



Damien Pfeiffer
Director Regions, Western
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Dear Damien

PLANNING PROPOSAL PP_2019_WENTW_01_00 GOL GOL NORTH ROAD GOL GOL

Council is writing to the Department of Planning, Industry and Environment with regard to the above planning proposal that was submitted for consideration of a Gateway Determination 12 March 2019 and subsequently placed on hold until the completion of the Buronga Gol Gol Structure Plan.

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

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

Of the submissions received to the draft Plan, none related to the above planning proposal to rezone the lots from RU1 Primary Production to RU5 Village zone.

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

Furthermore, I refer to your correspondence dated 11 April 2019 and the response from Council's Director of Health & Planning, Matthew Carlin, dated 5 March 2020 with regard to the Department of Planning's concerns of potential flooding of the site from Gol Gol Creek, the impacts of development on the proposed waterfront allotments, the Environmental Site Assessment Report and the concern around the packing shed on the subject site.

Flooding

Evidence has been submitted regarding the infrastructure that is in place along the Gol Gol Creek that ensures that the subject site is not impacted in a 1 in 100 year flood event.

The information provided identifies that together with the radial arm regulator on the Sturt Highway, there are two other regulators that assist with the movement and flow of water along the creek to the Gol Gol Swamp and Gol Gol Lake. This assists with providing water to irrigators along the creek and to ensure that as flood waters rise, it is directed to these two extremely large storages. This information is attached for your review and records.

Development on waterfront allotments

Council's previous correspondence dated 5 March 2020 provided a response to this concern, as follows:

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

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

Packing Shed

Council contacted the proponent and requested advice as to the current and future status of the packing shed. The proponent's response confirmed that the packing shed will be removed when the land has been rezoned and prior to the submission of a development application for the subdivision of the site. As such, an amended Planning Proposal has been submitted to show the intent to remove the packing shed. The amended Planning Proposal is attached for your records.

Contamination

Council's previous correspondence dated 5 March 2020 provided an adequate response to this concern, as follows:

This report states that no immediate action is required from a regulatory or operational point of view, as there are no plausible pathways for the contaminated soil to be a threat to the environment. Therefore, I can confirm that Council is satisfied with the remedial actions required of the proponent once gateway determination has been given.

Based on the justification for the proposal in the Buronga Gol Gol Structure Plan, the evidence provided with regard to the Department's concerns with respect to flood risk and impacts, development on the waterfront allotments, contamination and the packing shed, we consider the issues raised in the Department's letter dated 11 April 2019 have now been satisfactorily addressed.

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

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

Yours sincerely



MICHELE BOS
STRATEGIC DEVELOPMENT OFFICER