



IRF18/465

Mr Peter Kozlowski
General Manager
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

Attn: Mr Ken Ross, Director Health & Planning

Dear Mr Kozlowski

Planning Proposal (PP_2017_WENTW_001_00) to amend Wentworth Local Environmental Plan 2011 – rezone land at 100 Wilga Road, Gol Gol.

I am writing in response to Council's request on 15 June 2017 and further information provided on 27 July 2017 and 4 January 2018 for a Gateway determination to amend the *Wentworth Local Environmental Plan (LEP) 2011*. The planning proposal seeks to rezone land from zone RU1 Primary Production to zone R5 Large Lot Residential and reduce the minimum lot size from 10,000 hectares to 3,000m² at 100 Wilga Road, Gol Gol.

The Department has reviewed the planning proposal, supporting material and all additional information. The strategic and flooding work prepared to support the proposed rezoning still remain of concern. This work was identified by the Department, in correspondence dated 15 July 2014 and 12 September 2017, as necessary should Council wish to pursue the rezoning of this land.

The Department has more recently advised Council in letters dated 28 July 2017 and 12 September 2017 reiterating the importance of completing the draft Rural Land Use Strategy and how a finalised strategy will underpin future planning decisions for the Wentworth Council Local Government Area. It is also noted in Council's letter dated 4 January 2018, Council is currently reviewing the Buronga Gol Gol Structure Plan to guide future development in the Gol Gol area. This work should be undertaken before further consideration is given to rezoning additional land. The subject land should be considered in this strategic context.

The Department commends Council on the strategic work it is undertaking and acknowledges that progress is being made. The Department looks forward to working with Council through the preparation and endorsement of the abovementioned strategies. It is considered that this strategic work will provide the necessary strategic justification for any rural residential expansion such as that proposed in the subject planning proposal. The current proposal is therefore

considered premature and Council is advised to place the planning proposal on hold and complete the draft Rural Land Use Strategy.

In addition to the above advice and should the land be justified strategically the revised planning proposal should be amended to include;

- clear understanding of the flooding impacts on the site and/or appropriate flood mitigation measures. Particular focus is required on the planning proposals consistency with the NSW Floodplain Development Manual. Council is encouraged to consult with the NSW Office of Environment and Heritage – Flood Unit to ensure the planning proposals consistency with the NSW Floodplain Development Manual; and
- further information regarding the impacts of development of the proposed waterfront allotments. Additional information should in detail provide an in-depth analysis of how Council manages new construction/subdivision of land fronting creeks such as Gol Gol Creek.

Should you have any further questions in relation to this matter, please contact Haydon Murdoch, Planning Officer at the Department's Western Region office on (02) 6841 2180.

Yours sincerely



9-3-18

Damien Pfeiffer
Director Regions, Western
Planning Services