

## 9.15 WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011 – BURONGA COMMERCIAL AREA REZONING PLANNING PROPOSAL

File Number: RPT/23/202

Responsible Officer: Matthew Carlin - Director Health and Planning  
Responsible Division: Health and Planning  
Reporting Officer: George Kenende - Strategic Planning Officer

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving Region  
Strategy: 1.1 Promote the Shire as an ideal location for investment and the establishment of innovative, sustainable and diversified industries

### **Summary**

Council's Health and Planning Department has prepared a Planning Proposal as an outcome of the Buronga Gol Gol Structure Plan (BGGSP).

The Planning Proposal seeks to amend the following planning provision in the Wentworth Local Environmental Plan 2011 (WLEP2011):

- Amend the Land Zoning Map – Sheet LZN\_004F applied to the subject land from 'RU5 Village' to 'E1 Local Centre' and 'SP2 Infrastructure'

This report seeks Council endorsement to submit the Planning Proposal to the Department of Planning & Environment requesting a Gateway Determination to proceed.

### **Recommendation**

That Council resolves to:

- a) Submit the Planning Proposal to amend the Wentworth Local Environmental Plan 2011 to the Minister for Planning for consideration of a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.
- b) Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

### **Detailed Report**

#### **Purpose**

The purpose of this report is to provide Council with the information required to make an informed decision with regard to the Planning Proposal.

#### **Background**

The BGGSP was undertaken by Council's Health and Planning Department and formerly endorsed by the Department of Planning and Environment (DPE). Consultation with the following agencies was conducted as part of BGGSP drafting:

- Department of Planning and Environment (Crown lands)
- Department of Planning and Environment (Biodiversity and Conservation Division)
- Transport for NSW
- Environmental Protection Agency (EPA)

The response received from the agencies was positive regarding the recommendation of introducing the commercial precinct in Buronga.

The purpose of preparing the BGGSP was to guide the future development of the Buronga & Gol Gol growth areas. The BGGSP identified the necessity to centrally locate land available for new and emerging commercial development to provide retail services to the community. This provided justification of the recommendations for amendments to the WLEP2011.

Refer to Attachment 1 Buronga Gol Gol Structure Plan

#### Matters under consideration

This Planning Proposal has been prepared to enact upon the recommendations made in the BGGSP.

The Planning Proposal proposes to:

- Amend the Land Zoning Map – Sheet LZN\_004F applied to the subject land from 'RU5 Village' to 'E1 Local Centre' and 'SP2 Infrastructure' (in accordance with the proposed Land Zoning Map shown in Part 4 of the planning proposal).

Early consultation with the Department of Planning and Environment has been undertaken to gauge the agencies support or concerns for the proposed amendments to the Wentworth Local Environmental Plan 2011. The response received from the agency was positive regarding the proposed amendments to the *Wentworth Local Environmental Plan 2011*.

Refer to Attachment 2 – Planning Proposal

#### Options

Based on the information contained in this report, the options available to address this matter are to:

- Submit the Planning Proposal to the Minister for Planning for consideration of a Gateway Determination,  
Or
- Refuse to support the Planning Proposal.

#### Legal, strategic, financial or policy implications

The endorsement of the attached Planning Proposal will allow it to be submitted to the Minister for Planning for consideration of a Gateway Determination in accordance with the Environmental Planning and Assessment Act 1979.

The endorsement will provide Council with the opportunity to progress the implementation of the recommendations made in the BGGSP which will provide for a range of commercial, civic, cultural and associated residential development providing social and economic benefits to the community.

#### Conclusion

Having consideration for the content of this report, it is concluded that the most appropriate course of action is to resolve to submit the Planning Proposal to the Minister for Planning for consideration of a Gateway Determination.

#### Attachments

1. Buronga Gol Gol Structure Plan BGGSP 2020 [1](#)
2. Planning Proposal [1](#)

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**Council Resolution**

That Council resolves to:

- a) Submit the Planning Proposal to amend the Wentworth Local Environmental Plan 2011 to the Minister for Planning for consideration of a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.
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**Moved Cr. Heywood, Seconded Cr Linklater**

**CARRIED UNANIMOUSLY**

***In accordance with Section 375A of the Local Government Act the Mayor called for a division.***

***For the Motion :*** ***Clr.s Beaumont, Cooper, Crisp, Elstone, Heywood, Linklater, MacAllister, Nichols and Rodda.***

***Against the Motion:*** ***Nil.***