



Damien Pfeiffer
Director Regions, Western
Department of Planning, Industry & Environment

Email: westernregion@planning.nsw.gov.au

Dear Damien

PLANNING PROPOSAL PP_2017_WENTW_001_00 WILGA ROAD GOL GOL

Council is writing to the Department of Planning, Industry and Environment with regard to the above planning proposal that was submitted for consideration of a Gateway Determination on 15 June 2017 and subsequently placed on hold until the completion of the Buronga Gol Gol Structure Plan.

Council advises that the final version of the Buronga Gol Gol Structure Plan will be presented to the Wentworth Shire Councillors, requesting their formal adoption of the document, at its Ordinary Meeting to be held 19 August 2020.

The proposal to rezone the two lots applicable to the above planning proposal was included in the draft Plan that was publicly exhibited from 9 May 2020 to 9 June 2020.

Of the submissions received to the draft Plan, none related to the above planning proposal, other than the proponent's submission seeking support for the proposal to proceed to rezone the two lots from RU1 Primary Production to R5 Large Lot Residential zone.

Therefore, the final Structure Plan reference to the above planning proposal that will be presented to Council at the August meeting, will not be changed or amended as a result of the recent exhibition of the Plan.

Furthermore, I refer to your correspondence dated 4 March 2018 and the response from Council's Director of Health & Planning, Matthew Carlin, dated 11 March 2020 with regard to the Department of Planning's concerns of potential flooding of the site from Gol Gol Creek and the impacts of development on the proposed waterfront allotments.

Flooding

The proponent has submitted evidence of the infrastructure that is in place along the Gol Gol Creek that ensures that the subject site is not impacted in a 1 in 100 year flood event.

The information provided identifies that in addition to the radial arm regulator on the Sturt Highway, there are two other regulators that assist with the movement and flow of water along the creek to the Gol Gol Swamp and Gol Gol Lake. This assists with providing water to irrigators along the creek and to ensure that in the event of a flood, water is directed to these two extremely large storages.

The information, as provided by the proponent, is attached for your review and records.

Development on waterfront allotments

Council's previous correspondence dated 11 March 2020 provided a response to this concern, as follows:

In this matter the land along the creek frontage is shown as not being included in the any of the lots applicable to either of the planning proposals (being North Gol Gol and Wilga Road). Therefore, the creek frontage can be retained for public use for the benefit of local residents and visitors. It is envisaged that the creek frontage will provide public open space for pedestrians and cyclists. The creek frontage is uncleared and remains in its natural state which is one of its attractions for new residential development. It should also be noted that the lots applicable to the planning proposals have all been cleared and previously used for horticultural purposes. However, the creek frontage vegetation has remained intact.

Council contends that the response above continues to reflect our plan to protect both the riverine land and existing biodiversity, whilst providing an attractive and natural public open space for the community.

Based on the justification for the proposal in the Buronga Gol Gol Structure Plan, the evidence provided with regard to the Department's concerns with respect to flood risk and impacts and development on the waterfront allotments, we consider the issues raised in the Department's letter dated 12 September 2017 and subsequent correspondence, have now been addressed.

Council, therefore, respectfully requests the Department of Planning, Industry and Environment – Western Region issue a Gateway Determination to proceed for the Wilga Road Planning Proposal.

Should you like to discuss these matters further, please do not hesitate to contact me on (03)5027 5027 during office hours.

Yours sincerely



MICHELE BOS
STRATEGIC DEVELOPMENT OFFICER