



PLANNING PROPOSAL

***REZONE LAND FROM RU5 VILLAGE TO E4
GENERAL INDUSTRIAL & AMEND MINIMUM LOT
SIZE***

48 CORBETT AVENUE, BURONGA

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1. Introduction

1.1 Overview

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

The Proposal seeks to amend the Wentworth Local Environmental Plan 2011 (WLEP) by rezoning part of an allotment from RU5 Village to E4 General Industrial zone and applying the minimum lot size of 1,000 m² to the rezoned area. The proposed rezoning area encompasses 4 hectares.

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 categorised as a ‘Standard’ application, as it proposes to rezone part of one allotment consistently with the proposed zone objectives and applicable minimum lot size.

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

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. Proposed Subdivision 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 Inspection (Separate)	Green Edge Environmental Pty Ltd

1.4 Concurrent Development Application and Planning Proposal

The proponent is considering lodgement of a concurrent Development Application with the Planning Proposal, in accordance with Part 3 Division 3.5 of the *Environmental Planning and Assessment Act 1979*.

The purpose of the concurrent application would be to streamline the amendment and development approval process by reducing the overall process timeframe. This will enable the proponent to undertake works to develop the site and to ensure that there will be an ongoing supply of industrial land ready for purchase and development.

Lodgement of the Development Application will occur following the issue of a Gateway Determination to proceed by the Department of Planning & Environment.

2. Site & Locality Details

2.1 Site Location

The site is located in Buronga in south western New South Wales.

Buronga is situated approximately 3 kilometres from the central business district of the regional city of Mildura, in north western Victoria.

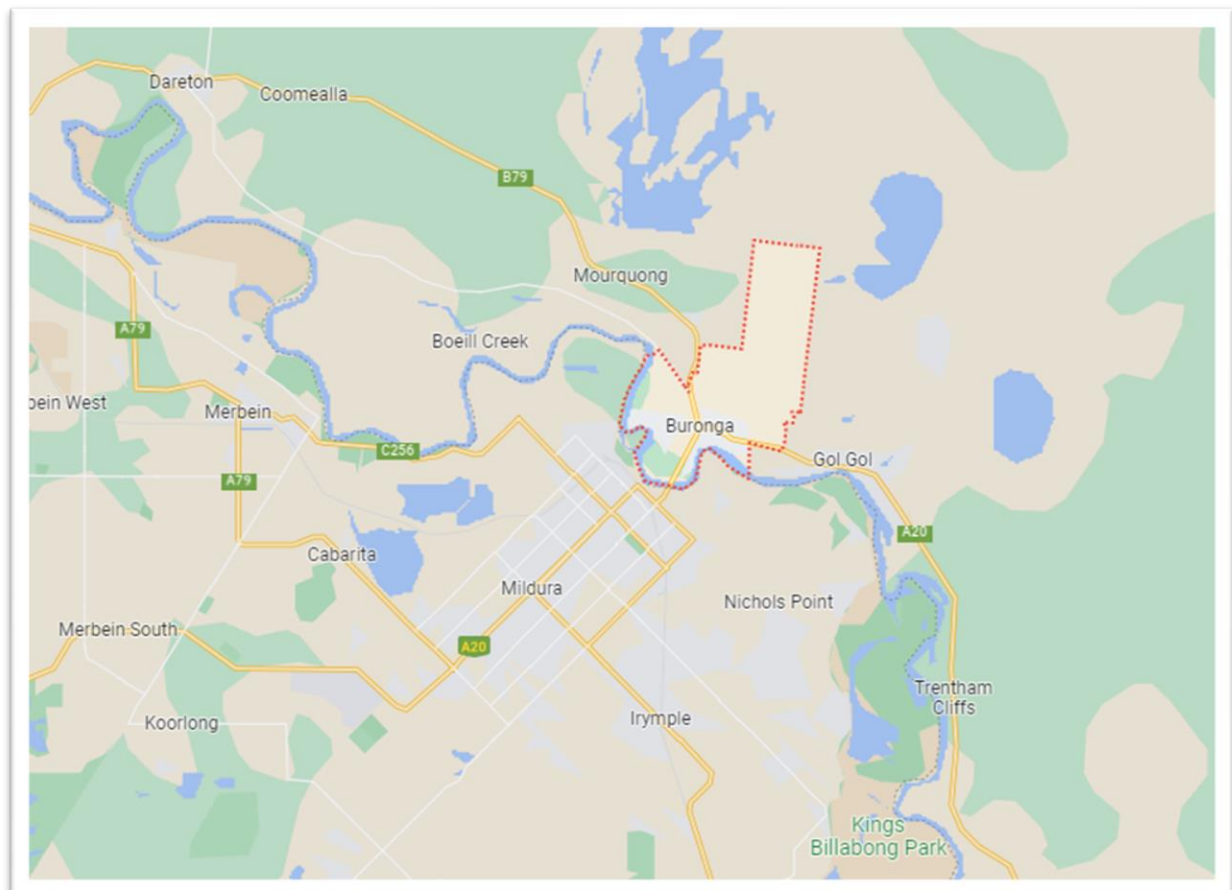


Figure 1 Locality Map (Source: Google maps)

2.2 Site Description

The site is located within the Buronga Industrial Estate.

The northern boundary of the allotment, being approximately 440 metres, has direct access to Corbett Avenue.

The entire site encompasses approximately 11 hectares. The area to be rezoned encompasses 4 hectares.

Details of the allotment and address is provided below in Table 2:

Table 2 Lot Identifier & Addresses

Lot Identifier	Address	Area
Lot 1 DP1300239	48 Corbett Avenue	11 hectares

The majority of the overall site is under horticulture crop.

There are 2 dwellings and associated agricultural sheds on the overall site.

Other than the existing horticultural crops, the vegetation on the site includes some planted native species on the south western boundary and around the buildings, with the balance of vegetation being ornamental and introduced species.

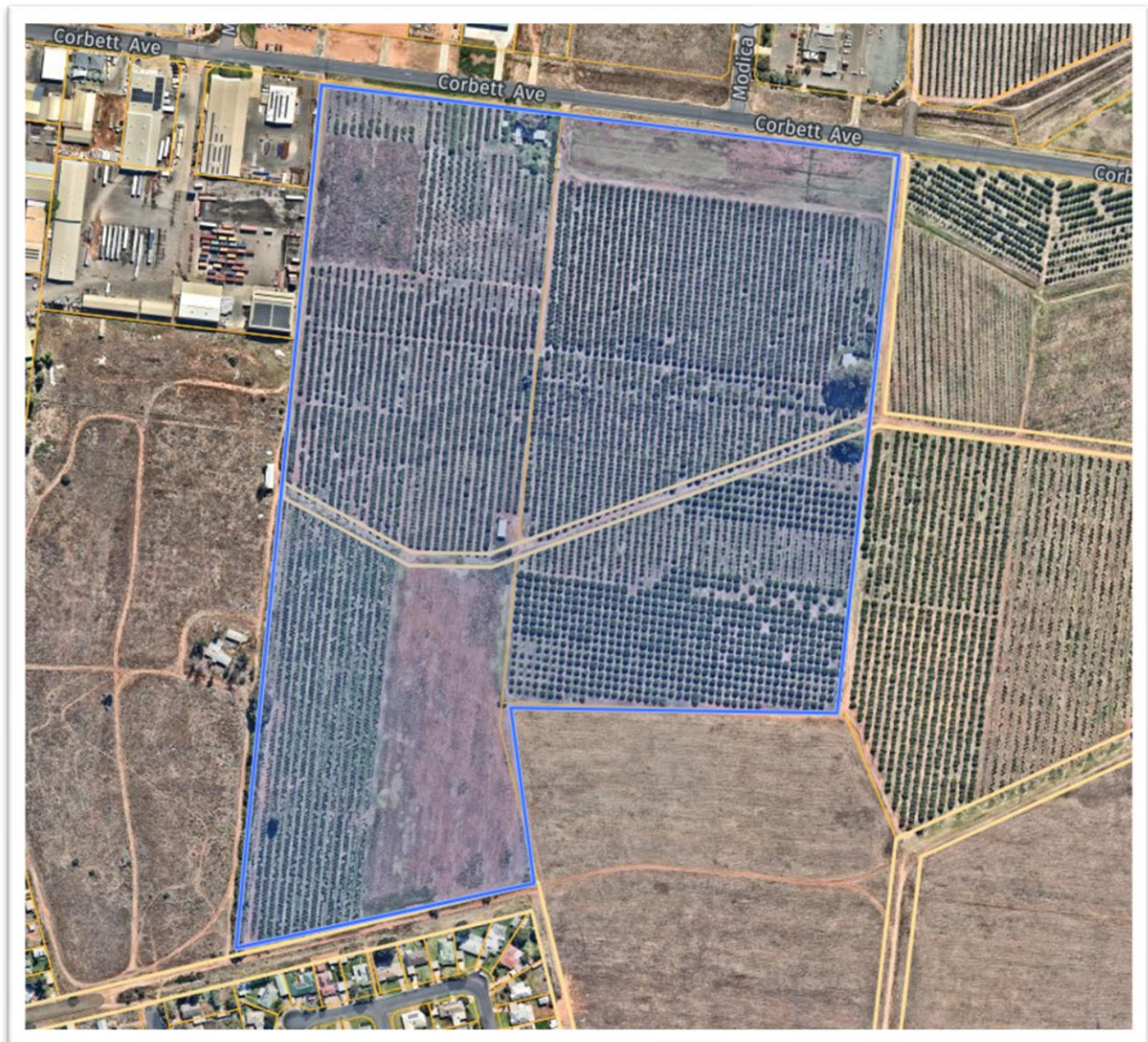


Figure 2 Overall Site Aerial Map (Source: Nearmap)

The overall site has split zones. These being E4 General Industrial zone with a minimum lot size of 1,000 square metres and RU5 Village zone with no minimum lot size applied. Refer to the figures below.

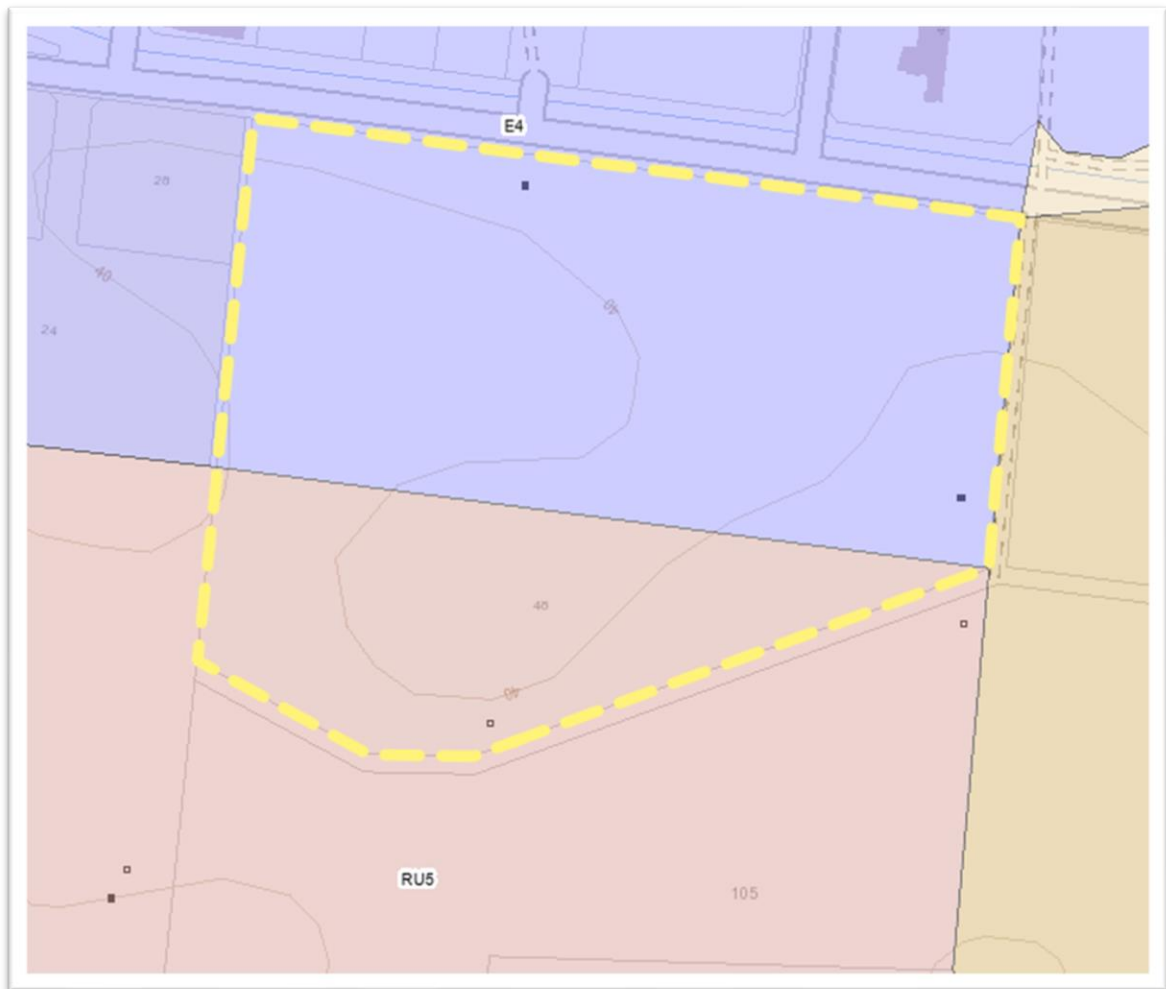


Figure 3 Lot 1 DP1300239 Existing Zone Map (Source: NSW Spatial viewer)

The area of the overall site of which is proposed to be rezoned is shown below in Figure 5. The Planning Proposal will refer to the area to be rezoned as the subject site.



Figure 4 Area to be rezoned (Source Nearmap)

There is an existing shed and horticulture crop on the subject site.

The southern boundary of the subject site is bordered by Crown Land, which was once used as an open channel system for irrigation purposes. Refer to the Figure 5 below.

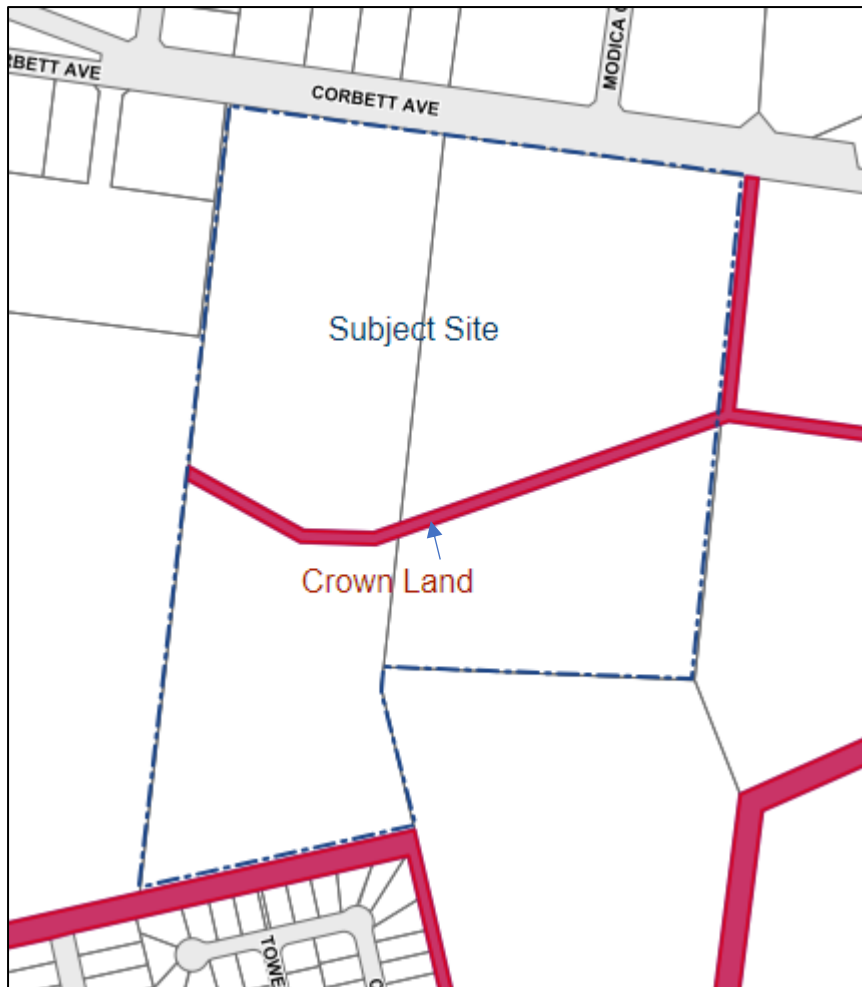


Figure 5 Crown Land Map (Source: Intramaps)

The crown land portion encompasses approximately 0.48 hectares.

The northern boundary of the crown owned land is proposed to be the southern boundary of the E4 General Industrial zone. The crown land parcel and the land to the south will remain as RU5 Village zone.

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

2.3 Surrounding Development

The northern end of the site is located in the Buronga Industrial Estate, while the southern end of the subject site is located adjacent to existing and proposed residential development.

To the north and north west is land containing industrial development, while to the south, is existing residential development and new proposed residential development on the south western boundary.

The land on the eastern boundary is currently being used for horticultural purposes.



Figure 6 Surrounding Land Use Map (Source: Nearmap)

3. Planning Proposal

3.1 Objectives or Intended Outcomes

The objectives of this Planning Proposal are to amend the Wentworth Local Environmental Plan 2011 by:

- rezoning the subject site (approximately 4 hectares) from RU5 Village to E4 General Industrial zone
- applying the minimum lot size of 1,000 square metres to the proposed E4 General Industrial zoned area

The intended outcomes of the Planning Proposal are to:

- enable the provision of additional industrial land, and
- take advantage of the increase in demand for general industrial zoned land by expanding the existing industrial precinct and,
- provide an alternative and more suitable location to expand the industrial zone, other than the recommended location in the Buronga Gol Gol Structure Plan 2020, and
- provide a larger variety of lot sizes to accommodate various types of industrial development, and
- utilise the crown land parcel as a border and partial buffer zone between the industrial and residential development.

The above intended outcomes will be achieved by the proposed rezoning of the current, undeveloped RU5 Village zoned land area to E4 General Industrial zone. The total area proposed to be rezoned is approximately 4 hectares.

A subdivision concept plan is provided in Attachment 1.

3.2 Explanation of Provisions

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

Table 3 WLEP Maps to be amended

Land Zoning Map	Lot Size Map
Sheet LZN_004F	Sheet LSZ_004F

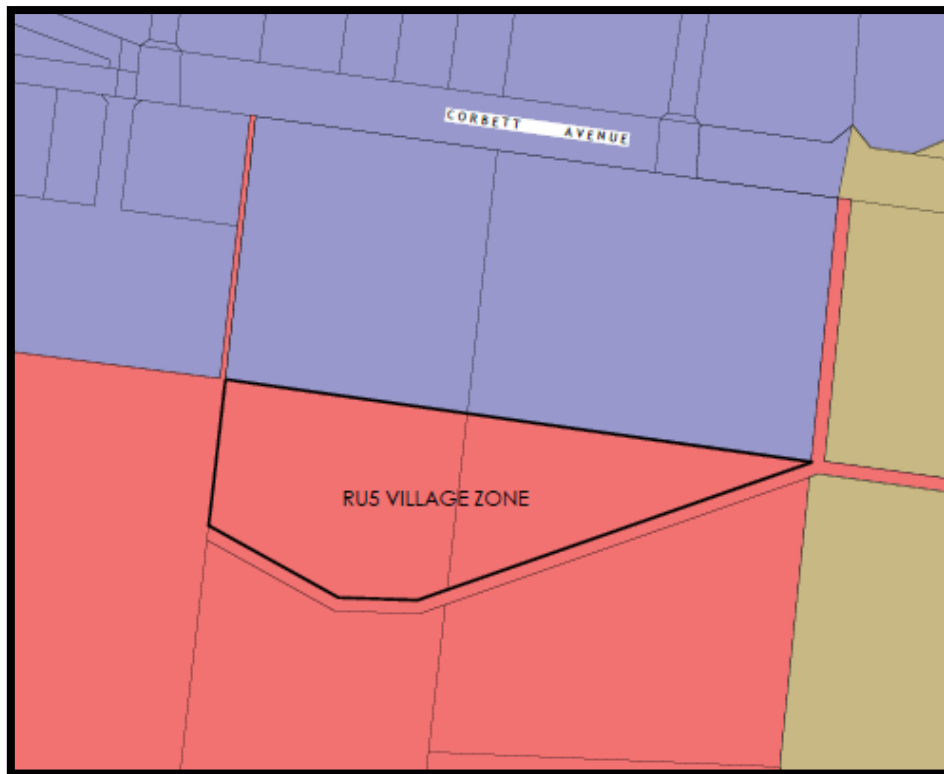


Figure 7 Current zone

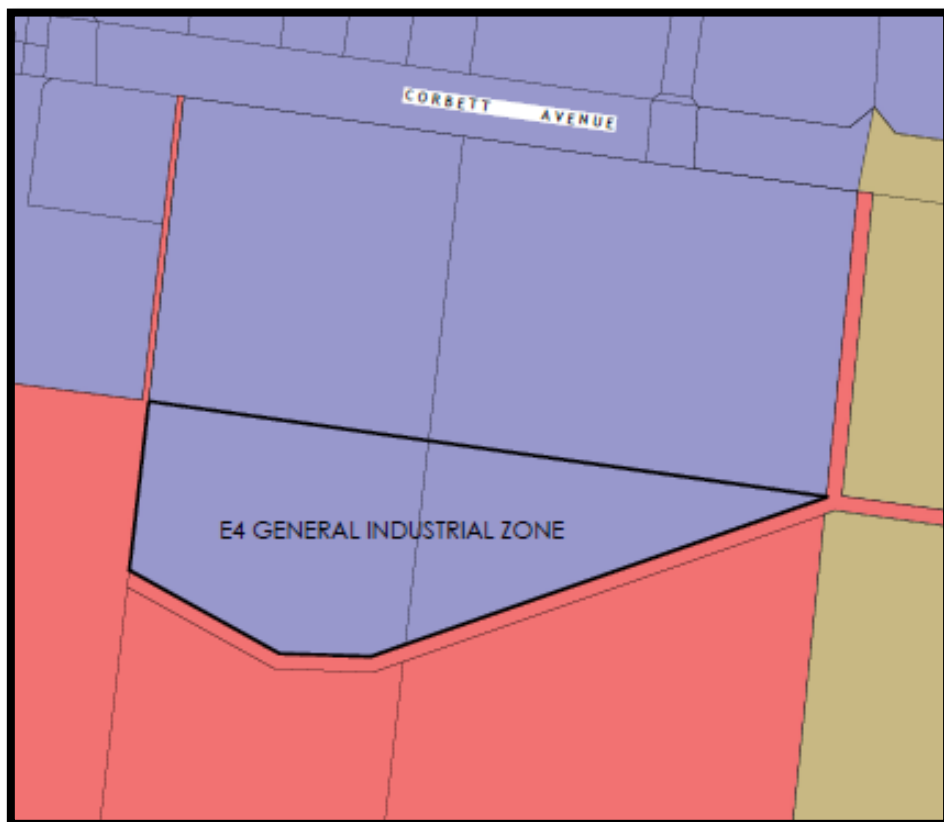


Figure 8 Proposed zone

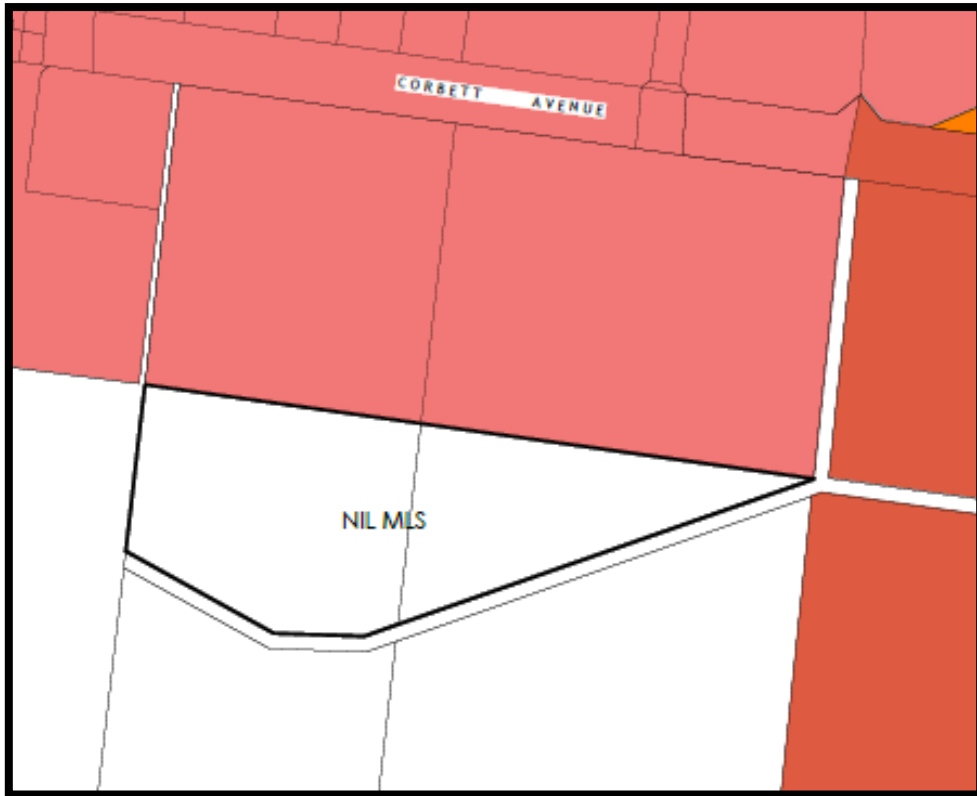


Figure 9 Current MLS

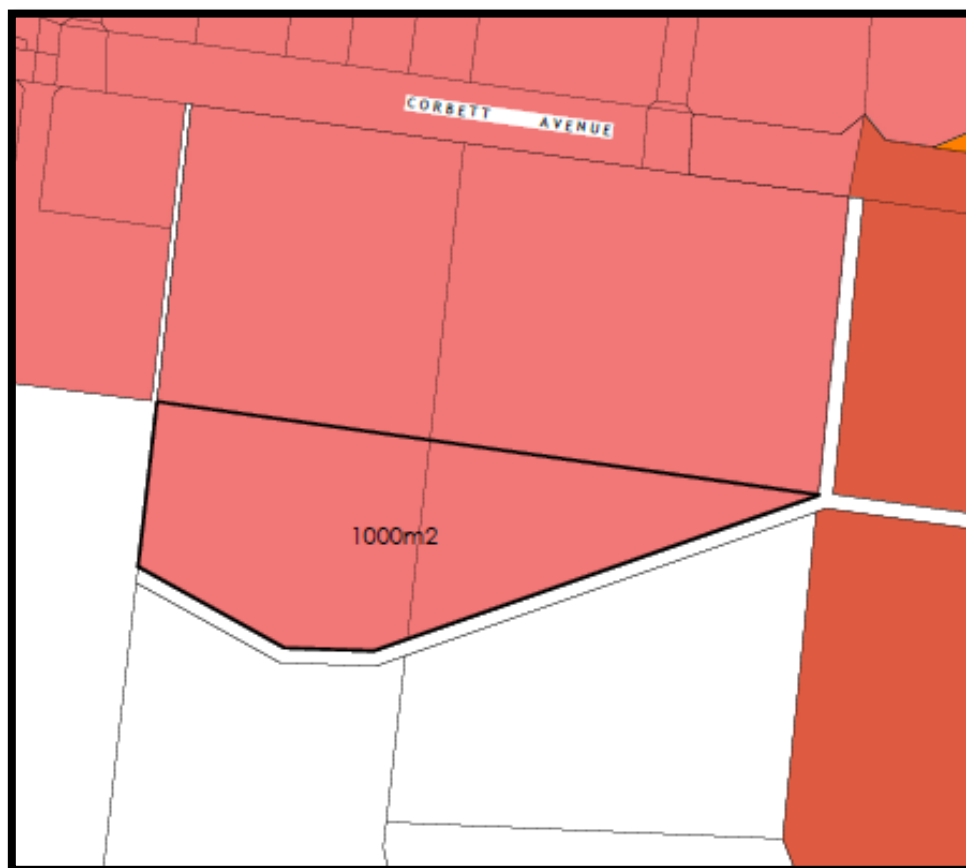


Figure 10 Proposed MLS

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

The Planning Proposal satisfies and is consistent with the Strategic vision, intent and priorities and two Planning Priorities of the LSPS. Refer to Section 3.3.4.

Buronga Gol Gol Structure Plan

The Planning Proposal is, partly, a consequence of Recommendation 13 of the Buronga Gol Gol Structure Plan 2020 (BGGSP).

The BGGSP made a recommendation for an additional 16 hectare extension of the industrial zone to be located to the east of the existing industrial estate, at the eastern end of Corbett Avenue, as per the figure below.

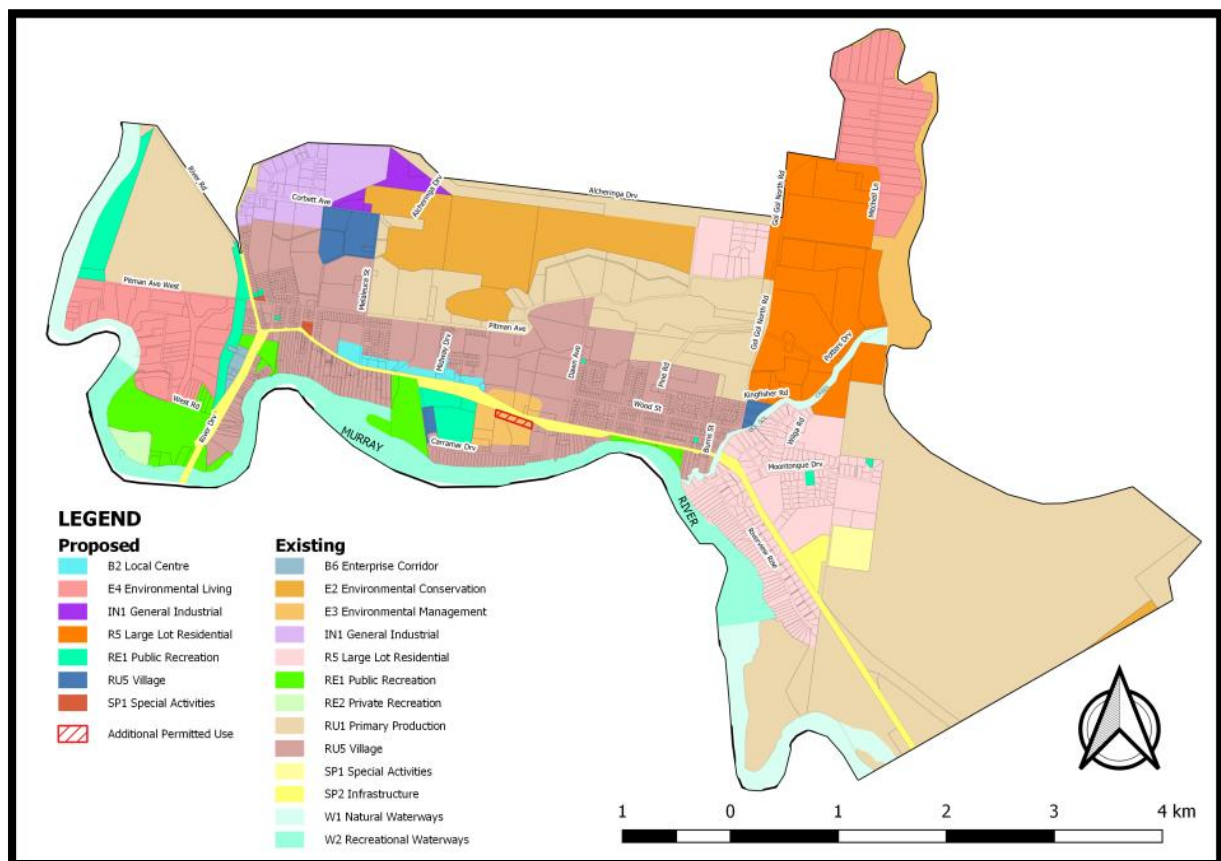


Figure 11 Buronga Gol Gol Structure Plan Future Land Use Zones (Source: BGGSP Figure 4.1)

However, following completion of the BGGSP, the Department of Planning & Environment advised of additional issues relating to biodiversity and cultural heritage constraints, applicable to the area proposed to be rezoned under Recommendation 13.

Also, the BGGSP also outlined that the largest allotment within the zone has recently been re-planted with horticultural crop and therefore, will not be available for industrial development in the short to

medium term. The area of this allotment is approximately 25 hectares. This area is shown in Figure 7 in Section 2.3.

The timeframe for Recommendation 13 to be progressed was to be in line with the Urban Land Release Staging Plan. Part of the overall site, already under E4 zone, had an estimated development commencement timeframe of 2024-2028 in the BGGSP. This is consistent with the proposed development of the site by the proponent.

The balance of the two allotments currently zoned RU5, but proposed to be rezoned to E4, have an anticipated commencement timeframe of 2032-2036. However, that timeframe is estimated for residential development due to its current zone.

The timeframe for the development of the proposed additional 16 hectares of E4 zone was estimated between 2028 and 2032.

Table 2.1 (Page 10) of the BGGSP showed the following statistics on industrial land in the study locality:

Table 4 BGGSP Industrial Land

Zone	Total Area	Developed	Undeveloped
IN1 General Industrial	72 ha	39 ha	33.1 ha

Of the undeveloped area currently zoned E4, 25 hectares will not be available for development in the short to medium term, as mentioned above and confirmed in the BGGSP.

This leaves a balance of 8.1 hectares available for development.

The BGGSP identified that at the time, the current take-up rate of industrial lots per year was 4. However, it also estimated that the take up rate would increase due to recent land sales in the industrial estate. As predicted, the take up rate of land in the industrial zone has increased.

At the time of preparing this Planning Proposal, there were only 2 allotments available for purchase in the Buronga Industrial Estate. Both of these allotments are approximately 3,000 m². However, it is also understood that those 2 allotments are currently 'under offer'.

The table below shows the development approvals issued during the past 5 years, for the E4 General Industrial zone applicable only to the Buronga Industrial Estate:

Table 5 Development Approvals in Buronga Industrial Estate

2018	2019	2020	2021	2022	2023 to date
3	3	3	3	8	3

A review of the availability of industrial zoned land in Mildura, has concluded that there are no vacant lots or land available for purchase and development in the Industrial 1 zone.

This indicates that the increase in development approvals from an average of 3 to 8 in 2022 in the Buronga Industrial Estate, is in fact driven by the demand for industrial land in the Sunraysia area and the current lack of supply in Mildura.

Referring to Attachment 1 Proposed Subdivision Plan:

Stage 1 and 2, being the land shown in green and blue (existing E4 zone) – of the 23 lots in these two stages, 16 have been sold off the plan.

Stage 3, being the subject site – 2 lots have been held for future purchase, prior to the subject site being rezoned and subdivided.

Therefore, while there is a minor inconsistency with the BGGSP in terms of the zone location and anticipated development timeframes, that inconsistency is justified for the following reasons:

- There is an urgent demand for the availability of more industrial land, that is ready for immediate purchase and development.
- The proposal to rezone 4 hectares of RU5 Village zoned land to E4 General Industrial zone will centralise and consolidate the expansion of the industrial precinct. Rather than the original proposal to extend it further east, which is within closer proximity to the C2 Environmental Conservation zoned land. That area has also been recognised as having additional constraints that could hinder the ability to rezone the area.
- The proponent has an overall subdivision concept design for the subject site. The design will cater for a mix of industrial uses and developments.
- The Planning Proposal offers a solution to cover the areas that were proposed for industrial rezoning in the BGGSP, that may now be considered as unviable.
- The Planning Proposal offers a solution to cover the area currently zoned E4 but is not available for industrial development in the short to medium term.
- The proposed additional E4 zoned land is 4 hectares in area. This area, together with the current balance of industrial zoned land that is available and undeveloped, equates to 10 hectares.
- With an allowance of 15% of industrial land required for access and services and an average of 3,500 m² allotments, the lot yield applicable to 10 hectares equates to 24 lots, a 3 year supply @ 8 lots per year. However, recent sales of industrial land off the plan indicates the demand is much higher.

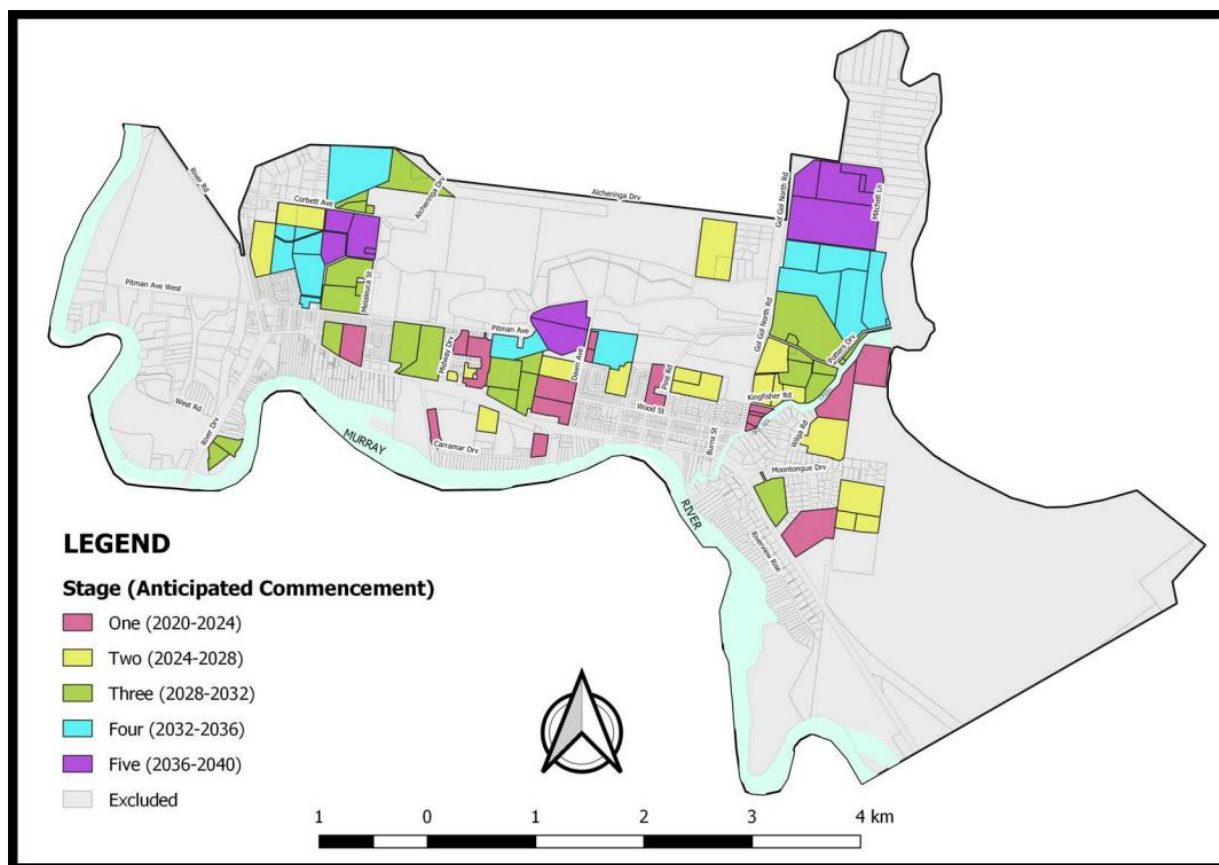


Figure 12 Buronga Gol Gol Structure Plan Urban Land Release Staging Plan (Source: BGGSP Figure 4.4)

The Planning Proposal is consistent with the Land Use Principles for Industrial Areas and Buffer Zones as outlined on pages 37 and 38 of the BGGSP.

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

i. *Encourage a mix of industrial development.*

Response: The area proposed to be rezoned will include allotments ranging from 1,500 m² to 3,900 m². This is based on the proposed subdivision concept design. Such a range of allotment sizes will enable diversity in the types of industrial uses developed in the industrial estate. Additionally, allowing an extension to the E4 zone also encourages the proponent to provide for larger lots in the existing industrial zone, as shown in the proposed subdivision concept design, without compromising the number of lots that will be available for purchase and development. This also enables greater diversity in the types of industrial uses and development within the precinct.

The Land Use Principles for buffer zones that directly apply to this Planning Proposal, include:

i. *Establish and manage suitable buffer zones at interfaces between agricultural and industrial areas and residential areas.*

Response: The draft concept subdivision plan shows the use of the crown land parcel and an adjoining road as a buffer between the industrial and future residential areas.

- ii. *Buffer zones should be designed in accordance with guidelines and standards prepared and/or endorsed by the relevant state government agency to enhance visual corridors and create filtered views into adjoining land uses.*

Response: The section of Crown owned land proposed to be utilised as a buffer zone forms a barrier that will separate the industrial and future residential uses of the land.

- iii. *For existing sensitive land uses within 500 metres of existing industrial areas, all new industrial development or modifications to existing industrial development is to demonstrate that unacceptable environmental impacts can be avoided through design, siting and modification of proposals to reduce emissions, noise, dust and odour.*

Response: While the industrial zoned area is anticipated to be developed prior to the future residential area, south of the subject rezoning site, the proposed buffer zone, being the crown land reserve and adjacent proposed road, will serve as an adequate buffer to protect the amenity of the future residential development.

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

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 overall property currently has split zones which are incompatible, in terms of permissible uses and potential amenity issues. The proposal to extend the industrial zone will resolve any future incompatibility issues.

The Planning Proposal offers a solution to increase the availability of land in the industrial estate, whilst providing suitable space for buffer measures, to ensure the amenity of the future residential development to the south is protected.

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 three directions and their relevant actions under *Goal 1: A diverse economy with efficient transport and infrastructure networks* of the FWRP.

Direction 1: Grow the agribusiness sector, value-added manufacturing opportunities and supply chains

1.2 The Planning Proposal aims to facilitate an increase in industrial land ready for take up and development.

1.3 The Planning Proposal will provide additional investment opportunities for new industrial type businesses, suitably located within the current industrial estate.

1.4 The Planning Proposal will provide ensure there is a variety of lot sizes to accommodate varying industrial type developments.

Direction 12: Enhance productivity of employment lands

12.1 The Planning Proposal and the overarching draft concept development design, aims to expand the existing southern portion of the industrial estate to provide industrial land for immediate and future development. The increase in development within the industrial estate of Buronga will create both economic and employment opportunities.

12.2 The Planning Proposal is consistent with the land use principles of the Buronga Gol Gol Structure Plan for industrial land. Particularly as it aims to better utilise the crown land on the southern border of the subject site, for buffer purposes.

12.3 The Planning Proposal will ensure there is an ongoing, adequate supply of industrial zoned land to cater for current and future demand. It will also encourage co-location of industrial type industries to reduce supply chain costs.

12.4 The subject site is located within the existing industrial estate, where there are adequate and accessible infrastructure services available, with ease of access to the local, state and international freight networks

Draft Far West Regional Plan 2041 (DFWRP)

The Planning Proposal gives effect to two objectives of the DFWRP under *Part 3 Ongoing prosperity*.

Objective 13: Protect and develop industry and manufacturing

The proposal is consistent with this objective as it aims to:

- *locate new industrial land close to inter-regional networks*
- *provide for the supply of development-ready industrial land to meet the changing demands of the industry*
- *encourage co-location and clustering of compatible industries to improve efficiencies and productivity, reduce land use conflict, maximise infrastructure investment and capitalise on supply networks*
- *drive competitive advantage by leveraging strengths, assets and attributes while maintaining integrity of existing industrial precincts.*

Objective 14: Protect and leverage existing and future road, rail and air transport routes and infrastructure

The proposal is consistent with this objective as it aims to:

- *identify opportunities to activate and protect employment lands near freight infrastructure.*

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 Planning Priority 4 Efficient transport and connectivity networks and Planning Priority 6 Sustainable settlements.

Planning Priority 4 – Efficient transport and connectivity networks

The Planning Proposal aims to increase the area of employment lands, directly adjacent to the existing industrial zone. The Buronga Industrial Estate area is strategically located in terms of access to major

transport networks, for access to domestic markets and international ports in Adelaide (via Sturt and Silver City Highways), Melbourne (via Calder Highway) and Sydney (via Sturt Highway).

Planning Priority 6 – Sustainable settlements

The Primary Settlement Areas Strategy for Buronga and Gol Gol, as identified in the Wentworth Shire Council Local Strategic Planning Statement (LSPS), aims for all new urban development to be located within the identified settlement boundary. The subject site falls within the settlement boundary.

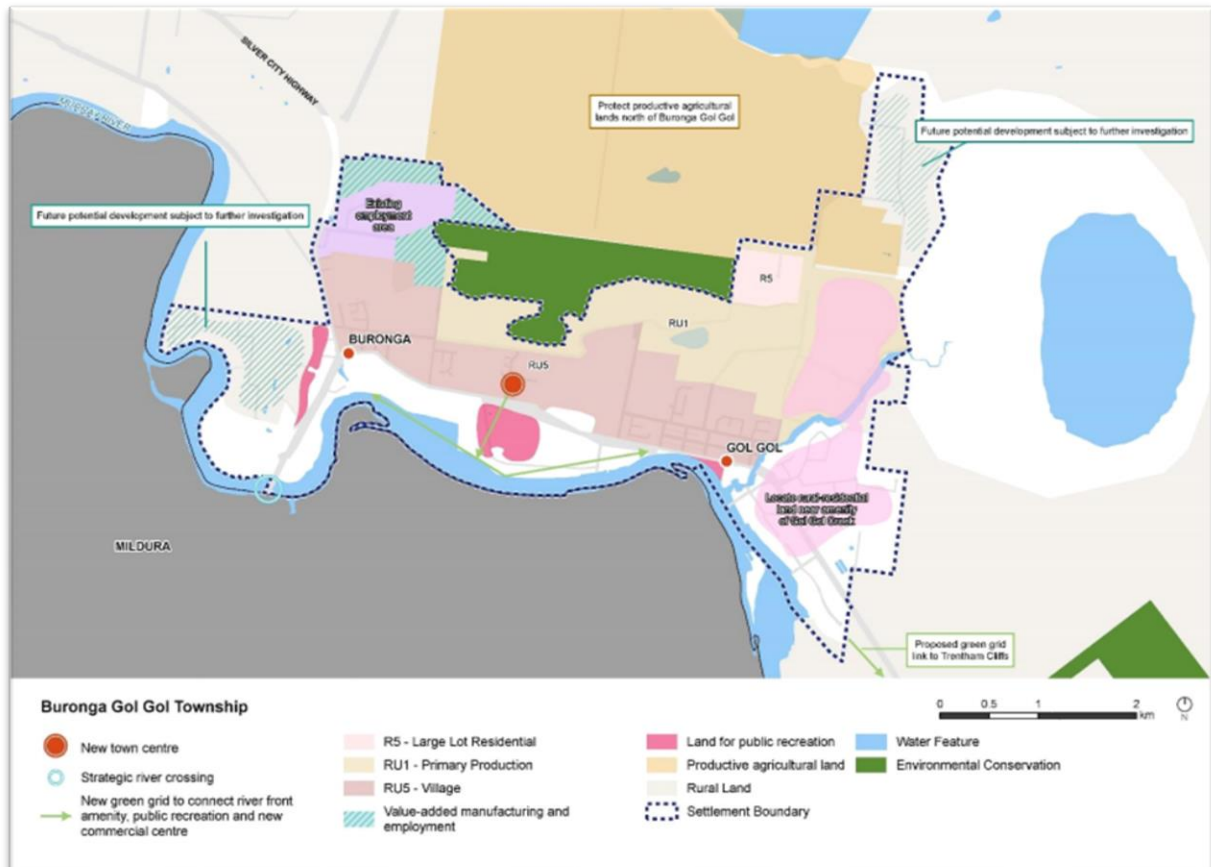


Figure 13 Buronga and Gol Gol Settlement Boundary (Source: LSPS Map 5)

Additionally, the Primary Settlement Areas Strategy seeks to *Ensure new employment development that requires separation from urban development due to potential amenity impacts, is located in suitable areas*. The Planning Proposal satisfies this intent as it aims to increase employment zoned land adjacent to existing employment land, whilst including amenity protection measures for future residential development, by proposing to use the existing crown land strip and a new road as a buffer zone, as shown in Attachment 1.

The following excerpts from the *Strategic vision, intent and priorities* of the LSPS which are applicable to the Planning Proposal, 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.

Horticulture/agriculture, industry and local businesses complimented by opportunities for tourism and residential investment will drive prosperity in the Wentworth Shire as the area capitalises on its close proximity to the Murray and Darling river systems and its favourable climate conditions.

Local, regional, state and national road transport and freight networks provide access to national and international locations and markets which are fundamental for the success of the economic growth of Wentworth Shire.

Wentworth Shire will be open for business and Council will actively support the development of tourism, business and industrial sectors. 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 additional industrial land, whilst providing a variety of lot sizes to cater for varying types of industrial development.
- Will provide employment opportunities and increase the economic activity in the Buronga township.
- Includes addressing potential amenity issues by providing a buffer solution between the future industrial and residential developments.

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 community vision of the CSP is ‘*Wentworth Shire will work together to create a thriving, attractive and welcoming community*’.

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 following objectives of the CSP:

Objective 1.1 Promote the shire as an ideal location for investment and the establishment of innovative sustainable and diversified industries

The Planning Proposal aims to increase the area of the E4 Industrial zoned land to ensure an ongoing supply of immediate developable land, which will attract new industries to the Buronga Industrial Estate. The variety of lot sizes is aimed at attracting a variety of new industries to complement the existing businesses within the estate.

Objective 1.5 Encourage and support initiatives that improve local employment opportunities

The Planning Proposal will provide new and diversified employment opportunities through the provision of developable land, with varied lot sizes, to attract new industry.

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

Western Murray Regional Economic Development Strategy 2018-2022 (WMREDS)

In order to support growth in agriculture and in particular, the manufacturing of agricultural products, Strategy 1 of the WMREDS prioritises zoning industrial land to encourage the development of manufacturing enterprises where there is adequate services and transport infrastructure. The Planning Proposal is consistent with this strategy, as it seeks to increase the supply of available and developable industrial zoned land, which will be fully serviced and accessible to the major freight network.

NSW 2040 Economic Blueprint (EB)

The aspirations of the EB that are applicable to the Planning Proposal include:

- *Our economy would be diversified in favour of fast-growing industries and services and be expanding quickly enough to lift living standards*
- *Our regions should be productive and growing, serviced by world-class infrastructure and transport links*

The aims of the EB for NSW regions are that they are productive and vibrant through growing populations that are supported by:

- employment and educational opportunities
- expansion of agricultural exports,
- efficiency in regional transport infrastructure
- high standard transport links
- improved and enhanced connectivity

It is considered that the Planning Proposal is consistent with the aspirations and aims of the EB for NSW Regions and the Wentworth Shire.

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 site is otherwise devoid of vegetation.

As the site has been under horticultural crops for many years, there is no likelihood of critical habitat, threatened species, ecological communities or their habitats being present on the subject site.

4.3.9 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 known potential environmental effects as a consequence of this Planning Proposal.

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?

Subsequent development of the subject site will include an extension of the existing infrastructure to service the use and development of the subject site for industrial purposes.

The provision of services will include:

- Water, sewer and stormwater infrastructure
- Safe and adequate access in and out of subject site
- Road width(s)
- Street lighting
- Fire hydrants

Consultation with Wentworth Shire Council, confirms that all of the above infrastructure and services can be provided to adequately support the proposed development of the subject site.

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

Early consultation with DPE – Crown Lands and Western Murray Irrigation has commenced to determine their future use and requirements of the Crown Land strip, proposed to serve as part of the buffer zone between the industrial and future residential development.

Discussions include the possibility of the landholder/developer acquiring the portion of crown land or entering into an agreement/licence for the landscaping that land for buffer purposes.

As advised by DPE Crown Lands, the processes and procedures for this type of proposal will take some time.

It is anticipated that any 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 – Sheet LZN_004F

Lot Size Map – Sheet LSZ_004F

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.

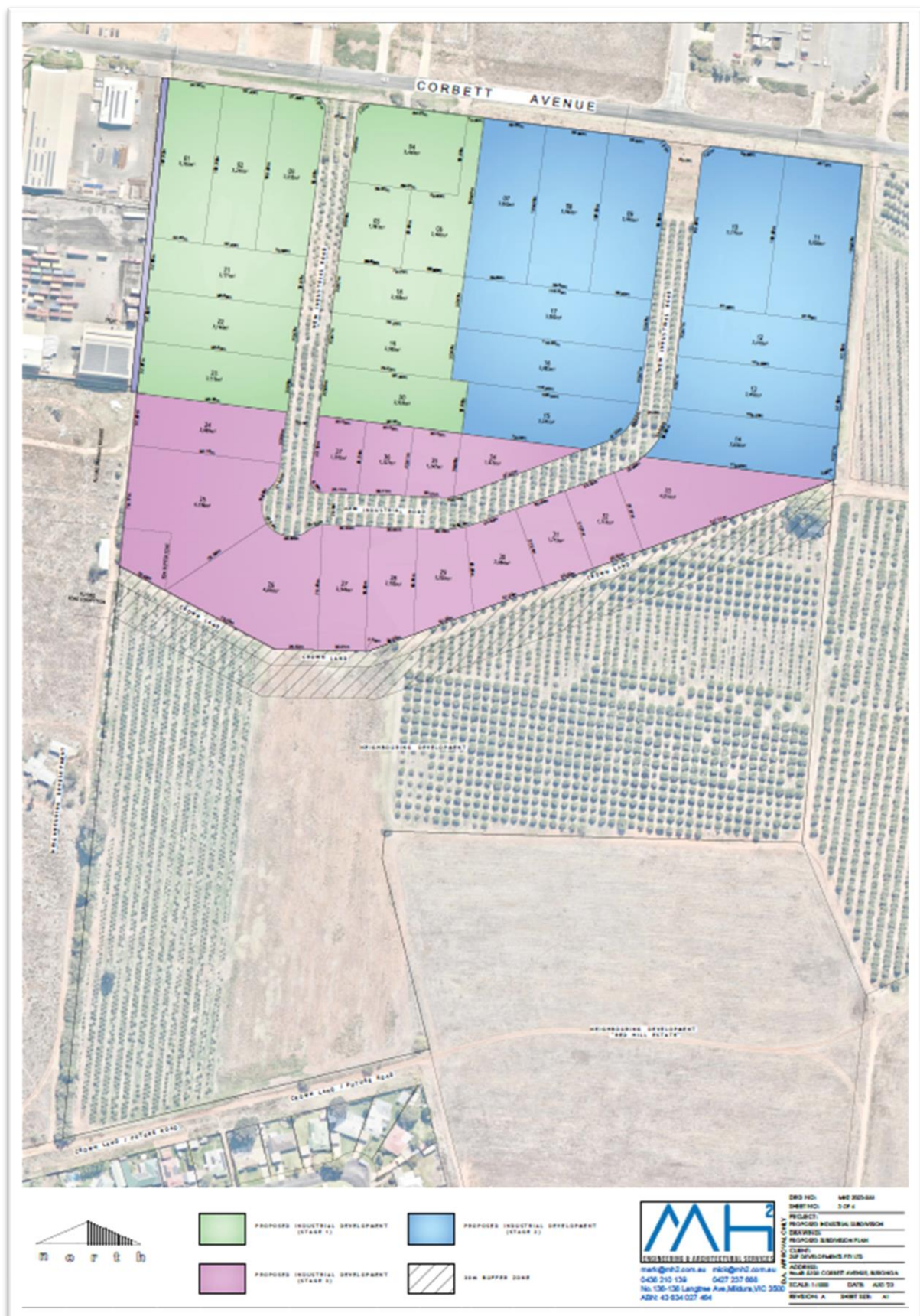
For a 'Standard' Planning Proposal, the benchmark is a total of 320 days for all stages of the process to be completed. This timeframe does not include pre-lodgement of the Planning Proposal with Council.

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

Table 6 Planning Proposal Timeframe

Stage	Timeframe
Pre-lodgement	September 2023
Submission of Planning Proposal	November 2023
Gateway Determination	March 2024
Post Gateway	April 2024
Public Exhibition & Assessment	May 2024
Finalisation	July 2024

Attachment 1 – Proposed Subdivision 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> The aim of this SEPP is to <i>protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of non-rural areas through preservation of trees and other vegetation.</i></p> <p>The Planning Proposal is consistent with this SEPP as the subject site does not contain any native vegetation, other than ornamental/introduced vegetation and horticultural crop. It is understood that any vegetation removal, other than horticultural crops, may require Council approval. However, the applicant has no intention of removing any vegetation at this stage.</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 ornamental/introduced vegetation and horticultural crop. Therefore, the site does not contain any koala habitat.</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/introduced species and horticultural crop. Therefore, the site does not contain any natural habitat suitable for koalas.</p> <p><u>Chapter 5 – River Murray lands</u></p>

			<p>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> <p><u>Chapter 13 Strategic conservation planning</u> No applicable.</p>
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Y	Y	<p>Applies to all land in NSW. The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y	Y	<p>The Planning Proposal does not detract from the aims of this policy.</p>
State Environmental Planning Policy (Housing) 2021	Y	Y	<p>Applies to all land in NSW. The Planning Proposal does not detract from the aims and principles of this policy.</p>
State Environmental Planning Policy (Industry and Employment) 2021	Y		<p><u>Chapter 2 Western Sydney employment area</u> Not applicable.</p> <p><u>Chapter 3 Advertising and signage</u> The aims of this SEPP are to <i>ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish.</i> Consistency with this SEPP will be adhered to when development applications are lodged in the E4 zone, to the satisfaction of the consent authority.</p>
State Environmental Planning Policy No 65 Design Quality of	N		

Residential Apartment Development			
State Environmental Planning Policy (Planning Systems) 2021	N		
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	N		This SEPP is not applicable as the subject site is not zoned, classified or mapped as rural or state significant agricultural land.
State Environmental Planning Policy (Resilience and Hazards) 2021	Y	Y	<p><u>Chapter 2 Coastal management</u> Not applicable.</p> <p><u>Chapter 3 Hazardous & offensive development</u> The aims of this SEPP are to:</p> <p><i>a) to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and</i></p> <p><i>b) to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Chapter, and</i></p> <p><i>c) to require development consent for hazardous or offensive development proposed to be carried out in the Western Division, and</i></p> <p><i>d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be</i></p>

			<p><i>employed to reduce the impact of the development are taken into account, and</i></p> <p><i>e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact, and</i></p> <p><i>f) to require the advertising of applications to carry out any such development.</i></p> <p>The Planning Proposal will not detract from the aims of this policy.</p> <p><u>Chapter 4 Remediation of land</u></p> <p>A Preliminary Site Assessment has been conducted on the subject site.</p> <p>The outcome of that assessment supports the rezoning of the subject from RU5 Village to E4 General Industrial zone.</p>
State Environmental Planning Policy (Resources and Energy) 2021	N		
State Environmental Planning Policy (Transport and Infrastructure) 2021	Y	Y	<p><u>Chapter 2 Infrastructure</u></p> <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 can and will be fully serviced.</p> <p>Consultation with Transport for NSW will be conducted as a condition of the Gateway Determination. However, it is considered that current access arrangements off Silver City Highway are adequate to support the subsequent development.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	N		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		
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 environmental protect standards.
3.2 Heritage Conservation	Y	Y	There are no known or registered 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 is 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 Assessment has been conducted on the subject site. The assessment is provided in a separate attachment. The findings of the assessment include that there is <i>no indication of past or present contamination above what would be reasonable for the proposed industrial land use</i> .
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 extension of the E4 zone is considered suitable for the area as it marginally increases the existing industrial estate. An extension to the estate was proposed in the Buronga Gol Gol Structure Plan 2020 at the east end of Corbett Avenue. However, cultural and biodiversity constraints could render that extension undevelopable. The Planning Proposal centralises an expansion of the industrial estate and existing access arrangements can cater for the growth in industrial activity.

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	The Planning Proposal is consistent with this direction, despite its outcome which will reduce the current stock of residential land in the RU5 Village zone. Consistency can be achieved in the addressing the Buronga Gol Gol Structure Plan 2020 and its intent to continue to roll out additional residential land in accordance with its staging plan.
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 Employment Zones	Y	Y	<p>This Direction requires the Planning Proposal to address the objectives of this direction:</p> <p><i>a) Encourage employment growth in suitable locations</i></p> <p>The Planning Proposal will support growth in the industrial employment sector of Buronga by increasing the footprint of the industrial precinct by approximately 4 hectares, with an additional 16 allotments.</p> <p><i>b) Protect employment land in employment zones</i></p> <p>The Planning Proposal does not detract or threaten the existing E4 zone from its purpose. The proposed buffer zone on the southern boundary of the E4 zone will ensure that general industrial activities can be conducted as per the zone permissibility.</p> <p><i>c) Support the viability of identified centres</i></p> <p>The location and viability of the existing industrial precinct in Buronga is supported by this Planning Proposal. In that, the proposal is to increase the industrial precinct to facilitate the development of a large-scale transport depot, and provide for a variety of lot</p>

			<p>sizes to encourage new development within the precinct.</p> <p>The Planning Proposal does not reduce the potential floor space for employment purposes within the industrial precinct.</p> <p>The Planning Proposal is generally in accordance with the Buronga Gol Gol Structure Plan 2020, in that the Plan recommended an increase in the industrial zone. The Plan was is an approved strategy by the Planning Secretary. Further details are provided in Section 3.3.1 of the Planning Proposal.</p>
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	N		
9.2 Rural Lands	N		
9.3 Oyster Aquaculture	N		
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N		