



Planning Proposal

Amendment to the Wentworth Local Environment Plan 2011

2019 Wentworth Recreation & Infrastructure Planning Proposal



Document Control & Authorisation

Version	Purpose of Document	Author	Review	Approval
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INTRODUCTION

This planning proposal relates to numerous identified parcels of land ('the subject lands') in and around the Wentworth Township. The subject lands are presented in Table 1 and Figure 1. The planning proposal seeks to rezone the subject lands to better reflect their purposes and optimise their uses. Overall, the planning proposal contains amendments to the Wentworth Local Environmental Plan (WLEP) 2011 land use table and land zoning maps.

The planning proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the NSW Department of Planning and Environment's: *A Guide to Preparing Planning Proposals 2016 ('the guide')*. The planning proposal seeks a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979. The completed Information Checklist is provided in Appendix 1.

Council is seeking delegation to make this plan as the matters contained in the planning proposal are considered to be of local significance. The evaluation criteria for the delegation of plan making function checklist will be provided separately.

Table 1: Summary of subject lands

Site	Description	Current Zoning	Proposed Zoning
1	Wentworth Swimming Pool and Football Oval	RU5 Village	RE1 Public Recreation
2	Wentworth Highway Rest Stop	RU5 Village	RE1 Public Recreation
3	Wentworth Strother Park	RU5 Village	RE1 Public Recreation
4	Sturt Park	RU5 Village	RE1 Public Recreation
5	Wentworth Junction Park	RU5 Village	RE1 Public Recreation
6	Wentworth Junction Point (Ski Reserve)	RU5 Village	RE1 Public Recreation
7	Wentworth Rowing Club	RU5 Village	RE1 Public Recreation
8	Wentworth Wharf	RU5 Village	RE1 Public Recreation
9	Wentworth Fotherby Park	RU5 Village	RE1 Public Recreation
10	Wentworth Apex Park	RU5 Village	RE1 Public Recreation
11	Wentworth Rotary Park	RU5 Village	RE1 Public Recreation
12	Wentworth Showgrounds	Part RU5 Village and Part RU1 Primary Production	RE1 Public Recreation
13	Wentworth Sporting Complex	Part RU5 Village and Part RU1 Primary Production	RE2 Private Recreation
14	Wentworth Pistol Club	RU1 Primary Production	RE2 Private Recreation
15	Wentworth Water Works	RU5 Village	SP2 Infrastructure

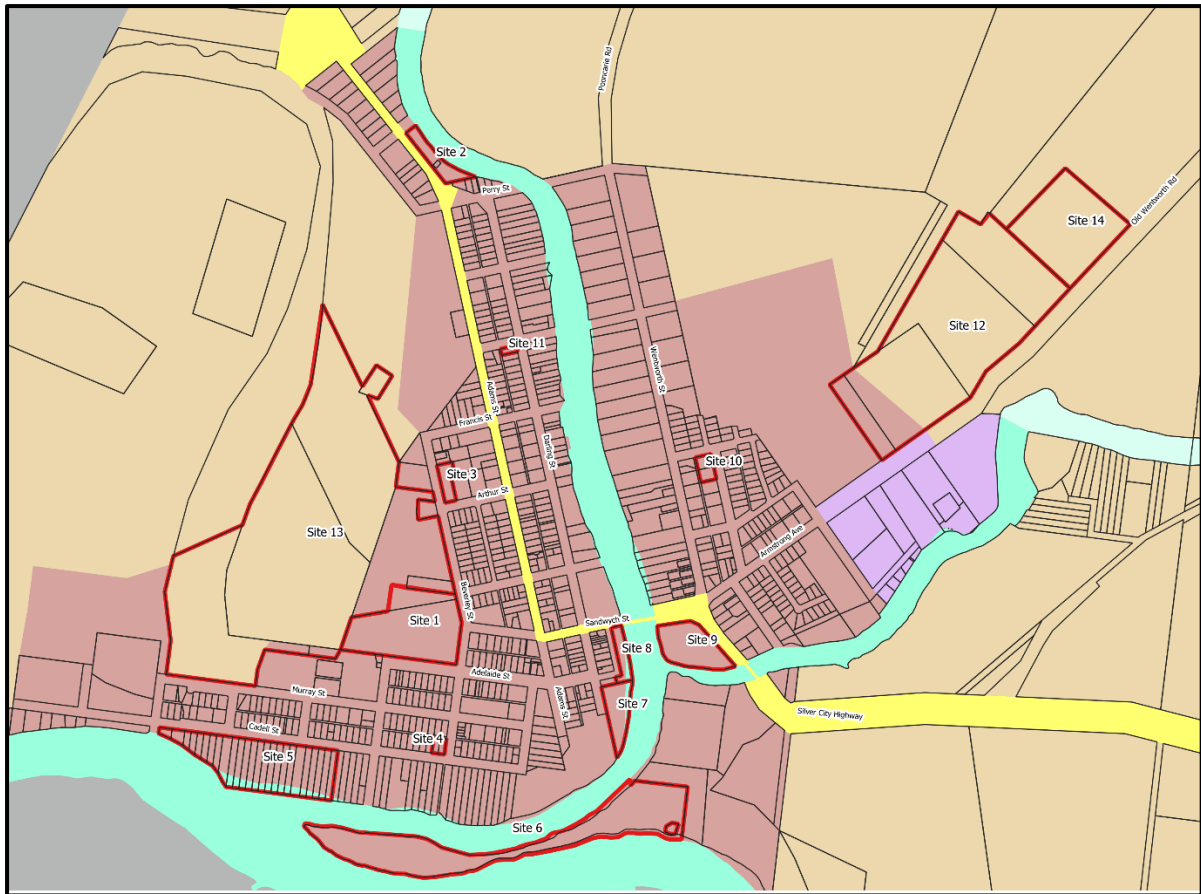


Figure 1: Subject lands of the planning proposal

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

This planning proposal proposes minor amendments to the land zoning and land use table of the Wentworth Local Environmental Plan (WLEP) 2011. The specific objectives and intended outcomes of the planning proposal are to:

- a) Ensure the zoning of the subject lands accurately reflect their actual uses and purposes.
- b) Ensure protection and availability of the subject lands for their current and intended uses and purposes in the future.
- c) Rectify inconsistencies contained in the land use table.
- d) Achieve optimum planning, land use and management outcomes and public interest for the subject lands.

PART 2 – EXPLANATIONS OF PROVISIONS

The subject lands are proposed to be rezoned to either RE1 Private Recreation, RE2 Private Recreation or SP2 Infrastructure based on their assessed current uses and potential future uses under the Sustainable Wentworth Strategy 2016. The intended outcome will be achieved by amending the Wentworth Local Environmental Plan (WLEP) 2011 as follows:

- Insert an amended Land Zoning Map LZN 002D as per Figure 17.
- Amend Land Use Table for Zone *RE2 Private Recreation* zone by deleting *Home industries and Seniors Housing* from *3 Permitted with consent*.

PART 3 – JUSTIFICATION

This section of the Planning Proposal sets out the justification for the intended outcomes and provisions, including the process for their implementation. The questions to which responses have been provided are taken from the guide.

Justifications provided under criteria 1 to 5 below apply to the planning proposal in general.

Justifications under criteria 6 to 12 are provided individually for the subject lands.

Section A – Need for the Planning Proposal

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

Yes. The planning proposal is consistent with the Sustainable Wentworth Strategy. This document was adopted by the Wentworth Shire Council in August 2016 to guide the future development of the township of Wentworth and to provide opportunities for alternative uses of specific sites around the township.

The strategic document identifies and recommends the subject lands for rezoning to facilitate effective development and maintenance of recreational areas and infrastructure in the town. The subject lands were also recommended for rezoning to ensure that the land zones applied to them accurately reflect the on ground uses and purposes.

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

This planning proposal is considered to be the best means of achieving the objective and intended outcome for the subject lands consistent with the Environmental Planning and Assessment Act 1979.

The objective and intended outcomes aim to facilitate efficient and sustainable development and use of the subject lands to meet current and future needs of the Wentworth community. These intended outcomes are elaborated below:

- i. The subject lands for rezoning are all currently zoned RU5 Village, except Sites 12 and 13 which are partly zoned RU1 Primary Production and Site 14 which is wholly zoned RU1 Primary Production. In terms of the proposed zoning, Sites 1 to 13 are proposed to be rezoned to RE1 Public Recreation, Sites 13 and 14 to RE2 Private Recreation and Site 15 to SP2 Infrastructure. It should be noted that while the existing zones applied to all 15 sites support their current recreational and infrastructure uses, the proposed zones, being RE1 Public Recreation, RE2 Private Recreation and SP2 Infrastructure will more accurately reflect current uses, purposes, ownership and management of the respective subject lands. So while rezoning is not required in theory for these subject lands, it is practical and relevant to do so to reflect and optimise their current and future uses and management.

- ii. It is further proposed to amend the land use table for the RE2 Private Recreation zone by deleting “Home industries” and “Seniors Housing” from permitted with consent, as these uses do not complement the intent of this recreational zone. It is noted that these uses were incorrectly included as ‘permitted with consent’ under the land use table for the RE2 Private Recreation zone, given that the suite of residential accommodation including dwelling houses are currently prohibited in the zone.

The intended outcomes outlined above can only be achieved through a planning proposal to amend the land use table and land zoning map of WLEP 2011.

3. Is there a net community benefit?

There is an overall net community benefit from the planning proposal through generation of social, economic and environmental gains in the Wentworth Township.

The proposed zones, RE1 Public Recreation and RE2 Private Recreation for the existing recreational areas will facilitate proper development and management of public open spaces and parks in the town. This will subsequently provide social and biodiversity benefits such as healthy environment and enhanced community interaction among others. In addition, the proposed zone SP2 Infrastructure is envisaged to improve efficiency and provide flexibility in the development and maintenance of infrastructure at the subject land, which will positively impact on the delivery of essential services for the Wentworth community.

Thus, this planning proposal provides greater opportunity for continued availability of recreational facilities and essential infrastructure services in Wentworth.

Section B – Relationship to Strategic Planning Framework

4. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The regional plans applicable to the planning proposal are the Far West Regional Plan 2036 and the Draft Murray Regional Strategy 2009-2036.

The Far West Regional Plan 2036 is the NSW Government’s 20-year development blueprint for the future of Western NSW. The goal of the plan is to create a diverse economy supported by the right infrastructure, an exceptional natural environment and resilient communities in the Far West region. This planning proposal is consistent with the plan as the rezoning will ensure better protection and management of natural and man-made recreational areas in Wentworth. In addition, the planning proposal will facilitate efficient development and maintenance of essential infrastructure in the town.

The Draft Murray Regional Strategy 2009-2036 is a long-term land use planning strategy prepared by the NSW Government to guide sustainable land use and economic development in the NSW Murray Region over a period of 25 years. Among others, the strategy identifies the need for an adequate supply of new employment land and continued provision of adequate services and infrastructure to support the residents and jobs in the regions. The proposed rezoning of the subject lands in this planning proposal is consistent with the strategy as it will ensure availability of recreational and infrastructure facilities to support residents of Wentworth.

5. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

This planning proposal is consistent with the Wentworth Shire Council's Community Strategic Plan 2017-2027 and the Sustainable Wentworth Strategy 2016.

The Community Strategic Plan 2017-2027 articulates a vision of making the Wentworth Shire a thriving region, supported by a robust economic base, distinctive open spaces, and strong local governance and leadership.

The four strategic goals of the plan are to make the Wentworth Shire a:

- a) vibrant, growing and thriving shire;
- b) desirable shire to visit, live, work and invest;
- c) community that works to enhance and protect its physical and natural assets; and
- d) caring, supportive and inclusive community that is informed and engaged in its future.

This planning proposal to rezone the subject lands is consistent with the goals of the plan in that it will enhance management and availability of recreational areas, as well as facilitate efficient provision and maintenance of infrastructure services in the Wentworth Township. Thus, the objectives and intended outcomes of this planning proposal enable execution of strategies and actions developed to achieve the goals and deliver the vision of the strategic plan.

This planning proposal is consistent with the Sustainable Wentworth Strategy, which was adopted by the Wentworth Shire Council in August 2016. The strategic document was developed to guide development of the Wentworth Township to ensure continued provision and availability of services that meet the expectations and future needs of the residents.

The recommendation section of the document states that some sites or areas in the town that are currently zoned RU5 Village or RU1 Primary Production zone should be rezoned to support anticipated future land uses required for ensuring continued growth and sustainability of the township.

Specifically, '*Recommendation 1*' of the strategy identified and recommended Sites 1-15 to be rezoned to more accurately reflect the on ground activities and purpose of those sites. Therefore, this planning proposal in effect implements the strategic document, which was strongly supported by the community and Council.

Site 1 – Wentworth Swimming Pool and Football Oval – Justification

The purpose of this proposed amendment is to rezone Lot 7322 DP 1158106 and part of Lot 7320 DP1158106, which are located at the corner of Beverley and Adelaide Streets from RU5 Village to RE1 Public Recreation. The lots are Crown owned land and managed by Wentworth Shire Council as Trustee for public recreational use. The lots contain the Wentworth Swimming Pool and MacLeod Football Oval, which are both open to the public. This site is proposed for rezoning to more accurately reflect the existing recreational use.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as shown in Figure 2 below.

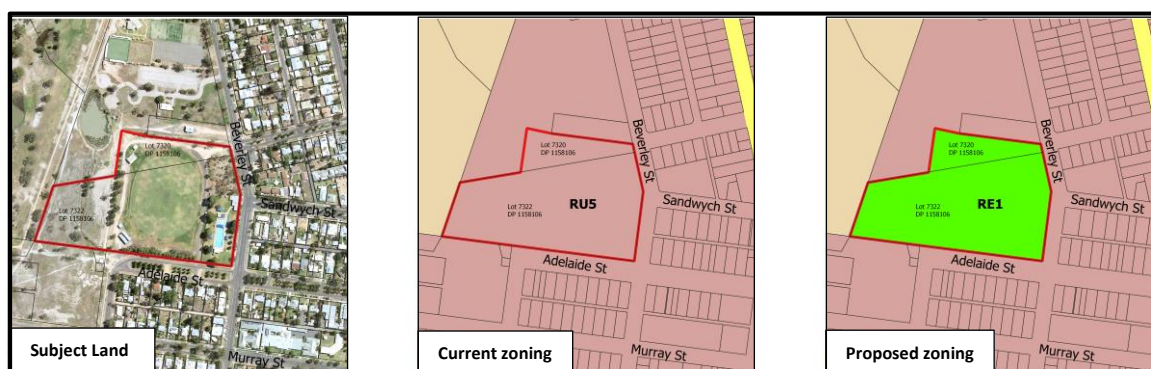


Figure 2: Site 1- Wentworth Swimming Pool and Football Oval

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in 2 Table below.

Table 2: Assessment of Site 1 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.
5. Regional Planning			
5.10 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.

6.2	Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.
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Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have a positive social effect on the locality by ensuring availability of recreational areas for use by community and visitors. This will promote social cohesion, as well as provide an opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure.

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authorities can be conditioned as part of the gateway determination.

Site 2 – Wentworth Highway Rest Stop - Justification

The purpose of this proposed amendment is to rezone Lot 7344 DP 1150178 and Lot 1 DP705886 on Adams Street from RU5 Village to RE1 Public Recreation. Lot 7344 DP 1150178 is Crown owned land with Wentworth Shire Council as Trustee while Lot 1 DP705886 is Council owned land. The site is used as rest area and public open space. The park is equipped with a Barbeque, park tables and benches and an information bay. This site is proposed for rezoning to more accurately reflect the existing recreational use.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as shown in Figure 4 below.

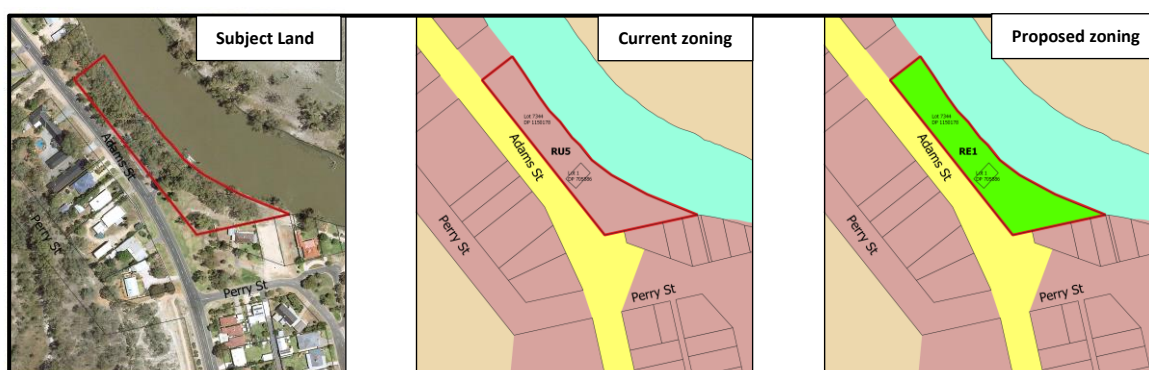


Figure 3: Site 3-Wentworth Highway Rest Stop

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?
There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?
The relevant Section 9.1 Directions are assessed in Table 4 below.

Table 3: Assessment of Site 3 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
2. Environment and Heritage			
2.1 Environment Protection Zones	Y	Y	The planning proposal does not propose to reduce the environmental protection and conservation standards applying to environmentally sensitive areas within the subject land.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.
4. Hazard and Risk			
4.3 Flood Prone Land	Y	Y	This planning proposal does not propose any land use or development that will result in significant flood impacts to other properties.

Moreover, any future development on the flood affected part of the subject land will be subject to the flood planning controls under Clause 7.3 Flood Planning of the Wentworth Local Environmental Plan 2011, which are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The WLEP 2011 provisions on flood prone land are commensurate with flood hazard, and include consideration of the potential flood impacts both on and off site and requirement for development within flood planning area to be at least 0.75 m freeboard of the flood planning level.

5. Regional Planning				
5.10 Implementation of Regional Plans	Y	Y		The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making				
6.1 Approval and Referral Requirements	Y	Y		Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y		Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure.

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authorities can be conditioned as part of the gateway determination.

Site 3 – Wentworth Strother Park - Justification

The purpose of this proposed amendment is to rezone Lot 7351 DP 1178836 on Beverley Street from RU5 Village to RE1 Public Recreation. The lot is Crown owned land and managed by Wentworth Shire Council as Trustee for public recreational use. The site is an existing park that serves as public open space and is equipped with playground equipment, public toilets and park tables and benches. This site is proposed for rezoning to more accurately reflect the existing recreational use.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as shown in Figure 3 below.

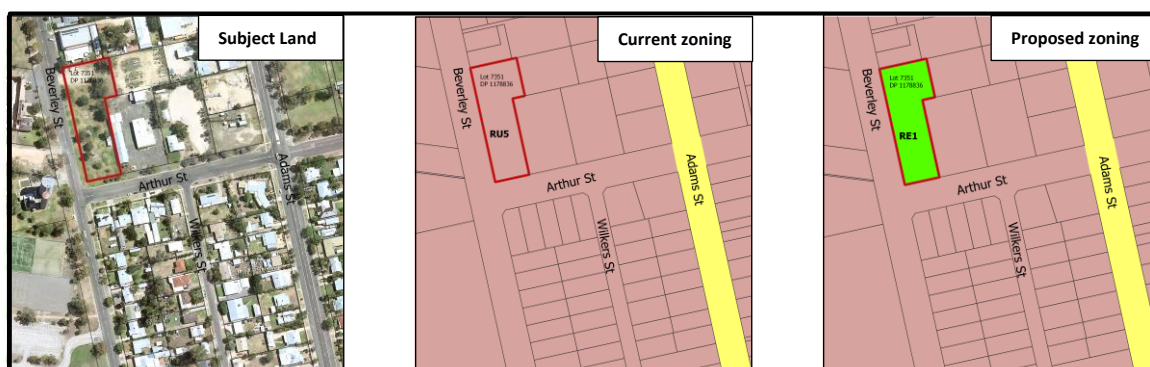


Figure 4: Site 2-Wentworth Strother Park

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 3 below.

Table 4: Assessment of Site 2 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
3. Housing, Infrastructure and Urban Development			

3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.
5. Regional Planning			
5.10 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have a positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide an opportunity for active, healthy lifestyle choices in Wentworth.

11. Section D – State and Commonwealth interests

12. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure.

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authorities can be conditioned as part of the gateway determination.

Site 4 – Wentworth Sturt Park - Justification

The purpose of this proposed amendment is to rezone Lots 9 & 10 Section 8 DP 759074 on Cadell Street from RU5 Village to RE1 Public Recreation. The lot is Crown owned land and managed by Wentworth Shire Council as Trustee for public recreational use. The site is an existing park that is used as public open space and is equipped with playground equipment and park tables and benches. This site is proposed for rezoning to more accurately reflect the existing recreational use.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as shown in Figure 5 below.

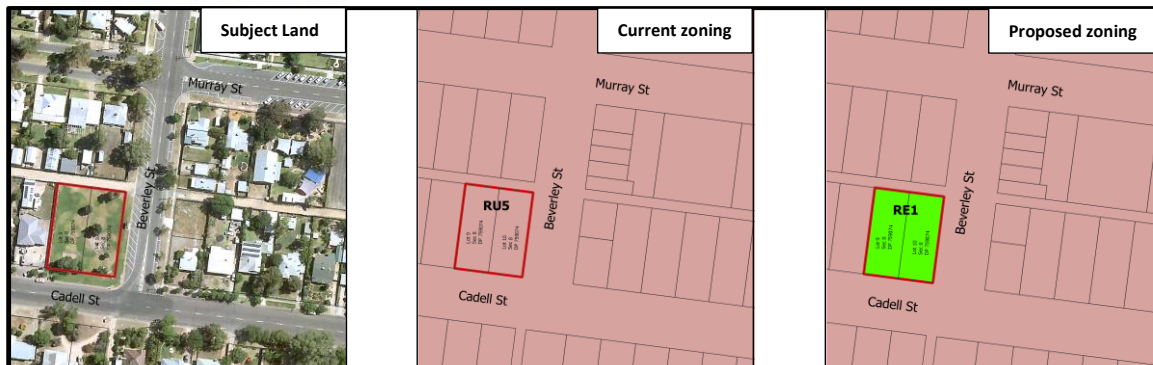


Figure 5: Site 4- Wentworth Sturt Park

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in the Table 5 below.

Table 5: Assessment of Site 4 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.
5. Regional Planning			
5.10 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

- 8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

- 10. How has the planning proposal adequately addressed any social and economic effects?**

The planning proposal is anticipated to have a positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

- 11. Is there adequate public infrastructure for the planning proposal?**

The planning proposal will not result in additional demand for public infrastructure.

- 12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 5 – Wentworth Junction Park - Justification

This site is proposed to be rezoned from RU5 Village to RE1 Public Recreation. This site comprises 25 lots as listed in Table 6, and are all Crown owned land with Wentworth Shire Council being the Trustee. The existing park at the site serves as public open space and a playground, and is equipped with facilities such as barbeque, park tables and benches, public toilet and information bay. This site is proposed for rezoning to more accurately reflect the existing recreational use of the site.

Table 6: Lots contained in Site 5

Lot	Address	Land Tenure	Current Zoning
Lot 1 Sec 4A DP 759074	Cadell Street	Crown	RU5 Village
Lot 2 Sec 4A DP 759074	Cadell Street	Crown	RU5 Village
Lot 3 Sec 4A DP 759074	Cadell Street	Crown	RU5 Village
Lot 4 Sec 4A DP 759074	Cadell Street	Crown	RU5 Village
Lot 5 Sec 4A DP 759074	Cadell Street	Crown	RU5 Village
Lot 6 Sec 4A DP 759074	Cadell Street	Crown	RU5 Village
Lot 7 Sec 4A DP 759074	Cadell Street	Crown	RU5 Village
Lot 8 Sec 4A DP 759074	Cadell Street	Crown	RU5 Village
Lot 7335 DP 1173326	Cadell Street	Crown	RU5 Village
Lot 1 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 2 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 3 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 4 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 5 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 6 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 7 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 8 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 9 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 10 Sec 4 DP 759074	Cadell Street	Crown	RU5 Village
Lot 7336 DP 1173326	Cadell Street	Crown	RU5 Village
Lot 1 Sec 3 DP 759074	Cadell Street	Crown	RU5 Village
Lot 2 Sec 3 DP 759074	Cadell Street	Crown	RU5 Village
Lot 3 Sec 3 DP 759074	Cadell Street	Crown	RU5 Village
Lot 4 Sec 3 DP 759074	Cadell Street	Crown	RU5 Village
Lot 5 Sec 3 DP 759074	Cadell Street	Crown	RU5 Village

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 6 below.

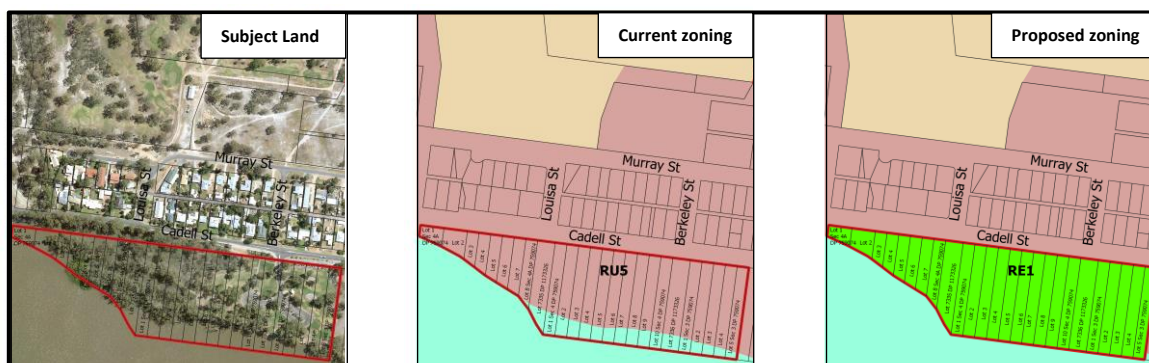


Figure 6: Site 5-Wentworth Junction Park

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 7 below:

Table 7: Assessment of Site 5 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
2. Environment and Heritage			
2.1 Environment Protection Zones	Y	Y	The planning proposal does not propose to reduce the environmental protection and conservation standards applying to environmentally sensitive areas within the subject land.
2.3 Heritage Conservation	Y	Y	The planning does not seek to modify or reduce any heritage protection and conservation standards applying to heritage items at the subject land.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.
4. Hazard and Risk			
4.3 Flood Prone Land	Y	Y	This planning proposal does not propose any land use or development that will result in significant flood impacts to other properties. Moreover, any future development on the flood affected part of the subject land will be subject to the flood planning controls under Clause 7.3 Flood Planning of the Wentworth Local Environmental Plan 2011, which are consistent

with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The WLEP 2011 provisions on flood prone land are commensurate with flood hazard, and include consideration of the potential flood impacts both on and off site and requirement for development within flood planning area to be at least 0.75 m freeboard of the flood planning level.

5. Regional Planning				
5.10 Implementation of Regional Plans	Y	Y		The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making				
6.1 Approval and Referral Requirements	Y	Y		Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y		Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide the opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure.

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 6 – Wentworth Junction Point (Ski Reserve) - Justification

The purpose of this proposed amendment is to rezone Lot 2 DP 817572 from RU5 Village to RE1 Public Recreation. This lot is Crown owned land and is managed by Wentworth Shire Council as the Trustee for public recreational use. The site is used as public open space and existing facilities supporting its recreational use include park tables and benches, public toilet, car park and boating launching ramp. This site is proposed for rezoning to more accurately reflect the existing recreational use of the site.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as shown in Figure7 below.

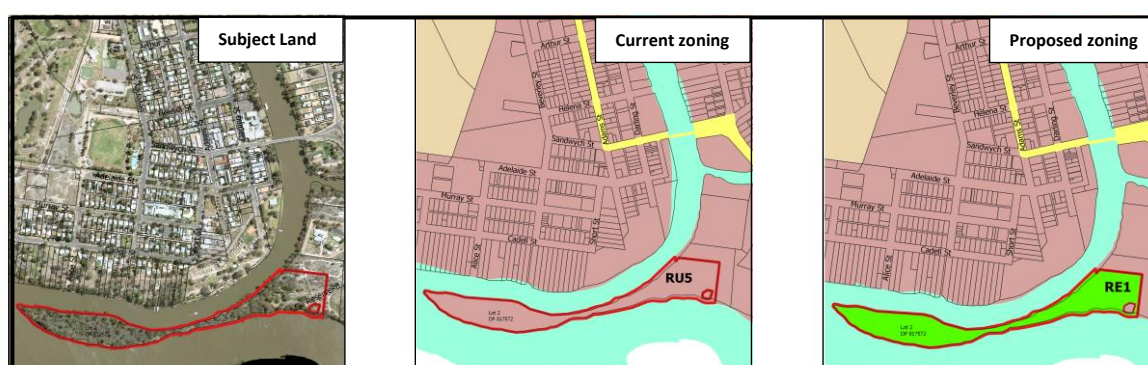


Figure 7: Site 6-Wentworth Junction Point (Ski Reserve)

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 8 below.

Table 8: Assessment of Site 6 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
2. Environment and Heritage			
2.1 Environment Protection Zones	Y	Y	The planning proposal does not propose to reduce the environmental protection and conservation standards applying to environmentally sensitive areas within the subject land.
2.3 Heritage Conservation	Y	Y	The planning does not seek to modify or reduce any heritage protection and conservation standards applying to heritage items at the subject land.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes

			and will not be developed for residential purposes.
4. Hazard and Risk			
4.3 Flood Prone Land	Y	Y	This planning proposal does not propose any land use or development that will result in significant flood impacts to other properties. Moreover, any future development on the flood affected part of the subject land will be subject to the flood planning controls under Clause 7.3 Flood Planning of the Wentworth Local Environmental Plan 2011, which are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The WLEP 2011 provisions on flood prone land are commensurate with flood hazard, and include consideration of the potential flood impacts both on and off site and requirement for development within flood planning area to be at least 0.75 m freeboard of the flood planning level.
5. Regional Planning			
5.10 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with proposed rezoning.

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure.

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 7 – Wentworth Rowing Club – Justification

The purpose of this proposed amendment is to rezone Lot 1464 DP763434 on Darling Street from RU5 Village to RE1 Public Recreation. The lot is Crown owned land and managed by Wentworth Shire Council as Trustee. The site contains the Wentworth Rowing Club building, which is accessed and used for recreational purposes by club members. This site is proposed for rezoning to more accurately reflect the existing recreational use.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 8 below.

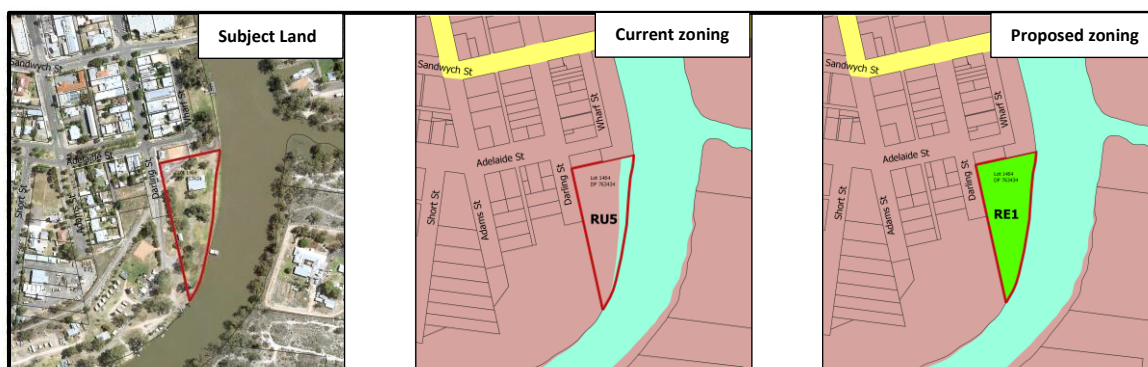


Figure 8: Site 7-Wentworth Rowing Club

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 9 below.

Table 9: Assessment of Site 7 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
2. Environment and Heritage			
2.1 Environment Protection Zones	Y	Y	The planning proposal does not propose to reduce the environmental protection and conservation standards applying to environmentally sensitive areas within the subject land.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.
4. Hazard and Risk			
4.3 Flood Prone Land	Y	Y	This planning proposal does not propose any land use or development that will result in significant flood impacts to other properties.

Moreover, any future development on the flood affected part of the subject land will be subject to the flood planning controls under Clause 7.3 Flood Planning of the Wentworth Local Environmental Plan 2011, which are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The WLEP 2011 provisions on flood prone land are commensurate with flood hazard, and include consideration of the potential flood impacts both on and off site and requirement for development within flood planning area to be at least 0.75 m freeboard of the flood planning level.

5. Regional Planning				
5.10	Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making				
6.1	Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2	Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure.

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Any additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 8– Wentworth Wharf – Justification

The purpose of this proposed amendment is to rezone Lot 7034 DP1126248 on Wharf Street from RU5 Village to RE1 Public Recreation. The lot is Crown owned land and managed by Wentworth Shire Council as Trustee for public recreational use. The site serves as public open space and recreational area, and consists of the Wentworth Wharf, mooring poles, boat launching ramp and park tables and benches. This site is proposed for rezoning to more accurately reflect the existing recreational uses.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 9 below.

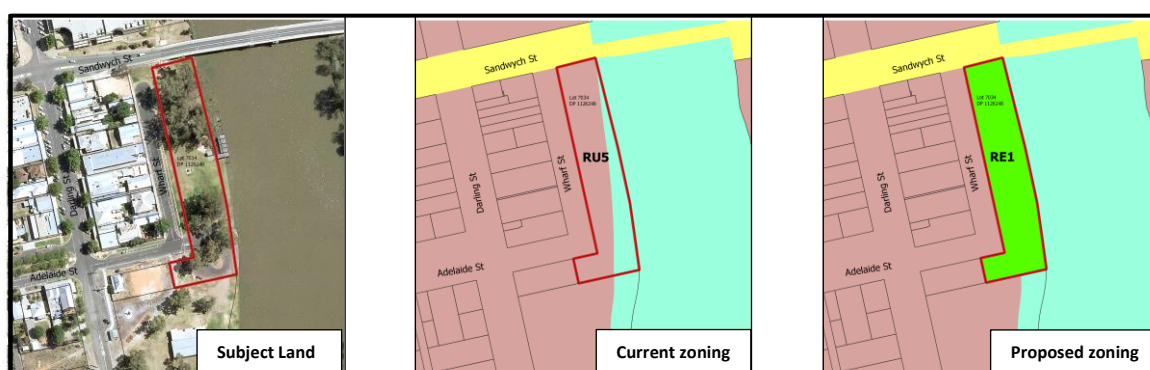


Figure 9: Site 8-Wentworth Wharf

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 10 below.

Table 10: Assessment of Site 8 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
2. Environment and Heritage			
2.1 Environment Protection Zones	Y	Y	The planning proposal does not propose to reduce the environmental protection and conservation standards applying to environmentally sensitive areas within the subject land.
2.3 Heritage Conservation	Y	Y	The planning does not seek to modify or reduce any heritage protection and conservation standards applying to heritage items at the subject land.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.

4. Hazard and Risk			
4.3 Flood Prone Land	Y	Y	This planning proposal does not propose any land use or development that will result in significant flood impacts to other properties. Moreover, any future development on the flood affected part of the subject land will be subject to the flood planning controls under Clause 7.3 Flood Planning of the Wentworth Local Environmental Plan 2011, which are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The WLEP 2011 provisions on flood prone land are commensurate with flood hazard, and include consideration of the potential flood impacts both on and off site and requirement for development within flood planning area to be at least 0.75 m freeboard of the flood planning level.
5. Regional Planning			
5.10 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors.. This will promote social cohesion, as well as provide opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure.

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Any additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 9 – Wentworth Fotherby Park– Justification

The purpose of this proposed amendment is to rezone Lot 7337 DP 1173879 on Silver City Highway from RU5 Village to RE1 Public Recreation. The lot is Crown owned land and managed by Wentworth Shire Council as Trustee for public recreational use. The site currently serves as public open space and is equipped with facilities such as playground equipment, public toilets, barbeque, park tables and benches and information bay. This site is proposed for rezoning to more accurately reflect the existing recreational uses.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 10 below.



Figure 10: Site 9-Wentworth Fotherby Park

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 11 below.

Table 11: Assessment of Site 9 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
2. Environment and Heritage			
2.1 Environment Protection Zones	Y	Y	The planning proposal does not propose to reduce the environmental protection and conservation standards applying to environmentally sensitive areas within the subject land.
2.3 Heritage Conservation	Y	Y	The planning proposal does not seek to modify or reduce any heritage protection and conservation standards applying to heritage items at the subject land.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes

			and will not be developed for residential purposes.
4. Hazard and Risk			
4.3 Flood Prone Land	Y	Y	This planning proposal does not propose any land use or development that will result in significant flood impacts to other properties. Moreover, any future development on the flood affected part of the subject land will be subject to the flood planning controls under Clause 7.3 Flood Planning of the Wentworth Local Environmental Plan 2011, which are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The WLEP 2011 provisions on flood prone land are commensurate with flood hazard, and include consideration of the potential flood impacts both on and off site and requirement for development within flood planning area to be at least 0.75 m freeboard of the flood planning level.
5. Regional Planning			
5.10 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure.

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 10– Wentworth Apex Park– Justification

The purpose of this proposed amendment is to rezone Lots 9 & 10 DP756994 at 68-76 Williams Street from RU5 Village to RE1 Public Recreation. The lot is Crown owned land and managed by Wentworth Shire Council as Trustee for public recreational use. The existing park at the site is used as public open space and is equipped with playground equipment and park tables and benches. This site is proposed for rezoning to more accurately reflect the existing recreational uses.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 11 below.



Figure 11: Site 10-Wentworth Apex Park

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 12 below.

Table 12: Assessment of Site 10 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.
5. Regional Planning			
5.10 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

- 8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

- 10. How has the planning proposal adequately addressed any social and economic effects?**

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

- 11. Is there adequate public infrastructure for the planning proposal?**

The planning proposal will not result in additional demand for public infrastructure.

- 12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 11– Wentworth Rotary Park– Justification

The purpose of this proposed amendment is to rezone Lot 5 Section 34 DP759074 at 144 Darling Street from RU5 Village to RE1 Public Recreation. The lot is Crown owned land and managed by Wentworth Shire Council as Trustee for public recreational use. The lot is used as public open space and playground. Facilities available at the park include playground equipment and park benches. This site is proposed for rezoning to more accurately reflect the existing recreational uses.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 12 below.

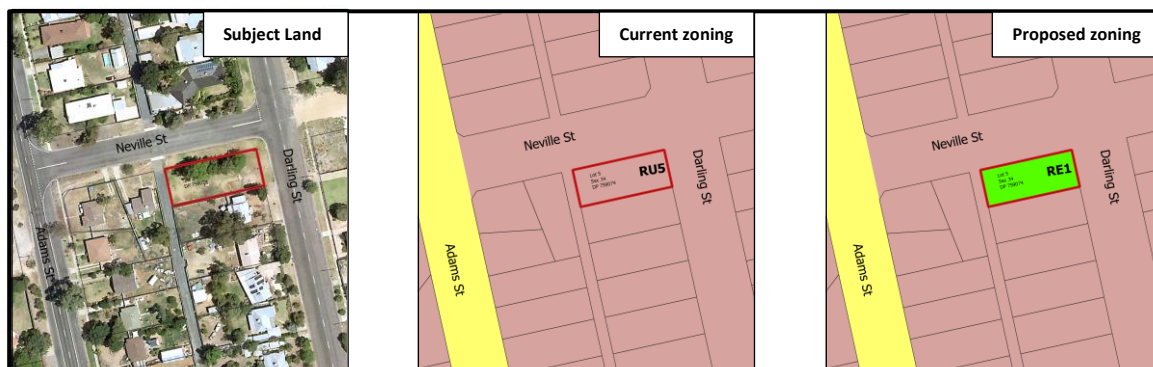


Figure 12: Site 11-Wentworth Rotary Park

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

There is no applicable SEPP for this site.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 13 below.

Table 13: Assessment of Site 11 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Private Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.
5. Regional Planning			
5.10 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

- 8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

- 10. How has the planning proposal adequately addressed any social and economic effects?**

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

- 11. Is there adequate public infrastructure for the planning proposal?**

The planning proposal will not result in additional demand for public infrastructure.

- 12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 12– Wentworth Showground– Justification

This site is proposed to be rezoned from RU5 Village and RU1 Primary Production to RE1 Public Recreation. This site comprises 4 lots as listed in Table 14, and are all Crown owned land with Wentworth Shire Council being the Trustee. This site contains the Wentworth Showgrounds, which is used for various public recreational activities including the Wentworth Show and Wentworth Races. A number of facilities and structures exist at the showground that support its recreational use. This site is proposed for rezoning to more accurately reflect the recreational use.

Table 14: Lots contained in Site 12

Lot	Address	Land Tenure	Current Zoning
Lot 7352 DP 1177510	Armstrong Avenue	Crown	RU5 Village
Lot 84 DP 756994	1 Old Wentworth Road	Crown	Part RU1 Primary Production and Part RU5 Village
Lot 2618 DP 764646	Armstrong Avenue	Crown	RU1 Primary Production
Lot 121 DP 756994	Armstrong Avenue	Crown	RU1 Primary Production

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 13 below.

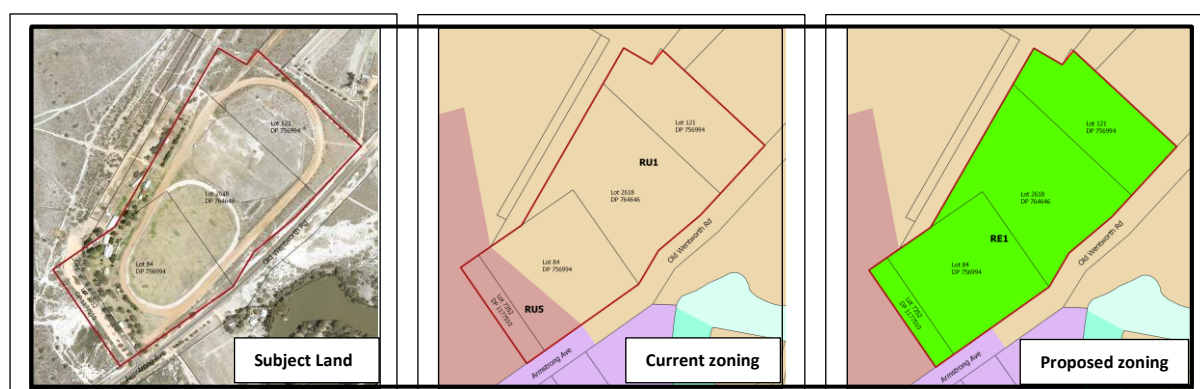


Figure 13: Site 12-Wentworth Showgrounds

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with the relevant SEPP as indicated in Table 15 below.

Table 15: Assessment of Site 12 against applicable SEPP

State Planning Policy (SEPP)	Environmental	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
State Planning Policy (Rural Lands) 2008	Environmental	Y	Y	The planning proposal is consistent with the aims and principles of this SEPP as it does not cause fragmentation and alienation of rural lands or rural land use conflicts.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 16 below.

Table 16: Assessment of Site 12 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
1. Employment and Resources			
1.2 Rural Zones	Y	Y	The proposed zoning for the subject land is not disallowed by this Direction. In addition, the subject land is used for recreation and not for primary production purposes.
1.5 Rural Lands	Y	Y	The proposed rezoning is to reflect the existing recreational use of the subject land and does not fragment and alienate rural lands or cause rural land use conflict.
2. Environment and Heritage			
2.1 Environment Protection Zones	Y	Y	The planning proposal does not propose to reduce the environmental protection and conservation standards applying to environmentally sensitive areas within the subject land.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE1 Public Recreation. The inconsistency is of minor significance as the land is identified for public recreation purposes and will not be developed for residential purposes.
4. Hazard and Risk			
4.3 Flood Prone Land	Y	Y	This planning proposal does not propose any land use or development that will result in significant flood impacts to other properties. Moreover, any future development on the flood affected part of the subject land will be subject to the flood planning controls under Clause 7.3 Flood Planning of the Wentworth Local Environmental Plan 2011, which are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The WLEP 2011 provisions on flood prone land are commensurate with flood hazard, and include consideration of the potential flood impacts both on and off site and requirement for development within flood planning area to be at least 0.75 m freeboard of the flood planning level.
5. Regional Planning			

5.10 Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making			
6.1 Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide the opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 13 – Wentworth Sporting Complex - Justification

This site is proposed to be rezoned from RU5 Village and RU1 Primary Production to RE2 Private Recreation. This site comprises 9 lots as listed in Table 17, and are all Crown owned land with Wentworth Shire Council being the Trustee except Lot 7321 DP 1158106 that has The Scout Association of Australia (Victorian Branch) as the Trustee. This site contains a number of recreational facilities including the Golf Club House, Golf Course, Bowls Court, Tennis Court and Boy Scouts Building, which are accessed and used for recreational purposes by club/association members. This site is proposed for re-zoning to more accurately reflect the existing recreational use.

Table 17: Lots contained in Site 13

Lot	Address	Land Tenure	Current Zoning
Lot 190 DP 820470	Beverley Street	Crown	RU1 Primary Production
Lot 1272 DP 762867	Beverley Street	Crown	RU1 Primary Production
Lot 7017 DP 1126020	84 Beverley Street	Crown	RU1 Primary Production
Lot 2 DP 817569	Beverley Street	Crown	RU1 Primary Production
Lot 7320 DP 1158106*	64A Beverley Street	Crown	RU5 Village
Lot 7321 DP 1158106	54 Beverley Street	Crown	RU5 Village
Lot 7313 DP 1127027	Alice Street	Crown	RU5 Village
Lot 1 DP 817569	Beverley Street	Crown	RU5 Village
Lot 7321 DP 1158106	54 Beverley Street	Crown	RU5 Village

** Only a part of the lot is proposed for rezoning to RE2 Private Recreation. The lot boundary will be realigned to mirror the new zoning after completion proposed rezoning.*

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 2 below.

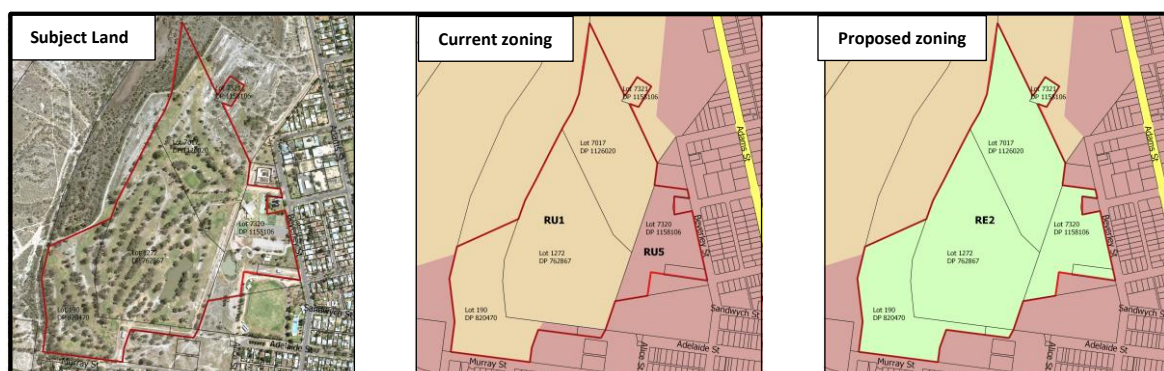


Figure 14: Site 13-Wentworth Sporting Complex

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent the relevant SEPP as indicated in Table 18 below.

Table 18: Assessment of Site 13 against applicable SEPP

State Planning Policy (SEPP)	Environmental	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
State Planning Policy (Rural Lands) 2008	Environmental	Y	Y	The planning proposal is consistent with the aims and principles of this SEPP as it does not cause fragmentation and alienation of rural lands or rural land use conflicts.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in 19 Table below.

Table 19: Assessment of Site 13 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
1. Employment and Resources			
1.2 Rural Zones	Y	Y	The proposed zoning for the subject land is not disallowed by this Direction. In addition, the subject land is used for recreation and not for primary production purposes.
1.6 Rural Lands	Y	Y	The proposed rezoning is to reflect the existing recreational use of the subject land and does not fragment and alienate rural lands and/or cause rural land use conflict.
2. Environment and Heritage			
2.1 Environment Protection Zones	Y	Y	The planning proposal does not propose to reduce the environmental protection and conservation standards applying to environmentally sensitive areas within the subject land.
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to RE2 Private Recreation. The inconsistency is of minor significance as the land is identified for private recreation purposes and will not be developed for residential purposes.
4. Hazard and Risk			
4.3 Flood Prone Land	Y	Y	This planning proposal does not propose any land use or development that will result in significant flood impacts to other properties. Moreover, any future development on the flood affected part of the subject land will be subject to the flood planning controls under Clause 7.3 Flood Planning of the Wentworth Local Environmental Plan 2011, which are consistent

with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The WLEP 2011 provisions on flood prone land are commensurate with flood hazard, and include consideration of the potential flood impacts both on and off site and requirement for development within flood planning area to be at least 0.75 m freeboard of the flood planning level.

5. Regional Planning				
5.10 Implementation of Regional Plans	Y	Y		The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making				
6.1 Approval and Referral Requirements	Y	Y		Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2 Reserving Land for Public Purposes	Y	Y		Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide the opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 14– Wentworth Pistol Club– Justification

The purpose of this proposed amendment is to rezone Lot 179 DP720995 at 77 Old Wentworth Road from RU1 Primary Production to RE2 Private Recreation. The lot is Crown owned land with Wentworth Pistol Club Incorporated as lease holder. The site is accessed and used for recreational shooting purposes by club members of the public. This site is proposed for rezoning to more accurately reflect the recreational use.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 15 below.

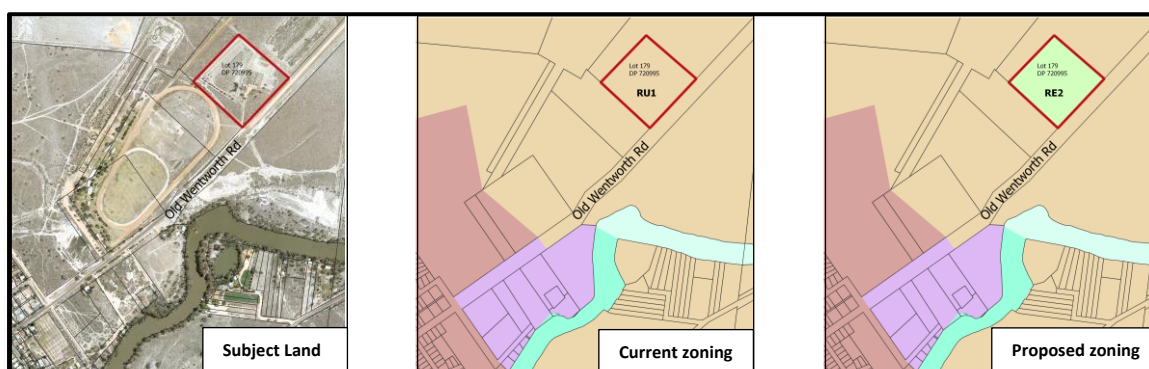


Figure 15: Site 14-Wentworth Pistol Club

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent the relevant SEPP as indicated in Table 20 below.

Table 20: Assessment of Site 14 against applicable SEPP

State Planning Policy (SEPP)	Environmental	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
State Planning Policy (Rural Lands) 2008	Environmental (Rural Lands)	Y	Y	The planning proposal is consistent with the aims and principles of this SEPP as it does not cause fragmentation and alienation of rural lands or rural land use conflicts.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 21 below.

Table 21: Assessment of Site 14 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
1. Employment and Resources			
1.2 Rural Zones	Y	Y	The proposed zoning for the subject land is not disallowed by this Direction. In addition, the subject land is used for recreation and not for primary production purposes.
1.7 Rural Lands	Y	Y	The proposed rezoning is to reflect the existing recreational use of the subject land and does not fragment and alienate rural lands or cause rural land use conflict.

2. Environment and Heritage				
2.1	Environment Protection Zones	Y	Y	The planning proposal does not propose to reduce the environmental protection and conservation standards applying to environmentally sensitive areas within the subject land.
4. Hazard and Risk				
4.3	Flood Prone Land	Y	Y	This planning proposal does not propose any land use or development that will result in significant flood impacts to other properties. Moreover, any future development on the flood affected part of the subject land will be subject to the flood planning controls under Clause 7.3 Flood Planning of the Wentworth Local Environmental Plan 2011, which are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). The WLEP 2011 provisions on flood prone land are commensurate with flood hazard, and include consideration of the potential flood impacts both on and off site and requirement for development within flood planning area to be at least 0.75 m freeboard of the flood planning level.
5. Regional Planning				
5.10	Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making				
6.1	Approval and Referral Requirements	Y	Y	Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning.
6.2	Reserving Land for Public Purposes	Y	Y	Council has obtained approval from Crown Land to proceed with the proposed rezoning.

Section C – Environmental, social and economic impact

8. **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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.
9. **Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**
There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal is anticipated to have positive social effect on the locality by ensuring availability of recreational areas for use by the community and visitors. This will promote social cohesion, as well as provide the opportunity for active, healthy lifestyle choices in Wentworth.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure

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

Council has consulted with Crown Lands and obtained approval to proceed with the proposed rezoning. Additional consultation with any State or Commonwealth public authority can be conditioned as part of the gateway determination.

Site 15 – Wentworth Water Works – Justification

The purpose of this proposed amendment is to rezone Lot 1 DP705031 at 82 Beverley Street from RU5 Village to SP2 Infrastructure. The lot is a freehold land owned by Wentworth Shire Council. The site contains filtered water treatment plant, filtered and raw water pump stations, and filtered and raw water reservoirs, which are used for water supply for Wentworth Township. This site is proposed for rezoning to more accurately reflect the existing water supply infrastructure use.

The proposed amendment will be achieved by amending land zoning map sheet **LZN_002D** as indicated in Figure 16 below.

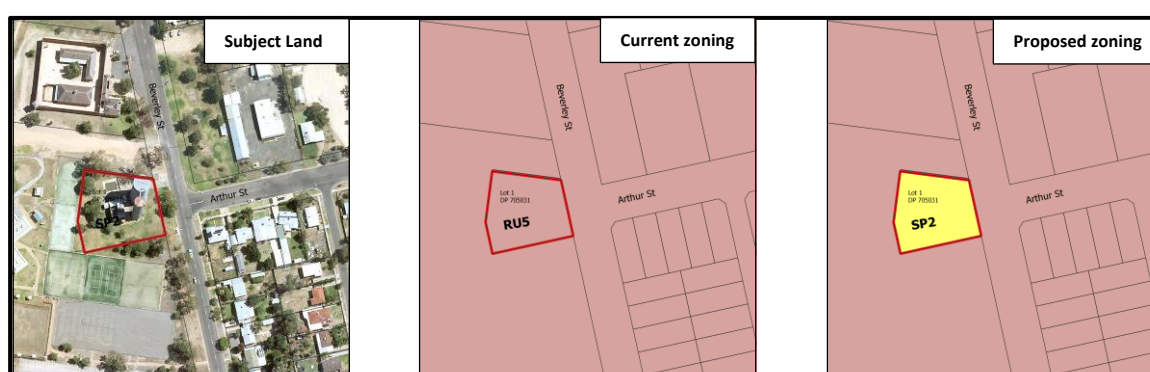


Figure 16: Site 15-Wentworth Water Works

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent the relevant SEPP as indicated in Table 22 below.

Table 22: Assessment of Site 15 against applicable SEPP

State Planning Policy (SEPP)	Environmental	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
State Planning (Infrastructure) 2007	Environmental Policy	Y	Y	The planning proposal is consistent with this SEPP as it will promote flexibility and efficiency in the development and maintenance of infrastructure and services at the subject land.

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 Directions)?

The relevant Section 9.1 Directions are assessed in Table 23 below.

Table 23: Assessment of Site 15 against applicable Ministerial Directions

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comment/Justification
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Y	N	This planning proposal is inconsistent with this direction as it proposes to rezone the subject land from RU5 Village to SP2 Infrastructure. The inconsistency is of minor significance as the land is used for water supply infrastructure and will not be developed for residential purposes.
5. Regional Planning			

5.10	Implementation of Regional Plans	Y	Y	The planning proposal is consistent with all relevant regional plans as discussed under Section B of Part 3 above.
6. Local Plan Making				
6.2	Reserving Land for Public Purposes	Y	Y	No consultation with public authorities and the Director-General of the Department of Planning and Environment is required as the subject land is Council owned

Section C – Environmental, social and economic impact

8. 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 proposed rezoning will not have adverse impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

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

There are no other foreseen significant environmental effects associated with the proposed rezoning of the subject land.

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

The planning proposal will improve flexibility and efficiency in the delivery and maintenance of essential infrastructure and services for use by community members.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not result in additional demand for public infrastructure.

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

The planning proposal does not require consultation with State or Commonwealth public authorities.

PART 4 – MAPPING

This part contains the mapping for this planning proposal in accordance with the guide.

The planning proposal seeks to amend sheet **LZN_002D** of the Land Zoning Map of the Wentworth Local Environmental Plan 2011. An indicative land zoning map is shown in Figure 17 below.

Council requests the ability to lodge the template maps at S3.36 stage rather than prior to exhibition. The maps provided as part of this planning proposal are detailed enough for public exhibition purposes.

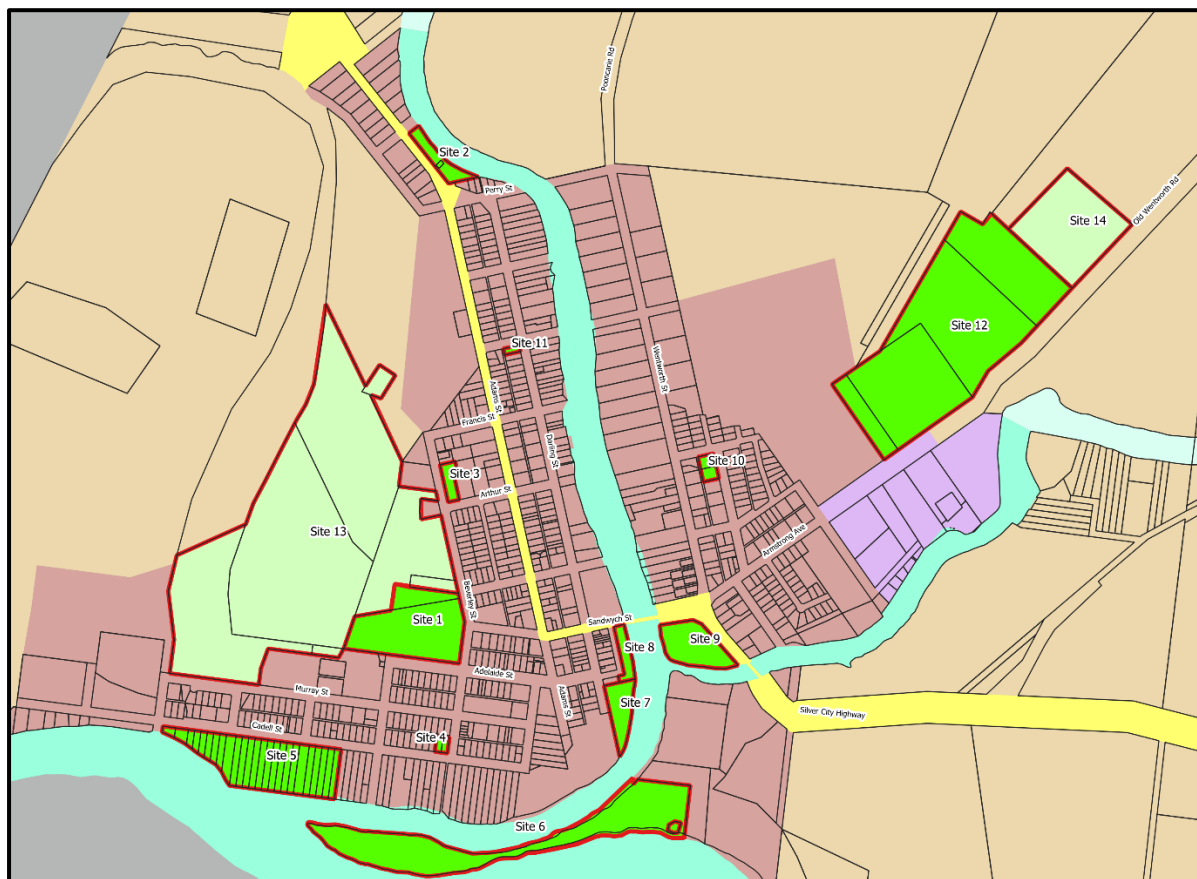


Figure 17: Proposed zoning for subject lands

PART 5 – COMMUNITY CONSULTATION

Council has already completed initial consultation with DPI Crown Lands, as owner of some of the subject lands of this planning proposal. DPI Crown Lands consented to the proposed rezoning of those subject lands.

Public exhibition and community consultation will be undertaken by Council as part of the Gateway determination process. Given the minor scale and low impact nature of the planning proposal, it will be exhibited for a period of 28 days in accordance with Clause 4 of Schedule 1 of the EP&A Act 1979 and the NSW Department of Planning and Environment's: *A guide to preparing local environmental plans 2016*. A public hearing will be conducted as part of the public exhibition period if required by the Gateway determination.

PART 6 – PROJECT TIMELINE

The indicative timeframe for completing the planning proposal is presented in Table 24 below.

Table 24: Project timeline

Task	Timeframe
Anticipated commencement date (date of Gateway determination)	31 July 2019
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation as required by Gateway determination	
Pre exhibition	August 2019
Post exhibition	November 2019
Commencement and completion dates for public exhibition period	September 2019
Dates for public hearing (if required)	26 September 2019
Timeframe for consideration of submissions	October 2019
Timeframe for the consideration of a proposal post exhibition	December 2019
Date of submission to the Department to finalise the LEP	January 2020
Anticipated date RPA will make the plan (if delegated)	January 2020
Anticipated date RPA will forward to the Department for notification	January 2020

CONCLUSION

The planning proposal seeks to rezone various parcels of land in Wentworth consistent with a strategic plan adopted for sustainable growth of the township. The subject lands are proposed to be rezoned to reflect on the ground activities and optimise their uses for sustainable development of Wentworth Township. The planning proposal will bring net community benefit to the Wentworth Township.

The planning proposal is consistent with the relevant State Environmental Planning Policies, Section 9.1 Ministerial Directions, regional plans and Council's strategic plans. The planning proposal is of minor local significance and will have no negative economic, environmental or social impacts on the local area.

APPENDIX 1: INFORMATION CHECKLIST

STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

- Objectives and intended outcome
- Mapping (including current and proposed zones)
- Community consultation (agencies to be consulted)
- Explanation of provisions
- Justification and process for implementation (including compliance assessment against relevant section 117 direction/s)

STEP 2: MATTERS – CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A		To be considered	N/A
Strategic Planning Context			Flooding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Consistent with the relevant regional plan, district plan, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land/site contamination (SEPP55)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Consistent with a relevant local council strategy that has been endorsed by the Department; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sea level rise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seeking to update the current planning controls if they have not been amended in the last 5 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Urban Design Considerations		
Site Description/Context			Existing site plan (buildings vegetation, roads, etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aerial photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building mass/block diagram study (changes in building height and FSR)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site photos/photomontage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic and Transport Considerations			Development yield analysis (potential yield of lots, houses, employment generation)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local traffic and transport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Economic Considerations		
TMAP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Economic impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public transport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Retail centres hierarchy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cycle and pedestrian movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Employment land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Considerations			Social and Cultural Considerations		
Busfire hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heritage impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acid Sulphate Soil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboriginal archaeology	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open space management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flora and/or fauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	European archaeology	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil stability, erosion, sediment, landslip assessment, and subsidence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Social & cultural impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stakeholder engagement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Infrastructure Considerations		
			Infrastructure servicing and potential funding arrangements	<input type="checkbox"/>	<input type="checkbox"/>
			Miscellaneous/Additional Considerations		
			List any additional studies that should be undertaken post Gateway determination		