



PLANNING PROPOSAL

***REZONE LAND FROM RU4 PRIMARY
PRODUCTION SMALL LOT TO RU5 VILLAGE &
REMOVE MINIMUM LOT SIZE***

88 & 90 MELALEUCA STREET BURONGA

Michele Bos

Cadell Consulting Services

0429 021 494

PO Box 26, Wentworth NSW 2648

michele@cadellconsulting.com.au

www.cadellconsulting.com.au



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Version	Date	Author	Approved
Pre-lodgement of BGG Scoping Report	March 2024	Michele Bos	Cadell Consulting Services
Lodgement	October 2024	Michele Bos	Cadell Consulting Services
Exhibition	June 2025	Michele Bos	Cadell Consulting Services

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1. Introduction

1.1 Overview

This Planning Proposal has been prepared by Cadell Consulting Services on behalf of 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 RU5 Village zone, and
- Removing the minimum lot size of 10 hectares from the subject site.

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, Housing & Industry and the *Local Environmental Plan Making Guideline August 2023* (Guideline).

The Planning Proposal is classified as a 'Standard' application, as it proposes to amend the land use zone and remove a principal development standard from the subject site.

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 Guideline
- Section 4 includes details of the Buronga Gol Gol Scoping Report and additional justification for the rezoning.

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.	Consistency with State Environmental Planning Policies	Cadell Consulting Services
2.	Consistency with Section 9.1 Ministerial Directions	Cadell Consulting Services
3.	AHIMS Search	AHIMS Web Services
4.	Draft Subdivision Concept Design (Separately)	MH ² Engineering & Architectural Services Pty Ltd
5.	Preliminary Site Investigation Report (Separately)	Green Edge Environmental Pty Ltd
6.	BGG Current Development Map (Separately)	MH ² Engineering & Architectural Services Pty Ltd
7.	Traffic Impact Assessment	SALT ³

2. Site & Locality Details

2.1 Site Location

The subject site is located in Buronga in the far south west of New South Wales.

Buronga is situated approximately 4 kilometres from the central business district of the regional city of Mildura, in north western Victoria, with the southern boundary being adjacent to the Murray River.

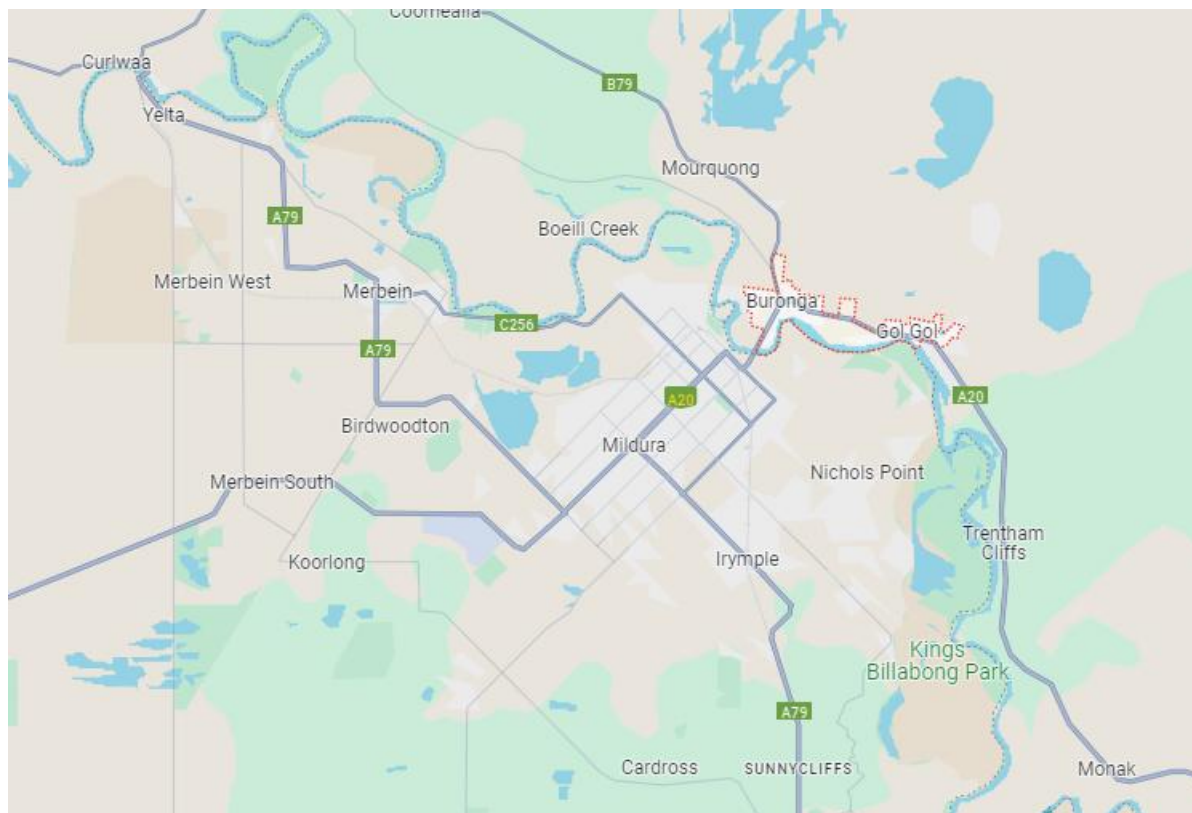


Figure 1 Locality map (Source: Google maps)

2.2 Site Description

The subject site is bounded by Melaleuca Street to the west, Pitman Avenue to the south, Crown land to the north and private property to the east.

The subject site includes 2 allotments encompassing approximately 11.6 hectares.

Access to the subject site is from Melaleuca Street.

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

Table 2 Lot Identifier & Addresses

Lot Identifier	Address
Lot 1 DP1075225	88 Melaleuca Street Buronga
Lot 2 DP1075225	90 Melaleuca Street Buronga

Lot 1 DP1075225 contains a dwelling and encompasses 2081 m² and Lot 2 DP1075225 contains farm buildings and is currently planted with horticultural crop.

Other than crop, vegetation on the subject site is contained to areas surrounding the buildings and consists of ornamental and introduced species for landscaping purposes.

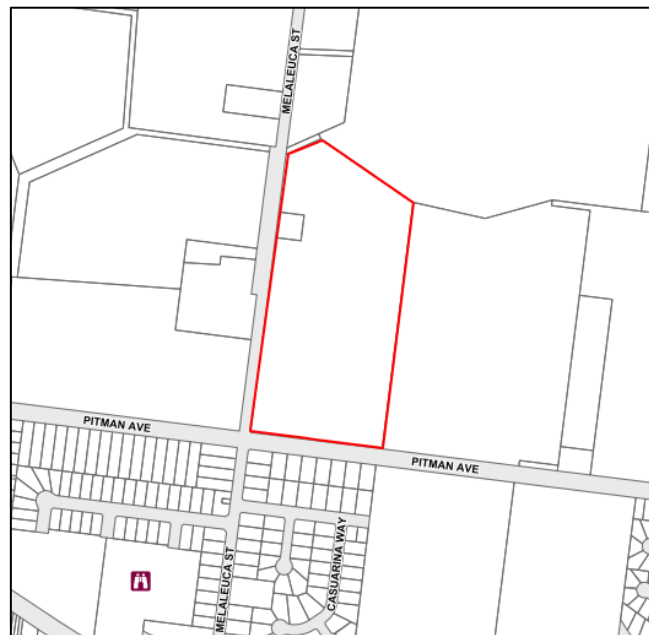


Figure 2 Site map (Source: Intramaps)

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

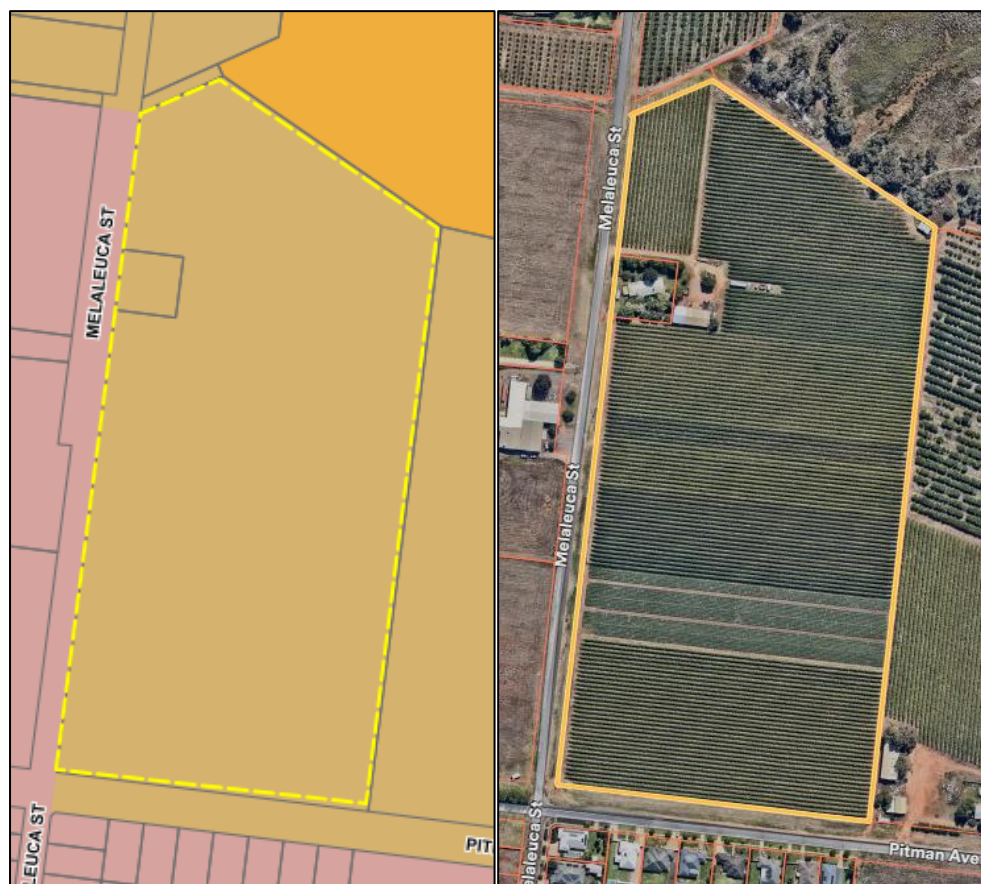


Figure 3 Site map#2 (Source: Intramaps & Nearmap)

The subject site is not located on bushfire prone land or subject to flooding.

2.3 Surrounding Development

The subject site is located centrally in Buronga and within 700 metres (by road) from the emerging commercial precinct on Hendy Road (Sturt Highway).

Land to the east is under active horticultural production. The area on the north eastern boundary is Crown land and zoned C2 Environmental Conservation. A depression on this land also serves as a stormwater drainage basin reserve for Western Murray Irrigation.

The southern boundary borders on Pitman Avenue and the RU5 Village zone where there is existing residential development.

The lots to the west of the subject are in the process of being developed for a mix of residential and commercial purposes.

Further to the north west, the land is currently under horticulture crop, and beyond that is the rapidly developing Buronga Industrial precinct.

Access to the site can be made from the Silver City Highway via Pitman Avenue, while access from the Sturt Highway can be made via Chapman, Churchill, Pooley and Rose Streets on to Pitman Avenue or directly from Melaleuca Street.



Figure 4 Surrounding uses aerial map (Source: Nearmap)

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 RU5 Village zone
- removing the 10 hectare minimum lot size

The intended outcomes are to:

- ensure there is an ongoing, adequate supply of village zoned land available for future residential development
- facilitate the provision of a diverse range of residential development.

A subdivision concept plan is provided in separately as Attachment 4.

3.2 Explanation of Provisions

To achieve the objectives and intended outcomes of the Planning Proposal, the following amendments will be made to the digital land zoning mapping applicable to the Wentworth Local Environmental Plan 2011 on the NSW Planning Portal Spatial Viewer:

Table 3 WLEP Mapping on NSW Planning Portal Spatial Viewer

Amend Digital Land Zoning Map
Amend Lot Size Map – Sheet LSZ_004F

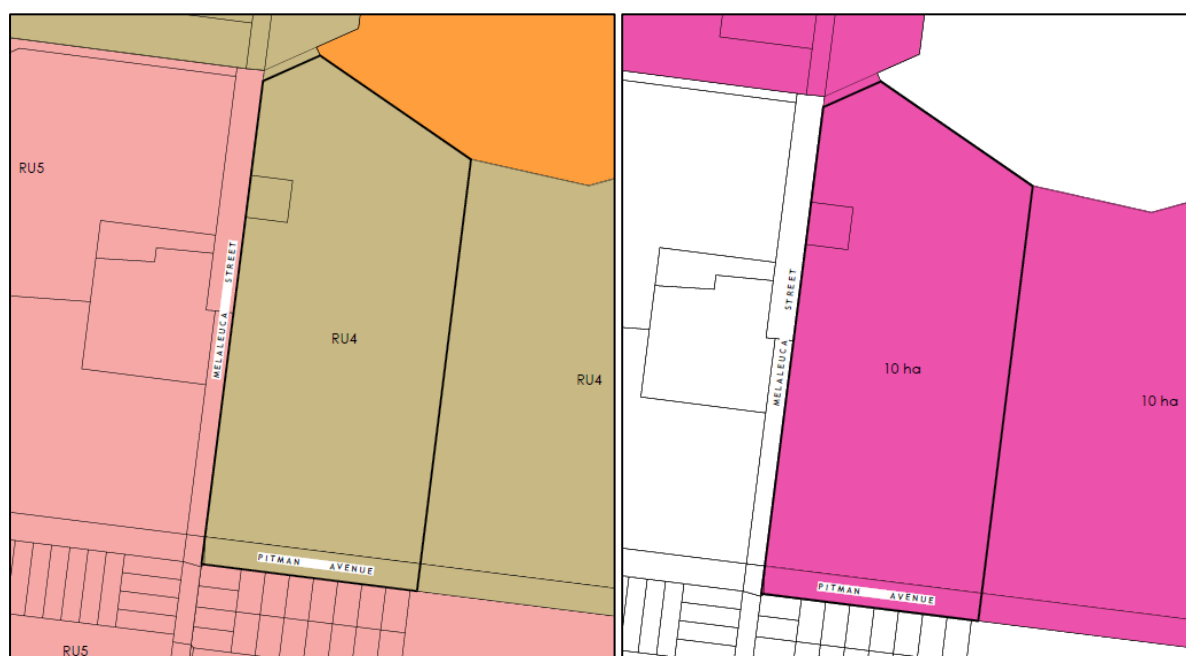


Figure 5 Current zone and minimum lot size maps

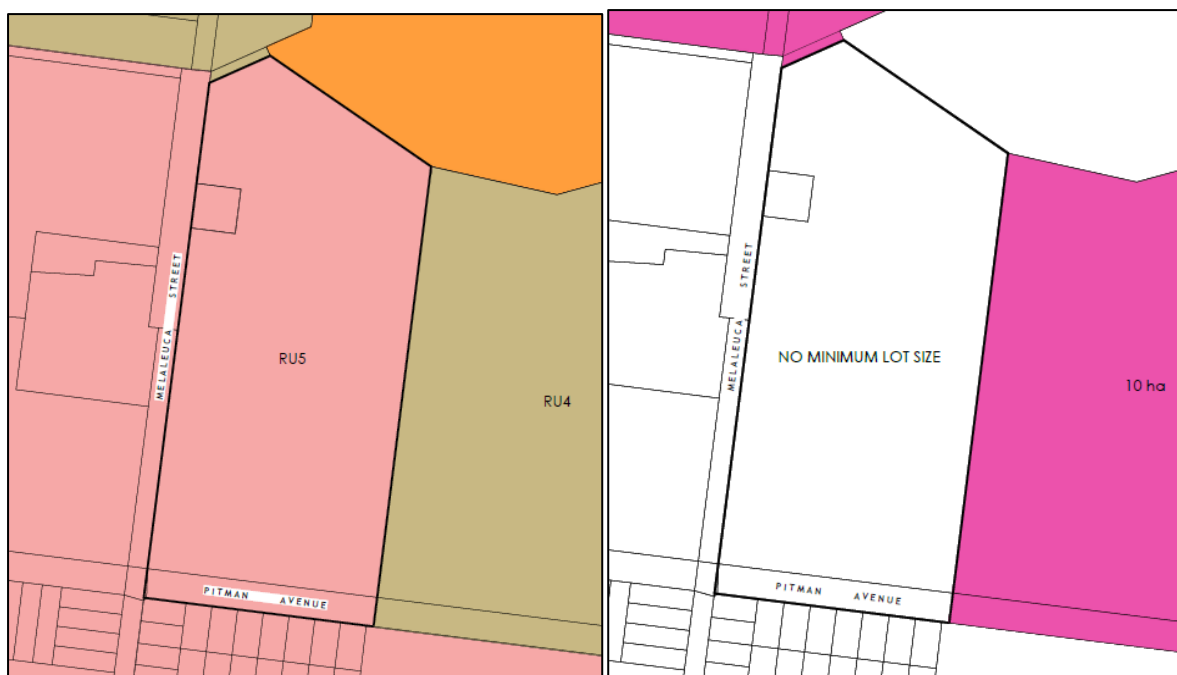


Figure 6 Proposed zone and minimum lot size maps

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?

Buronga Gol Gol Structure Plan

The Buronga Gol Gol Structure Plan (BGGSP) was prepared by Wentworth Shire Council with the purpose of the plan being to guide future development within the study area for a 20-year period, up to 2040.

The BGGSP was prepared between 2018 and 2019 on the basis of the 2016 ABS Census statistics and the ABS estimated population statistics for 2018, together with the supply and demand of RU5 village zoned land at the time of the preparation of the 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.

Rezoning of additional land:

Page 14 of the BGGSP states:

An increase in the current growth rate of Buronga Gol Gol is anticipated due to factors such as recent improvements in infrastructure services, ongoing development of population services such as supermarket and commercial shops/premises, attractive rural residential lifestyle and amenity, the relatively lower price of land and housing compared to Mildura, as well as residential housing demand overflows from Mildura due to urban expansion constraints in the Victorian city. These factors can potentially cause a significant residential land shortage....

Therefore, additional residential land needs to be identified to cater for any future increase in current demand rates. This will prevent a potential land supply shortage and housing affordability issues...

In response to the above statement, the BGGSP recommended rezoning an additional 29 hectares of RU1 Primary Production land to RU5 Village zone. Those areas are identified in blue in the figure below.



Figure 7 BGGSP Proposed rezonings (Source: BGGSP Figure 4.1)

To date, there has only been one of these sites rezoned to RU5 Village zone, adding an additional 3 hectares to the total supply of RU5 zoned land. This site is located on Gol Gol North Road and marked with a tick. The development of this site has been completed and all of the lots in this subdivision have been sold. The BGGSP timeframe for development of this site was Stage 1 – 2020 to 2024.

The land in the north west area of Buronga, adjacent to the Buronga Industrial Estate (Corner of Corbett Avenue and Melaleuca Street), has not yet been rezoned. It is considered more appropriate to rezone part of this area to RU5 zone south of the crown reserve, with the northern portion to be rezoned to E4 zone. This will result in an increase in the supply of industrial land, in response to the sudden rapid growth in sales of industrial land, whilst retaining the consolidation of the industrial precinct.

Note: The property on the eastern side of this area (on Melaleuca Street) is not proposed to be rezoned or developed by the landowner in the future. The BGGSP timeframe for development of this was Stage 5 – 2036 to 2040.

The proposed area on the west end of Carramar Drive is located on flood prone land and therefore, cannot be considered for rezoning until completion of the new flood study. The BGGSP timeframe for development of this site was Stage 1 – 2020 to 2024.

Despite being only 5 years old since its preparation, the statistics in the BGGSP are already considered to be out of date. Therefore, in order to determine the current supply and demand for RU5 Village

zoned land in Buronga Gol Gol, a comprehensive review of the RU5 zone in Buronga Gol Gol area has been conducted.

Details of the outcome from that review are provided in Section 4 of this Planning Proposal document, providing additional justification for this Planning Proposal.

Consistency with the Land Use Principles of the BGGSP

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

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

- i. Develop an urban structure that consolidates the location of residential land and provides connection between the villages of Buronga and Gol Gol*

Response: The location of the subject site adheres to the principle of consolidating residential land. The subject site is situated adjacent to existing RU5 Village zoned land that is either currently under development to the west of the site and fully developed to the south. As the population of Buronga and Gol Gol continues to increase, the area along Pitman Avenue will eventually be developed, which will inevitably connect the two townships.

- ii. Cluster residential areas to ensure walkable neighbourhoods in order to reduce, where possible, car dependence for access to existing and future community services and facilities*

Response: The location of the subject site is within walking and cycling distance to the developing commercial precinct on Hendy Road, located south of the site. The location of community facilities, such as the Midway Centre and Alcheringa Oval are also located within close proximity to the subject site, for ease of access by foot or bicycle.

- 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 provide flexibility and diversity to the supply of lot sizes. This will generally be in response to the current and future demand for a range of lot sizes to satisfy varying lifestyle choices.

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 does not permit the development of land for residential purposes.

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 as northern suburbs to Mildura. The short drive to Mildura's central business district attracts people who work in the Victorian regional city, to 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, in a small town or village environment, but within close proximity to work, businesses and services provided by the regional city of Mildura.

Direction 27: Provide greater housing choice

The Planning Proposal is consistent with this direction, in that it responds to the ongoing demand for residential lots of various sizes, and will provide a small increase in the supply of developable land to satisfy the short to medium term demand for residential lots.

The Planning Proposal is also consistent with this direction as the subject site has the capacity and connectivity to all infrastructure to ensure new development is supported with adequate 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*.

This Planning Proposal includes details on the current population trends for the Buronga and Gol Gol townships. As the population continues to grow, there is the need to ensure there is an ongoing supply of land available to cater for the growth and subsequent residential development to accommodate new residents.

The proposed rezoning will ensure the ongoing provision of a range of residential development in response to the demand for new homes and different types of dwellings to cater for a variety of lifestyle choices, in the Buronga Gol Gol district.

This Planning Proposal also recognises the importance of early consultation with service providers, to ensure the adequacy of infrastructure for the provision of services to facilitate new development areas.

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

The proposal is consistent with this objective as it will facilitate the development of a range of lot sizes that ultimately *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 does not include imposing a minimum lot size on the subject site. This facilitates and enables the creation of varying lot sizes that will provide for a range of alternative lifestyle choices.

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

The Planning Proposal is consistent with this strategy. The subject site is adjacent to land already developed or under development, where service infrastructure and provision is located, and therefore, will adequately support the subsequent development.

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 falls within the identified settlement boundary of Buronga and Gol Gol.

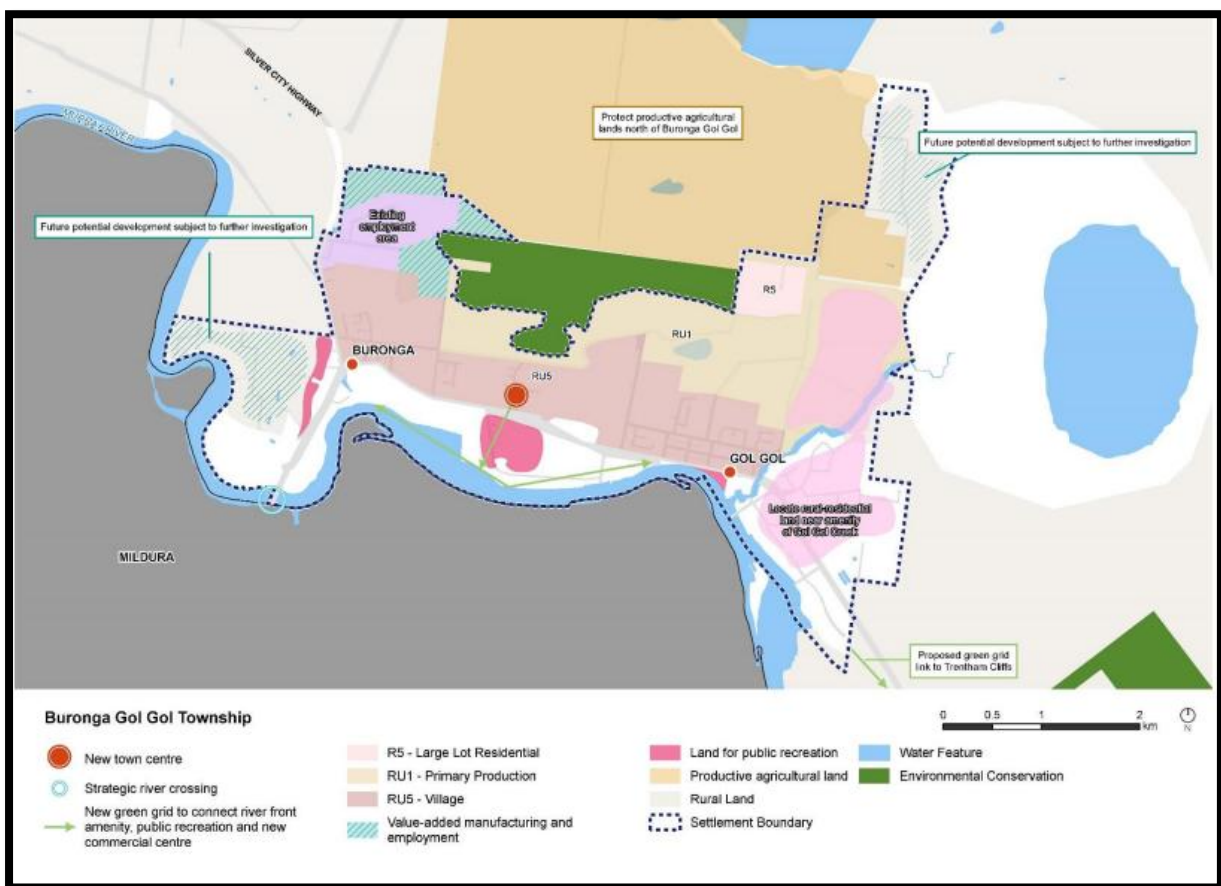


Figure 8 Buronga and Gol Gol Settlement boundary (Source: LSPS Map 5)

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 ongoing demand for residential lots in Buronga and Gol Gol, which will facilitate population growth.
- Facilitates population growth that will inevitably increase the local economy and social opportunities and capacity in the Gol Gol and Buronga townships.
- Ensures that the proposed development will be well planned, with adequate services and infrastructure, within close proximity to commercial 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 CSP as it facilitates and enables social and economic growth and capacity by accommodating population growth.

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 an ongoing supply of land for new residential development,
- located in a strategically identified and suitable location.

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

The RU5 Village zoned land has the capacity and flexibility to be developed in response to the changing needs of the 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 1 below.

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 2 below.

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.

The land adjacent to the north eastern boundary of the subject site is zoned C2 Environmental Conservation. This area is also used for the purposes of overflow drainage via the Western Murray Irrigation system.

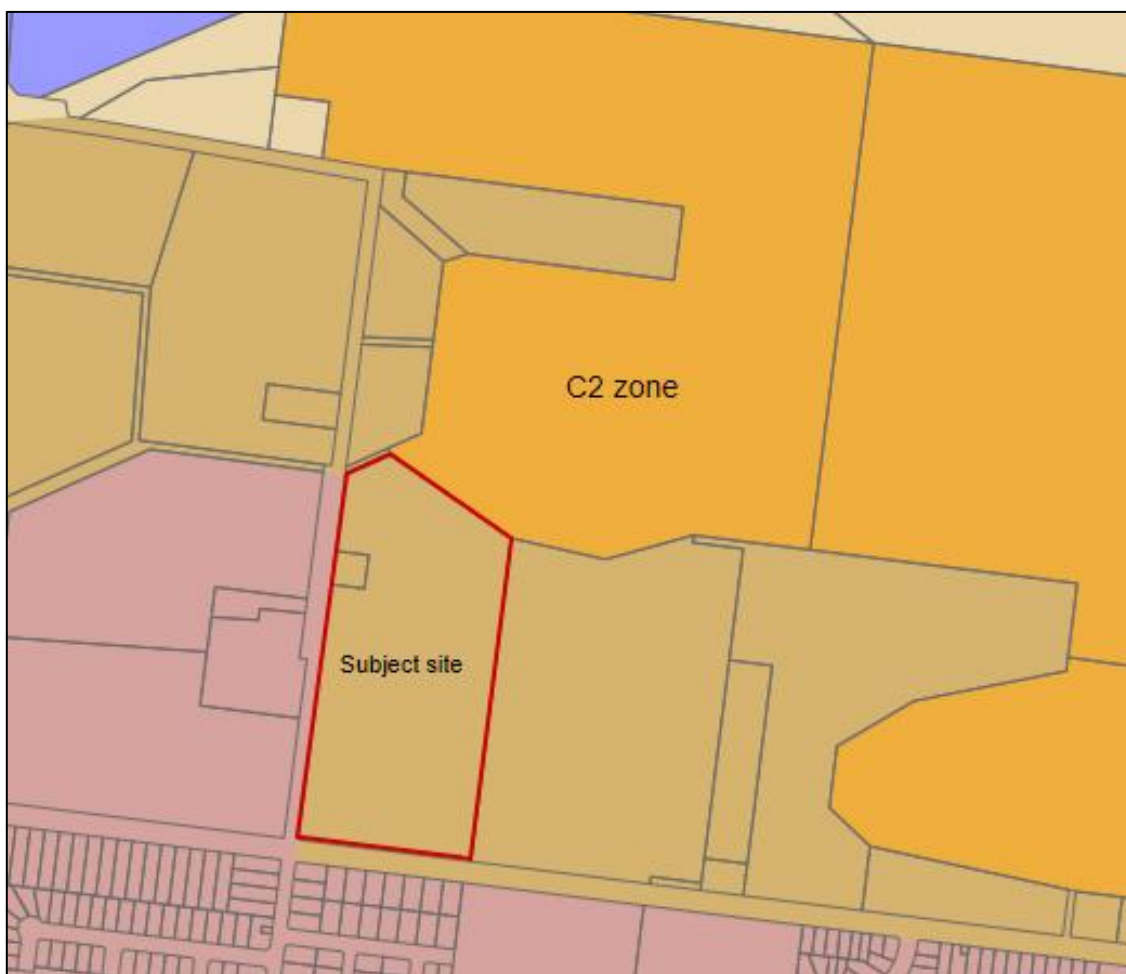


Figure 9 Adjacent land C2 zone (Source: Intramaps)

In order to preserve and protect this area of sensitivity, the boundary between the subject site and the C2 zone will be suitably fenced to ensure that any activities associated with the new development, as a consequence of this Planning Proposal, will not cause any detrimental impact to the land or vegetation.

Therefore, it is anticipated that there will be no adverse impact on critical habitat, threatened species, populations or ecological communities or habitats.

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?

Land use conflict

The eastern boundary of the subject site is located adjacent to land that partially remains under horticultural crop. Therefore, the proposed subdivision concept design has included a road and reserve that extends the full length of the eastern boundary. This may be planted with suitable vegetation to provide a buffer between the horticultural and residential uses.

The larger allotments located on the northern boundary are considered large enough to be planted with vegetation on the northern boundaries to form a 'green' buffer. Additionally, these lots may be fenced with a high, buffer fence to ensure increased buffer efficiency.

It is considered that the requirements of Council for buffer purposes will form part of the consultation of the final subdivision design at the pre-lodgement stage. The requirements may include, but would not be limited to, the size of allotments, boundary fencing, planted vegetation, public open spaces and overall design of the subdivision.

In addition, the *NSW Right to Farm Policy* provides advice to landholders and Council's on methods of managing land use conflict. One method proposed is including an information sheet on rural land use rights when issuing S10.7 Planning Certificates to prospective purchasers of land where there is existing agriculture in the area. Council may elect to undertake this measure in future to alleviate concerns and potential complaints.

Cultural Heritage search

A search of the Heritage NSW AHIMS Web Services has shown that there are nil aboriginal sites or places recorded in or near the subject site. A copy of this search is provided in Attachment 3 below.

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 the following infrastructure to service the use of the subject site for residential purposes:

- Water, sewer and stormwater infrastructure and services
- Safe access in and out of subject site
- Road width(s)
- Shared pathways, location and width
- Street lighting
- Street trees

- Fire hydrants
- Public open space(s)

Access to infrastructure and services can be provided from Pitman Avenue and Melaleuca Street to adequately support the proposed development of the subject site. This has been verbally confirmed by Wentworth Shire Council during early consultation regarding the proposed development.

A Traffic Impact Assessment (TIA) has been prepared by SALT³ to discuss the level of traffic that may or will be generated by the development of the site. The TIA has been prepared on the basis of the original subdivision concept design of 87 allotments. The revised attached concept includes 85 allotments.

The additional lots are estimated to generate 14 inbound and 58 outbound vehicle movements at morning peak hour; and 44 inbound and 29 outbound vehicle movements at afternoon peak hour.

The TIA concludes that the anticipated traffic movements are considered low, and the intersection of Melaleuca Street and Pitman Avenue will operate well within satisfactory limits with the anticipated additional vehicle movements.

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

Consultation with the following state authorities has been conducted prior to the preparation of this Planning Proposal:

1. NSW Department of Planning, Housing & Infrastructure – no objection, subject to additional requirements
2. NSW Department of Primary Industries – no objection, subject to additional requirements
3. Transport for NSW – no objection, subject to additional requirements. The requirement for a Traffic Impact Assessment shall be a condition of the Gateway Determination, should this be determined to proceed.

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

3.4 Mapping

The Planning Proposal seeks to amend the digital land zoning map and the PDF lot size mapping on the NSW Planning Portal Spatial Viewer that relates to the subject site and the Wentworth LEP 2011.

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 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 Estimate project timeline

Stage	Timeframe
Pre-lodgement of Buronga Gol Gol Scoping Report	March 2024
Submission of Planning Proposal	October 2024
Gateway Determination	May 2025
Post Gateway	June 2025
Public Exhibition & Assessment	July 2025
Finalisation	November 2025

4. Buronga Gol Gol Review

4.1 Population trends

A little over 43% of the Wentworth LGA population reside in the townships of Buronga and Gol Gol.

Commonly referred to as a northern suburb of the regional city of Mildura, Buronga and Gol Gol have continually experienced population growth and continues to be the main growth centre in the Wentworth Shire.

The Buronga Gol Gol Structure Plan 2020 (BGGSP) estimated an annual growth rate of 2.8% for Buronga and Gol Gol, with an estimated population of 4,742 people by 2040.

The results of the ABS 2021 Census data shows that Buronga and Gol Gol had a combined population of 3,208 people. This is a 17.3% increase from the population of 2,735 following the ABS 2016 Census. This equates to an annual population growth rate of 3.5%.

Table 5 Population comparison & estimate to 2040

Document	2016	2018	2021	% Change	Est 2026	Est 2031	Est 2036	Est 2040
BGGSP (Page 9)	2,735	2,859	Estimated 3,051	Estimated 14% (2.8% Annual growth rate)	3,401	3,791	4,226	4,742
BGG Scoping Report	2,735		Actual 3,208	Actual 17.30% (3.5% Annual growth rate)	3,763	4,414	5,178	6,167
Difference					+362	+623	+952	+1,425

Based on the current trend, and at a current annual population growth rate of 3.5%, the population of Buronga and Gol Gol is estimated to be 6,167 people by the year 2040. This is an increase of the population in the BGGSP area by 2,959 people.

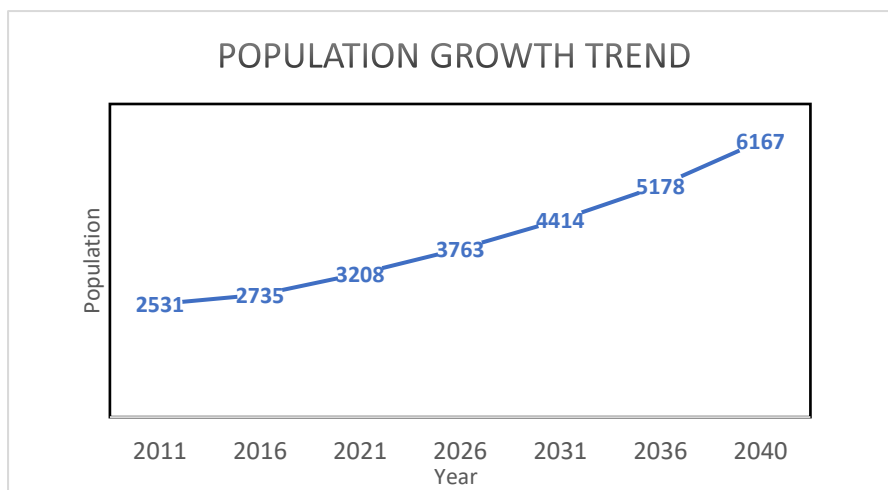


Figure 10 Estimated growth trend

Individually, the growth experienced by Buronga and Gol Gol are as follows:

Table 6 Individual locality growth rate

Locality	2016	2021	Growth rate
Buronga	1,224	1,267	+3.5%
Gol Gol	1,494	1,949	30.5%

The significant difference in the growth rate between Buronga and Gol Gol can be explained simply as being a result of the substantial subdivision activity in Gol Gol during the past few years, in comparison to the small infill subdivision activity that has previously occurred in Buronga.

4.2 Demographic structure

The demographic structure of Buronga and Gol Gol has remained similar to that reported in the BGGSP.

Of the total residents in the combined community, 51% are male and 49% are female, replicating that statistic in the BGGSP.

The median age of Buronga Gol Gol residents has remained steady at 38 years for Buronga but has reduced to 37 years in Gol Gol.

Table 7 comparison overview between 2016 & 2021

Buronga 2016	
People	1,212
Male	50.8%
Female	49.2%
Median age	38
Buronga 2021	
People	1,252
Male	50.7%
Female	49.3%
Median age	38

Gol Gol 2016

People	1,523
Male	51.1%
Female	48.9%
Median age	38

Gol Gol 2021

People	1,956
Male	50.8%
Female	49.2%
Median age	37

In all age cohorts there has been an increase in the number of residents in Buronga Gol Gol, other than the 65-69 cohort, which reduced from 179 persons down to 154 persons and the 85+ cohort.

Table 8 age cohort comparison

Age cohort	2016	2021	Change
0-4	186	233	+ 25%
5-9	226	270	+ 19%
10-14	202	241	+19%
15-19	171	207	+21%
20-24	129	168	+30%
25-29	129	158	+22%
30-34	181	223	+23%
35-39	162	218	+35%
40-44	196	211	+8%
45-49	189	222	+17%
50-54	181	196	+8%
55-59	178	201	+13%
60-64	155	189	+22%
65-69	179	154	-14%
70-74	96	153	+59%
75-79	71	82	+15%
80-84	38	62	+63%
85+	29	28	-3%

Despite the significant growth in all but two cohorts, there are two trends occurring, which are particularly related to the 60-85+ cohorts.

1. The -14% loss in people between 65-69 years
2. The loss of people as they move from the 2016 cohort up to the next age cohort in 2021. Refer to the arrows in Table 4 above.

Table 4 above shows that there is actually a loss of people from each of the cohorts from the age of 60 years. For example, the 65-69 cohort in 2016 had a total of 179 people; but at the time of the 2021 census when that age group is recorded in the 70-74 cohort, there are 153 people.

This indicates that while there are new residents moving into Buronga and Gol Gol, evidenced by the growth of each cohort, there are a number of residents aged 60 and above who are also leaving Buronga Gol Gol.

The number of people aged 60+ who resided in Buronga Gol Gol at the time of the 2016 Census was 568 people, in comparison to 668 in 2021.

This trend may be attributed to multiple reasons, including but not limited to, selecting to retire in a different location, illness and/or death. But it could also be attributed to the lack of alternative accommodation options for retiring residents, such as smaller lot sizes for independent living units/apartments and the non-existence of increasingly popular retirement lifestyle villages. It may also be attributed to the lack of an aged care facility, which would allow residents to transition from independent to assisted living, without having to leave family and/or the familiarity of their community.

Consultation with a retirement village in the Sunraysia region has revealed that all six villages in Mildura have waiting lists for new residents and due to the continued increase in demand for this type of residential facility, an additional new development is planned in the short term.

Despite the loss of 14% in the 65-69 cohort, there remains a strong increase in the number of residents in all other cohorts, other than the 85+ year age groups, which is more than likely attributed to deaths.

Worth noting also, is the 59% increase in the number of residents aged between 70-74 years and the 63% increase in the number of residents aged between 80-84 years. This may be attributed to some retirees not requiring to initially retire into smaller holdings and, perhaps, the growing trend of assisted living with family, particularly for the 80-84 age cohort.

There is also a noticeable increase in the younger age cohorts from 0-39 which is consistent with the increase in the number of families settling in Gol Gol.

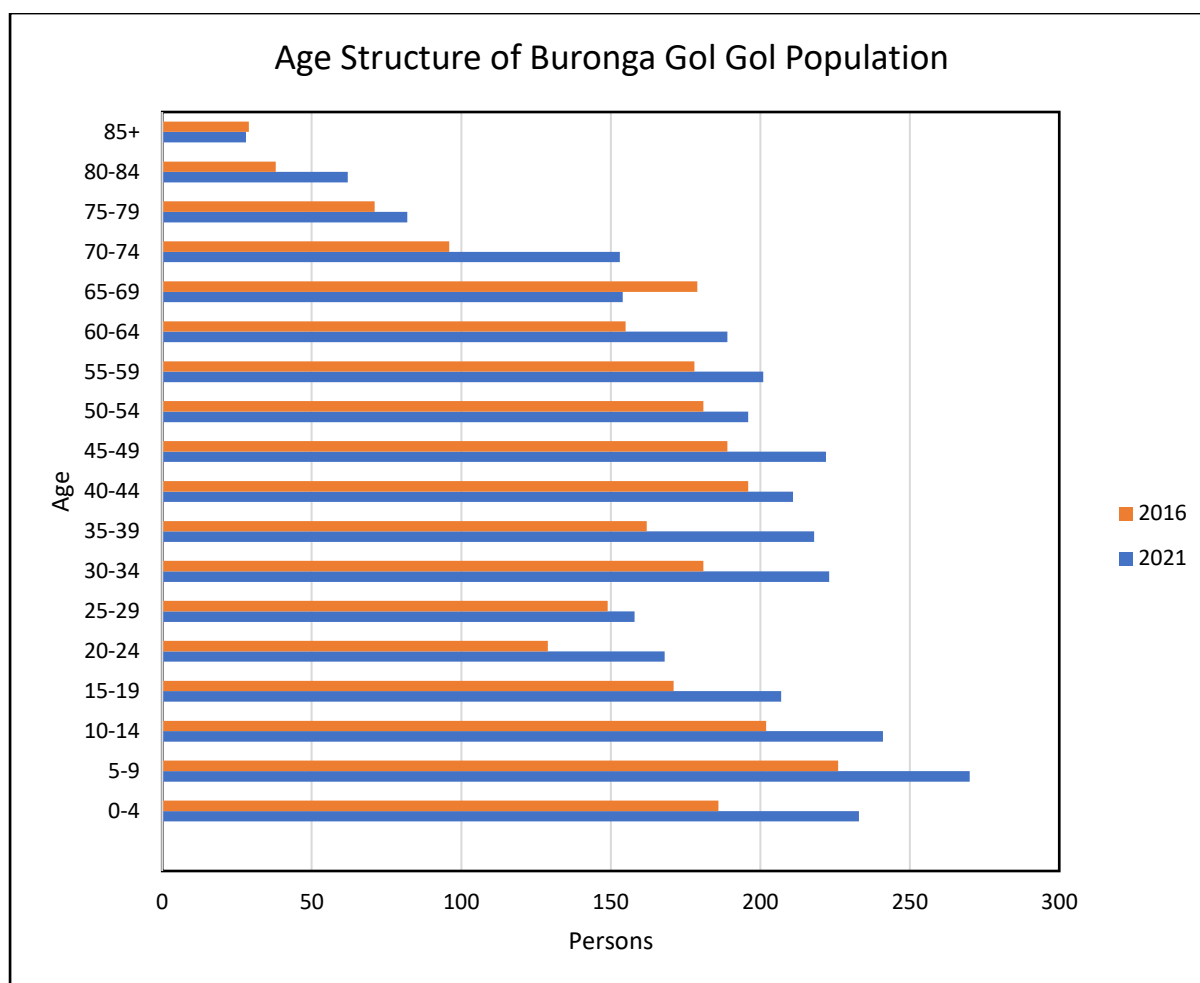


Figure 11 age structure of Buronga Gol Gol

4.3 Living characteristics

It is found that 54% of people over the age of 15 are married, which is higher than the New South Wales average at 47.3% and the national average at 46.5%.

With a total of 1,081 households, 79% are classified as being 'family households'. This is higher than the 2016 average of 75% as stated in the BGGSP. That being said, between 2016 and 2021 the number of Couple families with children have decreased from 49% down to 45%, while the number of Couple families without children has increased from 39% to 41%.

The average household size is now averaging 2.7 persons per household, despite the BGGSP estimating that this statistic would reduce down to 2.4 persons per household.

Table 9 lifestyle characteristics

	Buronga 2016	Buronga 2021	Gol Gol 2016	Gol Gol 2021
Marital status				
Married	497 52.2%	468 46.8%	716 62.5%	910 61.6%
Separated	35 3.7%	36 3.6%	24 2.1%	30 2.0%
Divorced	83 8.7%	88 8.8%	57 5%	90 6.1%
Widowed	28 2.9%	34 3.4%	46 4%	45 3.0%
Never married	309 32.5%	373 37.3%	303 26.4%	400 27.1%
Household profile				

Total households	432	438	515	643
Household size	2.4	2.6	2.8	2.9
Family household	292 67.6%	322 73.5%	414 80.4%	541 84.1%
Single household	123 28.5%	109 24.9%	94 18.3%	99 15.4%
Group household	17 3.9%	7 1.6%	7 1.4%	3 0.5%
Family characteristics				
Total families	304	322	414	545
Couple family with children	137 45.8%	128 38.9%	217 51.9%	284 51.6%
Couple family no children	112 37.5%	132 40.1%	168 40.2%	229 41.6%
One parent family	47 15.7%	54 16.4%	30 7.2%	32 5.8%
Other	3 1.0%	8 2.4%	3 0.7%	0

4.4 Residential land supply and demand

Table 10 below shows a comparison of the supply of RU5 zoned land between the preparation of the BGGSP and the Scoping Report, essentially a five-year period.

The table takes into consideration the following recent rezonings that have occurred since the preparation of the BGGSP:

- 3 hectares recently rezoned from RU1 Primary Production to RU5 Village
 - 15 hectares recently rezoned from RU5 Village to E2 Employment to create a commercial precinct
 - 4 hectares recently rezoned from RU5 Village to E4 General Industrial
- = Therefore, the total area of the RU5 Village zone has decreased from 410 hectares to 394 hectares.

Table 10 Current RU5 Village zone land supply under estimated demand rate

Year	Total ha	Developed (BGGSP) ha	Undeveloped ha	Developable (-30%) ha	Aver lot size M ²	Lot yield	Av Ann demand	Years supply
BGGSP 2020	410	211	228	160	850	1,882	91	21
2024	394	266	128	89	850	1,047	91 (95)	11 (11)

Attachment 6 is a map showing the current status of development in Buronga and Gol Gol overlayed on Figure 4: Urban Land Release Staging Plan in the Buronga Gol Gol Structure Plan 2020. As it can be seen from the map, there are very few RU5 allotments categorised as vacant/farming land. The balance of the map shows the status of activity occurring in the Buronga and Gol Gol townships.

The average annual demand for lots is estimated at being between 91 and 95 following an analysis of the NSW Property Sales Data (NPSD) during the last five years.

Data in the NPSD indicates that contracts of sale are entered into long before the subdivision works are completed, as the settlement dates can be anywhere between 1 to 2 years following the date of the contract. Providing evidence that the supply of developed RU5 zoned land is not keeping up with the demand for lots in Buronga and Gol Gol.

It is, therefore, estimated that should the supply of more lots be made available for new development, the annual demand may likely be anywhere around 95 lots or more. This is an estimate and may still be a conservative estimate, considering it is provided to reflect the average number of lots sold in Buronga and Gol Gol, according to the NPSD.

Consultation with WSC planning staff reveals that the average lot size has not altered between the preparation of the BGGSP and this scoping report.

Supply of RU5 land as a result of this planning proposal

Table 11 Supply of RU5 land as a result of this planning proposal

Existing Undeveloped land ha	Proposed Undeveloped land ha	Total Undeveloped land ha	Developable (-30%) ha	Aver lot size M²	Lot yield	Av Ann demand	Years supply
128	11	139	97	850	1,141	91 (95)	12 (12)

As a consequence of this planning proposal, the supply of RU5 zoned land would be increased minimally by 1 year.

4.5 Housing stock

According to the 2021 ABS Census, Buronga and Gol Gol had a total housing stock of 1,217 dwellings which is an increase of 136 dwellings since the 2016 ABS Census, or the construction of an average of 27 dwellings per annum. Of the 1,217 dwellings, just under 11% were unoccupied in 2021.

The most popular form of dwelling continues to be the separate detached dwelling at 91%, with all other forms of residential accommodation making up just 9%.

As stated in the BGGSP, 170 development approvals were granted for dwellings between 2015 to 2019. This equates to an average of 34 per annum. It should also be noted, that the approvals included consent for new dwellings in the R5 Large Lot Residential zone.

An updated analysis of Wentworth Shire Council's records indicates that in the RU5 Village zone there were 65 development approvals for dwellings between the 2020 and 2023, at an average of 16 per annum. During this time COVID19 had an impact on the supply of developable land and the number of applications received, due to inactivity from lockdowns and disruption from the pandemic.

As the BGGSP notes, new housing development in Buronga and Gol Gol is heavily reliant on the supply and availability of land ready for residential development. Fluctuations in sales of vacant lots and subsequent dwelling consents, reflects the fluctuation of land available for purchase and development.

Under the current annual growth rate of 3.5%, there will be an estimated population of 6,167 people by 2040. With an average household of 2.7 people, there will need to be around 2,284 dwellings to accommodate the population.

Based on the current supply of 1,217 dwellings, there will need to be an additional 1,067 dwellings constructed by 2040. This equates to 57 dwellings per year.

4.5 Summary

The review of the BGGSP statistics has revealed that the population of Buronga and Gol Gol is estimated to reach 6,167 by the year 2040, on the basis of the current annual growth rate of 3.5%. To adequately house the population in 2040, with an average occupation rate of 2.7 persons per household, there will need to be an estimated 1,067 new homes.

The population growth and housing demand 'overflow' from Mildura and migration in to the Sunraysia region, is not expected to reduce and more than likely, will continue to increase, providing there is a consistent supply of available, developable land.

There is currently, under the average annual demand rate of 91 lots and estimated 95 lots, an 11-year supply of RU5 Village zoned land.

The average timeframe to increase the supply of zoned land and work through the planning and civil works approvals processes, to the stage where lots are ready for residential development, is approximately 8 years. This timeframe is a conservative average. Therefore, the release and consideration of rezoning additional land for residential purposes should commence immediately.

Other than the 29 hectares proposed to be rezoned by the BGGSP, of which only 3 hectares has been rezoned, the BGGSP did not identify any additional land or areas to be rezoned to RU5 in the staging plan. Hence, the necessity for the BGG Scoping Report and support for this Planning Proposal.

The resultant development from this planning proposal is consistent with the existing and developing residential lands to the south and west of the subject site. It is considered that the proposed methods for mitigating land use conflict are satisfactory and will continue to be discussed and analysed through to subdivision design stage. The Traffic Impact Assessment has also concluded that the local road network surrounding the subject site will more than adequately cater for the traffic generated by the subsequent development.

Attachment 1 – 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...</i>with the aim of reversing the ongoing population decline of the koala.</p> <p>The Planning Proposal is consistent with this SEPP as the subject site does not contain any native vegetation that would accommodate koalas. Other than a farm shed, the site is fully under horticultural crop.</p> <p>The north eastern boundary is adjacent to a large area of naturally vegetated land that is zoned C2 Environmental Conservation. While this site is vegetated, it is unclear if the adjoining land contains tree species that accommodate koalas. Therefore, prior to construction activities occurring on the subject site, the boundary would need to be fenced to ensure the preservation of the vegetation on the adjoining land.</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 does not contain any native vegetation and has been historically used for horticulture purposes.</p> <p>The vegetation on the adjoining C2 land will be protected by securing the site with fencing prior to the future development of the subject site.</p> <p><u>Chapter 5 – River Murray lands</u> The aims of this SEPP are to <i>conserve and enhance the riverine environment of the River Murray for the benefit of all users</i></p>

			<p>The subject site is included in Sheet 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 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> Not applicable.</p>
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Y	Y	The Planning Proposal does not detract from, or contravene, the aims of this policy.
State Environmental Planning Policy (Housing) 2021	Y	Y	This SEPP applies to all land in NSW. The Planning Proposal does not detract or contravene the aims of this policy.
State Environmental Planning Policy (Industry and Employment) 2021	Y	Y	<p><u>Chapter 2 – Western Sydney employment area</u> Not applicable.</p> <p><u>Chapter 3 – Advertising and signage</u> There will be no advertising or signage as a consequence of this Planning Proposal.</p>
State Environmental Planning Policy (Planning Systems) 2021			<p><u>Chapter 2 – State and regional development</u> Not applicable.</p> <p><u>Chapter 3 – Aboriginal land</u> The subject site is not owned by an Aboriginal Land Council.</p> <p><u>Chapter 4 – Concurrences and consents</u> The Planning Proposal does not detract from the aims and principles of this policy.</p>
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			
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> While the subject site is currently under horticultural crop, the subject site is not classified or mapped as state significant agricultural land and is included in the study area of the BGGSP 2020 and settlement area of the Wentworth LSPS. The study/settlement area was established to allow for growth and expansion of the Buronga and Gol Gol townships.</p> <p><u>Chapter 3 – Central Coast plateau area</u> Not applicable.</p>
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> Not applicable.</p> <p><u>Chapter 4 Remediation of land</u> The Planning Proposal aims to rezone the subject site to enable residential development. Therefore, Council is required to consider if the site is contaminated from 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. A Preliminary Site Investigation report has been prepared by Green Edge Environmental Pty Ltd.</p> <p>The findings and recommendations of the PSI determine that the subject site is suitable for residential development. However, the subject site will require minor remediation works in the form of extraction of stained soil and additional soil sampling of the extracted area to ensure that all contaminants have been removed.</p>

State Environmental Planning Policy (Resources and Energy) 2021	Y	Y	The Planning Proposal does not propose any mining, petroleum production or extractive industries. Therefore, the Planning Proposal does not detract from the aims of this policy.
State Environmental Planning Policy (Sustainable Buildings) 2022	Y	Y	The Planning Proposal does not detract from or contravene the aims of this policy.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Y	Y	<p><u>Chapter 2 – Infrastructure</u> The aim of this SEPP is to ensure there is the effective delivery of infrastructure to support the future development.</p> <p>Consultation with Council has commenced to ensure there is sufficient infrastructure in Melaleuca Street and Pitman Avenue to fully service the future development. The services that will be provided with the development of the site include water (filtered and unfiltered), electricity, stormwater, sewer, telecommunications services, sealed road network, pathways, street trees and lighting, fire hydrants and public open space.</p> <p>A Traffic Impact Assessment will be prepared, as conditioned by a Gateway Determination to proceed, to determine the impact of the future development of the subject site on vehicle movements in the locality.</p> <p><u>Chapter 3 – Educational establishments and child care facilities</u> Not applicable.</p> <p><u>Chapter 4 – Major infrastructure corridors</u> Not applicable.</p> <p><u>Chapter 5 – Port Botany, Port Kembla and Port of Newcastle</u> Not applicable.</p> <p><u>Chapter 6 – Moorebank Freight Intermodal Precinct</u> Not applicable.</p>

Attachment 2 – Section 9.1 Ministerial Directions Assessment

Section 9.1 Direction	Applicable (Y/N)	Consistent (Y/N)	Comments/Justification
Focus Area 1: Planning Systems			
1.1 Implementation of Regional Plans	Y	Y	Refer to 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 seek to include provisions within the WLEP 2011 that require concurrence, consultation or referral to a Minister or public authority and does not identify development as designated development.
1.4 Site Specific Provisions	Y	Y	The Planning Proposal does not seek to introduce site specific planning controls.
1.4A Exclusion of Development Standards from Variation	Y	Y	The Planning Proposal does not seek to exclude the subject site from the provisions of Clause 4.6 of the Wentworth LEP 2011.
Focus Area 1: Planning Systems – Place based			
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 the South West Growth Area Structure Plan	N		
1.22 Implementation of the Cheerybrook Station Place Strategy	N		
Focus Area 2: Design and Place			
2.1			
Focus Area 3: Biodiversity and Conservation			
3.1 Conservation Zones	Y	Y	The subject site of the Planning Proposal is not zoned for the purposes of environmental conservation or protection. However, the subject site is located adjacent to land that is currently zoned C2 Environmental Conservation, and as such, the Planning Proposal has addressed and responded to any risk the proposed

			development of the site would have on the C2 land. Refer to Section 3.3.9.
3.2 Heritage Conservation	Y	Y	There are no known or registered heritage items, relics, objects or site 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		
3.9 Sydney Harbour Foreshores and Waterways Area	N		
3.10 Water Catchment Protection	N		
Focus Area 4: Resilience and Hazards			
4.1 Flooding	N		The subject site is not located on flood prone land.
4.2 Coastal Management	N		
4.3 Planning for Bushfire Protection	N		The subject site is not identified as bush fire prone land.
4.4 Remediation of Contaminated Land	Y	Y	A Preliminary Site Investigation has been conducted on the subject site. While there are areas that will require remediation prior to construction, the outcome of the PSI considered that the site is suitable for rezoning and residential development. The PSI also states that any 'unexpected finds' during construction works on site will require further assessment to determine the investigation and remedial requirements. A copy of the PSI has been submitted with Planning Proposal.
4.5 Acid Sulfate Soils	N		
4.6 Mine Subsidence and Unstable Land	N		
Focus Area 5: Transport and Infrastructure			

5.1 Integrating Land Use and Transport	Y	Y	Due to the size and location of the subject site and proposed residential development, a Traffic Impact Assessment will be prepared and submitted as conditioned in the Gateway Determination to proceed.
5.2 Reserving Land for Public Purposes	Y	Y	The Planning Proposal does not seek to remove, alter or reduce land that has been reserved for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N		The subject site is not located near a regulated airport or defence airfield.
5.4 Shooting Ranges	N		The subject site is not located near or adjacent to an existing shooting range.
5.5 High pressure dangerous goods pipelines	N		
Focus Area 6: Housing			
6.1 Residential Zones	Y	Y	<p>The Planning Proposal aims to increase the supply of land available for residential and other suitable development on the subject site.</p> <p>The location of the subject site is central and close to the emerging commercial precinct on Hendy Road.</p> <p>The proposed development will enable the provision of a variety of lot sizes to meet future housing demand, will have access to all required services and infrastructure located on Pitman Avenue and Melaleuca Street, and, the concept design for subdivision is considered to be well planned.</p> <p>The Planning Proposal does not include provisions that will reduce the permissible residential density of the land.</p>
6.2 Caravan Parks and Manufactured Home Estates	Y	Y	The Planning Proposal does not reduce the opportunities for the development of caravan parks and manufactured home estates.
Focus Area 7: Industry and Employment			
7.1 Employment 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		

Focus Area 8: Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	N		
Focus Area 9: Primary Production			
9.1 Rural Zones	Y	N	<p>The Planning Proposal is inconsistent with Direction 9.1 as it proposes to rezone land from a rural to the village zone. Justification for the inconsistency is provided in the Buronga Gol Gol Structure Plan 2020 and the Wentworth Local Strategic Planning Statement, of which both documents have been endorsed by the NSW Department of Planning.</p> <p>While the BGGSP does not include a direct recommendation for rezoning additional land for residential development within the planning horizon (up to 2040), the subject site is located within the BGGSP study area and the plan anticipates that this area will be required for future development.</p> <p>The Wentworth LSPS also identifies a settlement boundary, identical to the BGGSP, and aims to ensure that new urban development is located within the settlement boundary, in which the subject site located.</p> <p>Further justification is provided in the Buronga Gol Gol Scoping report. This report was prepared to review the relevant statistics relating to the 2016 ABS Census data as used in the BGGSP, and the 2021 ABS Census data, in order to provide an update on population and demographic changes and the supply and demand for residential land.</p> <p>Further details relating to this matter can be found in Section 4.</p>
9.2 Rural Lands	Y	N	<p>The Planning Proposal is inconsistent with this direction as it affects land in an existing rural zone.</p> <p>The inconsistency is justified, for the following reasons:</p> <ul style="list-style-type: none"> a) The Planning Proposal is consistent with the BGGSP and the Wentworth LSPS for reasons explained above. b) While the land will be a loss to agricultural production, it is

			<p>necessary to ensure that there is an ongoing supply of readily available land for development to facilitate and accommodate the growth of Buronga and Gol Gol. Additionally, many horticultural enterprises are expanding outside of irrigation districts to enable expansion of activities to be financially sustainable.</p> <p>c) The Planning Proposal does not pose a threat to biodiversity, native vegetation, cultural heritage or water resources.</p> <p>d) The subject site is considered suitable for the proposed development and will not be constrained by the topography, size, location or soil conditions and will have access to all required infrastructure to service the development.</p> <p>e) The Sunraysia region plays an important role in the growth of rural products and will continue to promote opportunities for growth and new investment in sustainable and productive agricultural activities.</p> <p>f) The proposed development will not inhibit or prevent farmers from exercising their right to farm.</p> <p>g) The subject site will be rezoned in one stage and then developed in stages as required by Council and in response to the demand for residential allotments. To reduce land use conflict, it is anticipated that the proponent will cease agricultural activities once development approval is issued for the subdivision of the subject site.</p> <p>h) The subject site is not identified as being state significant agricultural land.</p> <p>i) The Planning Proposal will facilitate population growth by the provision of new housing lots, which in turn will drive economic growth and activity for the local township and surrounds. The Planning Proposal</p>
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			will not have a detrimental impact on any environmental areas that are attractive to both the resident community and visitors.
9.3 Oyster Aquaculture	N		
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N		