of Buronga Gol Gol has been completed.

This assessment was based on existing information from academic studies, both published and unpublished; previous heritage management reports; heritage registers; historical maps, and consultation with relevant representatives of the local Aboriginal community and Department of Environment and Conservation.

The study set out the principal aim of the assessment which was to identify previously recorded sites, both Aboriginal and historical, and to identify any potential cultural heritage constraints to future development.

Background research for the assessment found there are several previously recorded sites and heritage items known to exist in the study area while the predictive model found that the majority of the area displays a moderate to high sensitivity for Aboriginal sites. In general, the assessment found there is potential for:

- middens, open stone artefact scatters, isolated finds, scarred trees, potential archaeological deposit and burials to be present in the study area; and
- unlisted European heritage items or archaeological sites to be present within the study area are identified to range from moderate to high.

The assessment found that some of the study area varies from low to moderate and from moderate to high Aboriginal archaeological sensitivity and there is a high potential for Aboriginal sites to be present in the following areas:

- a moderate to high potential for scarred trees in the remnant Black Box communities;

- a moderate to high potential for middens along the margins of the river and creeks, particularly on the more elevated calcareous earths;
- a moderate to high potential for open campsites within the study area, and they are most likely to occur on the more elevated sections of floodplain such as the areas associated with Black Box woodlands or in association with middens or shell scatters;
- a moderate to high potential for burials within the study area, and these sites may occur in any well drained easy digging soils;
- potential for isolated finds to occur in all landform units; and
- a high potential for sites along the margin of Gol Gol Swamp.

The assessment identified that despite European land use, a potential for areas of intact archaeological deposit to occur below the horticultural zone, the evidence of which may or may not be visible on the surface. The assessment predicted that potential for large and complex sites most likely to be located within 500m of the junction of water courses; and the potential for all sites is higher outside the urban limits of Buronga and Gol Gol.

The heritage assessment found there is high potential for additional items of European heritage to be present in the study area. The highest sensitivity for sites would tend to be along the river and highway margins, and in the urban centres themselves. Historical themes for which there is a predicted moderate to high sensitivity are:

- townships (or villages);
- river transport and trade;
- road transport and trade; and
- irrigation and horticulture.

4.4.10 Land tenure

Large areas of Wentworth Shire are either reserves or Crown land.

Within the Buronga Gol Gol area there is significant areas of Crown land and reserves.

The majority of Crown land lies just to the north of the existing zoned 1(d) Future Urban land although a small portion of it lies immediately adjacent to the Gol Gol 2(v) zone and is within the 1(d) zone.

Portions of Crown land coincide with major open space areas zoned 6(a) adjacent to the river near the Chaffey Bridge and further to the east in three locations including the reserve fronting the river at Gol Gol.

These areas are noted as reserves and reserved from sale. These reserves have been identified as the major components for the open space system for Buronga and Gol Gol.

For example one reserve is located at the intersection of the Sturt and Silver City Highways contains a wetland. The other is adjacent to the eastern edge of the study area is a significant area of Crown land at the edge of the 1(c) zone on the Sturt Highway.

North of Pittman Avenue extended to the west of the Silver City Highway is another significant area of Crown land and reserve.

The remainder of the Buronga Gol Gol area is freehold land.

There are no constraints associated with land tenure for the areas proposed to be rezoned.

4.4.11 Transport

Two levels of assessment of transport and traffic systems have been completed for Buronga Gol Gol.

These include the Stage 1 report for the Buronga Gol Gol Structure Plan and the detailed Traffic Management Plan supported by the NSW Roads and Traffic Authority (RTA).

The Stage 1 report for the Buronga Gol Gol Structure Plan included a detailed strategic assessment of transport systems in Buronga Gol Gol. This strategic assessment included:

- An assessment of the constraints and opportunities of the existing transport systems; and
- Examination of the key issues likely to impact on the expansion of Buronga Gol Gol.

The strategic assessment concluded that the role of the existing, as well as the lack of, transport systems in Buronga Gol Gol will influence how the issues relating to transport, traffic, road access, public transport, pedestrian and cycle access are dealt. These transport systems also influence future growth and development.

The assessment concluded one of the most critical factors associated with traffic and transport issues is the planning horizon to which the structure plan was being developed as many long term decisions associated for traffic management (such as deviations and by pass options) were considered to be outside what can be reasonably planned for in the short and medium term. In this case critical decisions regarding transport and traffic must be made on the best available information. The key opportunities identified by the strategic assessment that are reflected in the subsequent transport management plan for Buronga Gol Gol were:

- The physical planning of the road environment along the Sturt Highway should take account of the long term implications of this route being downgraded;
- The construction of a regional bypass (the Mildura bypass) will result in reduced volumes along Sturt Highway through the study area and will create an opportunity to provide an improved level of amenity and safety, with streetscape improvements;
- There are opportunities to improve the streetscape throughout the study area generally and this should be undertaken on the basis of urban design concept layouts for various road classifications;
- Opportunities for streetscape improvements along Sturt Highway may be more difficult to implement in the short term, particularly if additional road capacity is sought. In this regard, planning should progress having regard for the long term needs of Sturt Highway when downgraded;
- There may be a possibility of providing a local bypass on the northern side of the study area as an alternative to the regional bypass. This would provide an opportunity to divert heavy vehicles and this may be able to maintain the operation of existing truck stops;
- The number of intersections along Sturt Highway can be reduced, with the result that increased volumes will occur on designated collector routes where interchange with Sturt Highway will be possible; and

- There may be opportunities to encourage the commercial centres to be orientated away from Sturt Highway to provide reduced conflicts.

4.4.12 Services

A detailed assessment of reticulated water and sewerage services for Buronga Gol Gol has been completed.

This assessment included examining both the capacities and availability of water and sewerage and the need to upgrade and expand those facilities.

Wentworth Shire Council provides quality reticulated water to its residents for both raw water and filtered water in the townships of Buronga and Gol Gol. Both water supplies are regularly tested to ensure compliance with relevant Australian Standards. There is a recently constructed modern water filtration plant and both bacteriological and chemical quality of the water at the delivery point is generally satisfactory.

The strategic assessment of water concluded that the existing water supply plant is able to supply 3000 connections at its present capacity (7500 people). If water efficiencies were instituted and as households are expected to decrease in size the number of connections supplied may be able to be increased. Council has estimated that there is a current spare capacity of 1938 connections without undertaking any upgrading or augmentation of the existing plant.

It is clear that any major increase in future consumption will require additional funding to cater for an increase in population and the need to expand headworks. Under this scenario it may also be necessary to seek alteration of Council's water allocation. Dependant upon the success of demand management initiatives aimed at eliminating wastage practices from the system the incentive to implement demand management is clearly apparent.

In terms of available sewerage infrastructure the existing Gol Gol sewerage plant is classified as a small plant under the NSW licensing system. The plant was constructed in 1991 and has a design capacity of 10 000 EP (based on a design population growth of 8% per annum). Treated effluent is reused for agriculture.

The sewage treatment plant at Gol Gol currently services around 2,000 EP. Council has ample capacity within its existing headworks to cater for around 8,000 EP.

4.4.13 Developer contributions

Planning for impact of development and the level of services needed to expand residential development in Buronga Gol Gol is currently underway. This assessment is occurring at two separate levels:

1. The assessment of community infrastructure needs under Section 94 of the Environmental Planning and Assessment Act 1979; and
2. Developer servicing plans for the extension and expansion of water and sewerage.

4.4.14 Contaminated land

Sunraysia Environmental Pty Ltd undertook, in November 2007, a soil sampling and analysis of soil from an extensive area of land between Buronga and Gol Gol. The total area was approximately 195ha. The soil testing was done as a preliminary indication of the presence

of agricultural chemical residues, if any. The study was necessary to meet State Environmental Planning Policy No. 55 which sets out guidelines for managing land contamination.

Three other reports by P.J and C.A Smith Environmental Soil Testing Consultants were undertaken previously. These reports concluded that all samples tested were below the threshold criteria set by the EPA and that the EPA requirements for a clean site have been satisfied. The results from these sites in conjunction with the results of the Sunraysia Environmental report provide a total of nine sites across the investigation area that were analysed. Based on a limited site history, testing of the soil for Agricultural Chemical Residues Screen revealed that no contamination had occurred for the parameters analysed.

The conclusion above does not rule out the presence of contamination from Agricultural Chemical Residues Screen at localised points or the presence of other chemical residues not covered in the agricultural residues screen. It is therefore important that individual developers conduct a Stage 1 Preliminary Investigation as part of the development approval process for each parcel of land as subdivision occurs.

4.4.15 Summary

The first stage report and other subsequent investigations essentially recommended that the development of a Structure Plan for Buronga Gol Gol, that addressed the issues identified in the 2004 land use study specification, could embody the principles and planning options necessary for the future development of Buronga Gol Gol.

In specifically identifying the “way forward” the background land use planning report highlighted the following important conclusions on the planning of Buronga Gol Gol:

- Planning for Buronga Gol Gol cannot be undertaken in isolation from the key drivers of change within NSW and in Victoria.
- There was a need to link key background data, research and information to the outcomes of the previous community engagements held within the local area.
- A number of principles were required to be developed to support current and future community needs. In particular the key issues of community access and safety, provision for public transport infrastructure and open space.
- Issues relating to the environment, its quality and its protection and management of natural resources and solving those issues are necessary and involve the community, agencies and the Government addressing the issues in a pragmatic fashion.
- Consideration of bushfires, soils, water resources, scenic resources and cultural resources had already commenced.
- There is sufficient capacity within existing water and sewerage services not to restrict future development however key principles need to be developed that will facilitate better management and infrastructure development including demand and asset management, addressing equitable cost recovery, capital investment management, community education and staging of infrastructure release.
- Transport systems will influence how the issues relating to transport, traffic, road access, public transport, pedestrian and cycle access are dealt with.

- Land tenure and land use zoning have a significant impact on the arrangement of land use within Buronga Gol Gol.
- The existing zonings do not embrace any current vision statements or strategic directions for Buronga Gol Gol.
- The broad nature of the zonings require support from other types of planning control including development control plans, servicing plans or locality plans.
- Future strategic industrial expansion and open space and recreation areas are not identified in Buronga Gol Gol.
- There is a need to stage the development to ensure the orderly and economic release of residential, industrial or commercial land.
- Land use buffers have not been implemented within new development within the study area.
- There is adequate supply of residential land within Mildura Rural City for a period of 10 to 15 years which has a significant influence on land use decisions within Buronga Gol Gol.

4.5 Planning Assessment

4.5.1 What land is proposed to be rezoned?

The conversion of the Wentworth Local Environmental Plan 1993 to the new Standard LEP includes a rezoning matter for the local area referred to as Buronga Gol Gol.

This rezoning matter includes:

1. the rezoning of lands zoned 1(d) Future Urban in Buronga Gol Gol under the current 1993 LEP;
2. the down-zoning of lands zoned 2(v) Village north of Buronga; and
3. the rezoning of rural land for urban and industrial purposes.

The Buronga Gol Gol Structure Plan 2005 provides a recommended rezoning plan based on the previous 1993 Wentworth LEP adopted by Council in December 2005.

The areas of land to be rezoned for village and industrial land use under this recommended zoning plan are summarised in Table 4-1.

Table 4-1 Summary of proposed rezonings

Proposed rezoning	Area of land
Subdivided and developed land within current 1(d) zoning to RU5 Village	40ha
Undeveloped land zoned 1(d) to be zoned to RU5 Village	133ha
2(v) Village land undeveloped and cannot be serviced by Council to RU1 Primary Production	96ha
1(a) land to be rezoned RU5 Village	84ha
Combination of existing industrial and new unzoned land to be rezoned for light industrial purposes	61ha

Total area of land affected	414ha
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4.5.2 Existing infrastructure and planning framework

Buronga Gol Gol Structure Plan 2005

The Buronga Gol Gol Structure Plan was prepared and adopted by Wentworth Shire Council in December 2005.

The Structure Plan includes a range of investigations aimed at achieving an agreed framework in which rezoning of land in Buronga Gol Gol was to occur.

This reflected the agreement reached between Council and DIPNR in 2004. The Structure Plan provides a clear and concise assessment of the following issues:

- The regional context for the plan
- An agreed planning horizon of 10 years
- An assessment of the existing situation
- Physical Constraints and opportunities
- Environmental issues
- Long term zoning options
- Potential development staging
- Transport and traffic management
- Servicing and infrastructure analysis
- Cultural heritage issues
- Urban design

The Buronga Gol Gol Structure Plan 2005 provides Council with a range of recommendations that are aimed at strategic directions for the development of Buronga Gol Gol within the agreed planning horizon.

In conjunction with the rezoning option identified in Section 6.1 of the Structure Plan a number of recommendations indicate the additional work necessary for Council to deliver the long term rezoning option including:

- local statutory provisions and adjustments necessary to implement the outcomes of the structure plan and rezoning proposal;
- the completion of supporting plans to deliver those services necessary to deliver the recommended rezoning option; and
- the completion of supporting local planning controls including a detailed DCP to address good planning practice and the encouraging a new standard of local development.

There has been a series of community, stakeholder and agency engagement during the background investigations to support the Buronga Gol Gol rezoning.

This engagement has included both workshops, face to face discussions, written submissions and a range of activities aimed at engaging the community within the planning process.

To properly assess this engagement within the context of this report the following is a list of the engagements at varying stages of the planning process.

- Preliminary consultation with agencies, community and stakeholders as part of the Snapshot process prepared by DIPNR.
- DIPNR and Premiers Department workshop with agencies, community and stakeholders to develop the planning brief for the preparation of the Buronga Gol Gol Structure Plan.
- Key agencies, stakeholders and the local community were engaged on the findings and outcomes of the background investigations, the Structure Plan Report for Buronga Gol Gol Stage 1.
- Exhibition of the draft structure plan provided an opportunity for further submissions and discussion on the intent and direction of the Structure Plan.

Statutory alterations to 1993 LEP

Appendix 1 of the Buronga Gol Gol Structure Plan 2005 provides a draft statutory implementation plan for Council to prepare an amendment to the 1993 LEP to implement the recommended zoning changes.

The approach in this implementation plan has been altered with the introduction of the Standard LEP and the implications for the conversion LEP prepared are discussed further in Section 6.7 of this report.

The draft statutory implementation plan proposed through the Structure Plan the following alterations to land use zonings.

- rezone all identified residential land as 2(v) Village and proposed industrial land as 4(b) Light Industrial under the 1993 LEP;
- down-zoning of land zoned 2(v) Village along Arumpo Road;
- adjustment of the 2(v) Village zoned to follow the eastern side of the Silver City Highway to remove the encroachment on the western side of the highway to prevent ribbon development; and
- down-zoning of land along the western side of Chaffey Bridge to Rural 1(a) because of traffic, flooding and servicing issues.

The existing zonings and the proposed zone changes are identified in the Buronga Gol Gol Structure Plan 2005.

The draft statutory implementation plan also included the following recommended changes to local planning provisions within the 1993 LEP:

- provision of an environmental overlay of land between the Sturt Highway and the Murray River identifying this land as environmentally sensitive under Clause 23 of the 1993 LEP;
- ensuring a link between Development Control Plans that may be necessary to implement planning outcomes pursuant to Section 74D of the Environmental Planning and Assessment Act 1979;
- updating 1993 LEP provisions for bushfire planning and heritage in accordance with Section 117 directions in force at that time;

- identification of riparian areas and links to regional environmental planning for the Murray River corridor;
- implementation of mandatory buffer zones between residential and agricultural land uses; and
- preparation of development servicing plans.

Strategic infrastructure review

The 2005 Structure Plan examines in detail the options for water and sewerage infrastructure extension and augmentation to service the proposed future Buronga Gol Gol expansion including both the servicing needs of industrial and residential lands.

The relationship of extension and augmentation of water and sewerage services to the sequential staging of land is examined in Section 4.4 of the Structure Plan.

Section 6.3 of the Structure Plan identifies the need for Council to establish clear infrastructure delivery mechanisms for water and sewerage infrastructure and this includes the preparation of development servicing plans.

Council has subsequently commenced the review of Section 64 plans for water and sewerage services within Wentworth Shire and for Buronga Gol Gol. Council is proposing to develop servicing plans and identify the necessary developer contributions for future infrastructure provision.

Community facilities and related infrastructure

The 2005 Structure Plan identified the need to commence Section 94 planning for the delivery of facilities necessary to support the expansion of Buronga Gol Gol.

To commence this planning process three levels of more detailed investigation have been undertaken for Council to examine both the future necessary servicing levels to support the expansion of Buronga Gol Gol and to ensure the critical areas identified by the local community during the development of the Structure Plan have been addressed.

These investigations include:

- Draft Buronga Gol Gol Social Plan October 2006
- Draft Buronga Gol Gol Environmental Plan November 2006
- Draft Buronga Gol Gol Traffic Management Plan 14 November 2006

With the completion of these background investigations Council commenced the Section 94 planning process with the preparation of the Buronga Gol Gol Infrastructure Funding and Delivery Background Paper February 2007.

Council has commenced the preparation of a Shire Wide Section 94 plan incorporating Buronga Gol Gol.

Outcomes of background planning investigations

The Draft Buronga Gol Gol Social Plan October 2006 focuses on ensuring that new development is socially sustainable by minimising negative social impacts on the existing surrounding community, providing supportive community infrastructure and providing social benefits to the broader community.

The Social Plan:

- Identifies the social context of this proposed development based on review of research undertaken in previous studies, the existing social planning framework and input from key stakeholders.
- Prepares a social planning strategy for Buronga Gol Gol which manages the impact on community infrastructure and encourages integration of the proposed development with the existing community.
- Identifies community, recreational and cultural needs and actions for Buronga Gol Gol including the provision of appropriate community infrastructure, potential sources of capital and recurrent funding and indicative costs. This includes infrastructure to be provided by Council, government agencies, the private sector and other organizations.
- Provides information for the Section 94 Contributions Plan to ensure that appropriate and adequate funding is available to meet community needs.
- Provides potential partnership strategies for further discussion with government agencies, the private sector and the community.

Consultation on the direction and recommendations of the Draft Social Plan has been undertaken at two community workshops with community groups, government representatives and services providers held in July and August 2006.

The Draft Buronga Gol Gol Environmental Plan November 2006 identifies the opportunities and risks to the environment associated with development of the Buronga Gol Gol area.

Following the endorsed Buronga Gol Gol Structure Plan, the key environmental values are identified with corresponding broad management recommendations. Further to this, the key principles of environmental management both within the development area and on surrounding lands are also identified with key areas discussed in terms of specific risks and opportunities.

Several main recommendations come from this plan including:

- Council must adopt a total water cycle management planning approach to new development.
- The recommendations for multi-use corridors, planting, landscape design and species selection should be included within the DCP for the development area and costed appropriately within any future Section 94 contributions plan
- Ecological surveys of all accessible sections of the Murray River should be undertaken to describe the condition, structure and floristics of the vegetation communities in conjunction with the preparation of management plans for Council reserves. Plans of Management must consider public riparian lands along the Murray River and Gol Gol Creek
- Council will need to engage with stakeholders of non-Council managed lands likely to be impacted by future development to ensure that environmental management is ongoing and successful.
- To ensure consistency with Regional Environmental Plan No. 2 – Riverine Land will ensure the broader issues relevant to the Murray River as a whole can be addressed at the local scale.

- Principles of the NSW Salinity Strategy must be incorporated into any future development and Council must develop a policy and standard for managing urban salinity.
- Site or development processes must be supported by specific Environmental Management Plans which should be prepared as part of the approvals process for future work in the Buronga Gol Gol area.

The Draft Buronga Gol Gol Traffic Management Plan 14 November 2006 documents those investigations that relate to the transport infrastructure that will be required to support the future development of the Buronga and Gol Gol townships, based on the development concept developed from the 2005 Structure Plan.

The study has been informed by field investigations and discussions with Council officers and the improvements that are identified in this report include the following areas of investigation:

- A developed road hierarchy ;
- Public transport improvements;
- Arterial road improvements;
- Local road improvements;
- Bicycle and pedestrian improvements; and
- DCP Design Principles.

The establishment of appropriate land use and transport planning principles and improvements as outlined in this draft report and in the DCP are crucial in establishing a framework for this future growth and will assist in achieving growth targets.

The development of a Section 94 Contribution Plan will also ensure that the required infrastructure is appropriately funded and does not become a financial burden on Council through inappropriate planning.

Future development planning

The 2005 Structure Plan provided a range of principles and outcomes that required a higher level of site planning and development planning for Buronga Gol Gol.

The Draft Buronga Gol Gol Development Control Plan was prepared for Wentworth Shire Council in November 2006.

The DCP addresses a range of development issues associated with the future land development of Buronga Gol Gol and the management of development within this residential land release area.

This draft DCP is a comprehensive plan aimed at providing guidance for Council to achieve the three key objectives being:

- the co-ordination of development;
- providing a high quality built environment; and
- providing those facilities necessary for future residents.

The draft DCP provides the necessary detailed guidance to Council and the community in undertaking to further develop Buronga Gol Gol.

A number of key features are included within the draft DCP that need to be acknowledged in the consideration of the rezoning matter for Buronga Gol Gol. These are:

- The proposed major multi-purpose environmental corridors for drainage, buffers, open space and corridor development provided within the draft DCP reduces the overall available land for residential development by 24 ha; and
- The release of urban land has been identified to follow the sequential release arrangements in the adopted 2005 Structure Plan

4.5.3 Development staging

The staging and sequential release of land within Buronga Gol Gol requires Council to develop a land release program to ensure that the development of land is matched with the provision of essential services and the planning of delivery of other facilities is consistent with the increase in development and the changes in population that will occur.

Section 4.3.8 of the 2005 Structure Plan identifies the issue of supply and demand for future residential land based on the estimates of residential land release. Based on estimates of between 50-100 lots a year the proposed rezoning will supply an estimated 20-40 years of residential land supply. This may vary according to a number of factors as identified within the Structure Plan. The importance of the sequential release of this land is based on the infrastructure requirements being the supply of reticulated water and sewerage as well as the provision of road access from the Sturt and Silver City Highways.

4.5.4 Ministerial Directions under Section 117 EPA Act

Table 4-2 Ministerial Section 117 Directions

Direction No and objectives	Objective	Applicable	Comment	Consistent with Section 117 Direction
1. EMPLOYMENT AND RESOURCES				
1.1 Business and Industrial Zones	The objectives of this direction are to: ▪ encourage employment growth in suitable locations, ▪ protect employment land in business and industrial zones, and ▪ support the viability of identified strategic centres	Yes	This has been covered in: * the Stage 1 report Section 8. * the Buronga Gol Gol Structure Plan Section 4.3.2 and 4.3.3	Yes
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	Yes	The land to be rezoned is not classified as state significant. Issues relating to this direction have been covered in the Buronga Gol Gol Structure Plan Section 4.2.3 and 4.3.6	Yes
1.3 Mining, Petroleum and Extractive	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by	No		

Direction No and objectives	Objective	Applicable	Comment	Consistent with Section 117 Direction
Industries	inappropriate development.			
1.4 Oyster Aquaculture	The objectives of this direction are: - to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a draft LEP, - to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.	No		
2. ENVIRONMENT & HERITAGE				
2.1 Environmental Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Yes	This has been covered in: * the draft Buronga Gol Gol DCP 2006 Part B Section 1.3.1 * the Environmental Management Plan 2006 * Stage 1 report Section 6.2.2. * the Buronga Gol Gol Structure Plan Section 5.3	Yes
2.2 Coastal Protection	The objective of this direction is to implement the principles in the NSW Coastal Policy.	No		
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Yes	This has been covered in * the Stage 1 report Section 6.4 * the Buronga Gol Gol Structure Plan Section 5.3.4	Yes
2.4 Recreation Vehicle Areas	The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	No		
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT				
3.1 Residential Zones	The objectives of this direction are: - to encourage a variety and choice of housing types to provide for existing and future housing needs, - to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and - to minimise the impact of residential development on the environment and resource lands.	Yes	This has been covered in: * the draft Buronga Gol Gol DCP 2006 Part B Section 1.3.3 * the Stage 1 report Section 8 * the Buronga Gol Gol Structure Plan Section 4.2 and 4.3	Yes

Direction No and objectives	Objective	Applicable	Comment	Consistent with Section 117 Direction
3.2 Caravan Parks and Manufactured Home Estates	The objectives of this direction are: - to provide for a variety of housing types, and - to provide opportunities for caravan parks and manufactured home estates.	No		
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Yes	This is covered in the LEP template. Part of this is covered in section 3 of this report.	Yes
3.4 Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: - improving access to housing, jobs and services by walking, cycling and public transport, and - increasing the choice of available transport and reducing dependence on cars, and - reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and - supporting the efficient and viable operation of public transport services, and - providing for the efficient movement of freight.	Yes	This has been covered in: * the draft Buronga Gol Gol DCP 2006 Part B Section 1.3.1 * the Traffic Management Plan 2006 * the Stage 1 report Section 7.3	Yes
3.5 Development Near Licensed Aerodromes	The objectives of this direction are: - to ensure the effective and safe operation of aerodromes, and - to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and - to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	No		
4. HAZARDS AND RISKS				
4.1 Acid Sulphate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulphate soils.	No	This has been explained in the Stage 1 report Section 6.1.2.	
4.2 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	No		
4.3 Flood Prone Land	The objectives of this direction are: to ensure that development of flood	Yes	This has been covered in:	Yes

Direction No and objectives	Objective	Applicable	Comment	Consistent with Section 117 Direction
	prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.		* the Stage 1 report Section 6.2.1 * the Buronga Gol Gol Structure Plan Section 5.3.6	
4.4 Planning for Bushfire Protection	The objectives of this direction are: - to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and - to encourage sound management of bush fire prone areas.	No	This has been explained in the Stage 1 Study Section 6.1.1	
5. REGIONAL PLANNING				
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	No		
5.2 Sydney Drinking Water Catchments	The objective of this direction is to protect water quality in the hydrological catchment.	No		
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	The objectives of this direction are: - to ensure that the best agricultural land will be available for current and future generations to grow food and fibre, - to provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and - to reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.	No		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	The objectives for managing commercial and retail development along the Pacific Highway are: - to protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route; - to prevent inappropriate development fronting the highway - to protect public expenditure invested in the Pacific Highway, - to protect and improve highway safety and highway efficiency, - to provide for the food, vehicle service and rest needs of travellers on the highway, and - to reinforce the role of retail and	No		

Direction No and objectives	Objective	Applicable	Comment	Consistent with Section 117 Direction
	commercial development in town centres, where they can best serve the populations of the towns.			
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	The objective of this direction is to ensure that development in the vicinity of the villages of Ellalong, Paxton and Millfield is consistent with the Cessnock City Wide Settlement Strategy and the Lower Hunter Regional Strategy	No		
5.6 Sydney to Canberra Corridor	The objective of this direction is to ensure that draft LEPs are prepared in accordance with the Sydney to Canberra Corridor Strategy.	No		
5.7 Central Coast	The objective of this direction is to ensure that land is zoned in accordance with the appropriate regional strategy for the Central Coast.	No		
5.8 Second Sydney Airport – Badgerys Creek	The objective of this direction is to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.	No		
6. LOCAL PLAN MAKING				
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Yes	The LES is consistent with this Direction	Yes
6.2 Reserving Land for Public Purposes	The objectives of this direction are: - to facilitate the provision of public services and facilities by reserving land for public purposes, and - to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Yes	The LES is consistent with this Direction	Yes
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Yes	The LES is consistent with this Direction	Yes

4.5.5 State environmental planning policies (SEPPs)

Table 4-3 is a summary of SEPPs that apply and a summary of the application of those policies to the rezoning of Buronga Gol Gol:

Table 4-3 Summary of application of State Environmental Planning Policies

State Environmental Planning Policies	Applicable	Comment
SEPP 1: Development Standards	No	
SEPP 3 : Castlereagh Liquid Waste Disposal Depot	No	
SEPP 4: Development without consent and Miscellaneous Complying Development	No	
SEPP 6: Number of Storeys in a building	No	
SEPP 7 : Port Kembla Coal Loader	No	
SEPP 8: Surplus Public Land	No	
SEPP 9: Group Homes	No	
SEPP 10 : Retention of Low-Cost Rental Accommodation	No	
SEPP 11: Traffic Generating Developments	Yes	Traffic assessment of the future zoning in Buronga Gol Gol has been completed at both a strategic level and more detailed level associated with the preparation of the draft Development Control Plan completed in 2006
SEPP 14: Coastal Wetlands	No	
SEPP 16 : Tertiary Institutions	No	
SEPP 19 : Bushland in Urban Areas	No	
SEPP 21: Caravan Parks	No	
SEPP 22: Shops and Commercial Premises	Yes	The proposed rezoning will not alter the application of the provisions of SEPP 22
SEPP 26: Littoral Rainforests	No	
SEPP 27: Prison Sites	No	
SEPP 29 : Western Sydney Recreation Area	No	
SEPP 30: Intensive Agriculture	No	

State Environmental Planning Policies	Applicable	Comment
SEPP 31 : Sydney (Kingsford Smith) Airport	No	
SEPP 32: Urban Consolidation (Redevelopment of Urban Land)	No	
SEPP 33: Hazardous and Offensive Development	No	
SEPP 35: Maintenance Dredging of Tidal Waterways	No	
SEPP 36: Manufactured Home Estates	No	
SEPP 39 : Spit Island Bird Habitat	No	
SEPP 41 : Casino Entertainment Complex	No	
SEPP 43 : New Southern Railway	No	
SEPP 44: Koala Habitat	Yes	Ecological investigations into Buronga Gol Gol Study area in 2006 by Andrews Neil in support of the preparation of an Environmental Management Plan for Buronga Gol Gol indicated that given the intensity of historical and on-going agricultural and horticultural practices within the development area, there are few if any areas that remain which are of ecological value. The main areas of ecological value identified by these investigations were the Alcheringa Crown Land reserve to the north of the Buronga Gol Gol area and the riverine corridor along the Murray River. The investigations specifically identified that the opportunities presented by the Buronga Gol Gol Structure Plan which highlighted the potential acquisition and development/embellishment of major and minor corridor links that can provide benefits to the current and future residents as open space, optimise the distribution of services and re-establish a habitat connection between the Alcheringa Crown Land and Murray River vegetation communities.
SEPP 47: Moore Park Showground	No	
SEPP 48: Major Putrescible Land fill Sites	No	
SEPP 50: Canal Estates	No	
SEPP 51: Eastern Distributor	No	
SEPP 52: Farm Dams, Drought Relief and Other Works	No	
SEPP 53: Metropolitan Residential	No	

State Environmental Planning Policies	Applicable	Comment
Development		
SEPP 54: Northside Storage Tunnel	No	
SEPP 55: Remediation of Land	Yes	The preliminary assessment completed over Buronga Gol Gol indicates that there are no significant levels of contamination however in accordance with the requirements of SEPP 55 further site investigations will be required to identify any areas of concentrated contamination and provide specific advice on any future site remediation.
SEPP 59: Central Western Sydney Economic and Employment Area	No	
SEPP 60 : Exempt and Complying Development	No	
SEPP 61: Exempt and Complying Development for White Bay and Glebe Island Ports	No	
SEPP 62: Sustainable Aquaculture	No	
SEPP 63: Major Transport Projects	No	
SEPP 64: Advertising and Signage	No	
SEPP 65: Design Quality of Residential Flat Development	No	
SEPP 67: Macquarie Generation Industrial Development Strategy	No	
SEPP 69: Major Electricity Supply Projects	No	
SEPP 70: Affordable Housing (Revised Schemes)	No	
SEPP 71: Coastal Protection	No	
SEPP 72: Linear Telecommunications Development—Broadband	No	
SEPP 73: Kosciuszko Ski Resorts	No	
SEPP 74: Newcastle Port and	No	

State Environmental Planning Policies	Applicable	Comment
Employment Lands		
SEPP (Mining, Petroleum Production & Extractive Industries) 2007	No	
SEPP (Major Projects) 2005	No	
SEPP (Building Sustainability Index: Basix) 2004	No	
SEPP (Housing for Seniors or People with Disability) 2004	No	
SEPP (ARTC Rail Infrastructure) 2004	No	
SEPP (Sydney Metropolitan Water Supply) 2004	No	
SEPP (Sydney Region Growth Centres) 2006	No	
SEPP (Temporary Structures and Places of Public Entertainment) 2007	No	
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	No	
SEPP (Infrastructure) 2007	No	
Draft SEPP 66 (Integration of Land Use and Transport)	No	
SEPP (Major Projects) 2005	No	
Draft SEPP (Application of Development Standards) 2004	No	

4.5.6 Implications for the Conversion LEP

There are a number of implications for the Conversion LEP arising from the Buronga Gol Gol rezoning matter. These are:

1. The inclusion of the recommended zoning changes within the new Standard LEP applying to that land recommended for rezoning;
2. Inclusion of an environmentally sensitive land overlay for land adjoining the Murray River as recommended by the Structure Plan;
3. Using updated heritage and bushfire provisions as provided by the Standard LEP; and
4. Incorporating local provisions relating to developer servicing plans and other planning controls specifically required for Buronga Gol Gol.

5. Conclusions and recommendations

5.1 Draft conversion LEP incorporating rezoned land

The conversion of the 1993 LEP has involved a number of steps including:

- the updating of Council's GIS to include the existing land use zonings and making necessary corrections to cadastral information;
- the transfer of existing zonings to the new Standard LEP including the proposed rezoning matter at Buronga Gol Gol; and
- the inclusion of the necessary mapping for minimum lot size and recommended environmental overlays.

The need to absorb the rezoning of land within Buronga Gol Gol into the conversion LEP is based on the following:

- The planning for Buronga Gol Gol has been ongoing for a number of years, involving the local community and various agencies. The expectations of both are that the future development of Buronga Gol Gol will be co-ordinated and strategic.
- There is a clear need to cater for land being available for urban development in Buronga Gol Gol.
- That Buronga Gol Gol has been growing by stealth through the continued spot rezoning of 1(d) zoned land and a comprehensive statutory zoning plan to effect orderly and efficient development is long overdue.

5.2 Next steps

The preparation of the draft conversion LEP and rezoning matter now require Council to pursue the following critical tasks.

1. Consultation with agencies and key stakeholders on the draft conversion LEP and rezoning at Buronga Gol Gol;
2. Amendments or adjustments arising from that consultation; and
3. Exhibition of the draft LEP and community consultation.

5.3 Post conversion LEP matters

Council will need to resolve a number of post conversion matters including the preparation of a Shire Wide DCP and also the terms of the next review of the LEP which will need to address rural lifestyle options as well as the future growth options for the remaining urban areas within the Shire.

Appendix A

1993 LEP zoning conversion to
Standard Instrument

Conversion LEP Zoning Analysis

Wentworth LEP 1993 Zoning	Potential Zoning under Wentworth LEP 2007	Adjustment Options, Issues and Notes
RURAL		
Zone No 1 (a) (General Rural Zone)	Zone RU1 Primary Production	The conversion of the 1(a) zone to the RU1 zone is consistent with rural and agricultural land use within the Shire
Zone No 1 (c) (Rural Small Holdings Zone)	Zone R5 Large Lot Residential	The recommended change from a 'Rural' zone under the current LEP to a 'Large Lot Residential' zone under the Conversion LEP is because the minimum lot size for the existing 1(c) zone of 5,000 square metres. This is more in keeping with residential land use rather than rural land use, envisaged by the R5 zone than by, say, the RU4 Rural Small Holdings zone under the Standard LEP. It is likely that Council has already or may extend services (raw water in particular) to some of these areas that are closer to towns within the Shire so the Large Lot residential is the more appropriate conversion zone.
Zone No 1 (d) (Future Urban Zone)	Zone RU6 Transition	There are currently a number of areas located within the 1(d) Future Urban Zone. Aside from Buronga Gol Gol Council has not determined what the future use of these lands will be and while many have been identified adjacent to existing settlements the future of these lands is still undetermined. At this stage it is recommended that these areas be retained in the RU6 Transition Zone until the second stage of the LEP review when further investigation of these areas can be completed.
RESIDENTIAL		
Zone No 2 (v) (Village or Urban Zone)	Zone RU5 Village	Consistent with the current flexibility within the 1993 LEP

Wentworth LEP 1993 Zoning	Potential Zoning under Wentworth LEP 2007	Adjustment Options, Issues and Notes
INDUSTRIAL		
Zone No 4 (a) (General Industrial Zone)	Zone IN1 General Industrial	Consistent with the current general industrial zone
Zone No 4 (b) (Light Industrial Zone)	Zone IN2 Light Industrial	Consistent with the current light industrial zone
OPEN SPACE		
Zone No 6 (a) (Open Space Zone)	Zone RE1 Public Recreation	Council has only 8 areas of 6(a) zoned land within the Shire and from the completed audit of open space these areas of land are all in public ownership.
NATIONAL PARKS		
No equivalent zone in 1993 LEP	Zone E1 National Parks and Nature Reserves	Zone to apply to any land reserved under the National Parks and Wildlife Act 1974
OTHER ZONES		
	Zone No E2 Environmental Conservation	The 1993 LEP identifies a number of environmentally sensitive lands. These have been included in a suitable planning overlay and related local provision that is consistent with current practice. Council has identified that environmentally sensitive lands including Gol Gol Swamp and Lake Gol Gol have been included in the E2 zoning because of their conservation status.

Appendix B

1993 LEP planning provisions
conversion to Standard Instrument

Wentworth LEP 1993 Provisions Analysis and Conversion to Draft Wentworth LEP 2008

Name of Provision	Is the provision issue still relevant?	Is there a similar provision in the Standard LEP?	Recommendation for Conversion LEP
Part 1 Preliminary			
1 Name of plan	Yes	Yes - Part 1	Use equivalent Standard LEP provisions
2 Aims, objectives etc	Yes	Yes - Part 1	Use equivalent Standard LEP provisions
3 Land to which plan applies	Yes	Yes - Part 1	Use equivalent Standard LEP provisions
4 Relationship to other environmental planning instruments	Yes	Yes - Part 1	Use equivalent Standard LEP provisions
5 Definitions	Yes	Yes - Part 1 and Dictionary	Use equivalent Standard LEP provisions. The 'existing holding' definition has been included in a local provision.
6 Adoption of model provisions	Yes	Yes - Part 1 and Part 5	Use equivalent Standard LEP provisions
7 Consent authority	Yes	Yes - Part 1	Use equivalent Standard LEP provisions
Other relevant preliminary provisions contained in Standard LEP			Compulsory provisions: Part 1 - Notes Part 1 - Maps
Part 2 Zones			
8 Zones indicated on the map	Yes	Yes – Part 2	Use equivalent Standard LEP provisions
9 Zone objectives and development control table	Yes	Yes – Part 2	Use equivalent Standard LEP provisions and refer to Conversion LEP Zone Objectives and Land Use Permissibility Matrix for recommended zones and consent arrangements
Other relevant zoning and land use permissibility provisions contained in Standard LEP			Compulsory provisions (must be included): Part 2 Unzoned land

Name of Provision	Is the provision issue still relevant?	Is there a similar provision in the Standard LEP?	Recommendation for Conversion LEP
			Part 2 Additional permitted uses for particular land Part 2 Subdivision – consent requirements Part 3 Exempt development Part 3 Complying development Part 3 Environmentally sensitive areas excluded
Part 3 Special provisions			
10 Subdivision generally	Yes	Yes - Part 4	Use equivalent Standard LEP provisions. May need to add a local provision relating to subdivision consent requirements for lands under the control of the Western Lands Commissioner.
11 Subdivision applications	Yes	No	Similar worded provisions are covered in Section 79C of the EPA Act and more detailed considerations for subdivision applications may be implemented via a DCP
12. General considerations for development within rural zones	Yes	No	Part 6 Clause 6.1 includes some heads of consideration however more detailed provisions may be implemented via a DCP
13 Subdivision of land within Zone No 1 (a), 1 (c) or 1 (d)	Yes	Yes - Part 4	Use equivalent Standard LEP provisions, however 'horticultural land' and 'pastoral land' as defined in LEP 1993 may need to be defined on the Lot Size Map.
14 Urban stormwater	Potentially, except for concurrence provision	No	No need to refer applications to Dept of Water Resources. Other stormwater assessment provisions can be implemented via a DCP
15 Conflicting land uses	Yes	No	Detailed provisions to be implemented via a DCP

Name of Provision	Is the provision issue still relevant?	Is there a similar provision in the Standard LEP?	Recommendation for Conversion LEP
16 Dwellings within Zone No 1 (a) or 1 (d)	Yes	No	A savings and transitional provisions has been included to allow vacant existing holdings to be “taken up”. This “take up” will need to correspond to Council’s second stage of review of the current LEP and is likely to be limited to 2 years. A specific provision has been included in the draft LEP to effect this transitional arrangement.
17 Dwellings and subdivisions within Zone No 1 (a) or 1 (d)	Potentially, if Schedule 2 uses are not permitted in the proposed Conversion LEP zones	Yes - Part 4 and Schedule 1	All entries in Schedule 2 of LEP 1993 have been transferred to Schedule 1 and those scheduled uses that are related to zone changes and are included in the land use table have been deleted. The remaining scheduled matters have been included to ensure that the land uses are still permissible with Council’s consent. Further review will be required with the second stage review to identify these individual arrangements and complete an audit of these lands.
17A Development of certain land within Zone No 1 (d)	No, will be covered by appropriate Conversion LEP zone	No	Apply relevant recommended Standard LEP zones to these lands - refer to Conversion LEP Land Use Permissibility Matrix for recommended zones and consent arrangements
17B Development of certain land within Zone No 1 (a)—Carramar Drive			
17C Development of certain land within Zone No 1 (d)			
17D Development of certain land within Zone No 1 (d)—Sturt Highway and Melaleuca Street			
17E Development of certain land within Zone No 1 (d)—Buronga and Gol Gol			
18 Dwellings within Zone No 1 (c)	Yes	No	Consent arrangements for the R5 Large Lot Residential zone will address this issue
19 (Repealed)	NA	NA	NA
20 Erection of additional dwellings within Zone No 1 (c) or 2 (v)	Yes	No	Consent arrangements for the R5 Large Lot Residential and RU5 Village zones will address this issue – note the prohibition of subdivision condition has been removed.
21 Applications that must be advertised	Yes	No	Council retains a policy for detailed notification of applications

Name of Provision	Is the provision issue still relevant?	Is there a similar provision in the Standard LEP?	Recommendation for Conversion LEP
			and this will need to be transferred to a future DCP
22 Development along arterial roads	Yes	Partly	Provisions additional to the optional clause in the Standard LEP are to be inserted as a local provision in the Conversion LEP.
23 Environmentally sensitive land	Yes	No	Standard provisions are being drafted however until these are available at this stage local provisions have been included in draft LEP for Environmentally Sensitive Lands.
24 Clearing on environmentally sensitive land	Yes	See for Clause 23	See above
25 Flood liable land	Yes	No	The requirement for consent for dwellings on flood prone land is addressed in the permissibility provisions for the relevant zones. The matters for consideration for those applications involving dwellings on flood liable land is to be inserted as a local provision in the Conversion LEP.
26 Development along a river	Yes	No	Department has advised that Murray REP 2 provisions to apply until standard Murray River clauses under preparation have been completed for inclusion in LEPs. The Murray River is not zoned under waterway provisions in LEP template and to be zoned RU1 Rural until other changes are finalised. Clause 26 can be removed.
27 Dwelling setback along river	Yes	No	Similar worded provisions to be implemented via a DCP
28 Land subject to bushfire hazard	Yes	Yes -Part 5	Compulsory provision relating to bushfire
29 Heritage items	Yes	Yes - Part 5	Use equivalent Standard LEP provisions
30 Protection of Aboriginal and archaeologically sensitive sites			
31 Development in the vicinity of heritage items			
32 Conservation incentives relating to heritage items			
33 Development of a place of potential historical archaeological significance			

Name of Provision	Is the provision issue still relevant?	Is there a similar provision in the Standard LEP?	Recommendation for Conversion LEP
34 Heritage advertisements and notifications			
35 Access	Yes	No	Roads consent provisions addressed in the Conversion LEP Land Use Permissibility Matrix – no need for local provision
36 Wetlands	Yes	No	Wetlands consent provisions addressed in the Conversion LEP Land Use Permissibility Matrix – no need for local provision
Other relevant development standard and miscellaneous provisions contained in Standard LEP			Compulsory provisions (must be included): Part 4 Exceptions to development standards Part 4 Relevant acquisition authority Part 5 Classification and reclassification of public land Part 5 Controls relating to miscellaneous permissible uses Optional provisions recommended for inclusion: Part 4 Minimum subdivision lot size Part 5 Development near zone boundaries
Schedule 1 Heritage items	Yes	Yes (Sched 5)	Inclusion of heritage items as per compulsory clause in Part 5
Schedule 2 Additional permitted development in Zone No 1 (a) or 1 (d)	Yes	Yes (Sched 1)	Inclusion of Schedule 1 matters as per compulsory clause in Part 1
Schedule 3 Development which must be advertised	Yes	No	No specific recommendation for advertising
Schedule 4 Development restricted along arterial roads	Yes	No	Local provision for classified roads

Appendix C

1993 LEP land use matrix and
conversion to Standard Instrument

Development for the purpose of: * is with or without consent o is permissible without consent c is permissible with consent # is may (but need not) be permissible with consent x is prohibited specifically as mandatory uses in the standard instrument green = mandated permitted red = manadated prohibited yellow = partly mandated permitted orange = partly mandated prohibited					RU1 Primary Production	RU5 Village	R5 Large Lot Residential	IN1 General Industrial	IN2 Light Industrial	RE1 Public Recreation	E1 National Parks & Nature Reserves	E3 Environmental Management	
(PRIMARY INDUSTRY LAND USES)													
	agriculture				x			x	x	x	x	x	
		animal boarding or training establishment		c	x	x		x	x	x	x	x	x
		aquaculture		c	x	x		x	x	x	x	x	x
		pond-based aquaculture		c	x	x		x	x	x	x	x	x
		natural water based aquaculture		c	x	x		x	x	x	x	x	x
		tank-based aquaculture		c	x	x		x	x	x	x	x	x
		extensive agriculture		o	x	o		x	x	x	x	x	c
		production of crops or fodder (including irrigated)		o	x	o		x	x	x	x	x	c
		grazing of livestock		o	x	o		x	x	x	x	x	c
		dairy (pasture-based)		o	x	o		x	x	x	x	x	c
		beekeeping		o	x	o		x	x	x	x	x	c
		intensive livestock agriculture		c	x	x		x	x	x	x	x	x
		feedlots		c	x	x		x	x	x	x	x	x
		restricted dairies		c	x	x		x	x	x	x	x	c
		poultry farm		c	x	x		x	x	x	x	x	x
		piggery		c	x	x		x	x	x	x	x	x
		intensive plant agriculture		c	x	x		x	x	x	x	x	x
		horticulture		o	x	x		x	x	x	x	x	c
		turf farming		c	x	x		x	x	x	x	x	x
		viticulture		c	x	x		x	x	x	x	x	x
		cultivation of irrigated crops (other than irrigated)		c	x	x		x	x	x	x	x	x
		farm forestry		c	x	x		x	x	x	x	x	x
		extractive industry		c	x	x		c	c	x	x	x	x
		restriction facility		c	x	x		x	x	x	x	x	x
	forestry			o	x	x		x	x	x	x	x	x
	mine			c	x	x		x	x	x	x	x	x
	mining			c	x	x		x	x	x	x	x	x
	farm building			*	x	x		x	x	x	x	x	c
(ACCOMMODATION LAND USES)													
	residential accommodation							x	x	x	x	x	x
		dwelling house		c	c	c		x	x	x	x	x	c
		secondary dwelling		c	c	c		x	x	x	x	x	x
		semi-detached dwelling		x	c	c		x	x	x	x	x	x
		dual occupancy		c	c	c		x	x	x	x	x	c
		dual occupancies (attached)		c	c	c		x	x	x	x	x	c
		dual occupancies (detached)		c	c	c		x	x	x	x	x	c
		attached dwelling		x	c	c		x	x	x	x	x	x
		multi dwelling housing		x	c	x		x	x	x	x	x	x
		residential flat building		x	c	x		x	x	x	x	x	x
		seniors housing		x	c	x		x	x	x	x	x	x
		residential care facilities		x	c	x		x	x	x	x	x	x
		groups of self-contained dwellings		x	c	x		x	x	x	x	x	x
		hostel		x	c	c		x	x	x	x	x	x
		boarding house		x	c	c		x	x	x	x	x	x
		group home		c	c	c		x	x	x	x	x	x
		permanent group homes		c	c	c		x	x	x	x	x	x
		transitional group homes		c	c	c		x	x	x	x	x	x
		shop top housing		x	c	x		x	x	x	x	x	x
		rural worker's dwelling		c	x	x		x	x	x	x	x	x
	tourist and visitor accommodation							x	x	x	x	x	x

Development for the purpose of: * is with or without consent o is permissible without consent c is permissible with consent # is may (but need not) be permissible with consent x is prohibited specifically as mandatory uses in the standard instrument green = mandated permitted red = manadated prohibited yellow = partly mandated permitted orange = partly mandated prohibited					RU1 Primary Production	RU5 Village	R5 Large Lot Residential	IN1 General Industrial	IN2 Light Industrial	RE1 Public Recreation	E1 National Parks & Nature Reserves	E3 Environmental Management
		hotel or motel accommodation			x	c	x	x	x	x	x	x
		serviced apartment			x	c	x	x	x	x	x	x
		bed & breakfast accommodation			c	c	c	x	x	x	x	x
		backpackers' accommodation			x	c	c	x	x	x	x	x
		farm stay accommodation			c	x	x	x	x	x	x	x
		(other types of tourist & visitor accommodation)			c	c	c	x	x	x	x	x
		boarding house			x	c	c	x	x	x	x	x
		canal estate development			x	x	x	x	x	x	x	x
		caravan park			x	c	c	x	x	c	x	x
		camping ground			x	c	c	x	x	c	x	x
		exhibition home			x	c	c	c	c	x	x	x
		exhibition village			x	c	c	c	c	x	x	x
		movable dwelling			x	c	c	x	c	c	x	x
(COMMERCIAL LAND USES)												
		business premises			x	c	x		c	x	x	x
		medical centre			x	c	x	x	c	c	x	x
		health consulting room			x	c	x	x	c	c	x	x
		banks			x	c	x	c	c	x	x	x
		post offices			x	c	x	c	c	x	x	x
		hairdressers			x	c	x	c	c	x	x	x
		dry cleaners			x	c	x	c	c	x	x	x
		travel agencies			x	c	x	c	c	x	x	x
		internet access facilities			x	c	x	c	c	x	x	x
		betting agencies			x	c	x	c	c	x	x	x
		(other types of business premises)			x	c	x	c	c	x	x	x
		office premises			x		x	x	x	x	x	x
		public administration building			x	o	x	x	x	x	x	x
		(other types of office premises)			x	c	x	x	x	x	x	x
		retail premises								x	x	x
		kiosk			x	c	x	c	c	c	x	c
		food & drink premises			x	c	x	x	c	c	x	x
		restaurant			c	c	x	x	x	c	x	x
		cafés			c	c	x	x	x	c	x	x
		milk bars			c	c	x	x	x	c	x	x
		take-away food & drink premises			x	c	x	x	c	c	x	x
		pub			x	c	x	x	c	c	x	x
		roadside stall			*	c	c	x	c	x	x	c
		markets			c	c	c	c	c	c	x	x
		cellar door premises			c	x	x	x	x	x	x	c
		shop			x	c	x	x	x	x	x	x
		neighbourhood shops			x	c	x	c	c	x	x	c
		(other types of shops)			x	c	x	x	x	x	x	x
		(other types of retail premises)			c	c	c	c	c	x	x	x
		wholesale supplies			x	c	x	c	c	x	x	x
		(other types of wholesale supplies)			x	c	x	c	c	x	x	x
		bulky goods premises			x	c	x	c	x	x	x	x
		industry retail outlet			x	x	x	c	c	x	x	x
		vehicle sales or hire premises			x	c	x	c	c	x	x	x
		landscape & garden supplies			c	c	x	x	c	x	x	x
		timber & building supplies			x	c	x	c	c	x	x	x
		restricted premises			x	x	x	x	c	x	x	x

Development for the purpose of:

- * is with or without consent**
- o is permissible without consent**
- c is permissible with consent**
- # is may (but need not) be permissible with consent**
- x is prohibited**

specifically as mandatory uses in the standard instrument

green = mandated permitted
red = mandated prohibited
yellow = partly mandated permitted
orange = partly mandated prohibited

Development for the purpose of: * is with or without consent o is permissible without consent c is permissible with consent # is may (but need not) be permissible with consent x is prohibited specifically as mandatory uses in the standard instrument green = mandated permitted red = manadated prohibited yellow = partly mandated permitted orange = partly mandated prohibited				RU1 Primary Production	RU5 Village	R5 Large Lot Residential	IN1 General Industrial	IN2 Light Industrial	RE1 Public Recreation	E1 National Parks & Nature Reserves	E3 Environmental Management
(COMMUNITY LAND USES)											
health services facilities				x	c		x	c	c	x	x
	hospital			x	c	x	x	c	c	x	x
	medical centre (see above under 'commercial')			x	c	c	x	c	c	x	x
	health consulting rooms (see 'commercial')			x	c	c	x	c	c	x	x
educational establishment				c	c	c	x	x	x	x	x
	schools			c	c	c	x	x	x	x	x
	tertiary institutions /TAFE			c	c	c	x	x	x	x	x
information and education facility				c	c	x	c	c	c	x	x
community facility				c	c	x	x	c	c	x	c
correctional centre				c	x	x	x	x	x	x	x
place of public worship				c	c	c	c	c	x	x	x
research station				c	c	x	c	c	c	x	x
(INDUSTRIAL LAND USES)											
industry				x	x	x	c		x	x	x
	light industry			x	c	x	c	c	x	x	x
	home industry			o	c	x	c	c	x	x	c
	heavy industry			x	x	x	c	x	x	x	x
	hazardous industry			x	x	x	c	x	x	x	x
	offensive industry			x	x	x	c	x	x	x	x
	rural industry				x	x			x	x	x
	agricultural produce industry			c	x	x	x	x	x	x	x
	livestock processing industry			c	x	x	c	x	x	x	x
	sawmill or log processing industry			c	x	x	c	c	x	x	x
	stock & sale yard			c	x	x	c	x	x	x	x
	regular servicing or repairing of plant or equipment			c	x	x	c	c	x	x	x
	(other types of industries)			c	x	x	c	c	x	x	x
storage premises				x		x	c		x	x	x
	warehouse or distribution centre			x	c	x	c	c	x	x	x
	self storage units			x	c	x	c	c	x	x	x
	liquid fuel depot			x	x	x	c	x	x	x	x
	hazardous storage establishment			x	x	x	c	x	x	x	x
	offensive storage establishment			x	x	x	c	x	x	x	x
	(other types of storage premises)			x	c	x	c	c	x	x	x
depot				c	c	x	c	c	x	x	x
vehicle repair station				x	c	x	c	c	x	x	x
vehicle body repair workshop				x	c	x	c	c	x	x	x
(TRANSPORT & INFRASTRUCTURE LAND USES)											
passenger transport facility				c	c	x	c	c	x	x	x
freight transport facility				c	c	x	c	c	x	x	x
	truck depot			c	c	x	c	c	x	x	x
air transport facility				c	x	x		c	c	x	x
	airport			c	x	x	x	c	c	x	x
	heliport			c	x	x	c	c	c	x	x
port facility				x	x	x	c	x	c	x	x
car park				x	c	x	c	c	c	x	c
transport depot				c	c	x	c	c	x	x	x
waste or resource management facility				c	x	x	c	x	x	x	x
	waste management facility			c	x	x	c	x	x	x	x
	waste or resource transfer station			c	x	x	c	x	x	x	x

Development for the purpose of: * is with or without consent o is permissible without consent c is permissible with consent # is may (but need not) be permissible with consent x is prohibited specifically as mandatory uses in the standard instrument green = mandated permitted red = manadated prohibited yellow = partly mandated permitted orange = partly mandated prohibited				RU1 Primary Production	RU5 Village	R5 Large Lot Residential	IN1 General Industrial	IN2 Light Industrial	RE1 Public Recreation	E1 National Parks & Nature Reserves	E3 Environmental Management
		resource recovery facility		c	x	x	c	x	x	x	x
		waste disposal facility		c	x	x	c	x	x	x	x
		water supply system		c	c		c	c	c	x	c
		water storage facility		c	c	c	c	c	c	x	c
		water reticulation system		c	c	c	c	c	c	x	c
		water treatment facility		c	c	x	c	c	c	x	c
		sewerage system		c	c		c		c	x	c
		biosolids treatment facility		c	c	x	c	c	c	x	c
		sewage reticulation system		c	c	c	c	c	c	x	c
		sewage treatment plants		c	c	x	c	x	c	x	c
		water recycling facility		c	c	x	c	c	c	x	c
	airstrip			c	x	x	x	c	x	x	x
		electricity generating works		c	c	x	c	c	x	x	x
		emergency services facility		c	c	x	c	c	c	x	x
	helipad			c	c	x	c	c	c	x	x
		public utility undertaking		o	c	c	o	o	o	x	c
	road			c	c	o	c	c	c	x	c
		telecommunications facility		c	c	c	c	c	c	x	c
(RECREATION & ENTERTAINMENT LAND USES)											
		recreation area		c	c	c	c	c	c	x	c
		recreation facility (indoor)		x	c	x	c	c	c	x	x
		indoor swimming pools		c	c	x	c	c	c	x	x
		recreation facility (outdoor)		c	c	c	c	c	c	x	x
		outdoor swimming pools		c	c	c	c	c	c	x	x
		recreation facility (major)		c	c	x	x	x	c	x	x
		water recreation structure		c	x	x	x	x	x	x	c
		jetty		o	x	x	x	x	x	x	c
		boat launching ramp		c	x	x	x	x	x	x	c
		pier		c	x	x	x	x	x	x	c
		wharf		c	x	x	x	x	x	x	c
		boat repair facility		x	x	x	c	c	x	x	x
		boat shed		c	x	x	x	x	c	x	c
		charter & tourism boating facility		c	x	x	x	x	x	x	x
		marina		c	c	x	c	c	c	x	x
		mooring		c	c	c	c	c	x	x	x
		place of public entertainment		x	c	x	x	x	x	x	x
		spa pool		c	c	c	c	c	x	x	x
		swimming pool		c	c	c	c	c	x	x	x
(ENVIRONMENTAL LAND USES)											
		environmental facility		c	c	c	c	c	c	x	c
		environmental protection works		c	c	c	c	c	c	x	c
		bush fire hazard reduction works		o	o	o	o	o	o	x	o
		flood mitigation works		c	c	c	c	c	c	x	c
(OTHER LAND USES)											
		signage		c		c			c	x	c
		building identification sign		c	o	c	o	o	x	x	c
		business identification sign		c	c	c	c	x	x	x	c
		advertisements		c	c	c	c	c	c	x	c

Development for the purpose of: * is with or without consent o is permissible without consent c is permissible with consent # is may (but need not) be permissible with consent x is prohibited specifically as mandatory uses in the standard instrument green = mandated permitted red = manadated prohibited yellow = partly mandated permitted orange = partly mandated prohibited				RU1 Primary Production	RU5 Village	R5 Large Lot Residential	IN1 General Industrial	IN2 Light Industrial	RE1 Public Recreation	E1 National Parks & Nature Reserves	E3 Environmental Management
advertising structure				C	C	C	C	C	C	X	C
building				C	C	C	C	C	X	X	X
cemetery				C	C	X	X	X	X	X	X
crematorium				C	X	X	C	X	X	X	X
drainage				C	C	C	C	C	X	X	X
earthworks				C	C	C	C	C	X	X	X
excavation				C	C	C	C	C	X	X	X
fill				C	C	C	C	C	X	X	X
filming				C	C	C	C	C	C	X	C
funeral chapels				C	C	X	C	C	X	X	X
funeral homes				C	C	X	C	C	X	X	X
mortuary				C	C	X	C	C	X	X	X
temporary structure				C	C	C	C	C	C	X	X
waterbody (artificial)				O	C	C	C	C	C	X	C
Any development not specified in item 2 or 4				C	C	C	C	C	X	X	X
[specify item number or numbers]											

Appendix D

1993 Zone objective conversion to
Standard Instrument

LEP 2007 Zones and zone objectives

LEP 1993 Zones	Existing 1993 zone objectives	Recommended zoning/s under LEP Template	Compulsory objectives in LEP template	Additional recommended draft zone objectives from existing LEP
RURAL				
Zone No 1 (a) (General Rural Zone)	The objective of this zone is to promote the proper management and utilization of resources by: (a) protecting, enhancing and conserving: • agricultural land in a manner which sustains its efficient and effective agricultural production potential, • soil stability by controlling and locating development in accordance with soil capability, • forests of existing and potential commercial value for timber production, • valuable deposits of minerals, coal, petroleum and extractive materials by controlling the location of development for other purposes in order to ensure the efficient extraction of those deposits, • trees and other vegetation on environmentally sensitive land where the conservation of the vegetation is significant to scenic amenity or natural wildlife habitat or is likely to control land degradation, • water resources for use in the public interest, and • localities of significance for nature conservation, including areas with rare plants, wetlands and significant	R1 Primary Production	• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. • To encourage diversity in primary industry enterprises and systems appropriate for the area. • To minimise the fragmentation and alienation of resource lands. • To minimise conflict between land uses within the zone and with adjoining zones.	None recommended

LEP 1993 Zones	Existing 1993 zone objectives	Recommended zoning/s under LEP Template	Compulsory objectives in LEP template	Additional recommended draft zone objectives from existing LEP
	wildlife habitat, - preventing the unjustified development of prime crop and pasture land for purposes other than agriculture, - facilitating farm adjustments, and - minimizing the cost to the community of: (i) the fragmented and isolated development of rural land, and (ii) providing, extending and maintaining public amenities and services.			
Zone No 1 (c) (Rural Smallholdings Zone)	The objectives of this zone are: (a) to promote the development of land identified as suitable for rural residential purposes: - in accordance with the need for that development, - in a manner which does not interfere with the efficient and effective agricultural use of adjacent land or the extraction of valuable deposits of minerals or lead to land degradation, - in locations which do not pose a threat to life or property by way of flood liability, pollution or the cumulative effects of flood behaviour, and - in locations in which flood free access can be maintained (b) to provide a range of mixture of allotment sizes: - to provide land for rural residential	R5 Large Lot Residential	- To provide residential housing in a rural setting while preserving environmentally sensitive locations and scenic quality. - To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future. - To ensure that development in the area does not unreasonably increase the demand for public services or public facilities. - To minimise conflict between land uses within the zone and adjoining zones.	None recommended

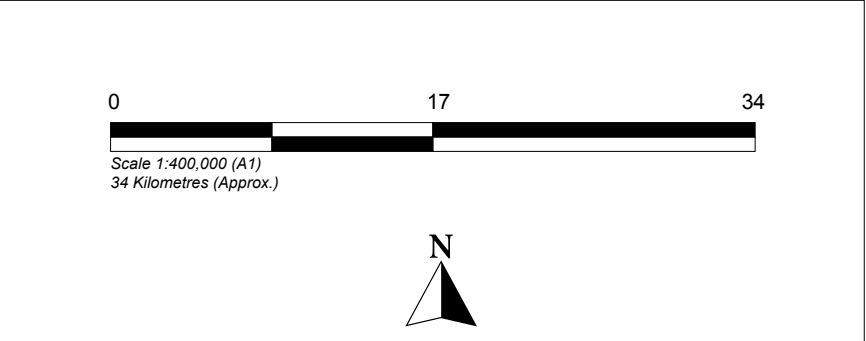
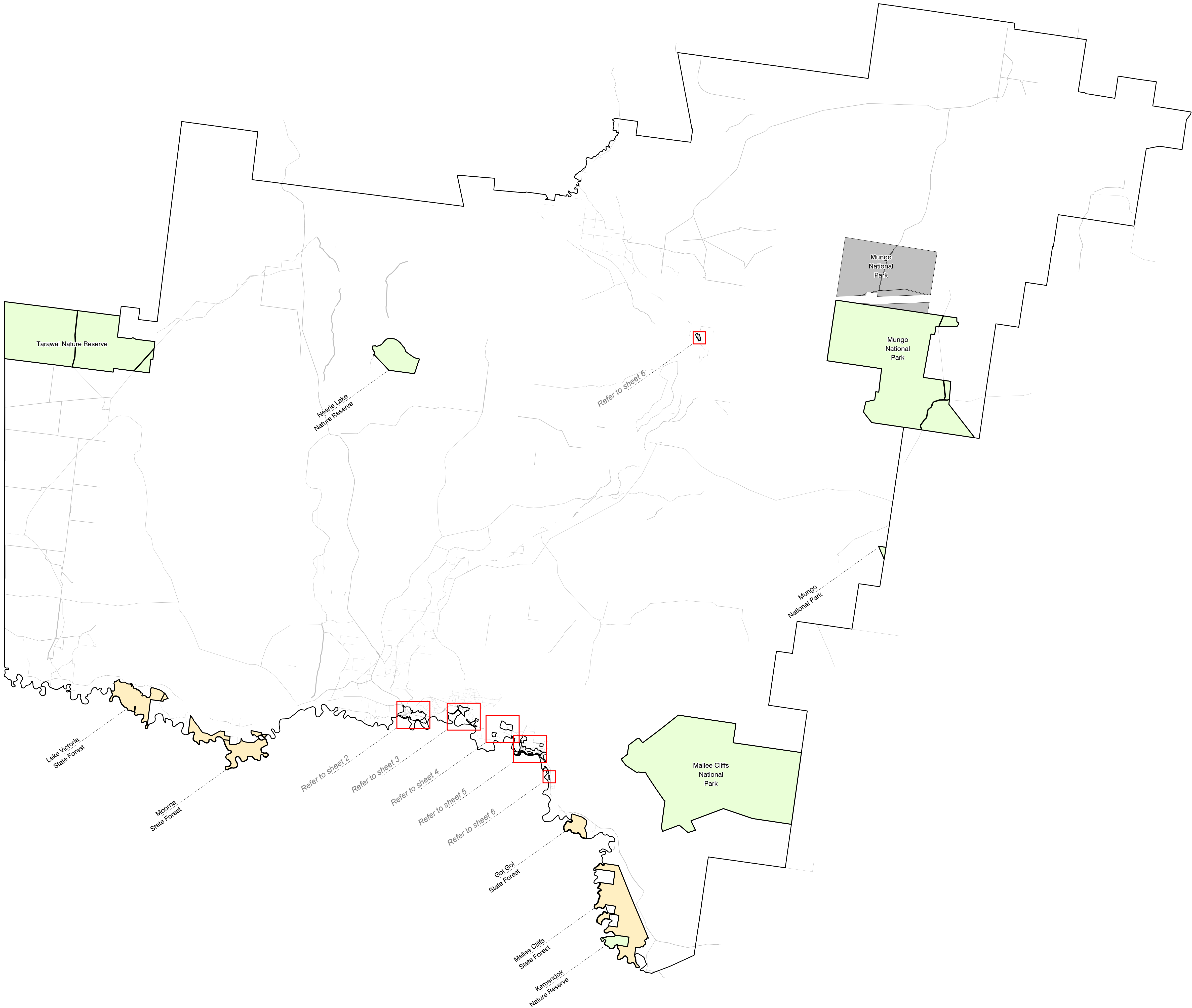
LEP 1993 Zones	Existing 1993 zone objectives	Recommended zoning/s under LEP Template	Compulsory objectives in LEP template	Additional recommended draft zone objectives from existing LEP
	development, and - to ensure that the density of development and ancillary uses carried out is compatible with land capability (including soil resource and stability), natural constraints and hazards of the land, - to conserve trees and other natural vegetation where the conservation of the vegetation is significant to scenic amenity or wildlife habitat or is likely to control land degradation, and - to enable a range of rural industrial, home industrial and business purposes to be carried out in association with the rural residential use of land where those industrial or business purposes and any ancillary uses are compatible with the environmental capability of the land and the amenity of the area and do not cause nuisance or hazard to adjoining land holders.			
Zone No 1(d)(Future Urban Zone)	The objectives of this zone are: (a) to identify land that may be suitably utilized for future urban growth, (b) to ensure that land identified for future urban growth is not fragmented or developed for non-urban purposes, other than agriculture, and (c) to indicate the direction of future village or rural living expansion to assist in the planning of service infrastructure.	RU6 Transition	- To protect and maintain land that provides a transition between rural and other land uses of varying intensities and environmental sensitivities - To minimise conflict between different land uses within the zone	- To ensure that land identified for future growth is not fragmented or developed for non-urban purposes, other than agriculture - To indicate the preferred direction of future village or rural living expansion to assist in the planning of service infrastructure.

LEP 1993 Zones	Existing 1993 zone objectives	Recommended zoning/s under LEP Template	Compulsory objectives in LEP template	Additional recommended draft zone objectives from existing LEP
			and adjoining zones	
RESIDENTIAL				
<i>Zone No 2 (v) (Village or Urban Zone)</i>	The objectives of this zone are: (a) to promote development in existing towns and villages in a manner which is compatible with their urban function, and (b) to provide suitable land for the expansion of urban areas.	<i>RU5 Village</i>	To provide for a range of land uses, services and facilities that are associated with a rural village.	- To promote development in existing towns and villages in a manner that is compatible with their urban function. - To provide suitable land for the expansion of urban areas
INDUSTRIAL				
<i>Zone No 4 (a) (General Industry Zone)</i>	The objective of this zone is to provide an adequate area of land suitable for industrial and ancillary purposes separate from residential or business areas.	<i>IN1 General Industrial</i>	- To provide a wide range of industrial and warehouse land uses. - To encourage employment opportunities. - To minimise any adverse effect of industry on other land uses.	<i>None recommended</i>
<i>Zone No 4 (b) (Light Industry Zone)</i>	The objectives of this zone are: (a) to encourage light industrial development, and (b) to encourage the establishment of low density residential development intermingled with that development.	<i>IN2 Light Industrial</i>	- To provide a wide range of light industrial, warehouse and related land uses. - To encourage employment opportunities. - To minimise any adverse effect of industry on other land uses.	<i>None recommended</i>

LEP 1993 Zones	Existing 1993 zone objectives	Recommended zoning/s under LEP Template	Compulsory objectives in LEP template	Additional recommended draft zone objectives from existing LEP
			To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	
OPEN SPACE			•	
Zone No 6 (a) (Open Space Zone)	The objectives of the zone are: (a) to ensure there is adequate open space for residents and tourists, and (b) to provide opportunities to enhance the total environment quality of the area.	RE1 Public Recreation	- To enable land to be used for public open space or recreational purposes. - To provide a range of recreational settings and activities and compatible land uses. - To protect and enhance the natural environment for recreational purposes	None recommended

Appendix E

Existing 1993 LEP zone maps

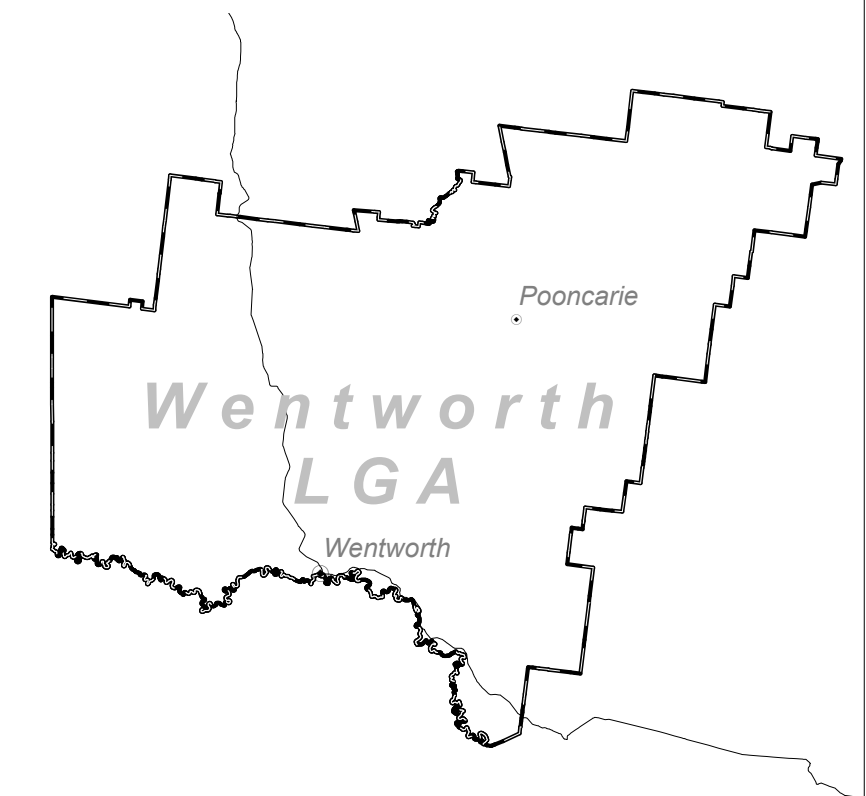


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NOTES

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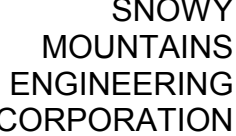
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- Wentworth LEP 1993
- 1(a) - Rural
 - National Park
 - State Forest
- National Parks Estate
Current as of 20 Sept. 2007
- NATIONAL PARK
 - NATURE RESERVE



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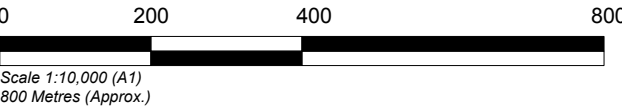
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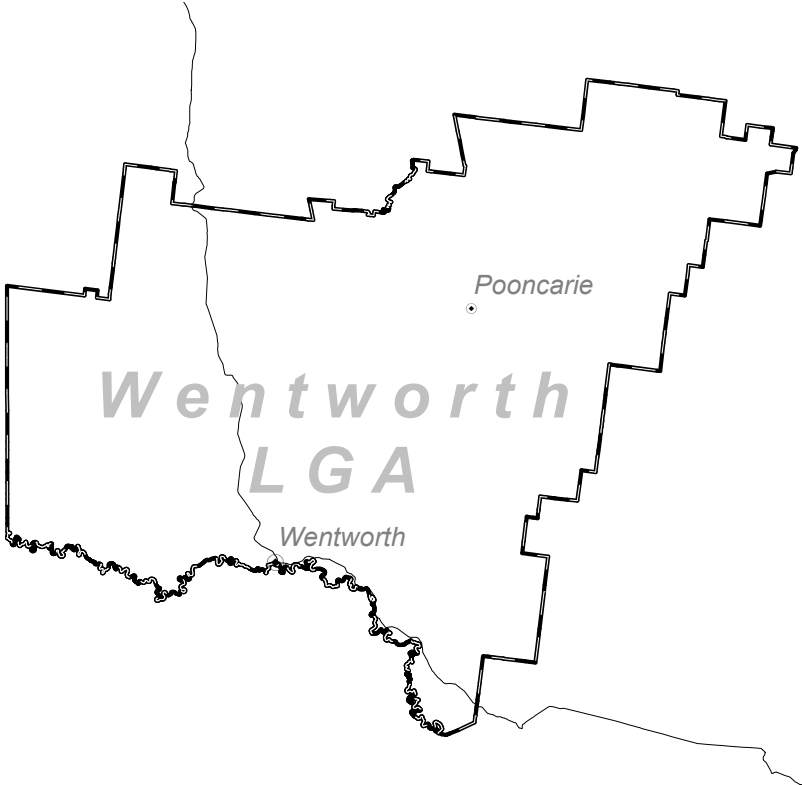
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SHIRE OVERVIEW				
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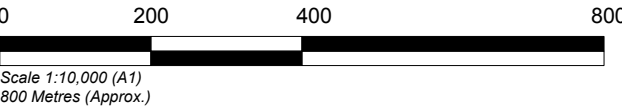
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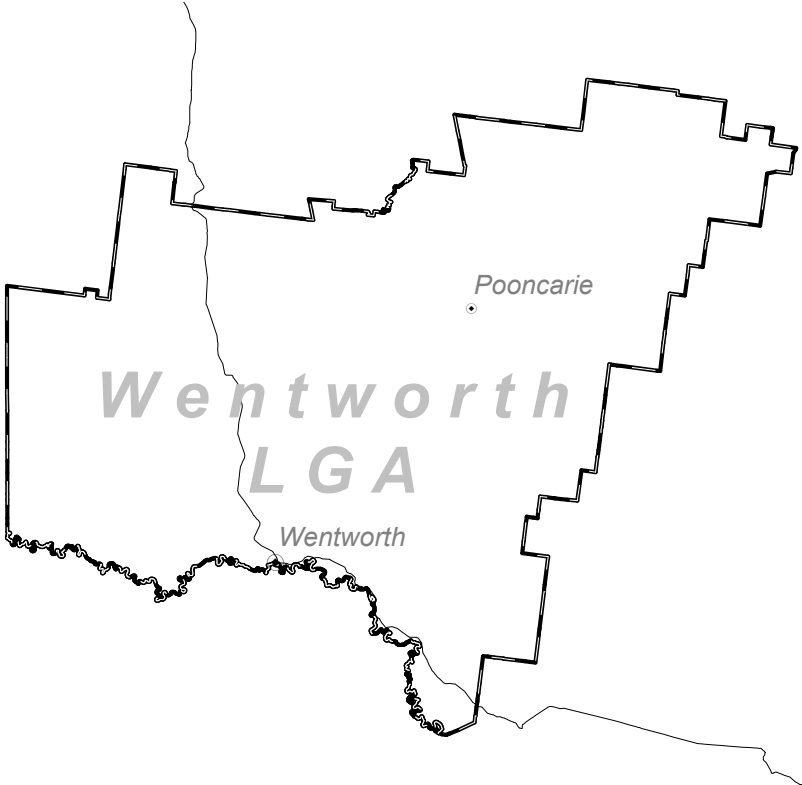
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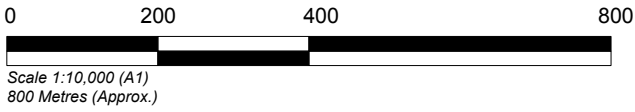
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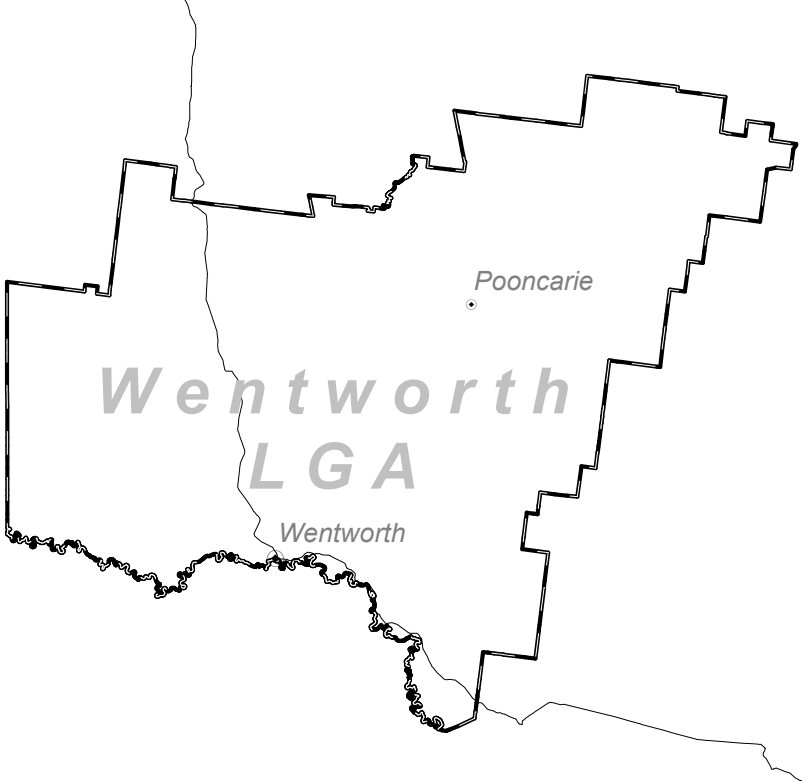
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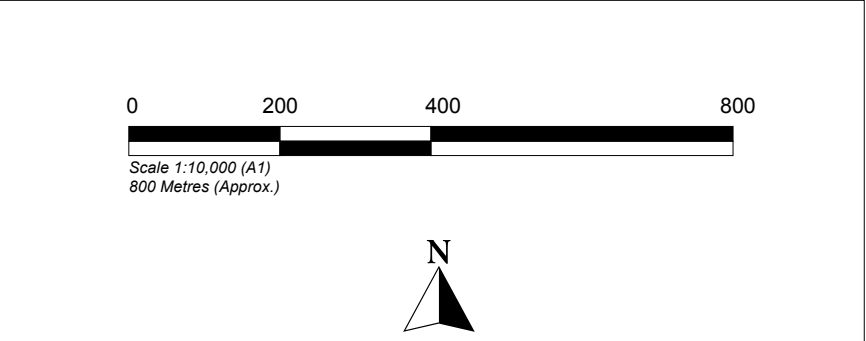
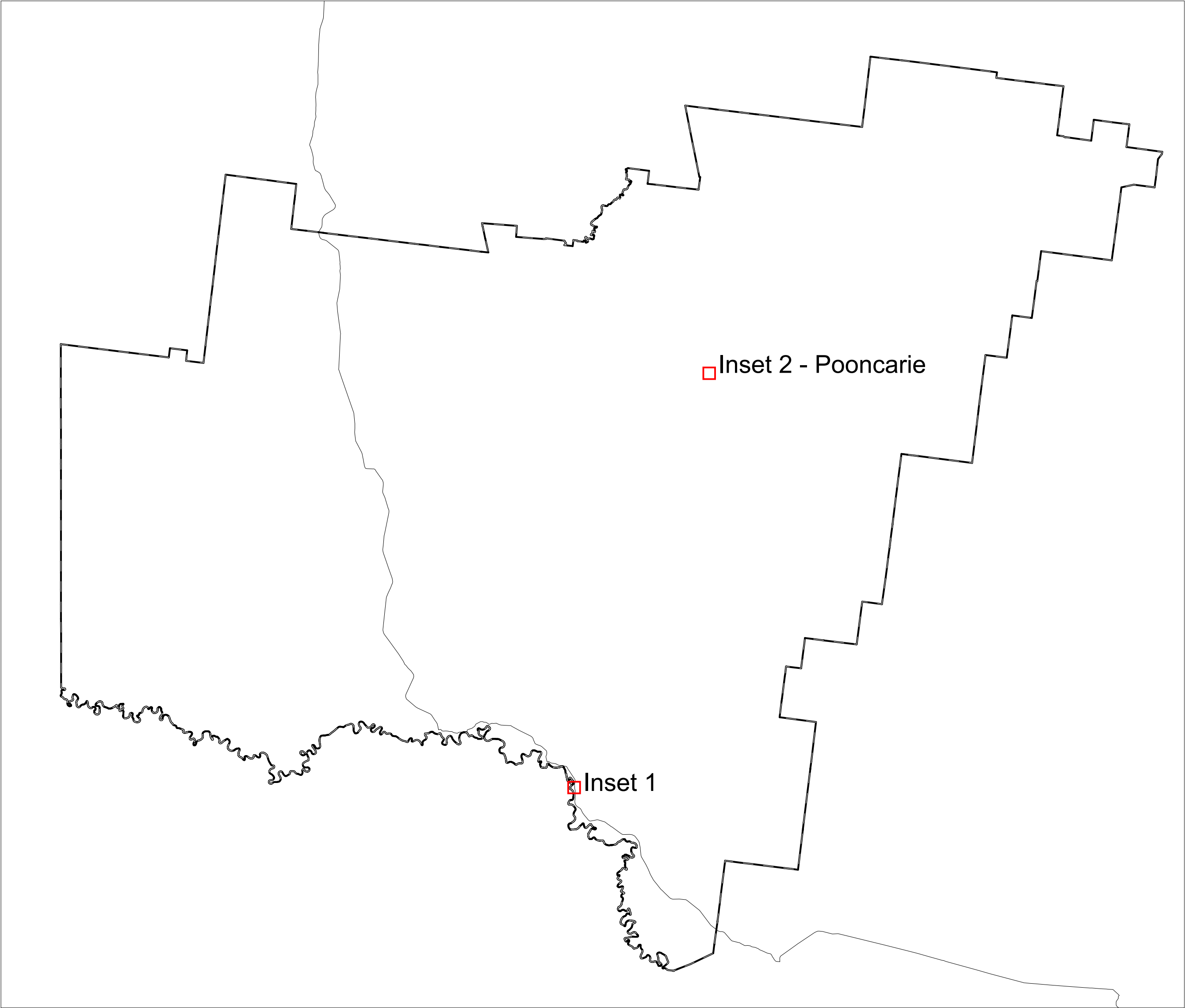
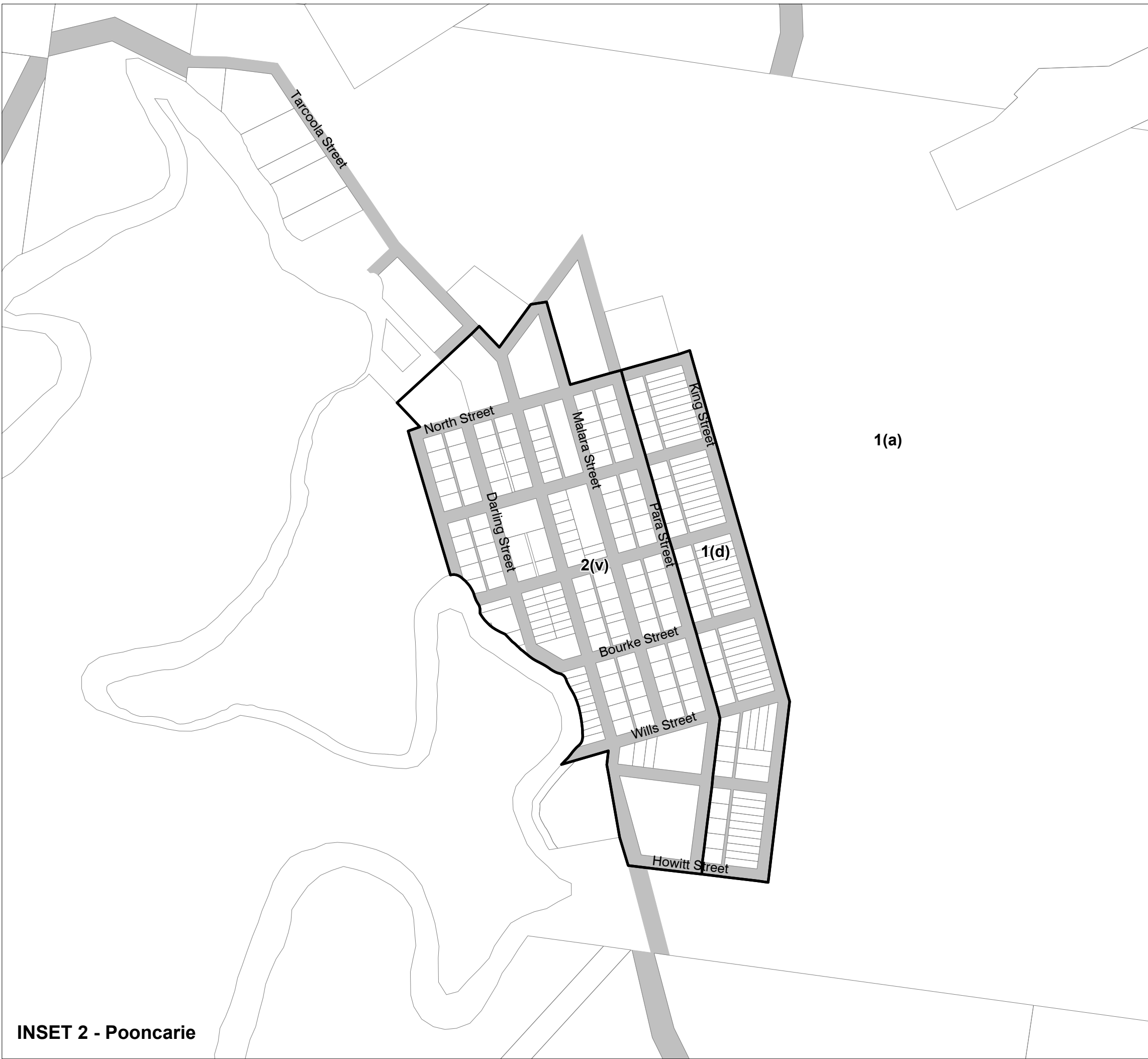
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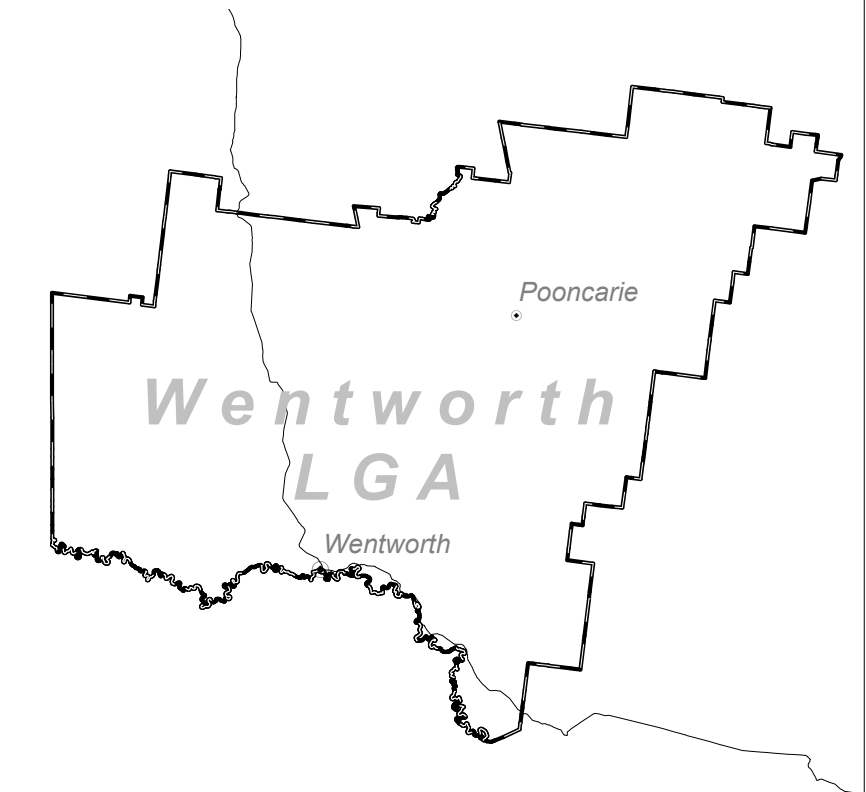
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Drawing No. / Reference No. 20071004_WLEP1993_A			Date 4 Oct. 2007	Issue A



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Issue	Revision	Init.	Date



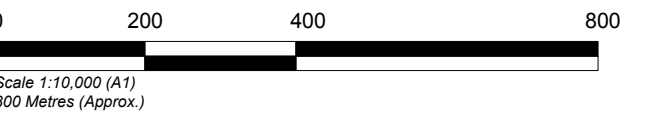
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EXISTING WENTWORTH LOCAL ENVIRONMENTAL PLAN 1993				
OTHER LOCALITIES				
Drawn PC	Checked PC	Approved JW	Agreement No.	Project No. 3003247
Scale 1:10,000 @ A1			Sheet 6 of 6	
Drawing No. / Reference No. 20071004_WLEP1993_A			Date 4 Oct. 2007	Issue A



WORKSPACE

\\Projects\3003247\Operations\MapInfo\wor20071004_WLEP1993_A.WOR

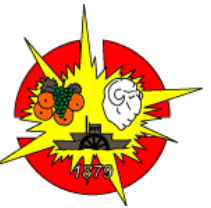
NOTES

Projection: Map Grid of Australia (MGA94), Zone 54 (GDA94)

GIS data provided by Wentworth Shire Council and NSW Department of Environment and Climate Change



A	Existing WLEP 1993 for information	PC	04/10/07
Issue	Revision	Init.	Date



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WENTWORTH LEP 1993 REVIEW

EXISTING WENTWORTH LOCAL ENVIRONMENTAL PLAN 1993

WENTWORTH

Drawn	Checked	Approved	Agreement No.	Project No.
PC	PC	JW		3003247
Scale	1:10,000 @ A1		Sheet	
			2 of 6	
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Appendix F

Proposed Land Application Map

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Appendix G

Proposed 2008 LEP zone maps

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Appendix H

Proposed Minimum Lot Size Maps

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Appendix I

Proposed Environmentally Sensitive
Lands overlay

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