

DANSON AND BLABY PTY. LTD.

177 WALNUT AVENUE, MILDURA VIC. 3500

A.C.N. 159 022 661 A.B.N. 16 159 022 661

(Incorporating The Practices of Thomson & Blaby Pty. Ltd., and Peter R. Danson)

Consulting Surveyors – Civil Design – Town Planning Consultants

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MILDURA VIC 3502

Gateway Determination Proposal

Submission to Wentworth Shire Council

To rezone land to permit
future rural residential subdivision

Lots 56 and 73 in DP 756946,
Wilga Road
Gol Gol

For:

I.L. & L.G. Roberts,
Robert Superannuation Fund and
Roberts Family Superannuation Fund

April 2017

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Table of Contents

Part 1 - Introduction.....	3
1.0 Overview	3
1.1 Key Benefit of the Proposal.....	4
1.3 Site Location and Context	5
1.4 Land Use and Zoning.....	6
1.5 Site Characteristics	7
1.6 Topography and Geology.....	8
1.7 Flood Prone Land.....	9
1.8 Vegetation	12
1.9 Surrounding Development	12
Part 2 - Objectives or Intended Outcomes	14
2.1 Objectives	14
2.2 Outcomes.....	14
Part 3 - Explanation of Provisions	15
Part 4 – Justification	16
4.1 Need for the planning proposal.	16
4.2 Relationship to Strategic Planning Framework.....	19
4.3 Environmental, social and economic impact.	33
4.4 State and Commonwealth interests.	35
4.5 Community Consultation	36
ATTACHMENT A.....	37
ATTACHMENT B.....	38
ATTACHMENT C.....	39
ATTACHMENT D.....	40
ATTACHMENT E.....	50
ATTACHMENT F.....	53

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Part 1 - Introduction

1.0 Overview

The land to which this planning proposal relates has been prepared on behalf of I.K. & L.G. Roberts, the Roberts Superannuation Fund and the Roberts Family Superannuation Fund by Danson and Blaby Pty. Ltd. Consulting Land Surveyors and Development Planners of Mildura.

The land is located approximately 2 kms north-east of Gol Gol and is situated beside Gol Gol (Moon Tongue) Creek and other parts of land that form part of the Wilga Road development area.

The subject land is located adjacent to existing large lot residential estates in Modikerr Way in DP 1103697 and DP 1201838 -18 lots greater than 5,000 m² and on northern side of Moontongue Drive in DP 1184258 and DP 1204878 - 22 lots greater than 5000 m².

On the southern side of Moontongue Drive, DP 1222312 has been registered for 8 lots greater than 3,000 m², and the two additional stages planned are Stage 2 – 34 lots greater than 3,000 m², and Stage 3 – 40 lots greater than 3,000 m².

This amended planning proposal is then, consistent with the relevant State Environmental Planning Policies and is consistent or justifiably inconsistent with the relevant Section 117 Ministerial Directions.

The Gol Gol Creek Estate that is the subject of this Planning Proposal is located to the north and north-east of the existing Estate and it is proposed to subdivide this land to provide 53 low density residential allotments.

The subject land is zoned RU1 Primary Production under the provisions of the Wentworth Local Environmental Plan 2011. (**See Figure 1**).

In consideration of this additional report, research has been undertaken into the detail of the Planning Team Report dated 10th February 2014, the detail of the Panel Recommendation dated 18th June 2014 and the letter issued by the Department on 15th July 2014 that described the shortcomings of the original planning proposal.

The reports are attached to the planning proposal report as **Attachments D, E and F**.

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1.3 Site Location and Context

The site is located about 2 kms north-east of the Gol Gol Township and is on the eastern side of the Gol Gol Creek. The land is irregular in shape with an area of 20.03 ha. in two different titles.

The land is developed for horticultural purposes with a dwelling on each of the titles and out-buildings for the storage of farm equipment and farm products are on each of the titles. The dwelling on Lot 56 is not a habitable dwelling whilst the dwelling on Lot 73 is habitable.

An aerial view of the sites is shown in **Figure 2**.



Figure 2

The folio descriptions are as to Lot 56 in DP 756946 and Lot 73 in DP 756946 as shown in **Figure 3** below.

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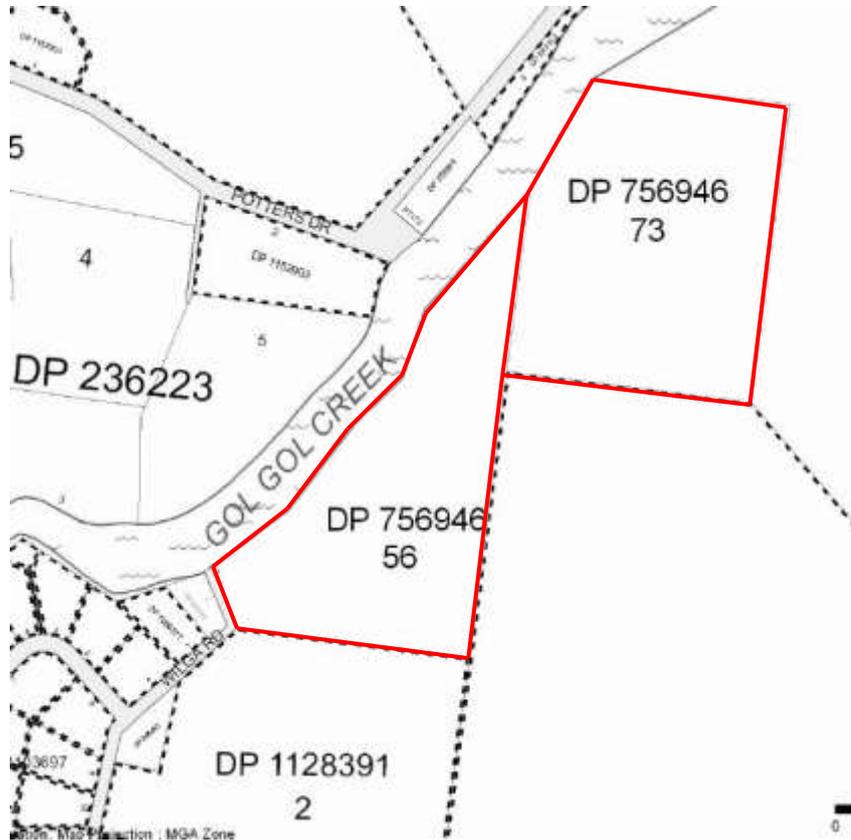


Figure 3

1.4 Land Use and Zoning

As shown in **Figure 4**, the site is shown as a brown colour and this means that it is shown as A1 and is zoned RU1 under the provisions of Wentworth Local Environment Plan (LEP), and this is the zone supporting rural and agricultural practices.

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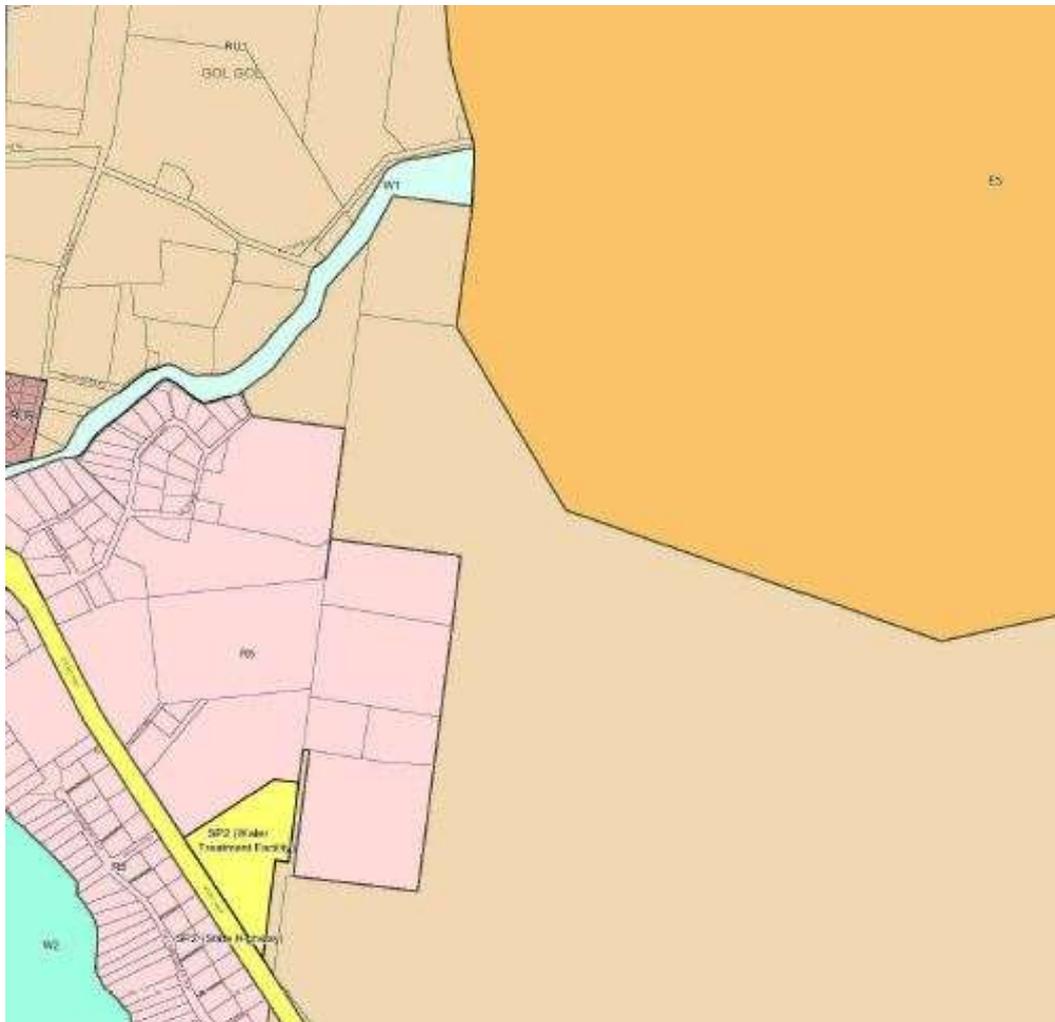


Figure 4

1.5 Site Characteristics

The properties are within an irrigation district growing horticultural and viticultural products and are 9.51 ha. (Lot 56) and 10.52 ha. (Lot 73) respectively. Property sizes within the irrigation districts are too small for dry land operations, and agricultural land of this size are predominantly used for irrigation purposes.

The source of irrigation water that is provided to each of the properties is from the Murray River into the Gol Gol Creek where it is managed by the Gol Gol Creek Grower's Association Inc. who ensure that the water quality and quantity is managed to meet the irrigation and domestic use requirements of its members.

Lot 73 has been in the hands of the Roberts family since 1957 and is planted to wine grapes. The plantings are a mixture of Gourdo and Shiraz grapes that are

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approximately 46 years old. The property is watered by under vine drip irrigation – a state of the art watering method that provides the most control over water management where a precise amount of water can be provided to each vine.

Lot 56, in contrast, is a considerably older holding with plantings being predominantly sultanas (dried fruit) that are more than 70 years old, near the end of their productive life and have effectively been abandoned with some citrus on the land that is only a few years old.

This property is watered by furrow irrigation – an irrigation system where small channels run through the vineyard providing irrigation and that can only be controlled slightly by the operator as the amount of water that each vine received was sporadic.

The property requires significant capital investment to provide under vine irrigation infrastructure and additional pumping facilities before any investment is even made into other fruit varieties that could be planted on the land.

The two titles have water entitlements that comprise NSW Murray High Security access allocations and these allocations are 110 ML (Lot 56) and 156 ML (Lot 73) respectively and the expectation is that they will be delivered at 97% for the 2017 – 18 irrigation seasons.

1.6 Topography and Geology

Gol Gol is situated on flat land without hills or mountains on the northern bank of the Murray River and to the north and east of the town are a lake - Lake Gol Gol and a major swamp area - Gol Gol Swamp.

While the land along the river and irrigation channels is fertile, much of the land to the north of Gol Gol is also dry, saline and semi-arid. The land is within the Murray Darling Depression Bioregion which lies in the southwest corner of NSW and extends into Victoria and South Australia.

The NSW portion of the bioregion is bounded in the north by the Broken Hill Complex Bioregion, with the Cobar Peneplain to the northeast and the Riverina Bioregion to the east.

The Murray Darling Depression Bioregion also borders the Darling Riverine Plains to the northwest and contains outlying remnants of the Darling River and tributaries as they meet the Murray River at the Victorian border.

The bioregion lies entirely in the Western Division of NSW and contains few town centres, with Ivanhoe, just near the tip of the Riverina Bioregion, being the major settlement aside from Manilla, Emmdale and other pastoral stations in the bioregion.

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The landscape is characterised by dune fields, sand plains and undulating plains of brown calcareous soils. There is very little structured drainage but numerous lakes, swamps and depressions are present, some of which are driven by saline groundwater.

The Darling River and streams in the Riverina have cut through the sands and constructed numerous overflow lakes and the abandoned channels and basins of the Willandra Lakes complex. Saline ground waters have formed salt basins in many places where the sand plain or dune topography intersects the water table.

All lakes and swamps have well-formed lunettes on their eastern margins that record evidence of climate change and human occupation. A few bedrock ridges rise above the sand plains as isolated ranges.

The soils on the subject land are typical of the general profiles of the region and include red, brown and yellow sands that occur with more clayey materials in the swales. On sand plains the soil tends to be heavier with brown loamy profiles.

1.7 Flood Prone Land

The field survey undertaken to support this application shows the proposed sites under the 100 year ARI flood event RL 39.85 metres (AHD) with depths varying from approximately 0.80 metres to 0.20 metres. **(See Attachment A).**

In consideration of the Flood Planning Area within the scheme, the subject land is able to be identified on Council's LEP Flood Mapping and it does have frontage to Gol Gol Creek.

In considering the image of the Wentworth LEP Flood Planning Area Map River Front Building Line Map – Sheet CL1_004G, the flood planning area is clearly shown.

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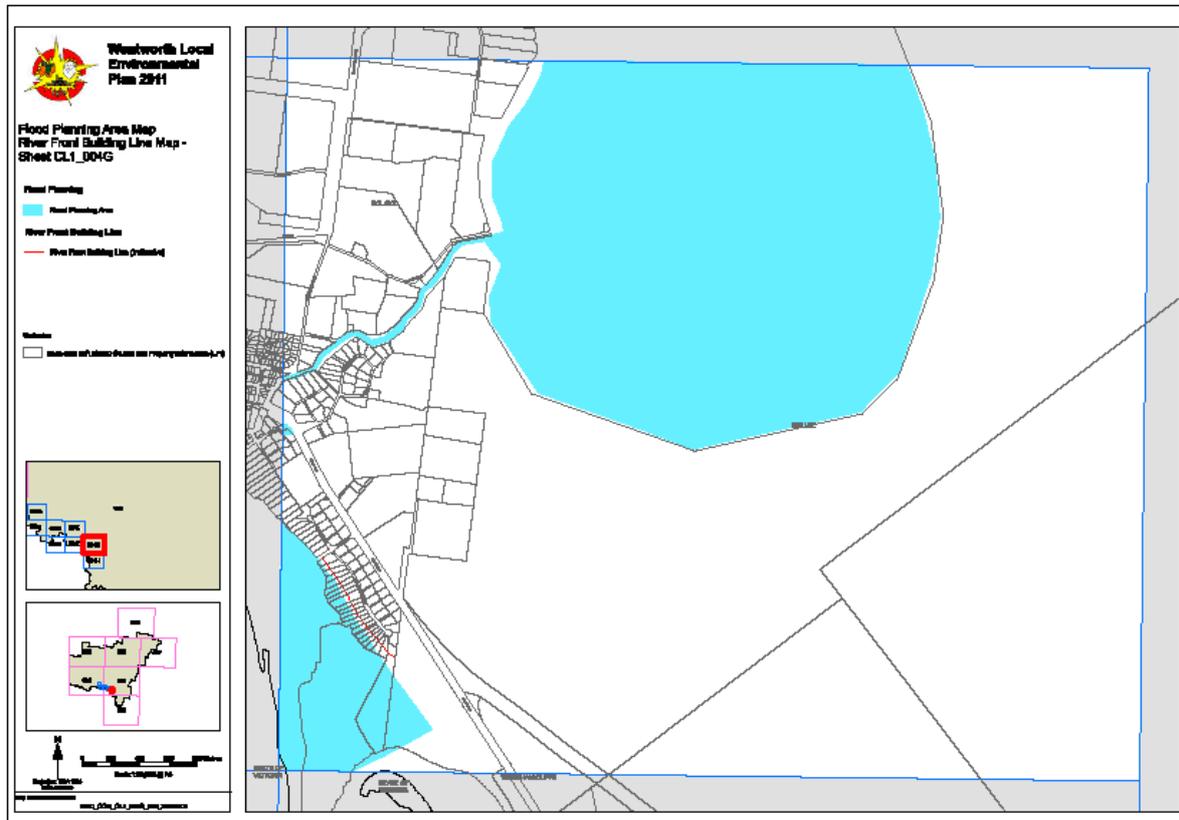


Figure 5

The land was identified as being below the 1:100 year flood level because of a radial arm gate regulator that had been installed under the Sturt Highway that can be closed when required at the time of high water flood times, just as it can be opened for water to access Lake Gol Gol for environment purposes.

The photos below show the regulator and structure from both the Mildura River side and the Gol Gol Creek side. The photographs are part of a series of photos from the Victorian State Rivers and Water Supply Commission and were accessed through the State Library of Victoria Archive. The photographs were created between April 1952 and May 1954.

(Accession No. rwp/a48.1058 Image Nos: rw013565 and 13566).

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Murray River Side



North of Sturt Highway

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The Gol Gol Creek is classified as a “regulated stream” by the Department of Primary Industries (DPI) - Office of Water. (All streams below dams are classified as such). The Gol Gol Creek is fitted with a Radial Arm Gate to control water flows to irrigators and for supply to Gol Gol Wetlands and the structure is fitted as a part of the Sturt Highway.

The regulation of “stream” occurs through the following regulation:

“Water Sharing Plan for the New South Wales Murray and Lower Darling Regulated Rivers Water Sources 2016

1.8 Vegetation

There is no natural vegetation on the subject land as both of the subject lots have been planted to viticulture and horticultural fruits.

1.9 Surrounding Development

To the south of the subject land there is an existing horticultural holding and other horticultural holdings that have been converted into residential estate areas.

A more detailed assessment of the Gol Gol developments is provided in Section However, the Modikerr Estate development (DP 1103697) was registered on 21st October 2006, whilst the first stage of other holdings of the Roberts Family (DP 1184258) was registered on 3rd May 2013.

To the north and north–west of the site on the opposite side of Gol Gol Creek are other horticultural holdings and further north are predominantly Western Lands grazing leases. Whilst immediately to the east of the subject land are Western Lands grazing leases.

To the north-east of the subject site is the Gol Gol Swamp that forms part of the Gol Gol wetlands a large fresh water system in conjunction with Lake Gol Gol. The lake is about 3.6 kms north of the subject land and is 494 ha in extent. Prior to development, the Gol Gol wetlands would have received floodwaters from the Murray River via Gol Gol Creek.

Since the 1950s, a number of flow control structures have been installed along Gol Gol Creek. These structures have been provided because of significant Government funding allowing the connection of the wetlands to the Murray River in times of high water.

At Gol Gol Swamp, a local community group representing state and local stake holders has been working for five years to rehabilitate the wetlands. Their work has shown that the nearby Mildura Weir pool is causing the gradual salinisation of the wetlands and the decline of black box and lignum trees on the fringe of the swamp.

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The groundwater – almost as salty as sea water – is within two metres of the bed of the swamp. That is - close enough to be drawn closer to the surface each time the wetland is flooded. The current strategy is to keep floods out of the wetlands to avoid exacerbating the salt problem.

The long-term health of the wetlands is still marginal. The Gol Gol Swamp has a clay floors, and in recent years, evidence of more salinity has been by grey cracking clays and the appearance of blue bush and salt bush on the lake floor.

In 1990, the southern lobe of the wetland was flooded for experimental purposes, however, the last significant flooding of Lake Gol Gol occurred during the 2011 – 2012 high water events where the Lake was filled to 35% capacity.

Gol Gol Swamp is zoned E3 Environmental Management and its objectives include protecting, managing and restoring areas with special ecological values and providing a limited range of development that does not affect these values.

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Part 2 - Objectives or Intended Outcomes

2.1 Objectives

The application seeks to rezone the subject land identified in **Figure 3** as being suitable for Rural Residential land, from an RU1 – Primary Production Zone where the current minimum lot size shown as AI is 10,000 hectares to an R5 Large Lot Residential Zone under the Wentworth LEP 2011.

The purpose of the rezoning is to enable the subdivision of the land pursuant to Clause 4.1 of the Wentworth LEP 2011 by amending the land to R5 zone and on the Lot Size Map to be shown as W which allows a minimum lot size of 3,000 m².

The objectives of the planning proposal are to:

- Rezone Lots 56 and 73 in DP 756946 to R5 - Large Lot Residential Zone.
- Map the land proposed to be rezoned R5 on the minimum lot size map under the Wentworth LEP 2011 as W – 3,000 m².
- Provide land stocks to meet the demand for dwelling houses in rural localities.
- Ensure that future development of the land for low density residential purposes does not adversely affect the rural environment of the area.
- Develop the land in a manner that recognises the constraints and opportunities of the site.
- Ensure that all requisite and essential infrastructure servicing is available to the land.
- Take advantage of the site's locational attributes and opportunities of the site. (i.e. in close proximity to a reasonably sized rural town).

In **Attachment B** is a plan showing the conceptual lot and road layout for the proposed rezoning area and identifies a total of 53 lots in sizes from 3,000 m².

2.2 Outcomes

The outcomes for this planning proposal will be to enable the land to be subdivided and developed for Low Density Residential purposes into minimum 3,000 m² sized lots, the construction of roads to service the new lots and the construction of future dwelling houses.

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Part 3 - Explanation of Provisions

The land that is the subject of the planning proposal is currently zoned RU 1 - Primary Production Zone under the provisions of the *Wentworth LEP 2011*. The land is mapped as Y – 3,000 m² although it is not the minimum lot size mapping of the LEP.

The planning proposal seeks to rezone Lots 56 and 73 in DP 756946 to R5 - Large Lot Residential Zone in the manner shown on the plan in **Attachment B** as detailed below:

- rezone 20.03 ha. to R5 – Large Lot Residential (Land Zoning Map - Sheet LZN_004G).
- the land proposed to be rezoned R5 to be mapped as W – 3,000 m² on the minimum lot sizes map (Lot Size Map – Sheet LSZ_004G).

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Part 4 – Justification

4.1 Need for the planning proposal.

4.1.1 Is the planning proposal a result of any strategic study or report?

The planning proposal is not the subject of any strategic plan or report although Council resolved to prepare an amendment to the Wentworth LEP 1993 to allow for an urban land release at Buronga - Gol Gol on 26th January 2006 (Amendment 26).

In the process of the new Department requirements, Council also resolved to prepare a new Local Environment Plan in the Standard format on 16th May 2007.

On 16th July 2008, the Department agreed for Wentworth Shire Council to merge the Local Environment Plan Amendment 26 (Buronga - Gol Gol) and the new principal Local Environment Plan.

The support for the re-zoning of the Buronga - Gol Gol area finalised the outcomes of 10 years of land use planning that had been undertaken in the area.

The need for the planning proposal has arisen as a result of the processes associated with the implementation of the Wentworth Shire Council Local Environment Plan (LEP) (2011).

The moderate low density residential lifestyle outcome sought by this Planning Proposal and the densities that are proposed reflect the proposed development pattern on the adjacent land.

4.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed rezoning of the subject land from RU1 Primary Production Zone to R5 Large Lot Residential and proposed change in minimum lot size to 3000 m² is considered to be the best means of achieving the relevant objectives and intended outcomes outlined in Part 1.

4.1.3 Is there a net community benefit?

It is considered there will be a definite net benefit to the community as the Planning Proposal is consistent with the aims and actions of the Draft Far West Regional Plan that became available for submission in December 2016.

The Draft Far West Regional Plan has three goals for the region:

- A diverse economy with efficient transport and infrastructure networks.

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- An exceptional and distinctive natural environment.
- Strong and connected communities.

The benefits will result from the Wentworth local government area having increased ties with other communities along the Murray River, including Mildura in Victoria.

Well-designed housing is meeting the needs of communities, including the Aboriginal community, the ageing population, singles, families, low-income households, and seasonal and itinerant workers.

Directions 21 to 24 describe the net community benefit that will occur from the development proposal

Direction 21 – Increase housing choice

- Over time, demand will increase for both new and more varied housing and all residents require housing to suit their specific needs. New housing will be designed on all sites to cope with temperature extremes, heavy rainfall, drought, bushfires and flooding.
- In addition building design that incorporates passive solar access, water-efficient features and thermal qualities will contribute to lower energy costs and a more comfortable lifestyle.
- This planning application will provide the direction for the guidelines to be developed for regional areas to ensure that housing is conveniently located, economical and sensitive to a changing climate.
- It is recognised that many towns and villages can support extra housing in already serviced areas such as the Gol Gol village area that is near the planning proposal area and will allow for the best use of existing infrastructure.
- The two Department of Planning and Environment initiatives to simplify and streamline the approval pathways for residential and other types of development in regional areas include the investigation of the potential to develop low-rise medium density housing as complying developments in areas where this type of housing is already permissible under council's local plan - development that has included extensively in the Gol Gol region.
- The second initiative for the investigation of simplifying complying and exempt development controls via a new Inland Code for local government areas west of the Great Dividing Range.

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Direction 22 - Improve the availability of affordable housing and worker accommodation options

- The cost of housing needs to be affordable to enable low-income households to enter the housing market and the Government can help councils to improve the availability of affordable housing by expanding the range of model provisions that promote or require the inclusion of affordable housing in developments.
- Providing additional development incentives and reduced contributions, or using other mechanisms that may boost construction of secondary dwellings as alternative affordable housing.

Direction 23 - Manage rural residential development

- The demand for rural residential development is driven by a desire for a semi-rural lifestyle, and a larger block of land than is generally available in urban areas. Demand for low density residential living is higher in areas close to waterways, such as the Murray and Darling rivers.
- The cumulative impact of inappropriate low density residential development can impact on the viability of current and future agricultural activities. Managing this type of development will become increasingly important as the regional economy diversifies and as development pressure for this type of housing increases.
- When not located appropriately, low density residential development can create conflicts with other land uses such as agriculture or mining. It can result in the loss or alienation of agricultural lands, contribute to social isolation, increase the demand and cost for services, facilities and infrastructure, and harm the environment.
- Clause 23.3 examined the location of new rural residential areas and they were to ensure that they were in close proximity to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure.
- The new low density residential areas were to avoid and minimise the potential for land use conflicts with productive, zoned agricultural land and natural resources and to avoid areas of high environmental, cultural and heritage significance, important agricultural land or areas affected by natural hazards.
- This planning proposal has ensured that all matters have been adequately considered and addressed the issues that have been raised.

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Direction 24 - Create healthy built environments

- Good urban design can add to the community's cultural, economic and physical wellbeing by creating safe, healthy and socially inclusive places that meet the different needs of children, young people, families, singles, people with a disability and seniors.
- This planning application has ensured that in redeveloping town centres, design and environmental considerations have been incorporated into the decision-making process and have included considerations such as pedestrian movement, vegetation and infrastructure for public spaces.
- In the redevelopment process, Council needs to promote water sensitive urban design techniques to improve water use planning and supply, and water security and that wastewater can be re-used on parks, gardens and reserves.

As such, it is considered that this proposal is consistent, or where relevant, justifiably inconsistent with agreed State directions including State Environmental Planning Policies and Section 117 Ministerial Directions.

This assessment confirms that the Planning Proposal has an overall net community benefit.

4.2 Relationship to Strategic Planning Framework

4.2.1 Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Draft Far West Regional Plan (December 2016), recognised settlements like Buronga Gol Gol as the likely focus of future dwelling growth of dwelling growth in the Lower Murray sub-region.

Whilst the strategy does not state the specific areas for infrastructure within the area, it ensures that the area has sufficient capacity to deal with growth. And new areas in the area needed to be planned carefully to avoid flood liable areas and sensitive locations close to the River.

Accordingly, the Planning Proposal is consistent with the aims and actions of the *Draft Far West Regional Plan (December 2016)*.

4.2.2 Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The Wentworth Region Community Strategic Plan (2012 – 2022) (Wentworth Plan) is Council's local Community Strategic Plan.

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The Wentworth Plan contains a number of outcomes sought under three principal visions.

Strategic actions listed under each vision of this Plan are designed to contribute towards bringing that vision to life.

The Wentworth Plan includes as a strategic action under the vision “We want to be a vibrant, growing and thriving community” and the theme “Improved population growth and residential expansion”, the following:

“Support population growth, resident attraction and retention.”

Under the vision “We want to strengthen the natural and built environment”, and the theme “Improve our built urban environment”, the following:

“Encourage residential housing options that meet the needs of all community sectors

The Planning Proposal is primarily aimed at facilitating a change in land use zoning and a reduction in the minimum lot size that reflects existing land development patterns, climatic conditions and economic pressures that have resulted in a declining agricultural land base.

The Planning Proposal does however contribute towards achieving the abovementioned strategic action by providing more appropriate housing densities in a rural context in the form of low density residential lifestyle lots.

4.2.3 Is the planning proposal consistent with applicable state environmental planning policies?

Relevant State Environmental Planning Policies and their relationship with the planning proposal are outlined in the table below:

State Environmental Planning Policies	Comment
SEPP No. 1 - Development Standards	Consistent.
SEPP No. 14 – Coastal Wetlands	Not Applicable
SEPP No. 19 - Bush land in Urban Areas	Not applicable

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State Environmental Planning Policies (cont.)	Comment
SEPP No. 21 – Caravan Parks	Not Applicable
SEPP No. 30 - Intensive Agriculture	Not applicable
SEPP No. 33 - Hazardous and Offensive Development	Not applicable
SEPP No. 36 - Manufactured Home Estates	Not applicable
SEPP No. 44 - Koala Habitat Protection	Consistent. The area does not currently support koalas.
SEPP No. 47 – Moore Park Showground	Not applicable
SEPP No. 50 - Canal Estate Development	Not applicable
SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable
SEPP No. 55 - Remediation of Land	Consistent. No known contamination exists on site.
SEPP No. 60 – Exempt and Complying Developments Code 2008	Not applicable
SEPP No. 62 - Sustainable Aquaculture	Not applicable
SEPP No. 64 - Advertising and Signage	Not applicable

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State Environmental Planning Policies (cont.)	Comment
SEPP No. 65 - Design Quality of Residential Flat Development	Not applicable
SEPP No. 70 – Affordable Housing (Revised Schemes)	Not applicable
SEPP No. 71 – Coastal Protection	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent. BASIX is able to be complied with at the D.A. Stage
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable.
SEPP (State Significant Precincts) 2005	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	Not applicable
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not applicable
SEPP (Infrastructure) 2007	Not applicable
SEPP (Rural Lands) 2008	Consistent. Refer comments below

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State Environmental Planning Policies (cont.)	Comment
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
SEPP (Affordable Rental Housing) 2009	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable
SEPP (Urban Renewal) 2010	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (State and Regional Development) 2011	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Integration and Appeals) 2016	Not applicable

State Environmental Planning Policy (Rural Lands) 2008

The land is subject to SEPP (Rural Lands) 2008 and the aim of the policy is to facilitate the orderly and economic use and development of rural lands for rural and related purposes. In particular Clauses 7 and 8 contain a number of rural subdivision principles and matters to be considered in determining applications for rural subdivision and rural dwellings.

Part 2 Rural Planning Principles

Clause 7 Rural Planning Principles

The Rural Planning Principles are as follows:

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- a) The promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas.
- b) Recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State.
- c) Recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development.
- d) In planning for rural lands, to balance the social, economic and environmental interests of the community.
- e) The identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land.
- f) The provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities.
- g) The consideration of impacts on services and infrastructure and appropriate location when providing for rural housing. E
- h) Ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

Part 3 Rural subdivisions and dwellings

8 Rural Subdivision Principles

The Rural Subdivision Principles are as follows:

- a) The minimisation of rural land fragmentation.
- b) The minimisation of rural land use conflicts, particularly between residential land uses and other rural land uses.
- c) The consideration of the nature of existing agricultural holdings and the existing and planned future supply of low density residential land when considering lot sizes for rural lands.
- d) The consideration of the natural and physical constraints and opportunities of land.

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- e) Ensuring that planning for dwelling opportunities takes account of those constraints.

And it is considered that other Clauses – 9 (Rural subdivision for agricultural purposes), 10 (Matters to be considered in determining development applications for rural subdivisions or rural dwellings), 11 (Amendment of concessional lot provisions), 12 (Objects of Part) and 13 (State significant agricultural land) have no relevance to the planning proposal.

The planning proposal addresses the rural planning principles as follows:

- The planning proposal is consistent with the Rural Planning Principles and rural subdivision principles and identifies land that is adjacent to the existing large lot residential land that would minimise the fragmentation of agricultural land and also serve to minimise potential land use conflicts. The area does not contain State Significant agricultural land and is not located within an area of regional farming significance.
- The whole of the proposal area was suitable for on-site effluent disposal and is free of woody vegetation and this then achieves an appropriate balance between social, environment and economic interest of the community by providing opportunities for additional housing choices within an area that is not adversely affected by any significant restraints.
- The subject site is near existing community infrastructure and services at Gol Gol and the large centres in the Mildura (Victoria) area are readily accessible by road and public transport twice daily from a daily bus service to Mildura. School bus services also operate to Coomealla High School, Gol Gol Primary School, Mildura Secondary College, Mildura Senior College and St. Josephs College daily to and from Gol Gol region.
- The proposal provides for large lot residential rural lifestyle opportunity which in the short to long term that will benefit the township of Gol Gol.

4.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Section 117 of the Act enables the Minister to issue directions regarding the content of Local Environment Plans (LEP) and planning proposals that amend the LEP and the content of the proposal must achieve or give effect to particular principles, aims, objectives or policies set out in those directions and it must be technically competent and include an assessment of the likely impacts of the proposal.

The following identifies each of the key local planning directions which are relevant of the land and planning proposal and makes brief comments in regards to each of the directions.

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Direction 1.2 Rural Zones

The land that is the subject of the planning proposal was not specifically identified in any planning studies or Council's Strategies as being suitable for rural-residential living purposes, however, the Planning Proposal does not detract from the aims or objectives of this direction and as described, Council resolved to prepare an amendment to the Wentworth LEP 1993 to allow for an urban land release at Buronga - Gol Gol.

In 2008 the Department agreed for Wentworth Shire Council to merge the amendment with the Local Environment Plan (LEP), and the support for the rezoning of the Buronga - Gol Gol area finalised the outcomes of 10 years of land use planning that had been undertaken in the area.

This then is considered to be generally consistent with the Rural Planning Principles of SEPP (Rural Lands).

It is noted that Clause 4(b) does not apply, however, an increase in densities is sought to be created on the subject land. The Proposal will better reflect surrounding landholdings (existing development patterns), response to climate change, declining Terms of Trade, and anecdotal evidence that suggests that the lands that are the subject of this application will require significant capital contributions for irrigation infrastructure and for new plantings on the lands.

Direction 1.5 Rural Lands

The land that is the subject of the planning proposal was not specifically identified in any of the Council's studies as being a candidate for low density residential living purposes, however, the rezoning of the 20.03 ha. parcels of RU1 land to R5 is considered to be consistent with the Rural Planning Principles of SEPP (Rural Lands) 2008 because:

- (a) The current use of the land for grazing is neither productive nor economically sustainable.
- (b) The proposal will have minimal impact on agriculture in the area.
- (c) The existing rural use of the land is of minor significance.
- (d) The proposal will provide a good balance between the social, economic and environmental interests of the community as the social and environmental benefits associated with rezoning of rural land to residential land, such as rural lifestyle and additional housing choice and opportunities are recognised
- (e) The proposal avoids constrained areas and provides for the protection and

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ongoing management of land with important ecological values.

- (f) The proposal provides additional rural lifestyle opportunities in a locality where this is already the predominant land use area and where active low density residential communities are present.
- (g) The proposal makes use of existing infrastructure and will have minimal demands for services because of its location, and

As such, the planning proposal is consistent with a low density residential strategic planning document and with the provisions of Direction 1.5, although the Planning Proposal could be considered to be inconsistent with the aims of the protection of the agricultural production value of rural land, however it is consistent in that it will facilitate orderly and economic development of rural lands.

Direction 2.1 Environment Protection Zones

The proposed zoning of the land will not compromise the continued protection of any high conservation vegetation in the locality.

The proposed re-zoning does not seek to modify or reduce any environmental protection standards applying to the land.

Direction 2.3 Heritage Conservation

The subject land is not identified in any studies as containing or comprising items, areas or objects of environmental heritage significance

Direction 3.1 Residential Zones

The planning proposal will broaden the choice of building types and locations available within the Gol Gol Township and will assist with the efficient use of infrastructure and services.

Accordingly, the planning proposal will enable the development of land consistent with the objectives contained within Section 5 of the Environmental and Planning and Assessment Act, 1979 and therefore reflects evolving lifestyle and demographic trends.

The addition of the 53 allotments in the planning proposal will broaden the available housing choice within the Shire.

An analytical review of the R5 land within the Gol Gol area is shown below and the creation of additional land for residential purposes is considered to be a quite responsible strategic provision of the subject land for R5 purposes.

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In the Gol Gol area there have been six Rural Residential estates utilising the provisions of the minimum lot sizes (MLS) and the provisions of the R5 zone. As such, the table below is produced for analysis of the development of land within the area.

Locality	Plan Details	Plan Registration Date	MLI Lot Sizes	Total Lots	Unsold Lots
River Bend Estate					
Roads - Riverview Rise, Knights Way and The Cobb and Co. Way	DP 865438	29/1/1997	>5000 m ²	15	0
	DP 883066	5/2/1999	>5000 m ²	11	0
	DP 1004261	17/8/1999	>5000 m ²	1	0
	DP 1014355	13/6/2000	>5000 m ²	1	0
	DP 1014746	13/6/2000	>5000 m ²	2	0
	DP 1022967	8/2/2001	>5000 m ²	1	0
	DP 1025499	10/5/2001	>5000 m ²	25	0
	DP 1071309	6/8/2004	>5000 m ²	1	0
	DP 1071972	14/9/2004	>5000 m ²	10	0
Panuccio Rise Estate					
Roads – Panuccio Rise, Murray Street and Wilga Road South	DP 1060701	20/1/2003	>5000 m ²	10	0
	DP 1167396	5/9/2011	>5000 m ²	23	0
Allens Estate					
Roads – Allen Court and Alderton Close	DP 867591	28/5/1997	>5000 m ²	4	0
	DP 1004939	23/9/1999	>5000 m ²	9	0
Modikerr Way Estate					
Roads – Modikerr Way	DP 1103697	31/10/2006	>5000 m ²	18	0

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Locality	Plan Details	Plan Registration Date	MLI Lot Sizes	Total Lots	Unsold Lots
Moontongue Drive Estate					
Roads – Moontongue Drive and Wilga Road	DP 1184258	3/5/2013	>5000 m ²	5	0
	DP 1204878	6/2/2015	>5000 m ²	17	0
Gol Gol Heights Estate					
Moontongue Drive	DP 1222312	21/7/2016	>3000 m ²	8	0
	Stage 2		>3000 m ²	36	36
	Stage 3		>3000 m ²	40	40
TOTALS				237	76

The first of the subdivisions that was registered was in 1997 – 20 years ago and since that date, 161 lots have been sold, and the only ones that are not sold are the Stage 2 and 3 lands in the Gol Gol Heights estate. The development determination has been issued for the Stage 2 development and works are currently underway with the plan registration potentially to occur during 2017.

That is, 161 lots have been created and sold that have the full servicing requirements of a low density residential estate and are within 3 kms of the centre of the Gol Gol town. The subject land is less than 2.5 kms from the centre of the Gol Gol town and within the servicing areas of the Gol Gol district.

As such, the analytical information that is provided indicates the supply of land is a necessity in the Gol Gol East area.

Direction 3.3 Home Occupations

As the objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses, the proposal will be consistent with this direction as it will permit home occupations to be carried out in dwelling houses without the need for development consent.

Direction 3.4 Integrating Land Use and Transport

The planning proposal is consistent with this Direction as, under the Local Planning provisions provided by the Department and the stated objectives of Direction 3.4 Item (3), the direction applies when a relevant planning authority prepares a planning

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proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

In this planning proposal, even though the intention of the application is to seek a rezoning to Rural Residential and compliance with the specific provisions of the Direction are not required, as there is a bus service that operates twice daily between Gol Gol and Mildura and school bus services operate daily to Coomealla High School, Gol Gol Primary School, Mildura Secondary College, Mildura Senior College and St. Joseph's College from the Gol Gol region.

It is considered that the site has sufficient capacity to provide access to transport for residents within the existing road network. The site is adjacent to existing large lot rural-residential development and associated infrastructure and the land is in close proximity to existing community facilities and services in Gol Gol including the public transport.

Direction 4.3 Flood Prone Land

This direction seeks to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.

It seeks to ensure that the provision 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 subject land is able to be identified on Council's LEP Flood Mapping and it does have frontage to Gol Gol Creek.

In considering the image of the Wentworth LEP Flood Planning Area Map River Front Building Line Map – Sheet CL1_004G, the flood planning area is clearly shown (see below).

The land is identified as being below the 1:100 year flood level and the flood stream is monitored and a radial arm gate regulator had been installed under the Sturt Highway could be opened or closed when required and that there were issues of liability and the operation of the gate during periods of flooding emergency.

The Gol Gol Creek is classified as a "regulated stream" by the Department of Primary Industries (DPI) - Office of Water. (All streams below dams are classified as such). The Gol Gol Creek is fitted with a Radial Arm Gate to control water flows to irrigators and for supply to Gol Gol Wetlands and the structure is fitted as a part of the Sturt Highway.

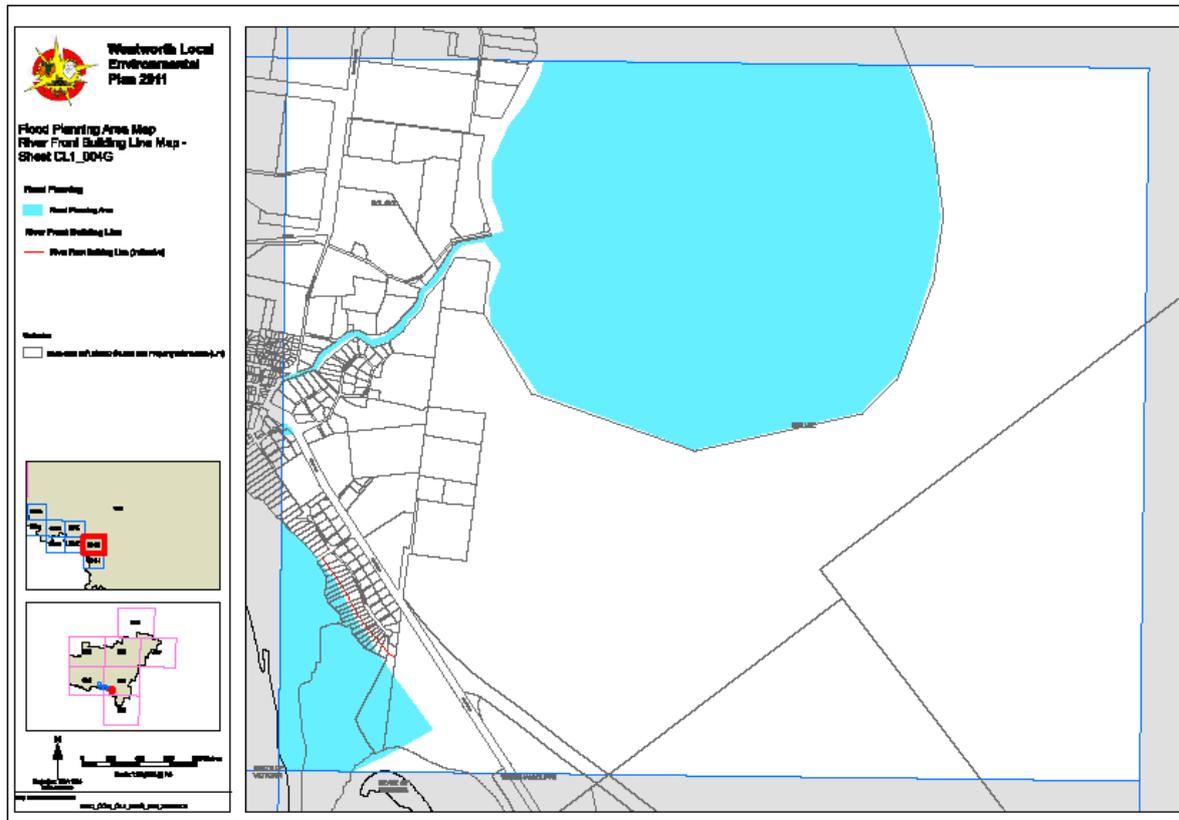
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Wentworth LEP Flood Planning Area Gol Gol

The regulation of “stream” occurs through the following regulation:

“Water Sharing Plan for the New South Wales Murray and Lower Darling Regulated Rivers Water Sources 2016

The current version is dated 6th January 2017 to date and Appendix 1 states as follows:

Appendix 1 Rivers and lakes in the regulated river orders

Note. Under the Act regulated rivers are defined by an order made by the Minister.

This appendix lists the rivers and the lakes that were in the orders at the commencement of this Plan and the appendix is provided for informational purposes only.

The legally binding version of the regulated river orders is published in the NSW Government Gazette. As at the commencement of this Plan the Regulated River

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Order for the NSW Murray Regulated Rivers Water Source was found in NSW Government Gazette No. 19 on 15 February 2012 at page 417.

As at the commencement of this Plan the Regulated River Order for the Lower Darling Water Source was found in the NSW Government Gazette No. 110 on 1 July 2004 at page 5500.

(1) As at the commencement of this Plan, the New South Wales Murray Regulated Rivers Water Source includes but is not limited to:

- |
- |
- (r) Gol Gol Channel, the unnamed watercourse known locally as Gol Gol Channel, commencing at a point where Gol Gol Creek enters Gol Gol Swamp downstream to its point of termination with the southern section of Lot 16, Parish Gol Gol, County of Wentworth.
- (s) Gol Gol Creek, Parish of Gol Gol, County of Wentworth.
- (t) Gol Gol North Creek, Parish of Gol Gol, County of Wentworth.”
- |
- |

This information was supplied by the local officers of the NSW Office of Water. At the Gol Gol Creek it is an asset of DPI - Office of Water and is controlled and maintained by them in conjunction with Water NSW. In the event of a Murray River flood or other flooding emergency, there does NOT have to be a release of water and factually, the Wentworth Shire Council do not have any control over this structure.

Whilst the planning proposal could be considered to be inconsistent with the direction, which states that a planning proposal must not rezone land within a flood planning area from a rural zone to a residential zone, the references to the Local Planning provisions provided by the Department and the stated objectives of Direction 4.3 Item (5), this planning proposal is seeking to rezone land to a Low Density Residential Zone and this is not described as being prohibited in this section.

Certainly, parts of the lots that are being created are under the 1:100 year flood area, however, Council have always permitted development of the lots provided that housing development is at certain heights above that level. Exactly the same considerations can be made with the lots that are being developed.

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Direction 6.1 Approval and Referral Requirements

The Proposal is consistent as the proposed rezoning of the land does not seek any additional agreement, consultation or referral of development applications to the Minister or other public authority or any designated development provisions.

Direction 6.2 Reserving Land for Public Purposes

The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes and is consistent with the provisions of the Ministerial Direction.

Direction 6.3 Site Specific Provisions

The planning proposal does not impose unnecessarily restrictive site specific planning controls and is consistent with the provisions of the Ministerial Direction.

4.3 Environmental, social and economic impact.

4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The subject land is cleared land that has been utilised for horticultural purposes for many years and there are no critical habitats, threatened species or vegetation on the land.

4.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Environmental Issues

The subject land is not known to be significantly affected by any other environmental issues including natural hazards such as flooding, land slip, bushfire and the like, as well as not being located within the vicinity of a heritage item.

Furthermore, the outcomes sought by the Planning Proposal are not likely to exacerbate any other existing environmental issues.

Site Suitability

Having regard to the characteristics of the site and its location, the proposed rezoning is considered appropriate in that:

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- The size, dimensions and location of the site (adjacent to an existing proposed low density residential development and in proximity to the Gol Gol Town Centre) are appropriate for the accommodation of the proposal;
- The surrounding road network will accommodate the traffic generated by the proposal;
- The proposed access arrangements are satisfactory; and
- The proposed uses and density is compatible with the pattern of surrounding development;
- There are no environmental or social issues that would constrain the proposed rezoning or development from occurring.

Land Capability Assessment State Environmental Planning Policy (SEPP) No. 55 - Remediation of Land

The State Policy introduced state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals.

The subject land has been tested against the minimum requirements for accreditation by the N.S.W. Department of Health for septic tanks and collection wells used in the treatment and/or collection of domestic sewage primarily from single dwellings.

The planning proposal includes the Land Capability Assessment prepared by Gallasch and Associates who are qualified Civil and Building Engineers in the Mildura region.

In the work undertaken by Gallasch and Associates, work was undertaken to investigate the minimum accreditation guidelines for domestic Effluent Disposal in NSW and was based on NSW Health Department Septic Tanks and Collection Well.

In consideration of the work that was undertaken for the determination, no reference is made to agricultural/horticultural land as requiring additional investigation.

Mr. Gallasch undertook investigation of excavated soils and indicated in his report that they were a weakly structured loam soil, and as such he adopted the Soil

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Category 3 details that recommended indicative permeability of 0.5 – 1.5 m/day and a conservative Design Loading Rate of 10 mm/day – quite acceptable designs in the horticultural districts with extensive experience here that it was an acceptable guide for evapotranspiration absorption trench designs.

The soil classification determined was Sandy Loam and the long term absorption rate varied from 11.3 litres /m²/day to 18.4 litres/m²/day.

The trench lengths varied from 36 to 59 metres and the recommendation was that lot owners should:

“Adopt three trenches of 25 m length each x 1.00 m width for Base Area of 75 m² as required and Disposal area of 29 m x 11m = 319 m² for 2 m clear between and all around”.

(See Gallasch and Associates Report dated 8th October 2013 - **Attachment C**)

4.3.3 How has the planning proposal adequately addressed any social and economic effects?

Whilst the planning proposal is relatively minor in nature, there will be a positive social and economic effect on the township of Gol Gol.

The provision of large Low Density Residential Lots adjoining the town will offer an “in demand” rural lifestyle opportunity through wider housing choice and create opportunity to the building industry and enhance local businesses.

The outcomes sought by the Planning Proposal are not likely to exacerbate any social and economic effects currently affecting the subject land.

4.4 State and Commonwealth interests.

4.4.1 Is there adequate public infrastructure for the planning proposal?

The planning proposal involves a rural-residential subdivision of 53 lots and access will be to the existing Pooncarie Road. It provides adequate bitumen road access to the site, and mains electrical power and telecommunications servicing about the site, and are more than adequate to service and meet the needs of the proposal.

Essential services such as emergency services (police, ambulance, SES etc.), and education and health services are all available in the Wentworth township.

The development is in close proximity to the East Wentworth (Wentworth Township) sewerage works and the service will be available to the development.

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4.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The views of the State and Commonwealth Public authorities will be known once consultation has occurred as part of the gateway determination of the planning proposal.

4.5 Community Consultation

Community Consultation that will be undertaken on the proposal will be in accordance with “A Guide to Preparing Local Environmental Plans prepared by the Department of Planning” (2009).

The planning proposal is considered to be a low impact planning proposal and the planning proposal exhibition period is intended to be 28 days.

Community consultation will be commenced by giving notice of the public exhibition of the planning proposal:

- in a newspaper that circulates in the area affected by the planning proposal;
- on the web-site of the Wentworth Shire Council, and
- in writing to adjoining landowners.

During the exhibition period, the following material will be made available for inspection:

- The planning proposal, in the form approved for community consultation by the Director General of Planning;
- The gateway determination; and
- Any studies relied upon by the planning proposal.

The community consultation will be complete only when the Wentworth Shire Council as considered any submissions made concerning the planning proposal.

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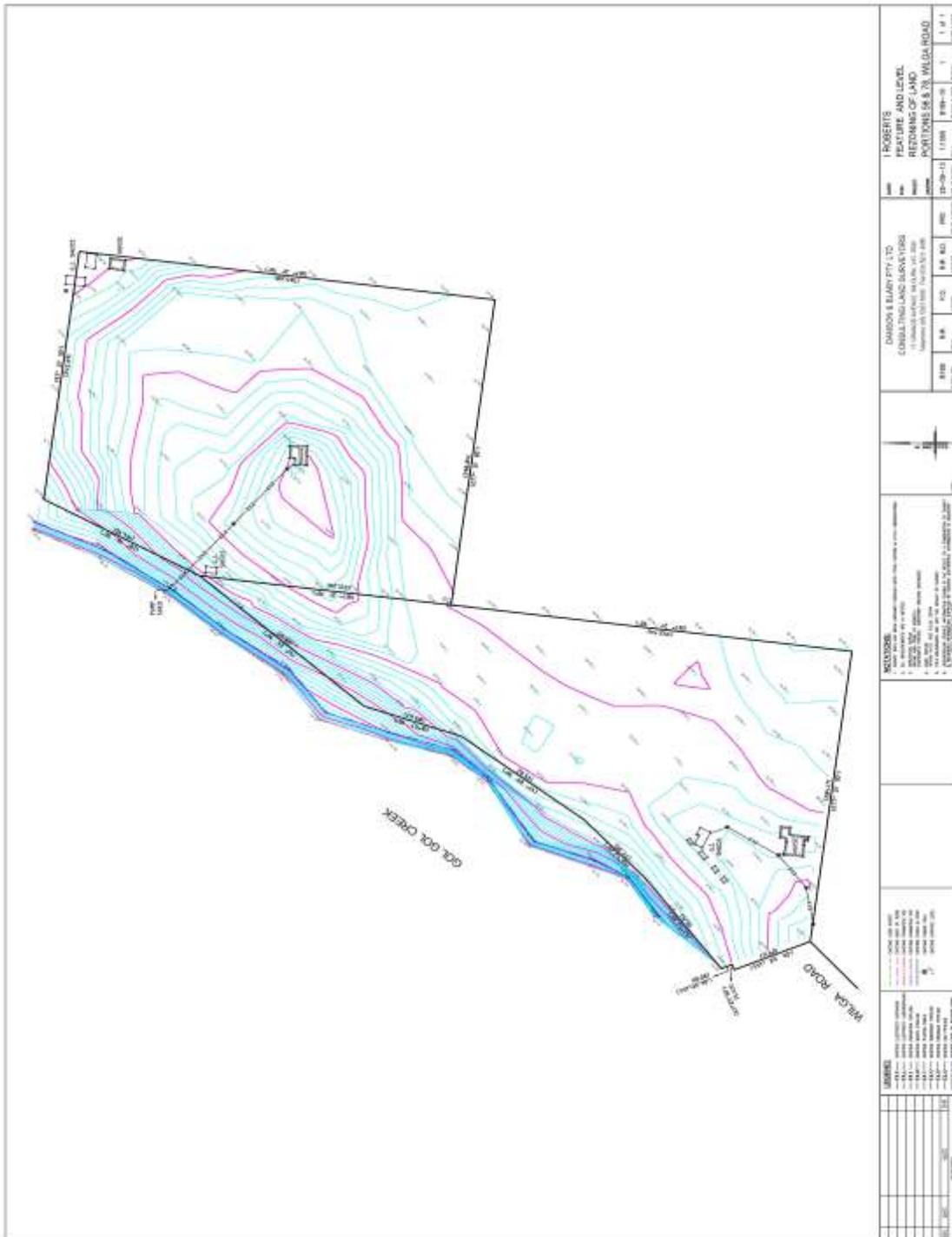
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ATTACHMENT A

Contour Survey of Subject Land



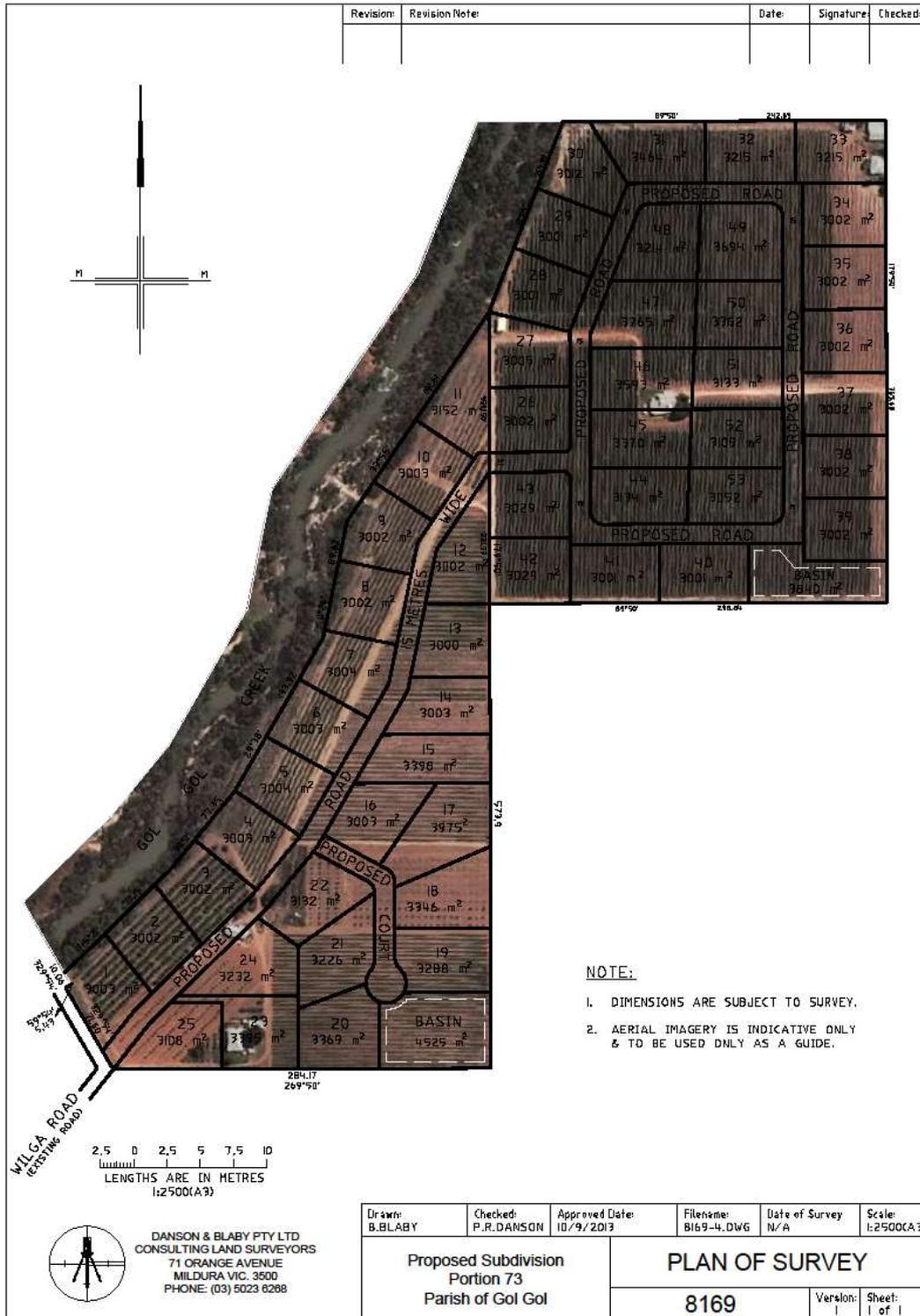
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ATTACHMENT B

Proposed Subdivision of the Subject Land



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ATTACHMENT C

See Report by Gallasch and Associates

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LAND CAPABILITY ASSESSMENT
Danson & Blaby Pty Ltd—Ian Roberts
Rezoning of Portions 73 and 56, Gol Gol East, New South Wales



Ref No: 13/533
Date: 08 October 2013
Client: Danson & Blaby Pty Ltd
7 Orange Avenue
Mildura Vic 3500
Project: Land Capability Assessment
Ian Roberts
– Rezoning of Portions 73 and 56
Gol Gol East, New South Wales

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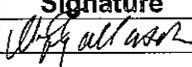
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Ref No: 13/533

Rev No.	Author	Reviewer	Approved for Issue		
			Name	Signature	Date
0	M Gallasch		M Gallasch		08/10/13

LIST OF CONTENTS

Brief:	1
DOMESTIC EFFLUENT DISPOSAL IN NEW SOUTH WALES	2
Based on NSW Health Department Septic Tank and Collection Well Accreditation Guideline—December 2001	2
1. Scope (Section 2):.....	2
2. Capacity of Septic Tank (Section 8.4.1 & Annexure 2):.....	2
DOMESTIC EFFLUENT DISPOSAL IN NEW SOUTH WALES	3
Design of On-Site System based on AS/NZS 1547 : 2012 “On-site domestic wastewater management” (Appendix L, Land Application Methods—Trenches etc).....	3
1. Scope (Section L1):.....	3
2. Selection of DLR Value (Section L2):	3
3. Plants (Section L3):.....	4
4. Design Area Sizing (Section L4):	4
5. Construction (Section L5):.....	5
6. Layout:.....	5
Land Capability Assessment Table for Domestic Wastewater Disposal and Reuse through a Conventional Trench System in compliance with EPA Publication 891.3, February 2013	6
Land Capability Assessment:	7
Management and Monitoring Program:.....	8
APPENDICES:	
Photos—pp. 1 – 4	
Appendix A—Typical Allotment—Site Plan	
Appendix B—Subdivision Plan—Location of Photos and Test Sites	
Appendix C—Feature and Level Plan	
Soil Percolation Test Reports:	
Lot 4 – Appendices A1 to A3, B1 and B2	
Lot 10 – Appendices A1 to A3, B1 and B2	
Lot 18 – Appendices A1 to A3, B1 and B2	
Lot 45 – Appendices A1 to A3, B1 and B2	

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Member Firm

Ref No: 13/533

Date: 08 October 2013

Client: Danson & Blaby Pty Ltd, 7 Orange Avenue, Mildura Vic 3500

Project: Land Capability Assessment—Ian Roberts
Rezoning of Portions 73 and 56, Gol Gol East, New South Wales

Brief:

The subject Portions 73 and 56 are currently zoned RU1 Primary Production as advised by Danson & Blaby Pty Ltd.

The Owner of the subject Portions wishes to have the minimum lot size reduced to 3000 m² for R5 Large Lot Residential Zone in order to promote opportunity for rural housing that contributes to the social and economic welfare of the rural community of Gol Gol.

A Land Capability Assessment is required to support this submission.

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DOMESTIC EFFLUENT DISPOSAL IN NEW SOUTH WALES
Based on NSW Health Department Septic Tank and Collection Well
Accreditation Guideline—December 2001

1. Scope (Section 2):

This Guideline sets out the minimum requirements for accreditation by the NSW Department of Health (NSW Health) of septic tanks and collection wells used in the treatment and/or collection of domestic sewage primarily from single dwellings.

2. Capacity of Septic Tank (Section 8.4.1 & Annexure 2):

Number of persons between 5 to 10. Adopted household population equals number of bedrooms plus one as Section 3.4 of Victorian Code of Practice (No. 891.3).

Garbage grinders and spa baths are excluded.

Sludge allowance of 1550L irrespective of the number of persons for desludging at 4 yearly intervals.

The required septic tank capacity is the sludge allowance (1550L) plus the daily flow per person (150 L/person) multiplied by the number of persons, eg for a 4 bedroom house, **septic tank capacity = 1550 + (150 x 5) = 2300 L minimum.**

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DOMESTIC EFFLUENT DISPOSAL IN NEW SOUTH WALES

Design of On-Site System based on AS/NZS 1547 : 2012

"On-site domestic wastewater management"

(Appendix L, Land Application Methods—Trenches etc)

1. Scope (Section L1):

Evapotranspiration absorption (ETA) systems provide traditional means of land application treatment of effluent from septic tanks.

2. Selection of DLR Value (Section L2):

Design Loading Rate (DLR) for trenches receiving primary quality effluent shall be selected using Table L1.

Visual/tactile examination of the excavated soils indicate a weakly structured loam soil texture for which Table L1 indicates Soil Category 3 and recommends an indicative permeability of 0.5 – 1.5 m/day and a conservative DLR of 10 mm/day.

Falling head soil percolation tests were carried out at four locations (see Site Plan Appendix B) with the following results:

Lot No.	4	10	18	45
Soil Percolation Rate (mm/hour)	145	387	94	331
Soil Permeability (m/day)	0.58	1.55	0.38	1.33
Soil Classification	Sandy loam	Sandy loam	Sandy loam	Sandy loam
Long Term Absorption Rate (L/m ² /day)	14.7	18.4	11.3	17.6

Although falling head permeators are not recommended in this Standard (refer Appendix CG2), the writer has found over 20 years experience that the results do provide an acceptable guide to evapotranspiration absorption trench designs.

It is noted that the Table L1 indicative permeability of 0.5 – 1.5 m/day approximates the percolation test permeabilities varying from 0.38 to 1.55 m/day at the respective test sites.

Table L1, Note 4, advises that ETA systems are not normally used for soil Categories 1 to 3. These soils require a system design by suitably qualified and experienced person in order to achieve even distribution of effluent over the full design surface area.

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3. Plants (Section L3):

Surface vegetation for evapotranspiration absorption trenches shall be grasses and shrubs that tolerate wet conditions and have high evapotranspiration capacity and be well exposed to the sun and wind.

4. Design Area Sizing (Section L4):

The base area of the trenches is sized from the design daily flow (Q) divided by the design loading rate (DLR) as follows:

$$\text{Design Base Area (m}^2\text{)} = 750 \text{ L/day} \div 10 \text{ mm / day} = 75 \text{ m}^2.$$

Adopt three trenches of 25 m length each x 1.00 m width for Base Area of 75 m² as required and Disposal Area of 29 m x 11 m = 319 m² for 2 m clear between and all around.

Alternative trench design for 5 persons at daily flow (5 x 200) = 1000 L/day utilising the percolation test results and the Mildura Rural City Council program is as follows: (refer Appendices B2 for each site.):

Lot No.	4	10	18	45
Trench Width (m)	1.00	1.00	1.00	1.00
Trench Length (m)	45	36	59	38
Bottom Area (m ²)	45	36	59	38

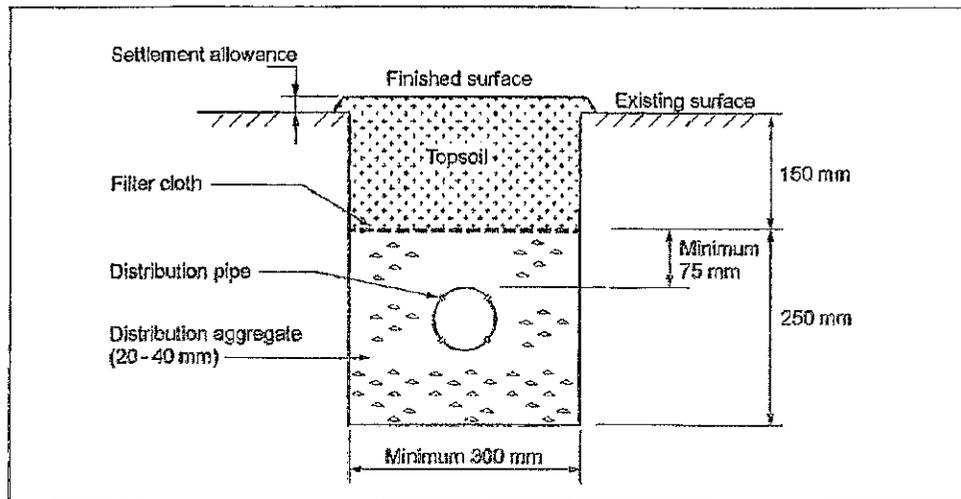
This alternative design is less conservative than the Section L4 design which is therefore adopted.

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5. Construction (Section L5):

Trenches may be gravity loaded using a slotted or drilled distribution pipe of diameter not less than 100 mm.

Figure L1 depicts a conventional piped trench with adopted dimensions from Table L2 as follows:



NOTE: LPED lines can be used to replace distribution pipes when dose loading effluent into trenches.

FIGURE L1 CONVENTIONAL PIPED TRENCH

6. Layout:

Layout of trenches shall typically be as shown on Typical Allotment Plan (Appendix A) with setback distance from boundaries and buildings at least 6.0 m. It is noted that the Disposal Area of 319 m² represents only 10.6 to 8.0 % of the allotment areas of 3000 to 4000 m² which is considered to be supportable.

Malcolm G Gallasch BE FIEAust CPEng MASBC GAICD
Principal Engineer
Registered Building Practitioner No. EC – 1015

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Member Firm

**Land Capability Assessment Table for Domestic Wastewater Disposal
and Reuse through a Conventional Trench System
in compliance with EPA Publication 891.3, February 2013**

Ref No: 13/533
Date: 08 October 2013
Client: Danson & Blaby Pty Ltd, 7 Orange Avenue, Mildura Vic 3500
Project: Ian Roberts—Rezoning of Portions 73 and 56, Gol Gol East, New South Wales

Land Feature	Land Capability Class Rating (EPA Publication 891.3)					Site Rating
	1 V. Good	2 Good	3 Fair	4 Poor	5 V. Poor	
General						
Allotment area (ha)	> 0.4	0.2 – 0.4	0.1 – 0.2	–	< 0.1	2
Site runoff	V. Slow	Slow	Moderate	Rapid	V. Rapid	2
Site drainage	No dampness	Moist soil	–	Visible dampness	Ponded water	1
Flood/inundation potential (frequency yrs)	Never	Never	< 1 in 100	< 1 in 30	> 1 in 20	3
Distance from non-potable water	> 300 m	> 180 m	>60 m	<60 m	< 30 m	5
Slope (%)	0 – 2	2 – 8	8 – 12	12 – 20	> 20	2
Landslip	Never	Never	Low potential	High potential	Incipient	1
Seasonal groundwater table depth (m)	> 5	2.5 – 5	2.5 – 2.0	2.0 – 1.5	< 1.5	2
Rainfall (mm/yr)	< 450	450 – 650	650 – 750	750 – 1000	> 1000	1
Pan evaporation (mm/yr)	> 1500	1250 – 1500	1000 – 1250	–	< 1000	1
Soil Profile *						
Profile depth (m)	> 2	1.5 – 2	1.5 – 1.0	1.0 – 0.5	< 0.5	2
Reactivity class (AS 2870 – 2011)	S	M	H	E	A	2
Soil Permeability Category (EPA Publication 891.3)	2 and 3	4	–	5	1 and 6	2
Stoniness (%)	–	< 10	10 – 20	20 – 50	> 50	2
Dispersive characteristic (AS 1289.3.8.1 – 2006)	Not	Not	Coherent /Swell	Moderate	Strong	1
Salinity	V. Low	Low	Moderate	High	V. High	2
Overall	Site rating satisfying all performance criteria					5

* Characteristic relevant to soils associated with disposal trench.

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Flood Inundation Potential:

A site rating of [3] relates to the possible inundation of the majority of the site by a River Murray flood level of 40.12 m AHD as experienced by the 1956 Flood of frequency 1 in 100 years at Gol Gol. (Refer Feature and Level Plan—Appendix C).

This inundation may be prevented by the timely operation of the regulator at the Gol Gol Creek mouth provided it is of adequate height which is currently not known by the author of this Report.

Distance from Non-Potable Water:

A site rating of [5] relates to a distance from non-potable water of less than 30 m for the Lots abutting Gol Gol Creek.

This feature is capable of being handled by appropriate design of packaged treatment plant and land application of secondary treated effluent.

Land Capability Assessment:

Discounting Flood Inundation and Distance from Non-Potable Water, an LCA Rating of [2] is considered to be a true and accurate assessment of the land capability of Portions 73 and 56 within the accuracy deemed appropriate for the purpose of this assessment.

The LCA Rating of [2] defined as good is only a general guide for the purpose of subdivision into lots of 3000 to 4000 m² because soils and landscapes are variable within Portions 73 and 56.

A Land Capability Assessment should be undertaken for each subdivided lot of 3000 to 4000 m² area by a suitably qualified and experienced person for the purpose of detail design of land application system.

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Management and Monitoring Program:

As the Design of an absorption/transpiration disposal trench system is based on both soil absorption and plant transpiration, the landowner shall

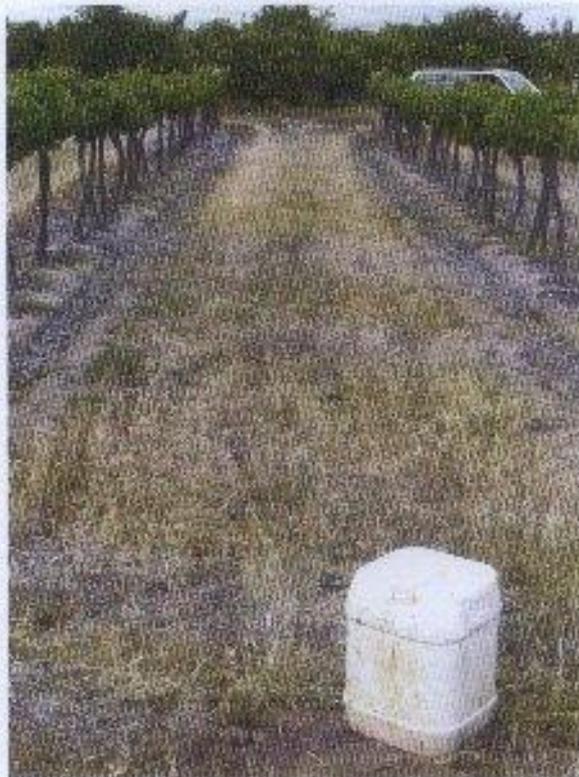
- ensure that the system is installed in compliance with the Design,
- ensure that copious plants and grasses are established and maintained over the disposal field,
- clearly define and maintain the specified disposal field and reserve area,
- inspect the septic tank annually for depths of scum and sludge which are to be removed at least 4 yearly.



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Principal Engineer
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Danson & Blaby Pty Ltd—Ian Roberts
Rezoning of Lots 73 and 56, Gol Gol East, New South Wales
Photos Taken 6th October 2013



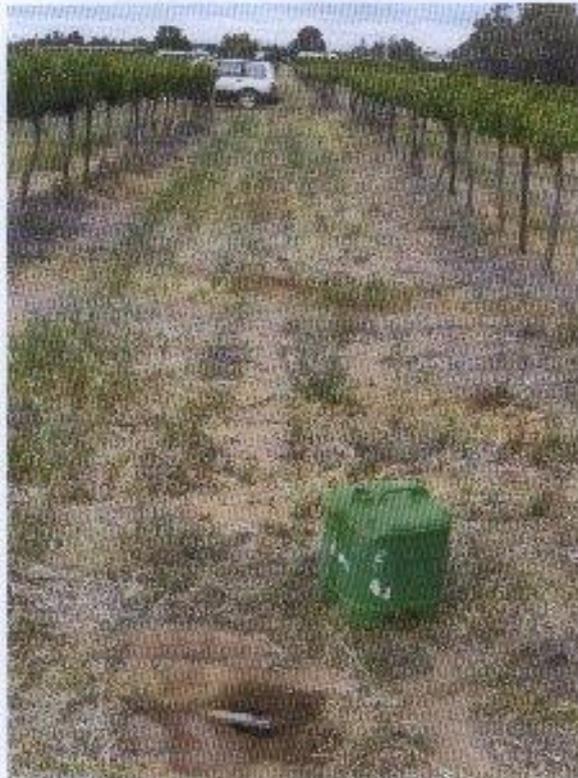
Percolation Test Lot 4.



Site of Percolation Test on Lot 4.

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Rezoning of Lots 73 and 56, Gol Gol East, New South Wales
Photos Taken 6th October 2013



Percolation Test Lot 10.



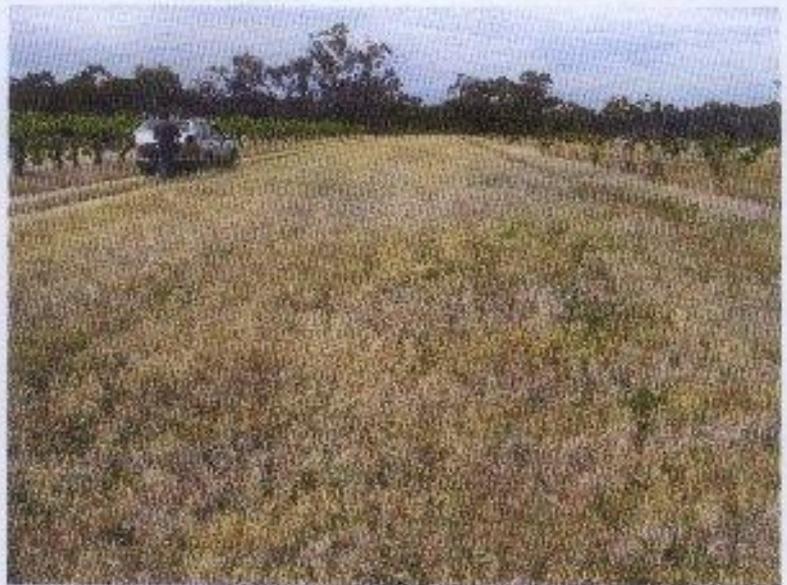
Site of Percolation Test on Lot 10.

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Danson & Blaby Pty Ltd—Ian Roberts
Rezoning of Lots 73 and 56, Gol Gol East, New South Wales
Photos Taken 6th October 2013



Percolation Test Lot 18.



Sit of Percolation Test on Lot 18.

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Danson & Blaby Pty Ltd—Ian Roberts
Rezoning of Lots 73 and 56, Gol Gol East, New South Wales
Photos Taken 6th October 2013



Percolation Test Lot 45.



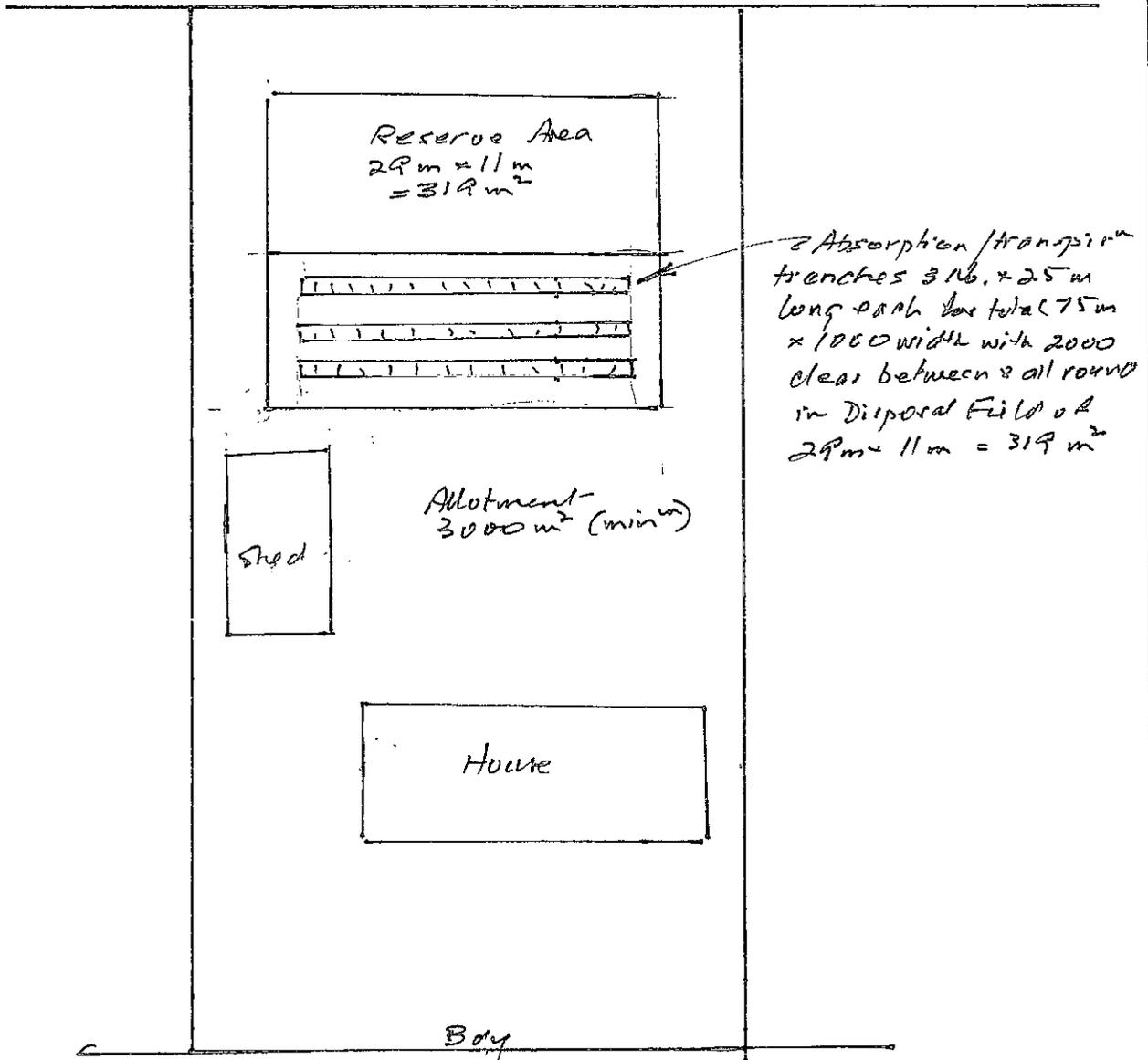
Site of Percolation Test on Lot 45.

COMPUTATION SHEET

Client: Danson & Blaby Pty Ltd Date: 08/10/13

Project: LCA, Portions 73 & 56, 600 Gal Farm NSW

Typical Allotment



Typical Allotment (3000m² min)
SITE PLAN
Scale 1:500

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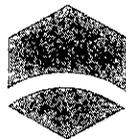
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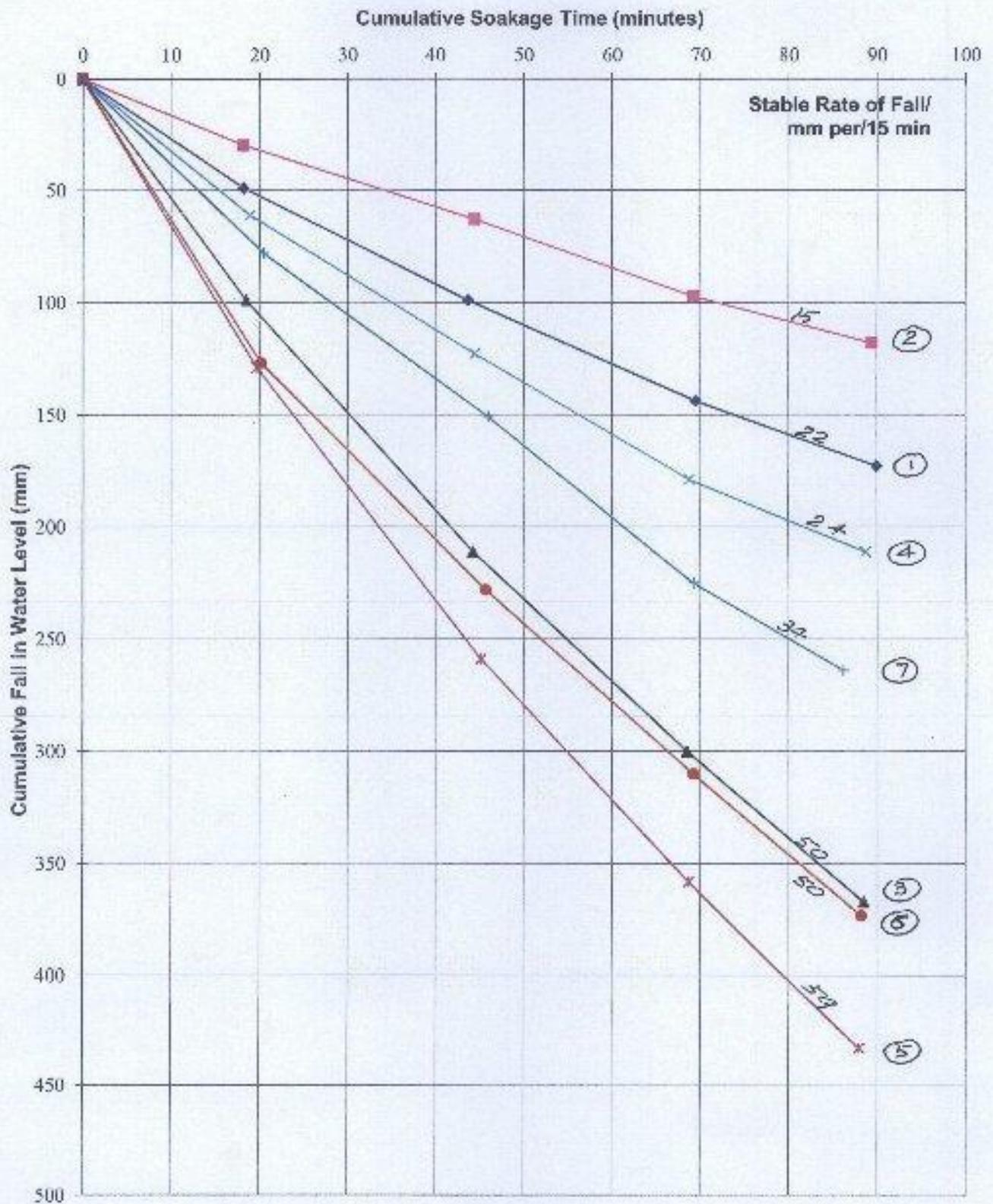
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PERCOLATION RECORDING SHEETS

Ref No: 13/533

Date: 06/10/13

Client: Danson & Blaby Pty Ltd

Job: Rezoning of Portion Lots 73 and 56 – LOT 4
Gol Gol East, New South Wales

HOLE No: 1					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
80	129	8:07:00 AM	8:25:15 AM	18	49
129	179	8:25:15 AM	8:50:45 AM	44	99
106	151	8:51:15 AM	9:17:00 AM	70	144
151	180	9:17:00 AM	9:37:30 AM	90	173
				90	173

HOLE No: 2					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
107	137	8:07:45 AM	8:26:00 AM	18	30
137	170	8:26:00 AM	8:52:15 AM	45	63
111	145	8:52:45 AM	9:17:30 AM	69	97
145	166	9:17:30 AM	9:37:45 AM	90	118
				90	118

HOLE No: 3					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
99	198	8:08:15 AM	8:26:45 AM	19	99
88	200	8:27:30 AM	8:53:15 AM	44	211
92	181	8:53:45 AM	9:18:00 AM	68	300
90	157	9:18:15 AM	9:38:15 AM	88	367
				88	367

HOLE No: 4					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
110	171	8:08:45 AM	8:27:45 AM	19	61
99	161	8:28:30 AM	8:54:00 AM	45	123
90	146	8:54:30 AM	9:18:45 AM	69	179
146	178	9:18:45 AM	9:38:45 AM	89	211
				89	211

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PERCOLATION RECORDING SHEETS

Ref No: 13/533

Date: 06/10/13

Client: Danson & Blaby Pty Ltd

Job: Rezoning of Portion Lots 73 and 56 – LOT 4
Gol Gol East, New South Wales

HOLE No: 5					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
98	227	8:09:15 AM	8:29:00 AM	20	129
88	218	8:29:30 AM	8:55:00 AM	45	259
99	198	8:55:30 AM	9:19:00 AM	69	358
106	181	9:19:45 AM	9:39:00 AM	88	433
				88	433

HOLE No: 6					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
109	236	8:09:45 AM	8:30:00 AM	20	127
110	211	8:30:30 AM	8:56:00 AM	46	228
99	181	8:56:30 AM	9:20:00 AM	69	310
103	166	9:20:30 AM	9:39:30 AM	88	373
				88	373

HOLE No: 7					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
108	186	8:10:30 AM	8:31:00 AM	21	78
115	188	8:31:30 AM	8:57:00 AM	46	151
70	144	8:57:30 AM	9:20:45 AM	69	225
144	183	9:20:45 AM	9:37:45 AM	86	264
				86	264

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GUIDE TO DESIGN RATES FOR SEPTIC SYSTEMS

Based on "Code of Practice - Septic Tanks 2003".

Program developed by Mildura Rural City Council

Date : 08/10/13

HOUSEHOLD RESIDENCES

Applicant Details

Owner: Danson & Blaby Pty Ltd

Site Address: Rezoning of Portion Lots 73 and 56 – LOT 4
Gol Gol East, New South Wales

Occupation Details

(Insert number into one of the boxes below)

OPTION 1: Total number of bedrooms =

OPTION 2 : Total number of persons/users (No. of persons = No of bedrooms plus one)

Water Saving Devices

Place an "X" into the appropriate boxes for water rated appliances as set out below (if known)

1. Bathroom		
- flow restricters on showers	<input checked="" type="checkbox"/>	Unrestricted (20 litres/minute)
	<input type="checkbox"/>	A rated (16 litres/minute)
	<input type="checkbox"/>	AA rated (12 litres/minute)
	<input type="checkbox"/>	AAA rated (9 litres/minute)
2. Laundry		
- washing machine	<input checked="" type="checkbox"/>	Unrestricted (7 kg capacity)
	<input type="checkbox"/>	A rated (6 kg capacity)
	<input type="checkbox"/>	AA rated (front loading, 5 kg capacity)
	<input type="checkbox"/>	AAA rated (front loading, 4 kg capacity)
3. Water closet		
- cisterns	<input checked="" type="checkbox"/>	Unrestricted (10 litre capacity)
	<input type="checkbox"/>	A - AAA rated (dual 6/3 litre capacity)
4. Other uses		
- sink, basins and trough etc	<input checked="" type="checkbox"/>	Unrestricted
	<input type="checkbox"/>	A rated (aerator taps)
	<input type="checkbox"/>	AA rated (flow restricters)
	<input type="checkbox"/>	AAA rated (suds saver)

Effluent Flow Rate

Estimated daily effluent flow = **1000** Litres/day

Septic Tank Capacity

Insert 'X' for food waste disposal unit

Frequency of desludging = years (At least every 3 years)

Minimum septic tank capacity = **2200** Litres

NOTE: Above figures represent best values available at this time and are a guide only.

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SOIL PERCOLATION TEST REPORT

(Based on the "falling head method" described in Code of Practice—Septic Tanks,
EPA Publication 451, March 1996, which has given consistent and appropriate results over many years.)
XLS Program developed by Mildura Rural City Council

Date : 8/10/2013

Applicant Details

Owner: Danson & Blaby Pty Ltd
Site Address: Rezoning of Portion Lots 73 and 56 – LOT 4
Gol Gol East, New South Wales

Effluent Loading Rate

Expected daily effluent flow rate = 1000 L/day (See worksheets 1 & 2)

Test Data & Analysis

Stable Rate of Fall (Method - Appendix B of Code)		
Hole 1	22	mm/15 min
Hole 2	15	mm/15 min
Hole 3	50	mm/15 min
Hole 4	24	mm/15 min
Hole 5	59	mm/15 min
Hole 6	50	mm/15 min
Hole 7	34	mm/15 min
Hole 8		mm/15 min
Hole 9		mm/15 min
Hole 10		mm/15 min

Statistical Information	
Mean :	36.29
Std. Dev.	16.86
Max.	61.57
Min.	11.00

Test Results within Max & Min values	
Hole 1	22
Hole 2	15
Hole 3	50
Hole 4	24
Hole 5	59
Hole 6	50
Hole 7	34
Hole 8	
Hole 9	
<u>Hole 10</u>	
Total =	254

Soil Percolation Rate = $\frac{254}{7}$ mm/15 min = **145 mm/hr**

Soil Permeability = 0.58 m/day

Soil Classification = Sandy loam

Long Term Absorption Rate = 14.7 L/sq.m/day

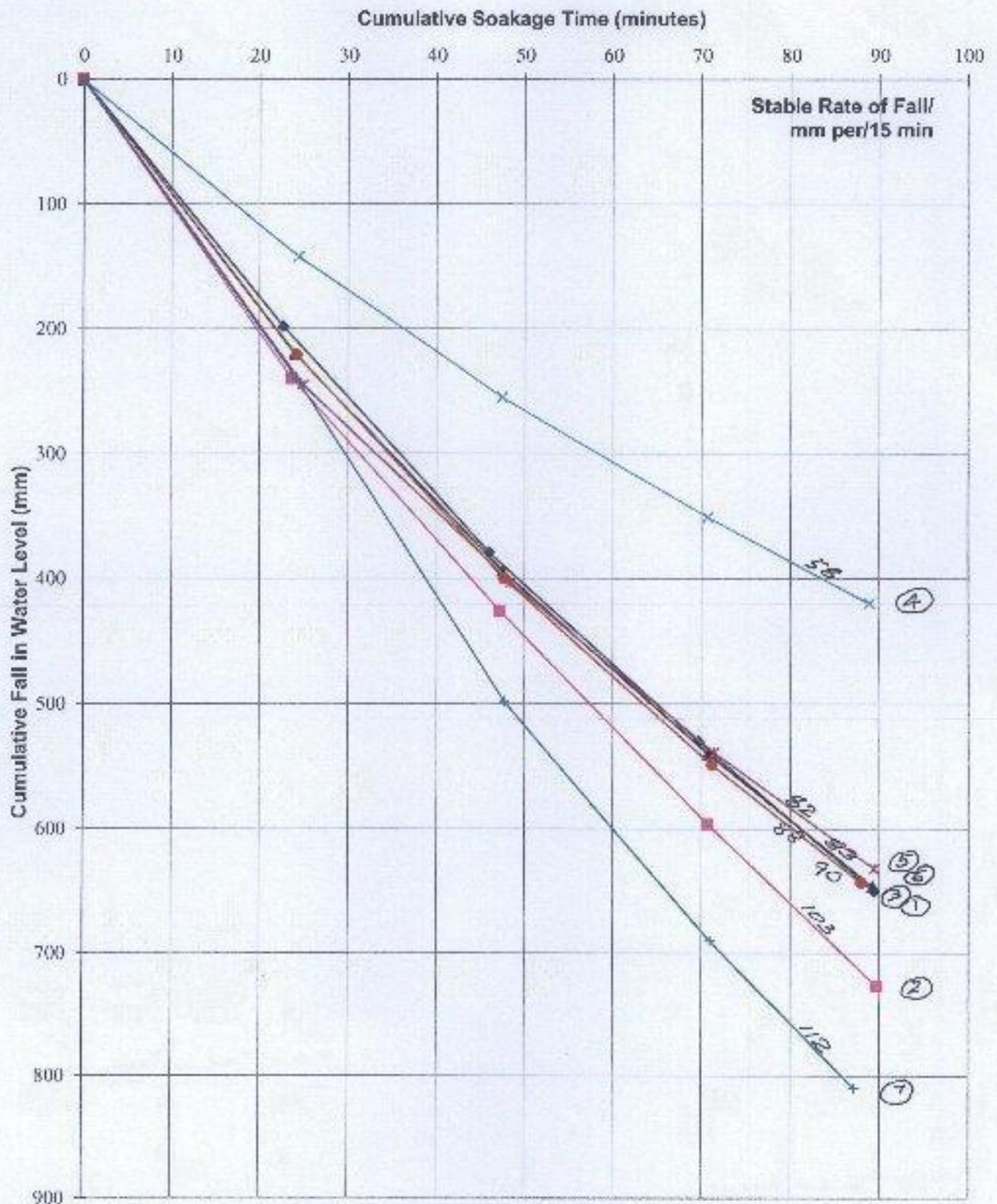
Sub-Soil Absorbtion Trench Options

	Trench width		Trench length (min.)	
Option 1	1000	mm	45	Metres
Option 2	700	mm	57	Metres
Option 3	500	mm	68	Metres
Option 4	300	mm	85	Metres
Other 1:	1200	mm	40	Metres
Other 2:	2000	mm	27	Metres

Signed: 

- * NOTES: (i) "S". - May be suitable subject to further treatment, investigation and/or design.
(ii) "N.S". - Generally not suitable for septic tank effluent."
(iii) Trench lengths may be reduced by 50% where effluent is treated to 20/30 standard.

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PERCOLATION RECORDING SHEETS

Ref No: 13/533

Date: 06/10/13

Client: Danson & Blaby Pty Ltd

Job: Rezoning of Portion Lots 73 and 56 – LOT 10
Gol Gol East, New South Wales

HOLE No: 1					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
115	313	8:14:30 AM	8:37:15 AM	23	198
101	282	8:38:00 AM	9:01:15 AM	46	379
129	280	9:02:00 AM	9:25:45 AM	70	530
112	232	9:26:15 AM	9:46:00 AM	90	650
				90	650

HOLE No: 2					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
88	328	8:15:00 AM	8:38:45 AM	24	240
99	285	8:39:15 AM	9:02:45 AM	47	426
86	256	9:03:15 AM	9:26:45 AM	71	596
99	229	9:27:30 AM	9:46:30 AM	90	726
				90	726

HOLE No: 3					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
110	330	8:15:45 AM	8:39:45 AM	24	220
85	259	8:40:15 AM	9:03:45 AM	48	394
95	241	9:04:30 AM	9:27:45 AM	71	540
107	213	9:28:15 AM	9:46:45 AM	89	646
				89	646

HOLE No: 4					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
110	252	8:16:15 AM	8:40:45 AM	25	142
88	201	8:41:15 AM	9:04:15 AM	47	255
100	196	9:05:15 AM	9:28:30 AM	71	351
111	180	9:29:00 AM	9:47:15 AM	89	420
				89	420

GALLASCH & ASSOCIATES PTY LTD

PERCOLATION RECORDING SHEETS

Ref No: 13/533

Date: 06/10/13

Client: Danson & Blaby Pty Ltd

Job: Rezoning of Portion Lots 73 and 56 -- LOT 10
Gol Gol East, New South Wales

HOLE No: 5					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
105	350	8:16:45 AM	8:41:45 AM	25	245
92	250	8:42:15 AM	9:05:45 AM	48	403
95	231	9:06:15 AM	9:29:15 AM	72	539
118	211	9:29:45 AM	9:47:45 AM	89	632
				89	632

HOLE No: 6					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
98	319	8:18:45 AM	8:43:00 AM	24	221
100	279	8:43:15 AM	9:06:45 AM	48	400
112	261	9:07:15 AM	9:30:45 AM	71	549
138	232	9:31:15 AM	9:48:00 AM	88	643
				88	643

HOLE No: 7					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
109	349	8:19:30 AM	8:43:45 AM	24	240
90	348	8:44:15 AM	9:07:45 AM	48	498
121	313	9:08:30 AM	9:31:45 AM	71	690
143	263	9:32:15 AM	9:48:30 AM	87	810
				87	810

GALLASCH & ASSOCIATES PTY LTD

GUIDE TO DESIGN RATES FOR SEPTIC SYSTEMS

Based on "Code of Practice - Septic Tanks 2003".

Program developed by Mildura Rural City Council

Date : 08/10/13

HOUSEHOLD RESIDENCES

Applicant Details

Owner: Danson & Blaby Pty Ltd

Site Address: Rezoning of Portion Lots 73 and 56 – LOT 10
Gol Gol East, New South Wales

Occupation Details

(Insert number into one of the boxes below)

OPTION 1: Total number of bedrooms =

OPTION 2 : Total number of persons/users (No. of persons = No of bedrooms plus one)

Water Saving Devices

Place an "X" into the appropriate boxes for water rated appliances as set out below (if known)

1. Bathroom		
- flow restricters on showers	<input checked="" type="checkbox"/>	Unrestricted (20 litres/minute)
	<input type="checkbox"/>	A rated (16 litres/minute)
	<input type="checkbox"/>	AA rated (12 litres/minute)
	<input type="checkbox"/>	AAA rated (9 litres/minute)
2. Laundry		
- washing machine	<input checked="" type="checkbox"/>	Unrestricted (7 kg capacity)
	<input type="checkbox"/>	A rated (6 kg capacity)
	<input type="checkbox"/>	AA rated (front loading, 5 kg capacity)
	<input type="checkbox"/>	AAA rated (front loading, 4 kg capacity)
3. Water closet		
- cisterns	<input checked="" type="checkbox"/>	Unrestricted (10 litre capacity)
	<input type="checkbox"/>	A - AAA rated (dual 6/3 litre capacity)
4. Other uses		
- sink, basins and trough etc	<input checked="" type="checkbox"/>	Unrestricted
	<input type="checkbox"/>	A rated (aerator taps)
	<input type="checkbox"/>	AA rated (flow restricters)
	<input type="checkbox"/>	AAA rated (suds saver)

Effluent Flow Rate

Estimated daily effluent flow = **1000** Litres/day

Septic Tank Capacity

Insert 'X' for food waste disposal unit

Frequency of desludging = years (At least every 3 years)

Minimum septic tank capacity = **2200** Litres

NOTE: Above figures represent best values available at this time and are a guide only.

GALLASCH & ASSOCIATES PTY LTD

SOIL PERCOLATION TEST REPORT

(Based on the "falling head method" described in Code of Practice—Septic Tanks,
EPA Publication 451, March 1996, which has given consistent and appropriate results over many years.)
XLS Program developed by Mildura Rural City Council

Date : 8/10/2013

Applicant Details

Owner: Danson & Blaby Pty Ltd
Site Address: Rezoning of Portion Lots 73 and 56 -- LOT 10
Gol Gol East, New South Wales

Effluent Loading Rate

Expected daily effluent flow rate = **1000** L/day (See worksheets 1 & 2)

Test Data & Analysis

Stable Rate of Fall (Method - Appendix B of Code)		
Hole 1	112	mm/15 min
Hole 2	103	mm/15 min
Hole 3	88	mm/15 min
Hole 4	58	mm/15 min
Hole 5	82	mm/15 min
Hole 6	83	mm/15 min
Hole 7	112	mm/15 min
Hole 8		mm/15 min
Hole 9		mm/15 min
Hole 10		mm/15 min

Statistical Information	
Mean :	91.14
Std. Dev.	19.45
Max.	120.31
Min.	61.97

Test Results within Max & Min values	
Hole 1	112
Hole 2	103
Hole 3	88
Hole 4	Rejected
Hole 5	82
Hole 6	83
Hole 7	112
Hole 8	
Hole 9	
Hole 10	
Total =	580

Soil Percolation Rate = $\frac{580}{6}$ mm/15 min = **387** mm/hr

Soil Permeability = 1.55 m/day

Soil Classification = Sandy loam / Sand

Long Term Absorption Rate = 18.4 L/ sq.m/day

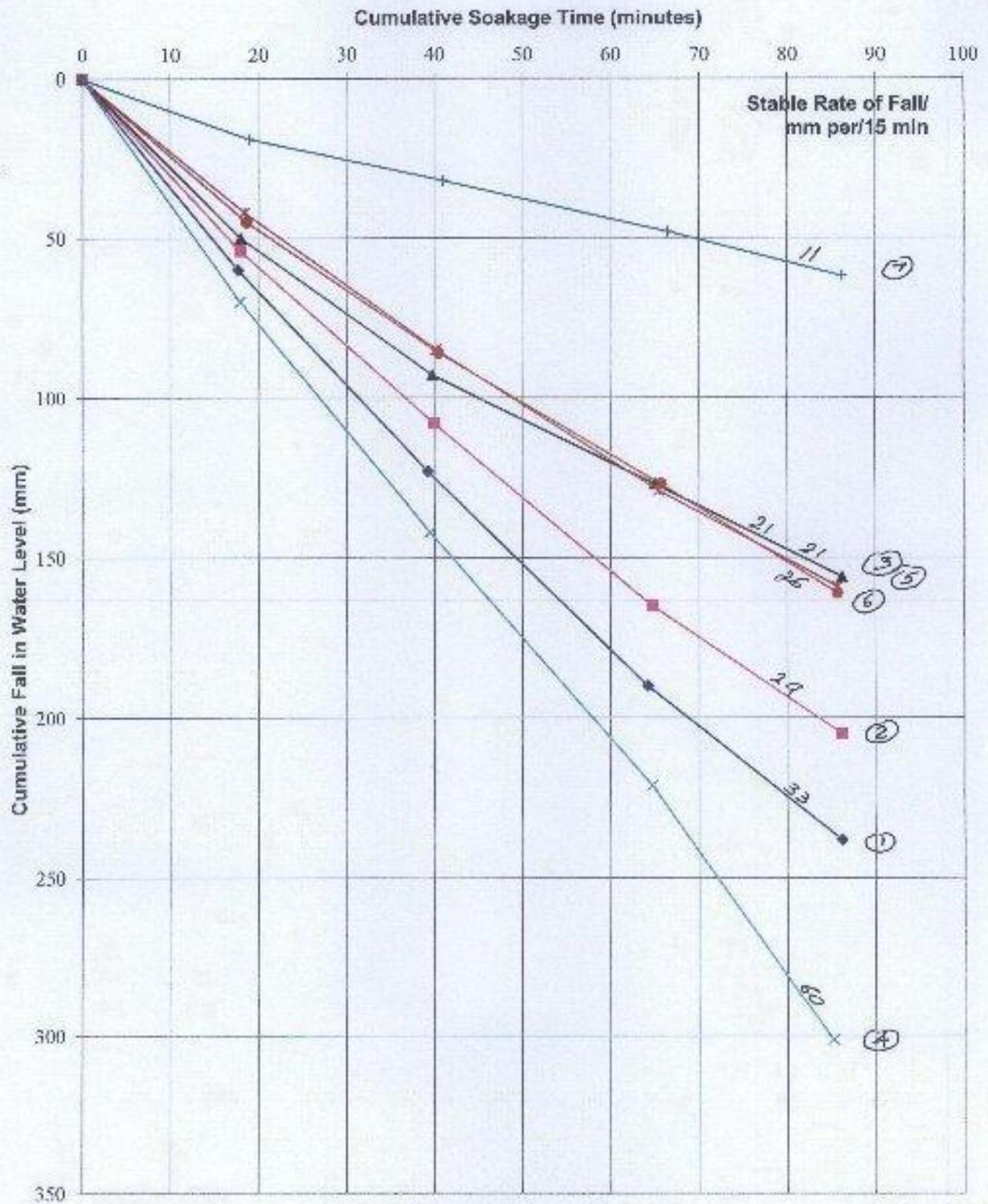
Sub-Soil Absorbtion Trench Options

	Trench width		Trench length (min.)		
Option 1:	1000	mm	36	Metres	S *
Option 2:	700	mm	45	Metres	S *
Option 3:	500	mm	54	Metres	S *
Option 4:	300	mm	68	Metres	S *
Other 1:	1200	mm	32	Metres	S *
Other 2:	2000	mm	22	Metres	

Signed: 

- * NOTES: (i) "S". - May be suitable subject to further treatment, investigation and/or design.
(ii) "N.S". - Generally not suitable for septic tank effluent."
(iii) Trench lengths may be reduced by 50% where effluent is treated to 20/30 standard.

GALLASCH & ASSOCIATES PTY LTD



GALLASCH & ASSOCIATES PTY LTD

PERCOLATION RECORDING SHEETS

Ref No: 13/533

Date: 06/10/13

Client: Danson & Blaby Pty Ltd

Job: Rezoning of Portion Lots 73 and 56 – LOT 18
Gol Gol East, New South Wales

HOLE No: 1					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
112	172	11:09:45 AM	11:27:30 AM	18	60
97	160	11:27:45 AM	11:49:15 AM	39	123
90	157	11:50:00 AM	12:15:00 PM	64	190
105	153	12:15:30 PM	12:37:30 PM	86	238
				86	238

HOLE No: 2					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
106	160	11:10:15 AM	11:28:15 AM	18	54
101	155	11:28:30 AM	11:50:30 AM	40	108
85	142	11:51:00 AM	12:15:45 PM	65	165
120	160	12:16:15 PM	12:37:45 PM	86	205
				86	205

HOLE No: 3					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
90	140	11:11:00 AM	11:29:00 AM	18	50
82	125	11:29:30 AM	11:51:15 AM	40	93
125	159	11:51:15 AM	12:16:30 PM	65	127
108	137	12:17:00 PM	12:38:15 PM	86	156
				86	156

HOLE No: 4					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
116	186	11:11:45 AM	11:29:45 AM	18	70
106	178	11:30:15 AM	11:51:45 AM	40	142
92	171	11:52:15 AM	12:17:30 PM	65	221
70	150	12:18:00 PM	12:38:30 PM	85	301
				85	301

GALLASCH & ASSOCIATES PTY LTD

PERCOLATION RECORDING SHEETS

Ref No: 13/533

Date: 06/10/13

Client: Danson & Blaby Pty Ltd

Job: Rezoning of Portion Lots 73 and 56 – LOT 18
Gol Gol East, New South Wales

HOLE No: 5					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
112	154	11:12:15 AM	11:30:45 AM	18	42
110	153	11:31:00 AM	11:52:45 AM	40	85
102	146	11:53:00 AM	12:18:15 PM	65	129
110	140	12:18:45 PM	12:39:00 PM	86	159
				86	159

HOLE No: 6					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
104	149	11:12:45 AM	11:31:30 AM	19	45
105	146	11:31:45 AM	11:53:30 AM	41	86
109	150	11:53:45 AM	12:19:00 PM	66	127
105	139	12:19:30 PM	12:39:30 PM	86	161
				86	161

HOLE No: 7					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
108	127	11:13:15 AM	11:32:15 AM	19	19
127	140	11:32:15 AM	11:54:15 AM	41	32
119	135	11:54:30 AM	12:20:00 PM	67	48
135	149	12:20:00 PM	12:39:45 PM	86	62
				86	62

GALLASCH & ASSOCIATES PTY LTD

GUIDE TO DESIGN RATES FOR SEPTIC SYSTEMS

Based on "Code of Practice - Septic Tanks 2003".

Program developed by Mildura Rural City Council

Date : 08/10/13

HOUSEHOLD RESIDENCES

Applicant Details

Owner: Danson & Blaby Pty Ltd

Site Address: Rezoning of Portion Lots 73 and 56 – LOT 18
Gol Gol East, New South Wales

Occupation Details

(Insert number into one of the boxes below)

OPTION 1: Total number of bedrooms =

OPTION 2 : Total number of persons/users (No. of persons = No of bedrooms plus one)

Water Saving Devices

Place an "X" into the appropriate boxes for water rated appliances as set out below (if known)

1. Bathroom		
- flow restricters on showers	<input checked="" type="checkbox"/>	Unrestricted (20 litres/minute)
	<input type="checkbox"/>	A rated (16 litres/minute)
	<input type="checkbox"/>	AA rated (12 litres/minute)
	<input type="checkbox"/>	AAA rated (9 litres/minute)
2. Laundry		
- washing machine	<input checked="" type="checkbox"/>	Unrestricted (7 kg capacity)
	<input type="checkbox"/>	A rated (6 kg capacity)
	<input type="checkbox"/>	AA rated (front loading, 5 kg capacity)
	<input type="checkbox"/>	AAA rated (front loading, 4 kg capacity)
3. Water closet		
- cisterns	<input checked="" type="checkbox"/>	Unrestricted (10 litre capacity)
	<input type="checkbox"/>	A - AAA rated (dual 6/3 litre capacity)
4. Other uses		
- sink, basins and trough etc	<input checked="" type="checkbox"/>	Unrestricted
	<input type="checkbox"/>	A rated (aerator taps)
	<input type="checkbox"/>	AA rated (flow restricters)
	<input type="checkbox"/>	AAA rated (suds saver)

Effluent Flow Rate

Estimated daily effluent flow = **1000** Litres/day

Septic Tank Capacity

Insert 'X' for food waste disposal unit

Frequency of desludging = years (At least every 3 years)

Minimum septic tank capacity = **2200** Litres

NOTE: Above figures represent best values available at this time and are a guide only.

GALLASCH & ASSOCIATES PTY LTD

SOIL PERCOLATION TEST REPORT

(Based on the "falling head method" described in Code of Practice—Septic Tanks,
EPA Publication 451, March 1996, which has given consistent and appropriate results over many years.)
XLS Program developed by Mildura Rural City Council

Date : 8/10/2013

Applicant Details

Owner: Danson & Blaby Pty Ltd
Site Address: Rezoning of Portion Lots 73 and 56 – LOT 18
Gol Gol East, New South Wales

Effluent Loading Rate

Expected daily effluent flow rate = 1000 L/day (See worksheets 1 & 2)

Test Data & Analysis

Stable Rate of Fall (Method - Appendix B of Code)		
Hole 1	33	mm/15 min
Hole 2	29	mm/15 min
Hole 3	21	mm/15 min
Hole 4	60	mm/15 min
Hole 5	21	mm/15 min
Hole 6	26	mm/15 min
Hole 7	11	mm/15 min
Hole 8		mm/15 min
Hole 9		mm/15 min
Hole 10		mm/15 min

Statistical Information	
Mean :	28.71
Std. Dev.	15.48
Max.	51.93
Min.	5.50

Test Results within Max & Min values	
Hole 1	33
Hole 2	29
Hole 3	21
Hole 4	Rejected
Hole 5	21
Hole 6	26
Hole 7	11
Hole 8	
Hole 9	
<u>Hole 10</u>	
Total =	141

Soil Percolation Rate = $\frac{141}{6}$ mm/15 min = **94 mm/hr**

Soil Permeability = 0.38 m/day

Soil Classification = Loam / Sandy loam

Long Term Absorption Rate = 11.3 L/ sq.m/day

Sub-Soil Absorbtion Trench Options

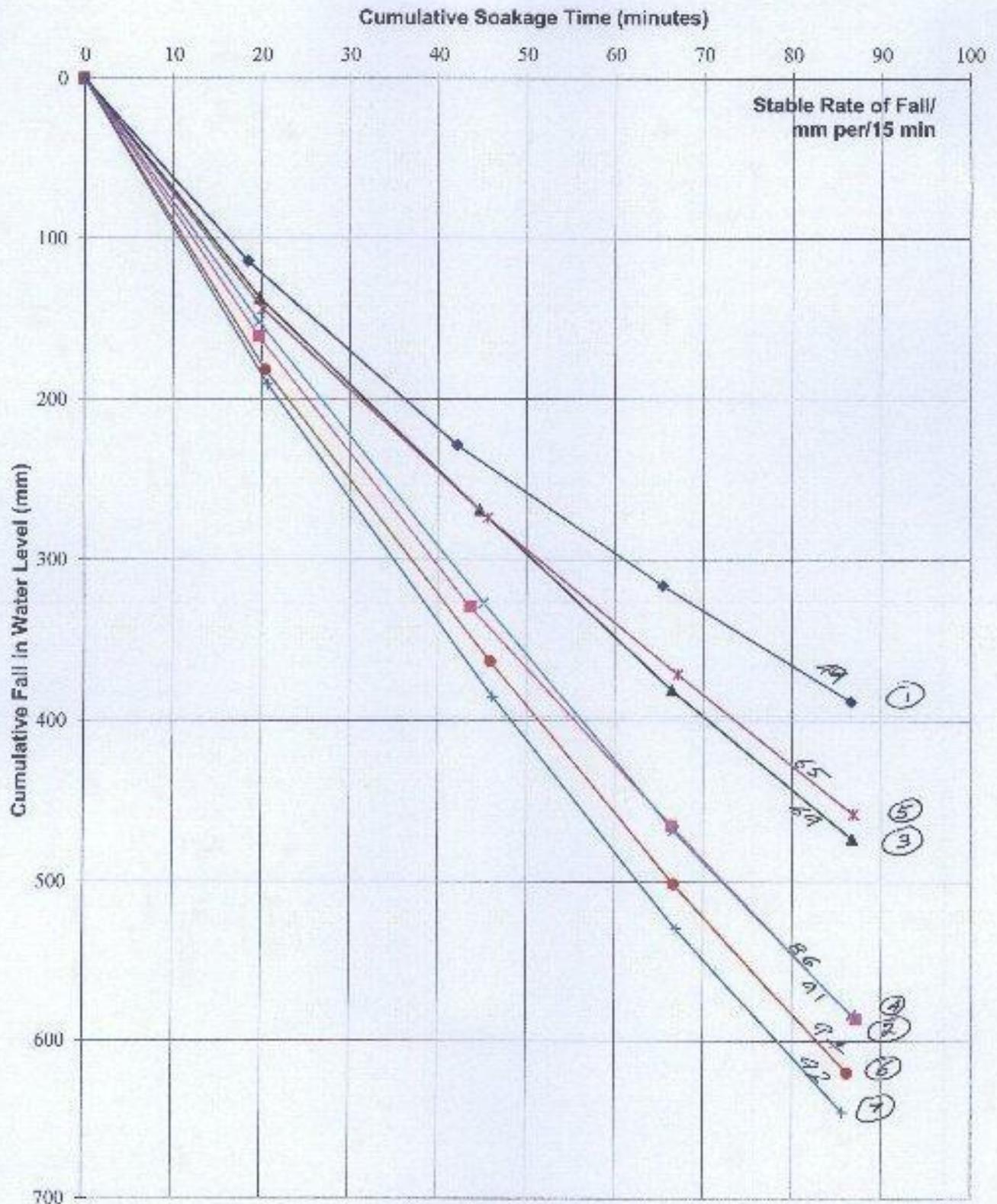
	Trench width		Trench length (min.)	
Option 1:	1000	mm	59	Metres
Option 2:	700	mm	74	Metres
Option 3:	500	mm	89	Metres
Option 4:	300	mm	111	Metres
Other 1:	1200	mm	52	Metres
Other 2:	2000	mm	36	Metres

Signed:



- * NOTES: (i) "S". - May be suitable subject to further treatment, investigation and/or design.
(ii) "N.S". - Generally not suitable for septic tank effluent."
(iii) Trench lengths may be reduced by 50% where effluent is treated to 20/30 standard.

GALLASCH & ASSOCIATES PTY LTD



GALLASCH & ASSOCIATES PTY LTD

PERCOLATION RECORDING SHEETS

Ref No: 13/533

Date: 06/10/13

Client: Danson & Blaby Pty Ltd

Job: Rezoning of Portion Lots 73 and 56 – LOT 45
Gol Gol East, New South Wales

HOLE No: 1					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
111	225	11:18:00 AM	11:36:30 AM	18	114
80	195	11:37:00 AM	12:00:45 PM	42	229
103	190	12:02:15 PM	12:25:30 PM	65	316
108	180	12:26:15 PM	12:47:30 PM	87	388
				87	388

HOLE No: 2					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
130	291	11:18:45 AM	11:38:30 AM	20	161
120	288	11:39:00 AM	12:03:00 PM	44	329
130	266	12:04:00 PM	12:26:45 PM	67	465
109	230	12:27:15 PM	12:48:00 PM	87	586
				87	586

HOLE No: 3					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
118	255	11:19:45 AM	11:39:30 AM	20	137
98	230	11:40:00 AM	12:05:00 PM	45	269
107	219	12:05:45 PM	12:27:30 PM	67	381
110	202	12:28:00 PM	12:48:15 PM	87	473
				87	473

HOLE No: 4					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
108	260	11:20:30 AM	11:40:15 AM	20	152
90	265	11:40:45 AM	12:06:15 PM	45	327
95	236	12:06:45 PM	12:28:15 PM	67	468
102	217	12:28:45 PM	12:48:45 PM	87	583
				87	583

GALLASCH & ASSOCIATES PTY LTD

PERCOLATION RECORDING SHEETS

Ref No: 13/533

Date: 06/10/13

Client: Danson & Blaby Pty Ltd

Job: Rezoning of Portion Lots 73 and 56 – LOT 45
Gol Gol East, New South Wales

HOLE No: 5					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
122	266	11:21:00 AM	11:41:15 AM	20	144
98	228	11:41:45 AM	12:07:15 PM	46	274
98	195	12:07:45 PM	12:29:15 PM	67	371
90	177	12:29:30 PM	12:49:15 PM	87	458
				87	458

HOLE No: 6					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
85	267	11:21:45 AM	11:42:15 AM	21	182
98	279	11:42:45 AM	12:08:15 PM	46	363
92	230	12:09:15 PM	12:30:00 PM	67	501
100	219	12:30:15 PM	12:49:45 PM	86	620
				86	620

HOLE No: 7					
Water Level (mm)		Time (h:m:s)		Cumulative Soakage Time (minutes)	Cumulative Fall in Water Level (mm)
Initial	Final	Initial	Final		
				0	0
100	291	11:22:15 AM	11:43:00 AM	21	191
106	300	11:44:00 AM	12:09:30 PM	46	385
109	253	12:10:00 PM	12:30:45 PM	67	529
106	222	12:31:15 PM	12:50:00 PM	86	645
				86	645

GALLASCH & ASSOCIATES PTY LTD

GUIDE TO DESIGN RATES FOR SEPTIC SYSTEMS

Based on "Code of Practice - Septic Tanks 2003".

Program developed by Mildura Rural City Council

Date : 08/10/13

HOUSEHOLD RESIDENCES

Applicant Details

Owner: Danson & Blaby Pty Ltd
Site Address: Rezoning of Portion Lots 73 and 56 – LOT 45
Gol Gol East, New South Wales

Occupation Details

(insert number into one of the boxes below)

OPTION 1: Total number of bedrooms =

OPTION 2 : Total number of persons/users (No. of persons = No of bedrooms plus one)

Water Saving Devices

Place an "X" into the appropriate boxes for water rated appliances as set out below (if known)

1. Bathroom		
- flow restricters on showers	<input checked="" type="checkbox"/>	Unrestricted (20 litres/minute)
	<input type="checkbox"/>	A rated (16 litres/minute)
	<input type="checkbox"/>	AA rated (12 litres/minute)
	<input type="checkbox"/>	AAA rated (9 litres/minute)
2. Laundry		
- washing machine	<input checked="" type="checkbox"/>	Unrestricted (7 kg capacity)
	<input type="checkbox"/>	A rated (6 kg capacity)
	<input type="checkbox"/>	AA rated (front loading, 5 kg capacity)
	<input type="checkbox"/>	AAA rated (front loading, 4 kg capacity)
3. Water closet		
- cisterns	<input checked="" type="checkbox"/>	Unrestricted (10 litre capacity)
	<input type="checkbox"/>	A - AAA rated (dual 6/3 litre capacity)
4. Other uses		
- sink, basins and trough etc	<input checked="" type="checkbox"/>	Unrestricted
	<input type="checkbox"/>	A rated (aerator taps)
	<input type="checkbox"/>	AA rated (flow restricters)
	<input type="checkbox"/>	AAA rated (suds saver)

Effluent Flow Rate

Estimated daily effluent flow = **1000** Litres/day

Septic Tank Capacity

Insert 'X' for food waste disposal unit

Frequency of desludging = years (At least every 3 years)

Minimum septic tank capacity = **2200** Litres

NOTE: Above figures represent best values available at this time and are a guide only.

GALLASCH & ASSOCIATES PTY LTD

SOIL PERCOLATION TEST REPORT

(Based on the "falling head method" described in Code of Practice—Septic Tanks,
EPA Publication 451, March 1996, which has given consistent and appropriate results over many years.)
XLS Program developed by Mildura Rural City Council

Date : 8/10/2013

Applicant Details

Owner: Danson & Blaby Pty Ltd
Site Address: Rezoning of Portion Lots 73 and 56 – LOT 45
Gol Gol East, New South Wales

Effluent Loading Rate

Expected daily effluent flow rate = **1000** L/day (See worksheets 1 & 2)

Test Data & Analysis

Stable Rate of Fall (Method - Appendix B of Code)		
Hole 1	49	mm/15 min
Hole 2	91	mm/15 min
Hole 3	69	mm/15 min
Hole 4	86	mm/15 min
Hole 5	65	mm/15 min
Hole 6	94	mm/15 min
Hole 7	92	mm/15 min
Hole 8		mm/15 min
Hole 9		mm/15 min
Hole 10		mm/15 min

Statistical Information	
Mean :	78.00
Std. Dev.	17.20
Max.	103.81
Min.	52.19

Test Results within Max & Min values	
Hole 1	Rejected
Hole 2	91
Hole 3	69
Hole 4	86
Hole 5	65
Hole 6	94
Hole 7	92
Hole 8	
Hole 9	
Hole 10	
Total =	497

Soil Percolation Rate = $\frac{497}{6}$ mm/15 min = **331** mm/hr

Soil Permeability = 1.33 m/day

Soil Classification = Sandy loam / Sand

Long Term Absorption Rate = 17.6 L/ sq.m/day

Sub-Soil Absorbtion Trench Options

	Trench width		Trench length (min.)		
Option 1:	1000	mm	38	Metres	S *
Option 2:	700	mm	47	Metres	S *
Option 3:	500	mm	57	Metres	S *
Option 4:	300	mm	71	Metres	S *
Other 1:	1200	mm	33	Metres	S *
Other 2:	2000	mm	23	Metres	

Signed: 

- * NOTES: (i) "S". - May be suitable subject to further treatment, investigation and/or design.
(ii) "N.S.". - Generally not suitable for septic tank effluent."
(iii) Trench lengths may be reduced by 50% where effluent is treated to 20/30 standard.

DANSON AND BLABY PTY. LTD.

177 WALNUT AVENUE, MILDURA VIC. 3500

A.C.N. 159 022 661 A.B.N. 16 159 022 661
(Incorporating The Practices of Thomson & Blaby Pty. Ltd., and Peter R. Danson)
Consulting Surveyors – Civil Design – Town Planning Consultants

ATTACHMENT D

Planning Team Report dated 13th February 2014



Planning

Planning Team Report

Wentworth Local Environmental Plan 2011 - Amendment No. 4 - Rezoning of Lots 56 and 73 DP 756946 from RU1 to R5, and the Rezoning of Lot 188 DP 756946 from R5 to SP1

Proposal Title :	Wentworth Local Environmental Plan 2011 - Amendment No. 4 - Rezoning of Lots 56 and 73 DP 756946 from RU1 to R5, and the Rezoning of Lot 188 DP 756946 from R5 to SP1		
Proposal Summary :	To rezone Lots 56 and 73 DP 756946 from RU1 to R5 for the purposes of a large lot residential subdivision, and also the rezoning Lot 188 DP 756946 from R5 to SP1.		
PP Number :	PP_2014_WENTW_001_00	Dop File No :	14/02810

Proposal Details

Date Planning Proposal Received :	10-Feb-2014	LGA covered :	Wentworth
Region :	Western	RPA :	Wentworth Shire Council
State Electorate :	MURRAY DARLING	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	Wilga Road		
Suburb :		City :	Gol Gol
Land Parcel :	Lots 56 and 73 DP 756946	Postcode :	2738
Street :			
Suburb :		City :	Gol Gol
Land Parcel :	Lot 188 DP 756946	Postcode :	27

DoP Planning Officer Contact Details

Contact Name :	Jenna McNabb
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RPA Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	N/A	Consistent with Strategy :	No
MDP Number :		Date of Release :	
Area of Release (Ha) :	20.03	Type of Release (eg Residential / Employment land) :	Residential
No. of Lots :	54	No. of Dwellings (where relevant) :	54
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with :

If No, comment :

Have there been meetings or communications with registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting Notes : The Planning Proposal involves 2 aspects:

1) To rezone Lot 188 DP 756946 from RU5 to either SP1, E3 or RU1:

The site is known as the Old Gol Gol Tip, and is currently zoned R5 - Large Lot Residential. The subject land was previously included as part of 2 planning proposals to reduce the minimum lot size (MLS) of the site from 10,000 hectares (ha) to 5000m2 (PP_WENTW_2012_001_00). Under the original Wentworth LEP 2011 the land was inadvertently zoned R5 with a MLS of 10,000ha. The inclusion of this additional land for rural residential purposes was not supported by any study or nominated/identified by Council in its s68 submission. The R5 land was an obvious error as the original Lot Size Map showed the land as zoned R5 with a MLS of 10,000ha.

PP_2013_WENTW_001_00 (approved by Panel 9/1/2014) reduced the minimum lot size (MLS) from 5000m2 to 3000m2 of 138ha, including the subject allotment, and provided for an additional 41 residential allotments with a MLS of 3000m2. The reduction in the MLS at the site was considered to be of minor significance, and the reduction of the MLS would provide a more appropriate lot density at the subdivision stage. At this time, Council had endorsed the draft Wentworth Rural Residential Land Strategy (dated June 2008), which identified the subject land as suitable for large lot residential development (subject to further investigations), however, this Strategy has not been endorsed or supported by the Department at this stage.

The current planning proposal seeks to rezone 14.5ha of R5 land to either SP1 - Special Activities, E3 - Environmental Management, or RU1 - Primary Production. The subject site is owned by the Crown, and currently utilised by the Sunraysia Wildlife Carers Group Inc, a volunteer organisation which cares and rehabilitates native wildlife that has been rescued.

It is Council's opinion that the rezoning of the old Gol Gol Tip site should occur and an appropriate zone should be implemented to acknowledge the previous and existing use of

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the site as it is unlikely any residential use will ever eventuate on the site due to existing site constraints, including contamination, which would require significant and costly remediation prior to being suitable for residential uses.

There is not a suitable definition within the Dictionary of the LEP which appropriately defines the existing use of the site. It is considered that the SP1 zone may be the most appropriate zone as the zone is generally intended for land uses or sites with special characteristics which cannot be accommodated in other zones.

The Objectives of the SP 1 zone are:

- To provide for special land uses that are not provided for in other zones.
- To provide for sites with special natural characteristics that are not provided for in other zones.
- To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land.

Alternatively, the land could be zoned RU1 - Primary Production to enable future agricultural uses on the land should the animal welfare group vacate the site. Significant remediation of the site may be required for agricultural purposes, given the sites history as the Old Gol Gol Tip. As the site is owned by the Crown, it is unlikely that the Crown would utilise the site for agricultural purposes.

The subject land is not contained within the Flood Mapping the Wentworth LEP 2011, however, the existing R5 zoning is not considered appropriate for residential use, due to significant native vegetation on the site, and contamination issues.

The rezoning of Lot 188 DP 756946 should be supported in principle, and the LZN_004G map be updated to show the subject allotment zoned as SP1 for the purposes of the existing use, however, no documentation has been provided to sufficiently address the requirements of a planning proposal, including a Council resolution, statement of objectives, explanation of provisions and assessment of s117 directions. The Department has previously experienced lengthy delays from Wentworth Shire Council when requesting additional information regarding incomplete planning proposals (up to 6 months). It is considered that the additional documentation could be provided as a condition of the Gateway.

2) To undertake the rezoning of Lots 56 and 73 DP 756904 from RU1 - Primary Production to R5 - Large Lot Residential.

The subject allotments have a combined area of approximately 20.03ha and are currently zoned RU1 - Primary Production. It is proposed to rezone the allotments to R5 - Large Lot Residential, for the purposes of development into a 54 allotment residential subdivision, including 11 allotments with frontage to Gol Gol Creek.

An "exchange" of R5 land is proposed - whereby the Council is proposing to swap the R5 land at the Old Gol Gol Tip (14.5ha) for the RU1 land (20.03ha) at Lots 56 and 73, which would result in only an additional 5.28ha of R5 land.

Council resolved to prepare an amendment to the Wentworth LEP 1993 to allow for an urban land release at Buronga-Gol Gol on 26/1/2006 (Amendment 26). Council resolved to prepare a new LEP in the Standard Instrument format for the LGA on 16/5/2007. On 16/7/2008, The Department agreed to Wentworth Shire Council to merge LEP Amendment 26 (Buronga-Gol Gol) and the principal LEP (in the Standard Instrument format). The Planning Proposal provided for the rezoning of 257ha of land at Buronga and Gol Gol for both residential (165ha) and industrial (61ha) uses. The release provided for 2156

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residential allotments - with the average dwelling demand of 33 lots per year, the release of an additional 2156 lots (at a density of 11 lots per ha) equated to 65 years supply.

The reduction of the MLS of R5 zoned land adjacent to Lots 56 and 73 provided for an additional 41 allotments at Gol Gol.

Again, both of these planning proposals were approved without the strategic planning backing of an endorsed Strategy - as discussed earlier, the draft Wentworth Rural Residential Strategy has not been adopted or endorsed by the Department. Wentworth is currently undertaking a strategy that will assess the supply and demand of land in Wentworth Shire, and the appropriateness of additional land releases.

The proposed rezoning of additional R5 land at Lots 56 and 73 would provide a supply of approximately 70 years of residential land in Gol Gol and Buronga. Whilst the proposed rezoning is considered to be consistent with the zoning of adjacent R5 land, the oversupply of land in Gol Gol is considered to be suitable justification to not proceed with this rezoning.

Lots 56 and 73 are currently utilised for horticultural purposes, and a dwelling and ancillary outbuildings are located on each allotment. It is noted that the dwelling on Lot 56 is inhabitable due to poor condition.

NSW Office of Water (NOW) has not been consulted regarding the MLS and the allotments capabilities to adequately contain an OSSM system, if required, and it is considered that 3000m² may not be sufficient land area for the 11 allotments which are proposed to front Gol Gol Creek.

In addition, whilst the subject land has frontage to Gol Gol Creek, it is not identified as contained within the flood mapping in the LEP. Council has advised the landowner has provided the land is between 0.2m and 0.8m below the 1:100 year flood event (via filed survey), and that there is a regulator under the Sturt Highway to prevent water flows along Gol Gol Creek from the Murray River in a flood event. The regulator is not under the control of Council. This raises significant liability issues, especially as the land is below the 1:100 year flood level, and has frontage to Gol Gol Creek.

The proposed rezoning of Lots 56 and 73 from RU1 to R5 is not supported at this stage, due to an already large supply of land in Buronga-Gol Gol and the lack of land use strategy and evidence to support the rezoning. As the Strategy is currently being development, it is submitted that the proposed rezoning should be included in the document, and that the proposed rezoning be included within the broader strategic planning framework of Wentworth LGA and Gol Gol.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment :

The Danson and Blaby Pty Ltd Report clearly states that the objective of the proposal is to rezone Lots 56 and 73 DP 756946 from RU1 to R5 and apply a MLS of 3000m², to facilitate the residential subdivision of the land.

Wentworth Council has included a letter which requests the rezoning of the land known as the Old Gol Gol Tip, from R5 to a more suitable zone, which the Department has assessed as being SP1. There is no statement of objectives, explanation of provisions or Council resolution relating to this part of the proposal.

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Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The Planning Proposal correctly indicates that it is intended to amend the zoning map LZN_004G and the lot size map LSZ_004G to show Lots 56 and 73 DP 756946 as zoned R5 with a MLS of 3000m2.**

There is no statement of objectives, explanation of provisions or Council resolution relating to the rezoning of Lot 188 DP 756946 from R5 to SP1.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

1.2 Rural Zones

1.5 Rural Lands

* May need the Director General's agreement

2.1 Environment Protection Zones

2.3 Heritage Conservation

3.1 Residential Zones

3.3 Home Occupations

3.4 Integrating Land Use and Transport

4.3 Flood Prone Land

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

Is the Director General's agreement required? **Unknown**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards

SEPP No 44—Koala Habitat Protection

SEPP No 55—Remediation of Land

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Rural Lands) 2008

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

No assessment of applicable SEPPs has been provided by Council in relation to the proposed rezoning of the Old Gol Gol Tip from R5 to SP1.

The following inconsistencies with SEPPs are not justified in relation to the proposed rezoning of Lots 56 and 73 DP 756946 from RU1 to R5 and the application of a 3000m2 MLS:

SEPP (Rural Lands) 2008:

The proposed rezoning of Lots 56 and 73 is considered to be inconsistent with Rural Planning Principles (Clause 7) of the SEPP (Rural Lands). The provision for rural lifestyle opportunities is considered to be well-catered for already within Wentworth, given the 2000+ allotments which were rezoned in Buronga-Gol Gol in 2011. There is also no regional or local strategy which applies to the site, recommending its use for rural residential purposes, and no studies have been supplied in the documentation which further justify and support the residential use of the land.

The rezoning of lots 56 and 73 is also inconsistent with Rural Subdivision Principles (Clause 8) of the SEPP (Rural Lands). Whilst the subject site is not identified as flood prone land in Council's mapping, it is below the 1:100 year flood level. A flood gate is located at the entrance to Gol Gol Creek, however, this gate is operated privately and is

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not Council owned. Not details have been provided on flood mitigation measures, besides the flood gate. It is also proposed to impose a 3000m2 MLS on the land. A land capability assessment has been undertaken, which states that the allotments will be large enough to adequately contain an OSSM system, however NOW have not been consulted on the issue, and 11 allotments are proposed to be waterfront to Gol Gol Creek, which may require a larger lot size to contain an OSSM.

SEPP 55 - Remediation of Land:

The planning proposal states that there is no known contamination on the subject site. No evidence of testing has been provided.

No assessment of s117 Directions has been provided by Council in relation to the proposed rezoning of the Old Gol Gol Tip from R5 to SP1.

The following inconsistencies with s.117 Directions are not justified in relation to the rezoning of Lots 56 and 73 DP 756946 from RU1 to R5 and the application of a 3000m2 MLS:

Direction 1.2 - Rural Zones

The planning proposal states that the proposal does not seek to rezone land from a rural zone to a residential, business, industrial, village or tourist zone. The proposal is considered inconsistent, as it involves the rezoning Lots 56 and 73 DP 756946 (20.03ha) from RU1 - Primary Production land to R5 - Large Lot Residential. The proposal is inconsistent with the direction as:

- the rezoning is not justified by a strategy; and
 - the rezoning is not justified by a study prepared in support of the planning proposal; and
 - is not in accordance with the relevant Regional Strategy of Sub-Regional Strategy (do not exist); and
- the rezoning is not considered to be of minor significance.

The rezoning of 20.03ha of RU1 land to R5 is not considered to be appropriate, given the already large supply of land available in Buronga-Gol Gol, with provision for an additional 2000+ allotments made as part of the standard instrument process.

Direction 1.5 - Rural Lands

The subject land is not identified in any of Council's Strategies as being suitable for rural-residential living purposes. The rezoning of the subject allotments is inconsistent with the Rural Planning Principles and Rural Subdivision Principles within SEPP (Rural Lands 2008). The proposed R5 zoning and 3000m2 MLS does not provide the landowners with suitable land area for agricultural uses, and does not facilitate the orderly and economic development of rural lands. The planning proposal is not considered to be consistent with this direction.

Direction 3.1 - Residential Zones

The planning proposal states the the proposed rezoning and additional 54 allotments will broaden the available housing choice within the Shire. It is considered that the proposal is inconsistent with this direction, as there already is a significant amount of R5 land zoned in the Shire (approximately 70 years supply) and the creation of additional land for residential purposes is not considered to be responsible. In addition, there is no Strategy which identifies the land as suitable for rural-residential living, and no supporting documentation has been provided with the proposal. In addition, no indication has been provided as to whether the proposed allotments will be serviced. The planning proposal is not considered to be consistent with this direction.

Direction 3.4 - Integrating Land Use and Transport

The planning proposal is inconsistent with this direction, as the location of the proposed subdivision is away from the village area of Gol Gol, with no proposed public transport provision. The creation of an addition 54 allotments is a significant increase in

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traffic (average 8 vehicle trips per day x 54 allotments = 432 additional vehicle trips per day to residential area and onto Sturt Highway to access Gol Gol village), and the proposed subdivision design of a single loop road is not considered to be "good" design. Residents would be reliant on private vehicles to travel to Gol Gol Village and surrounding areas. It is considered that the proposal, with no supporting Strategy, is not consistent with this direction.

Direction 4.3 - Flood Prone Land

The subject land is not identified on Council's LEP Flood Mapping, despite having frontage to Gol Gol Creek. The land is also identified as being below the 1:100 year flood level. A radial arm gate regulator has been installed under the Sturt Highway, which can be opened or closed when required. The regulator is not controlled by Council, which raises some issues with liability and the operation of the gate during periods of flooding emergency. Also, the planning proposal is directly inconsistent with the direction, which states that a planning proposal must not rezone land within a flood planning area from a rural zone to a residential zone. No additional study or reporting has been provided with the proposal, and no land use strategy is in place to support the proposed rezoning. It is considered that the rezoning of the site for residential purposes may create significant flood impacts to other properties, and the proposal is therefore considered to be inconsistent with the direction.

Mapping Provided - s55(2)(d)

Is mapping provided? Yes

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? Yes

Comment :

28 days community consultation has been proposed for the rezoning of lots 56 and 73.

No consultation has been proposed for the rezoning of the Old Gol Gol Tip.

Additional Director General's requirements

Are there any additional Director General's requirements? N/A

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? Yes

If No, comment :

The proposal for the rezoning of Lots 56 and 73 meets the adequacy criteria.

The proposal for the rezoning of the Old Gol Gol Tip does not meet the adequacy criteria. As discussed earlier in this report, the Department has historically experienced significant delays (up to 6 months) for the submission of additional information regarding planning proposals which are considered to be incomplete. It is considered in this instance, as the rezoning is supported in principle, that the submission of the documentation for the planning proposal be conditioned to be completed as part of the Gateway determination.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP :

The principle Wentworth LEP 2011 in the Standard Instrument Format was notified on 16 December 2011.

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Assessment Criteria

Need for planning proposal :

It is considered appropriate to rezone Lot 188 DP 756946, being the Old Gol Gol Tip site, from R5 to SP1. This is considered to be a more appropriate zoning for the site, given the significant contamination issues, and the fact that it is owned by the Crown, and would be unlikely developed into residential housing.

It is considered that there is no need for the rezoning of Lots 56 and 73 DP756496 from RU1 to R5, which would result in the subdivision of the site to create an addition 54 rural residential allotments. There is already considered to be an oversupply of rural residential land in the Wentworth LGA, and, as previously discussed, during the Standard Instrument process, 2000+ rural residential allotments (approximately 65 years supply) were provided for around the Buronga-Gol Gol villages. No supply and demand analysis has been provided to justify the release of additional land. Should the proposed rezoning proceed, there would be approximately 70 years supply of land in the Buronga-Gol Gol area, which is considered to be sufficient.

Consistency with strategic planning framework :

There is no endorsed Strategy relating the the subject lands. Council is currently undertaking the preparation of a Strategy which will assess the supply and demand of land available in Wentworth, and the appropriateness of additional rural-residential land should be assessed in the broader strategic framework of Wentworth LGA, and the subject lands should be included in the Strategy.

Environmental social economic impacts :

Lots 56 and 73 DP 756946 are not identified as flood prone land, however, are noted as being below the 1:100 flood level. The site has frontage to Gol Gol Creek, and it is noted that a flood gate has been installed, however, this is operated privately. No investigations have been conducted to determine the potential impacts of flooding on the site. Similarly, no contamination investigations have been undertaken on the site, which are prudent, given the sites current agricultural use.

The rezoning and potential subdivision of the site into 54 rural residential allotments will increase the oversupply of land available in Buronga-Gol Gol.

Lot 188 DP 756946, being the Old Gol Gol Tip Site poses significant contamination issues with its current R5 zoning. Significant remediation works would be required to develop the land into allotments suitable for residential use.

Assessment Process

Proposal type : **Inconsistent** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Murray Catchment Management Authority
Essential Energy
Office of Environment and Heritage
NSW Department of Primary Industries - Agriculture**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons : **The proposed rezoning of the Old Gol Gol Tip, whilst no documentation has been provided, is supported in principle, given the site is not considered suitable for residential development due to contamination and land use conflicts.**

The proposed rezoning of Lots 56 and 73 DP 756496 is not recommended to proceed, as

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the proposal is inconsistent with the s117 directions, not justified by a strategy, is not consistent with the Rural Lands Principles and the approval of the rezoning would result in additional residential land in an area where there is already a significant oversupply.

Resubmission - s56(2)(b) : Yes

If Yes, reasons : Documentation in accordance with Section 55(2) of the EP&A Act is required to be submitted to the Department, to justify the proposed rezoning of the Old Gol Gol Tip Site.

Identify any additional studies, if required. :

Flooding

Other - provide details below

If Other, provide reasons :

Supply and Demand analysis required, should the rezoning of Lots 56 and 73 DP 756946 be supported by the Panel.

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	Document Type Name	Is Public
Cover Letter Planning Proposal -Wentworth LEP 2011 - Amendment.pdf	Proposal Covering Letter	No
Danson and Blaby Documentation for Rezoning of Lots 56 and 73.pdf	Proposal	No
Minutes - Ordinary Council 22 January 2014.pdf	Proposal	No
Minutes - Planning Liaison Committee 18 September 2013.pdf	Proposal	No
Planning Liaison Committee - 22 Jan 2014 - Ordinary Council.pdf	Proposal	No
Planning Liaison Committee Meeting Agenda 18 December 2013.pdf	Proposal	No
Planning Liaison Committee Meeting Agenda 18 Sept 2013.pdf	Proposal	No
Preliminary Assessment by Warrick Fisher 18 September 2013.pdf	Proposal	No
Available Land Wentworth.pdf	Map	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage **Recommended with Conditions**

S.117 directions:

- 1.2 Rural Zones
- 1.5 Rural Lands
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information : 1) The submission of documents in accordance with Clause 55(2) of the EP & A Act is required to adequately assess proposed rezoning of the Old Gol Gol Tip Site, being Lot

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188 DP 756946, from R5 to SP1.

2) Following the submission of documentation to the satisfaction of the Department, the planning proposal should proceed and be finalised within 9 months of the Gateway Determination Date.

3) Community consultation is to be undertaken for a period of 28 days.

4) Council is to prepare amended maps which are at an appropriate scale and clearly identify the subject land for the Section 59 Submission that are compliant with the Departments Standard technical requirements for LEP Maps. The following maps are to be amended:

- Land Zone Map (LZN_004G).

5) Council is to request the drafting and finalisation of the amendment no later than 6 weeks prior to the projected making of the amendment date.

6) Consult with the following agencies:

Murray Catchment Management Authority
Essential Energy
Office of Environment and Heritage
NSW Department of Primary Industries - Agriculture

7) It is recommended that the proposed rezoning of Lots 56 and 73 DP 756946, Wilga Road, not proceed, for the reasons outlined in this report.

Supporting Reasons :

The proposed rezoning of Lots 56 and 73 DP 756496 is not recommended to proceed, as the proposal is inconsistent with the s117 directions, not justified by a strategy, is not consistent with the Rural Lands Principles and the approval of the rezoning would result in additional residential land in an area where there is already a significant oversupply.

The proposed rezoning of Lot 188 DP 756946 from R5 to SP1 is supported in principle, as the SP1 zone is considered more appropriate due to the significant contamination issues prevalent on the site, making it unsuitable for residential purposes. No documentation was submitted by the Council which complies with clause 55(2) of the EP & A Act for this part of the planning proposal, and it is considered that given previous lengthy delays by Council in providing this information prior to the assessment of a Planning Proposal, that the submission of the documentation be provided as a condition of the Gateway Determination.

Signature: _____

Printed Name: _____

Date: _____

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ATTACHMENT E

Panel Recommendation dated 18th June 2014



Planning

Panel Recommendation

Wentworth Local Environmental Plan 2011 - Amendment No. 4 - Rezoning of Lots 56 and 73 DP 756946 from RU1 to R5, and the Rezoning of Lot 188 DP 756946 from R5 to SP1

Proposal Title :	Wentworth Local Environmental Plan 2011 - Amendment No. 4 - Rezoning of Lots 56 and 73 DP 756946 from RU1 to R5, and the Rezoning of Lot 188 DP 756946 from R5 to SP1		
Proposal Summary :	To rezone Lots 56 and 73 DP 756946 from RU1 to R5 for the purposes of a large lot residential subdivision, and also the rezoning of Lot 188 DP 756946 from R5 to SP1.		
PP Number :	PP_2014_WENTW_002_00	Dop File No :	14/02810

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

- S.117 directions :
- 1.2 Rural Zones
 - 1.5 Rural Lands
 - 2.1 Environment Protection Zones
 - 2.3 Heritage Conservation
 - 3.1 Residential Zones
 - 3.3 Home Occupations
 - 3.4 Integrating Land Use and Transport
 - 4.3 Flood Prone Land
 - 6.1 Approval and Referral Requirements
 - 6.2 Reserving Land for Public Purposes
 - 6.3 Site Specific Provisions

- Additional Information :
- 1) The proposed rezoning of Lots 56 and 73 DP 756946 is not recommended to proceed, for the following reasons:
 - No Strategic justification;
 - Inconsistent with Section 117 Directions;
 - Inconsistent with SEPPs;
 - Inconsistent with Rural Lands Principles;
 - Significant oversupply of land already in Wentworth.

Council is currently undertaking a Rural Land Use Strategy, which will set a vision and policy framework for rural areas within the Wentworth local government area. The use of the subject land for rural lifestyle purposes is to be considered as part of the broader strategic process. Matters regarding appropriate minimum lot sizes of land used for agricultural purposes should also be considered as part of this process.

- 2) The proposed rezoning of Lot 188 DP 756946 to SP1 (Wildlife Sanctuary) is recommended to proceed.

- 3) The submission of documents in accordance with Clause 55(2) of the EP & A Act is required to adequately assess the proposed rezoning of the Old Gol Gol Tip Site, being Lot 188 DP 756946 from zone R5 to zone SP1 (Wildlife Sanctuary).

- 4) Following the submission of documentation to the satisfaction of the Department, the planning proposal should proceed and be finalised within 9 months of the Gateway Determination Date.

- 5) Community Consultation is to be undertaken for a period of 28 days.

- 6) Council is to prepare amended maps which are at an appropriate scale and clearly identify the subject land for the Section 59 Submission that are compliant with the Departments Standard Technical Requirements for LEP Maps. The following maps are to be amended:

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- Land Zone Map LZN_004G

7) Council is to request the drafting and finalisation of the amendment no later than 6 weeks prior to the projected making of the amendment date.

8) Consult with the following Agencies:

- Murray Catchment Management Authority
- NSW Office of Water
- Essential Energy
- Office of Environment and Heritage
- NSW Department of Primary Industries - Agriculture.

Supporting Reasons :

The proposed rezoning of Lots 56 and 73 DP 756946 is not recommended to proceed, as the proposal is inconsistent with the s117 Directions, not justified by a strategy, is not consistent with the Rural Lands Principles and the approval of the rezoning would result in additional rural residential land where there is already a significant oversupply.

The proposed rezoning of Lot 188 DP 756946 is supported in principle, as the SP1 zone is considered more appropriate due to the significant contamination issues prevalent on the site, making it unsuitable for residential purposes. No documentation was submitted by the Council which complies with Clause 55(2) of the EP & A Act for this part of the planning proposal, and it is considered that given the previous lengthy delays by Council in providing this information prior to the assessment of a Planning Proposal, that the submission of the documentation be provided as a condition of the Gateway Determination.

Panel Recommendation

Recommendation Date : 12-Jun-2014

Gateway Recommendation : Passed with Conditions

Panel

Recommendation :

The Planning Proposal should proceed subject to the variations as outlined in the following conditions:

1. Prior to undertaking public exhibition, the planning proposal is to be amended to remove the proposal to rezone Lots 56 and 73 DP756946 at Wilga Road, Gol Gol from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size to 3,000sqm.
2. Prior to undertaking public exhibition, the planning proposal is to be updated to include all relevant information, including a project timeline, in accordance with the Department's A Guide to Preparing Planning Proposals.
3. The planning proposal is to be updated to include sufficient additional information to adequately demonstrate consistency or justify any inconsistency with the below S117 Directions and legislation:
 - 1.2 Rural Zones
 - 1.5 Rural Lands
 - 3.1 Residential Zones
 - 3.4 Integrating Land Use and Transport
 - State Environmental Planning Policy (SEPP) Rural Lands 2008
 - SEPP No 55 – Remediation of Land
 - any other applicable policies
4. Prior to undertaking public exhibition, the planning proposal is to be updated to include existing and proposed land zoning maps, which are at an appropriate scale and clearly identify the subject land.
5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public

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exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Murray Catchment Management Authority
- NSW Office of Water
- Essential Energy
- Office of Environment and Heritage
- Department of Primary Industries – Agriculture

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

8. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

TROY LOVEDAY

Date:

18-06-2014

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ATTACHMENT F

Department letter issued on 15th July 2014 that described the shortcomings of the original planning proposal.



Contact: Jenna McIabb
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Fax: (02) 6884 8483
Email: Jenna.McIabb@planning.nsw.gov.au
Postal: PO Box 58, Dubbo NSW 2830

Our ref: PP_2014_WENTW_002_00 (14/02610)

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

Dear Mr Kozlowski,

Planning proposal to amend Wentworth Local Environmental Plan 2011

I am writing in response to your Council's request for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal (Amendment No. 4) to rezone Lots 56 and 73 DP756946 at Wilga Road, Gol Gol from RU1 Primary Production to R5 Large Lot Residential and amend the minimum lot size to 3,000sqm and rezone the former Gol Gol landfill site at Lot 188 DP756946 from R5 Large Lot Residential to SP1 Special Activities (Wildlife Sanctuary).

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the variations outlined in the conditions in the attached Gateway determination.

While I support the planning proposal to rezone the former Gol Gol landfill site, the proposal to rezone rural land at Wilga Road, Gol Gol for large lot residential purposes is not supported at this time because the planning proposal, as submitted by Council, does not adequately justify the rezoning. Consequently, the planning proposal is to be amended to remove the rezoning of Lots 56 and 73 DP756946 at Gol Gol, prior to Council undertaking public exhibition.

I understand that Council is currently preparing a new rural residential strategy, which will assess the availability and suitability of land for agricultural and rural residential purposes, including the subject land. Therefore, the outcomes of the strategy should inform the rezoning of the subject site for rural residential purposes and Council should consider the broader strategic framework when determining the appropriateness of large lot residential development on the site.

The proposed rezoning of Lots 56 and 73 DP756946 at Gol Gol is also inconsistent with State Environmental Planning Policy (SEPP) Rural Lands 2008 and S117 Directions 1.2 Rural Zones, 1.5 Rural Lands, 3.1 Residential Zones, 3.4 Integrating Land Use and Transport and 4.3 Flood Prone Land, given the proposal seeks to rezone rural land for residential purposes, which is not identified for residential development in a strategy and the proposal does not adequately address infrastructure provision (including public transport), accessibility to the village of Gol Gol and environmental impacts. Furthermore, the land is identified as being below the 1:100 year flood level, however the planning proposal does not address flooding impacts on the site or identify appropriate flood mitigation measures.

Should Council wish to pursue the rezoning of Lots 56 and 73 DP756946, it should await the outcomes of the strategy and undertake the above mentioned strategic and flooding work.

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The planning proposal is to be updated to include all relevant information regarding the rezoning of the former Gol Gol landfill site, including a project timeline and assessment of S117 Directions and SEPPs, in accordance with the Department of Planning and Environment's *A Guide to Preparing Planning Proposals*. Council is to work closely with the Department's regional office to amend the planning proposal, prior to placing it on public exhibition.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Jenna McNabb of the Department's regional office to assist you. Ms McNabb can be contacted on (02) 6841 2180.

Yours sincerely,



15/7/14

Richard Pearson
Deputy Secretary
Growth Planning

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template