



IRF 24/64

Gateway determination report – PP-2023-2192

Reduction of the lot size at Lot 2 DP 875018, 18 Wilga Road, Gol Gol

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Buronga Gol Gol Structure Plan 2020
Wentworth Local Strategic Planning Statement 2020
PP-2023-2192 – Planning Proposal – MLS reduction Wilga Rd, Gol Gol
PP-2023-2192 – Council Assessment – Dec 2023

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Wentworth
PPA	Wentworth Shire Council
NAME	Reduction of minimum lot size from 3000m ² to 2000m ² at Lot 2 DP 875018, also known as 18 Wilga Road, Gol Gol
NUMBER	PP-2023-2192
LEP TO BE AMENDED	Wentworth Local Environmental Plan 2011
ADDRESS	18 Wilga Road, Gol Gol
DESCRIPTION	Lot 2 DP 875018
RECEIVED	15/01/2024
FILE NO.	IRF24/64
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The objective of the planning proposal is to:

- take advantage of the ongoing increase in demand for land in the R5 large lot residential zone, and
- provide a greater variety of lot sizes in the R5 zone, and
- increase the potential lot yield of the subject land from approximately 20 to 24 lots.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Wentworth Local Environmental Plan (LEP) 2011 to reduce the MLS from 3000m² to 2000m² of Lot 2 DP 875018. The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The subject land is situated on the eastern side of Gol Gol, bordered by the Sturt Highway to the west, and Fayes Lane to the South. Entry to the site is facilitated from Wilga Road. The site also

fronts Moontongue Drive (Figure 1). Figure 2 provides the context of the site in relation to other urban areas and the Murray River.

The subject land is located within a larger R5 Large Lot Residential zoned area, the majority of which has been developed.

Predominantly used for horticulture purposes, the site features minimal additional non-native vegetation and there is an existing dwelling on the site.



Figure 1 Subject site (source: planning proposal – Nearmap imagery 2023)



Figure 2 Site context – Subject land identified in red (source: Nearmap)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Lot Size Map (LSZ_004G), which is suitable for community consultation.

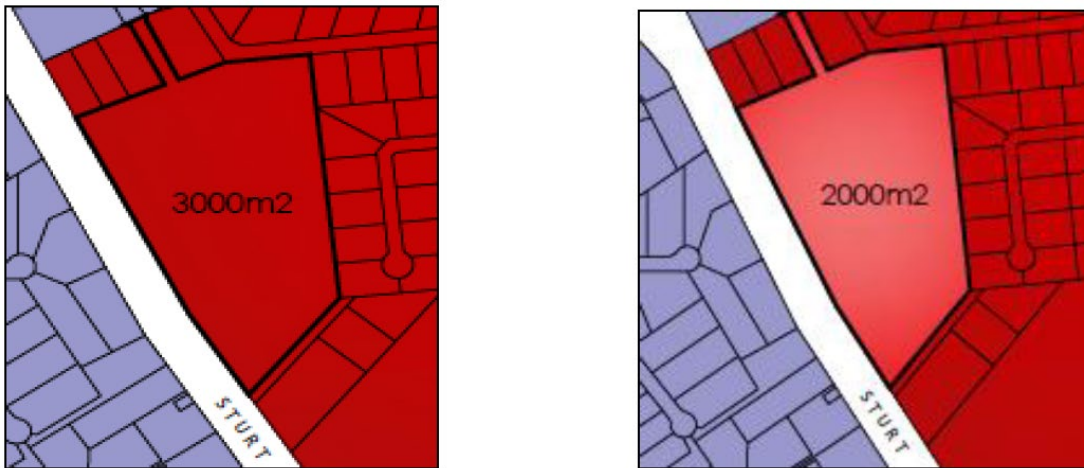


Figure 3 Current (left) and proposed (right) Lot Size Map (source: Planning Proposal)

2 Need for the planning proposal

The planning proposal is not the direct result of a local strategic planning statement or a Department-approved strategy; however, it is not inconsistent with the overarching goals and principles of the Buronga Gol Gol Structure Plan 2020 (BGGSP). While the subject land is not explicitly recommended in the BGGSP, the proposal addresses the identified need for residential land in the short to medium term, reflecting the plan's broader aim of fostering sustainable urban development.

The divergence from the BGGSP's anticipated commencement staging is explained by the significant and unforeseen increase in demand for diverse residential allotments, rendering the original staging impractical in the current context. Moreover, the decision by the owners of other R5 zoned land previously identified for short-term development to retain land for agricultural activities contributes to a shortage in available residential land. This underscores the proposal's significance in bridging the gap between demand and supply in the face of changing circumstances.

Considering the overall assessment of servicing, residential land demand, and likely development timeframe in the surrounding area, the subject site emerges as the most suitable location for short-term provision of additional large lot residential land. Consequently, the planning proposal is viewed as the most effective means of achieving an increase in the density of rural residential development in this area.

3 Strategic assessment

3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the Far West Regional Plan 2036. It is noted that the draft Far West Regional Plan 2041 has not been released.

Table 3 Regional Plan assessment

Regional Plan Objectives	Justification
Far West Regional Plan 2036 Direction 27: Provide greater housing choice	The proposal is consistent with the intent of this direction as it will enable increased housing choice in an existing area close to services and jobs.
Far West Regional Plan 2041 (draft) Objective 6: Plan for housing supply, diversity, affordability, and resilience	The proposal is not inconsistent with this objective as it will increase the supply of housing in Gol Gol.

3.2 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 4 Local strategic planning assessment

Local Strategies	Justification
Wentworth Local Strategic Planning Statement (LSPS)	The proposed amendment is considered largely consistent with the LSPS as the reduction of the lot size will facilitate greater housing options and variety in lot sizes in the Gol Gol area.
Buronga Gol Gol Structure Plan (BGGSP)	As discussed in Section 2 of this report, the proposal is considered not inconsistent with the principles of the BGGSP.

3.3 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 5 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.1 Implementation of Regional Plans	Consistent	As identified in Section 3.1 of this report, the proposed amendments are consistent with the objectives of the relevant regional plan(s).
1.3 Approvals and Referral Requirements	Consistent	The reduction of the minimum lot size on the subject land does not propose any referral or concurrence requirements or identify any development as designated development.
3.1 Conservation Zones	Consistent	The subject land is not within a conservation zone or land identified as environmentally sensitive. The proposed amendment does not seek to reduce the conservation standards that apply to the land.

3.2 Heritage Conservation	Consistent	The proposal states there are no known or registered heritage items, relics, objects, or sites within or in the immediate surrounds of the subject land.
3.5 Recreation Vehicle Areas	Consistent	The reduction of minimum lot size on the subject land does not enable development for the purposes of recreation vehicle area.
5.1 Integrating Land Use and Transport	Consistent	The planning proposal is supported by the BGGSP. As identified in Section 3.2 of this report, the BGGSP identified the MLS for the subject site would remain at 3000m ² . The proposed reduction to 2000m ² will result in a likely additional 4 lots to the subject land (from 20 to 24 lot yield). Any impact on transport infrastructure as a result of the increased development potential is considered minor and consistent with the Direction.
6.1 Residential Zones	Consistent	Council has advised there is adequate access to services and infrastructure for the increase in lot yield. The amendment will also increase housing opportunities in the existing residential zone of Gol Gol. The planning proposal is therefore consistent with this direction.

3.4 State environmental planning policies (SEPPs)

The assessment of the planning proposal with relevant SEPPs are discussed in the table below.

Table 6 Assessment of planning proposal against relevant SEPPs

SEPPs	Reasons
Biodiversity and Conservation 2021	<p>The subject land is devoid of native vegetation and the proposal notes that only ornamental vegetation remains near the existing dwelling.</p> <p>The proposal is consistent with this SEPP.</p>
Transport and Infrastructure 2021	<p>Council has advised that infrastructure is accessible to all new residential allotments that are likely to result from the proposed amendment.</p> <p>The BGGSP identifies that the Wilga Road/Sturt Highway intersection should be upgraded to a roundabout to accommodate rural residential development in Gol Gol. The increased density of the proposal to achieve approximately 4 additional lots is considered minor and Council will consider traffic impacts and development contributions at the development application stage.</p>

4 Site-specific assessment

4.1 Environmental

As identified in this report, the subject land has been used for horticulture purposes, and features minimal additional vegetation. Vegetation that exists near the existing dwelling is ornamental and non-native.

4.2 Economic and Infrastructure

The reduction of lot size for the subject land will enable more opportunities for housing in Gol Gol.

Council has advised there is adequate infrastructure to support the outcome of the proposed amendment on the subject land. Power, filtered and raw water, and stormwater infrastructure is located within the vicinity of the land and reticulated sewer will be made available to the land.

5 Consultation

5.1 Community

Council proposes a community consultation period of 20 working days.

The exhibition period proposed is considered appropriate, and forms to the conditions of the Gateway determination.

5.2 Agencies

The proposal states that the gateway determination will provide advice on which agencies should be consulted. No agency consultation is recommended.

6 Timeframe

Council proposes a 9 month time frame to complete the LEP.

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard.

The Department recommends a completion date of 3 December 2024 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a Local Plan-Making authority.

The Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Recommendation

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 3 December 2024 be included on the Gateway.

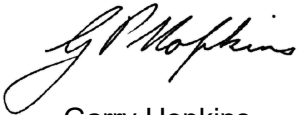
The timeframe for the LEP to be completed is on or before 3 December 2024.



22/02/2024

Meredith McIntyre

Acting Specialist Planner, Western Region



26/02/2024

Garry Hopkins

Director, Western Region

Assessment officer

Rebecca Martin

Planning Officer, Western Region

02 5852 6810