



PLANNING PROPOSAL

***REZONE LAND FROM RU4 PRIMARY
PRODUCTION SMALL LOT TO R5 LARGE LOT
RESIDENTIAL & AMEND MINIMUM LOT SIZE***

POTTERS DRIVE, GOL GOL

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Attachment 1 – Subdivision Concept Plan

Attachment 2 – State Environmental Planning Policy Assessment

Attachment 3 – Section 9.1 Ministerial Directions Assessment

Attachment 4 – Senversa Pty Ltd Preliminary Site Investigation

1. Introduction

1.1 Overview

This Planning Proposal has been prepared by Cadell Consulting Services on behalf of MH² Engineering & Architectural Services and the landowners.

The Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) by:

- Rezoning the subject site from RU4 Primary Production Small Lots to R5 Large Lot Residential zone
- Amending the minimum lot size of 10 hectares to 1,500 square metres.

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), together with satisfying the requirements of the NSW Department of Planning, Industry and Environment *Local Environmental Plan Making Guideline August 2023* (DPIE Guideline).

The Planning Proposal is classified as a 'Standard' application for administrative purposes.

1.2 Format of the Planning Proposal

This Planning Proposal has been structured as follows:

- Section 1 introduces the Planning Proposal and supporting documentation
- Section 2 provides a description of the subject site, its locality and the surrounding land uses
- Section 3 contains the Planning Proposal prepared in accordance with the DPIE Guideline
- Section 4 includes a Supply and Demand analysis for R5 zoned land

1.3 Supporting Documentation

The following documentation and plans have been prepared to support this Planning Proposal. These attachments are identified in Table 1 below:

Table 1 Attachments to Planning Proposal

Attachment Name	Prepared by
1. Subdivision Concept Plan	MH ² Engineering & Architectural Services Pty Ltd
2. Consistency with State Environmental Planning Policies	Cadell Consulting Services
3. Consistency with Section 9.1 Ministerial Directions	Cadell Consulting Services
4. Preliminary Site Investigation	Senversa Pty Ltd

2. Site & Locality Details

2.1 Site Location

The subject site is located on the eastern fringe of Gol Gol in south western New South Wales.

Gol Gol is situated approximately 7 kilometres from the central business district of the north western regional city of Mildura, Victoria.

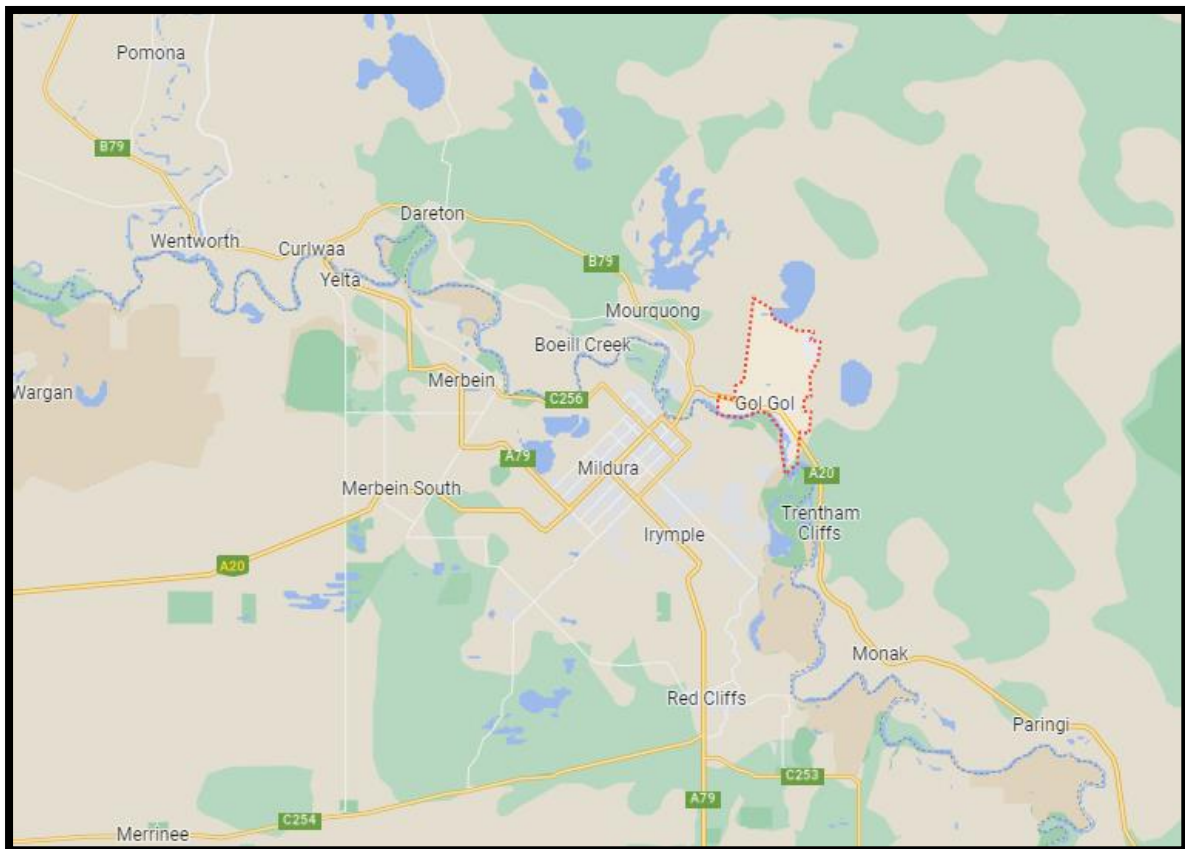


Figure 1 Locality Map (Source: Google Maps)

2.2 Site Description

The site is bounded by Gol Gol North Road to the west, Kingfisher Drive to the south, Potters Drive to the north and the Gol Gol Creek to the east.

The subject site includes 10 allotments encompassing approximately 62 hectares.

The list of allotments and addresses are provided below in Table 2:

Table 2 Lot Identifier & Addresses

Lot Identifier	Address
Lot 1 DP1152903	21 Potters Drive
Lot 2 DP1152903	Potters Drive
Lot 1 DP1259848	22 Potters Drive
Lot 2 DP1259848	Gol Gol North Road
Lot 1 DP1269246	56 Gol Gol North Road
Lot 2 DP1269246	Gol Gol North Road
Lot 3 DP236223	38 Kingfisher Road
Lot 5 DP236223	48B Potters Drive
Lot 2 DP1200627	35 Kingfisher Road
Lot 1 DP439084	36 Gol Gol North Road

While the current uses of the overall subject site are a blend of horticultural and rural residential uses, the majority of the site, approximately 41 hectares, is under horticulture crop.

There are seven dwellings situated throughout the subject site.

Other than the horticultural crops, the vegetation on the subject site includes some native species along the Gol Gol Creek boundary, with the balance of vegetation being ornamental and introduced species.

The subject site is zoned RU4 Primary Production Small Lots with a minimum lot size of 10 hectares.

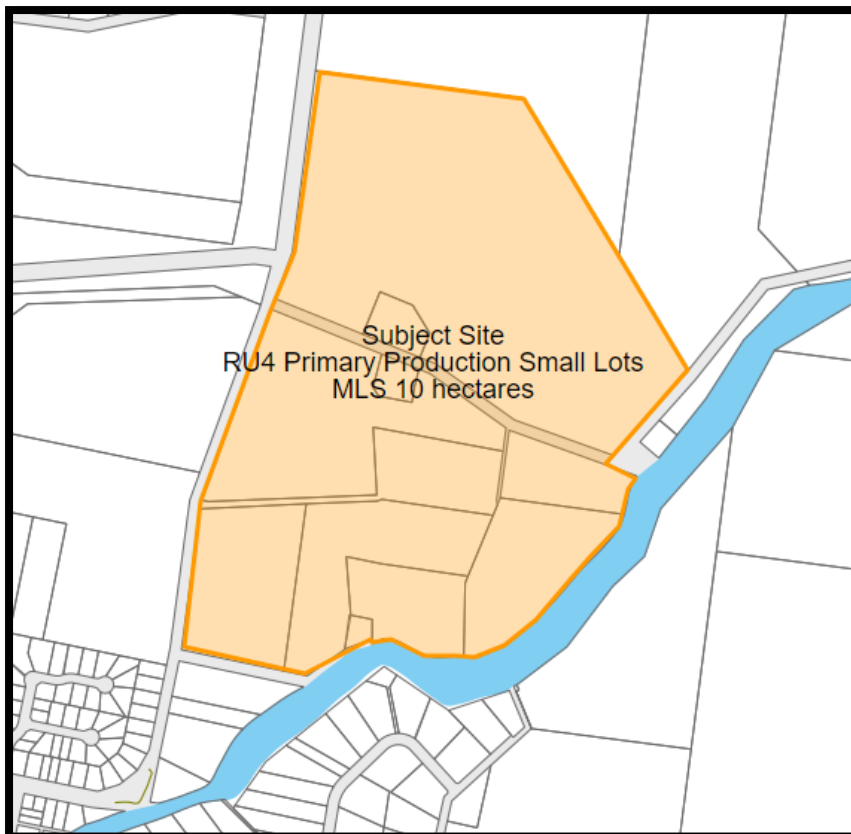


Figure 2 Site Map (Source: Intramaps)

The subject site is not affected by bushfire prone land mapping or flooding.

2.3 Surrounding Development

The subject site is located in a semi-rural area on the north eastern fringe of Gol Gol.

To the north and west is land under active horticultural production. A small area of rural living development is occurring on the north eastern boundary along the Gol Gol Creek.

On the south western boundary is the RU5 Village zone where a vacant lot is in the process of being developed for residential purposes. Further to the south west is the township of Gol Gol.



Figure 3 Aerial Map (Source: Nearmap)

The Gol Gol Creek runs along the south eastern boundary of the site. It should be noted that Figure 2 above shows the subject site boundary at the water's edge of the Gol Gol Creek. In fact, more accurate mapping on Sixmaps below, shows that the south eastern boundary of the subject site and Kingfisher Road contain varying setbacks from the Gol Gol Creek watercourse.

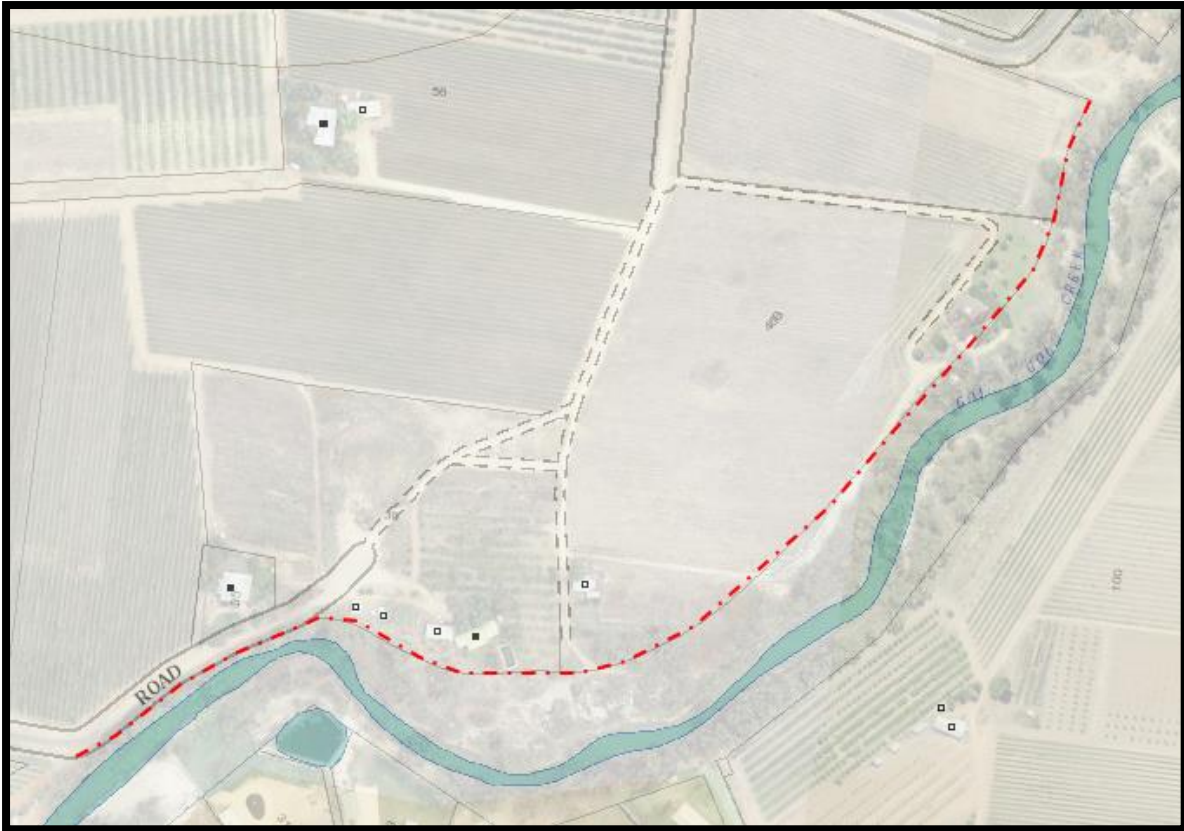


Figure 4 Watercourse Map (Source: Six Maps NSW)

3. Planning Proposal

3.1 Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the Wentworth Local Environmental Plan 2011 by:

- rezoning the subject site from RU4 Primary Production Small Lots zone to R5 Large Lot Residential zone
- amending the minimum lot size from 10 hectares to 1,500 sqm

The intended outcome is to take advantage of and satisfy the current and growing demand for large residential lots in Gol Gol. This will be achieved by providing lots that are larger than the average, urban residential lot size, that are fully serviced and located within a short distance from the town centre.

By adding the 1,500 sqm minimum lot size in to the Wentworth LEP 2011, the subject site can be subdivided in to allotments of 1,500 sqm or larger.

A subdivision concept plan is provided as Attachment 1.

3.2 Explanation of Provisions

To achieve the objective and intended outcomes of the Planning Proposal, the table below outlines the amendments required to the Wentworth LEP 2011:

Table 3 Proposed Amendments to WLEP Maps

Amend Land Zoning Map – Digital Zoning Map
Amend Lot Size Map – Sheet LSZ_004G

The figures below show the existing zone, minimum lot size and proposed zone and minimum lot size, in context with the Buronga and Gol Gol area.

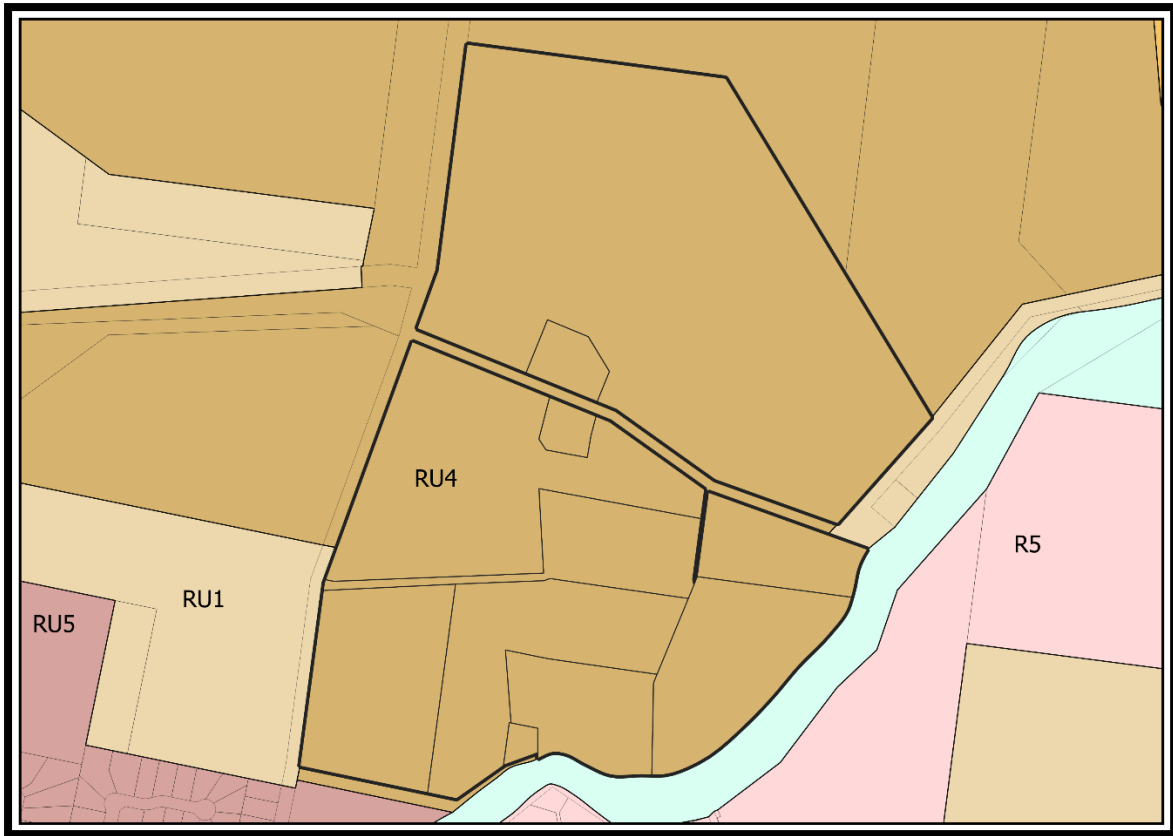


Figure 5 Existing zone RU4

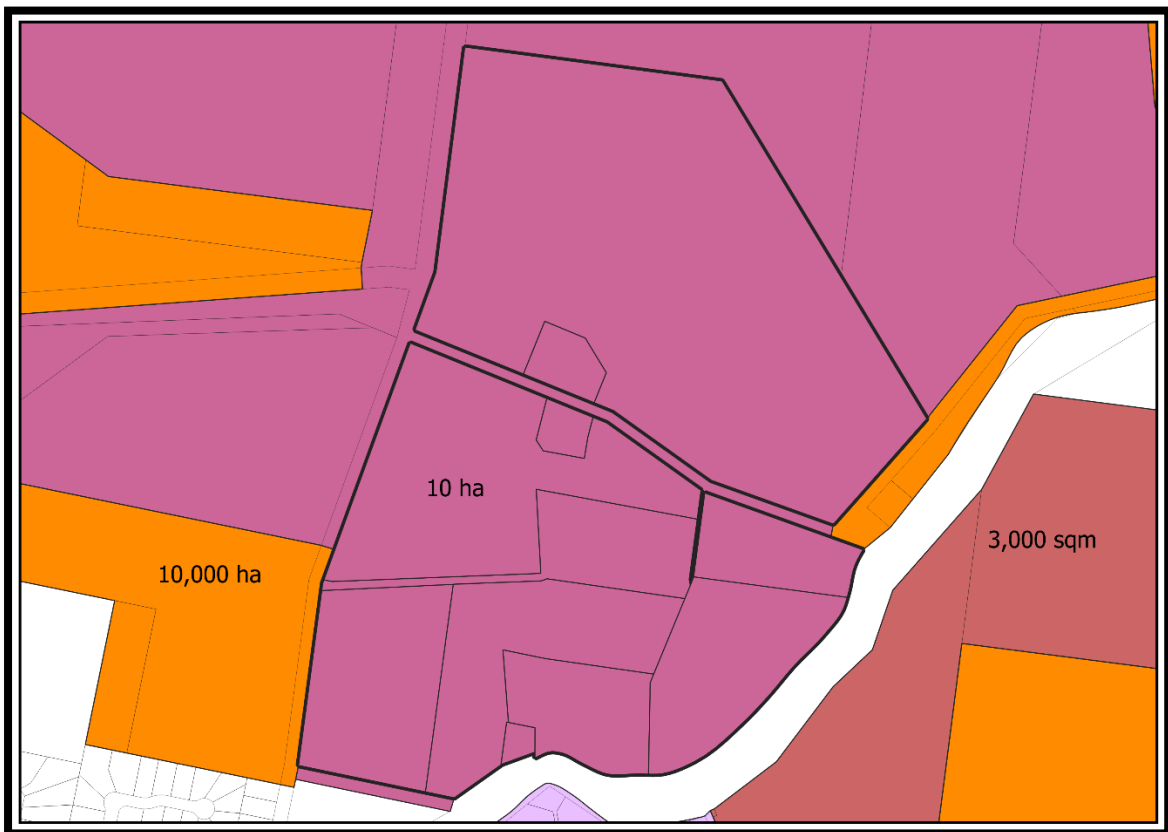


Figure 6 Existing MLS 10ha

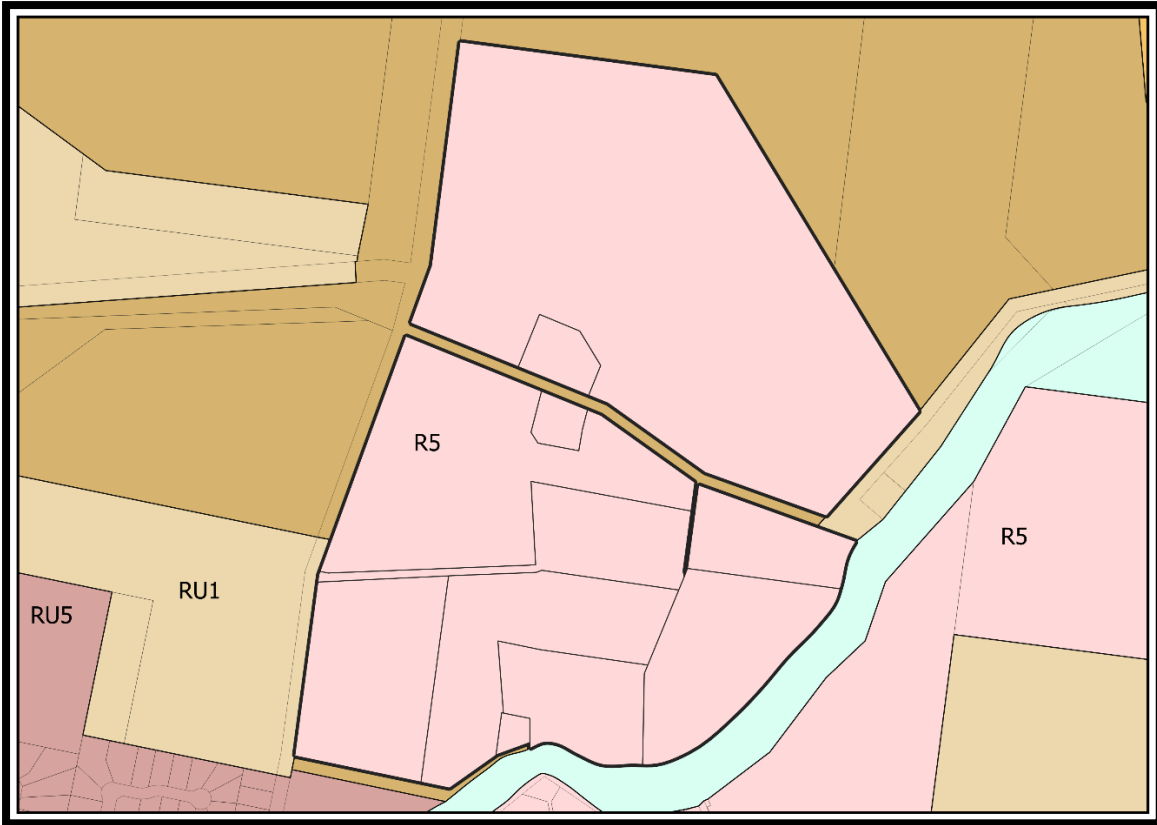


Figure 7 Proposed zone R5

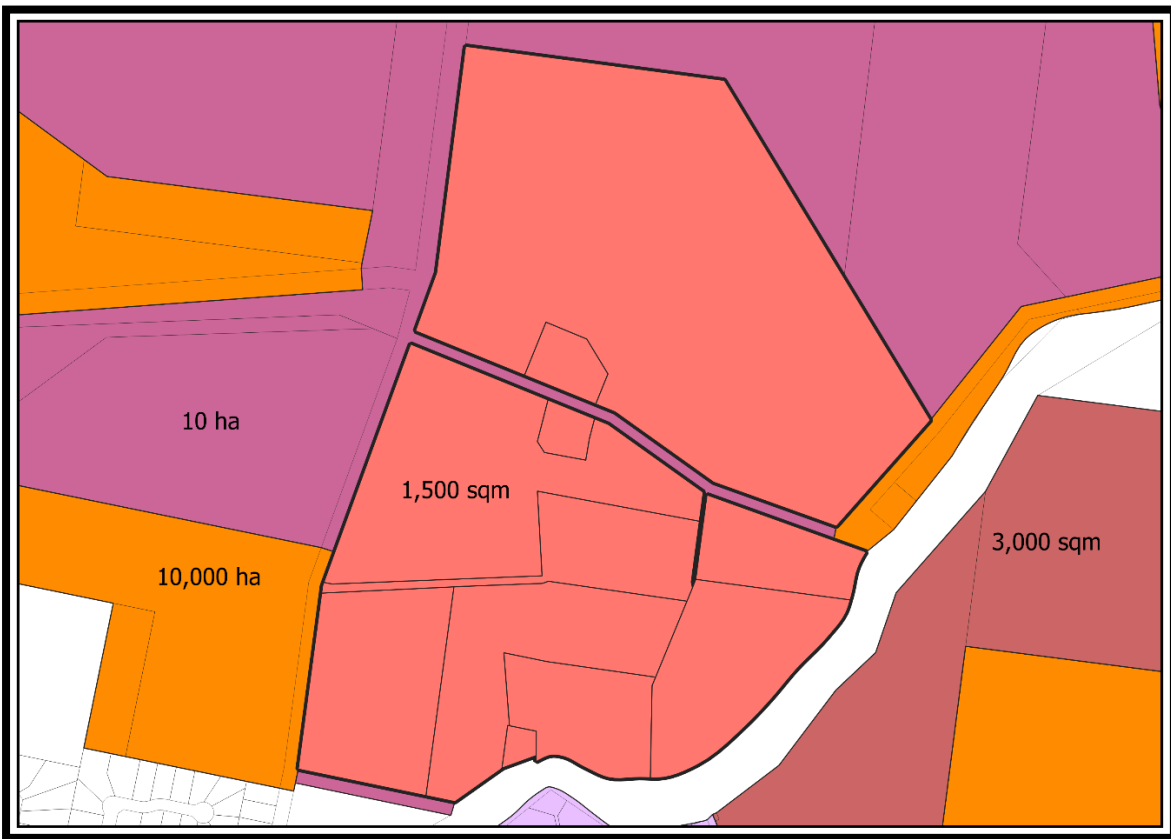


Figure 8 Proposed MLS 1,500sqm

3.3 Justification

Section A – Need for the Planning Proposal

3.3.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

Local Strategic Planning Statement

Under Priority 6 - Sustainable Settlements, the Primary Settlement Areas Strategy for new urban development in Buronga and Gol Gol directs:

- All new urban development to be located within the identified settlement boundary.
Response - The subject site falls within the settlement boundary.
- Rural residential development to be provided in suitable locations, subject to further investigation.

Response: Map 5 in the LSPS shows that the subject site was nominated as being suitable for future large lot residential development. This was also supported and recommended in the endorsed Buronga Gol Gol Structure Plan 2020.

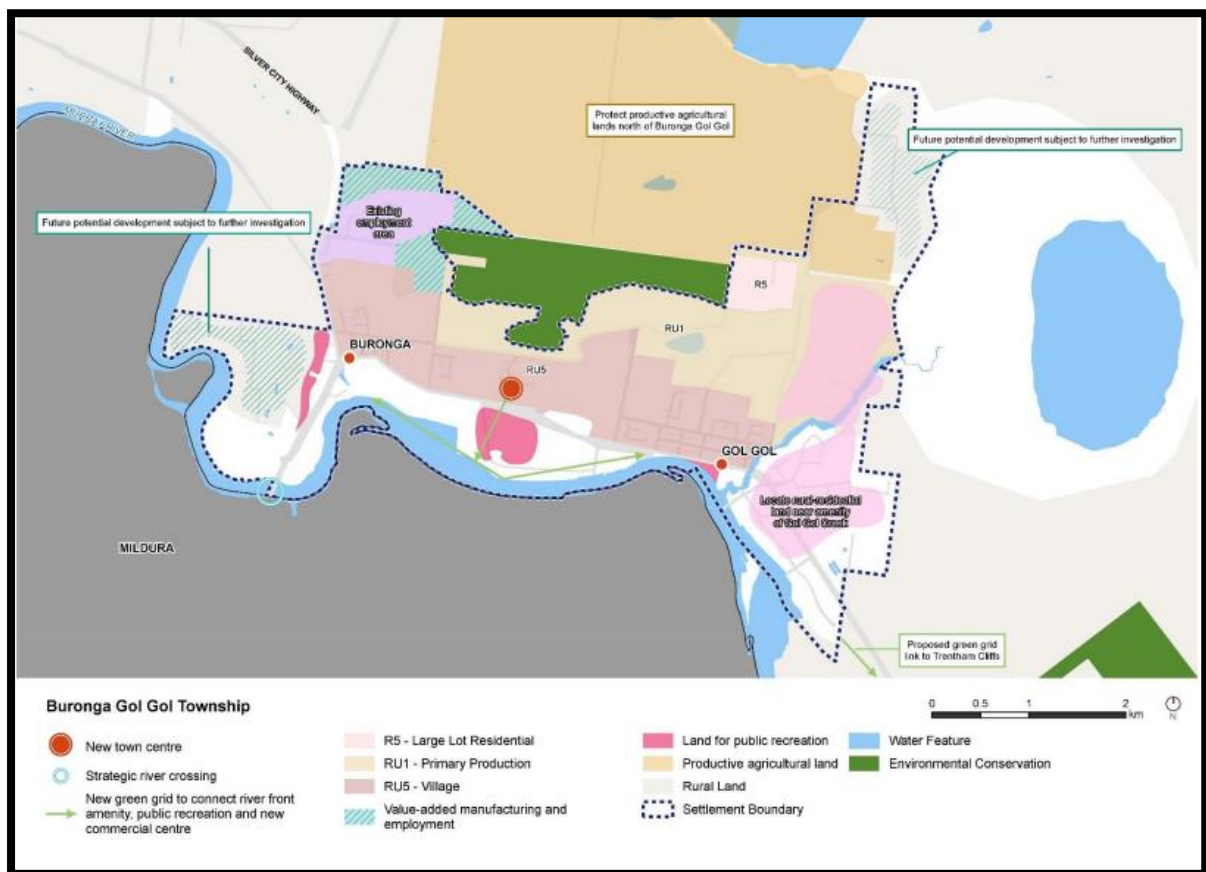


Figure 9 Buronga Gol Gol Settlement Boundary (Source: LSPS Map 5)

Buronga Gol Gol Structure Plan

The Planning Proposal is consistent and is a direct consequence of a recommendation of the Buronga Gol Gol Structure Plan 2020 (BGGSP).

The BGGSP was adopted by Wentworth Shire Council at its Ordinary Meeting held 16 September 2020.

The BGGSP was endorsed by the Department of Planning & Environment 5 November 2021.

Recommendation 14 recommended that the R5 Large Lot Residential zone be applied to the subject site and additional land, north of and adjacent to the subject site. The entire area recommended to be rezoned is shown as orange in the Buronga Gol Gol Structure Plan Future Land Use Zones in Figure 6 below.

The recommendation did not include a nominated minimum lot size to be applied to the new R5 Large Lot Residential zone.

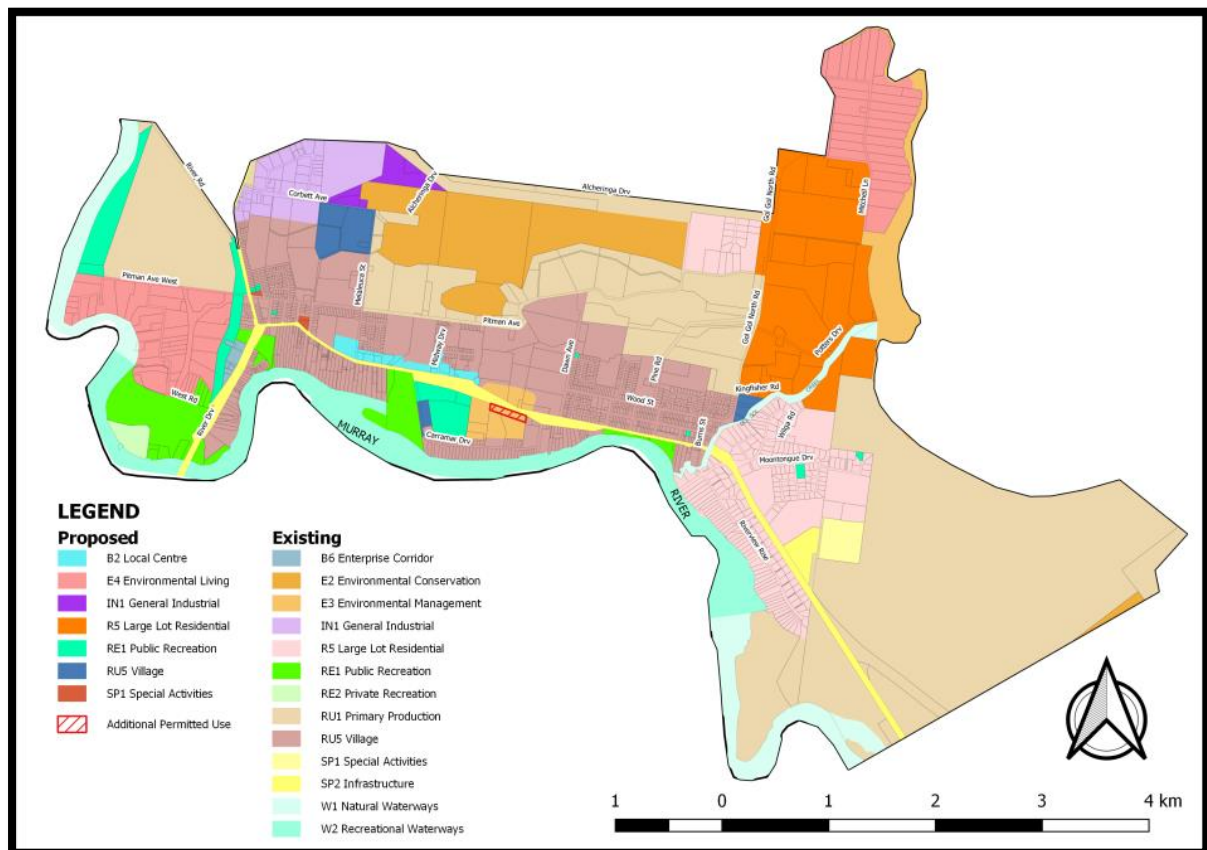


Figure 10 Future Land Use Zones (Source: BGGSP Figure 4.1)

Recommendation 14 included the timeframe estimated for enacting upon the recommendation was *Ongoing as per Urban Land Release Staging Plan*. Refer to Figure 7 below.

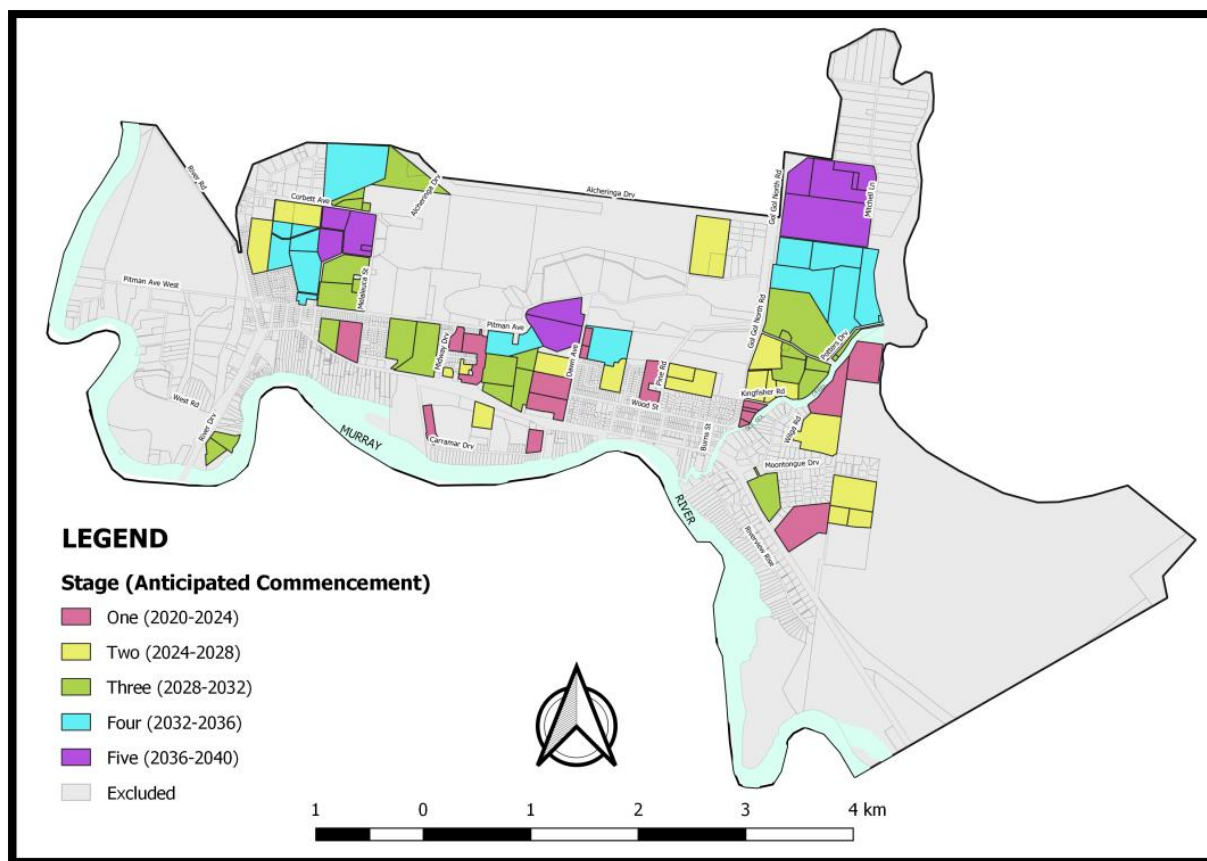


Figure 11 Urban Land Release Staging Plan (Source: BGGSP Figure 4.4)

The staging plan estimated that the anticipated timeframe for commencement of the southern section of the subject site would be short term, while the northern section would be medium term.

The area related to the medium term, Stage 3 (2028-2032), has been included in this Planning Proposal due to continued high demand for land in this zone in Gol Gol. Further details of the supply and demand are provided in Section 4 Supply and Demand for R5 Zone Land.

The proposal is also consistent with the BGGSP Land Use Principles for residential development as outlined on page 37 and the Urban Land Release Staging Plan on page 49.

The Land Use Principles for residential areas that directly apply this Planning Proposal, include:

iii. Promote a mixture of urban development that allows for flexibility to respond to changes in the community over time and cater for a diversity of land sizes and housing types.

Response: The Planning Proposal will facilitate the provision of a greater variety of lot sizes than currently supplied. This will respond to the current and growing demand for lot sizes that are generally larger than those supplied in the RU5 Village zone and in the residential zones in Mildura.

vi. Determine a Staged Development Plan to co-ordinate the roll out of development to assist with planning of road connectivity, infrastructure and services.

The subject site is located within the staging plan on page 49 of the BGGSP. The anticipated timeframe for commencement for the subject site falls within Stage 2 (2024-2028) and Stage 3 (2028-2032).

The current development of the property south of Kingfisher Drive in the RU5 zone will ensure that infrastructure and services will be readily accessible to facilitate development of the southern end of the subject site. The roll out of development of the subject site will then progress north as demand for supply continues.

3.3.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best means of achieving the objectives and intended outcomes for the proposed development.

The current zone, RU4 Primary Production Small Lots and the minimum lot size applied to the subject site do not permit the development of land for large lot residential purposes.

Hence, the recommendation for rezoning of the subject site as outlined in the BGGSP.

Section B – Relationship to Strategic Planning Framework

3.3.3 Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Far West Regional Plan 2036 (FWRP)

The Planning Proposal gives effect to two directions and their relevant actions under *Goal 3 Strong and connected communities* of the FWRP.

Direction 21: Strengthen communities of interest and cross-regional relationships

The townships of Buronga and Gol Gol are often referred to, or thought of, as northern suburbs to Mildura. The short drive to Mildura's central business district attracts people who work in the Victorian regional city, but reside in Buronga and Gol Gol, because of its ease of access and availability to employment, educational, health, commercial and retail services.

The Planning Proposal provides a cross-border resolution to new residents wishing to live in New South Wales or in a small town/village environment, but within close proximity to work, businesses and services provided by Mildura.

Direction 27: Provide greater housing choice

The Planning Proposal is consistent with this direction, in that it responds to the ongoing and growing demand for lots larger than the average urban residential lot size, and will provide a supply of developable land to satisfy the short to medium term demand.

The Planning Proposal is also consistent with this direction as it aims to systematically release land consistently with the BGGSP urban land release staging plan and in response to the demand for R5 zoned land, whilst ensuring the development is supported with adequate infrastructure and services.

Draft Far West Regional Plan 2041 (DFWRP)

The Planning Proposal gives effect to two objectives of the DFWRP under *Part 2 People and communities*.

Part 2 Objective 6: Plan for housing supply, diversity, affordability and resilience

The proposal is consistent with this objective as it will provide for and *promotes a diversity of housing choices so that people have more options at different stages of their life and at different affordability levels.*

The proposal is consistent with Strategy 6.1:

- *creating flexible and feasible planning controls and development standards that support greater housing mix*

The Planning Proposal aims to apply the 1,500 sqm minimum lot size to subject site, adding variety to the existing applicable lot sizes for the R5 Large Lot Residential zone. This will provide a greater diversity for residential development on the eastern fringe of the Gol Gol township.

- *aligning infrastructure and service provision to housing supply needs*

The Planning Proposal is consistent with the recommended urban land release staging plan in the BGGSP. This will ensure that infrastructure and service provision will adequately support the subsequent development.

Further details on the provision of infrastructure and services is provided in Section 3.3.11 of the Planning Proposal.

3.3.4 Is the Planning Proposal consistent with a Council Local Strategic Planning Statement that has been endorsed by the Planning Secretary or Greater Sydney Commission, or another strategy or strategic plan?

Local Strategic Planning Statement (LSPS)

The Planning Proposal is consistent with development strategies as identified for Buronga and Gol Gol under Planning Priority 6. The subject site also falls within the identified settlement boundary of Buronga and Gol Gol.

The *Strategic vision, intent and priorities* applicable to the Planning Proposal of the LSPS include:

Over the next 20 years Wentworth Shire will leverage the area's rural, industrial and residential strengths to generate economic and social growth opportunities.

Council will investigate and review land use pressures to ensure the shire has a complimentary balance of residential and commercial development opportunities to encourage population growth.

Our towns and villages will capitalise on growth opportunities so that they continue to service our local communities. Our towns will offer a variety of housing choice to support a growing population and as our towns continue to support new growth, our economic base will diversify. Our townships will be vibrant active places to visit and live, providing a variety of basic economic and community services.

The Planning Proposal is consistent with the *Strategic vision, intent and priorities* of the LSPS, as it:

- Leverages the demand for larger residential lots which will facilitate population growth.
- Facilitates population growth, which will inevitably increase the economic activity and social opportunities and capacity of the Gol Gol and Buronga townships.
- Ensures that the proposed development will be well planned, with adequate services and infrastructure within close proximity to Gol Gol's economic and community services.

Wentworth Community Strategic Plan 2022-2032 (WCSP)

The WCSP has been developed as part of the Integrated Planning and Reporting Framework NSW requirements. The plan aims to reflect a holistic vision of the shire community and acts as a guide and reference point for decision making by elected representatives, community members and council staff.

The four key strategies of the CSP include:

Economic – A vibrant, growing and thriving region

Social – A great place to live

Environmental – A community that works to enhance and protect its physical and natural environment

Civic Leadership – is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner.

The Planning Proposal is consistent with the CSP, as it facilitates social and economic growth and capacity through population growth. This is particularly apparent through the provision of higher density residential allotments, than what is already provided in the current R5 zone and recommended to be applied as part of a recommendation in the BGGSP.

However, the proposed lot sizes are large enough to leverage the demand for residential allotments that are larger than typical or current urban residential allotments.

3.3.5 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Housing 2041 – NSW Housing Strategy (NSWHS)

The NSWHS aims to achieve four objectives, two of which are considered to be applicable to this Planning Proposal.

To deliver housing supply in the right locations at the right time

While the Planning Proposal is not directly delivering housing, it is:

- providing the continuity of land supply for large lot residential development,
- located in a strategically identified and suitable location, and
- being rezoned in accordance with the staging plan of the BGGSP.

To provide housing that is diverse and meets varied and changing needs

While there is a trend statewide for smaller residential allotments, the opposite is occurring in Gol Gol and Buronga. In these townships, the demand for larger residential allotments continues to equal the demand for the range of allotments as provided in the villages. Therefore, the Planning Proposal is providing a supply of land that has been and continues to be, a popular lifestyle choice for the Gol Gol community.

3.3.6 Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

An assessment of the Planning Proposal to the State Environmental Planning Policies is provided in Attachment 2.

3.3.7. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 9.1 Directions)?

An assessment of the Planning Proposal to the Section 9.1 Ministerial Directions is provided in Attachment 3.

Section C – Environmental, social and economic impact

3.3.8 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? Other than horticultural crops and ornamental or introduced vegetation, the subject site is otherwise devoid of native vegetation and associated habitats.

All native vegetation within the water front area of the creek will be not be impacted by the proposal. In that, construction works will not be permitted outside the property boundary during the development of the subject site.

Subject to the discretion of the consent authority, development approval of a subdivision that involves allotments along the creek frontage may include a condition requiring those allotments to be fenced (post and wire) prior to the certification certificate being issued. This process would mirror the requirements that were applied on the opposite side of the creek – to the east – where the R5 zoned land has been developed adjacent to the creek.

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

The proposed development subsequent of the rezoning of the subject site, will not have any detrimental impact on the Gol Gol Creek or its function to provide irrigation water to horticultural properties north of the site.

The Gol Gol Creek is a regulated waterway providing irrigation water to Gol Gol North horticulturalists. The creek is not used for recreational purposes ie. Boats, fishing, skiing. As the flow of water is managed, unlike typical rivers in times of flood and high-water flows, there is minimal likelihood that the creek bank will be damaged or compromised due to erosion.

Development applications associated with any allotments that are adjacent to the Gol Gol Creek will be assessed in accordance with *Clause 7.7 Riparian land and Murray River and other watercourses – general principles* in the Wentworth LEP 2011.

The development of the site will be planned and managed to ensure that no stormwater, effluent or waste water is directed to, or discharged, in to the creek.

3.3.10 Has the Planning Proposal adequately addressed any social and economic effects?

Social and economic benefits have been addressed in Section B in response to consistency with the LSPS and WCSP.

Section D – State and Commonwealth interests

3.3.11 Is there adequate public infrastructure for the planning proposal?

The development of the subject site will include the following infrastructure to service the use of the subject site for large lot residential purposes, as directed and conditioned by the consent authority:

- Water, sewer and stormwater

- Safe access in and out of the subject site
- Adequate road construction and widths
- Shared pathways
- Street lighting
- Street trees
- Fire hydrants
- Public open space(s)

It has been confirmed by Wentworth Shire Council that all of the above infrastructure and services can be provided to adequately support and service the proposed development of the subject site.

The advice received also included that the subject site will need to be developed from the southern boundary and progress north to ensure a co-ordinated and sustainable approach to the servicing of the entire site. This is also due to a slightly elevated ridge running through the site, from east to west.

The first stage, being the southern portion of the subject site, will have access to infrastructure and services (mains water, sewer and stormwater infrastructure) via land south of Kingfisher Road. This area has recently been rezoned and is currently under subdivision development.

The northern portion of the site will require additional infrastructure to be constructed and/or installed and then connected to the water and sewer infrastructure within the southern portion of the site.

Stormwater management for the southern portion of the site will be managed to the south into the existing system. Whilst stormwater from the northern portion of the site will be managed on site with the overflow directed to the west in to a large drainage basin. Alternatively, it may be connected in to the system developed to the south.

Cost of provision of services will be the responsibility of the landholders/developers in accordance with the current WSC Section 7.12 Development Contributions Plan, WSC Section 64 Development Servicing Plan No 1 Water Supply and Sewerage Services and WSC Section 64 Development Servicing Plan No 2 Stormwater Infrastructure.

3.3.12 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Early consultation with DPI Agriculture has been undertaken by Wentworth Shire Council.

DPI Agriculture has not objected to the proposal, particularly as the proposal is a consequence of Recommendation 14 of the BGGSP. However, they have raised concern regarding the potential land use conflict issue between the residential use and horticultural activity.

Despite many intensive agricultural enterprises located on land adjacent to both urban and large lot residential land in the Buronga and Gol Gol area, historically, there has been little to no issues raised.

However, to ensure that land use conflict is avoided and mitigated in the future, subdivision of the subject site will take into account the recommendations made in the BGGSP Report. These being:

- Subdivision design will use roads, including road reserves, to separate the rural residential development interface from agriculture. This method will be used particularly where rural residential development will continue to be undertaken in the future.
- A maximum 20 metre vegetative buffer will be considered, where there is anticipated to be a long term or permanent agricultural and rural residential interface.

It is anticipated that additional relevant agencies and applicable service providers will be consulted through the community consultation process, as conditioned by the Gateway Determination.

3.4 Mapping

The Planning Proposal seeks to amend the following maps in the Wentworth LEP 2011, as they apply to the subject site:

Land Zoning Map – Digital Zoning Map

Lot Size Map – Sheet LSZ_004G

3.5 Community Consultation

In accordance with Section 3.33(2)(e) of the Environmental Planning & Assessment Act 1979, community consultation may need to be conducted.

Schedule 1, Part 1, Division 1, 4 of the EP&A Act prescribes community consultation timeframes are either determined by the Gateway Determination to be issued, or 28 days. This is also consistent with the timeframe set out in Table 4 of the Wentworth Shire Council Community Participation Plan.

For this Planning Proposal, the following consultation process may include:

- Written notification to adjoining landowners
- Public notice in the local newspaper and on Council's website
- Display of the Planning Proposal and supporting documentation made available in Council's administrative buildings
- Planning Proposal documentation made available for public viewing on Council's website.

During the consultation period, the following documents should be made available for public viewing:

1. Planning Proposal
2. Gateway Determination
3. All appendices and supporting documentation
4. Relevant Council reports and subsequent resolutions.

Consultation with any relevant state agencies will be determined by the Gateway Determination.

At the conclusion of the consultation period, Council will review and consider submissions received regarding the Planning Proposal, and will determine if the Planning Proposal is to be finalised.

3.6 Project Timeline

The *NSW Department of Planning, Industry and Environment Local Planning Guideline August 2023* sets a benchmark timeframe for completion of the Planning Proposal process.

For a 'Standard' Planning Proposal, the benchmark is a total of 320 days for all stages of the process to be completed. This timeframe does not include pre-lodgement of the Planning Proposal with Council.

There are many factors that can influence the timeframe process. However, the following table provides indicative timeframes for each stage:

Table 4 Planning Proposal Timeframes

Stage	Timeframe
Pre-lodgement	May 2023
Lodgement of Planning Proposal	September 2023, December 2023, August 2024
Gateway Determination	August 2024
Post Gateway	August 2024
Public Exhibition & Assessment	September to November 2024
Finalisation	February 2024

4. Supply and Demand for R5 Zone Land

4.1 2021 ABS Statistics

The population statistics outlined in the BGGSP were based on the 2016 ABS Census statistics and the estimated annual growth rate was determined to be approximately 2.8%.

Following an analysis of the 2021 ABS Census statistics, the annual growth rate collectively for Buronga and Gol Gol is now 3.44%. The annual population growth rate for Gol Gol, individually, is 5.6%.

The table below shows the growth rate of the combined villages of Buronga and Gol Gol and their individual population growth rates.

The estimated population statistics up to 2026 have been calculated based on the annual growth rates experienced between 2016 and 2021, taken from the 2016 and 2021 ABS Census statistics.

Due to the continued increase in population growth, the estimated population has only been calculated to 2026. Following the release of the 2026 ABS Census statistics, it is strongly recommended that a review of the population statistics is conducted.

Table 5 Estimated Population Statistics

Locality	2016	2021	Increase	Estimated 2026
Buronga Gol Gol	2,735	3,205	470 (+17.2%)	3,758
Buronga	1,212	1,252	40 (+3.3%)	1,294
Gol Gol	1,523	1,956	433 (+28.4%)	2,511

The median age of residents in Buronga and Gol Gol has remained consistent at 37 to 38 years since 2011. Meanwhile, Shire wide, the average number of people per dwelling sits at 2.5 persons, with an average of 2.6 persons per dwelling in Buronga and an average of 2.9 persons per dwelling in Gol Gol.

The ABS Census statistics show that 31% of the population of Gol Gol were aged 19 years and younger in both 2021 and 2016. In 2016 there were 481 persons in this cohort, whereas, statistics show that there were 606 persons in the school aged cohort in Gol Gol at the time of the 2021 Census.

The number of private dwellings in Gol Gol increased by 165, between 2016 and 2021, an average of 33 new dwellings per year. It is noted that this statistic is applicable to both the R5 and the RU5 zone.

4.2 The Proposed Minimum Lot Size

The application of the existing minimum lot size of 1,500 sqm to the subject site will facilitate the development of lots ranging from 1,500 sqm and larger, and will, in accordance with Wentworth Shire Council requirements, be fully serviced with both filtered and raw water, mains sewer and stormwater infrastructure.

When comparing the existing and proposed minimum lot size, two key elements have been considered:

- the expectation of Council for the provision of all services to the subject site for the development for large lot residential purposes, and the cost to the developer to provide the full suite of infrastructure and services, and
- the continuing and growing demand for lots larger than the average urban residential allotment in Gol Gol.

The proponents have met and discussed the proposal and subsequent development, and all share the opinion that provision of fully serviced lots in the R5 zone at 3,000 sqm or 5,000 sqm is not cost-effective or practical in terms of investment and financial outcome.

However, the provision of and servicing of allotments at 1,500 sqm is considered beneficial to both the proponents and the local community, by providing another option of fully serviced residential land for development. This will encourage a growing population and economic base for Gol Gol, as intended in the *Strategic vision, intent and priorities* of the *Local Strategic Planning Statement*.

4.3 Supply and Demand

The subject site encompasses approximately 62 hectares. When determining an estimated resultant lot yield, the general rule is that approximately 30% of the site will be set aside and used for access, services and infrastructure, including easements, stormwater management and public open space.

Using the same methodology as applied in the preparation of the BGGSP 2020 (as per Table 2.3 on Page 14 of the Plan), the following table presents a comparison of the existing supply of R5 zoned land between 2020 and 2023, and the additional supply of R5 zoned land as an outcome of this Planning Proposal, under the current average annual demand.

Table 6 Existing and Proposed R5 zone land supply under current average annual demand

R5 zone	Total area (ha)	Developed (ha)	Undeveloped (ha)	Developable (ha)	Av lot size (m ²)	Lot Yield	Av Annual demand	Years Supply
BGGSP 2020	226	133	93	65	3500	186	19	10
2023	244	171	73	51	3500	145	29	5
PP	62	4	58	40	1500	266	29	9
Total	306	175	131	91	N/A	411	29	14

Note:

Further consideration should also be given to land that will not be developed in the short term as anticipated in Figure 4.4 – Urban Land Release Staging Plan of the BGGSP. The table above includes all land that is zoned R5, despite two landholders advising that they will not be developing their land in the short to medium term. Therefore, if excluding those lots which encompass 19 hectares, yielding 38 lots, the resultant supply would equate to a 13-year supply.

The table above shows there was an increase in the R5 zoned land supply, which was a consequence of a finalised planning proposal in February 2021. However, despite the increase in area, the number of years of supply to 2023 has decreased as the annual demand, as estimated in the BGGSP, has increased from 19 to an average of 29 lots per year.

The annual demand for lots in the R5 zone for this Planning Proposal has been determined by examining the NSW Property Sales Data (NSWPSD) which can be accessed via this link: <https://nswpropertysalesdata.com/>

The statistics collated from NSWPSD to support this Planning Proposal, only apply to vacant lots that do not contain a dwelling and are located in the R5 zone..

The NSWPSD statistics shows that there were 26 vacant lots in the R5 zone sold during the 2019 calendar year. Whereas in 2022 there were 32 vacant lots in the R5 zone that were sold. Hence, the application of the average demand estimated at 29 lots per year.

The data also shows that the sale of these R5 zoned lots involved contracts of sale being entered into around 18 months before settlement of the sale was conducted. This is consistent with verbal information provided from real estate agents, land developers and purchasers, particularly relating to the sale of lots 'off the plan'. Many prospective purchasers elect to purchase early or 'off the plan', to avoid missing out on acquiring lots in this zone. It is very common for all lots in a subdivision to be sold prior to titles being released.

The spike in the sale of lots also correlates with the timeframe of when subdivisions or lots are made available for sale, or at least, are known to be available through their listing with local real estate agents.

Development approvals for the years 2018 to 2023 are shown in the table below:

Table 7 Development Approvals in R5 Zone Gol Gol

Year	2018	2019	2020	2021	2022	2023
R5 zone Development Approvals for Gol Gol	16	21	32	32	11	11 to date

As demand for R5 zoned land remains strong, it is anticipated that when lots in the R5 zone become available, they will continue to sell quickly, either from 'off the plan' or shortly thereafter.

Therefore, on the basis of the information provided above, the current R5 zone land supply together with the land proposed to be rezoned by this Planning Proposal, together with the average annual demand for lots, there would be an estimated 14 years supply of R5 zone land.

A 14-year supply is not considered excessive, particularly as the process to rezone, obtain approvals for development and civil works, obtain a subdivision certificate for registration and new titles, can take approximately 5 years.

In addition to the above statistics and information, the BGGSP also deemed it necessary and pre-emptive of future demand for R5 zone land, to increase the average annual demand from 19 to 37 lots per year.

The following has been taken directly from the BGGSP, Page 45 –

*As the fast pace of development experienced in Buronga Gol Gol in recent times is expected to continue, it would be premature to conclude that this residential land supply will be sufficient for future residential land demand in the study area. It is therefore necessary that future developable residential land supply is assessed using a growth rate higher than the current rate to pre-empt a future residential land shortage. As a result, higher residential land demand rates of 91 lots per year for RU5 Village and **37 lots per year for R5 Large Lot Residential**, which are the highest annual land take up rate recorded for each of these zones in the last five years, have been assumed as the future land take up rates and are used to determine future residential land supply and availability in Buronga Gol Gol as shown in Table 4.2.*

As land in the R5 zone is sold quickly, and more often than not ‘off the plan’, it is not premature to assume that should there be a greater number of lots available for purchase, the average annual take-up rate would also increase. On that basis, the following table shows the future R5 zone land supply under an anticipated demand rate of 37 lots per year.

Table 8 Future R5 Zone Land Supply under Anticipated Demand Rate

R5 zone	Total area (ha)	Developed (ha)	Undeveloped (ha)	Developable (ha)	Av lot size (m ²)	Lot Yield	Anticipate Annual demand	Years Supply
2023	244	171	73	51	3500	145	37	4
PP	62	4	58	40	1500	266	37	7
Total	306	175	131	95	N/A	411	37	11

4.4 Summary

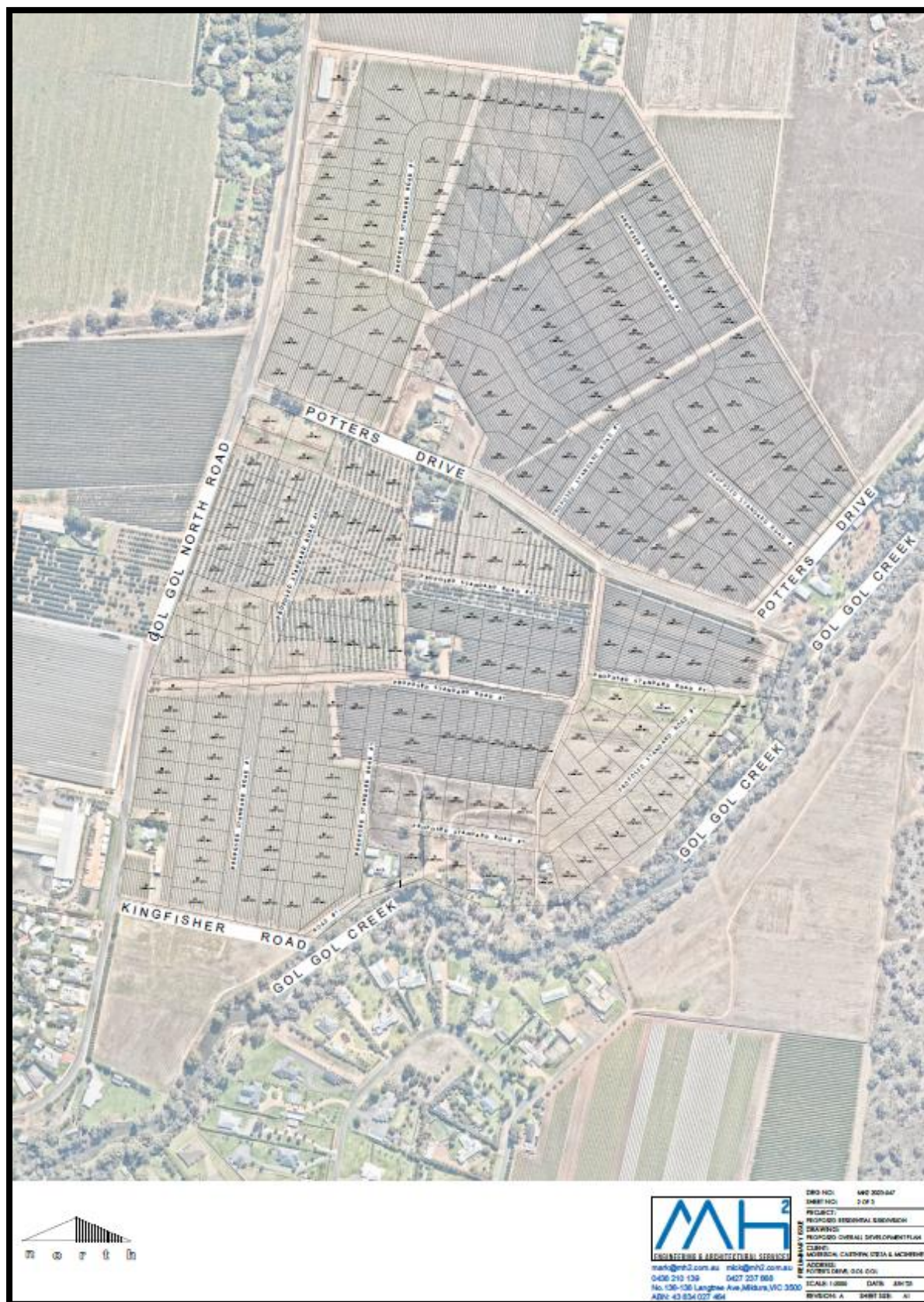
Gol Gol continues to be a location of choice for new residents, this is reflected in the significant population growth experienced between 2016 and 2021. This trend is not expected to decrease any time soon, as the ‘growth spill over’ continues from Mildura.

It is imperative to ensure there is an ongoing supply of residential land in Gol Gol to attract and accommodate the growing population. The R5 Large Lot Residential zone is a location of choice for many new residents in the Gol Gol area.

This section has shown that there is currently only a 4-year supply of land in the R5 zone in Gol Gol under the estimated demand rate. Meanwhile, the population is projected to increase a further 28% between 2021 and 2026 to approximately 2,511 people.

This Planning Proposal has the potential to add approximately 260 lots to the potential lot yield in the R5 zone in Gol Gol, thereby adding approximately, a further 7-year supply of land for large lot residential development.

Attachment 1 – Subdivision Concept Plan



Attachment 2 – State Environmental Planning Policy Assessment

State Environmental Planning Policy (SEPP)	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Y	Y	<p><u>Chapter 2 – Vegetation in non-rural areas</u> Not applicable.</p> <p><u>Chapter 3 – Koala habitat protection 2020</u> The aim of this SEPP is to <i>encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas...and reverse the current trend of koala population decline.</i></p> <p>The Planning Proposal is consistent with this SEPP as the subject site is devoid of all native vegetation, other than remnant vegetation along the Gol Gol Creek watercourse. All existing native vegetation along the creek will be protected.</p> <p><u>Chapter 4 – Koala habitat protection 2021</u> The aim of this SEPP is to <i>encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range...</i></p> <p>The Planning Proposal is consistent with this SEPP as the subject site is devoid of all native vegetation, other than ornamental or introduced species. The remnant, native vegetation along the Gol Gol Creek will not be harmed by the future development of the site.</p> <p><u>Chapter 5 – River Murray lands</u> The aims of this SEPP <i>are to conserve and enhance the riverine environment of the River Murray for the benefit of all users.</i></p> <p>The subject site is identified as being included in Map 35 of the Murray Regional Environmental Plan No. 2 – Riverine Land. It is considered that the Planning Proposal is consistent with this SEPP as the subject site is well setback from the Murray River and therefore, any impacts (if any) would be very low.</p> <p><u>Chapter 6 – Water catchments</u> Not applicable.</p>

			<u>Chapter 13 - Strategic conservation planning</u> No applicable.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Y	Y	Applies to all land in NSW. The Planning Proposal does not detract from the aims of this policy.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y	Y	The Planning Proposal does not detract from the aims of this policy.
State Environmental Planning Policy (Housing) 2021	Y	Y	Applies to all land in NSW. The Planning Proposal does not detract from the aims and principles of this policy.
State Environmental Planning Policy (Industry and Employment) 2021	Y	Y	<u>Chapter 2 - Western Sydney employment area</u> Not applicable. <u>Chapter 3 – Advertising and signage</u> There will be no advertising or signage as a consequence of this Planning Proposal.
State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development	N		
State Environmental Planning Policy (Planning Systems) 2021	Y	Y	<u>Chapter 2 – State and regional development</u> The proposed development is not identified as state or regionally significant. <u>Chapter 3 – Aboriginal land</u> The subject site is not owned by an Aboriginal Land Council. <u>Chapter 4 – Concurrences and consents</u> The Planning Proposal does not detract from the aims and principles of this policy.
State Environmental Planning Policy (Precincts – Central River City) 2021	N		
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	N		
State Environmental Planning Policy (Regional) 2021	N		

State Environmental Planning Policy (Western Parkland City) 2021	N		
State Environmental Planning Policy (Primary Production) 2021	Y	Y	<p><u>Chapter 2 – Primary production and rural development</u></p> <p>The subject site is not classified or mapped as state significant agricultural land and has been identified as a suitable location for the expansion of the R5 zone as recommended in the Buronga Gol Gol Structure Plan 2020.</p> <p><u>Chapter 3 Central coast plateau areas</u></p> <p>Not applicable.</p>
State Environmental Planning Policy (Resilience and Hazards) 2021	Y	Y	<p><u>Chapter 2 Coastal management</u></p> <p>Not applicable.</p> <p><u>Chapter 3 Hazardous & offensive development</u></p> <p>Not applicable.</p> <p><u>Chapter 4 Remediation of land</u></p> <p>The Planning Proposal seeks to enable residential development, therefore Council is required to consider if the subject site is contaminated as a result of previous uses.</p> <p>The subject site has been historically used for agricultural/horticultural purposes, which is a use listed in Table 1 of the Contaminated Land Planning Guidelines. As such, a Preliminary Site Investigation report has been prepared by Senversa Pty Ltd and a full copy has been submitted with the Planning Proposal.</p> <p>On the basis of the findings of the PSI, Senserva Pty Ltd has recommended that an additional assessment, by way of targeted soil and groundwater sampling of several locations, should be undertaken.</p> <p>A Detailed Site Investigation will be undertaken following the issue of a Gateway Determination to proceed.</p>
State Environmental Planning Policy (Resources and Energy) 2021	Y	Y	<p><u>Chapter 2 – Mining, petroleum production and extractive industries</u></p> <p>The Planning Proposal does not propose any mining, petroleum production or extractives industries. The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy	Y	Y	<u>Chapter 2 Infrastructure</u>

(Transport and Infrastructure) 2021			<p>The aim of this SEPP is to ensure there is an effective delivery of infrastructure to support the development.</p> <p>Consultation with Council has already commenced, to ensure that the roll out of the development of the site will be fully serviced and accessed.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	Y	Y	This policy commences on 1 October 2023.

Attachment 3 – Section 9.1 Ministerial Directions Assessment

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
1. Planning Systems			
1.1 Implementation of Regional Plans	Y	Y	The Planning Proposal is consistent with the goals, directions and actions of the <i>Far West Regional Plan 2036</i> and the <i>draft Far West Regional Plan 2041</i> . Further details provided in Section 3.3.3 of the Planning Proposal.
1.2 Development of Aboriginal Land Council land	N		
1.3 Approval and Referral Requirements	Y	Y	The Planning Proposal does not propose any referral or concurrence requirements, nor does it nominate any development as 'designated development'.
1.4 Site Specific Provisions	N		The Planning Proposal does not propose any site-specific provisions.
1.5 Parramatta Road Corridor Urban Transformation Strategy	N		
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N		
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N		
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N		
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N		
1.10 Implementation of the western Sydney Aerotropolis Plan	N		
1.11 Implementation of Bayside West Precincts 2036 Plan	N		

1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N		
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N		
1.14 Implementation of Greater Macarthur 2040	N		
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N		
1.16 North West Rail Link Corridor Strategy	N		
1.17 Implementation of the Bays West Place Strategy	N		
1.18 Implementation of the Macquarie Park Innovation Precinct	N		
1.19 Implementation of the Westmead Place Strategy	N		
1.20 Implementation of the Camellia-Rosehill Place Strategy	N		
1.21 Implementation of South West Growth Area Structure Plan	N		
1.22 Implementation of the Cherrybrook Station Place Strategy	N		
2. Design and Place			
2.1			
3. Biodiversity and Conservation			
3.1 Conservation Zones	Y	Y	The Planning Proposal is consistent with this Direction as it does not involve land identified as environmentally sensitive and does not seek to reduce any environmental protect standards.
3.2 Heritage Conservation	Y	Y	There are no known heritage items, relics, objects or sites applicable to the subject site.
3.3 Sydney Drinking Water Catchments	N		
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N		

3.5 Recreation Vehicle Areas	Y	Y	The Planning Proposal does not enable the land to be developed for the purposes of a recreation vehicle area, as defined by the <i>Recreation Vehicles Act 1983</i> .
3.6 Strategic Conservation Planning	N		The subject site is not identified as avoided land or a strategic conservation area.
3.7 Public Bushland	N		
3.8 Willandra Lakes Region	N		The subject site not located within the Willandra Lakes World Heritage Property.
3.9 Sydney Harbour Foreshores and Waterways Area	N		
3.10 Water Catchment Protection	N		
4. Resilience and Hazards			
4.1 Flooding	N		The subject site is not identified as being flood prone.
4.2 Coastal Management	N		
4.3 Planning for Bushfire Protection	N		The subject site is not identified as being bushfire prone land on the NSW Rural Fire Service map.
4.4 Remediation of Contaminated Land	Y	Y	A Preliminary Site Investigation has been undertaken on the subject site. The results of that assessment recommend further investigation of several specific areas, particularly around the existing buildings. To ensure the site is suitable for residential development, further investigation will be undertaken in compliance with a condition of the Gateway Determination, when issued to proceed.
4.5 Acid Sulfate Soils	N		
4.6 Mine Subsidence and Unstable Land	N		
5. Transport and Infrastructure			
5.1 Integrating Land Use and Transport	Y	Y	The Planning Proposal seeks to rezone the subject site to a large lot residential zone. The proposed zone has been selected on the basis of its accessibility and the recommendation made in the Buronga Gol Gol Structure Plan 2020.
5.2 Reserving Land for Public Purposes	Y	Y	The Planning Proposal does not propose to remove or propose any land to be dedicated for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N		The subject site is not located near an airport or defence airfield.
5.4 Shooting Ranges	N		The subject site is not located near a shooting range.
6. Housing			

6.1 Residential Zones	Y	Y	<p>The Planning Proposal is consistent with this direction as it seeks to provide a supply of additional large residential lots not currently provided for in the WLEP 2011.</p> <p>The subject site has the capacity and access to adequate infrastructure for servicing the proposed development.</p>
6.2 Caravan Parks and Manufactured Home Estates	Y	Y	The Planning Proposal does not reduce the opportunities for caravan parks and manufactured homes estates.
7. Industry and Employment			
7.1 Business and Industrial Zones	N		
7.2 Reduction in Non-Hosted Short-term Rental Accommodation period	N		
7.3 Commercial and Retail Development along the Pacific Highway North Coast	N		
8. Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	N		
9. Primary Production			
9.1 Rural Zones	Y	N	<p>The Planning Proposal is inconsistent with this Direction, in that it proposes to rezone land from a rural zone to a residential zone.</p> <p>The inconsistency is justified, in that the rezoning is recommended in the Buronga Gol Gol Structure Plan 2020 and is a consequence of Recommendation 14 of that Plan. The BGGSP is an endorsed plan.</p> <p>Additionally, the inconsistency is also justified through consistency with the Wentworth Shire Local Strategic Planning Statement, Community Strategic Plan 2022-2032, Far West Regional Plan 2036 and the draft Far West Regional Plan 2041.</p>
9.2 Rural Lands	Y	N	<p>The Planning Proposal is inconsistent with this Direction, in that it affects land in an existing rural zone.</p> <p>The inconsistency is justified, for the following reasons:</p>

			<p>a) The Planning Proposal is consistent with the Buronga Gol Gol Structure Plan 2020, as well as the Wentworth Shire Local Strategic Planning Statement, Community Strategic Plan 2022-2032, Far West Regional Plan 2036 and the draft Far West Regional Plan 2041.</p> <p>b) A large portion of the subject site has, and is presently, contributing to the regional production of agricultural produce for the Sunraysia region. While the land is a loss to agricultural production, there is a necessity for larger rural landholdings for financial sustainability and this is encouraging new horticultural development outside of the existing irrigation districts.</p> <p>c) The Planning Proposal does not pose a threat to the biodiversity of the Gol Gol Creek, native vegetation, cultural heritage or water resources.</p> <p>d) The site is considered suitable for the proposed resultant development and will not be constrained due to topography, size, location, soil conditions and access to a water supply.</p> <p>e) Wentworth Shire Council recognises the importance of rural activities and will continue to promote opportunities for growth and new investment of sustainable and productive rural activities.</p> <p>f) This Planning Proposal will not inhibit or prevent farmers from exercising their right to farm.</p> <p>g) The subject site will be rezoned as a whole, and developed in stages as required by Council and in response to the demand for large residential allotments. This will allow for some parts of the subject site to continue to be agriculturally productive. Ongoing monitoring of potential land use conflict will be</p>
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			<p>necessary. However, as there is a historical precedence of the roll out of new residential land adjacent to agricultural activity with no issues, it is anticipated that land use conflict or issues will be manageable.</p> <p>h) The subject site is not identified as being state significant agricultural land.</p> <p>i) The community will benefit from the resultant outcome of this Planning Proposal through population growth which drives economic growth for the township and surrounds and the proposal will not have a detrimental impact on any environmental areas that are attractive to both the resident community and visitors.</p>
9.3 Oyster Aquaculture	N		
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N		

Attachment 4 – Preliminary Site Investigation (Senversa Pty Ltd)

Refer to separate attachment.