



Notice is hereby given, in accordance with the provisions of the Local Government Act 1993 that an **ORDINARY MEETING** of Wentworth Shire Council will be held in the **WENTWORTH SHIRE COUNCIL CHAMBERS, DARLING STREET, WENTWORTH**, commencing at **4:00PM**.

The meeting is being livestreamed and/or recorded for on-demand viewing via Council's website. Attendance at the meeting is to be taken as consent by a person to their image and/or voice being webcast.

All speakers should refrain from making any defamatory comments or releasing personal information about another individual without their consent. Council accepts no liability for any damage that may result from defamatory comments made by persons attending meetings – all liability will rest with the individual who made the comments.

The meeting must not be recorded by others without prior written consent of the Council in accordance with the Council's code of meeting practice.

Councillors & staff are obligated to declare Conflicts of Interest as required under the Local Government Act 1993 and Councils adopted Code of Conduct.

Councillors are reminded of their Oath of Office whereby they have declared and affirmed that they will undertake the duties of the Office of Councillor in the best interests of the people of Wentworth Shire and the Wentworth Shire Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act to the best of their ability and judgment.

KEN ROSS
GENERAL MANAGER

ORDINARY MEETING

AGENDA

15 JULY 2026

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING OF MEETING	1
2	PRAYER OR ACKNOWLEDGEMENT OF COUNTRY	1
3	APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE	1
4	DISCLOSURES OF INTERESTS	1
5	CONFIRMATION OF MINUTES	1
6	OUTSTANDING MATTERS FROM PREVIOUS MEETINGS	46
6.1	Status Report on Previous Council Resolutions as 15 July 2026.....	46
7	MAYORAL AND COUNCILLOR REPORTS	50
7.1	Mayoral Report July 2026	50
7.2	Wentworth Rotary Changeover Dinner & Meeting with Shadow Minister for Water the Hon. Michael McCormack MP	51
8	REPORTS FROM COMMITTEES	52
	Nil	
9	REPORTS TO COUNCIL	53
9.1	General Managers Report July 2026.....	53
9.2	Local Government NSW Annual Conference 2026.....	65
9.3	Monthly Finance Report - June 2026	72
9.4	Monthly Investment Report - June 2026.....	76
9.5	Use of Planning Consultants	95
9.6	Request for Event Funding, 2026 Spirit of Cricket.....	98
9.7	Request for Event Funding - Sunraysia Safari Rally 2026	100
9.8	DA2025/021 Manufactured Home Estate 78 Corbertt Avenue Buronga Lot 2 DP 1300239.....	103
9.9	DA2025/193 Dwelling (Concept application) 205 Delta Road Curlwaa Lot 60 DP 1320296	214
9.10	Reclassification of Land to Operational	265
9.11	Lifting of Alcohol-Free Zone – Wentworth Rowing Club Lawns Area....	270
9.12	Development Application Determination Report - June 2026	274
9.13	Project & Works Report July 2026.....	279
10	NOTICES OF MOTIONS / QUESTIONS WITH NOTICE	291
	Nil	

11	CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION....	292
12	OPEN COUNCIL - REPORT FROM CLOSED COUNCIL	293
12.1	Cadell Street Shared Path - PT2526/07-2	293
13	CONCLUSION OF THE MEETING	294
	NEXT MEETING	294

1 OPENING OF MEETING

The Mayor requests that the General Manager makes announcements regarding the live-streaming of the meeting.

2 PRAYER OR ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional owners of the land on which we live and work, and pay our respects to their elders past, present, and emerging.

3 APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE

4 DISCLOSURES OF INTERESTS

5 CONFIRMATION OF MINUTES

Recommendation

That the Minutes of the Ordinary Meeting held 24 June 2026 be confirmed as circulated.



ORDINARY MEETING MINUTES

24 JUNE 2026

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING OF MEETING	1
2	PRAYER OR ACKNOWLEDGEMENT OF COUNTRY.....	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	DISCLOSURES OF INTERESTS	1
5	CONFIRMATION OF MINUTES	1
6	OUTSTANDING MATTERS FROM PREVIOUS MEETINGS	3
6.1	Status Report on Previous Council Resolutions as 24 June 2026	3
7	MAYORAL AND COUNCILLOR REPORTS	4
7.1	Mayoral Report June 2026	4
7.2	Wentworth Flood Rally (70 Years On)	5
8	REPORTS FROM COMMITTEES	6
8.1	Audit, Risk and Improvement Committee - 14 May 2026	6
9	REPORTS TO COUNCIL	8
9.1	Rescission Council Policy - Code of Meeting Practice 2025	8
9.2	General Managers Report June 2026	9
9.3	Monthly Finance Report - May 2026.....	10
9.4	Monthly Investment Report - May 2026.....	11
9.5	Adoption of the 2026/2030 Delivery Program - 2026/2027 Operational Plan	12
9.6	Determination of Councillor Remuneration for 2026/2027	20
9.7	Disclosure of Interest Return	21
9.8	Reappointment of Audit, Risk and Improvement Committee Member.....	22
9.9	Reappointment of Audit, Risk and Improvement Committee Chairperson	23
9.10	Compulsory Acquisition of Land at Dareton NSW	24
9.11	Generic Plan of Management - Public Hearing Report	29
9.12	Mobile Food Vendor Policy	31
9.13	DA2026/011 Double storey dwelling with garage, swimming pool with safety barrier and storage shed with wet area Sturt Highway Lot 2 DP 1284408 Trentham Cliffs.....	33
9.14	DA2026/091 Two (2) storey dwelling with garage, swimming pool with safety barrier and boundary fence 113 Adelaide Street Lot 221 DP 43587 Gol Gol	35
9.15	Development Application Determination Report - May 2026	37
9.16	Road Safety Quarterly Report April 2026 - June 2026.....	38
9.17	Project & Works Report June 2026	39

10	NOTICES OF MOTIONS / QUESTIONS WITH NOTICE	40
	Nil	
11	CONCLUSION OF THE MEETING.....	40
	NEXT MEETING	40

1 OPENING OF MEETING

The Mayor opened the meeting with a prayer at 4:03PM

2 PRAYER OR ACKNOWLEDGEMENT OF COUNTRY

PRESENT:

COUNCILLORS: Councillor Daniel Linklater
Councillor Jon Armstrong
Councillor Peter Crisp
Councillor Greg Evans
Councillor Susan Nichols
Councillor Jo Rodda
Councillor Jody Starick
Councillor Michael Weeding

STAFF: Ken Ross (General Manager)
Geoff Gunn (Director Roads and Engineering)
Simon Rule (Director Finance and Policy)
Ebony Carter (Act. Executive Assistant to General Manager)
Jamie-Lee Kelly (Act. Business Support Officer)

3 APOLOGIES AND LEAVE OF ABSENCE

4 DISCLOSURES OF INTERESTS

Councillor Rodda advised she had a non-pecuniary interest in item 9.7 as it was her disclosure of interest return form

Councillor Weeding advised he had a non-pecuniary but significant interest in item 9.10 as he is a director at the Coomealla Club

5 CONFIRMATION OF MINUTES

Recommendation

That the Minutes of the Ordinary Meeting held 13 May 2026 be confirmed as circulated.

Council Resolution

That the Minutes of the Ordinary Meeting held 13 May 2026 be confirmed as circulated.

Moved Cr. Rodda, Seconded Cr. Nichols

CARRIED UNANIMOUSLY

Council Resolution

That the Ordinary Council meeting be adjourned for the purpose of conducting a Public Forum.

The meeting was adjourned at 4:07pm

Moved Cr. Crisp, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

Public Forum

Maria Cursaro spoke in favour of Council approving the Development Application for consideration of item 9.13

David Williams spoke in favour of Council approving the Development Application for consideration of item 9.13

Council Resolution

That Council reconvenes into open session. The meeting was reconvened at 4:15pm

Moved Cr. Crisp, Seconded Cr. Weeding

CARRIED UNANIMOUSLY

6 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

6.1 STATUS REPORT ON PREVIOUS COUNCIL RESOLUTIONS AS 24 JUNE 2026

File Number: RPT/26/255

Responsible Officer: Ken Ross - General Manager

Responsible Division: Office of the General Manager

Reporting Officer: Jamie-Lee Kelly - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.3 Provide a governance framework that is transparent and builds trust in local leadership

Summary

The Status Report on previous Council Resolutions provides details of actions that remain outstanding.

Officer Recommendation

That Council notes the list of outstanding action items for Council Resolutions as at 24 June 2026.

Council Resolution

That Council notes the list of outstanding action items for Council Resolutions as at 24 June 2026

Moved Cr. Armstrong, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

7 Mayoral and Councillor Reports

7.1 MAYORAL REPORT JUNE 2026

File Number: RPT/26/253

Recommendation

That Council receives and notes the information contained in the Mayoral report for May 2026.

Council Resolution

That Council receives and notes the information contained in the Mayoral report for May 2026.

Moved Cr. Linklater, Seconded Cr. Crisp

CARRIED UNANIMOUSLY

7.2 WENTWORTH FLOOD RALLY (70 YEARS ON)

File Number: RPT/26/283

Summary

Councillor Crisp attended the celebrations for the Wentworth Flood Rally (70 Years On) over the June long weekend Friday 5 – Sunday 7.

Cr Crisp has provided the below report and will speak to his report further if required.

The Wentworth Flood Rally (70 Years On) was a great success from the Friday afternoon to the Sunday. Successful events just don't happen without a lot of collaboration, dedication, persistence, and hard work by those involved.

Our Visitor Information Centre staff including Hannah, Cathryn and Kendall deserve special praise.

TRACS (Tractor Restoration & Appreciation Club of Sunraysia) led by Alan Whyte, Ray Hill from the Vintage Machinery Society of Sunraysia (VMSOS) and the WSC traffic control staff ensured the tractor events went smoothly

The crowd turn out on Sunday was astounding and this event has shown our capability to achieve something special

Recommendation

That the information contained in the report from Councillor Crisp be noted and that the General Manager pass on the Councils commendation to all those involved in the Wentworth Flood Rally.

Council Resolution

That the information contained in the report from Councillor Crisp be noted and that the General Manager pass on the Councils commendation to all those involved in the Wentworth Flood Rally.

Moved Cr. Crisp, Seconded Cr. Evans

CARRIED UNANIMOUSLY

8 REPORTS FROM COMMITTEES

8.1 AUDIT, RISK AND IMPROVEMENT COMMITTEE - 14 MAY 2026

File Number: RPT/26/264

Responsible Officer: Simon Rule - Director Corporate Services

Responsible Division: Corporate Services

Reporting Officer: Simon Rule - Director Corporate Services

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.3 Provide a governance framework that is transparent and builds trust in local leadership

Summary

A meeting of the Audit, Risk and Improvement Committee was held on 14 May 2026. The Minutes of the meeting are attached to this report for the information of Councillors.

The Committee considered the following items of business:

- Audit Office of NSW Update
- Internal Audit Extreme & High-Risk Recommendations Update
- Internal Audit Quarterly Update
- Quarterly Risk Report
- Quarterly Operational Plan Progress Report
- Quarterly Budget Review – 3rd Quarter 2025-2026
- Draft Procurement Policy
- Draft Statement of Business Ethics Policy
- Draft Credit Card Policy
- Quarterly Fraud Report
- Quarterly report on Legislative Updates
- Cyber Security Quarterly Update

Officer Recommendation

That Council receives and notes the draft minutes of the Audit, Risk and Improvement Committee Meeting held on 14 May 2026.

That Council endorse the following draft policies to be placed on public exhibition

- GOV005 Procurement Policy
- GOV019 Statement of Business Ethics Policy

- GOV024 Credit Card Policy

Council Resolution

That Council receives and notes the draft minutes of the Audit, Risk and Improvement Committee Meeting held on 14 May 2026.

That Council endorse the following draft policies to be placed on public exhibition

- GOV005 Procurement Policy
- GOV019 Statement of Business Ethics Policy
- GOV024 Credit Card Policy

Moved Cr. Rodda, Seconded Cr. Starick

CARRIED UNANIMOUSLY

9 REPORTS TO COUNCIL

9.1 RESCISSION COUNCIL POLICY - CODE OF MEETING PRACTICE 2025

File Number: RPT/26/289

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Jamie-Lee Kelly - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.3 Provide a governance framework that is transparent and builds trust in local leadership

Summary

The purpose of this report is to rescind the 2025 Code of Meeting Practice and reinstate Council's previously adopted Code of Meeting Practice containing the mandatory provisions of the 2021 Model Code of Meeting Practice and Council's adopted supplementary provisions.

Recommendation

1. That Council rescind the 2025 Code of Meeting Practice, due to the NSW Legislative Council on 26 May 2026 passing a motion to disallow the Local Government (General) Amendment (Model Code of Meeting Practice) Regulation 2025.
2. That Council's previously adopted (16 July 2025) Code of Meeting Practice (Attachment 2 of the report) be adopted.

Council Resolution

1. That Council rescind the 2025 Code of Meeting Practice, due to the NSW Legislative Council on 26 May 2026 passing a motion to disallow the Local Government (General) Amendment (Model Code of Meeting Practice) Regulation 2025.
2. That Council's previously adopted (16 July 2025) Code of Meeting Practice (Attachment 2 of the report) be adopted.

Moved Cr. Rodda, Seconded Cr. Weeding

CARRIED UNANIMOUSLY

9.2 GENERAL MANAGERS REPORT JUNE 2026

File Number: RPT/26/254

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Ebony Carter - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

The General Manager's report details information pertaining to meetings attended and general information which is of public interest, and which have not been reported elsewhere in this agenda. Items of note in this report are:

1. OLG Circulars

Council Circular 26-05 2026/27 Determination of the Local Government Remuneration Tribunal
Council Circular 26-07 Time Series Data 2024-25
Council Circular 26-08 Consultation on Councillor Conduct Reforms

2. Meetings

As listed.

3. Upcoming meetings or events

As listed.

4. Other items of note

The General Manager is taking leave from 4 July 2025 to 26 July 2026. Under Council's Delegations Policy an Acting General Manager receives the General Managers Delegation by resolution of Council. As such the General Manager recommends to Council that Director Geoff Gunn be the Acting General Manager in his absence.

Recommendation

- a) That Council receive and note the information contained within the June 2026 report from the General Manager.
- b) Appoint Director Geoff Gunn as Acting General Manager from 4 July to 26 July 2026

Council Resolution

- a) That Council receive and note the information contained within the June 2026 report from the General Manager.
- b) Appoint Director Geoff Gunn as Acting General Manager from 4 July to 26 July 2026

Moved Cr. Rodda, Seconded Cr. Crisp

CARRIED UNANIMOUSLY

9.3 MONTHLY FINANCE REPORT - MAY 2026

File Number: RPT/26/268

Responsible Officer: Simon Rule - Director Corporate Services

Responsible Division: Corporate Services

Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.1 A well engaged and informed community

Summary

Rates and Charges collections for the month of May 2026 were \$1,160,575.82. After allowing for pensioner subsidies, the total levies collected are now 87.77%. For comparison purposes 90.02% of the levy had been collected at the end of May 2025. Council currently has \$34,321,218.70 in cash and investments.

Recommendation

That Council receives and notes the Monthly Finance Report for May 2026.

Council Resolution

That Council receives and notes the Monthly Finance Report for May 2026.

Moved Cr. Armstrong, Seconded Cr. Starick

CARRIED UNANIMOUSLY

9.4 MONTHLY INVESTMENT REPORT - MAY 2026

File Number: RPT/26/267

Responsible Officer: Simon Rule - Director Corporate Services

Responsible Division: Corporate Services

Reporting Officer: Ned Lamond - Financial Services Coordinator

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.4 Manage public resources responsibly and efficiently for the benefit of the community

Summary

As of 31 May 2026, Council had \$28 million invested in term deposits and fixed bonds with \$6,321,218.70 in other cash investments. Council received \$90,469.81 from its investments for the month of May 2026.

In May 2026 Council investments averaged a rate of return of 4.05% and it currently has \$4,427,895.39 of internal restrictions and \$28,748,396.53 of external restrictions.

Recommendation

That Council receives and notes the monthly investment report for May 2026.

Council Resolution

That Council receives and notes the monthly investment report for May 2026.

Moved Cr. Weeding, Seconded Cr. Starick

CARRIED UNANIMOUSLY

9.5 ADOPTION OF THE 2026/2030 DELIVERY PROGRAM - 2026/2027 OPERATIONAL PLAN

File Number: RPT/26/260

Responsible Officer: Simon Rule - Director Corporate Services

Responsible Division: Corporate Services

Reporting Officer: Simon Rule - Director Corporate Services

Objective: 4.0 Wentworth is a caring , supportive and inclusive community that is informed and engaged in its future

Strategy: 4.1 Provide strong and effective representation, leadership, planning, decision-making and service delivery

Summary

Following the presentation of the Draft 2026/2027 Operational Plan to the May Ordinary Council Meeting, the Draft Plan was placed on public exhibition for 28 days as required under the *Local Government Act*.

Council is now required to consider all submissions received prior to adopting the 2026/2027 Operational Plan. This includes the following:

- The 2026/2026 Annual Statement of Revenue and the Annual Fees and Charges.
- The making and levying of rates and charges including
 - 3.20% increase in the Ordinary rate for 2026/2027.
 - 3.70% increase in Sewer Access Charges for 2026/2027.
 - 3.70% increase in Water Access Charges for 2026/2027.
 - Increase in Domestic Waste Charges for 2026/2027 in line with the provision of new services.
 - 3.70% increase in Water Consumption Charges for 2026/2027.
 - Charge the maximum interest on overdue rates and charges

Recommendation

That Council adopts the 2026-2030 Operational Plan as amended, having considered submissions received;

That Council resolves to increase the General rate for the 2026/2027 year by the maximum 3.20% rate pegged amount as determined by the Independent Pricing and Regulatory Tribunal of NSW (IPART);

That Council resolves to make and levy an ordinary rate to comprise of a base rate and an ad valorem rating structure for Residential, Business and Farmland categories of rates under Sections 534, 535 & 537 of the *Local Government Act 1993* (NSW) for the 2026/2027 year including:

Farmland category

Includes all of the lands within the local government area of Wentworth categorised as Farmland except those parcels of rateable land sub categorised as Farmland, Dry Land Grazing and Farmland,

Licence/Pump Site/Pipeline

Farmland

- An ordinary rate of 0.00229167 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, in accordance with Section 515 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$600.00) for each assessment. The base amount accounts for 29.06% of the estimated yield for this category. The estimated yield for this rate is \$1,433,076

Farmland – Dry Land Grazing

- An ordinary rate of 0.00180339 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, sub categorised Dry Land Grazing in accordance with Section 515 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$600.00) for each assessment. The base amount accounts for 17.01% of the estimated yield for this category. The estimated yield for this rate is \$938,274

Farmland, Licence/Pump Site/Pipeline

- An ordinary rate of 0.04285573 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, sub categorised Licence/Pump Site/Pipeline, in accordance with Section 515 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$95.00) for each assessment. The base amount accounts for 37.66% of the estimated yield for this category. The estimated yield for this rate is \$18,921

Residential Category

Wentworth

- An ordinary rate of 0.00427538 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Residential, sub categorised Wentworth, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to base amount of (\$240.00) for each assessment. The amount accounts for 35.95% of the estimated yield for this category. The estimated yield for this rate is \$418,611

Buronga

- An ordinary rate of 0.00336258 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Buronga, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$260.00) for each assessment. The base amount accounts for 24.50% of the estimated yield for this category. The estimated yield for this rate is \$604,860

Gol Gol

- An ordinary rate of 0.00365342 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Gol Gol, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$260.00) for each assessment. The base amount accounts for 21.91% of the estimated yield for this category. The estimated yield for this rate is \$890,010

Gol Gol East

- An ordinary rate of 0.00337775 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Gol Gol East, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$360.00) for each assessment. The base amount accounts for 19.84% of the estimated yield for this category. The estimated yield for this rate is \$540,622

Pooncarie

- An ordinary rate of 0.01961801 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Pooncarie, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 43.33% of the estimated yield for this category. The estimated yield for this rate is \$25,204

Dareton

- An ordinary rate of 0.00959530 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Dareton, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 40.94% of the estimated yield for this category. The estimated yield for this rate is \$96,443

Rural Residential

- An ordinary rate of 0.00269527 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Rural Residential, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 22.35% of the estimated yield for this category. The estimated yield for this rate is \$658,572

Business Category

Includes all of the lands within the local government area of Wentworth categorised as Business except those parcels of rateable land sub categorised as Business, Mourquong; Business, Trentham Cliffs; Business, Arumpo; Business, Wentworth; Business, Pooncarie (including all of the lands within the locality of Pooncarie sub categorised as Business Pooncarie except those lands within the township of Pooncarie).

Business

- An ordinary rate of 0.00424881 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$270.00) for each assessment. The base amount accounts for 15.63% of the estimated yield for this category. The estimated yield for this rate is \$381,695

Business, Wentworth

- An ordinary rate of 0.00956230 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Wentworth, in accordance with Section 518 of the Local Government Act, 1993 be

now made for the 2026/2027 rating period, subject to a base amount of (\$270.00) for each assessment. The base amount accounts for 33.86% of the estimated yield for this category. The estimated yield for this rate is \$43,058

Business, Mourquong

- An ordinary rate of 0.09794355 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Mourquong, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$100.00) for each assessment. The base amount accounts for 0.04% of the estimated yield for this category. The estimated yield for this rate is \$486,000

Business, Trentham Cliffs

- An ordinary rate of 0.00535371 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Trentham Cliffs, in accordance with Section 518 of the Local Government Act 1993, be now made for the 2026/2027 rating period, subject to a base amount of (\$120.00) for each assessment. The base amount accounts for 3.46% of the estimated yield for this category. The estimated yield for this rate is \$13,870

Business, Arumpo

- An ordinary rate of 0.07113887 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Arumpo, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 1.23% of the estimated yield for this category. The estimated yield for this rate is \$119,774

Business, Pooncarie

- An ordinary rate of 0.07907677 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Business, sub categorised Pooncarie, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$100.00) for each assessment. The base amount accounts for 0.03% of the estimated yield for this category. The estimated yield for this rate is \$616,208

That Council resolves to make and levy fees and charges for Sewer Services for 2026/2027 year as set out in the Annual Statement of Revenue;

That Council resolves to make and levy fees and charges for Water Services for 2026/2027 year as set out in the Annual Statement of Revenue;

That Council resolves to make and levy a Domestic Waste Management charge for 2026/2027 year under Section 496 of the *Local Government Act 1993* (NSW) on each parcel of rateable land of which the service is available as set out in the Annual Statement of Revenue;

That Council resolves to fix the fees and charges as set out in the Annual Statement of Revenue; and

That Council resolves to charge the maximum interest on overdue rates and charges as determined by the Minister for Local Government.

Council Resolution

That Council adopts the 2026-2030 Operational Plan as amended, having considered submissions received;

That Council resolves to increase the General rate for the 2026/2027 year by the maximum 3.20% rate pegged amount as determined by the Independent Pricing and Regulatory Tribunal of NSW (IPART);

That Council resolves to make and levy an ordinary rate to comprise of a base rate and an ad valorem rating structure for Residential, Business and Farmland categories of rates under Sections 534, 535 & 537 of the *Local Government Act 1993* (NSW) for the 2026/2027 year including:

Farmland category

Includes all of the lands within the local government area of Wentworth categorised as Farmland except those parcels of rateable land sub categorised as Farmland, Dry Land Grazing and Farmland, Licence/Pump Site/Pipeline

Farmland

- An ordinary rate of 0.00229167 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, in accordance with Section 515 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$600.00) for each assessment. The base amount accounts for 29.06% of the estimated yield for this category. The estimated yield for this rate is \$1,433,076

Farmland – Dry Land Grazing

- An ordinary rate of 0.00180339 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, sub categorised Dry Land Grazing in accordance with Section 515 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$600.00) for each assessment. The base amount accounts for 17.01% of the estimated yield for this category. The estimated yield for this rate is \$938,274

Farmland, Licence/Pump Site/Pipeline

- An ordinary rate of 0.04285573 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Farmland, sub categorised Licence/Pump Site/Pipeline, in accordance with Section 515 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$95.00) for each assessment. The base amount accounts for 37.66% of the estimated yield for this category. The estimated yield for this rate is \$18,921

Residential Category**Wentworth**

- An ordinary rate of 0.00427538 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Residential, sub categorised Wentworth, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to base amount of (\$240.00) for each assessment. The amount accounts for 35.95% of the estimated yield for this category. The estimated yield for this rate is \$418,611

Buronga

- An ordinary rate of 0.00336258 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Buronga, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$260.00) for each assessment. The base amount accounts for 24.50% of the estimated yield for this category. The estimated yield for this rate is \$604,860

Gol Gol

- An ordinary rate of 0.00365342 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Gol Gol, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$260.00) for each assessment. The base amount accounts for 21.91% of the estimated yield for this category. The estimated yield for this rate is \$890,010

Gol Gol East

- An ordinary rate of 0.00337775 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Gol Gol East, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$360.00) for each assessment. The base amount accounts for 19.84% of the estimated yield for this category. The estimated yield for this rate is \$540,622

Pooncarie

- An ordinary rate of 0.01961801 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Residential, sub categorised Pooncarie, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 43.33% of the estimated yield for this category. The estimated yield for this rate is \$25,204

Dareton

- An ordinary rate of 0.00959530 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Dareton, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 40.94% of the estimated yield for this category. The estimated yield for this rate is \$96,443

Rural Residential

- An ordinary rate of 0.00269527 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Residential, sub categorised Rural Residential, in accordance with Section 516 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 22.35% of the estimated yield for this category. The estimated yield for this rate is \$658,572

Business Category

Includes all of the lands within the local government area of Wentworth categorised as Business

except those parcels of rateable land sub categorised as Business, Mourquong; Business, Trentham Cliffs; Business, Arumpo; Business, Wentworth; Business, Pooncarie (including all of the lands within the locality of Pooncarie sub categorised as Business Pooncarie except those lands within the township of Pooncarie).

Business

- An ordinary rate of 0.00424881 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$270.00) for each assessment. The base amount accounts for 15.63% of the estimated yield for this category. The estimated yield for this rate is \$381,695

Business, Wentworth

- An ordinary rate of 0.00956230 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Wentworth, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$270.00) for each assessment. The base amount accounts for 33.86% of the estimated yield for this category. The estimated yield for this rate is \$43,058

Business, Mourquong

- An ordinary rate of 0.09794355 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Mourquong, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$100.00) for each assessment. The base amount accounts for 0.04% of the estimated yield for this category. The estimated yield for this rate is \$486,000

Business, Trentham Cliffs

- An ordinary rate of 0.00535371 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Trentham Cliffs, in accordance with Section 518 of the Local Government Act 1993, be now made for the 2026/2027 rating period, subject to a base amount of (\$120.00) for each assessment. The base amount accounts for 3.46% of the estimated yield for this category. The estimated yield for this rate is \$13,870

Business, Arumpo

- An ordinary rate of 0.07113887 cents in the dollar on the land value of all rateable lands within Wentworth Shire Council categorised as Business, sub categorised Arumpo, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$210.00) for each assessment. The base amount accounts for 1.23% of the estimated yield for this category. The estimated yield for this rate is \$119,774

Business, Pooncarie

- An ordinary rate of 0.07907677 cents in the dollar on the land value of all rateable lands with Wentworth Shire Council categorised as Business, sub categorised Pooncarie, in accordance with Section 518 of the Local Government Act, 1993 be now made for the 2026/2027 rating period, subject to a base amount of (\$100.00) for each assessment. The base amount accounts for 0.03% of the estimated yield for

this category. The estimated yield for this rate is \$616,208

That Council resolves to make and levy fees and charges for Sewer Services for 2026/2027 year as set out in the Annual Statement of Revenue;

That Council resolves to make and levy fees and charges for Water Services for 2026/2027 year as set out in the Annual Statement of Revenue;

That Council resolves to make and levy a Domestic Waste Management charge for 2026/2027 year under Section 496 of the *Local Government Act 1993* (NSW) on each parcel of rateable land of which the service is available as set out in the Annual Statement of Revenue;

That Council resolves to fix the fees and charges as set out in the Annual Statement of Revenue; and

That Council resolves to charge the maximum interest on overdue rates and charges as determined by the Minister for Local Government.

Moved Cr. Crisp, Seconded Cr. Armstrong

CARRIED UNANIMOUSLY

9.6 DETERMINATION OF COUNCILLOR REMUNERATION FOR 2026/2027

File Number: RPT/26/259

Responsible Officer: Simon Rule - Director Corporate Services

Responsible Division: Corporate Services

Reporting Officer: Simon Rule - Director Corporate Services

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.5 Adopt practices of prudent asset, financial and human resource management across Council to ensure long-term sustainability and efficiency

Summary

The Local Government Remuneration Tribunal has determined a 3.70% increase to the Mayoral and Councillor fees for the 2026/2027 financial year, with effect from 1 July 2026.

Sections 248 and 249 of the *Local Government Act 1993* require Councils to fix and pay an annual fee based on the Tribunal's determination for the 2026/2027 financial year. If a Council does not fix a fee, the Council must pay the minimum fee determined by the Tribunal.

The Remuneration Tribunal classifies the Wentworth Shire Council as a Rural Council. As such, the minimum fee for a Councillor is \$10,920 and the maximum allowable is \$14,450. In addition to the fee paid as a Councillor, the minimum fee payable to the Mayor is \$11,620 and the maximum fee is \$31,510.

In June 2025, Council resolved to increase the fees for 2025/2026 to the maximum amount. The fees for 2025/2026 are \$13,930 for Councillors plus an additional \$30,390 for the Mayor.

Recommendation

That Council sets the maximum level of fees to be paid to the Councillors (\$14,450) and Mayor (\$31,510) in accordance with the schedule of fees determined by the Local Government Remuneration Tribunals.

Council Resolution

That Council sets the maximum level of fees to be paid to the Councillors (\$14,450) and Mayor (\$31,510) in accordance with the schedule of fees determined by the Local Government Remuneration Tribunals.

Moved Cr. Starick, Seconded Cr. Crisp

CARRIED UNANIMOUSLY

9.7 DISCLOSURE OF INTEREST RETURN

File Number: RPT/26/276

Responsible Officer: Simon Rule - Director Corporate Services

Responsible Division: Corporate Services

Reporting Officer: Deborah Zorzi - Governance Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.3 Provide a governance framework that is transparent and builds trust in local leadership

Summary

Council's Code of Conduct Policy requires Councillors and Designated Persons to disclose their personal interests by completing a publicly available disclosure of interests return.

A Councillor or Designated Person must make and lodge with the General Manager a Disclosure of Interest Form within 3 months after:

- Becoming a Councillor or Designated Person; and
- After 30 June of each year; and
- The Councillor or Designated Person becoming aware of an interest they are required to disclose under schedule 1 of the Policy that has not been previously disclosed in a return lodged under paragraphs a) or b).

These returns are required to be lodged with the General Manager and tabled at the next meeting of Council after the return is lodged.

Recommendation

That Council notes the tabling of a Disclosure of Interest Return by Councillor Jo Rodda.

Council Resolution

That Council notes the tabling of a Disclosure of Interest Return by Councillor Jo Rodda.

Moved Cr. Nichols, Seconded Cr. Starick

CARRIED UNANIMOUSLY

9.8 REAPPOINTMENT OF AUDIT, RISK AND IMPROVEMENT COMMITTEE MEMBER

File Number: RPT/26/266

Responsible Officer: Simon Rule - Director Corporate Services

Responsible Division: Corporate Services

Reporting Officer: Simon Rule - Director Corporate Services

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.3 Provide a governance framework that is transparent and builds trust in local leadership

Summary

This report recommends the reappointment of Di Schmidt to the Audit, Risk and Improvement Committee for a further term of four (4) years, concluding at the end of her allowable tenure under the guideline for risk management and internal audit for NSW local government.

A performance review conducted by the Director Corporate Services and the Chair of the Committee confirms that Di continues to make a strong contribution to the Committee's objectives.

Recommendation

That Council reappoints Di Schmidt as an Independent Member to the Audit, Risk and Improvement Committee for a further term of four (4) years, noting that this term will take her to the end of her allowable period of membership.

Council Resolution

That Council reappoints Di Schmidt as an Independent Member to the Audit, Risk and Improvement Committee for a further term of four (4) years, noting that this term will take her to the end of her allowable period of membership.

Moved Cr. Starick, Seconded Cr. Weeding

CARRIED UNANIMOUSLY

9.9 REAPPOINTMENT OF AUDIT, RISK AND IMPROVEMENT COMMITTEE CHAIRPERSON

File Number: RPT/26/277

Responsible Officer: Simon Rule - Director Corporate Services

Responsible Division: Corporate Services

Reporting Officer: Simon Rule - Director Corporate Services

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.3 Provide a governance framework that is transparent and builds trust in local leadership

Summary

This report recommends the reappointment of Rosanne Kava as the Independent Chair of Council's Audit, Risk and Improvement Committee for a further term of four (4) years, concluding at the end of her allowable tenure under the guideline for risk management and internal audit for NSW local government.

A performance review conducted by the Director Corporate Services and Cr Starick confirms that Rosanne continues to make a strong contribution to the Committee's objectives.

Recommendation

That Council reappoints Rosanne Kava as the Independent Chairperson to the Audit, Risk and Improvement Committee for a further term of four (4) years, noting that this term will take her to the end of her allowable period of membership.

Council Resolution

That Council reappoints Rosanne Kava as the Independent Chairperson to the Audit, Risk and Improvement Committee for a further term of four (4) years, noting that this term will take her to the end of her allowable period of membership.

Moved Cr. Armstrong, Seconded Cr. Crisp

CARRIED UNANIMOUSLY

At 04:52 pm Councillor Michael Weeding left the Council Chambers.

9.10 COMPULSORY ACQUISITION OF LAND AT DARETON NSW

File Number: RPT/26/270

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Allan Graham - Property Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.5 Infrastructure meets the needs of our growing Shire

Summary

A Council resolution is required to commence compulsory acquisition, from the NSW Department of Planning, Housing and Infrastructure - Crown Lands and private landholders, of:

- Lot 519 Deposited Plan 1216747, and
- part Lot 503 Deposited Plan 756961, and
- unidentified Crown land separating Lots 22 & 23 Deposited Plan 756961 from Lots 551 & 719 Deposited Plan 756961 and Lot 1057 Deposited Plan 40315 (the unidentified Crown land)

for public road, access, drainage infrastructure and recreation resulting in the delivery of residential land supply at Devenport Street, Dareton.

Recommendation

That Council:

- 1) Proceeds with the compulsory acquisition of part of Lot 519 Deposited Plan 1216747, shown shaded pink in **Attachment AT-1**, for a future public road in accordance with section 177 of the *Roads Act 1993* and in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.
- 2) Makes an application to the Minister and Governor for approval to acquire part of Lot 519 Deposited Plan 1216747, shown shaded pink in **AT-1**, in accordance with section 178(2) of the *Roads Act 1993* and in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.
- 3) Proceed with the compulsory acquisition of:
 - part Lot 519 Deposited Plan 1216747, and
 - part Lot 503 Deposited Plan 756961, and
 - unidentified Crown land,

shown shaded yellow, orange, blue and green in **AT-1**, for the purposes of access, recreation and drainage infrastructure in accordance with sections 186 and 187 of the *Local Government Act 1993* and in accordance with the *Land Acquisition (Just Terms*

Compensation) Act 1991.

4) Makes an application to the Minister and the Governor for approval to acquire:

- part Lot 519 Deposited Plan 1216747, and
- part Lot 503 Deposited Plan 756961, and
- unidentified Crown land,

shown shaded yellow, orange, blue and green in **AT-1**, in accordance with sections 186 and 187 of the *Local Government Act 1993* and in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.

5) Makes the said applications in **(2)** and **(4)** with the opinion that native title has been extinguished by way of public work.

6) In the event that the Office of Local Government does not accept Council's opinion in **(5)** makes the said application in **(4)** stating that the purpose of the acquisition of all rights and interests including native title rights and interests, is to confer rights and interests, being:

- the right to develop and maintain drainage and water supply facilities, and
- the right to provide legal access
- the right to develop recreation areas

in relation to the land to be acquired, on Wentworth Shire Council in accordance with section 26(1)(c)(iii)(A) of the *Native Title Act 1993*.

7) Does not acquire the mineral rights over the land to be acquired.

8) Confirms the acquisition of the land is not for the purpose of resale.

9) Classifies the part of Lot 519 Deposited Plan 1216747, shown shaded blue in **AT-1**, as community land in accordance with section 31(2) of the *Local Government Act 1993*.

10) Classifies the part of Lot 519 Deposited Plan 1216747, the part of Lot 503 Deposited Plan 756961 and the unidentified Crown land, shown shaded yellow, orange and green in **AT-1**, as operational land in accordance with section 31(2) of the *Local Government Act 1993*.

11) Delegate to the General Manager or his delegate, the power to do anything further as necessary to give effect to the compulsory acquisition including obtaining any necessary approvals and publishing any necessary notices in the Gazette.

12) Agrees to the land being acquired for compensation, at the market value of the land, to an amount determined by the Valuer General.

13) Approves the granting of the following easements to Western Murray Irrigation Limited, on the basis that they are forgiven without compensation once they are no longer required:

- Easement for Water Supply 10.06 wide over that part of Lot 519 Deposited Plan 1216747, shown with dashed blue line on **AT-1**.
- Easement for Drainage 10.06 wide over that part of the unidentified Crown land,

shown with dashed red line on **AT-1**.

14) Approves the granting of easements for access to:

- the owners of Lot 2 Deposited Plan 1278190, over the land adjoining that parcel, shown shaded yellow and the land shaded orange in **AT-1**.
- the owners of Lot 22 Deposited Plan 756962, over the land adjoining that parcel, shown shaded yellow in **AT-1**.
- the owners of Lot 23 Deposited Plan 756962, over the land adjoining that parcel, shown shaded yellow and green in **AT-1**.

15) Grants authority to the General Manager to affix the Common Seal of the Council to any documentation required to give effect to this resolution.

Council Resolution

That Council:

- 1) Proceeds with the compulsory acquisition of part of Lot 519 Deposited Plan 1216747, shown shaded pink in **Attachment AT-1**, for a future public road in accordance with section 177 of the *Roads Act 1993* and in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.
- 2) Makes an application to the Minister and Governor for approval to acquire part of Lot 519 Deposited Plan 1216747, shown shaded pink in **AT-1**, in accordance with section 178(2) of the *Roads Act 1993* and in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.
- 3) Proceed with the compulsory acquisition of:
 - part Lot 519 Deposited Plan 1216747, and
 - part Lot 503 Deposited Plan 756961, and
 - unidentified Crown land,

shown shaded yellow, orange, blue and green in **AT-1**, for the purposes of access, recreation and drainage infrastructure in accordance with sections 186 and 187 of the *Local Government Act 1993* and in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.

4) Makes an application to the Minister and the Governor for approval to acquire:

- part Lot 519 Deposited Plan 1216747, and
- part Lot 503 Deposited Plan 756961, and
- unidentified Crown land,

shown shaded yellow, orange, blue and green in **AT-1**, in accordance with sections 186 and 187 of the *Local Government Act 1993* and in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.

5) Makes the said applications in **(2)** and **(4)** with the opinion that native title has been extinguished by way of public work.

6) In the event that the Office of Local Government does not accept Council's opinion

in (5) makes the said application in (4) stating that the purpose of the acquisition of all rights and interests including native title rights and interests, is to confer rights and interests, being:

- the right to develop and maintain drainage and water supply facilities, and
- the right to provide legal access
- the right to develop recreation areas

in relation to the land to be acquired, on Wentworth Shire Council in accordance with section 26(1)(c)(iii)(A) of the *Native Title Act 1993*.

- 7) Does not acquire the mineral rights over the land to be acquired.
- 8) Confirms the acquisition of the land is not for the purpose of resale.
- 9) Classifies the part of Lot 519 Deposited Plan 1216747, shown shaded blue in **AT-1**, as community land in accordance with section 31(2) of the *Local Government Act 1993*.
- 10) Classifies the part of Lot 519 Deposited Plan 1216747, the part of Lot 503 Deposited Plan 756961 and the unidentified Crown land, shown shaded yellow, orange and green in **AT-1**, as operational land in accordance with section 31(2) of the *Local Government Act 1993*.
- 11) Delegate to the General Manager or his delegate, the power to do anything further as necessary to give effect to the compulsory acquisition including obtaining any necessary approvals and publishing any necessary notices in the Gazette.
- 12) Agrees to the land being acquired for compensation, at the market value of the land, to an amount determined by the Valuer General.
- 13) Approves the granting of the following easements to Western Murray Irrigation Limited, on the basis that they are forgiven without compensation once they are no longer required:
 - Easement for Water Supply 10.06 wide over that part of Lot 519 Deposited Plan 1216747, shown with dashed blue line on **AT-1**.
 - Easement for Drainage 10.06 wide over that part of the unidentified Crown land, shown with dashed red line on **AT-1**.
- 14) Approves the granting of easements for access to:
 - the owners of Lot 2 Deposited Plan 1278190, over the land adjoining that parcel, shown shaded yellow and the land shaded orange in **AT-1**.
 - the owners of Lot 22 Deposited Plan 756962, over the land adjoining that parcel, shown shaded yellow in **AT-1**.
 - the owners of Lot 23 Deposited Plan 756962, over the land adjoining that parcel, shown shaded yellow and green in **AT-1**.
- 15) Grants authority to the General Manager to affix the Common Seal of the Council to any documentation required to give effect to this resolution.

Moved Cr. Crisp, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

At 04:54 pm Councillor Michael Weeding returned to Council Chambers.

9.11 GENERIC PLAN OF MANAGEMENT - PUBLIC HEARING REPORT

File Number: RPT/26/271

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Hilary Dye - Property and Land Tenure Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
Strategy: 3.2 Our public assets are well maintained and able to meet the growing population demands

Summary

Wentworth Shire Council by resolution adopted the draft Generic Plan of Management in July 2022 (RPT/21/694) and resolved to apply to the former Department of Planning, Industry and Environment for Minister consent to undertake community consultation / public hearing requirements under Section 40A of the *Local Government Act 1993*.

Recommendation

That Council:

- 1) Notes the submissions received and the outcomes of the Public Hearing Report regarding the draft Wentworth Shire Council Generic Plan of Management Public Hearing held on 22 April 2026.
- 2) Adopts the Public Hearing Report and the recommendations to categorise Council-owned community land as General Community Use.
- 3) Delegates authority to the General Manger or his delegate to make amendments and changes as required.
- 4) Authorises the General Manager to provide notice of the Generic draft Plan of Management to the NSW Department of Planning, Housing and Infrastructure – Crown Lands seeking Minster's consent to adopt Wentworth Shire Council's Generic Plan of Management.

Council Resolution

That Council:

- 1) Notes the submissions received and the outcomes of the Public Hearing Report regarding the draft Wentworth Shire Council Generic Plan of Management Public Hearing held on 22 April 2026.
- 2) Adopts the Public Hearing Report and the recommendations to categorise Council-owned community land as General Community Use.
- 3) Delegates authority to the General Manger or his delegate to make amendments and changes as required.
- 4) Authorises the General Manager to provide notice of the Generic draft Plan of Management to the NSW Department of Planning, Housing and Infrastructure – Crown Lands seeking Minster's consent to adopt Wentworth Shire Council's Generic Plan of Management.

\Moved Cr. Nichols, Seconded Cr. Crisp

CARRIED UNANIMOUSLY

9.12 MOBILE FOOD VENDOR POLICY

File Number: RPT/26/278

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Ken Ross - General Manager

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

At the April meeting of Council the Mobile Food Vendor Policy was considered and the following was adopted

1. Endorse the Draft Mobile Food Vendor Policy for public exhibition for 28 days including the opt in to the mutual recognition scheme
2. determine a fee of \$180 for the mutual recognition scheme process.

After this and throughout the advertising period there were 23 submissions received – all of which conveyed comments relative to the site within the James King Park Reserve.

To clarify this, it should be noted that the policy has implications to the operation of mobile food vans at all of the following locations.

Junction Park Wentworth, O'Donnell Park Curlwaa, Boat Ramp Reserve Dareton, Travelers Rest Stop Buronga, Riverfront Reserve Buronga and James King Park Gol Gol.

In preparation for this Council meeting, Council's Community Road Safety Officer compiled a report related to the matters raised in the submissions and drawing a conclusion based on experience, knowledge and site inspection observations. The conclusion of that separate report states " *The proposed vendor site, adjacent to the highway, is a safer location that mitigates community exposure to unnecessary risk within the recreation al park area.*

Recommendation

That Council

adopts the Mobile Food Vendor Policy, having considered submissions received

Motion

That Council

adopts the Mobile Food Vendor Policy, having considered submissions received

Amendment

That Council

- a) adopts the Mobile Food Vendor Policy, having considered submissions received
- b) that council staff develop an appropriate charge for mobile food vendors who operate on the same or similar location for 8 or more days out of every fourteen and that the fee be include in the 2027/28 operational fees and charges

Moved Cr. Armstrong, Seconded Cr. Nichols

CARRIED UNANIMOUSLY

Council Resolution

That Council

- a) adopts the Mobile Food Vendor Policy, having considered submissions received
- b) that council staff develop an appropriate charge for mobile food vendors who operate on the same or similar location for 8 or more days out of every fourteen and that the fee be include in the 2027/28 operational fees and charges

Moved Cr. Armstrong, Seconded Cr. Nichols

CARRIED UNANIMOUSLY

9.13 DA2026/011 DOUBLE STOREY DWELLING WITH GARAGE, SWIMMING POOL WITH SAFETY BARRIER AND STORAGE SHED WITH WET AREA STURT HIGHWAY LOT 2 DP 1284408 TRENTHAM CLIFFS

File Number: RPT/26/273

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: Kerrie Copley - Planning Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

A development application (DA2026/011) was lodged with Council on 16 January 2026 for a dwelling and storage shed at Sturt Highway Lot 2 DP 1284408 Trentham Cliffs.

Under the RU4 Primary Production Small Lots zoning of the *Wentworth Local Environmental Plan 2011* (WLEP 2011), the proposed development (dwelling house and ancillary development) is permitted with consent if the requirements under section 4.15 of the *Environmental Planning and Assessment Act 1979* are met.

Clause 4.2B relates to “*Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4*” and establishes that development consent may only be granted for dwelling houses within the specified zones in instances where:

(3) Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies unless the land is—

(a) a lot that is at least the minimum lot size specified for that land by the [Lot Size Map](#), or

(b) a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or

(c) a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.

The proposed erection of a dwelling house on the site does not meet the requirements of clause 4.2B(3)(a),(b) & (c) included above as follows:

(a) The lot is below the Minimum Lot Size (MLS) for the zone at 1.735ha where the MLS is 10ha, thus preventing the approval of a dwelling on the lot.

(b) Allotment was created using Clause 4.2 which prohibits future dwellings.

The proposed development is on land with an area of 1.735 ha, below the MLS of 10ha which permits dwellings. This variation is greater than 10%, as such, the application cannot be determined by delegated authority and must be determined by Council.

Recommendation

That Council:

1. Determine DA2026/011 for a double storey dwelling with garage, swimming pool with

safety barrier and storage shed with wet area at STURT HIGHWAY LOT 2 DP 1284408 TRENTHAM CLIFFS from the two nominated options within the report.

2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Council Resolution

That Council:

1. Approve DA2026/011, double storey dwelling with garage, swimming pool with safety barrier and storage shed with wet area at Sturt Highway Lot 2 DP 1284408 Trentham Cliffs, Excluding condition D1, being the allotment should go through a boundary realignment with adjoining land or subdivision, using legislation that does not prohibit dwellings on the new allotment.

Including the provision of additional documents:

- Complete site plan including access from Sturt Highway
- Retaining wall elevations
- Shadow diagrams meeting all requirements
- Tennis court details
- Fencing or lighting associated with the tennis court
- Rain water tank elevations

2. Call a division in accordance with S375A of the Local Government Act 1993 (NSW).

Moved Cr. Crisp, Seconded Cr. Armstrong

CARRIED UNANIMOUSLY

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

For the Motion : Clr.s Armstrong, Crisp, Evans, Linklater, Nichols, Rodda, Starick and Weeding.

Against the Motion: Nil.

9.14 DA2026/091 TWO (2) STOREY DWELLING WITH GARAGE, SWIMMING POOL WITH SAFETY BARRIER AND BOUNDARY FENCE 113 ADELAIDE STREET LOT 221 DP 43587 GOL GOL

File Number: RPT/26/279

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: George Kenende - Strategic Planner

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner
Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

A development application (DA2026/091) was received by Council on 21st May 2025 for a Two-Storey Dwelling with Garage & Swimming Pool with Safety Barrier & Boundary Fence at 113 Adelaide Street, Gol Gol (Lot 221 DP43587).

Under the RU5 Village zoning of the Wentworth Local Environmental Plan 2011 (WLEP 2011), the proposed Two-Storey dwelling with attached garage (swimming pool with barrier) is permitted with consent with the Dwelling with attached Garage being the primary use and the Swimming Pool with Safety Barrier & Boundary fence being ancillary land uses to the dwelling if requirements under section 4.15 of the *Environmental Planning and Assessment Act 1979* are met.

River front area is defined as “the land between the river front building line and the highest bank of the Murray River or, if there is no river front building line, the land within 30 metres of the highest bank of the River” in WLEP 2011.

Murray River is defined as “includes the Darling River and the Great Darling Anabranch” in WLEP 2011.

Clause 7.6(2) establishes that despite any other provision in the LEP, development consent may only be granted for development on land in a river front area for various purposes listed in 7.6(2) of the WLEP 2011, none of which include the Dwelling with attached garage and the swimming pool (including safety fence & boundary fence). The proposed development does not fall within those purposes. The applicant has provided a written Clause 4.6 request to vary the numerical development standard – development on river front area in Clauses 7.6 (2) of the WLEP 2011. Clause 4.6(2) of the WLEP 2011 allows variations of development standards.

The proposed dwelling is approximately 14.7m (measured) from high bank of river, with a variation of 51% (from the 30m setback). In addition, the swimming pool (and associated safety barrier and boundary fence is 13.7m (measured) from high bank of river where this represents a 54% variation to the standard. Due to the variation being greater than 10%, the application cannot be determined under delegated authority and must be determined by Council.

Recommendation

That Council:

1. Approve subject to conditions DA2026/091 for the two-storey dwelling with attached garage, and swimming pool (with safety barrier and boundary fence) at 113 Adelaide Street, Gol Gol (Lot 221 DP 43587).

2. Call a division in accordance with S375A of the *Local Government Act 1993* (NSW).

Council Resolution

That Council:

1. Approve subject to conditions DA2026/091 for the two-storey dwelling with attached garage, and swimming pool (with safety barrier and boundary fence) at 113 Adelaide Street, Gol Gol (Lot 221 DP 43587).
2. Call a division in accordance with S375A of the *Local Government Act 1993* (NSW).

Moved Cr. Armstrong, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

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

For the Motion : ***Clr.s Armstrong, Crisp, Evans, Linklater, Nichols, Rodda, Starick and Weeding.***

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

9.15 DEVELOPMENT APPLICATION DETERMINATION REPORT - MAY 2026

File Number: RPT/26/265

Responsible Officer: Ken Ross - General Manager

Responsible Division: Office of the General Manager

Reporting Officer: Chloe Stephenson - Coordinator Health & Planning

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

For the month of May 2026, a total of 25 Development Applications and five (5) Modification Applications were determined.

The estimated value of the determined developments was \$9,910,892.88. This brings the financial year to date total to 186 Development Applications with an estimated development value of \$73,304,140.35 and 26 Modification Applications.

Recommendation

That Council receives and notes the report for the Determined Development Applications for the month of May 2026.

Council Resolution

That Council receives and notes the report for the Determined Development Applications for the month of May 2026.

Moved Cr. Rodda, Seconded Cr. Nichols

CARRIED UNANIMOUSLY

9.16 ROAD SAFETY QUARTERLY REPORT APRIL 2026 - JUNE 2026

File Number: RPT/26/274

Responsible Officer: Geoff Gunn - Director of Roads & Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Barnaby Bates - Council Community Officer Road Safety

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving region

Strategy: 1.3 High quality connectivity across the region

Summary

This report is to provide Council with an update of the Road Safety Officer's activities from April 2026 to June 2026.

Recommendation

That Council receives and notes the Road Safety Quarterly Report for April 2026 to June 2026.

Council Resolution

That Council receives and notes the Road Safety Quarterly Report for April 2026 to June 2026.

Moved Cr. Armstrong, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

9.17 PROJECT & WORKS REPORT JUNE 2026

File Number: RPT/26/272

Responsible Officer: Geoff Gunn - Director of Roads & Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Megan Jackson - Roads & Engineering Administration Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.5 Infrastructure meets the needs of our growing Shire

Summary

This report provides a summary of the projects and major works undertaken by the Roads and Engineering Department which have been completed during the months of May 2026, and the planned activities for June 2026.

Recommendation

That Council receives and notes the major works undertaken in May 2026 and the scheduled works for June 2026.

Council Resolution

That Council receives and notes the major works undertaken in May 2026 and the scheduled works for June 2026.

Moved Cr. Nichols, Seconded Cr. Rodda

CARRIED UNANIMOUSLY

10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE

Nil

11 CONCLUSION OF THE MEETING

The meeting concluded at 5:21pm

NEXT MEETING

15 July 2026

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CHAIR

6 OUTSTANDING MATTERS FROM PREVIOUS MEETINGS

6.1 STATUS REPORT ON PREVIOUS COUNCIL RESOLUTIONS AS 15 JULY 2026

File Number: RPT/26/318

Responsible Officer: Ken Ross - General Manager
 Responsible Division: Office of the General Manager
 Reporting Officer: Jamie-Lee Kelly - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.3 Provide a governance framework that is transparent and builds trust in local leadership

Summary

The Status Report on previous Council Resolutions provides details of actions that remain outstanding.

Officer Recommendation

That Council notes the list of outstanding action items for Council Resolutions as at 15 July 2026.

Attachments

1. Outstanding Actions as at 15 July 2026 [↓](#)

Division: Committee: Officer: Ordinary Council Date From: Date To: Printed: Tuesday, 7 July 2026 2:12:04 PM				
Outstanding Action Items Report				
Meeting	Item	Title	Item	Action Record (latest first)
Ordinary Council 23/06/2025	10.1	Notice Of Motion - Audit of Playground Equipment Within Wentworth Shire Council	<u>Council Resolution</u> That Council undertake an audit of playground equipment in the shire and actively seek grant funding to upgrade facilities as identified in said audit as required Moved Cr. Rodda, Seconded Cr. Weeding <u>CARRIED UNANIMOUSLY</u>	07 Jul 2026 11:28am Wall, Samantha A maintenance program is currently being scheduled.
Ordinary Council 17/09/2025	10.2	Advocacy Second Bridge at Monak	<u>Council Resolution</u> That Council note the Integrated Transport and Land Use Strategy document adopted by Mildura Rural City Council on 24 April 2025, and their advocacy priority titled Monak Bridge and commence advocacy in support of the Heavy Vehicle Bypass, including representation to State and Federal members, Transport ministers, and Transport for NSW. Moved Cr. Linklater, Seconded Cr. Rodda <u>CARRIED UNANIMOUSLY</u>	06 Jul 2026 3:57pm Carter, Ebony Ongoing
Ordinary Council 15/04/2026	10.1	Recognition of Local Community members	<u>Council Resolution</u> That Council: 1. Recognise the Rotunda at Gol Gol to display commemorative plaques of notable community figures. Council to establish a suitable (not more frequent than annual) process for community nominations and recognition. 2. An initial plaque to be affixed in honour of Ewen Reuben Cameron 1925-1975, known affectionately as ERKY. War hero and Gol Gol local. (Appropriate ceremony to be advised)	06 Jul 2026 3:57pm Carter, Ebony Ongoing

Division: Ordinary Council Committee: Officer:		Date From: Date To: Printed: Tuesday, 7 July 2026 2:12:04 PM
Outstanding Action Items Report		

		3. Name the lane way in Gol Gol parallel to the Sturt Highway and William Street from Bligh Street to Tapio Street "Cameron Lane" as per 2025 request from Lynne Cameron. 4. Erect a sign adjacent to the shared path near the Drings Hill Reserve "Tom Modica Pathway" in recognition of his decades of community service, including founding member of the Gol Gol Public School Parents and Citizens Association in 1966, Charter Member of Buronga-Gol Gol Lions Club, life member of local Senior Citizens Association, and keen daily walker of the Gol Gol shared path well into his 80's. (Appropriate ceremony to be advised). Moved Cr. Linklater, Seconded Cr. Rodda <u>CARRIED UNANIMOUSLY</u>	
Ordinary Council 13/05/2026	8.1	<u>Heritage and History Advisory Committee Meeting</u> <u>Council Resolution</u> That Council resolves to construct a plan to prepare the PS Ruby for static display and costs borne by Wentworth Shire Council are supplemented by grant funding through funding bodies appropriate to PS Rubys future preservation. Moved Cr. Starick, Seconded Cr. Crisp <u>CARRIED UNANIMOUSLY</u>	06 Jul 2026 3:58pm Carter, Ebony Working with the Committee members to clear and store items off the PS Ruby as the initial steps to achieving a static display.
Ordinary Council 13/05/2026	9.2	<u>Murray Darling Association Conference</u> <u>Council Resolution</u> That Council nominates representatives to attend the Murray Darling Association National Conference and Annual General Meeting from 24 August 2026 - 27 August 2026 in Shepparton VIC. Moved Cr. Rodda, Seconded Cr. Starick <u>CARRIED UNANIMOUSLY</u>	06 Jul 2026 3:52pm Carter, Ebony Conference has been booked

Division: Ordinary Council Committee: Officer:		Date From: Date To: Printed: Tuesday, 7 July 2026 2:12:04 PM
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Outstanding Action Items Report

Ordinary Council 24/06/2026	8.1	Audit, Risk and Improvement Committee - 14 May 2026 Council Resolution That Council receives and notes the draft minutes of the Audit, Risk and Improvement Committee Meeting held on 14 May 2026. That Council endorse the following draft policies to be placed on public exhibition • GOV005 Procurement Policy • GOV019 Statement of Business Ethics Policy • GOV024 Credit Card Policy Moved Cr. Rodda, Seconded Cr. Starick <u>CARRIED UNANIMOUSLY</u>	06 Jul 2026 4:29pm Rule, Simon Policies have been placed on Public Exhibition. Outcome will be reported to the August Council meeting.
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7 MAYORAL AND COUNCILLOR REPORTS

7.1 MAYORAL REPORT JULY 2026

File Number: RPT/26/319

Summary

The purpose of this report is to advise Council of meetings, conferences and appointments undertaken by Mayor Linklater from 25 June 2026 – 15 July 2026.

Recommendation

That Council receives and notes the information contained in the Mayoral report for July 2026.

Report

The following table lists the meetings attended by Mayor Linklater for the period of 25 June 2026 – 15 July 2026.

Date	Meeting	Location
03 July 2026	Mayoral Meeting	Wentworth
04 July 2026	50 th Annual Performance of the Sunraysia Gang Show	Mildura
13 July 2026	Mayoral Meeting	Wentworth
15 July 2026	NSW Rural Fire Service Wentworth Medal Presentation Ceremony	Dareton
15 July 2026	3 Bin Rollout Councillor Training	Wentworth
15 July 2026	Ordinary Council meeting	Wentworth

Attachments

Nil

7.2 WENTWORTH ROTARY CHANGEOVER DINNER & MEETING WITH SHADOW MINISTER FOR WATER THE HON. MICHAEL MCCORMACK MP

File Number: RPT/26/351

Summary

Councillor Crisp attended the Wentworth Rotary Club Change Over Dinner on Tuesday 30 June 2026 and a meeting with the Shadow Minister for Water the Hon. Michael McCormack MP on the 06 July 2026

Councillor Crisp has provided the reports below and will speak to his report further if required.

Wentworth Rotary Club Changeover Dinner

On Tuesday June 30 I attended the Wentworth Rotary Change over dinner and funding distribution to local organisations

Twenty-two organisations benefited from the OP Shop totaling \$44,325

Other Rotary operations distributed \$48,394. The largest investment was to works at the Wentworth Goal totaling \$24,681.

A fantastic effort from a local organisation

Meeting with Shadow Minister for Water the Hon. Michael McCormack MP

I attended a meeting with the Shadow Minister for Water the Hon. Michael McCormack MP, Dr Anne Webster and Mildura Rural City Council CEO

I presented the RAMJO submission to the Basin plan review and briefly discussed the recommendations and highlighted pages 29 SDLAM accounting

Mildura did likewise from the Murray Group of councils

The Lower Darling was discussed

The Coalition policy to trade surplus Enviro water was discussed as part of a discussion on Works & Measures

Accounting/converting non water measures that improve the flood plain health such as removing noxious weeds, feral animals (pigs) and carp from the river could be used as enviro water offsets in covert these measures to mgl.

There was a joint discussion (Mildura Council led) on funding pathways and the lack of in recent years

Recommendation

That the information contained in the report from Councillor Crisp be noted.

Attachments

Nil

8 REPORTS FROM COMMITTEES

Nil

9 REPORTS TO COUNCIL

9.1 GENERAL MANAGERS REPORT JULY 2026

File Number: RPT/26/320

Responsible Officer: Geoff Gunn - Director of Roads & Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Jamie-Lee Kelly - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

The Acting General Manager's report details information pertaining to meetings attended and general information which is of public interest, and which have not been reported elsewhere in this agenda. Items of note in this report are:

1. OLG Circulars

Council Circular - GC-155 – 2026/27 Financial Assistance Grants (FA Grants) – Advance Payment

Council Circular - 26-09 - The Local Government (General) Amendment (Meetings) Regulation 2026

2. Meetings

As listed.

3. Upcoming meetings or events

As listed.

4. Other items of note

Recommendation

That Council receive and note the information contained within the July 2026 report from the Acting General Manager.

Detailed Report

1. Circulars

Council Circular - GC-155 – 2026/27 Financial Assistance Grants (FA Grants) – Advance Payment

What's new or changing?

The Commonwealth Government has announced an advance payment of the preliminary FY 2026-27 Financial Assistance Grants (FA Grants), representing approximately 80% of the amount councils are entitled to.

Further adjustments to the remaining payment will take into account:

- Following the determination by the Commonwealth Treasurer of the final adjustments for FY 2025 -26

- the Local Government Grants Commission's (the Commission) final recommendations for FY 2026 -27
- The Commission will advise councils of their recommendations after the Commonwealth

Circular No 26-09 - Local Government (General) Amendment (Meetings) Regulation 2026

What's new or changing?

- The Local Government (General) Amendment (Model Code of Meeting Practice) Regulation 2025 (2025 Regulation) which prescribed the 2025 Model Code of Meeting Practice for Local Councils in NSW (2025 Model Meeting Code) was disallowed by the Legislative Council on 26 May 2026.
- The disallowance of the 2025 Regulation means that the 2025 Model Meeting Code is no longer prescribed for the purposes of section 360 of the Local Government Act 1993 (LG Act) and the previous 2021 version of the Model Meeting Code now becomes the prescribed version.
- OLG has issued guidance to councils recommending that they rescind the resolution adopting the 2025 Model Meeting Code. This will have the effect of reinstating their previous adopted code of meeting practice containing the mandatory provisions of the 2021 Model Meeting Code.
- Under section 8 of the Subordinate Legislation Act 1989, a new model code of meeting practice cannot be prescribed in the 4 months following the disallowance of the 2025 Regulation. The Local Government (General) Amendment (Meetings) Regulation 2026 (Amendment Regulation) has therefore been made to secure some of the policy objectives of the 2025 Model Meeting Code.

2. Meetings

Following is a list of meetings or events attended by the General Manager from 25 June 2026 – 3 July 2026 and Acting General Manager for the period of 4 July 2026 – 15 July 2026.

Date	Meeting	Purpose	Location
1 July 2026	LEMO / LEOCON Briefing - Avian Influenza (H5)	Meeting to discuss Avian Influenza (H5) reaching Australian shores. 5 confirmed cases in the country, found of the coasts of Western Australia and South Australia	Online
07 July 2026	National Emergency Management Agency – AusAlert Overview	Webinar for Local Government and Councils to gain an overview of the AusAlert system and how NEMA can support Local Government to spread awareness and understanding throughout the community prior to the national testing of the emergency messaging system.	Online

9 July 2026	Staff Consultative / WHS Committee Meeting	Meeting with Staff representatives to discuss workplace matters, raise and address employee concerns, share information on upcoming changes and review health and safety matters.	Wentworth
13 July 2026	Mayoral Meeting	Meeting to update the Mayor and Deputy Mayor on the Local Government Area, community issues, services and infrastructure.	Wentworth
15 July 2026	Ordinary Council Meeting	Monthly meeting to discuss, debate, and vote on local policies, budgets, and community issues.	Wentworth

3. Events

Following is a list of events, conferences, or committee meetings, including out of region meetings where the Shire has been requested to attend in an official capacity from 16 July 2026 – 19 August 2026.

Date	Meeting	Proposed Attendees	Location
16 July 2026	Wentworth Shire Interagency Group	Crs Beaumont & Rodda	Buronga
21 July 2026	Carramar Drive Sporting Complex User Group Meeting	Mayor Linklater, Cr Rodda & Cr Armstrong	Gol Gol
23 July 2026	Wentworth Shire Liquor Accord Meeting	Cr Nichols	Dareton
3 August 2026	WRTI Meeting	Cr Rodda	Dareton
5 August 2026	George Gordon Sporting Complex User Group Meeting	Crs Weeding, Beaumont & Crisp	Dareton
07 August 2026	Riverina and Murray Joint Organisation	Mayor Linklater and GM	Tocumwal
11 August 2026	MDA Region 4	Mayor, GM, Crs Nichols & Evans	Online
11 August 2026	Australian Inland Botanic Gardens Meeting	Crs Rodda & Starick	Mildura
19 August 2026	Ordinary Council Meeting	All Councillors and Executive staff	Wentworth

4. Other Items of Note

Attachments

1. Council Circular - GC-155 – 2026/27 Financial Assistance Grants (FA Grants) – Advance Payment [↓](#)
2. Council Circular - 26-09 - The Local Government (General) Amendment (Meetings) Regulation 2026 [↓](#)

Department of Planning, Housing and Infrastructure
Office of Local Government



Circular to Councils

Subject/title	2026-27 Financial Assistance Grants (FA Grants) – Advance Payment
Circular Details	GC155 / 22 June 2026 / A1008271
Previous Circular	GC154 / 23 June 2025 / A961669
Who should read this	Councillors / General Managers / Finance Managers
Contact	Sarah Gubb EO / 02 4428 4142 grantscommission@olg.nsw.gov.au
Action required	Information

What's new or changing?

The Commonwealth Government has announced an advance payment of the preliminary FY 2026-27 Financial Assistance Grants (FA Grants), representing approximately 80% of the amount councils are entitled to.

Further adjustments to the remaining payment will take into account:

- Following the determination by the Commonwealth Treasurer of the final adjustments for FY 2025-26
- the Local Government Grants Commission's (the Commission) final recommendations for FY 2026-27
- The Commission will advise councils of their recommendations after the Commonwealth advises the amount of the final adjustment.

What will this mean for council?

- The advance payment amount, as set out in the document below (Attachment A), will be paid to councils without delay.
- The Commonwealth's decision to make an advanced payment was announced in the May 2026 Federal Budget
- The balance of the grants will be paid in quarterly instalments during 2026-27



- The first quarterly instalment is expected to be paid to councils in mid-August 2026, with subsequent instalments in November 2026, February 2027 and May 2027
- All councils will be advised by letter of individual estimated entitlements for the 2026-27 FA Grants in August 2026.

Key points

- The grants are paid under the provision of the *Local Government (Financial Assistance) Act 1993* (Commonwealth).
- The allocation of approximately 80% is more than in recent years. This is a reminder to councils that the total amount of the annual FA Grant, and whether and when an advance payment is made, is determined by the Federal Government and councils should not depend on these funds to balance their financial statements.
- The Commission is yet to determine allocations for the 2026-27 financial year.
- The advance payment allocations have been determined on the basis of the allocations for FY 2025-26

Where to go for further information

- Please contact Sarah Gubb, Executive Officer, at grantscommission@olg.nsw.gov.au if you require any further information.

A blue ink signature of Brett Whitworth.

Brett Whitworth
Deputy Secretary, Office of Local Government

Attachment A

Advance Payment of the 2026-27 Indicative Preliminary Local Government Financial Assistance Grants			
80% of Estimated for 2025-26 from LGGC			
Council Name	General Purpose (\$)	Local Road (\$)	Total Early Payment (\$)
Albury City Council	5,387,296	1,729,483	7,116,779
Armidale Regional Council	4,893,795	2,664,354	7,558,149
Ballina Shire Council	3,666,266	1,706,738	5,373,004
Balranald Shire Council	3,805,219	1,530,253	5,335,472
Bathurst Regional Council	4,833,624	2,312,376	7,146,000
Bayside Council	4,157,938	1,347,047	5,504,985
Bega Valley Shire Council	5,905,937	2,368,979	8,274,916
Bellingen Shire Council	3,495,187	1,096,731	4,591,918
Berrigan Shire Council	4,035,303	1,566,753	5,602,056
Blacktown City Council	13,073,864	4,339,229	17,413,093
Bland Shire Council	5,669,501	3,479,796	9,149,297
Blayney Shire Council	2,261,628	998,378	3,260,006
Blue Mountains City Council	7,723,458	1,518,112	9,241,570
Bogan Shire Council	3,751,588	1,666,814	5,418,402
Bourke Shire Council	5,686,923	2,219,627	7,906,550
Brewarrina Shire Council	4,489,118	1,507,099	5,996,217
Burwood Council	1,007,813	318,988	1,326,801
Byron Shire Council	2,233,185	1,422,292	3,655,477
Cabonne Shire Council	3,520,374	2,383,513	5,903,887
Campbelltown City Council	8,015,861	2,156,527	10,172,388
Canterbury-Bankstown Council	8,504,099	2,955,843	11,459,942
Carrathool Shire Council	4,848,023	2,706,667	7,554,690
Central Coast Council (NSW)	22,975,130	5,050,243	28,025,373
Central Darling Shire Council	5,606,598	1,843,889	7,450,487
Cessnock City Council	5,933,655	2,142,253	8,075,908
City of Canada Bay Council	2,036,501	693,807	2,730,308
City of Lithgow Council	4,237,352	1,441,188	5,678,540
City of Parramatta Council	7,069,756	2,289,370	9,359,126
Clarence Valley Council	8,337,252	4,228,842	12,566,094
Cobar Shire Council	5,156,340	1,984,358	7,140,698
Coffs Harbour City Council	5,708,106	2,622,292	8,330,398
Coolamon Shire Council	2,992,938	1,493,147	4,486,085
Coonamble Shire Council	3,554,117	1,889,506	5,443,623
Cootamundra-Gundagai Regional Council	4,333,284	1,794,234	6,127,518
Council of the City of Broken Hill	5,555,982	609,303	6,165,285
Council of the City of Ryde	3,069,420	1,094,995	4,164,415
Council of the City of Shellharbour	4,619,362	1,203,827	5,823,189
Council of the Municipality of Woollahra	1,217,971	464,503	1,682,474
Cowra Shire Council	3,933,309	1,676,076	5,609,385
Cumberland Council	6,187,253	2,049,242	8,236,495
Dubbo Regional Council	8,653,676	3,988,635	12,642,311
Dungog Shire Council	2,167,658	1,088,022	3,255,680
Edward River Council	4,713,184	1,748,481	6,461,665
Eurobodalla Shire Council	5,905,290	1,957,444	7,862,734
Fairfield City Council	6,961,491	1,918,075	8,879,566
Federation Council	5,207,161	2,613,917	7,821,078
Forbes Shire Council	4,216,648	2,228,321	6,444,969
Georges River Council	3,567,116	1,262,632	4,829,748
Gilgandra Council	3,289,894	1,541,184	4,831,078

Attachment A

Advance Payment of the 2026-27 Indicative Preliminary Local Government Financial Assistance Grants			
80% of Estimated for 2025-26 from LGGC			
Council Name	General Purpose (\$)	Local Road (\$)	Total Early Payment (\$)
Glen Innes Severn Council	3,446,100	1,552,551	4,998,651
Goulburn Mulwaree Council	4,022,746	2,078,946	6,101,692
Greater Hume Shire Council	3,904,573	2,418,645	6,323,218
Griffith City Council	4,888,177	1,888,491	6,776,668
Gunnedah Shire Council	3,585,289	1,859,422	5,444,711
Gwydir Shire Council	3,642,421	2,527,042	6,169,463
Hawkesbury City Council	2,619,760	1,941,154	4,560,914
Hay Shire Council	3,109,405	933,636	4,043,041
Hilltops Council	6,068,503	3,227,272	9,295,775
Hornsby Shire Council	3,417,942	1,600,692	5,018,634
Hunter's Hill Council	392,627	137,796	530,423
Inner West Council	4,279,257	1,481,268	5,760,525
Inverell Shire Council	4,794,220	2,562,453	7,356,673
Junee Shire Council	2,354,797	1,052,401	3,407,198
Kempsey Shire Council	5,102,385	2,183,615	7,286,000
Kiama Municipal Council	1,416,290	661,373	2,077,663
Ku-Ring-Gai Council	2,833,552	1,281,827	4,115,379
Kyogle Council	3,664,725	2,631,745	6,296,470
Lachlan Council	7,078,162	3,908,278	10,986,440
Lake Macquarie City Council	14,516,151	3,291,271	17,807,422
Lane Cove Municipal Council	998,822	329,948	1,328,770
Leeton Shire Council	4,179,600	1,203,805	5,383,405
Lismore City Council	4,911,963	2,236,707	7,148,670
Liverpool City Council	6,348,459	2,797,339	9,145,798
Liverpool Plains Shire Council	2,982,764	1,577,446	4,560,210
Lockhart Shire Council	2,773,328	1,552,804	4,326,132
Lord Howe Island Board	304,925	0	304,925
Maitland City Council	6,065,518	1,691,208	7,756,726
Mid-Coast Council	13,888,917	6,236,972	20,125,889
Mid-Western Regional Council	4,986,186	2,854,538	7,840,724
Moree Plains Shire Council	5,898,631	3,319,977	9,218,608
Mosman Municipal Council	732,257	257,472	989,729
Murray River Council	6,265,596	3,398,915	9,664,511
Murrumbidgee Council	3,659,256	1,885,873	5,545,129
Muswellbrook Shire Council	3,221,750	1,040,381	4,262,131
Nambucca Valley Council	3,442,736	1,423,296	4,866,032
Narrabri Shire Council	5,690,438	2,735,306	8,425,744
Narrandera Shire Council	3,889,296	1,814,686	5,703,982
Narromine Shire Council	3,542,972	1,669,013	5,211,985
Newcastle City Council	11,101,226	2,084,915	13,186,141
North Sydney Council	1,609,444	531,292	2,140,736
Northern Beaches Council	5,977,218	2,458,467	8,435,685
Oberon Council	2,298,828	1,113,271	3,412,099
Orange City Council	4,068,433	1,381,929	5,450,362
Parkes Shire Council	5,015,711	2,467,548	7,483,259
Penrith City Council	8,291,056	2,963,189	11,254,245
Port Macquarie Hastings Council	6,853,316	3,387,454	10,240,770
Port Stephens Council	5,865,150	1,453,148	7,318,298
Queanbeyan-Palerang Regional Council	3,978,326	3,045,057	7,023,383

Attachment A

Advance Payment of the 2026-27 Indicative Preliminary Local Government Financial Assistance Grants			
80% of Estimated for 2025-26 from LGGC			
Council Name	General Purpose (\$)	Local Road (\$)	Total Early Payment (\$)
Randwick City Council	3,191,956	1,047,278	4,239,234
Richmond Valley Council	4,237,697	1,807,440	6,045,137
Shoalhaven City Council	9,255,933	4,091,756	13,347,689
Silverton Village Committee Incorporated	38,444	0	38,444
Singleton Council	2,722,817	1,583,846	4,306,663
Snowy Monaro Regional Council	7,575,948	3,167,027	10,742,975
Snowy Valleys Council	5,125,181	1,595,781	6,720,962
Strathfield Municipal Council	1,070,512	343,276	1,413,788
Sutherland Shire Council	5,340,720	2,302,778	7,643,498
Tamworth Regional Council	6,989,447	4,956,455	11,945,902
Temora Shire Council	2,888,900	1,511,859	4,400,759
Tenterfield Shire Council	4,028,692	1,871,158	5,899,850
The Council of Camden	3,115,468	2,085,608	5,201,076
The Council of the City of Sydney	5,251,100	1,516,645	6,767,745
The Hills Shire Council	4,759,580	2,512,567	7,272,147
Tibooburra Village Committee Incorporated	86,330	0	86,330
Tweed Shire Council	8,240,985	3,332,404	11,573,389
Upper Hunter Shire Council	3,776,401	2,246,951	6,023,352
Upper Lachlan Shire Council	3,536,111	2,308,384	5,844,495
Uralla Shire Council	2,076,178	1,071,730	3,147,908
Wagga Wagga City Council	7,382,705	3,814,774	11,197,479
Walcha Council	2,038,318	1,083,282	3,121,600
Walgett Shire Council	5,668,959	2,443,647	8,112,606
Warren Shire Council	2,481,073	1,190,334	3,671,407
Warrumbungle Shire Council	5,554,626	2,831,813	8,386,439
Waverley Council	1,608,296	482,963	2,091,259
Weddin Shire Council	2,324,399	1,169,696	3,494,095
Wentworth Shire Council	4,760,253	2,026,091	6,786,344
Willoughby City Council	1,757,896	654,623	2,412,519
Wingecarribee Shire Council	3,401,473	2,199,459	5,600,932
Wollondilly Shire Council	2,499,673	1,638,151	4,137,824
Wollongong City Council	16,778,096	2,803,079	19,581,175
Yass Valley Council	2,181,620	1,630,033	3,811,653
Totals	623,897,435	258,366,107	882,263,542

Department of Planning, Housing and Infrastructure
Office of Local Government



Circular to Councils

Subject/title	Local Government (General) Amendment (Meetings) Regulation 2026
Circular Details	Circular No 26-09 / 25 June 2026 / A1009885
Previous Circular	<u>Circular No 25-20 - 2025 Model Meeting Code</u>
Who should read this	Mayors / Councillors / General Managers / Joint Organisation Executive Officers / Council governance staff
Contact	Council Governance Team / 02 4428 4100 / olg@olg.nsw.gov.au
Action required	Council to Implement

What's new or changing?

- The Local Government (General) Amendment (Model Code of Meeting Practice) Regulation 2025 (**2025 Regulation**) which prescribed the 2025 Model Code of Meeting Practice for Local Councils in NSW (**2025 Model Meeting Code**) was disallowed by the Legislative Council on 26 May 2026.
- The disallowance of the 2025 Regulation means that the 2025 Model Meeting Code is no longer prescribed for the purposes of section 360 of the *Local Government Act 1993* (**LG Act**) and the previous 2021 version of the Model Meeting Code now becomes the prescribed version.
- OLG has issued guidance to councils recommending that they rescind the resolution adopting the 2025 Model Meeting Code. This will have the effect of reinstating their previous adopted code of meeting practice containing the mandatory provisions of the 2021 Model Meeting Code.
- Under section 8 of the *Subordinate Legislation Act 1989*, a new model code of meeting practice cannot be prescribed in the 4 months following the disallowance of the 2025 Regulation. The Local Government (General) Amendment (Meetings) Regulation 2026 (**Amendment Regulation**) has therefore been made to secure some of the policy objectives of the 2025 Model Meeting Code.



- The Amendment Regulation prescribes measures to improve the transparency of council meeting practices, equip chairpersons at meetings with more effective tools to address disorder at meetings and allow greater flexibility for meetings of county councils.

What will this mean for council?

- The Amendment Regulation contains the following measures:
 - Meetings of councils and committees whose members are all councillors must be livestreamed. Recordings of meetings must be retained on councils' websites for the balance of the council term or 12 months, whichever is the longer period. This requirement will not apply to joint organisations or to county councils. However, it remains open to joint organisations and county councils to resolve to livestream their meetings and publish the recordings if they choose to do so.
 - Councillors other than the mayor or a chairperson of a meeting are prohibited from meeting staff before meetings of the council or committees of the council to discuss matters that are or will be listed on the agenda. Councillors may ask staff questions or seek further information about items on the agenda for meetings, but this information must be provided in writing and, if practicable, published on the council's website before the meeting, unless it relates to a confidential matter under section 10A of the LG Act.
 - Councils will be required to determine at the first meeting following each ordinary election and after the adoption of a new meeting code to authorise the person presiding at meetings under section 10(2) of the LG Act to exercise the power of expulsion for acts of disorder by councillors or disorderly conduct by members of the public.
 - A councillor who has failed to remedy an act of disorder at a meeting in accordance with a requirement by the chairperson, may be expelled from successive meetings until they take the necessary action to remedy the disorder.
 - Like joint organisations, county councils will have the option of holding meetings where some or all members attend remotely by audio-visual device. Where a meeting is held by these means, it must be conducted in a way that all members are able to hear each other.

Key points

- The Amendment Regulation takes effect on its publication on the NSW Legislation website.



- The Amendment Regulation provides that a provision of a council's code of meeting practice that is inconsistent with the Local Government (General) Regulation 2021 (**LG Regulation**) is void and of no effect to the extent of the inconsistency. This will not void a council's whole meeting code where it contains provisions that are inconsistent with the LG Regulation, just the relevant provision.
- In practice, this means that councils do not need to amend their code of meeting practice for the new provisions in the Amendment Regulation to apply. When the Amendment Regulation is published on the NSW Legislation website, the provisions contained in it will automatically prevail over any provision of a council's meeting code that is inconsistent with them.

Where to go for further information

- For further information, please contact OLG's Council Governance Team on 02 4428 4100 or by email at olg@olg.nsw.gov.au.

A handwritten signature in black ink, appearing to read 'Erica van den Honert'.

Erica van den Honert
Acting Deputy Secretary, Office of Local Government

9.2 LOCAL GOVERNMENT NSW ANNUAL CONFERENCE 2026

File Number: RPT/26/310

Responsible Officer: Ken Ross - General Manager
 Responsible Division: Office of the General Manager
 Reporting Officer: Jamie-Lee Kelly - Business Support Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

The Local Government New South Wales 2026 Annual Conference is being held from Sunday 22 November to Tuesday 24 November at WIN Sports & Entertainment Centres, in Wollongong. This forum is the main Local Government policy making forum for Local Government New South Wales. In previous years Council has been represented by the Mayor and the General Manager at the conference. Councillors should also consider any motions to be put forward at the Conference, which will be considered by Council at the Ordinary Meeting in August.

Recommendation

That Council nominate the Mayor and General Manager to attend the Local Government New South Wales 2026 Annual Conference from Sunday 22 November to Tuesday 24 November and that the Mayor be Councils voting delegate.

Detailed Report

Purpose

The purpose of this report is for Council to consider:

- Attendees for the Local Government New South Wales Annual Conference
- Councils voting delegate; and
- To advise Councillors to consider any motions to be put forward at the Local Government New South Wales Annual Conference.

Background

The Local Government New South Wales Conference is being held from Sunday 22 November to Tuesday 24 November 2026 at WIN Sports & Entertainment Centres, in Wollongong. This forum is the main Local Government policy making event for Local Government New South Wales.

Report Detail

The Annual Conference is the main policy making event for the Local Government sector. Motions passed at the Conference become resolutions, which Local Government New South Wales will take forward on Councils behalf as part of their sectors advocacy agenda.

Wentworth Shire Council is entitled to one voting delegate, which is usually the mayor. It is also advantageous to Council for the opportunity for the Mayor and General Manager to network with various Members of Parliament on a one to one basis. These networking opportunities are particularly useful when advocating for various issues.

A Conference program is attached.

Following the tabling of this report, any proposed motions can be forwarded to the General Manager's Office by 1 August 2026, for inclusion in the August Ordinary Council Meeting Agenda for consideration.

Costing

Registration: \$1312.50 Per person

Conference Dinner: \$245.00 Per Person

Flights/travel: \$1300.00

Accommodation: \$1000.00

Conclusion

Council has previously been represented by the Mayor and General Manager at the Conference. It is recommended that the Mayor and General Manager attend the Local Government New South Wales 2026 Annual Conference. Councillors should also forward to the General Managers office any proposed motions to be tabled at the conference by 1 August 2026, for inclusion in August Ordinary Council Meeting Agenda for consideration.

Attachments

1. Local Government NSW Annual Conference Program [↓](#)

 Sunday 22nd November

 Monday 23rd November

 Tuesday 24th November

 10:30

Registration Open

Time	Room	Category
10:30	WIN Sports & Entertainment Centres	Registration

 11:30

Aboriginal and Torres Strait Islander Councillors Meeting

Time	Room	Category
11:30 - 12:30	TBC	Meeting

Workshop A: Planning Reform & Council Pathways

Time	Room	Category
11:30 - 12:30	TBC	Workshop

Workshop B: Activating Town Centres For Vibrancy

Time	Room	Category
11:30 - 12:30	TBC	Workshop

Workshop C: Elected Member Procurement Excellence Training

Time	Room	Category
11:30 - 12:30	TBC	Workshop

 13:00

Trade Exhibition Opens

Time	Room	Category
13:00 – 17:00	Trade Exhibition Area	Tradeshow

 13:30

Plenary Sessions

Time	Room	Category
13:30 – 14:30	WIN Sports & Entertainment Centres	Conference

 14:30

Afternoon Tea & Trade Exhibition

Time	Room	Category
14:30 – 15:00	Trade Exhibition Area	Break

 15:00

Plenary Sessions

Time	Room	Category
15:00 – 17:00	WIN Sports & Entertainment Centres	Conference

 17:15

President's Welcome Reception

Time	Room	Category
17:15 – 19:15	Trade Exhibition Area	Social Event

 Sunday 22nd November

 Monday 23rd November

 Tuesday 24th November

 07:00

Registration Open

Time	Room	Category
07:00	WIN Sports & Entertainment Centres	Registration

 07:15

ALGWA Breakfast

Time	Room	Category
07:15 - 08:30	Novotel North Wollongong	Social Event

 08:00

Trade Exhibition Opens

Time	Room	Category
08:00	WIN Sports & Entertainment Centres	Tradeshow

 09:00

Consideration of Conference Business

Time	Room	Category
09:00 - 10:45	WIN Sports & Entertainment Centres	Conference

 10:45

Morning Tea & Trade Exhibition

Time	Room	Category
10:45 - 11:15	Trade Exhibition Area	Break

 11:15

Consideration of Conference Business

Time	Room	Category
11:15 - 12:55	WIN Sports & Entertainment Centres	Conference

 13:00

GM's Lunch in partnership with StateCover Mutual

Time	Room	Category
13:00 - 14:15	Winners Room	Social Event

Lunch & Trade Exhibition

Time	Room	Category
13:00 - 14:15	WIN Sports & Entertainment Centres	Break

14:20

Consideration of Conference Business

Time	Room	Category
14:20 - 15:30	WIN Sports & Entertainment Centres	Conference

15:30

Afternoon Tea & Trade Exhibition

Time	Room	Category
15:30 - 16:00	Trade Exhibition Area	Break

16:00

Consideration of Conference Business

Time	Room	Category
16:00 - 17:00	WIN Sports & Entertainment Centres	Conference

18:30

Conference Dinner

Time	Room	Category
18:30 - 22:30	WIN Sports & Entertainment Centres	Social Event

Sunday 22nd November

Monday 23rd November

Tuesday 24th November

07:30

Registration Open

Time	Room	Category
07:30	WIN Sports & Entertainment Centres	Registration

08:00

Trade Exhibition Area

Time	Room	Category
08:00	Trade Exhibition Area	Tradeshow

09:00

Crisis Response and Management: A year in reflection

Time	Room	Category
09:00 - 09:55	WIN Sports & Entertainment Centres	Conference

 09:55

ICAC Chief Commissioner

Time	Room	Category
09:55 - 10:35	WIN Sports & Entertainment Centres	Conference

 10:35

Morning Tea & Trade Exhibition

Time	Room	Category
10:35 - 11:05	Trade Exhibition Area	Break

 11:05

Plenary Sessions

Time	Room	Category
11:05 - 13:00	WIN Sports & Entertainment Centres	Conference

 13:00

Lunch & Trade Exhibition

Time	Room	Category
13:00 - 13:45	WIN Sports & Entertainment Centres	Break

9.3 MONTHLY FINANCE REPORT - JUNE 2026

File Number: RPT/26/328

Responsible Officer: Simon Rule - Director Corporate Services

Responsible Division: Corporate Services

Reporting Officer: Vanessa Lock - Finance Officer

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.1 A well engaged and informed community

Summary

Rates and Charges collections for the month of June 2026 were \$709,078.91. After allowing for pensioner subsidies, the total levies collected are now 92.46%. For comparison purposes 94.12% of the levy had been collected at the end of June 2025. Council currently has \$37,942,957.94 in cash and investments.

Recommendation

That Council receives and notes the Monthly Finance Report for June 2026.

Detailed Report

Purpose

The purpose of this report is to indicate to Council the position in relation to the rate of collections and the balance of cash books.

Reconciliation and Balance of Funds held as at 30 June 2026

The reconciliation has been carried out between the Cash Book of each fund and the Bank Pass Sheet as at 30 June 2026.

	Combined Bank Account
Cash Balance as at 1 June 2026	\$ 5,176,041.97
Add: Receipts for the Period Ending 30 June 2026 Rates, Debtors, Miscellaneous	\$ 11,030,332.96
Less: Payments for the Period Ending 30 June 2026 Cash Book entries for this Month	\$ 12,476,685.34
Cash Balance of Operating A/C as at 30 June 2026	\$ 3,729,689.59
Trust Fund Balance	\$ 1,213,268.35
Total Investments as at 30 June 2026	\$ 33,000,000.00
TOTAL FUNDS AVAILABLE	\$ 37,942,957.94

Collection of Rates and Charges

Rates and Charges collections for the month of June 2026 were \$ 709,078.91. After allowing for pensioner subsidies, the total levies collected are now 92.46%. A summary of the Rates and Charges situation as at 30 June 2026 is as follows:

Note: For comparison purposes 94.12% of the levy had been collected at the end of June 2025.

LEVIES	RATES & CHARGES	
Balance Outstanding at 30 June 2025 - Rates / Water	799,031.20	
Rates and Charges Levied 21 July 2025	11,941,099.57	\$ 12,740,130.77
+ Additional Water Charges	1,558,592.52	
+ Supplementary Rates and Charges	199,595.34	
+ Additional Charges	127,820.92	
- Credit Adjustments	37,207.81	
- Abandonments	25,689.06	\$ 14,563,242.68
DEDUCTIONS		
- Payments	13,306,085.09	
- Less Refunds of Payments	17,242.70	\$ 13,288,842.39
		\$ 1,274,400.29
- Pensioner Subsidy		
Government Subsidy	97,121.71	
Council Subsidy	79,463.21	\$ 176,584.92
RATES/WATER CHARGES OUTSTANDING 30 JUNE 2026		\$ 1,097,815.37

Rates/Water write offs and adjustments

The following rates or charges have been written off or adjusted under the delegated authority of the General Manager for the month of June 2026.

Account	Date	Amount	Comment
Rates			
831	22/06/2026	250	Write interest off due to hardship
Debtors			
JACA	16/06/2026	\$ 36,205.45	Cancelled Development application fees
MWR	12/06/2026	\$ 777.60	Incorrectly Charged at Buronga landfill
MWR	12/06/2026	\$ 912.00	Incorrectly Charged at Buronga landfill

Council Loans Report

Name	Institution	Purpose	Interest Rate	Loan Amount	Amount Outstanding	Due Date
Loan 202	ANZ Bank	Civic Centre	3.47% Fixed	\$ 850,000.00	\$ 433,444.88	21/10/2026
Loan 203	National Australia Bank	Midway Centre	3.586% Fixed	\$ 1,900,000.00	\$ 1,027,411.90	1/06/2033
Loan 204	Bendigo Bank	Buronga Landfill	5.29% Fixed	\$ 1,500,000.00	\$ 1,006,567.58	12/05/2037
CFWC310604	T-Corp	Trentham Cliffs Sewer	1.82% Fixed	\$ 750,000.00	\$ 392,114.73	4/06/2031
CFWC310624	T-Corp	Burong/Gol Gol Stormwater	1.79% Fixed	\$ 1,250,000.00	\$ 653,666.88	24/06/2031
Loan 205	National Australia Bank	Willowbend Caravan Park	2.2% Fixed	\$ 1,500,000.00	\$ 847,196.73	25/01/2027
Loan 206	Bendigo Bank	Buronga Landfill #3	1.85% Fixed	\$ 900,000.00	\$ 324,322.37	25/09/2028
Loan 207	National Australia Bank	Willowbend Caravan Park	1.933% Fixed	\$ 3,000,000.00	\$ 1,932,642.31	31/03/2028
CFWC440209	T-Corp	Civic Centre	5.45% Fixed	\$ 4,000,000.00	\$ 3,766,337.11	9/02/2044
CFWC440523	T-Corp	Stormwater	5.73% Fixed	\$ 2,000,000.00	\$ 1,885,821.92	23/05/2044
CFWC440822	T-Corp	Buronga Landfill	5.48% Fixed	\$ 12,000,000.00	\$ 11,479,733.04	22/08/2044
355806	T-corp Loan #5	DTN Packers / BGA ES Hub	5.69% Fixed	\$ 1,000,000.00	\$ 1,000,000.00	28/05/2036
				TOTAL	\$ 24,749,259.45	

Overtime and Travelling

Month	June	Pay Periods	24,25 & 26					
Overtime from								
Overtime								
Department	Time and a Half Includes Time		Double Time		Double Time 1/2		Total	2025/26 Accumulative Total
	Hours	Amount	Hours	Amount	Hours	Amount		
Animal Services	10.25	546.07	19.25	\$ 1,367.39	1.00	\$ 88.79	\$ 2,002.25	\$ 19,032.97
Assets							\$ -	\$ 213.92
Building Maintenance							\$ -	\$ 1,453.56
BioSecurity Officer							\$ -	\$ 627.63
Civil	11.00	608.95	25.00	\$ 2,008.13			\$ 2,617.08	\$ 8,868.24
Council Roads	477.50	24,773.14	356.00	\$ 24,980.15			\$ 49,753.29	\$ 277,514.68
Customer Service Office							\$ -	\$ 1,239.76
Depot Store							\$ -	\$ 1,974.74
Finance	1.00	89.03					\$ 89.03	\$ 5,885.60
FOSO								
GM's Office							\$ -	\$ 136.17
Health & Planning							\$ -	\$ 540.87
Indoor Engineers							\$ -	\$ 3,642.73
IT Support			4.00	\$ 480.78			\$ 480.78	\$ 19,860.18
Landfill Transfer Stations	48.50	2,284.66	50.00	\$ 3,170.36	8.50	\$ 616.45	\$ 6,071.47	\$ 4,607.91
Library			7.50	\$ 700.84			\$ 700.84	\$ 20,019.63
Parks & Gardens	12.00	654.16	18.50	\$ 1,451.17			\$ 2,105.33	\$ 7,132.68
Private Works							\$ -	\$ 71,824.12
RMS Roads	112.50	4,401.61	121.00	\$ 8,025.55			\$ 12,427.16	\$ 71,824.12
Subdivision Officer							\$ -	\$ 411.84
Tourism & Promotion	38.00	1,996.81	114.50	\$ 7,977.98			\$ 9,974.79	\$ 28,051.60
Water & Waste Water	78.50	4,490.05	125.50	\$ 10,092.30	2.00	\$ 176.45	\$ 14,758.80	\$ 119,980.17
Workshop	14.00	938.00	6.00	\$ 536.02			\$ 1,474.02	\$ 9,892.32
Workshop/Mechanics	3.00	153.93					\$ 153.93	\$ 1,075.64
Total	806.25	40,936.41	847.25	60,790.67	11.50	881.69	\$ 102,608.77	\$ 675,811.08

Travel Allowance		
Department	Kms	Amount
Water & Waste Water	487	477.26
Total	487	477.26
Grand Total		
		\$ 103,086.03

Overtime comments provided by the Director Roads & Engineering

Roads team overtime is associated with:

- Road reconstruction works on External Grant funded projects Arumpo & River Road.

Water team overtime is associated with:

- After hours operation and maintenance of water treatment plants

Conclusion

- The report indicates to Council that its finances are in a favourable position.

Attachments

Nil

9.4 MONTHLY INVESTMENT REPORT - JUNE 2026

File Number: RPT/26/311

Responsible Officer: Simon Rule - Director Corporate Services
Responsible Division: Corporate Services
Reporting Officer: Ned Lamond - Financial Services Coordinator

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.4 Manage public resources responsibly and efficiently for the benefit of the community

Summary

As of 30 June 2026, Council had \$33 million invested in term deposits and fixed bonds with \$4,942,957.94 in other cash investments. Council received \$95,719.92 from its investments for the month of June 2026.

In June 2026 Council investments averaged a rate of return of 4.14% and it currently has \$4,456,679.35 of internal restrictions and \$27,413,166.49 of external restrictions.

Recommendation

That Council receives and notes the monthly investment report for June 2026.

Detailed Report

Purpose

The purpose of this report is to update Council on the current status of its investments as required by the *Local Government Act 1993* (NSW) and the associated regulation.

Matters under consideration.

As of 30 June 2026, Council had \$37,942,957.94 invested with Six (6) financial institutions and one (1) Treasury Corporation. This is an Increase of \$3,630,739.24 from the previous month.

The investment of surplus funds remains in line with Council's Investment Policy. Council's current cash flow has resulted in the temporary use of some internally restricted funds to assist with day-to-day operational requirements. These funds are designed for specific purposes and will need to be progressively replenished to support future commitments.

While Council continues to meet its operational obligations, this position highlights the importance of maintaining a balanced and measured financial approach over the coming 12-24 months. In this context, careful consideration will be given to discretionary expenditure, with a focus on prioritising essential services and supporting the gradual restoration of internal reserves.

At the end of June, a prepayment of the 2026/27 Financial Assistance Grant was received, which has significantly increased liquidity. However, it is recommended that the above matter remain a high priority, as this funding will need to be apportioned across the entire financial year.

Interest Received from Cash Investments in June 2026

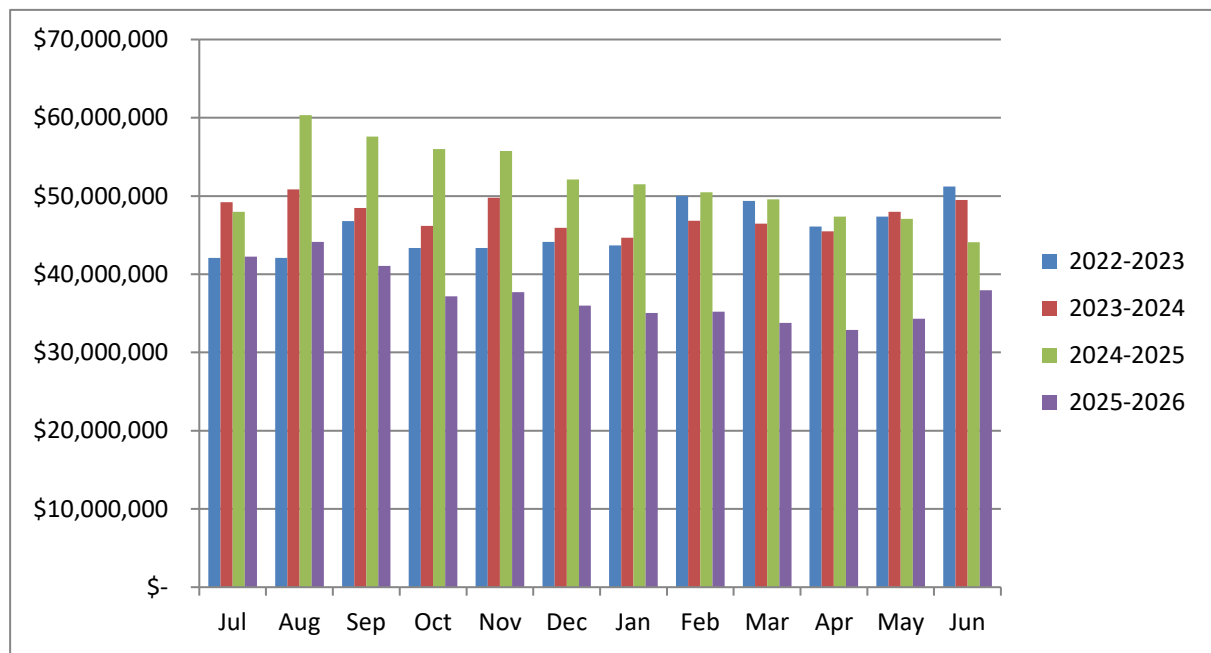
26 deposits matured or provided interest in June earning Council \$95,719.92 in interest. The Original budget for June was \$190,083.33 however the amended budget for investment income approved in the 3rd Quarter QBRS is now \$128,750.00 a month. Year to date Council has received \$1,751,788.88 in interest based on cash accounting compared to the amended budget of \$1,416,250.00

Expired investments are now shown in the attached report along with a summary of accrued interest. The budget for the financial year was set at \$2,281,000.00 and amended in the Q3 QBRS to \$1,545,000.00.

Restrictions

Internal Restrictions		
- Employee Entitlements	\$2,449,411.00	
- Future Development Reserve	\$0	
- Trust Account	\$1,213,268.35	
- Capital Projects Reserve	\$0	
- Plant Replacement Reserve	\$0	
- Landfill Reserve	\$794,000.00	\$4,456,679.35
External Restrictions		
- Water Fund	\$11,639,940.38	
- Sewer Fund	\$7,486,107.00	
- T-Corp Storm Water Loan Balance	\$2,259,944.00	
- T-Corp Land Loan Balance	\$327,033.60	
- Developer Contributions Reserve	\$1,334,887.86	
- Unexpended Grants	\$3,531,660.61	
- Crown Reserves Reserve	\$222,399.65	
- Prepayments Cemeteries	\$611,193.39	\$27,413,166.49
Day to Day Liquidity		\$6,073,112.10
Total Funds Available		\$37,942,957.94

Total Funds Invested



Summary – Unexpended Grants as at 30 June 2026

Grant	Amount	Expiry
OLG Flood Recovery Grants	\$463,478.19	30/06/2027
Crown Reserve Improvement Fund Astronomy Park	\$377,380.04	30/06/2026
Crown Reserve Improvement Alcheringa Changerooms	\$616,000.00	22/06/2027
Main Roads Block Grant	\$204,158.61	30/06/2026
Regional Emergency Road Repair Program	\$1,870,643.77	31/10/2027
Total	\$3,531,660.61	

The figure of \$3,531,660.61 is expected to decrease, as the Main Roads Black Grant will have been fully expended once expenses incurred in the final week of the financial year are recognised and accrued back to the 2025/26 financial year following their posting in the first week of July.

Conclusion

The Director Corporate Services has certified that all investments have been made in accordance with the *Local Government Act 1993* (NSW), Local Government (General) Regulations 2021 and Council's Investment Policy. Council is investing its funds prudently to optimise returns and reduce exposure to risk in accordance with legislation and its own investment policy.

Attachments

1. Yield Hub Report - June 2026 [↓](#)



Wentworth Shire Council

Holdings Report

As At 30th of June, 2026

Important Disclaimer



Disclaimer

This document is for informational purposes only and is intended for wholesale investors as defined under the Corporations Act 2001 (Cth). It does not constitute financial advice, an offer, solicitation, or recommendation to buy, sell, or hold any financial products.

While reasonable care has been taken to ensure the accuracy of the information, we make no representations or warranties as to its completeness, reliability, or fitness for any purpose. Any opinions, estimates, or assumptions contained in this document are subject to change without notice.

Before making any investment decision, you should seek independent financial, legal, and tax advice to determine the appropriateness of any information in the context of your own circumstances.

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Regulatory Information

The YieldHub platform is powered by Curve Securities Ltd.

ABN 94 143 558 598 | AFS Licence 405751

Phone: (02) 9690 2188 | Curve: 1300 128 783 | Email: yield@curve.com.au

Suite 1801, Level 18, 1 Bligh St, Sydney, NSW, 2000

Portfolio Performance Dashboard as at 30/06/2026





Portfolio Cost

\$33,000,000



Portfolio Value

\$33,000,000



Unrealised Gain/Loss

\$0



Weighted Avg. Term

43.2 days



Weighted Avg. Yield

4.3267%



June 2026 Interest

\$95,748



FY26 Interest

\$1,808,047



Accrued Interest

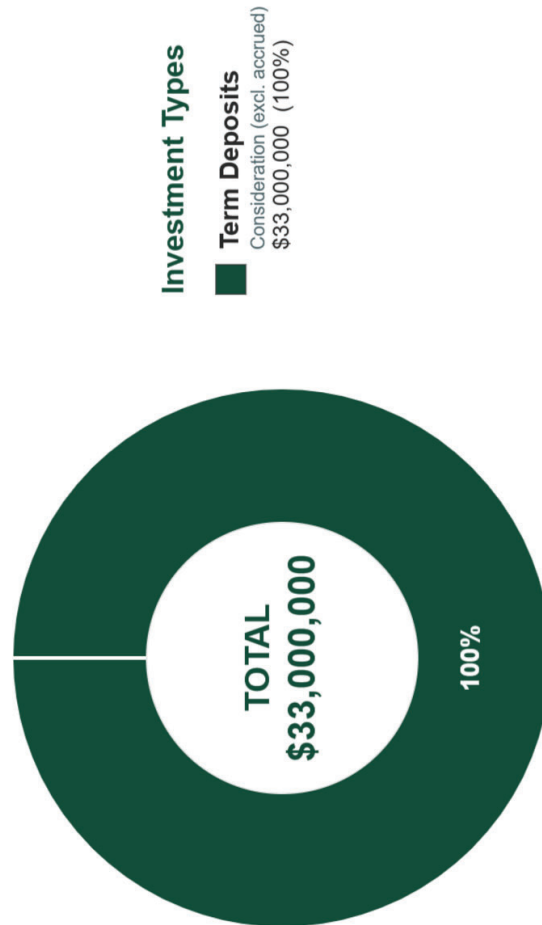
\$99,436

Portfolio metrics current as of reporting date

Investment Distribution by Value



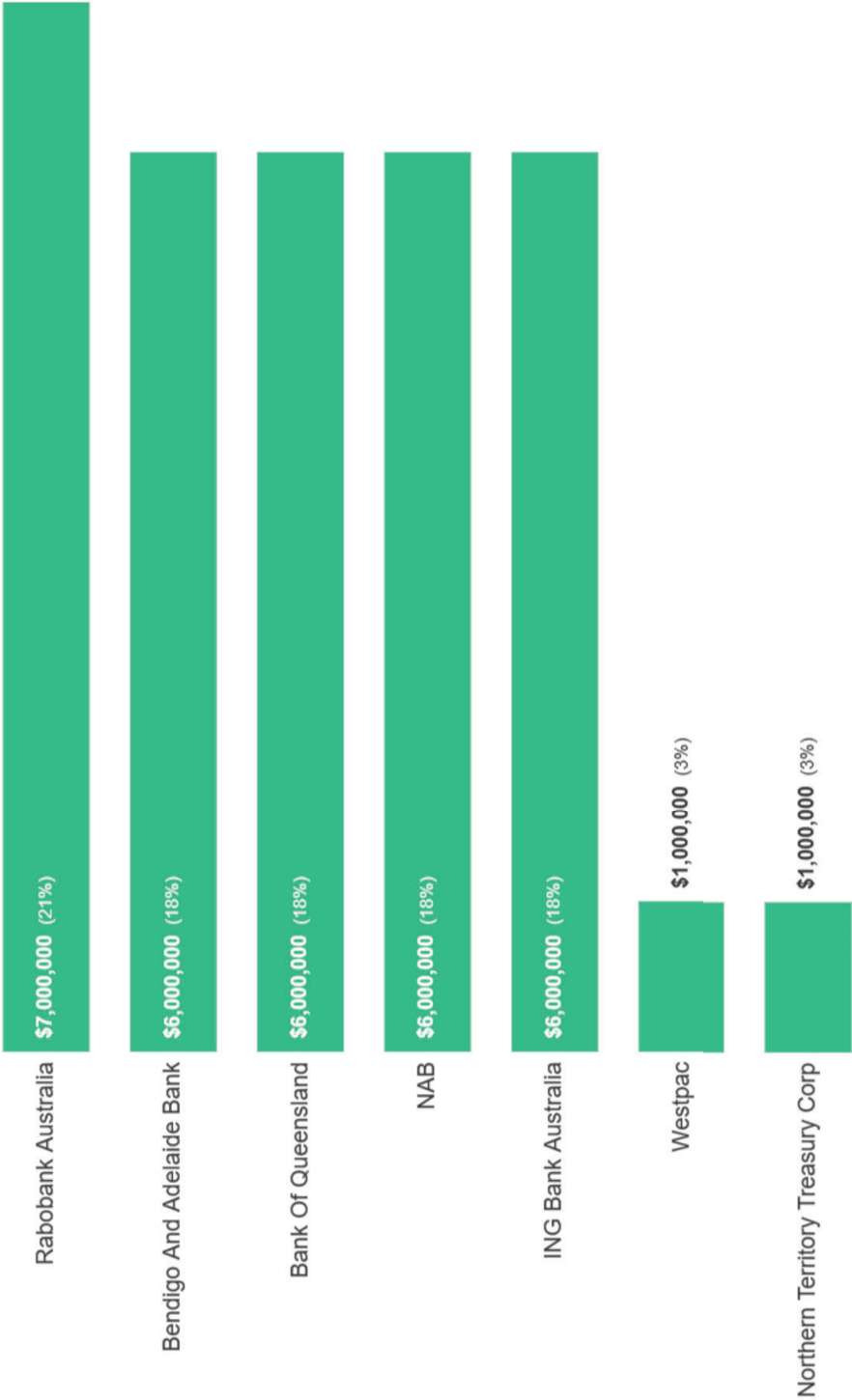
Investments as at 30/06/2026



This chart shows the distribution of investments by product type based on current portfolio value.

Values used: Term Deposits use Consideration value. NCDs use Consideration value. Bonds use Gross Value (market value including accrued interest at month end). Cash Accounts use Current Balance.

Investment Distribution by Counterparty



TERM DEPOSITS (33) | Total Consideration (excl. accrued): \$33,000,000

INVESTMENT	INSTITUTION	S&P RATING	CONSID.	SETTLE DATE	TERM	MATURITY	YIELD	INT. FREQ.	INT. ACCRUED	TOTAL INT.	NEXT PMT	FOSSIL STATUS	COMMENTS
CN# 110545 Wentworth Shire Council	Bendigo and Adelaide Bank.	A-2 / A-	\$1,000,000	29/06/2026	30	29/07/2026	4.1000%	At maturity	Monthly: \$224.66 Total: \$224.66	\$3,369.86	29/07/2026	Fossil Free	
CN# 110408 Wentworth Shire Council	Rabobank Australia	A-1 / A	\$1,000,000	29/06/2026	30	29/07/2026	4.4500%	At maturity	Monthly: \$243.84 Total: \$243.84	\$3,657.53	29/07/2026	Not Fossil Free	
CN# 110407 Wentworth Shire Council	Rabobank Australia	A-1 / A	\$1,000,000	29/06/2026	30	29/07/2026	4.4500%	At maturity	Monthly: \$243.84 Total: \$243.84	\$3,657.53	29/07/2026	Not Fossil Free	
CN# 110292 Wentworth Shire Council	Bank of Queensland.	A-2 / A-	\$1,000,000	25/06/2026	32	27/07/2026	4.3000%	At maturity	Monthly: \$706.85 Total: \$706.85	\$3,769.86	27/07/2026	Fossil Free	
CN# 110290 Wentworth Shire Council	Bank of Queensland.	A-2 / A-	\$1,000,000	25/06/2026	32	27/07/2026	4.3000%	At maturity	Monthly: \$706.85 Total: \$706.85	\$3,769.86	27/07/2026	Fossil Free	
CN# 110287 Wentworth Shire Council	Bendigo and Adelaide Bank.	A-2 / A-	\$1,000,000	25/06/2026	32	27/07/2026	4.1000%	At maturity	Monthly: \$673.97 Total: \$673.97	\$3,594.52	27/07/2026	Fossil Free	
CN# 110171 Wentworth Shire Council	Westpac	A-1+ / AA-	\$1,000,000	23/06/2026	153	23/11/2026	5.0700%	At maturity	Monthly: \$1,111.23 Total: \$1,111.23	\$21,252.33	23/11/2026	Not Fossil Free	
CN# 110162 Wentworth Shire Council	Rabobank Australia	A-1 / A	\$1,000,000	23/06/2026	153	23/11/2026	5.1400%	At maturity	Monthly: \$1,126.58 Total: \$1,126.58	\$21,545.75	23/11/2026	Not Fossil Free	
CN# 110159 Wentworth Shire Council	Bendigo and Adelaide Bank.	A-2 / A-	\$1,000,000	23/06/2026	62	24/08/2026	4.4000%	At maturity	Monthly: \$964.38 Total: \$964.38	\$7,473.97	24/08/2026	Fossil Free	
CN# 110157 Wentworth Shire Council	Bank of Queensland.	A-2 / A-	\$1,000,000	23/06/2026	62	24/08/2026	4.5500%	At maturity	Monthly: \$997.26 Total: \$997.26	\$7,728.77	24/08/2026	Fossil Free	
CN# 110155 Wentworth Shire Council	NAB	A-1+ / AA-	\$1,000,000	23/06/2026	62	24/08/2026	4.6000%	At maturity	Monthly: \$1,008.22 Total: \$1,008.22	\$7,813.7	24/08/2026	Not Fossil Free	
CN# 110154 Wentworth Shire Council	NAB	A-1+ / AA-	\$1,000,000	23/06/2026	62	24/08/2026	4.6000%	At maturity	Monthly: \$1,008.22 Total: \$1,008.22	\$7,813.7	24/08/2026	Not Fossil Free	
CN# 110093 Wentworth Shire Council	ING Bank (Australia)	A-1 / A	\$1,000,000	18/06/2026	32	20/07/2026	4.2100%	At maturity	Monthly: \$1,499.45 Total: \$1,499.45	\$3,690.96	20/07/2026	Not Fossil Free	
CN# 110092 Wentworth Shire Council	Rabobank Australia	A-1 / A	\$1,000,000	18/06/2026	32	20/07/2026	4.4500%	At maturity	Monthly: \$1,584.93 Total: \$1,584.93	\$3,901.37	20/07/2026	Not Fossil Free	
CN# 110091 Wentworth Shire Council	NAB	A-1+ / AA-	\$1,000,000	18/06/2026	92	18/09/2026	5.0500%	At maturity	Monthly: \$1,798.63 Total: \$1,798.63	\$12,728.77	18/09/2026	Not Fossil Free	
CN# 109984 Wentworth Shire Council	NAB	A-1+ / AA-	\$1,000,000	15/06/2026	30	15/07/2026	4.1000%	At maturity	Monthly: \$1,797.26 Total: \$1,797.26	\$3,369.86	15/07/2026	Not Fossil Free	
CN# 109983 Wentworth Shire Council	Rabobank Australia	A-1 / A	\$1,000,000	15/06/2026	30	15/07/2026	4.4500%	At maturity	Monthly: \$1,950.68 Total: \$1,950.68	\$3,657.53	15/07/2026	Not Fossil Free	
CN# 109922 Wentworth Shire Council	Bank of Queensland.	A-2 / A-	\$1,000,000	11/06/2026	32	13/07/2026	4.2500%	At maturity	Monthly: \$2,328.77 Total: \$2,328.77	\$3,726.03	13/07/2026	Fossil Free	
CN# 109921 Wentworth Shire Council	Bendigo and Adelaide Bank.	A-2 / A-	\$1,000,000	11/06/2026	32	13/07/2026	4.1000%	At maturity	Monthly: \$2,246.58 Total: \$2,246.58	\$3,594.52	13/07/2026	Fossil Free	
CN# 109920 Wentworth Shire Council	NAB	A-1+ / AA-	\$1,000,000	11/06/2026	61	11/08/2026	4.6000%	At maturity	Monthly: \$2,520.55 Total: \$2,520.55	\$7,687.67	11/08/2026	Not Fossil Free	

Term Deposits (continued)

INVESTMENT	INSTITUTION	S&P RATING	CONSID.	SETTLE DATE	TERM	MATURITY	YIELD	INT. FREQ.	INT. ACCRUED	TOTAL INT.	NEXT PMT	FOSSIL STATUS	COMMENTS
CN# 109919 Wentworth Shire Council	Bendigo and Adelaide Bank.	A-2 / A-	\$1,000,000	11/06/2026	32	13/07/2026	4.1000%	At maturity	Monthly: \$2,246.58 Total: \$2,246.58	\$3,594.52	13/07/2026	Fossil Free	
CN# 109918 Wentworth Shire Council	Bendigo and Adelaide Bank.	A-2 / A-	\$1,000,000	11/06/2026	32	13/07/2026	4.1000%	At maturity	Monthly: \$2,246.58 Total: \$2,246.58	\$3,594.52	13/07/2026	Fossil Free	
CN# 109904 Wentworth Shire Council	NAB	A-1+ / AA-	\$1,000,000	10/06/2026	30	10/07/2026	4.1500%	At maturity	Monthly: \$2,387.67 Total: \$2,387.67	\$3,410.96	10/07/2026	Not Fossil Free	
CN# 109901 Wentworth Shire Council	ING Bank (Australia)	A-1 / A	\$1,000,000	10/06/2026	33	13/07/2026	4.1900%	At maturity	Monthly: \$2,410.68 Total: \$2,410.68	\$3,788.22	13/07/2026	Not Fossil Free	
CN# 109899 Wentworth Shire Council	ING Bank (Australia)	A-1 / A	\$1,000,000	10/06/2026	33	13/07/2026	4.1900%	At maturity	Monthly: \$2,410.68 Total: \$2,410.68	\$3,788.22	13/07/2026	Not Fossil Free	
CN# 109898 Wentworth Shire Council	ING Bank (Australia)	A-1 / A	\$1,000,000	10/06/2026	33	13/07/2026	4.1900%	At maturity	Monthly: \$2,410.68 Total: \$2,410.68	\$3,788.22	13/07/2026	Not Fossil Free	
CN# 109887 Wentworth Shire Council	ING Bank (Australia)	A-1 / A	\$1,000,000	10/06/2026	61	10/08/2026	4.3200%	At maturity	Monthly: \$2,485.48 Total: \$2,485.48	\$7,219.73	10/08/2026	Not Fossil Free	
CN# 109896 Wentworth Shire Council	ING Bank (Australia)	A-1 / A	\$1,000,000	10/06/2026	61	10/08/2026	4.3200%	At maturity	Monthly: \$2,485.48 Total: \$2,485.48	\$7,219.73	10/08/2026	Not Fossil Free	
CN# 109892 Wentworth Shire Council	Rabobank Australia	A-1 / A	\$1,000,000	10/06/2026	33	13/07/2026	4.4500%	At maturity	Monthly: \$2,560.27 Total: \$2,560.27	\$4,023.29	13/07/2026	Not Fossil Free	
CN# 109891 Wentworth Shire Council	Rabobank Australia	A-1 / A	\$1,000,000	10/06/2026	33	13/07/2026	4.4500%	At maturity	Monthly: \$2,560.27 Total: \$2,560.27	\$4,023.29	13/07/2026	Not Fossil Free	
CN# 098683 Wentworth Shire Council	Bank of Queensland.	A-2 / A-	\$1,000,000	19/01/2026	182	20/07/2026	4.4500%	At maturity	Monthly: \$3,657.53 Total: \$19,872.6	\$22,189.04	20/07/2026	Fossil Free	
CN# 068928 Wentworth Shire Council	Bank of Queensland.	A-2 / A-	\$1,000,000	04/12/2023	1095	03/12/2026	5.2500%	Annually	Monthly: \$4,315.07 Total: \$30,061.04	\$157,500	03/12/2026	Fossil Free	
CN# 054172 Wentworth Shire Council	Northern Territory Treasury Corporation (Territory Bonds)	NR / AA-	\$1,000,000	16/09/2021	1916	15/12/2026	1.3500%	Quarterly	Monthly: \$554.79 Total: \$554.79	\$70,865.75	16/09/2026	Not Stated	

Investment Compliance Report



COMPLIANCE REPORT INFORMATION

Report Date:	30 June 2026
Account:	Wentworth Shire Council
Policy Name:	Wentworth Shire Council - 30/10/2024
Policy Last Updated:	30 October 2024
Valuation Notes:	Bonds: Face Value (excl. accrued interest) NCDs: Consideration (excl. accrued interest) Term Deposits: Consideration (excl. accrued interest) Cash Accounts: Balance as at report date

This compliance report reflects the portfolio position as of the Report Date. Valuations exclude accrued interest except where noted. Applied credit ratings reflect the long-term S&P rating, or the highest available credit rating from Moody's or Fitch if not S&P rated. Results should be verified independently before making investment decisions.

Compliance By Credit Rating

CREDIT RATING RANGE	RULE TYPE	RULE CRITERIA	CURRENT POSITION (\$)	CURRENT POSITION (%)	REMAINING CAPACITY (\$)	REMAINING CAPACITY (%)	CONTRACT COUNT	COMPLIANCE STATUS
AAA to AAA	Percentage Based	Min: 0% Max: 100%	\$0.00	0.00%	\$33,000,000.00	100.00%	0	Compliant
AA+ to AA-	Percentage Based	Min: 0% Max: 100%	\$6,000,000.00	24.24%	\$25,000,000.00	75.76%	8	Compliant
A+ to A-	Percentage Based	Min: 0% Max: 75%	\$25,000,000.00	75.76%	-\$250,000.00	-0.76%	25	Non-Compliant
BBB+ to BBB-	Percentage Based	Min: 0% Max: 40%	\$0.00	0.00%	\$13,200,000.00	40.00%	0	Compliant
Unrated to Unrated	Percentage Based	Min: 0% Max: 5%	\$0.00	0.00%	\$1,650,000.00	5.00%	0	Compliant

Credit Rating Percentage-Based Exposure vs. Limits

As of 30/06/2026



This chart compares your current investment position as a percentage (blue bars) against the maximum allowed percentage limits (green bars) for each credit rating category. Compliance is achieved when the current position bar remains below or equal to the maximum limit bar.

Counterparty Limits

COUNTERPARTY GROUP	RULE TYPE	MINIMUM	MAXIMUM	COUNTERPARTY CAPACITY
AAA	Percentage Based	0.00%	30.00%	\$9,900,000
AA- to AA+	Percentage Based	0.00%	25.00%	\$8,250,000
A- to A+	Percentage Based	0.00%	20.00%	\$6,600,000
BBB- to BBB+	Percentage Based	0.00%	10.00%	\$3,300,000
NR	Percentage Based	0.00%	5.00%	\$1,650,000

Counterparty Results (Percentage Based Rules)

COUNTERPARTY	CREDIT RATING	RULE CRITERIA	CURRENT POSITION (\$)	CURRENT POSITION (%)	REMAINING CAPACITY (\$)	REMAINING CAPACITY (%)	CONTRACT COUNT	COMPLIANCE STATUS
Northern Territory Treasury Corp	AA-	Min: 0% Max: 25%	\$1,000,000.00	3.03%	\$7,250,000.00	21.97%	1	Compliant
Bank Of Queensland	A-	Min: 0% Max: 20%	\$6,000,000.00	18.18%	\$600,000.00	1.82%	6	Compliant
Rabobank Australia	A	Min: 0% Max: 20%	\$7,000,000.00	21.21%	-\$400,000.00	-1.21%	7	Non-Compliant
ING Bank Australia	A	Min: 0% Max: 20%	\$6,000,000.00	18.18%	\$600,000.00	1.82%	6	Compliant
NAB	AA-	Min: 0% Max: 25%	\$6,000,000.00	18.18%	\$2,250,000.00	6.82%	6	Compliant
Bendigo And Adelaide Bank	A-	Min: 0% Max: 20%	\$6,000,000.00	18.18%	\$600,000.00	1.82%	6	Compliant
Westpac	AA-	Min: 0% Max: 25%	\$1,000,000.00	3.03%	\$7,250,000.00	21.97%	1	Compliant

Compliance By Term to Maturity

TERM RANGE	RULE TYPE	RULE CRITERIA	CURRENT POSITION (\$)	CURRENT POSITION (%)	REMAINING CAPACITY (\$)	REMAINING CAPACITY (%)	CONTRACT COUNT	COMPLIANCE STATUS
0 to 31 days	Percentage Based	Min: 10% Max: 25%	\$21,000,000.00	63.64%	~\$12,750,000.00	~38.64%	21	Non-Compliant
32 to 365 days	Percentage Based	Min: 25% Max: 75%	\$12,000,000.00	36.36%	\$12,750,000.00	38.64%	12	Compliant
366 to 1095 days	Percentage Based	Min: 20% Max: 40%	\$0.00	0.00%	\$13,200,000.00	40.00%	0	Non-Compliant
1096 to 3650 days	Percentage Based	Min: 0% Max: 20%	\$0.00	0.00%	\$6,600,000.00	20.00%	0	Compliant

Fossil Fuel Free Breakdown

GROUP	CURRENT POSITION (\$)	% OF TOTAL	INVESTMENT COUNT
Fossil Fuel Free	\$12,000,000.00	36.36%	12
Not Fossil Fuel Free	\$20,000,000.00	60.61%	20
Not Stated	\$1,000,000.00	3.03%	1

Fossil-Fuel Free Investment Breakdown

GROUP	CURRENT POSITION (\$)	% OF TOTAL	INVESTMENT COUNT
Fossil Fuel Free	\$2,000,000.00	6.06%	2
Not Fossil Fuel Free	\$31,000,000.00	93.94%	31

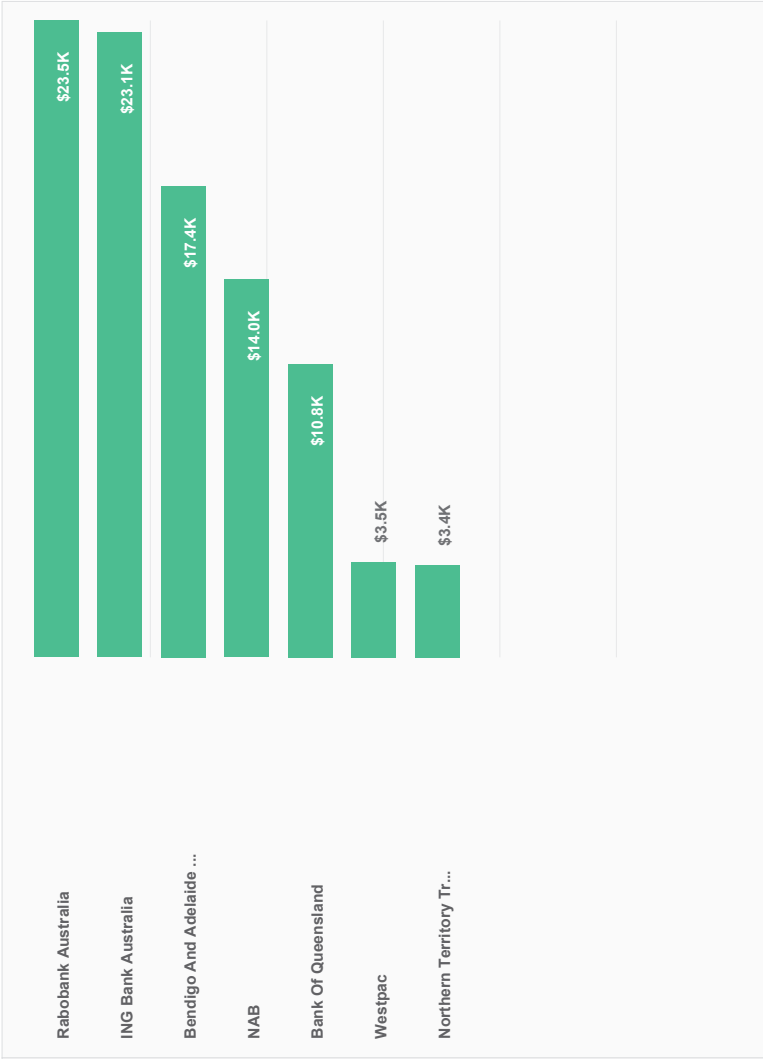
Transaction Activity (01/06/2026 to 30/06/2026)



TRANSACTION TOTALS



INTEREST PAYMENTS BY COUNTERPARTY



Transaction Summaries by Counterparty (01/06/2026 to 30/06/2026)



Investments	
Counterparty	Amount
Rabobank Australia	\$7,000,000
Bendigo And Adelaide...	\$6,000,000
NAB	\$6,000,000
ING Bank Australia	\$6,000,000
Bank Of Queensland	\$4,000,000
Westpac	\$1,000,000
TOTAL	\$30,000,000

Maturities	
Counterparty	Amount
Rabobank Australia	\$6,000,000
ING Bank Australia	\$6,000,000
Bendigo And Adelaide...	\$5,000,000
NAB	\$4,000,000
Bank Of Queensland	\$3,000,000
Westpac	\$1,000,000
TOTAL	\$25,000,000

Interest Payments	
Counterparty	Amount
Rabobank Australia	\$23,530.14
ING Bank Australia	\$23,090.41
Bendigo And Adelaide...	\$17,410.96
NAB	\$13,960.27
Bank Of Queensland	\$10,828.77
Westpac	\$3,524.38
Northern Territory ...	\$3,402.74
TOTAL	\$95,747.67

Transaction Summaries by Investment Type (01/06/2026 to 30/06/2026)



Investments	
Investment Type	Amount
Term Deposit	\$30,000,000.00
TOTAL	\$30,000,000.00

Maturities	
Investment Type	Amount
Term Deposit	\$25,000,000.00
TOTAL	\$25,000,000.00

Interest Payments	
Investment Type	Amount
Term Deposit	\$95,747.67
TOTAL	\$95,747.67

Portfolio Performance Summary As at 30/06/2026



Time Period	Term Deposits	Total Avg Yield	RBA Cash	1m BBSW	3m BBSW	AusBond Bank Bill	AusBond Annualised	vs RBA	vs 1m BBSW	vs 3m BBSW	vs AusBond
As At 30/6/2026	4.33%	4.33%	4.35%	4.31%	4.46%	10497.057	---	-0.02%	+0.02%	-0.13%	---
1m	4.19%	4.19%	4.35%	4.30%	4.46%	0.23%	2.81%	-0.16%	-0.11%	-0.27%	+1.37%
3m	3.90%	3.90%	4.10%	4.06%	4.31%	0.91%	3.67%	-0.20%	-0.16%	-0.41%	+0.23%
6m	3.54%	3.54%	3.60%	3.55%	3.74%	1.83%	3.69%	-0.06%	-0.01%	-0.20%	-0.15%
12m	4.34%	4.34%	3.85%	3.61%	3.60%	3.69%	3.69%	+0.49%	+0.73%	+0.74%	+0.64%

UNDERSTANDING YOUR PERFORMANCE DATA:

- **Portfolio Weighted Average Yield:** Your yield is calculated by examining each investment and weighting its contribution based on its size relative to your total portfolio. Larger investments have greater influence on the overall portfolio yield.
- **Benchmark Comparisons:** The "vs" columns show how your portfolio yield compares to standard market references, helping you understand whether your investment strategy is delivering returns above or below alternatives. Green values indicate outperformance.
- **Time Periods:** Rows labeled "1m", "3m", "6m", and "12m" represent historical lookback periods from your report date, allowing you to track how your portfolio and market yields have changed over time and evaluate long-term performance.

Note: Historical performance data is provided for informational purposes only and does not guarantee future results.

9.5 USE OF PLANNING CONSULTANTS

File Number: RPT/26/325

Responsible Officer: Ken Ross - General Manager
 Responsible Division: Office of the General Manager
 Reporting Officer: Simon Rule - Director Corporate Services

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment
 Strategy: 3.1 An urban environment that maintains and enhances our sense of identity and place

Summary

Council's Planning Department is currently experiencing ongoing resourcing constraints due to three (3) vacant positions within the approved organisational structure. These vacancies have created pressure on Council's ability to maintain statutory planning functions and service delivery timeframes.

To address these challenges, Council has engaged planning consultants to provide planning services on an interim basis. The engagement has been undertaken in accordance with the NSW Local Government Procurement Panel Contract LGP1208-4 – Professional Consulting Services, which is exempt from the requirement to tender under Section 55 of the *Local Government Act 1993 (NSW)*.

Council has now successfully recruited a Planning Manager, who is scheduled to commence on 1 September 2026. While this appointment represents a significant milestone in restoring the Department's capacity, it is anticipated that consultant support will continue to be required during the transition period while the new Manager assumes responsibility and reviews workloads.

Current expenditure is approaching \$700,000 and this report seeks Council approval to authorise the General Manager to expend a further \$400,000 (GST Exc) to ensure continuity of planning services to 31 December 2026, by which time it is anticipated that reliance on external consultants will have reduced substantially and may no longer be required.

Recommendation

That Council:

- a) Notes the engagement of consultants for the provision of Planning Services support.
- b) Authorises the General Manager to expend up to \$400,000 (GST Exc) for the engagement of planning consultants to support the Planning Department until 31 December 2026.

Detailed Report

Purpose

The purpose of this report is to seek Council approval to authorise the General Manager to expend up to \$400,000 for the engagement of planning consultants to provide temporary Planning Services support, in response to ongoing resourcing constraints within Council's Planning Department.

Background

Council's Planning Department is currently experiencing sustained resourcing pressures, with three (3) vacant positions within the approved organisational structure. The total annual employment costs associated with these positions is approximately \$350,000.

To address these challenges, Council has engaged professional planning consultants to provide experience planning consultants to supplement internal resources and ensure continuity of service.

The engagement of planning consultants has been undertaken in accordance with the NSW Local Government Procurement (LGP) Panel Contract LGP1208-4 – Professional Consulting Services.

LGP panel contracts are established through a competitive, open tender process conducted by Local Government Procurement on behalf of participating councils. Suppliers appointed to these panels have been assessed for capability, compliance, probity, and value for money, and councils may directly engage panel members using pre-approved schedule of rates.

Matters under consideration

Council has now successfully recruited a Planning Manager, who will commence employment on 1 September 2026. This appointment represents an important step towards restoring the Department's long-term capability. Upon commencement, the new Planning Manager will assume responsibility for the operational management of the Department, review current workloads and service delivery arrangements, and lead the recruitment of the remaining vacant planning positions.

Recruitment to planner vacancies will commence prior to the Planning Manager's commencement to minimise delays in rebuilding the team. However, recognising the time required to recruit, onboard and develop new employees, consultant support will remain necessary during the transition period.

It is expected that, as the Planning Manager becomes established in the role and additional permanent staff are appointed, Council's reliance on external consultants will reduce progressively over the coming months.

By 31 December 2026, it is anticipated that the requirement for consultant planning services will have been reduced significantly and subject to successful recruitment outcomes may no longer be required.

Legal, strategic, financial or policy implications

In accordance with Section 55(3)(i) of the *Local Government Act 1993 (NSW)*, councils are exempt from the requirement to conduct a separate tender process when entering into contracts through a Local Government Procurement panel. The engagement of the planning consultants is therefore compliant with legislative and procurement requirements.

Expenditure associated with the engagement of the planning consultants has increased in line with the ongoing need to address staffing vacancies and service demand within the Planning Department. Current expenditure is approaching \$700,000 with further costs anticipated while external support continues to be required.

Authorising expenditure up to \$400,000 provides sufficient flexibility to ensure continuity of planning services during the recruitment period, avoids the risk of service disruption, and supports Council's ability to meet statutory obligations.

Inadequate resourcing within the Planning Department presents operational, statutory, and reputational risks, including delays in development assessment timeframes and reduced service delivery outcomes for the community.

Engaging consultants through an established Local Government Procurement panel provides assurance in relation to governance, probity, and value for money, while enabling Council to respond efficiently to resourcing constraints. Formal Council approval for the proposed expenditure limit ensures transparency and appropriate oversight.

Conclusion

The engagement of planning consultants has enabled Council to continue delivering statutory planning services during a period of sustained resourcing constraints within the Planning Department.

Notwithstanding the positive development of the successful appointment of a Planning Manager, continued consultant support will be required during the transition period to ensure uninterrupted service delivery while permanent staff are recruited, onboarded and integrated into the organisation.

Approval of the recommended expenditure will provide the flexibility required to complete this transition in an orderly and well-governed manner, while ensuring Council continues to meet its statutory obligations and maintains expected service levels for the community.

Attachments

Nil

9.6 REQUEST FOR EVENT FUNDING, 2026 SPIRIT OF CRICKET

File Number: RPT/26/337

Responsible Officer: Simon Rule - Director Corporate Services
 Responsible Division: Corporate Services
 Reporting Officer: Aaron Hawkins - Manager Corporate Services

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving region
 Strategy: 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

Summary

Council has received a request from Mr Anthony Telfer seeking funding support for the Spirit of Cricket Festival in 2026. The event organiser is seeking \$20,000 in cash sponsorship under the Event Funding Program to support a well-established major event operating across both the Wentworth Shire and Mildura Rural City Council. The event is projected to attract 200-300 visitors from outside the Wentworth region, each staying over 16 days.

Assessment against the program criteria indicates that the event delivers significant economic value, with modelling indicating the event is likely to inject approximately \$250,000 within the local economy.

Recommendation

That Council based on the information provided in the report approves option a.

Detailed Report

Purpose

The purpose of this report is to inform Council of the request for Event funding and seek Council approval for funding support for the delivery of the 2026 Spirit of Cricket

Background

The Spirit of Cricket successfully ran in 2024 and 2025 with both Wentworth Shire Council and Mildura Rural City Council funding.

The event aligns with Council's objectives to support economic development, tourism and activation of local communities.

Matters under consideration

The funding application has been assessed by a panel consisting of the following Council Officers:

- Director Corporate Services
- Manager Business & Corporate Services

The Global Spirit of Cricket Festival will be held over two weeks in September 2026 and caters to Over 35 and Over 50 Masters cricket players. Matches will be played across venues in both the Wentworth and Mildura municipalities, with Wentworth Shire Council hosting games at McLeod Oval and Carramar Oval.

The event is expected to attract approximately 500 participants and supporters to the region, with an average stay of around 16 nights. While accommodation bookings have primarily been secured in Mildura, participants travelling by caravan and recreational vehicle are encouraged to stay within the Wentworth Shire where suitable facilities are available.

A significant feature of the event is its international broadcast through Willow, North America's leading cricket broadcaster. The festival will receive more than 60 hours of live high-definition coverage streamed throughout the United States, Canada, Australia and New Zealand. This provides a valuable opportunity to promote the Wentworth region to a large domestic and international audience, extending the tourism benefits beyond those attending in person.

The funding request has increased significantly compared with the previous year. While the additional marketing exposure and broadcast reach are acknowledged and provide strong value, the increase in funding sought is considered difficult to fully justify.

Council provided \$8,250 of funding for last year's event. For the current application, the organiser has requested an increased contribution. The panel requested supporting information for this and received justification re promoting WSC based accommodation and continued promotional activity

Options

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

- a) Provide a partial contribution between requested and last year's amount
- b) Provide the full \$20,000
- c) decline the request

These options should be considered in light of the event's demonstrated economic impact, community benefits, and alignment with program objectives

Legal, strategic, financial or policy implications

The requested funding for 2026 event can be accommodated within the Events Funding Budget. The budget for 2026/2027 is \$160,000

Conclusion

The assessment demonstrates that the event strongly meets the objectives and priorities of the Event Funding Program, particularly in relation to economic impact, tourism generation, community benefit and event sustainability. While it is a well supported event with high level promotional activity, it should be noted that at least 75% of the accommodation and therefore spend is locked into MRCC based providers.

The anticipated influx is still significant and worthy of event funding.

Attachments

1. Spirit Of Cricket Event Funding Application 2026 (Under Seperate Cover)⇒
2. 2026 Event Budget Projection (Under Seperate Cover)⇒

9.7 REQUEST FOR EVENT FUNDING - SUNRAYSIA SAFARI RALLY 2026

File Number: RPT/26/340

Responsible Officer: Simon Rule - Director Corporate Services
 Responsible Division: Corporate Services
 Reporting Officer: Aaron Hawkins - Manager Corporate Services

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving region
 Strategy: 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

Summary

Council has received a request from Mr Troy Bennett seeking funding support for the delivery of the Sunraysia Safari Rally in 2026. The event organiser is seeking \$20,000 in cash sponsorship and additional in kind support under the Event Funding Program to support a well-established major event operating in the Wentworth Shire since 2017.

In kind value including venue hire, camping, cleaning, rubbish and power would equate to approximately \$20,000.

The event is projected to attract up to 480 visitors from outside the Wentworth region, each staying a minimum of seven nights generating substantial tourism activity and economic benefit for the local economy.

The event demonstrates strong alignment with the objectives of the Event Funding Program and delivers measurable economic benefits. The estimated direct expenditure of approximately \$698,000 and total economic impact exceeding \$1 million, provides a solid return on investment for the region.

Recommendation

That Council consider the contents of the report and choose one of the suggested options.

Detailed Report

Purpose

The purpose of this report is to inform Council of the request for Event funding and seek Council approval for funding support for the delivery of the 2026 Sunraysia Safari Rally

Background

The Sunraysia Safari Rally has been held within the Wentworth Local Government Area since 2017.

The event aligns with Council's objectives to support economic development, tourism and activation of local communities.

Matters under consideration

The event organisers have provided the following information in relation to the 2025 event:

- The event is held over multiple days entirely within the Wentworth Shire Local Government Area
- Attendance of approximately 600 people
- Of those attendees, approximately 480 travelled from outside the Sunraysia region
- Visitors stayed in the region for an average of 7 nights

- The social and digital marketing associated with the event reached over 198,000 for the month of the rally both locally and internationally. The TV documentary was ran on Seven Network including additional encore screenings.
- Acquittal of last years funding as requested

The funding application has been assessed by a panel consisting of the following Council Officers:

- Director Corporate Services
- Manager Business & Corporate Services

The application was assessed against the Event Funding Program criteria, including economic and tourism impact, community benefit, event quality, sustainability, and the applicant's ability to successfully deliver the event.

The Sunraysia Safari Rally has established itself as a significant regional event, demonstrating a proven track record of delivery, strong organisational capability, a proven history of delivery and ongoing growth. This provides confidence in its ability to continue attracting visitors to the Wentworth Shire.

The event is expected to attract approximately 600 attendees over seven days, including around 480 visitors from outside the region. This level of visitation provides a valuable economic benefit through accommodation, hospitality, fuel, retail and other local businesses, while also contributing to the region's profile as a destination for major events.

Based on the assessment, the application demonstrates strong alignment with the objectives of the Event Funding Program. In the funding application. The event organiser has identified approximately \$698,000 in direct expenditure by event visitors within the Wentworth local government area, including spending on accommodation, food and hospitality services. Based on internal analysis undertaken by Council staff, including the use of REMPLAN modelling, this figure appears to represent a reasonable and credible estimate of direct economic activity associated with the event.

While this expenditure is initially captured by local businesses, a proportion is subsequently directed towards goods and services sourced from suppliers in Mildura. The event organiser has indicated that, by applying higher economic multipliers in the range of 2.2 to 2.8, total economic impact could be between \$1.5 million and \$2.0 million. While this methodology is acknowledged and reflects approaches sometimes used in larger regional or metropolitan economies, these higher multipliers are not considered appropriate in the context of the Wentworth LGA, where supply-chain depth is more limited and a greater proportion of expenditure flows outside the immediate local government area.

Wentworth operates within a highly integrated cross-border economic environment, with a significant proportion of business inputs sourced from Mildura. This results in a higher level of supply-chain leakage compared to larger centres, limiting the scale of economic recirculation that can reasonably be attributed to the local government area.

However, this does not represent a complete loss of economic benefit. Many of these Victorian suppliers employ Wentworth residents, resulting in wages and income that flow back into the local economy through household spending. These cross-border labour linkages mean that some expenditure is effectively recirculated within the broader functional economy, although this effect is difficult to quantify with precision.

Accordingly, a more conservative multiplier in the range of 1.5 to 1.7 has been applied in this assessment. This approach reflects the local economic structure, accounts for supply-chain

leakage, and avoids overstating impacts, while acknowledging that the true economic benefit to the Wentworth community is assessed to be between \$1.05 million and \$1.2 million.

The assessment panel awarded the application an average score of 20 out of 25, reflecting strong performance across the assessment criteria and supporting the recommendation for funding.

Options

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

- a) Approve total funding of \$20,000 in cash or in-kind support;
- b) Approve cash and in kind support up to the maximum funded amount of \$30,000 as per the program guidelines
- c) Provide a partial contribution between these two amounts;
- d) Decline the request

These options should be considered in light of the event's demonstrated economic impact, community benefits, and alignment with program objectives.

Legal, strategic, financial or policy implications

The requested funding for 2026 event can be accommodated within the Events funding Budget. The budget for 2026/2027 is \$160,000

Council provided the event organiser with \$20,000 in funding plus approx. \$15,000 of in kind support for last years event. For the current application, the organiser has requested a similar contribution to last year. The combined funding request of cash and in-kind support for the 2026 event is equivalent to approximately \$40,000 which exceeds the allowable amount under the event funding guidelines.

Conclusion

The assessment demonstrates that the event strongly meets the objectives and priorities of the Event Funding Program, particularly in relation to economic impact, tourism generation, community benefit and event sustainability. With its expanding national and international profile, growing participation levels and capacity to attract significant overnight visitation, the event offers a robust and measurable benefit to the Wentworth region.

The anticipated visitor influx and associated spending provide clear evidence of substantial economic stimulation. Accordingly, it is the recommendation of the assessment panel that Council support the request for sponsorship.

Attachments

- 1. 2026 Safari Rally Event Application Form (under seperate cover)⇒
- 2. 2026 Event Budget Projection (under seperate cover)⇒
- 3. Sunraysia Safari Rally Report to Council 2026 (under seperate cover)⇒

9.8 DA2025/021 MANUFACTURED HOME ESTATE 78 CORBERTT AVENUE BURONGA LOT 2 DP 1300239

File Number: RPT/26/291

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: George Kenende - Strategic Planner

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

A development application (DA2025/021) was lodged by Council on 11 February 2025 for a manufactured home estate at 78 Corbett Avenue Buronga Lot 2 DP 1300239.

Under the RU5 Village zoning of the *Wentworth Local Environmental Plan 2011* (WLEP 2011), the proposed development (manufactured home estate) is permitted with consent.

The *Local Government Act 1993* defines manufactured home estate as:

- ***manufactured home estate*** means land on which manufactured homes are, or are to be, erected.

The *Local Government Act 1993* defines manufactured home as:

- ***manufactured home*** means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—
 - a) that comprises one or more major sections, and
 - b) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the Road Transport Act 2013,
- and includes any associated structures that form part of the dwelling.

During public exhibition, nine (9) submissions were received (2 being the same submitter) raising concerns about the proposed development.

For Council to have the legal pre-requisite power to approve development applications, the following must be provided:

- Written Land owners consent as per section 23 of the *Environmental Planning and Assessment Regulation 2021*. License and leases are not considered land owners consent
- For land formally used for agriculture/horticulture use, a Preliminary Site Investigation for contamination **must** be provided to Council as per Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP).

For Council to be able to approve a development application for a manufactured home estate, a number of prerequisites must be met:

- Satisfy matters under Chapter 3, Part 8 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP)
- Have a design consistent with Part 2 Division 3 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*

- The development must be capable of being adequately serviced as per clause 7.2 of the WLEP 2011
- Matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979*

The application was presented to Council at the 13 May 2026 ordinary Council meeting with a recommendation for refusal. A decision was made by Council to lay the matter on the table (defer determination).

To date, the above matters have not been met, and insufficient information has been provided with the development application.

The application has been presented to Council for determination and was not determined under delegation for the following reasons:

- The application is recommended for refusal
- More than 3 submissions were received to the application

Recommendation

That Council:

1. Refuse DA2025/021 for a manufactured home estate at 78 Corbett Avenue Buronga Lot 2 DP 1300239 subject to reasons.
2. 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 information for Council to determine Development Application DA2025/021, having consideration to the details provided both within this report and the attachments provided.

Background

A development application (DA2025/021) was lodged by Council on 11 February 2025 for a manufactured home estate at 78 Corbett Avenue Buronga Lot 2 DP 1300239. The application was presented to Council at the 13 May 2026 ordinary Council meeting with a recommendation for refusal. A decision was made by Council to lay the matter on the table (defer determination). To date, the matters have not been addressed, and insufficient information has been provided with the development application.

Under the RU5 Village zoning of the *Wentworth Local Environmental Plan 2011* (WLEP 2011), the proposed development (manufactured home estate) is permitted with consent.

The *Local Government Act 1993* defines manufactured home estate as:

- ***manufactured home estate*** means land on which manufactured homes are, or are to be, erected.

The *Local Government Act 1993* defines manufactured home as:

- ***manufactured home*** means a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—
 - c) that comprises one or more major sections, and
 - d) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the Road Transport Act 2013,
- and includes any associated structures that form part of the dwelling.

Refer to attachment 1 – Development Application

Refer to attachment 2 – Statement of Environmental Effects

Refer to attachment 3 – Plans

Matters under consideration

In determining a development application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The proposed development for a manufactured home estate is permitted with consent under the RU5 Village zoning of WLEP 2011.

The access point for the development is proposed via a crown parcel of land. Land owners consent was not provided by the applicant for access via this crown parcel of land. It is well settled in planning law that the requirement for obtaining owner's consent for the making of a Development Application is a 'jurisdictional prerequisite' to the granting of Development Consent. If the consent of the owner of Lot 453 is not obtained by the Applicant as required by clause 23 of the *Environmental Planning and Assessment Regulation 2021*, Council as the Consent Authority has no power to grant its consent to the Development Application.

Chapter 4 of the R&H SEPP applies to the land and, pursuant to Section 4.15 of the EP&A Act 1979, is a relevant consideration. The site involves a change of use from agricultural/horticultural uses to residential uses. Under Chapter 4 section 4.6(2) of the R&H SEPP, if the land is specified in subsection 4.6(4) the consent authority must consider a preliminary investigation. A preliminary site investigation was requested on 26 November 2025 and has not been provided. Chapter 4 of the R&H SEPP is a mandatory consideration which, if not complied with, provides a jurisdictional bar to development consent. As no preliminary site investigation has been provided with the application, the application must be refused as Council do not have the jurisdiction to approve it.

The application was referred to Transport for NSW (TfNSW) under the *State Planning Policy (Transport and Infrastructure) 2021* (TISEPP). Comments from TfNSW indicated that the increase in traffic from the development would necessitate upgrades to the Pitman Road and Silver City Highway junction. Further information was requested in October 2025 from the applicant to address a number of traffic-related issues, which to this date has not been provided.

Chapter 3, Part 8 of the Housing SEPP applies to Wentworth Shire Council and must be considered when approving manufactured home estates. The development application did not satisfy all matters for consideration under the Housing SEPP. This included not fully complying with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

Clause 7.1 of the WLEP 2011, has matters for consideration for Council to approve development application involving earthworks. There was insufficient information for Council to properly consider the matters required for consideration under clause 7.1(3) of the WLEP 2011. Accordingly, the assessment required by clause 7.1 of the WLEP 2011 was unable to be undertaken. The *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* provides design requirements for manufacture home estates but does not include earthwork requirements. Manufactured home estate earthworks should be identified and approved as part of the development application and form part of condition of consent.

Clause 7.2 of WLEP 2011 requires consideration to be given to the adequacy of essential services available to the site. All services connections will be required to be made over the Crown Land, for which no owner's consent has been granted. There is insufficient information for Council to be satisfied as to the adequacy of essential services to the site (water, sewer and drainage).

During public exhibition, 9 submissions (2 from the same submitter) were received to the development application. Several matters raised in the submissions were not adequately addressed by the applicant. Please refer to the attached table of submissions.

In summary, the development application in its current form does not comply with matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979*. This includes not complying with jurisdictional matters which do not give Council the jurisdictional power to grant consent to the development application.

Refer to attachment 4 – Table of submission

Refer to attachment 5 – Section 4.15 Assessment report

Refer to attachment 6 – Submissions

Refer to attachment 7 – Traffic Impact Assessment Report

Options

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

1. Refuse DA2025/021 for a manufactured home estate at 78 Corbett Avenue Buronga Lot 2 DP 1300239 subject to the following reasons:
 - a) Written Land owners consent not provided for Lot 453 DP 1217477
 - b) Jurisdictional matters under the *State Environmental Planning Policy (Resilience and Hazards) 2021* were not met
 - c) Inconsistent with matters for consideration under the *State Environmental Planning Policy (Housing) 2021*
 - d) Inconsistent with matters for consideration under the *Wentworth Local Environmental Plan 2011*
 - e) Inconsistent with requirements of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*
 - f) Traffic related considerations not properly addressed

Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of the determination to Council under Section 8.2 of the *Environmental Planning & Assessment Act 1979*. The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the *Environmental Planning & Assessment Act 1979*.

Should Council issue an approval for the application, anyone can challenge the validity of the consent or remedy a breach to the planning act under section 4.59 and 9.45 respectively of the *Environmental Planning & Assessment Act 1979*.

Conclusion

Having consideration to the content of this report, it is concluded that the appropriate course of action is to refuse to issue development approval subject to reasons.

Attachments

1. Development Application (under separate cover)⇒
2. Statement of Environmental↓
3. Plans↓
4. Table of submissions↓
5. Section 4.15 Assessment Report↓

6. Submissions (under separate cover) [⇒](#)
7. Traffic Impact Assessment Report [↓](#)



Health & Planning Department
26-28 Adelaide Street
PO Box 81
WENTWORTH NSW 2648
Tel: 03 5027 5027
council@wentworth.nsw.gov.au

Statement of Environmental Effects

Attachment C to the Development Application

made under the Environmental Planning & Assessment Regulation 2000

INTRODUCTION

To assist Council in assessing your development application, in accordance with relevant legislative requirements, it is necessary for you to answer the following questions and provide justification of your responses. These questions relate to common matters that need to be addressed in order to mitigate potential impacts resulting from your development.

Please note: Incomplete or insufficient information may lead to your application be delayed or rejected.

PERMISSIBILITY

- | | | |
|--|---|-----------------------------|
| • Is your proposal permissible in the zone? | ☒ Yes | ☐ No |
| • Is your proposal consistent with the zone objectives? | ☒ Yes | ☐ No |
| • Is your proposal in accordance with the relevant development control plan? | ☒ Yes | ☐ No |

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a member of the Health & Planning Division before lodging a development application.

Please justify your answers below:

The land is zoned RU5-Village.

A Manufactured Home Estate is a 'Permitted with Consent' use.

The proposal meets the zone objectives by way of the following:

- providing a different type of residential living.
- the use is compatible with the surrounding urban development existing and being developed.
- all services are available to the site.
- the proposal provides new residential growth in Buronga.

DESCRIPTION OF DEVELOPMENT

This needs to include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.

The proposal is a Manufactured Home Estate.

The proposal is to provide small lots (not subdivided) for persons to locate a manufactured home on each lot.

This application is to develop stage 1, being 32 lots of the overall development.

DESCRIPTION OF SITE

1. Describe the site including any physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

The site is vacant and is 9.819 hectares in area.
The site is irregular in shape, with the land sloping towards the south-western corner of the site.

2. What is the present use and previous uses of the site?

Present use of the land is vacant.
Previous use of the land was agriculture.

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)

No

4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)

No constraints

5. What types of land use and development exist on surrounding land?

Residential housing exists to the south of the site.
To the north is vacant industrial land.
Land to the west is being developed into a residential estate.
Land to the west is vacant, with development approval existing for a residential subdivision.

CONTEXT AND SETTING

- Will the development be:
 - Visually prominent in the surrounding area? ☐ Yes ☒ No
 - Inconsistent with the existing streetscape? ☐ Yes ☒ No
 - Out of character with the surrounding area? ☐ Yes ☒ No
 - Inconsistent with surrounding land uses? ☐ Yes ☒ No

Please justify your answers below:

The land is not located fronting any major road network.
 The land is located in the middle of surrounding properties to be developed into residential and industrial estates.
 Therefore, the site is not visibly prominent and is not inconsistent with nearby streetscapes.
 The proposed manufactured home estate is consistent with the existing residential estate to the south and future urban development to be undertaken upon the abutting properties.

PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space, etc.? ☐ Yes ☒ No
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? ☐ Yes ☒ No
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? ☐ Yes ☒ No
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? ☐ Yes ☒ No

Please justify your answers below:

The proposal will provide lots for manufactured homes to be located upon in a residential lifestyle setting.
 The homes will be small in size and single storey in height.
 Therefore, no overlooking or overshadowing will occur; and no other adverse effects will be caused by this development.

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development? ☒ Yes ☐ No
- Will the development increase local traffic movements / volumes?
 If yes, by how much? ☒ Yes ☐ No
- Are additional access points to a road network required? ☐ Yes ☒ No
- Has vehicle manoeuvring and onsite parking been addressed in the design? ☒ Yes ☐ No
- Are power, water, sewer and telecommunication services readily available to the site? ☒ Yes ☐ No

Please justify your answers below:

Legal access to the site is available via Friel Street.
 Increase in traffic movements will be standard with traffic movements in new residential housing estates.
 No traffic issues will be created by this development.
 Each home will have their own car park, together with visitor car parking to be provided in the development.
 The development has been designed so that all vehicles will be able to enter and leave the site in a forward direction.
 All services are available to the site.

ENVIRONMENTAL IMPACTS

- | | | |
|---|---|--|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | ☐ Yes | ☒ No |
| • Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? | ☐ Yes | ☒ No |
| • Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)? | ☐ Yes | ☒ No |
| • Does the development involve any significant excavation or filling? | ☐ Yes | ☒ No |
| • Could the development cause erosion or sediment run-off (including during the construction period)? | ☐ Yes | ☒ No |
| • Is there any likelihood in the development resulting in soil contamination? | ☐ Yes | ☒ No |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? | ☒ Yes | ☐ No |
| • Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? | ☐ Yes | ☒ No |
| • Is the development likely to disturb any aboriginal artefacts or relics? | ☐ Yes | ☒ No |

Please justify your answers below:

The land is zoned RU5-Village.
 Urban development is promoted in this zone.
 The establishment of this manufactured home estate will enable homes to be transferred and located on the lots (not subdivided) in this estate.
 No pollution will be caused by this development.

FLORA AND FAUNA IMPACTS

- | | | |
|---|------------------------------|--|
| • Will the development result in the removal of any native vegetation from the site? | ☐ Yes | ☒ No |
| • Is the development likely to have any impact on threatened species or native habitat? | ☐ Yes | ☒ No |

For further information on threatened species, visit www.threatenedspecies.environment.nsw.gov.au

Please justify your answers below:

The site is vacant.
 No native vegetation or native habitat exists upon the site.

WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of?
☒ To Sewer ☐ Onsite
- How will stormwater (from roof and hard standing) be disposed of:
☒ Council Drainage System ☐ Other (please provide details)
- Will liquid trade waste be discharged to Council's sewer? ☐ Yes ☒ No
- Will the development result in any hazardous waste or other waste disposal issue? ☐ Yes ☒ No
- Does the development propose to have rainwater tanks? ☐ Yes ☒ No
- Have all potential overland stormwater risks been considered in the design of the development? ☒ Yes ☐ No

Please justify your answers below:

All services are available to the site.
 Effluent and stormwater will be designed to the satisfaction of Wentworth Shire Council.

SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic or social consequences in the area? ☐ Yes ☒ No
- Has the development addressed any safety, security or crime prevention issues? ☒ Yes ☐ No

Please justify your answers below:

The development will have only positive economic and social effects.
 Over 1.5 million dollars to be invested in Buronga, and creation of jobs will boost the economy of the Buronga Township.
 The establishment of a lifestyle village estate will create social interaction for future residents of the facility.

CONCLUSION

Cumulative effects of all factors.

In conclusion, based on all the above information it is clear that this proposed manufactured home estate will be a benefit to the Buronga Township and Wentworth municipality in terms of economic and social benefits.



ROY COSTA PLANNING & DEVELOPMENT

164 Eighth Street Mildura
PO Box 2925 Mildura 3502
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Our Ref: 24-093
Your Ref:

30 October 2024

George Kenende
Acting Director Health & Planning
Wentworth Shire Council
PO Box 81
WENTWORTH NSW 2648

Dear George,

**DEVELOPMENT APPLICATION
MANUFACTURED HOME ESTATE
LOT 2 DP 1300239 CORBETT AVENUE BURONGA**

Enclosed, please find a development application, proposing the establishment of a Manufactured Home Estate upon land situated at Lot 2 DP 1300239 Corbett Avenue Buronga.

This application is lodged on behalf of the owners of the subject property.

The subject land is 9.819 hectares in area and is currently vacant.

This application is proposing to establish Stage 1 of the overall proposed manufactured home estate upon the subject site.

Therefore, this application is seeking to establish 32 sites within the estate.

It should be noted that the lots remain on one overall title and are not subdivided; and are leased to individual owners wishing to locate their manufactured home on an allotment within the estate.

Access to the site will be via Friel Street.

The proposal is delineated on the plans associated with this application.

The Statement of Environmental Effects lodged in association with this application details how this proposal meets the provisions of the Wentworth Local Environmental Plan 2011 (WLEP).

In addition, this proposal meets the WLEP as detailed below.

PLANNING INSTITUTE AUSTRALIA – REGISTERED PLANNER (RPIA)

Rokar Pty. Ltd. ABN 86 087 497 685 Trading As Roy Costa Planning & Development



WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011

In accordance with the Wentworth Local Environmental Plan 2011 the subject land is zoned RU5 - Village.

The objectives of the RU5 – Village are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote development in existing towns and villages in a manner that is compatible with their urban function.
- To encourage well-serviced sustainable development.
- To ensure there are opportunities for economic development.
- To deliver new residential and employment growth in Buronga and Gol Gol.
- To ensure business and retail land uses are grouped within and around existing activity centres.

This proposal meets these objectives by:

- Providing a unique and different residential lifestyle living estate.
- Promoting development in the existing town of Buronga.
- The development site is well serviced.
- The proposal is supporting economic development; and at the same time delivering new residential and employment growth in Buronga.

In accordance with **3 Permitted with consent** within **Zone RU5 Village** of the WLEP this proposed Manufactured Home Estate is permissible with consent from Wentworth Shire Council.

LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2021

DIVISION 3 MANUFACTURED HOME ESTATES

This proposed manufactured home estate meets these provisions by way of the following:

- The size of the land is greater than 1 hectare in area; being 9.819 hectares.
- Once the development is fully completed there will be a minimum of 10% of the total area of the property will be reserved for recreation and other communal activities.
- Each dwelling site will have an area of at least 130 square metres.
- Each dwelling site will be numbered, and boundaries clearly outlined.

- Each dwelling site will have vehicular access to the access road within the development.
- The community building in the overall development will be setback further than 10 metres to the boundary of a dwelling site within the manufactured home estate.
- The dwelling sites will be located further than 10 metres from the public road, being Friel Street; and minimum of 3 metres from to another boundary of the estate.
- Visitor car parking will be provided within stage 1 of the development as delineate don the plans associated with this application.
- The access roads within the estate will have an all-weather sealed surface; and be adequately lit between sunset and sunrise.
- All services will be connected to the manufactured home estate, including water supply, sewerage, drainage, and electricity.
- Garbage collection will be undertaken with a contract with a private garbage collection company.
- Fire hydrants will be located within the estate; with no part of a dwelling site to be located further than 90 metres from a fire hydrant.
- We acknowledge that a building must not be erected within this manufactured home estate unless the approval allows the erection of the building.
- The manufactured home estate will not be used for a commercial purpose other than a manufactured home estate or an associated purpose.
- A Community Map (and as amended) will be provided to Council as per the regulations at all times; with the map to be made available for inspection by an occupant of the estate.

CONCLUSION

In summary, the proposed manufactured home estate upon land situated at Lot 2 DP 1300239 Corbett Avenue Buronga is seen to comply with the relevant provisions of the Wentworth Local Environmental Plan 2011; and provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulations 2021.

Given all the above-mentioned, we now request Council support this development application as proposed.

If you have any queries in relation to the above, please contact Mr. Roy Costa from our office who will be pleased to assist.

Yours sincerely,

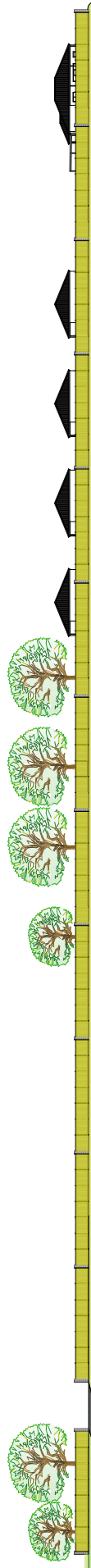
Roy Costa

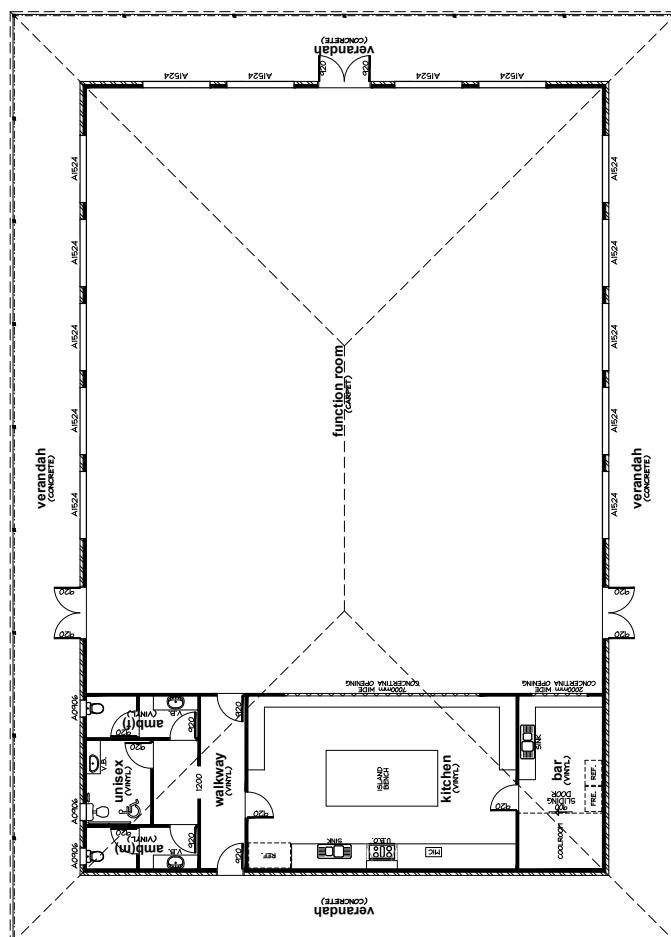
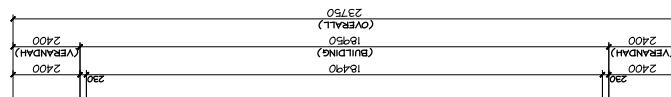
ROY COSTA RPIA

ROY COSTA PLANNING & DEVELOPMENT









PROPOSED FLOOR PLAN 1:100

[illegible]

TOTAL	789.69 m2
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TERRAIN CATEGORY 3.0 WIND CLASSIFICATION (N1)
 REGION A
 TOPOGRAPHIC EFFECT (T1)
 WIND DIRECTION (FULLY SHIELDED)
 CALCULATION OF WIND SPEED = 28

SHEET NO: 1 OF 3 **DRG NO: MH2 2026-XXX**

PROJECT:
PROPOSED FUNCTION BUILDING

CLIENT:
UP DEVELOPMENTS PTY LTD

ADDRESS:
IREL STREET, BURONGA, NSW.

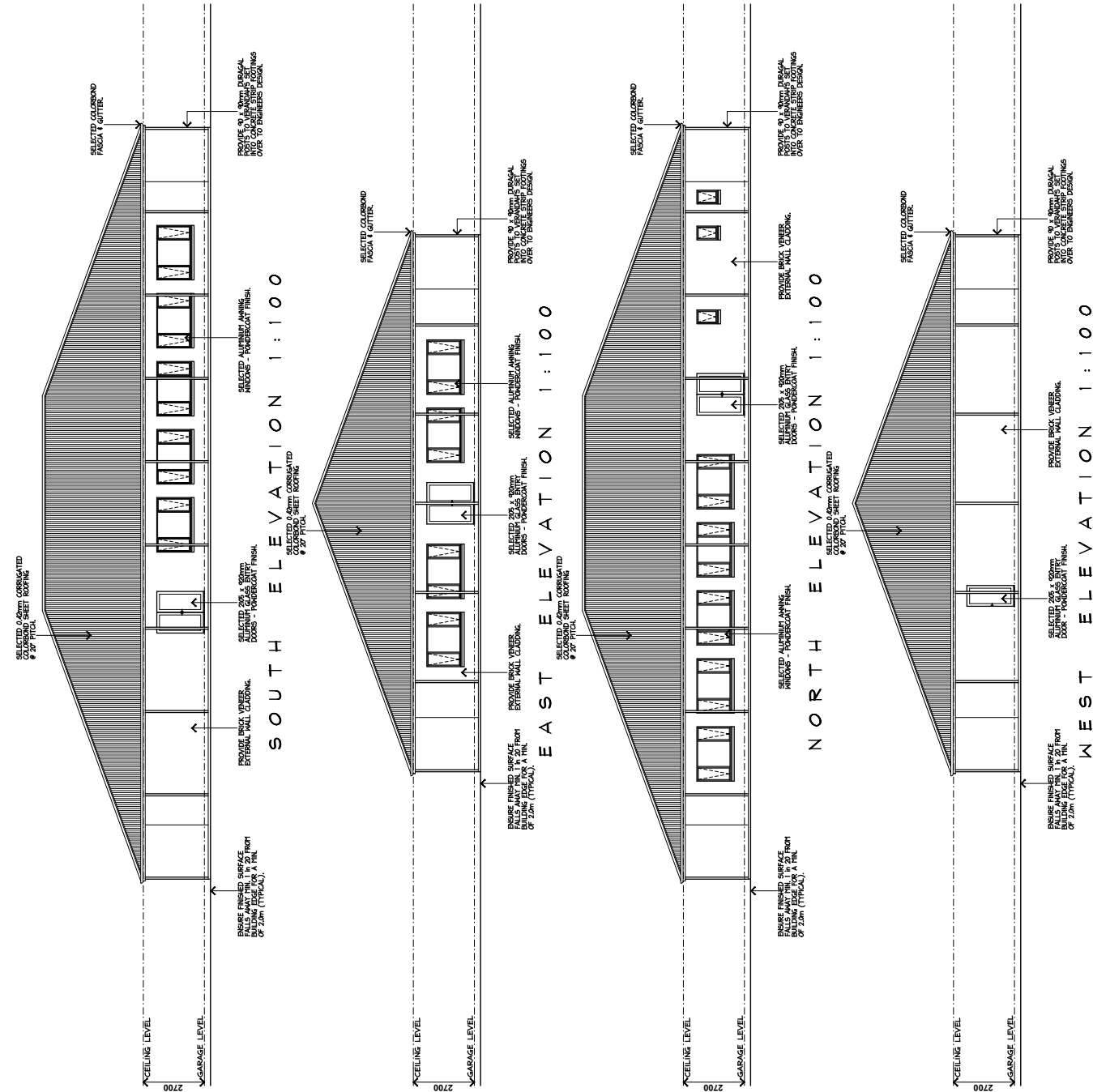
SCALE: AS SHOWN DATE: FEB '26

32



ENGINEERING & ARCHITECTURAL SERVICES
mark@mh2.com.au 0438 210 139 0427 237 668
No. 136-138 Langtree Ave, Mildura, VIC. 3500
ABN: 43 634 027 464 DP No: AD 26770

(ISSUED: 9th FEB' 2026)



(ISSUED: 9th FEB' 2026)

SHEET NO: 2 OF 3 DRG NO: MP2 2026-xxx

PROJECT: PROPOSED FUNCTION BUILDING

CLIENT: ZUP DEVELOPMENTS PTY LTD

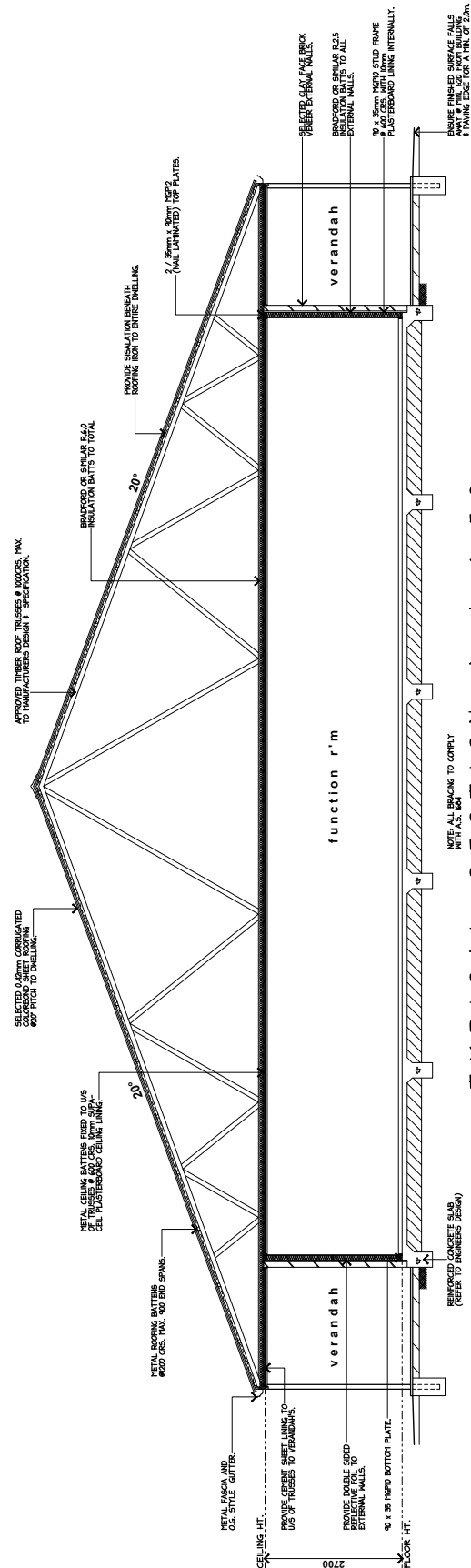
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SCALE: AS SHOWN DATE: FEB 26

B2

ENGINEERING & ARCHITECTURAL SERVICES

mark@mafh2.com.au mick@mafh2.com.au
0458 210 139 0427 537 668
No. 136-138 Langtree Ave, Mickleham, VIC. 3500
ABN: 43 634 027 464 DP No: AD 26770



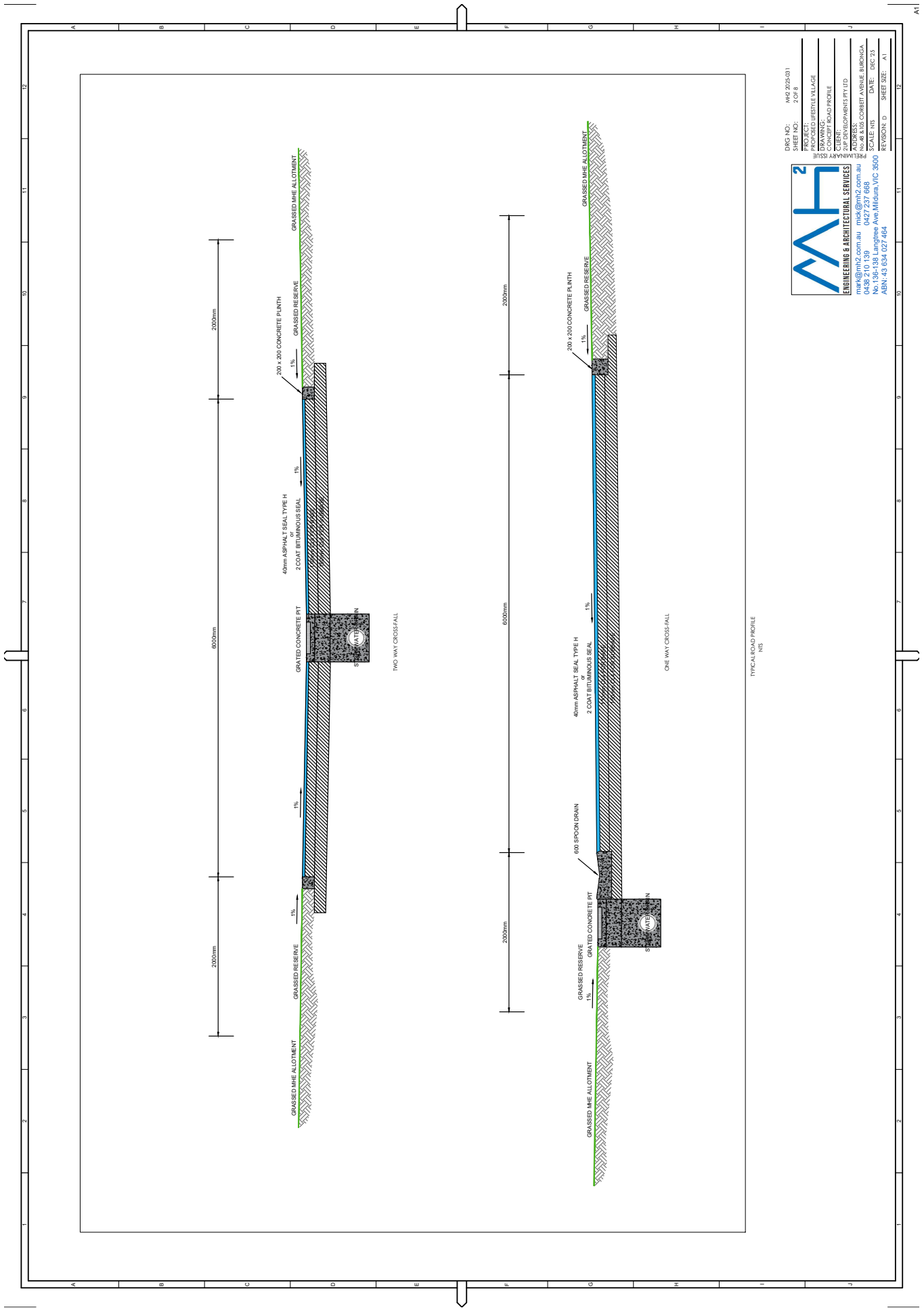
SHEET NO: 3 OF 3 DRG NO: MH2 2026-xxx
PROJECT: PROPOSED FUNCTION BUILDING
CLIENT: ZUP DEVELOPMENTS PTY LTD
ADDRESS: FREL STREET, BURONGA, NSW
SCALE: AS SHOWN DATE: FEB 26

(ISSUED: 9th FEB 2026)

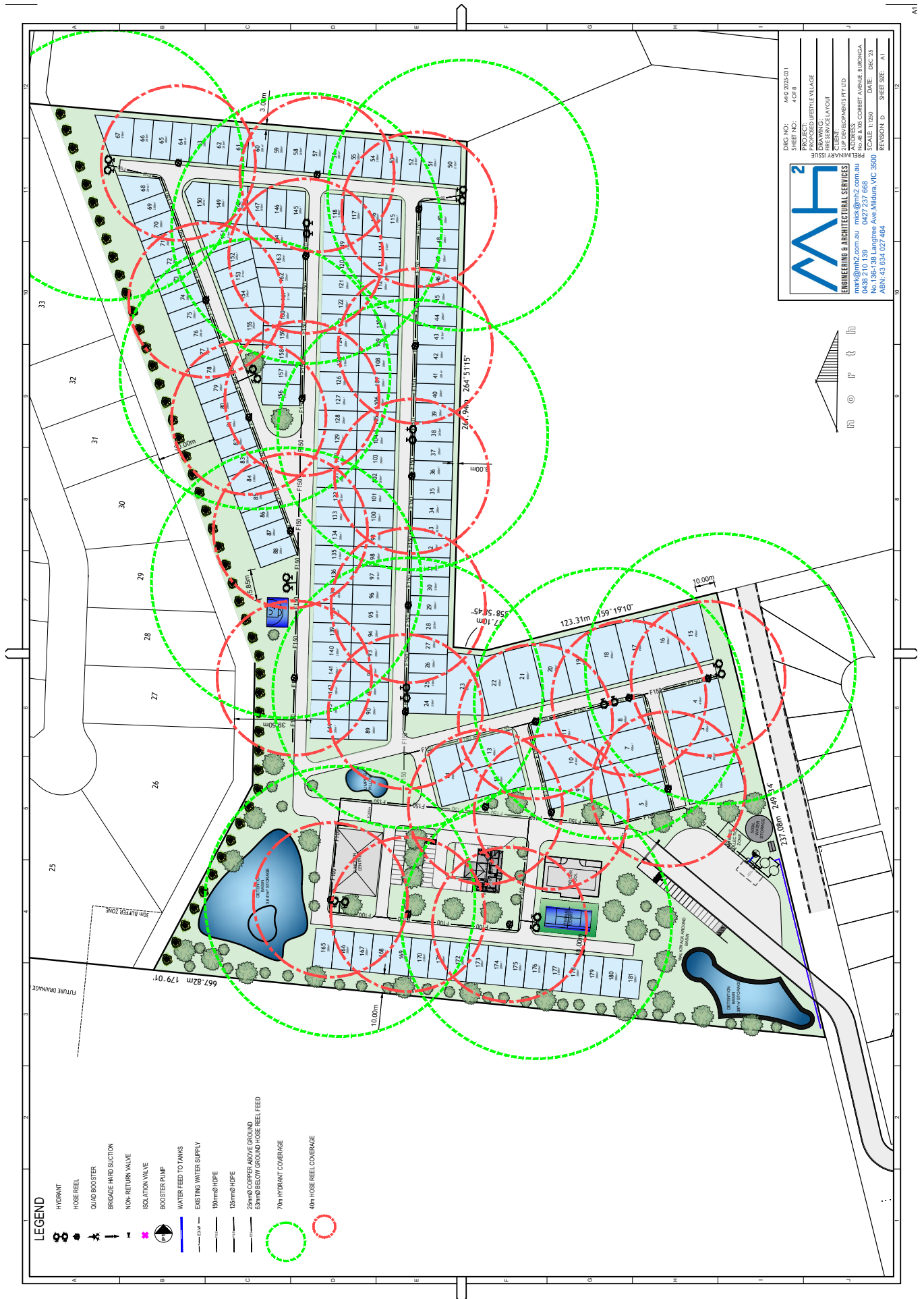
B2

ENGINEERING & ARCHITECTURAL SERVICES
mark@mh2.com.au mh2@mh2.com.au
0458 210 139 0427 537 668
No. 136-138 Langtree Ave, Milburn VIC 3500
ABN: 43 634 027 464 DP No: AD 26770

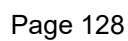






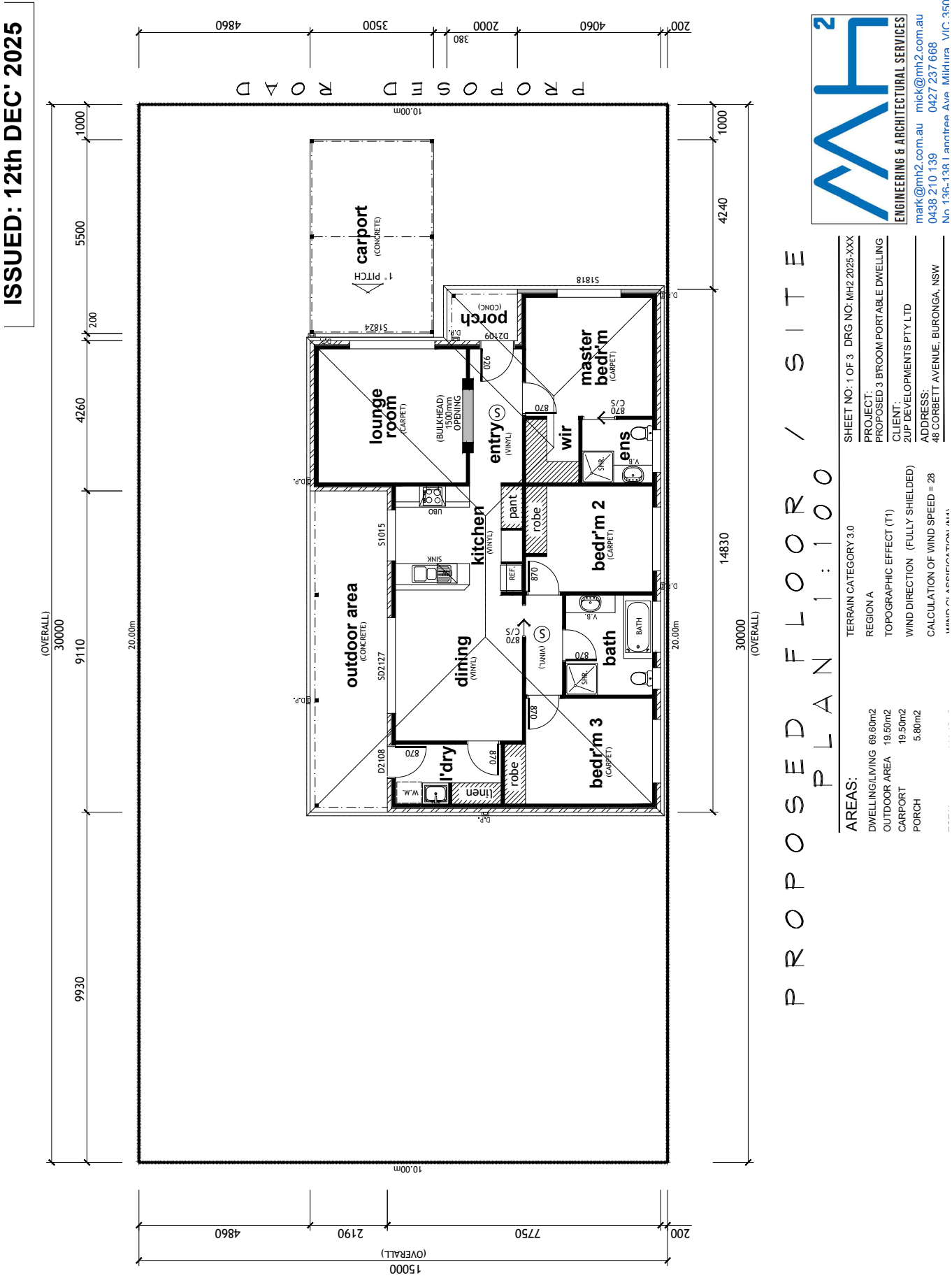












PROPOSED FLOOR / SITE
PLAN 1:100

AREAS:	TERRAIN CATEGORY 3.0	SHEET NO: 1 OF 3	DRG NO: MH2 2025-XXX
DWELLING/LIVING 69.60m ²	REGION A	PROJECT:	PROPOSED 3 BROOM PORTABLE DWELLING
OUTDOOR AREA 19.50m ²	TOPOGRAPHIC EFFECT (T1)	CLIENT:	2UP DEVELOPMENTS PTY LTD
CARPORT 19.50m ²	WIND DIRECTION (FULLY SHIELDED)	ADDRESS:	48 CORBETT AVENUE, BURONGA, NSW
PORCH 5.80m ²	CALCULATION OF WIND SPEED = 28		

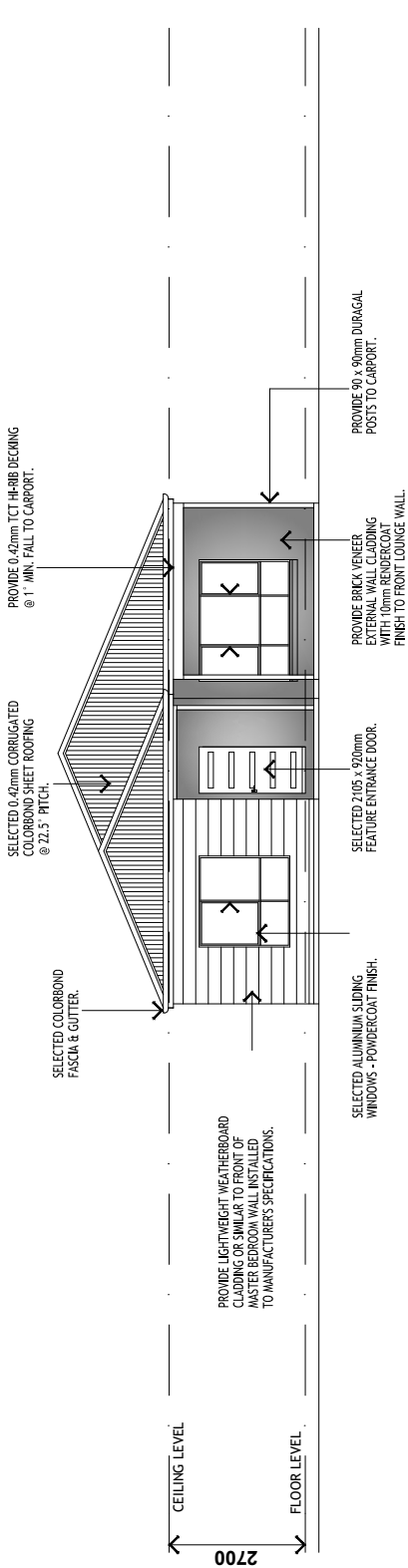


ENGINEERING & ARCHITECTURAL SERVICES

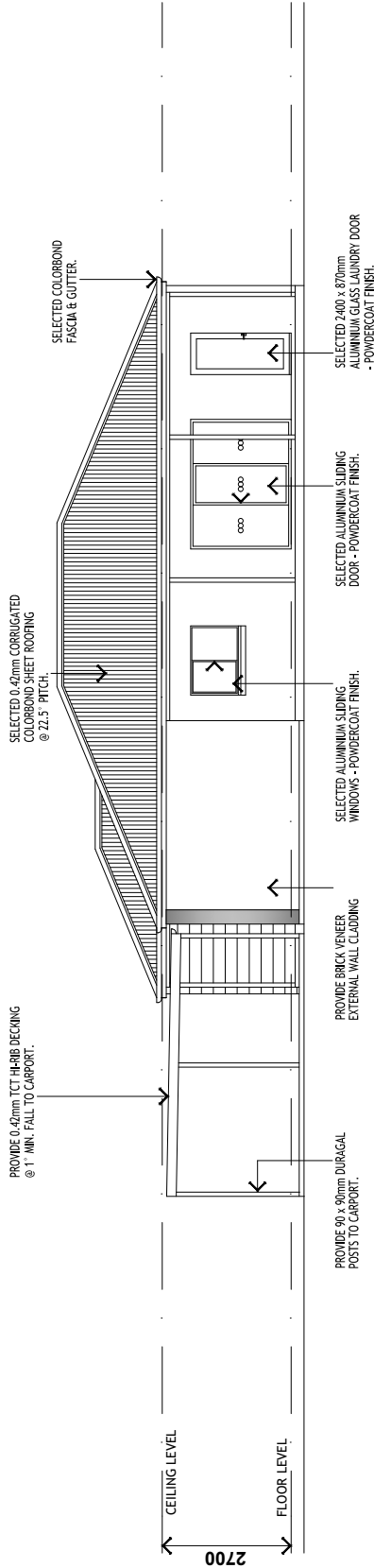
mark@mh2.com.au mick@mh2.com.au 0438 210 139 0427 237 668

No 136-138 Lanttree Ave Mildura VIC 3500

ISSUED: 12th DEC' 2025



F R O N T E L E V A T I O N 1 : 1 0 0



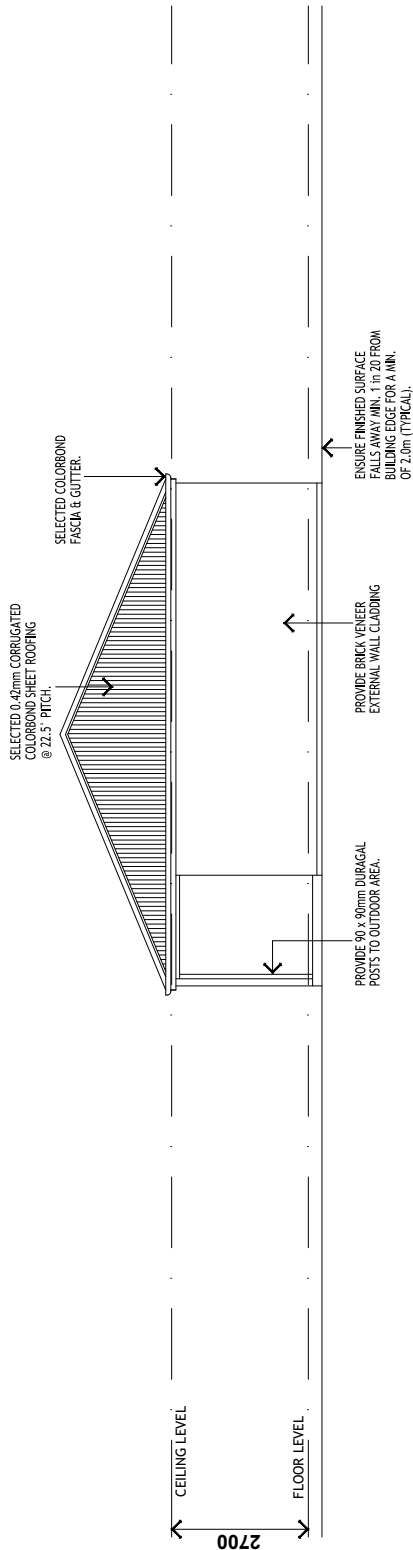
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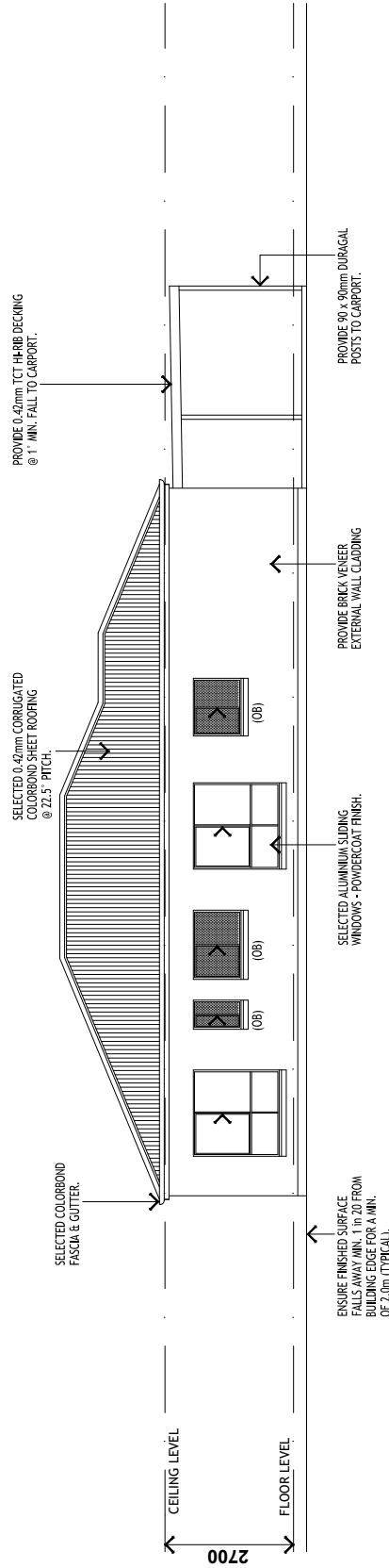
ENGINEERING & ARCHITECTURAL SERVICES
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
N/A 126-138 Lindrope Ave. Mordialloc VIC 3200

SHEET NO: 2 OF 3 DRG NO: MH2 2025-XXX
PROJECT:
PROPOSED 3 BROOM PORTABLE DWELLING
CLIENT:
2UP DEVELOPMENTS PTY LTD
ADDRESS:
48 CORBETT AVENUE, BURONGA, NSW

ISSUED: 12th DEC 2025



R E A R E L E V A T I O N 1 : 1 0 0



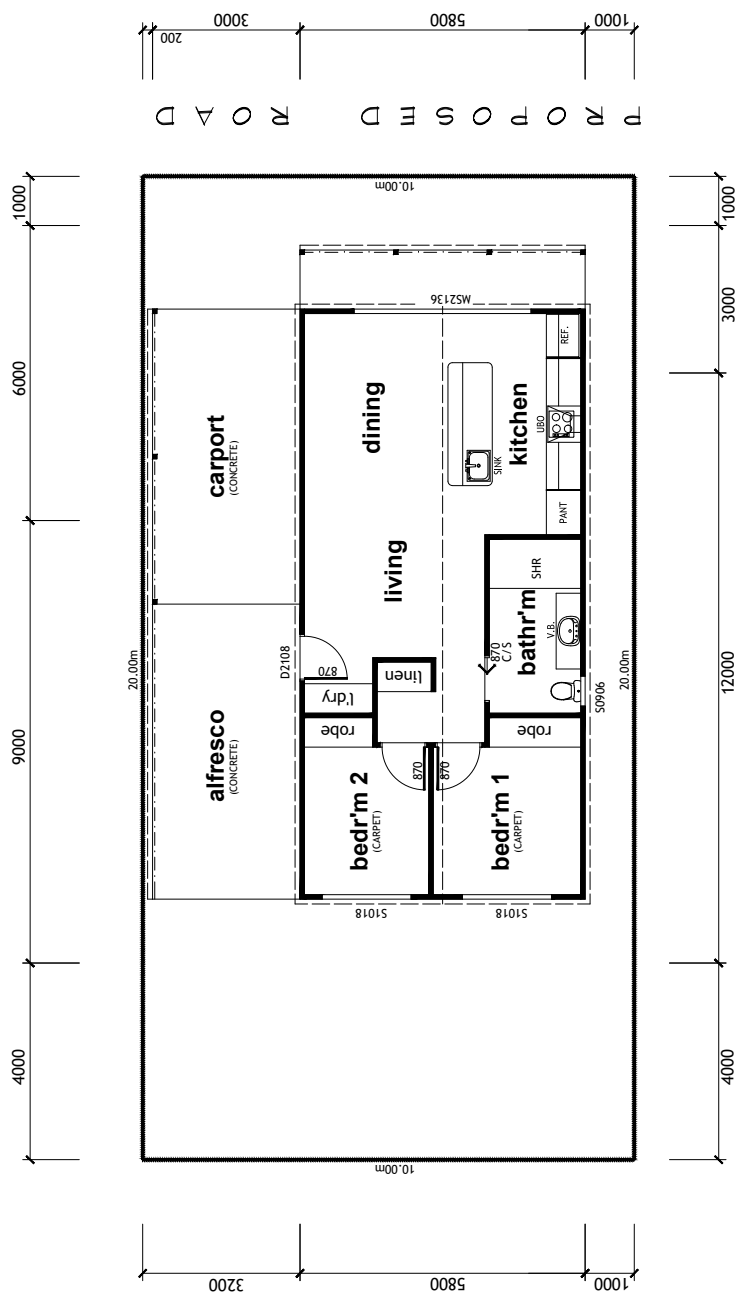
S I D E E L E V A T I O N 1 : 1 0 0

(OB) DENOTES: OBSCURE GLAZING

SHEET NO: 3 OF 3 DRG NO: MH2 2025-XXX
PROJECT: PROPOSED 3 BROOM PORTABLE DWELLING
CLIENT: 2UP DEVELOPMENTS PTY LTD
ADDRESS: 48 CORBETT AVENUE, BURONGA, NSW

mh2
ENGINEERING & ARCHITECTURAL SERVICES
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No 136-138 Lanttree Ave Mildura VIC 3600

ISSUED: 11th FEB' 2025

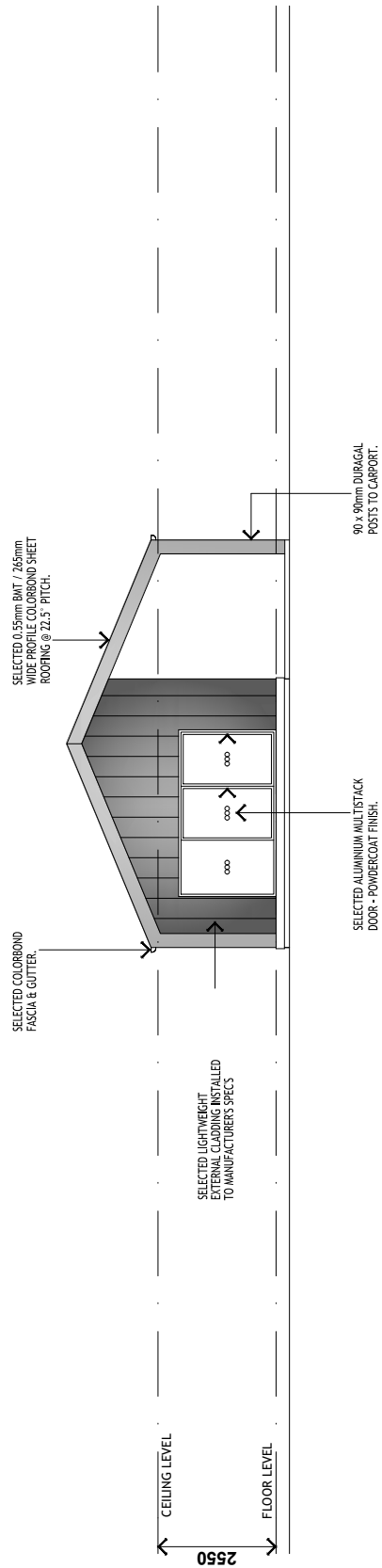


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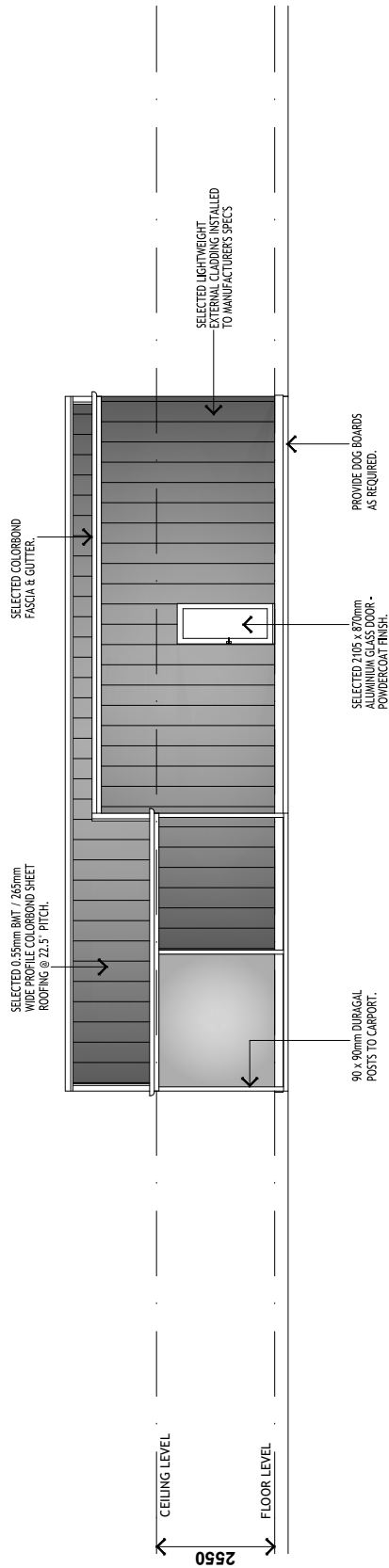


AREAS:		TERRAIN CATEGORY 3.0	SHEET NO: 1 OF 3	DRG NO: MH2 2025-XXX
DWELLING/LIVING	69.60m2	REGION A	PROJECT:	PROPOSED PORTABLE DWELLING #1
OUTDOOR AREA	17.40m2	TOPOGRAPHIC EFFECT (T1)	CLIENT:	2UP DEVELOPMENTS PTY LTD
CARPORT	18.00m2	WIND DIRECTION (FULLY SHIELDED)	ADDRESS:	48 CORRETT AVENUE BURONGA, NSW
		CALCULATION OF WIND SPEED = 28	SCALE:	AS SHOWN DATE: FEB '25
TOTAL	105.00m2	WIND CLASSIFICATION (N1)		

ISSUED: 11th FEB' 2025



FRONT ELEVATION 1 : 100



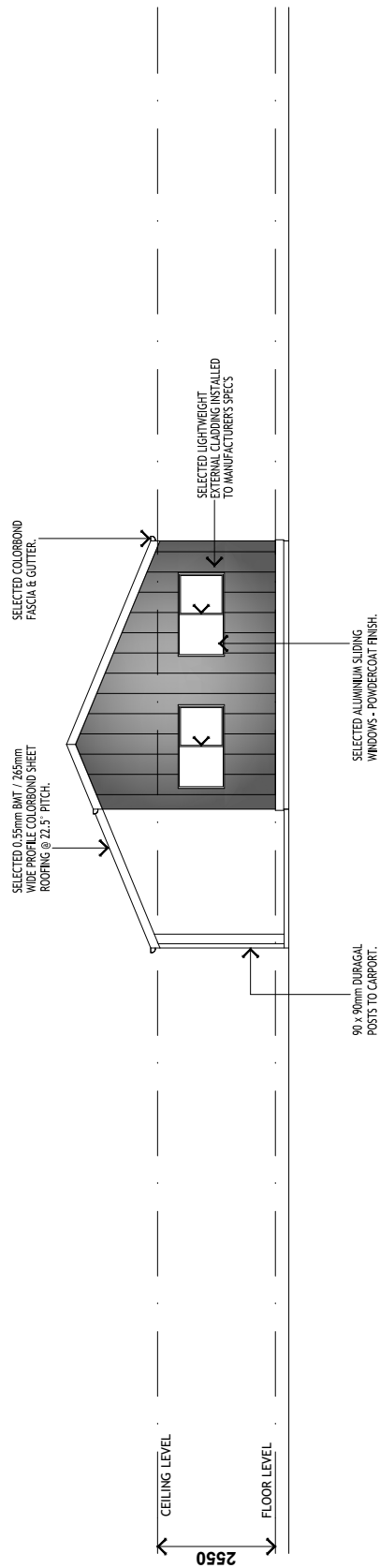
SIDE ELEVATION 1 : 100

SHEET NO: 2 OF 3	DRG NO: MH2 2025-XXX
PROJECT:	PROPOSED PORTABLE DWELLING #1
CLIENT:	2UP DEVELOPMENTS PTY LTD
ADDRESS:	48 CORRETT AVENUE, BURONGA, NSW
SCALE:	AS SHOWN
DATE:	FEB '25

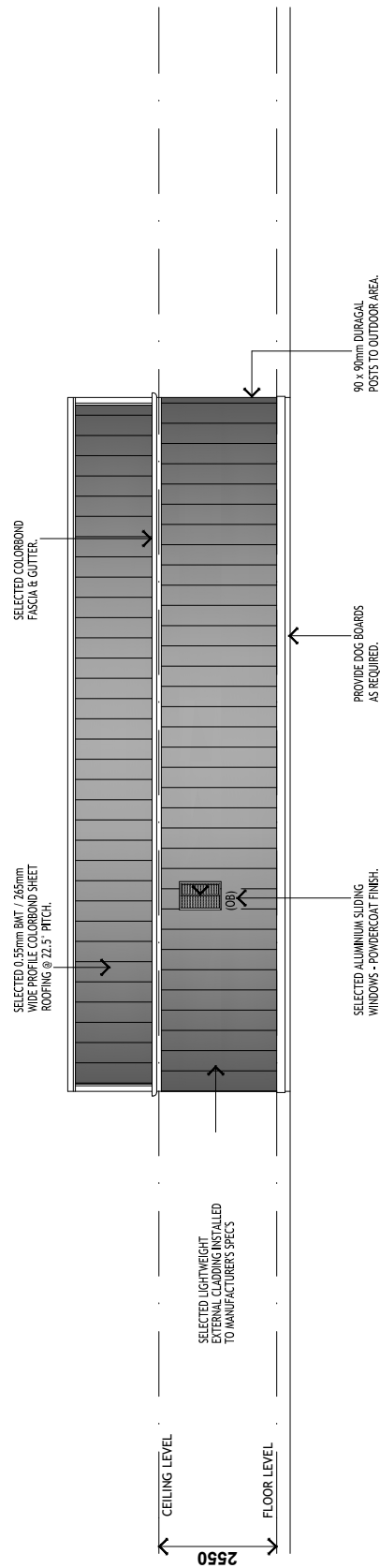


ENGINEERING & ARCHITECTURAL SERVICES
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No.136-138 Langtree Ave, Mildura, VIC 3500
ARN: 13 634 027 164 PD No: AN 26770

ISSUED: 11th FEB' 2025



R E A R E L E V A T I O N 1 : 1 0 0

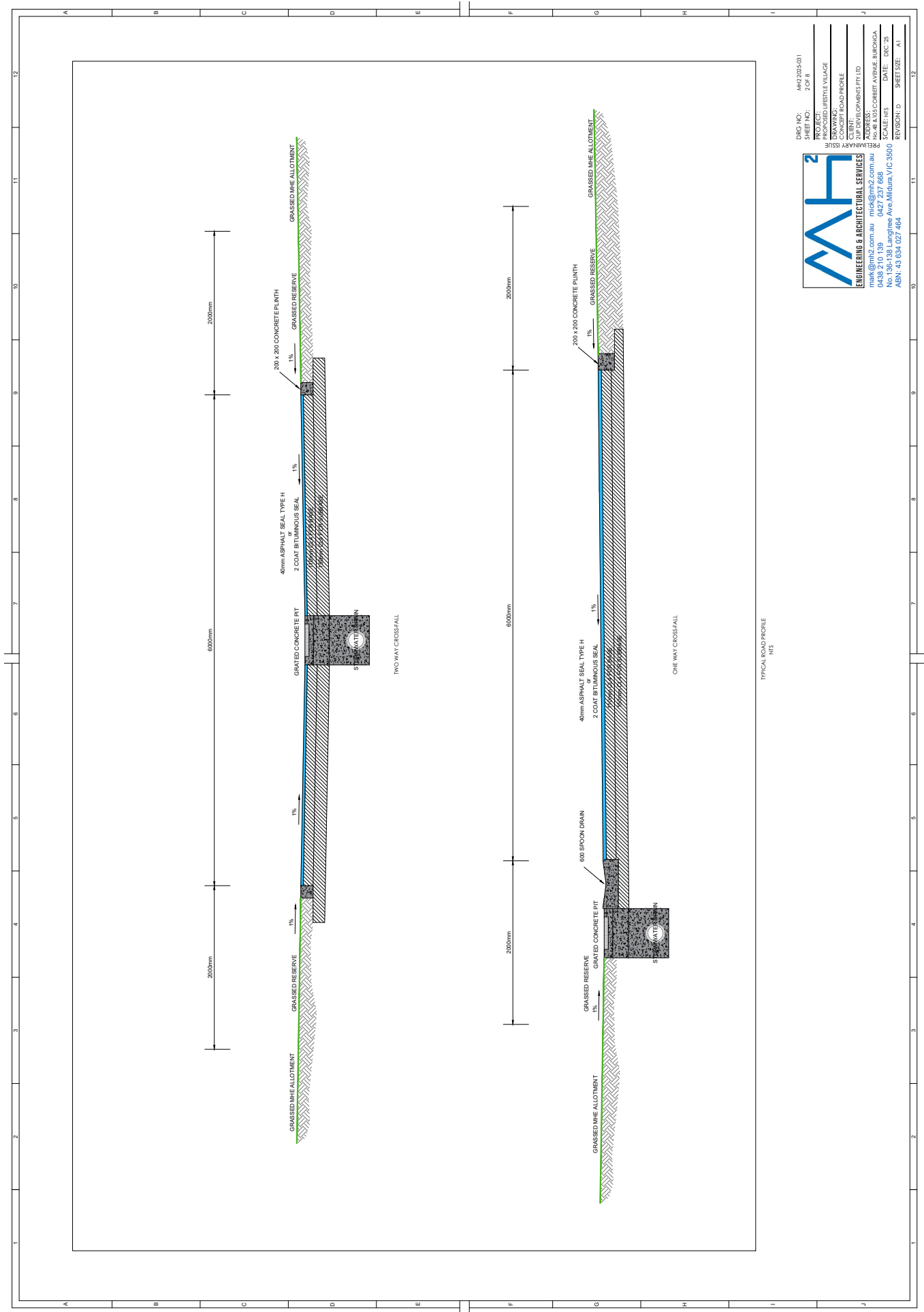


S I D E E L E V A T I O N 1 : 1 0 0

SHEET NO: 3 OF 3	DRG NO: MH2 2025-XXX
PROJECT:	PROPOSED PORTABLE DWELLING #1
CLIENT:	ZUP DEVELOPMENTS PTY LTD
ADDRESS:	48 CORRETT AVENUE, BURONGA, NSW
SCALE:	AS SHOWN
DATE:	FEB '25



ENGINEERING & ARCHITECTURAL SERVICES
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No.136-138 Langtree Ave, Mildura, VIC 3500
ABN: 13 624 027 464 DD N/A AN 26776



DWG NO: AM2205/001
SHEET NO: 2 OF 8
PROJECT: PROPOSED LIFESTYLE VILLAGE
DRAWING: TYPICAL ROAD PROFILE
ISSUE: 1
CLIENT: 21P RIVALSOMBS PTY LTD
ENGINEER: MARK ANASTAS
ADDRESS: 21P RIVALSOMBS PTY LTD
0438 210 139
No. 136-138 Langtree Ave Mildura VIC 3500
ABN: 43 634 027 464
DATE: DEC-20
SHEET SIZE: A1

EAH²
ENGINEERING & ARCHITECTURAL SERVICES
mark@eah2.com.au mick@eah2.com.au
0438 210 139 0427 237 688
No. 136-138 Langtree Ave Mildura VIC 3500
ABN: 43 634 027 464



Certificate No. #HR-Q007OX-01
Scan QR code or follow website link for rating details.

Assessor Name: Beau Brown
Accreditation No.: DMV/191510
Property Address: 48 Consett Avenue, Buronga, NSW, 2738
Website: <http://www.hrc-software.com.au/dfr-Q007OX-01>

QR Code

Table of Submissions

Concern	Response from Applicant	Comment
What constitutes a manufactured home estate? Who is using the houses?	A manufactured home estate is a development for housing; with the dwellings constructed off-site and delivered to the site. The development is normal housing in that the housing can be individually privately owned; and can be subdivided onto separate titles.	Notwithstanding this advice various of the reports reference a Lifestyle community for over 55s which does not apply to a Manufactured Home Estate under NSW law. The response indicates private ownership of housing with subdivision onto separate titles. This is not included in the application and not usually the way MHE operate. No response to the request for further information about the applicant's comments was received. Community title subdivision does not form part of the application
Out of Character		
Out of character with the neighbouring residential area	The development is in keeping with the character of the area, being residential housing developments.	There are no other MHE in the vicinity
This resembles a trailer park fit for itinerate workers, not something to benefit the Buronga, Gol Gol area which are under transformation		Noted that the MHE format is a departure from the existing housing in Buronga and Gol Gol.
Dareton already has facilities and services and this should be developed there. Buronga does not have the essential services and infrastructure for this type of development (eg no manned police station)		The lack of information about essential services and infrastructure is of concern.
Why is it behind the houses in the town?		It is a permissible use in the RU5 zone
Traffic concerns		
256-457 additional cars on the roads daily will create congestion on Friel and Pitman Avenues	Traffic movements will not cause any adverse effects to the surrounding area as detailed in the Traffic Impact assessment Report lodged with the application	Council's concerns about the provided Traffic Impact Assessment have not been addressed by the applicant. The TIA only assesses intersection saturation, not the effects on Friel Street itself.
Significant increase to traffic on Friel Street which is not designed to handle the volume of traffic from 200 units leading to congestion.	See above	The amended Traffic impact assessment indicates that no mitigating measures are required based on intersection analysis (page 11)

Concern	Response from Applicant	Comment
No clear traffic mitigation strategies are proposed		
Traffic impact assessment is weak on detail including ameliorating works to manage traffic		The report states no mitigating measures are required. The level of detail is not strong.
The proposed road increases road and foot traffic incompatible with the quiet area.	As above	It will be the additional occupation of the dwellings that increases this. No acoustic assessment has been made of such increases.
Future development towards Redhill Estate will add further to traffic congestion and add to risks		Noted
Inadequate parking with only 37 visitor car spaces, leading to onstreet parking, obstructing traffic flow, restricting emergency services and reducing safety and liveability		Minimum visitor car parking rates are set out in the Local Government (MHE) Regulation. 181 dwellings are now proposed and under the Regulations 26 visitor spaces are required. 37 are provided,
Request a thorough traffic impact assessment, parking feasibility		Parking rates must comply with the LG (MHE) regulation. The plans for 2 and 3 bed dwellings indicate a single car space for each dwelling.
No evidence that existing roads, public transport or community facilities can support 200 households.	All services are available to the development.	Services are not currently available to the site. The Traffic Impact Assessment is deficient and has not been updated to the new plans
Access road to Friel Street		
Access to Friel Street is not legal. Has Crown Lands given approval to build the road?	Legal access will be provided to the development as detailed in the application; with documentation submitted with the application detailing the legal access via Friel Street	A Licence document has been provided but that is a Crown licence to Council revocable without notice. There is no legal access to Friel Street. No Crown approval to the lodgement of the DA has been provided. No consent to the Deed of Arrangement between the applicant and Council has been provided.
Entry road is over a Crown land drainage easement. If the drainage easement is gone how will houses be protected in heavy rain or floods?	Stormwater drainage has been designed for the development, which will ensure the surrounding area is not affected.	No evidence that surrounding approved developments have been included in the modelling. A concept drainage plan is provided ultimately draining to the Crown land over which the road is proposed.
The Red Hill Estate stage 7 drains into the drainage easement which the road will be over and will have a		No evidence that this has been taken into consideration.

Concern	Response from Applicant	Comment
detrimental effect on its water discharge		
Noise impacts		
Noise impacts from up to 545 daily vehicle trips past the house	Noise generation from the development will be as per normal residential housing and unit developments. The amended SEE includes the following statements: - the estate design will include buffering and landscaping to ensure visual and acoustic separation from nearby industrial activities, creating a comfortable and desirable living environment - designed to avoid any acoustic issues - The on-site car parking and service areas have been carefully designed to blend discreetly into the estate's landscape, ensuring minimal visual impact. Landscaping elements, including hedging and native plantings, will screen parking areas, enhancing privacy and reducing noise - The proposal incorporates measures to reduce noise, pollution, and light spillage. Noise attenuation landscaping and fencing will be strategically placed to buffer sound from vehicular movements.	No acoustic assessment or detailed comment with the SEE is provided. Despite the statements made: - no buffering other than on the western side adjacent to the future residential development is provided. - no consideration of noise from the originally proposed tennis court and the continued proposal for the basketball court to the adjacent residents. - no consideration of noise from the industrial units which are only separated by an 11 metre Crown Reserve. - Acoustic fencing is included in the application to a height of 2.7m, however there is not assessment of its adequacy or the materials proposed. - The landscape plan in plan 3 of 8 shows hedging plants to the north
Lack of buffer / impacts		
It is close to an industrial zone with concerns about noise pollution, air quality and suitability for residential living. No study on how proximity to the industrial operations will impact health and well-being of residents. Inadequate buffer is provided. The suggestion of a 30m buffer is false and misleading.	There will be a 30-metre buffer area provided between the development and the industrial development to the north of the site.	The 30m buffer to the north originally only extended to be over the Crown Reserve area which is approximately 11m wide. It has now been amended to provide a full 30 metres to the north (including the Crown land). No buffer to land to the east and south is provided.

Concern	Response from Applicant	Comment
Potential complaints from residents not accustomed to farming noise, smells and pesticides could lead to restrictions on farming (and industrial) activities.		There is no buffer to the east and south agricultural areas.
Stormwater drainage		
No engineering computations or design for stormwater capture, retardation, treatment and discharge		Some computations have now been provided for water supply, however given that the flows are based on an over 55s development there is doubt as to their accuracy
Other services		
Lack of assessment of how bins would be managed at the site entrance, including number, storage, noise and odour adjacent to residences	The bin collection areas will be maintained in a tidy manner at all times and maintained so that no odour emits from the storage area; and notably will at all times comply with EPA requirements.	Bin collection area is now indicated near the front of the site close to the proposed entry. No indication of assessment of size appropriateness, nor how it will be screened. No waste management plan provided. No operational management plan provided
Water pressure is already inadequate, will that be fixed? Strain on local infrastructure, including water and sewage systems	The SEE states that water, electricity, sewage disposal and management stormwater drainage will all be provided	Very few details are provided. The connections are proposed in the south-east corner adjacent to the Crown Reserve. Details on services provision is very light
Who uses the pool – is it just the residents?	There are recreational areas proposed in the development for social and community benefits of the future residents of the development.	As there is no operational plan of management it is not clear, however it seems unlikely that the general public would be able to use the pool.
Socio economic impacts		
Impact on property values		This is not a planning consideration
Negative social and economic impacts not properly researched and addressed, including safety, welfare, property value or environmental impacts.	The development will be positive for the area in that major investment into the economy of the region, additional employment and increase population leading to additional commercial spending in the region.	No social impact statement provided to support the assertions made
No plans for green spaces, recreational areas of community facilities to contribute to a better quality of life		Some green spaces are provided adjacent to the detention basins. Some recreational areas within the houses for a basketball court and a swimming pool for use by the residents.
Safety		
Does not address safety and crime prevention with lower	Safety and security measures will be implemented consistent with all	None are detailed. This would normally be contained in an

Concern	Response from Applicant	Comment
socio-economic residents. What management procedures will be in place for complaints, disputes anti-social behaviour.	residential estates and/or multi-unit developments throughout the district.	Operational Plan of Management but none has been provided despite a request by Council.
Friel Street is adjacent to One Health Services and a primary school. The Catholic Church is also nearby. Safety risks to pedestrians, cyclists and existing residents		The Traffic report has not taken these matters into consideration. Most pedestrian school traffic is to Chapman Street where there is a speed hump and pedestrian crossing.
Complicated road access presents a safety issue for emergency vehicles		No design for the crossing to Friel Street has been provided.
Non-compliance with Local Government Regulations		
Under the planning scheme for Lifestyle Villages the entrance should be appealing, but the awkward doglegged approach from Friel Street over the Crown land prevents this.		This is not an application for a Lifestyle Village for over 55s. However it is agreed that the dog legged entry is not ideal.
Inaccurate plans and limited detail, with inadequate site analysis and inadequate SEE. Does not respond to the Local Government Regulations for Manufactured Home Estates, and is non-compliant with some provisions		Some references to the LG Regulation are made however only in the response to these submissions and Council's request for further information. It is not directly addressed despite it being the principal requirements for this type of development. There are a number of non-compliances, however some regard has now been made to the LG Regulations.
It appears as a caravan park not as regulated under the Local Government Regulations		See above, although caravan parks are regulated under the same regulation (different provisions).
Lack of further details		
Has the land been cleared?		It appears to be partially cleared, however the development would require the removal of the remaining horticultural plantings on the site
Significant excavation and filling likely given building of roads, car parks, bins collection area and two water detention basins to		No full survey of the site and no excavation or earthworks information provided. No air quality assessment provided.

Concern	Response from Applicant	Comment
generate significant noise and dust		
Topography of the site is gently undulating but no contours provided. What earthworks are proposed to create the flat pads and two detention basins?		Agree. No information provided
No dwelling designs for permanent living		Designs for two and three bedroom dwellings have now been provided
No dedicated landscape master plan		Page 3 of 8 of the plans provides for some landscaping with buffer hedging on the northern boundary and very minimal planting within the areas of the dwelling sites

 Wentworth SHIRE COUNCIL	Health & Planning Department 61 Darling Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027 council@wentworth.nsw.gov.au	DA Assessment Report Section 4.15 Evaluation Environmental Planning & Assessment Act 1979 as amended
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File Reference:	DA2025/021 & PAN - 484084
Property Title & Address:	2UP DEVELOPMENTS PTY LTD
Property owner(s):	ROY COSTA PLANNING & DEVELOPMENT – Roy Costa
Applicant(s):	Manufactured Home Estate
Proposal:	DA2018/101 Stage 1 - 17 Lot Residential subdivision
Previous Das:	DA2018/102 Stage 1 - 10 Lot Industrial Subdivision S4-55/2023/025 Stage 1 - 17 Lot Residential subdivision S4-55/2023/026 Proposed 10 Lot (Stage 1) Subdivision of a 20 Lot Staged Subdivision DA2023/082 Stage 2 (Eleven) 11 Lot Industrial Subdivision DA2023/085 (TWO) 2 Lot Boundary realignment DA2024/101 - FOURTEEN (14) Lot Subdivision
Cost of proposed development:	\$1,584,000 for Stage 1
Recommendation of officer:	Refusal



Figure 1: Aerial view of the site (outlined in red).

SITE AND SURROUNDING DEVELOPMENT

The site is comprised of Lot 2 DP 1300239 which is identified as being at 48 or 78 Corbett Avenue in Buronga, NSW. However, the site is landlocked with no actual street presentation and no formalised access.

The site is zoned RU5 Village under the Wentworth Local Environmental Plan 2011 (WLEP 2011). The site is an irregular shaped lot that currently includes plantings for primary production although some of this land has been recently cleared. It has an area of approximately 9.819ha. Immediately to the south is a strip of Crown Land containing an open drain and access track separating the site from the residential development to the south.

The site does not contain a heritage item and is not located within the heritage conservation area. The site is not located within the bushfire prone, flood prone land, floodway, terrestrial biodiversity, or wetland area mapping. The site is located within the urban release area.

To the north

Land to the north east is zoned RU4 Primary Production Small Lot and appears to be planted to citrus.

Land to the north is zoned E4 General Industrial. Land to the north of Corbett Avenue in the E4 zone is partially developed for industrial uses. The E4 zoned land south of Corbett Avenue is mostly cleared and vacant land which is undergoing development for industrial purposes around Two Up Drive. A subdivision certificate of Lot 1 DP1300239 for 37 lots was approved on 22 July 2025 under subdivision 11/25 to create DP1305730. It encompasses a three stage development as follows:

- Stage1: Mod 4.55/2023/026 to DA2018/102 for 12 lots (north west portion)
- Stage 2: DA2023/082 for Stage 2 for 11 industrial lots
- Stage 3: DA2024/101 approved 30/09/2024 for 14 lots (southern portion)

A summary of development applications for the industrial site to the north (south of Corbett Avenue) site is below:

30/10/2018	Consent to DA2018/102 for Stage 1 for a 10 lot industrial subdivision of the land fronting Corbett Avenue*
12/10/2023	Consent to DA2023/082 for Stage 2 for 11 industrial lots of the 23 lot subdivision for the north east portion of the industrial units facing Corbett Avenue
12/10/2023	Approval of Mod 4.55/2023/026 to DA2018/102 to amend Stage 1 from 10 to 12 lots for industrial subdivision of Stage 1 (amended from 10 lots) of an approved concept 23 lot staged industrial subdivision for industrial development of land adjacent to Corbett Avenue under DA2018/102
16/10/2023	Consent for DA2023/085 for boundary readjustment between Lots 94 and 95 DP756946 at 105 and 48 Corbett Avenue
30/09/2024	DA2024/101 Consent for subdivision of Stage 3 to 14 industrial lots for land facing Corbett Avenue under original DA2018/102
22 July 2025	Subdivision of the industrial lot to the north of the site around Two Up Drive into 37 lots was approved under subdivision certificate 11/25

A strip of approximately 11m wide of Crown land in Lot 435 DP1217477 separates the 37 lot industrial subdivision around Two Up Drive from the site.

Land to the West

The lot to the west known as 34 Corbett Avenue in Lot 6 DP 822090 is also zoned RU5 Village. Development consent was approved on 11 October 2018 under DA2018/004 for a two stage 111 lot residential subdivision comprising:

- Stage 1: 57 Lots
- Stage 2: 54 lots

Substantive redevelopment has not yet occurred. DA2018/004 was modified:

- on 19/12/2022 under S4.55/2022/007 to include 111 lots plus 2 drainage reserves, a pedestrian link and various other matters
- on 23/10/2023 under S4.55/2023/032 to amend the pedestrian link.

Land to the South

Land to the south zoned RU5 Village around Crane Drive, is developed for dwelling houses.

Land to the south east at Lots 2 DP878007 at Pitman Avenue and Lot 3 DP878007 at 61 Pitman Avenue has been approved for stage 1 of 38 lots of a 6 stage residential subdivision comprising a total proposed 267 lots known as “Red Hill Estate” under DA11/039 on 16 February 2012. Stage 1 fronted Pitman Avenue on its northern side and ran between Rose Street and Melaleuca Street. It is assumed that this DA has lapsed – certainly it is not clear that any works have been undertaken to preserve the DA.

Under DA2021/050 approved on 28 September 2022, the same land as under DA11/039 “Red Hill Estate”, was again approved for Development. Lot 3 DP878007 at 61 Pitman Avenue was approved for stages 1 to 6 (161 lot subdivision). Stage 8 is indicated in that plan as being for proposed stage 8 – to bring the total subdivision to 262 lots and was proposed on Lot 2 DP878007. The majority of the lots in the Red Hill Estate DA2021/050 are approximately 600m² to 1200m². A separate application for subdivision of stage 8 will be required. Land in both parcels of land were formerly citrus groves however this is now cleared.

Lot 453 DP1217477 Crown Land

The dwellings surrounding Crane Drive to the south of the site are separated from the site by a strip of approximately 21m wide of Crown land in Lot 453 DP1217477. Figure 2 shows the Crown Land lot of Lot 453 DP1217477.

The application proposes access over part of Lot 453 to provide access to Friel Street, which in turn leads to access to Pitman Avenue, to the east of the Siver City Highway.

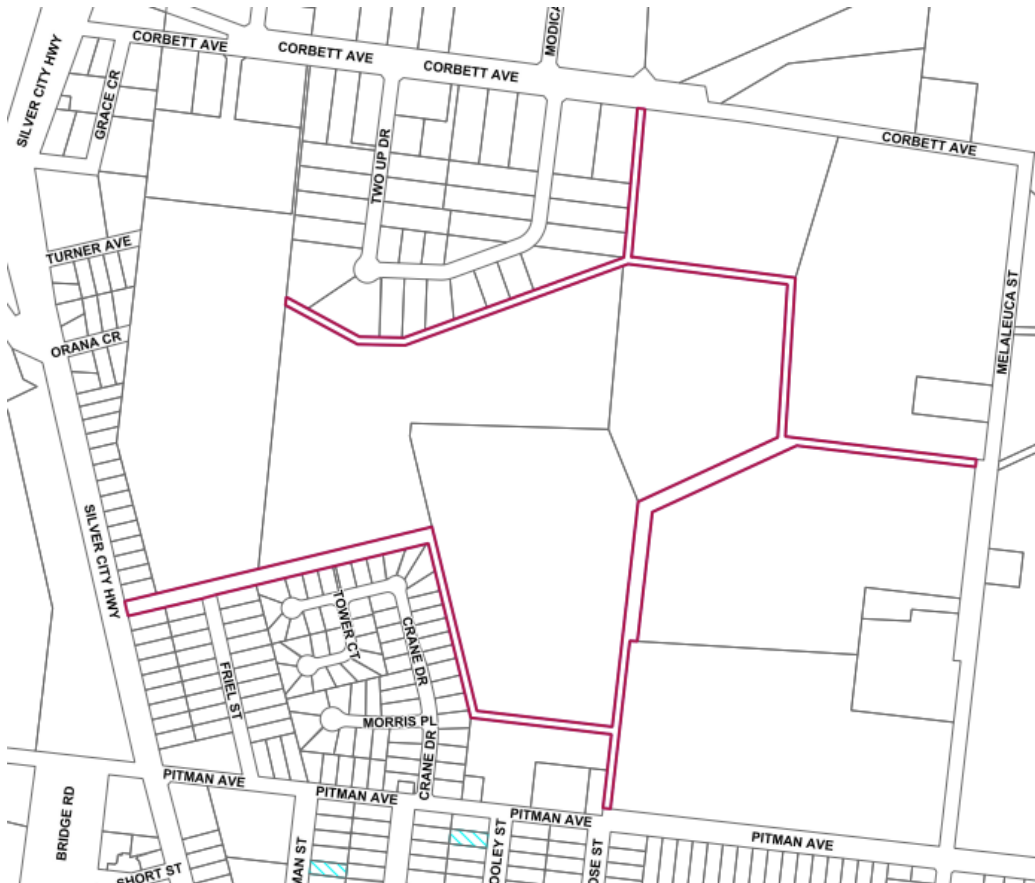


Figure 2: Lot 453 DP1217477 – Crown Land title to the north and south of the site

On 16 February 2024 Council entered into a licence agreement RN 644081 with The Minister administering the Crown Land Management Act 2016 over 4500m² of part of Lot 453 for the purpose of road construction, with the licence area as shown in Figure 3 below. The licence is revocable at will by the Crown.



Figure 3: Licenced area from the Crown to Wentworth Shire Council

On 19 February 2025 Council entered into a Deed of Agreement with 2Up Developments Pty Ltd (the Developer) relating to the licensed area which contains a condition precedent to the commencement of the Deed, that the deed is subject to and conditional upon the parties obtaining the consent of the Minister administering the Crown Land Management Act 2016, with the burden of obtaining that consent placed on 2Up Developments Pty Ltd. No evidence of that consent has been provided as part of the application. It is therefore unclear if the licence over the licensed area under the Deed of Agreement has commenced. The Deed requires the Developer to complete the construction of a road access to the site (Lot 2 DP1300239). The Deed acknowledges that the licence provided under the Deed will terminate if the Crown Licence to Council is terminated.

On 17 December 2025 Council resolved to compulsorily acquire Lot 453 DP1217477 and various parts of other lots, including part of the site near the proposed entry, and parts of other lots close to Lot 453.

No designs for the road works over the licensed area have been provided as part of the development application.

Table 1: Site details

Zoning of the site	RU5 - Village
Heritage	No
Flooding affected	No
Bushfire prone area mapped	No
Biodiversity Values mapped	No
Acid sulphate soil mapped	No
Urban release areas mapped	Yes
Terrestrial biodiversity	No
Wetland mapped	No

DESCRIPTION OF PROPOSAL

Proposed is a Manufactured Home Estate (MHE) on Lot 2 DP1300239. The proposal is not made by way of a Concept DA under Division 4.4 of Part 4 of the EP & A Act.

The originally proposed development was for staged development – over 5 stages. The proposal was originally to provide:

- 218 small lots measuring 200m² for each lot in Stage 1 (other stages not identified) for persons to locate a manufactured home onto each lot
- community facilities comprising a half basketball court, a tennis court, indoor swimming pool, function centre, reception area amenities block and jumping pillow
- two detention basins
- there was virtually no buffer to the northern boundary.
- Access to be over the Crown land to the south connecting to Friel Street.
- 16 visitor car spaces
- No waste area

Despite the DA form indicating that the application is not for a concept or staged development, the original documentation indicated the proposed development would be staged as per below:

- Stage 1 - 32 Lots measuring 200m² each (lots 1-32), 2 x Detention basins, entrance road works and visitor carparking, a jumping pillow and an amenity building.
- Stage 2 – 13 Lots (size of site unknown) (lots 33-45), indoor swimming pool, Reception building, visitor car parking area, and function centre.
- Stage 3 – 51 Lots (size of site unknown) (lots 46-96).
- Stage 4 - 79 Lots (size of individual sites unknown) (lots 97-175), Basketball court, Tennis court, amenities building.
- Stage 5 – 43 Lots (size of individual sites unknown) (lots 176 -218).

The original proposal is as set out in Figure 4.

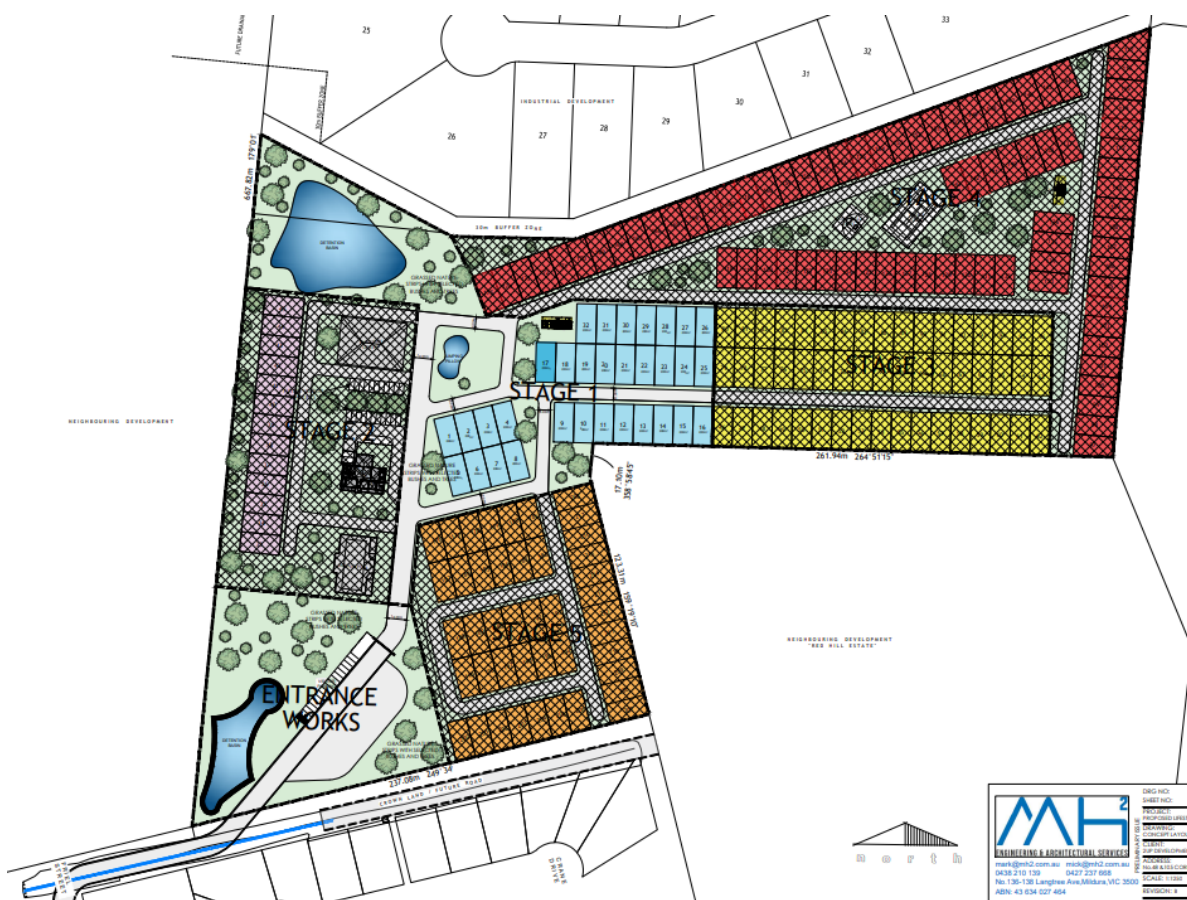


Figure 4: Original proposal for 218 lots in five stages

At the time of this report, the proposal now includes as follows and as shown in Figure 5:

- No staging
- 181 Lots with the majority at 200m² to 210m², with 23 lots of 450m²
- Community facilities of half basketball court, tennis court, indoor swimming pool, function centre, and jumping pillow. Adjacent to the two detention basins are seating. An outdoor gym is adjacent to the northern detention basin.
- Manager's residence/reception building
- Two detention basins

- Increased buffer 30m to the northern boundary.
- Access to be over the Crown land to the south connecting to Friel Street.
- 37 visitor car spaces
- Waste area near front gate
- 500kL water storage near front gate
- 2.7m high acoustic fencing surrounding the site except on the southern boundary where a fence of unspecified height and materiality is proposed
- Concept road profile of 10m wide internal access road reserves
- Landscape plan including buffer planting to the north
- Plans demonstrating fire services layouts and fire brigade hardstand near the front of the site adjacent to the waste services area
- Lighting plan
- A rudimentary drainage plan with no modelling



Figure 5: Proposal for final assessment as uploaded on 17 February 2026

HISTORY RELEVANT TO THE DEVELOPMENT APPLICATION

Council has had some discussion regarding infrastructure and servicing such a development within an area of the shire struggling to meet increasing demand. There is a complicated history, with intertwining discussions concerning various applications for the lot to the north of the site – now subdivided into 37 industrial lots around Two Up Drive, and the site in question.

25/10/2018	Consent under DA2018/101 at 48 Corbett Avenue (Lot 94 and 95 DP756946) for Stage 1 – a 17 lot residential subdivision of a concept staged 89 lot concept residential development <u>of the site</u>, Conditions require payment for sewerage headworks, unfiltered water headworks and filtered headworks with any further subdivisions requiring further headworks fees. Record DOC/18/17867: DA2018/101 Notice of Determination COCK Stage 1 - 17 Lot Residential Subdivision Corbett Avenue Lot 94 & 95 DP 756946 Buronga The concept plan included: • Stage1: 17 (amended in 2023 to 18 lots) lots • Stage 2: 21 Lots • Stage 3: 11 Lots • Stage 4: 23 Lots • Stage 5: 16 lots
12/10/2023	Approval of Mod 4.55/2023/025 to DA2018/101 to amend Stage 1 from 17 to 18 lots lot residential subdivision of the 89 lot concept plan of the site. No s 7.11 contributions were imposed but is a requirement to pay sewerage, water head works etc on 18 lots Record DOC/23/22914: S4-55/2023/025 Notice of Determination Modify 2018/101 MH2 / COCK Stage 1-17 Lot Residential Subdivision 48 Corbett Avenue Lot 94 & 95 DP 756946 Buronga
31/10/2024	Documents were uploaded to the portal
01/11/2024	A request for various matters was made including: • Costs clarification • Dated owner's consent • Traffic impact report for the whole development • Assessment against Division 3 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 • Show areas of the dwelling sites • Floor and elevation plan for the gym and amenities building • Details of road width • Landscaping details • How the proposal will interact with the existing approval
22/01/2025	Response provided to the above matters from 01/11/2024, although some matters were not fully answered
23/01/2025	Council requested before lodgement the following is required: • Traffic impact report for the whole development added to "other" document category. • Floor and elevation plans of the amenities building
11/02/2025	The development application was lodged with Council.
14/02/2025	A request for additional information letter was submitted to the applicant, requesting Crown land owner's consent for access via Friel Street. A letter evidencing a licence from the Crown to Council was provided.
23/01/2025	Response to request for additional information received regarding the documents to be submitted before lodgement.

24/02/2025	The applicant uploaded a licence from the Minister to Wentworth Shire Council over part Lot 453 DP1217477, being Reserve 1013826 <i>Note however this is not landowner's consent and this request remains outstanding.</i>
24/02/2025	A request for additional information letter was submitted to the applicant, requesting the following: • Preferred locations of connection to filtered water, raw water, sewer and stormwater • Required flow rates and pressures for filtered and raw water supplies (including calculations / assumptions) • Discharge flows and volumes for sewer (including calculations / assumptions) • Stormwater functionality (including any detention / retention calculations / assumptions) • Stormwater discharge flows / volumes (including calculations / assumption)
25/02/2025	The development application was placed on 14 days public exhibition and readvertised for 28 days notification until 25 March 2025
04/03/2025	A request for additional information letter was submitted to the applicant, requesting the following information: An amended SEE addressing the following as a minimum is requested: • Legislation, Environmental Planning Instruments and Policies relevant to the application. Including assessment and permissibility. • In-depth details of the site, surrounds and the proposed development. • Waste Management Plan. • Plan of Management. • Site preparation details. • Manufactured Home Site dimensions, home details and method of installation. • Ongoing methods for installation of housing. • Details of all community facilities. • Details of staging. • Landscaping plan. • A plan indicating the provision of fire hydrants across the facility. • SEE states that no community building is part of this stage – Amenities building and jumping pillow identified for Stage 1 on site plan. • An explanation of how the Community Amenities and jumping pillow meets requirements – 10% of the total land area when proposed development is staged. • Proposed Stage 1 sites 26 – 32 do not have road frontage, an amended plan for this stage facilitating road frontage is required. • The setback of the proposed amenities building (community building) to a dwelling site does not meet requirements prescribed. • Details of the detention basins proposed on site. • Identification of at least 1 disability parking space on site plan.

	• Site plan to include lighting.
09/03/2025	Response to request for additional information received regarding the issues raised in the RFI dated 24/02/2025
13/03/2025	In response to the information uploaded on 09/03/2025 a request for additional information letter was submitted to the applicant seeking expansion on the following: • A separate breakdown of flow rates and pressures for filtered and raw water supplies (including calculations / assumptions). This information should be provided per stage and for the full site for both filtered water and raw water.
24/03/2025	A request for additional information letter was submitted to the applicant, requesting the following amendments to the Traffic Impact Assessment: a) Trip distribution rates for AM/PM peaks b) Use of the TfNSW Guide to Transport Impact Assessment (2024) not the seniors housing rate under the RTA document c) Include consideration of background traffic, including ratio of light and heavy vehicles in AM/PM peaks d) Capacity analysis (eg SIDRA) of the intersections at Silver City Highway / Pitman Avenue and Stuart Highway / Chapman Street e) Projected cumulative traffic at commencement of operation and 10 year horizon highlighting known developments in the vicinity Additionally Council should consider: • Adequate safety measures around nearby schools, limiting heavy vehicle movements during peak school periods during construction • Pedestrian accessibility and alternative modes of transport from the MHE via Friel Street and local roads (eg cycling, walking) • To mitigate impacts, no access from Corbett Avenue
28/03/2025	A request for additional information letter was submitted to the applicant, requesting a response to the 10 submissions raised as part of the community participation.
29/04/2025	Response to request for additional information received regarding: • the various matters requested on 04/03/2025 • the Traffic Impact Analysis requested on 24/03/2025 • response to submissions requested on 28/03/2025 Response to request for additional information received. • Legislation, Environmental Planning Instruments and Policies relevant to the application. Including assessment and permissibility. • In-depth details of the site, surrounds and the proposed development.
02/05/2025	Response to request for additional information made on 13/03/2025 was received.
08/08/2025	Response to request for response to the TfNSW referral received. Items 1-7 accepted. Accept no access via Corbett Avenue. Will accept a condition requiring pedestrian accessibility, public transport and other alternative transport modes to be via Friel Street
23/10/2025	The following additional information was requested by Council. Amendments and details of site layout:

	1. Provide amendment of the layout of the MHE to fully comply with the requirements of Part 2 Division 3 in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. This will include: a) a 3m setback to the boundaries of the MHE b) compliance with the passing bay requirements in Subdivision 4 c) Provide evidence of communications with services providers to be able to show compliance is achievable with Subdivision 4 . The desire to draw services from close to the proposed frontage is noted however no details identifying that this is achievable are provided. d) Detail the road reserve widths and the surface finish of the roads and passing bays. Note that all roads other than the internal roads in Stage 2 are defined as major access roads under s 4 of the Regulation. e) Note that the response of 22 January 2025 is insufficient to demonstrate compliance. The setbacks will require a substantial amendment to the proposal. 2. Provide the size of every proposed lot for all stages (see s 7 of the Regulation) as the application is not a concept DA. 3. Provide a calculation of the area of the site set aside for community amenities as required by section 13 of the Regulation. 4. Provide an example of the manufactured homes proposed, and their layout on each lot – demonstrating the provision of car parking on the lot. Note that Part 2 Division 4 of the Regulation imposes very strict requirements on the construction and layout of manufactured homes (they must be certified) and you must demonstrate that the requirements, including such matters as site coverage and open space can be achieved. 5. Provide plans, elevations and sections for every building (not being the manufactured home itself). This includes the reception building and function centre. 6. Provide details of the proposed pool volume. 7. Provide setback distances and dimensions for the tennis court and basketball court. Their current position within a few metres of dwellings is unacceptable from an acoustic privacy perspective. 8. Provide a landscaping plan which illustrates the hedging buffering (including proposed species) which is stated to apply. Include pathways and other passive recreation facilities within the site for community use, for instance around the detention basins, seating, a playground. Breakout areas for passive communal recreation opportunities should be included for Stages 3 and 5. 9. Identify the location of the garbage receptacles, including details illustrating the space is adequate. Provide a Waste Management Plan. 10. Identify the manager's residence in the plans. If this is not a manufactured home a BASIX certificate is required.
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	11. Correct the reference to a 30m buffer near units 171-175. The Crown Reserve is approximately 11m wide. A buffer is required to the industrial and agricultural uses adjacent to the site as recommended by “Buffer zones to reduce land use conflict with agriculture: An interim guideline” and as a principle in the Buronga Gol Gol Structure Plan 2020. The buffer zone must provide sufficient space to provide buffer mitigation measures to ameliorate the rural impacts. Hedging and fencing should be provided within the buffer. 12. Detail the proposed fencing. 13. Detail the proposed entry by way of an elevation to the site from the Crown Reserve. 14. Advise if the uploaded plans from 11 January 2025 for an amenities building which is not shown on the amended plans still forms part of the application and if so, where those buildings will be located on the plan. Traffic: 15. Clarify whether the numbers applied in the Amended Traffic Impact Assessment for traffic generation can be relied upon, given they assume a village for over 55s (Lifestyle Village) whereas the MHE is not so limited. 16. The Traffic Impact Assessment references the incorrect Local Government regulation (2005) not 2021 17. Provide the strategic design to the channelised right-turn lane on the northbound approach of the Silver City highway, including swept paths illustrating the design vehicle of a 19m semi-trailer as requested by TfNSW in their letter of 12 June 2025. 18. Notwithstanding the statement in the TIA that bus stops are within 350m of the site, the nearest bus stop on the Silver City Highway going south is approximately 1.3km from the eastern part of the site and about 1km from the bus stop going north. Is any transport to be provided from within the MHE to facilitate access to public transport? 19. The Traffic Impact Assessment references the proposal as a Lifestyle Village which is not a NSW planning term associated with Manufactured Home Estates. Services: 20. Provide a staging plan illustrating when the detention basins and other infrastructure will be installed. 21. Label the location of the fire service tanks which is set out in Sheet 5 of 6 of the plans. 22. Provide a survey of the site. From this you must provide: a) the proposed earthworks for the site which presumably form part of the application but are not requested b) a stormwater plan demonstrating how the stormwater will flow around the site to the proposed detention basins. Page 6 of 6 merely shows a pipeline between the two detention basins. Details of pollution control are required. 23. Provide discharge flows and volumes for the sewer for each stage of the proposal. 24. Demonstrate that the servicing of the site by sewer, water (filtered and raw) and the management of stormwater can be provided without impacting the surrounding networks to any greater extent than that which has been approved by a concept plan under DA2018/101 for 89 lots on the
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	site. Note that Council's infrastructure is considered adequate to service the density as currently approved under DA2018/101 and not the density as proposed. Other matters: 25. Provide a social impact assessment for the MHE. It is a different form of development to other residential developments which have been approved in the area. This should include consideration of to which groups the MHE will be marketed. 26. Detail what is meant by your response to the submissions which states "The development is normal housing in that the housing can be individually privately owned; and can be subdivided onto separate titles." The application does not include subdivision. Manufactured home estates are generally operated by way of leasing the site and owning the dwelling. What is proposed? 27. Provide details of proposed earthworks to enable assessment against s 7.1 of the LEP. Those works should be detailed on the required survey 28. Access to the site is to be by the Crown Reserve, over which a licence has been provided to Council. The owner remains the Crown and the grant of a licence does not equate to Crown Land owner's consent. This remains outstanding. 29. Provide an Operational Management Plan. 30. The application is stated not to be staged or a concept plan, however details of the stages other than Stage 1 are not set out in the application. Council is unable to treat the application as a concept plan unless the applicant has requested it (which they have not). As the details of the whole application are not provided, a proper assessment cannot be undertaken.
24/10/2025	Request for additional time to respond to request from 23/10/2025. Granted to 22 December 2025
26/11/2025	Additional information is required further to the RFI dated 23 October 2025 to provide a Preliminary Site Investigation (PSI) report is required by virtue of Chapter 4 Remediation, Section 4.6 of SEPP (Resilience and Hazards) 2021. The proposed manufactured home estate seeks a change of use from agricultural and horticultural uses (as set out in Table 1 of the Contaminated Land Planning Guideline) to residential uses. The report is to be conducted by a qualified experts to provide information on which the consent authority can consider and satisfy itself of the matters set out in section 4.6(1) of the SEPP. Note that report may lead to a requirement for a Detailed Site Investigation depending upon the outcome. <i>Note that no Preliminary Site Investigation has been provided and this remains outstanding</i>
08/01/2026	Additional information provided to RFI from 23/10/2025

28/01/2026	Additional information provided in response to the RFI issued on 23 October 2025. The following matters remain outstanding. (numbering used from the RFI). 1.(a) Noted (b) Not shown on plans unless it is shown in plan 2 (c) No evidence provided from the electricity supplier. Drainage and sewerage and water will be subject to internal review by Council's engineers. You have indicated either a staged approach to the homes over 127, or storage tanks. Which are you requesting and where would those storage tanks be? Are you suggesting a concept plan by seeking a staged approach? (d) Road width no doubt in the plan which cannot be opened. It must indicate the passing bay requirements in the regulation are met. 2. Noted 3. The communal area is non-compliant. The area of the site is 9.819ha = 98,190m². A minimum of 10 % for community activities and recreation must be provided, noting this is not just communal areas such as roads, parking, hedging – it is for recreation and communal activities. You have indicated 9114.2 which is 9.28% and does not meet the requirements under the regulations. A plan must be provided illustrating which areas are included in the calculation and they must be areas which meet the description in section 13(1) of the Regulation. 4. You have provided plans for a 1 bed and a 3 bed unit, however you state it is a 2 and a 3 bed unit. Please clarify. 5. Provide plans, elevations and sections for the reception building/ manager's house and function centre. 6. Noted 7. Relocation noted. How is the acoustic impact from the half basketball court to be treated? 8. Noted 9. Provide a waste management plan 10. Provide the Basix for the manager's residence 11. Noted 12. Noted 13. Provide the frontage presentation elevation of the estate to the public domain. Are there to be gates, a fence etc? 14. Noted no amenities building proposed Traffic 15 to 19 – no details provided Services 20. It is unclear how the proposal is to be constructed given the proposal to only build 127 dwellings initially. Clarify. 22. Provide the survey as requested, including earthworks. It is noted that the drainage plan which cannot be opened may contain the stormwater details 23-24 – for review by Council's engineers Other Matters 25-30 are not addressed.
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	Note that the RFI requiring a preliminary site investigation was due on 23 January 2026 and has not been received.
06/02/2026	The applicant requested an extension of time for an additional 30 days to provide the required information.
17/02/2026	Lodgment of amended plans addressing some of the matters in the RFIs
24/02/2026	Additional time given to the applicant to respond to the RFI relating to the earlier request for additional information. The following matters remain outstanding: 1(b). 1(c). 1(d) .No passing bays shown 7. No acoustic treatment provided for the basketball court and no acoustic report identifying what is required 9. 10. 12. There is no acoustic report identifying required treatment, nor any engineering assessment of the appropriateness of the acoustic fencing at the considerable height of 2.7m. Provide an acoustic report (including in relation to the basketball acoustic treatment. 13. The plan does not indicate height or materiality. The DCP maximum front fence height is 1.2m (s5.1.14 in Chapter 8). 15-19. 20. 22. A survey has been provided on which there is a cut and fill depths table however there is no indication as to where the numbers and colours apply. The site falls from approximately RL49.36 in the south east to RL42.29 in the north and the RL at the entry road is approximately RL44.6. It is unclear whether the plan is to completely flatten the site (and if so, what level that is). If it is intended to flatten the site there is no justification provided for the significant amount of earthworks which that would require. 25-30. Re number 28, see the response to number 22 above – it remains very unclear what and where earthworks are proposed Preliminary Site Investigation
25/02/2026	BASIX certificate provided for manager's residence

SECTION 4.15-MATTERS FOR CONSIDERATION

(1) The provisions of any environmental planning instrument and development control plan

State Environmental Planning Policy (Housing) 2021

Principles of the policy are to:

- a) enabling the development of diverse housing types, including purpose-built rental housing,*
- b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- c) ensuring new housing development provides residents with a reasonable level of amenity,*

- (d) *promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,*
- (e) *minimising adverse climate and environmental impacts of new housing development,*
- (f) *reinforcing the importance of designing housing in a way that reflects and enhances its locality,*
- (g) *supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,*
- (h) *mitigating the loss of existing affordable rental housing.*

Part 8 Manufactured home estates

Chapter 3 Part 8 includes provisions about the diverse housing of manufactured home estates (MHE). Under section 119, the Part applies to the LGA of Wentworth.

118 Aims and strategies

- (1) *The aims of this Part are—*
 - (a) *to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and*
 - (b) *to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and*
 - (c) *to encourage the provision of affordable housing in well designed estates, and*
 - (d) *to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and*
 - (e) *to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and*
 - (f) *to protect the environment surrounding manufactured home estates, and*
 - (g) *to provide measures which will facilitate security of tenure for residents of manufactured home estates.*

The Amended SEE provided by the applicant includes the following comments in relation to applicability of the Housing SEPP.

The Manufactured Home Estate proposal aligns with several key principles of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), supporting its relevance and potential benefits for the community.

Firstly, the proposal contributes to housing diversity by providing an alternative option for affordable and sustainable living. Manufactured homes are well-suited to low to moderate income households, including seniors and vulnerable groups, offering an affordable housing solution that meets their specific needs.

The development will ensure that residents enjoy a reasonable level of amenity, with thoughtfully designed green spaces and essential community facilities. It also takes full advantage of the site's location within a well-connected area, utilizing existing infrastructure and services, such as nearby schools, medical facilities, and retail areas.

In line with the policy's emphasis on sustainability, the proposal incorporates environmentally responsible practices, such as native vegetation, stormwater management, and green spaces, minimizing the environmental footprint. The design also ensures that the development respects and enhances the local character, maintaining harmony with the surrounding environment. Overall, the proposal meets the principles of the Housing SEPP by offering diverse, affordable housing while promoting sustainable development in an area with good access to infrastructure and services. This makes it a suitable and beneficial addition to the Buronga township.

Assessor's comments: The proposed MHE is seen as a contemporary form of medium density housing that can be applied and suit, alternative housing arrangements often aimed at seniors living and lower income housing options. MHEs are also aimed at providing affordable housing in well designed estates in suitable locations and include amenities suitable for the estate community. The proposed MHE location within the Buronga area does not appear to be of any environmental significance.

In relation to the comments in the SEE:

- it is acknowledged that the proposal will be diversity to the existing range of housing types, given that there is no approved MHE in Buronga or Gol Gol.
- Whilst it is likely the accommodation would be more affordable than more traditional housing, as no leasing rates are provided as part of the application, little weight can be applied to such a statement.
- Some community facilities are to be provided.
- It is not agreed that the site is a well-connected area, as discussion as to the availability of services leads to a conclusion that there is inadequate information to be satisfied that adequate essential services can be provided to the MHE. The site is however relatively close to a medical centre on the corner of Pitman Road and Silver City Highway and the Buronga Public School which is also on Pitman Avenue.
- There is very little information to substantiate any statement that the proposal incorporates environmentally responsible practices. There is no provision for rainwater catchment, no reuse of grey water, no stormwater system which is set out in any detailed manner, nor photo voltaic cells, no EV charging for vehicles, and a scant landscape plan
- No assessment under section 125 of the Housing SEPP was provided in the Amended SEE.
- No assessment under the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021, as required for consideration under section 125, was provided by the Applicant.

Section 122 establishes where MHE may be carried out, but excludes categories listed in Schedule 6, land dedicated or reserved under the National Parks and Wildlife Act 1974 or land within a Crown Reserve. The proposal intends on obtaining access via the Crown Land to the south of the site, however this is not a Crown Reserve.

Schedule 6 relevantly excludes:

- 4 Land which, in the opinion of the council, is affected to an unacceptable level by an offensive or hazardous industry or any form of pollution.
 - Comment: Some of the submitters had concerns about proximity to industrial and agricultural uses. It is not considered that these fall within section 4 of Schedule 6.

- 6 Land which under any environmental planning instrument is within an area or zone identified in that instrument by the description—...
 - rural (where the land is not adjacent to or adjoining land zoned for urban use).
 - Comment: RU5 is a rural zone, however the objectives are land uses, services and facilities associated with a rural village and the promotion of development compatible with their urban function, including the delivery of new residential and employment growth in Buronga and Gol Gol. The site is also within the Urban Release Area. It appears that the site is not excluded from the application of the Regulation.
- 9 Flood liable land as defined in [Murray Regional Environmental Plan No 2—Riverine Land](#).
 - Comment: The land is not shown as flood liable land,

Section 124 provides for subdivision of MHE. No subdivision is proposed by this application.

Section 125 sets out matters for on which a consent authority must be satisfied, and matters for consideration by Councils as set out in the table below:

SEPP Housing s 125 Considerations for MHE	Comment on the proposal
(1) A council may grant a development consent pursuant to this Part allowing development for the purposes of a manufactured home estate only if it is satisfied—	
(a) that each of the sites on which a manufactured home is or will be installed within the manufactured home estate is or will be adequately provided with reticulated water, a reticulated sewerage system, drainage and electricity, and	See discussion of services provisions under consideration of section 7.2 of the Wentworth LEP 2011. It is considered that there is insufficient information to be satisfied that the MHE will be adequately provided with reticulated water, a reticulated sewerage system, drainage and electricity,
(b) that the manufactured home estate is or will be provided with adequate transport services, and	Bus stops are approximately 1.3km distant via Friel Street. No additional public transport for the MHE has been offered. That is a significant walk for those carrying shopping or who are challenged walking. Physical vehicular access to the premises has not been demonstrated, nor has land owner's consent over the Crown Land been provided.
(c) that sufficient community facilities and services, whether situated within or outside the estate, are or will be available and reasonably accessible to the residents of the manufactured home estate, and	Community facilities are: Stage 1: Jumping pillow, entry area with detention basin and landscaped area Stage 2: Function centre, indoor pool Stage 4: Tennis court and half basketball court
(d) that the development will not have an adverse effect on any— • conservation area • heritage item	No such areas or items are in the vicinity

SEPP Housing s 125 Considerations for MHE	Comment on the proposal
waterway or land having special landscape, scenic or ecological qualities, which is identified in an environmental planning instrument applicable to the land concerned.	
(2) A council may grant a development consent pursuant to this Part allowing development for the purposes of a manufactured home estate only after it has considered the following—	
(a) the cumulative impact of the proposed development and other manufactured home estates in the locality,	No other MHE are approved in the locality
(b) any relevant guidelines issued by the Director,	None appear relevant
(c) the provisions of the <i>Local Government (Manufactured Home Estates) Transitional Regulation 1993</i> .	This Regulation was replaced by the <i>Local Government (Manufactured Home Estates and Manufactured Homes) Regulation 1995</i>, which itself was replaced by a 2005 Regulation and is now covered by the <i>Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021</i>. See consideration of the 2021 Regulation. The proposal does not provide passing bays as required by the Regulation, however otherwise complies

In summary, the consent authority cannot be satisfied of the matters required for satisfaction under section 125 of the Housing SEPP. As set out under the assessment under section 7.2 of WLEP 2011 later in this assessment report, insufficient information has been provided to demonstrate that the proposed MHE can be adequately serviced for sewer, water, stormwater and access services. There is also non-compliance with one of the matters for consideration – the relevant Regulations.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 2 Vegetation in non-rural areas

This chapter applies relevantly to land in zones RU5, R5, E1, E3, E4, SP1, SP2, SP3, RE1, RE2, C2, C3, C4. Part 2.2 (relevantly and generally) applies to clearing of native vegetation above the Biodiversity Offset Scheme threshold where an approval from the Native Vegetation Panel is required. The proposed clearing is of non-native horticultural plantations and does not exceed the biodiversity offset scheme threshold.

Chapter 3 Koala habitat protection 2020

Chapter 3 applies (relevantly) to land in the RU1 Primary Production and RU3 Forestry zones with an area of more than 1 hectare or which together with adjoining land in the same ownership has an area of more than 1 hectare. The site is not within either of these zones.

Chapter 5 River Murray lands

Chapter 5 applies to riverine land of the River Murray in the Wentworth Shire. The River Murray is defined to include:

- The waters of the main channel of the Murray River and its bed and banks (Murray River), and
- The waters and the bed and banks of its tributaries and associated water bodies (including related anabranches, creeks, lagoons, lakes, billabongs and wetlands), as shown on the map.

The chapter does not apply to the application.

STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022

A BASIX Certificate (Certificate number: 1834279S Date of issue: 23 February 2026) has been issued in relation to the manager's residence in accordance with the standards of the State Environmental Planning Policy (Sustainable Buildings) 2022, and the commitments required by this certificate have been satisfied and included on the development plans.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 – Remediation of Land applies to the land and, pursuant to Section 4.15 of the EP&A Act 1979, is a relevant consideration. The site involves a change of use from agricultural/horticultural uses to residential uses and under Chapter 4 section 4.6(2) of the SEPP, if the land is specified in subsection 4.6(4) the consent authority must consider a preliminary investigation. A preliminary site investigation was requested on 26 November 2025 and has not been provided.

Chapter 4 of the SEPP is a mandatory consideration which, if not complied with, provides a jurisdictional bar to development consent. As no preliminary site investigation has been provided the application must be refused.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

The site proposes access via Friel Street and is in proximity to the classified state road network, including the City Highway (HW22) and the Sturt Highway (HW14), known locally as 'Hendy Road'. Council sought advice from TfNSW in relation to traffic generating development under Schedule 3 of the Transport and Infrastructure SEPP. TfNSW responded to the original request on 21 March 2025, seeking further information and analysis in the Traffic Impact Assessment. TfNSW sought amendments to the TIA as follows:

- a) *Trip distribution rates (for the full development) indicating how the daily and AM/PM peaks will be attributed to the existing road network, specifically the above-mentioned classified road network intersections.*
- b) *Confirmation of trip generation rates noting that rates for seniors housing has been applied as per the RMS Guide to Traffic Generating Development. Please note, TfNSW has adopted the Guide to Transport Impact Assessment (2024) to provide guidance and appropriate criteria for impact assessments. The SOEE does not indicate that the manufactured housing estate will be used exclusively for seniors living and includes provision of recreation facilities and function centre as well as visitor parking. Clarification is required to confirm that the accurate trip generation rate has been applied in accordance with TfNSW supplements and guidelines.*
- c) *Consideration of background traffic must also be included in this assessment, including confirmed ratio of light vehicles and heavy vehicles during AM/PM peaks.*

- d) *Capacity analysis, including submission of an electronic model (e.g. SIDRA analysis) of the intersections at Silver City Highway (HW22) / Pitman Avenue and Sturt Highway (HW14) / Chapman Street, addressing interactions between existing background traffic and development related traffic.*
- e) *Projected cumulative traffic at commencement of operation, and a 10-year horizon post commencement, highlighting any known developments in the vicinity that would contribute to cumulative traffic impacts.*

Additional comments

In addition to the above, TfNSW has identified the following areas that should be considered to achieve better outcomes for the transport network:

1. *Council should ensure that adequate safety measures are implemented on the local road network for development traffic, particularly around nearby school zones. Ideally, heavy vehicles movements should be limited during peak school periods during the construction phase of the development.*
2. *Council should consider pedestrian accessibility and alternative modes of transport to and from the manufactured housing estate via Friel Street and surrounding local roads including cycling, walking, etc.*
3. *To mitigate impacts and interactions with surrounding land uses, no access should be provided from Corbett Avenue.*

An amended Traffic Impact Assessment Report was provided on 29 April 2025. On 12 June 2025 TfNSW provided a response to the Amended TIA:

TfNSW has reviewed the additional information provided and has completed its assessment of the potential development impacts to the classified (State) road network, namely the Silver City Highway (HW22) and Sturt Highway (HW14). The amended Traffic Impact Assessment (TIA) indicates that a significant proportion of trips from the subject site will utilise the existing HW22 / Pitman Avenue intersection. The subject site is in proximity to other development sites and sensitive land uses that will likely contribute to the cumulative traffic impacts on the existing road network.

Accordingly, TfNSW provides the following comments for Council's consideration: (NB: These items are NOT written as conditions of consent).

1. *Cumulative traffic impacts following the completion of the proposed development will facilitate the requirement for an upgrade to the existing Silver City Highway (HW22) / Pitman Avenue intersection to include a channelised right-turn lane (CHR) on the northbound approach of the classified (State) road.*
2. *Strategic designs should be prepared illustrating these works, in accordance with Austroads Guide to Road Design and relevant TfNSW standards and supplements. Swept path diagrams should also be provided illustrating the design vehicle (19m semi-trailer) executing safe and efficient turning movements in accordance with relevant guidelines.*
3. *Any future road works required on the Silver City Highway, will require the developer to enter a Works Authorisation Deed (WAD) with TfNSW. TfNSW would exercise its powers and functions of the road authority, to undertake road works in accordance with Sections 64, 71, 72, 73 or 87 of the Roads Act, as applicable, for all works under the WAD.*

NB: It is requested that Council advise the developer that Conditions of Consent do not guarantee TfNSW's final consent to the specific road work, traffic control facilities and other structures or works, for which it is responsible, on the road network. TfNSW must provide a final consent for each specific change to the classified (State) road network prior to the commencement of any work.

The WAD process, including acceptance of design documentation and construction, can take time. The developer should be aware of this and allow sufficient lead time within the project development program to accommodate this process. It is therefore suggested that the developer work through this process as soon as possible with the TfNSW.

4. *All road works associated with the development shall be undertaken at full cost to the developer and at no cost to TfNSW.*
5. *Prior to the commencement of any construction work impacting traffic on the Silver City Highway, the proponent is to contact the TfNSW Road Access Unit at road.access@transport.nsw.gov.au to determine if a Road Occupancy Licence (ROL) is required. In the event an ROL is required, the proponent is to provide the consent number in the ROL application. Please note that up to 10 working days is required for ROL applications to be assessed and processed. <https://roadswaterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html>.*
6. *No direct access to the development site is permitted from the Silver City Highway (HW22) and should utilise the local road only.*
7. *Council should consider implementing a Construction Traffic Management Plan (including Driver Code of Conduct) to manage construction traffic impacts on the road network. Adequate safety measures should be in place during the construction phase of the subject development, particularly around sensitive land uses such as local schools. Heavy vehicle movements should be limited during school peak periods.*

Additional comments

TfNSW has identified the following areas that should be considered to achieve better outcomes for the transport network:

1. *To mitigate impacts and interactions with surrounding land uses, no access should be provided from Corbett Avenue.*
2. *Council should consider pedestrian accessibility, public transport and other alternative modes of transport to and from the manufactured housing estate via Friel Street and surrounding local roads.*

On 4 August 2025 the Applicant responded to TfNSW comments as follows:

The comments provided by TfNSW listed as items 1 – 7 in the attachment are accepted by the owners/developers of the Manufactured Home Estate; and as the proposal is to be a staged development, the design and contribution to the construction of works at the intersection of Pitman Avenue and Silver City Highway be undertaken prior to the last stage of the overall development.

The owners/developers agree to Wentworth Shire Council placing the appropriate conditions upon the Development Approval reflecting the requirements of TfNSW.

Furthermore, in respect to the additional comments provided by TfNSW, we also advise the following:

- The owners/developers consent to no access being provided to the Manufactured Home Estate from Corbett Avenue; and
- The owners/developers consent to a condition being placed upon the Development Approval requiring pedestrian accessibility, public transport and other alternative modes of transport to and from the manufactured home estate via Friel Street and surrounding local roads in the detailed design.

Assessor's comments: The application is no longer to be staged, however no amendment to the response is provided. No detailed designs have been provided. On 23 October 2025 an RFI was sent to the applicant with a number of traffic related issues as set out below. No response to any of the issues has been provided.

15. Clarify whether the numbers applied in the Amended Traffic Impact Assessment for traffic generation can be relied upon, given they assume a village for over 55s (Lifestyle Village) whereas the MHE is not so limited.
16. The Traffic Impact Assessment references the incorrect Local Government regulation (2005) not 2021
17. Provide the strategic design to the channelised right-turn lane on the northbound approach of the Silver City highway, including swept paths illustrating the design vehicle of a 19m semi-trailer as requested by TfNSW in their letter of 12 June 2025.
18. Notwithstanding the statement in the TIA that bus stops are within 350m of the site, the nearest bus stop on the Silver City Highway going south is approximately 1.3km from the eastern part of the site and about 1km from the bus stop going north. Is any transport to be provided from within the MHE to facilitate access to public transport?
19. The Traffic Impact Assessment references the proposal as a Lifestyle Village which is not a NSW planning term associated with Manufactured Home Estates.

Access via Friel Street remains unresolved given the lack of owner's consent over the Crown Land. TfNSW have indicated that various upgrades will be required to Pitman Road and Silver City Highway junction, however the applicant has not apparently made any effort to further examine the most basic elements of the proposal – that being how access will be granted to the site. However, consultation has occurred with TfNSW as required by section 122 of the SEPP.

Wentworth Local Environmental Plan (LEP) 2011

The development site is subject to WLEP 2011.

Part 2 – Permitted or Prohibited Development

The site is zoned RU5 Village, where Manufactured Home Estates are permissible with consent. The proposal is generally consistent with the relevant zone objectives because:

- The proposal includes some community facilities such as a tennis and basketball court, pool and function area which will benefit the MHE, however not the rural village as a whole
- The site will be used for residential purposes
- This development provides a new form of residential development within Buronga

However the proposal is inconsistent with the objective to encourage well serviced sustainable development because:

- Assessment has shown that there is insufficient information to demonstrate that adequate arrangements for essential services have been made for appropriate services provision, and
- There are no sustainability features of the design which have been identified. No details of water sensitive urban design, or use of renewable energy systems have been proposed.

Objectives of zone:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To promote development in existing towns and villages in a manner that is compatible with their urban function.*
- *To encourage well-serviced sustainable development.*
- *To ensure there are opportunities for economic development.*
- *To deliver new residential and employment growth in Buronga and Gol Gol.*
- *To ensure business and retail land uses are grouped within and around existing activity centres.*

Part 4 – Principal Development Standards

Part 4 Principal Development Standards are not applicable to this application. There is no minimum lot size under the LEP.

Part 5 – Miscellaneous Provisions

Clause 5.10 - Heritage Conservation

The site is not listed as a heritage item nor located within a heritage conservation area nor in the vicinity of such an item or area. Therefore the provisions of this clause do not apply.

Clause 5.21 - Flood Planning

The proposed site is not located within the flood planning levels. Therefore Clause 5.21 does not apply.

Part 6 Urban Release Areas

The site is identified in the Urban Release Areas. The public utility infrastructure essential for the proposed development has not been demonstrated to be available or will be available when required as set out in clause 6.2 of WLEP 2011.

See consideration of services under section 7.2 of the WLEP 2011 below.

Part 7 Additional Local Provisions

Clause 7.1 Earthworks

The site is not flat as evidenced by the Contour Plan of MH2 dated Jan 2026 uploaded to the portal on 17 February 2026. That contour plan shows spot heights of between RL49.36 to FL42.29. The plan of is of little assistance in identifying the proposed earthworks because:

- It does not include the whole site
- The cut and fill table identifies numbers and colours which are not shown on the plan

There is no indication of how the site will be managed as far as levelling, retaining walls, the amount of soil to be excavated for the drainage reserve, if any fill is to be imported, or any excavated soil is to be removed from the site.

There is insufficient information for the consent authority to properly consider the matters required for consideration under clause 7.1(3) of the WLEP 2011. Accordingly, the assessment required by clause 7.1 of the WLEP 2011 is unable to be undertaken.

Clause 7.2 Essential Services

Clause 7.2 of WLEP 2011 requires consideration to be given to the adequacy of essential services available to the site.

Council's engineers have noted that the new development will increase the housing density more than the traditional "house and land" block arrangement would have, putting increased demand on the limited services. Filtered water, raw water, sewer and stormwater are located in Friel Street near the entrance to the Two Up Drive Buronga Lifestyle development.

Council's Engineer required the following information which was provided by way of an RFI:

- Preferred locations of connection to filtered water, raw water, sewer and stormwater.
- Required flow rates and pressures for filtered and raw water supplies (including calculations / assumptions)
- Discharge flows and volumes for sewer (including calculations / assumptions)
- Stormwater functionality (including any detention / retention calculations / assumptions)
- Stormwater discharge flows / volumes (including calculations / assumptions)
- Pathway connection from the estate to Friel Street entrance & connection along Friel Street to match existing pathway.

The applicant provided estimates of filtered and raw water usage over the originally proposed 5 stages of the development for 219 dwellings at a supply pressure of 200kPa with flows of 249.2L/day of filtered water and 373.80 L/day of raw water per dwelling.

(a) Water Use

In response to a request for further information on 24 February 2025, the applicant provided the following information on 9 March 2025:

- Filtered water, raw water, sewerage and stormwater connections are preferred at the south-west corner of the site from the Crown Land adjacent to the rear of the houses on Crane Drive, at the proposed entry.
- Required flow rates for Stage 1 and the full site were provided based on flows of 623L/day for stage 1 (32 units) and for 218 units at a supply pressure of 200kPa.
- Discharge flows for sewer were estimated at 363 litres/day per dwelling
- The site is proposed to be serviced via conventional gravity reticulation system to an onsite private sewer system. The SPS will discharge to the Council existing system at a controlled discharge rate to ensure the Council capacity is not overloaded. The SPS will have an emergency storage. No further details were provided.

- The stormwater will be collected and detained on site in two detention basins via overland flow with shaped and sealed roads, swales and pipes. It will be re-used on site for irrigation and connected to toilets in the homes and amenity buildings. The northern basin will connect to the southern basin via a controlled gravity feed or small pump station and rising main. The southern basin will discharge to Council's existing system at a controlled discharge rate.
- Both detention basins will accommodate the 1% AEP stormwater events
- Stormwater discharge flows/ volumes are provided

A further request for further information was lodged on 13 March 2025 for separate breakdowns for each stage for both filtered and raw water. On 2 May 2025 amended figures were provided for each stage, still based on 623L/day total water usage

On 23 October 2025 the RFI requested the following in relation to services:

20. *Provide a staging plan illustrating when the detention basins and other infrastructure will be installed.*
21. *Label the location of the fire service tanks which is set out in Sheet 5 of 6 of the plans.*
22. *Provide a survey of the site. From this you must provide:*
 - a) *the proposed earthworks for the site which presumably form part of the application but are not requested*
 - b) *a stormwater plan demonstrating how the stormwater will flow around the site to the proposed detention basins. Page 6 of 6 merely shows a pipeline between the two detention basis. Details of pollution control are required.*
23. *Provide discharge flows and volumes for the sewer for each stage of the proposal.*
24. *Demonstrate that the servicing of the site by sewer, water (filtered and raw) and the management of stormwater can be provided without impacting the surrounding networks to any greater extent than that which has been approved by a concept plan under DA2018/101 for 89 lots on the site. Note that Council's infrastructure is considered adequate to service the density as currently approved under DA2018/101 and not the density as proposed.*

On 8 January 2026 a response to these matters was included, this time comparing water rates for an average residential dwelling at 200 kL/year (548 L/day) for a medium dwelling to the estimated annual use of a MHE dwelling at approximately 140kL/year (383.6L/day) for medium use.

	MH2 estimates litres per day per unit	MH2 estimates l/L per year per unit	Total annual demand for units
89 units standard residential medium use	548	200	17,800kL/year
181 units MHE medium use	353.5	140	25,340kL/year
Difference			7,540kL/year

There was no substantiating documents setting out how those assumptions had been derived, or why the average residential dwelling usage had dropped from 623L/day to 548L/day between the two different RFIs.

The response stated that equivalent water usage of 89 average dwelling houses compared to the MHE would be for 127 MHE and suggested that the proposed development should be limited to 127 MHE until Council can upgrade the existing system to supply 17,800kL/year to the site. Failing that storage tanks could be installed on site and filled outside of peak network demand.

No explanation of how the restriction on the proposal to 127 was provided. A 500kL water storage tank was added to the plans provided on 17 February 2026 near the southern entry, however it was not accompanied by any calculations or details as to whether this satisfied the requirement to provide sufficient water to the proposed 181 dwellings. Nor was there any discussion on whether the proposal intended to restrict the development to 127 units in the interim.

By way of comparison, Sydney Water provides for average uses which indicates as per the table below as compared to the estimates of the applicant. Assuming MH2 has compared the use for a 4 person medium sized house, the information does not set out how the MHE use estimates were derived.

	Litres per day	kL per year	Comment
Sydney Water Average small property(500m ²) with 3 persons	447	163	
MH2 estimate of MHE usage	383.5	140	14% reduction on Sydney Water
Sydney Water Average medium property (<700m ²) with 3 persons	472	172	
Sydney Water Average medium property (<700m ²) with 5 persons	628	229	
MH2 estimate of average dwellings	548	200	Presumably based on 4 persons

<https://www.sydneywater.com.au/content/dam/sydneywater/documents/education/how-does-my-home-compare.pdf>

(b) Stormwater

The plans provided on 17 February 2026 provide for a northern storage detention basin of 3,641m³ with an average depth of 1.5m storage in the north-west corner and a southern detention basin of 397m³ with an average depth of 1.5m storage in the south-west corner. These are to be connected with a controlled discharge to the existing stormwater infrastructure at the entry from the Crown Land.

The additional information requested on 23 October 2025 was not provided – namely:

- (a) *the proposed earthworks for the site which presumably form part of the application but are not requested*
- (b) *a stormwater plan demonstrating how the stormwater will flow around the site to the proposed detention basins. Page 6 of 6 merely shows a pipeline between the two detention basis. Details of pollution control are required.*

Rudimentary stormwater calculations were uploaded to the portal on 9 March 2025, however these contained no modelling and have not been updated to the revised scheme. Those figures refer to an existing drainage swale which is presumably that on the Crown Land.

The Amended SEE uploaded on 29 April 2025 states that a comprehensive stormwater management strategy will be incorporated into the subdivision design. As the proposal does not include subdivision there is no confidence on what is proposed and whether the system can adequately cope with the proposal.

The details setting out how stormwater from the proposal will be managed are insufficient for Council to determine whether the proposal can be satisfactorily managed. The request made on 23 October 2025 for a comparison to the density of housing under approved DA2018/101 was not provided.

(c) Sewer

The discharge flows and volumes for sewer provided on 9 March 2025 have not been updated to reflect the revised scheme. It is unclear how the volume of 360 litres / day was derived.

(d) Fire Services

The applicant has provided details of the location of the fire services layout with hydrant coverage and hose reel coverage in Sheet 4 of 8 of the plans dated December 2025. Further details of the brigade hardstand, tank layout and supply details and the like are set out in sheet 5 of 8 of the December 2025 plans. There is not details as to the required flow for the effective provision of fire services.

(e) Suitable road access

As detailed elsewhere, suitable road access has not been demonstrated. There is no:

- land owner's consent for use of the Crown Land
- no design plans for that road
- no satisfactory consideration of the impacts of the road on the existing road network.

(f) Summary

All services connections are required to be made over the Crown Land, for which no owner's consent has been granted.

There remains insufficient information for the consent authority to be assured as to the adequacy of essential services to the site.

(ii) any draft instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

There are no draft instruments that are relevant to an assessment of the proposed development on the site.

(iii) any development control plan,

The proposed development is subject to the provisions of the Wentworth Shire Development Control Plan (WSDCP) 2011 which is considered in the below table.

Wentworth Shire Development Control Plan (WSDCP) 2011

The proposed development is subject to the provisions of the Wentworth Shire Development Control Plan (WSDCP) 2011 which is considered in the below table.

Chapter 3 -General Development Controls

3 Koala Habitat Protection

Section 3 of the WSDCP 2011 requires consideration to be given to the koala habitat protection. It identifies the River Red Gum (*Eucalyptus camaldulensis*) as the sole koala vegetation in the Council area. It requires development applications in riverfront allotments to include a vegetation list in the Statement of Environmental Effects. It requires a koala habitat survey if River Red Gums are found on and around the site for development. The site does not contain any River Red gums and hence the clause does not apply.

4 Flood Affected Land

The subject site has been identified as not affected by flooding or being at or below the flood planning level.

5 Vehicular Access and Parking

The proposed development includes 37 visitor car spaces which satisfies the relevant controls of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. The DCP does not contain parking rates for manufactured home estates.

6 Crime prevention through environmental design

The Amended SEE has not considered CPTED principles. The high acoustic fencing and high front wall indicate that little regard has been paid to passive surveillance from outside the property. Within the property, there is a high level of passive surveillance as there is virtually no landscaping amongst the dwelling sites. A lighting plan is provided as required by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.

No separate footpath has been indicated between the visitor parking opposite the Fire Hardstand/garbage area towards the dwellings. There is therefore safety issues for pedestrians who must walk on the internal accessways to access all facilities within the estate.

Further consideration and application of CPTED principles should be applied to the proposed development.

7 Disability Access Standards

The proposed development has not provided sufficient information to assess whether the proposal satisfies the relevant objectives and controls of the WSDCP 2011, by providing equitable access within all new developments where required.

Chapter 8 – Site Specific Provisions – Buronga and Gol Gol

5.1 Design of Residential Development

These provisions are not relevant to the MHE. The equivalent provisions are set out in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 and consideration of this Regulation is set out below.

(iia) Any planning agreement entered into under section 7.4 of draft planning agreement which has been offered

None are relevant.

(iv) Any matters prescribed by the regulations,

Section 23 of the Environmental Planning & Assessment Regulation 2021 requires that a development application must have the written consent of the owner of the land. None of the exceptions to that requirement apply. The applicant has uploaded a letter from the NSW Department of Planning, Housing and Infrastructure dated 16 February 2024 advising that a licence for road construction has been granted to Wentworth Shire Council. This is not owner's consent to the making of a development application over land owned by the Crown. Failure to provide land owner's consent means that the application must be refused.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The proposed development is of a scale and character that is very different to approved developments in the locality. There is insufficient information to properly assess the environmental impacts on the natural and built environment. The environmental impacts have been assessed in detail above as summarised in the table below. There is insufficient information to properly assess social or economic impacts on the locality.

Impact item (insert an 'x' in the relevant section)	Acceptable	Not acceptable	Not relevant	Comment
Context and setting		X		Whilst a MHE may be an acceptable form of development within the context of the surrounding development, there is insufficient information to properly assess whether it is appropriate. The 2.7m high acoustic fence will have a detrimental impact on the adjoining lands in relation to visual impact.
Public domain & Streetscape		X		The proposed location of the manufactured home estate does not currently front any public domain. There will only be a frontage to the public domain if a road is constructed over the Crown Land to the south. A fence plan is provided for presentation to the Crown land, however it provides no details of the fence height or materiality. It appears to be in excess of the 1.2m set out in the WDCP 2011 requirements

Impact item (insert an 'x' in the relevant section)	Acceptable	Not acceptable	Not relevant	Comment
Landscaping		X		A rudimentary landscape plan is provided. No buffer landscaping is provided to the majority of the acoustic fencing
Stormwater		X		Insufficient detail is provided to assess this
Heritage			X	None located on site.
Soils & Soils Erosion		X		Insufficient information is provided to assess the earthworks and erosion control.
Air and microclimate		X		Insufficient information is provided on how dust will be controlled during construction
Water Resources		X		Insufficient information is provided to assess the impact on water resources
Biodiversity (Flora & Fauna)	X			Future landscaping should encourage rehabilitation through growth of native species and create habitat for fauna.
Land Resources			X	None known at this location
Utilities		X		Insufficient information provided to assess whether utilities can be adequately provided to the site
Access & Parking		X		Adequate parking availability on site. Insufficient information provided to demonstrate that access can be achieved to the site. No land owner's consent over the Crown Land is provided
Roads & Traffic		X		Insufficient information provided to demonstrate the impact on the surrounding road network, and not details regarding road improvements are included
Solar Access and Energy Efficiency	X			Basix and NatHERS included with application for the manager's residence. BASIX not required for the manufactured homes
Overshadowing			X	N/A.
Privacy & Overlooking			X	N/A
Flooding			X	Not in flood affected land.
Bushfire Prone Area			X	Not in bushfire prone land
Noise		X		No acoustic report to assess the value of the proposed acoustic fence., or to provide mitigating measures from the noise from the basketball court and tennis courts which are both close to dwellings.

Impact item (insert an 'x' in the relevant section)	Acceptable	Not acceptable	Not relevant	Comment
Technological hazards		X		No geotechnical report has been provided. Insufficient information
Safety, Security & Crime Prevention		X		Insufficient information to properly assess whether the development will affect the safety of the area. The high acoustic fence and fence facing the Crown Road to the south do not promote passive surveillance from outside the estate. Insufficient information provided as to what security will be included to restrict access
Social and Economic Impacts		X		No social impact assessment is provided to enable assessment of social and economic impacts anticipated from the proposed development.

(c) the suitability of the site for the development,

Given the lack of sufficient details of numerous matters, it is not possible to conclude that the site is suitable for the development. The concerns include:

- whether the site can be adequately serviced for essential services
- whether suitable access to the site can be provided over the Crown Land to Friel Street, noting there is currently only a revocable licence to Council over this land
- no preliminary site investigation has been provided to determine whether the site is suitable for the change of use to residential accommodation.

(d) any submissions made in accordance with this Act or the regulations,

In accordance with the provisions of Council's Community Participation Plan (CPP), the application was placed on public exhibition for 28 days where adjoining property owners were notified in writing of the proposal and invited to comment. Nine submissions were received (two from the same submitter), raising the following concerns. The applicant responded to those concerns on 15 April 2025 as set out in the table:

Concern	Response from Applicant	Comment
What constitutes a manufactured home estate? Who is using the houses?	A manufactured home estate is a development for housing; with the dwellings constructed off-site and delivered to the site. The development is normal housing in that the housing can be individually privately owned; and can be subdivided onto separate titles.	Notwithstanding this advice various of the reports reference a Lifestyle community for over 55s which does not apply to a Manufactured Home Estate under NSW law. The response indicates private ownership of housing with subdivision onto separate titles. This is not included in the

Concern	Response from Applicant	Comment
		application and not usually the way MHE operate. No response to the request for further information about the applicant's comments was received. Community title subdivision does not form part of the application
Out of Character		
Out of character with the neighbouring residential area	The development is in keeping with the character of the area, being residential housing developments.	There are no other MHE in the vicinity
This resembles a trailer park fit for itinerate workers, not something to benefit the Buronga, Gol Gol area which are under transformation		Noted that the MHE format is a departure from the existing housing in Buronga and Gol Gol.
Dareton already has facilities and services and this should be developed there. Buronga does not have the essential services and infrastructure for this type of development (eg no manned police station)		The lack of information about essential services and infrastructure is of concern.
Why is it behind the houses in the town?		It is a permissible use I the RU5 zone
Traffic concerns		
256-457 additional cars on the roads daily will create congestion on Friel and Pitman Avenues	Traffic movements will not cause any adverse effects to the surrounding area as detailed in the Traffic Impact assessment Report lodged with the application	Council's concerns about the provided Traffic Impact Assessment have not been addressed by the applicant. The TIA only assesses intersection saturation, not the effects on Friel Street itself.
Significant increase to traffic on Friel Street which is not designed to handle the volume of traffic from 200 units leading to congestion. No clear traffic mitigation strategies are proposed	See above	The amended Traffic impact assessment indicates that no mitigating measures are required based on intersection analysis (page 11)

Concern	Response from Applicant	Comment
Traffic impact assessment is weak on detail including ameliorating works to manage traffic		The report states no mitigating measures are required. The level of detail is not strong.
The proposed road increases road and foot traffic incompatible with the quiet area.	As above	It will be the additional occupation of the dwellings that increases this. No acoustic assessment has been made of such increases.
Future development towards Redhill Estate will add further to traffic congestion and add to risks		Noted
Inadequate parking with only 37 visitor car spaces, leading to onstreet parking, obstructing traffic flow, restricting emergency services and reducing safety and liveability		Minimum visitor car parking rates are set out in the Local Government (MHE) Regulation. 181 dwellings are now proposed and under the Regulations 26 visitor spaces are required. 37 are provided,
Request a thorough traffic impact assessment, parking feasibility		Parking rates must comply with the LG (MHE) regulation. The plans for 2 and 3 bed dwellings indicate a single car space for each dwelling.
No evidence that existing roads, public transport or community facilities can support 200 households.	All services are available to the development.	Services are not currently available to the site. The Traffic Impact Assessment is deficient and has not been updated to the new plans
Access road to Friel Street		
Access to Friel Street is not legal. Has Crown Lands given approval to build the road?	Legal access will be provided to the development as detailed in the application; with documentation submitted with the application detailing the legal access via Friel Street	A Licence document has been provided but that is a Crown licence to Council revocable without notice. There is no legal access to Friel Street. No Crown approval to the lodgement of the DA has been provided. No consent to the Deed of Arrangement between the applicant and Council has been provided.
Entry road is over a Crown land drainage	Stormwater drainage has been designed for the development,	No evidence that surrounding approved developments have

Concern	Response from Applicant	Comment
easement. If the drainage easement is gone how will houses be protected in heavy rain or floods?	which will ensure the surrounding area is not affected.	been included in the modelling. A concept drainage plan is provided ultimately draining to the Crown land over which the road is proposed.
The Red Hill Estate stage 7 drains into the drainage easement which the road will be over and will have a detrimental effect on its water discharge		No evidence that this has been taken into consideration.
Noise impacts		
Noise impacts from up to 545 daily vehicle trips past the house	Noise generation from the development will be as per normal residential housing and unit developments. The amended SEE includes the following statements: - the estate design will include buffering and landscaping to ensure visual and acoustic separation from nearby industrial activities, creating a comfortable and desirable living environment - designed to avoid any acoustic issues - The on-site car parking and service areas have been carefully designed to blend discreetly into the estate's landscape, ensuring minimal visual impact. Landscaping elements, including hedging and native plantings, will screen parking areas, enhancing privacy and reducing noise - The proposal incorporates measures to reduce noise, pollution, and light spillage. Noise attenuation landscaping and fencing will be strategically placed to buffer sound from vehicular movements.	No acoustic assessment or detailed comment with the SEE is provided. Despite the statements made: - no buffering other than on the western side adjacent to the future residential development is provided. - no consideration of noise from the originally proposed tennis court and the continued proposal for the basketball court to the adjacent residents. - no consideration of noise from the industrial units which are only separated by an 11 metre Crown Reserve. - Acoustic fencing is included in the application to a height of 2.7m, however there is not assessment of its adequacy or the materials proposed. - The landscape plan in plan 3 of 8 shows hedging plants to the north

Concern	Response from Applicant	Comment
Lack of buffer / impacts		
It is close to an industrial zone with concerns about noise pollution, air quality and suitability for residential living. No study on how proximity to the industrial operations will impact health and well-being of residents. Inadequate buffer is provided. The suggestion of a 30m buffer is false and misleading.	There will be a 30-metre buffer area provided between the development and the industrial development to the north of the site.	The 30m buffer to the north originally only extended to be over the Crown Reserve area which is approximately 11m wide. It has now been amended to provide a full 30 metres to the north (including the Crown land). No buffer to land to the east and south is provided.
Potential complaints from residents not accustomed to farming noise, smells and pesticides could lead to restrictions on farming (and industrial) activities.		There is no buffer to the east and south agricultural areas.
Stormwater drainage		
No engineering computations or design for stormwater capture, retardation, treatment and discharge		Some computations have now been provided for water supply, however given that the flows are based on an over 55s development there is doubt as to their accuracy
Other services		
Lack of assessment of how bins would be managed at the site entrance, including number, storage, noise and odour adjacent to residences	The bin collection areas will be maintained in a tidy manner at all times and maintained so that no odour emits from the storage area; and notably will at all times comply with EPA requirements.	Bin collection area is now indicated near the front of the site close to the proposed entry. No indication of assessment of size appropriateness, nor how it will be screened. No waste management plan provided. No operational management plan provided
Water pressure is already inadequate, will that be fixed? Strain on local infrastructure, including water and sewage systems	The SEE states that water, electricity, sewage disposal and management stormwater drainage will all be provided	Very few details are provided. The connections are proposed in the south-east corner adjacent to the Crown Reserve. Details on services provision is very light

Concern	Response from Applicant	Comment
Who uses the pool – is it just the residents?	There are recreational areas proposed in the development for social and community benefits of the future residents of the development.	As there is no operational plan of management it is not clear, however it seems unlikely that the general public would be able to use the pool.
Socio economic impacts		
Impact on property values		This is not a planning consideration
Negative social and economic impacts not properly researched and addressed, including safety, welfare, property value or environmental impacts.	The development will be positive for the area in that major investment into the economy of the region, additional employment and increase population leading to additional commercial spending in the region.	No social impact statement provided to support the assertions made
No plans for green spaces, recreational areas of community facilities to contribute to a better quality of life		Some green spaces are provided adjacent to the detention basins. Some recreational areas within the houses for a basketball court and a swimming pool for use by the residents.
Safety		
Does not address safety and crime prevention with lower socio-economic residents. What management procedures will be in place for complaints, disputes anti-social behaviour.	Safety and security measures will be implemented consistent with all residential estates and/or multi-unit developments throughout the district.	None are detailed. This would normally be contained in an Operational Plan of Management but none has been provided despite a request by Council.
Friel Street is adjacent to One Health Services and a primary school. The Catholic Church is also nearby. Safety risks to pedestrians, cyclists and existing residents		The Traffic report has not taken these matters into consideration. Most pedestrian school traffic is to Chapman Street where there is a speed hump and pedestrian crossing.
Complicated road access presents a safety issue for emergency vehicles		No design for the crossing to Friel Street has been provided.
Non-compliance with Local Government Regulations		
Under the planning scheme for Lifestyle		This is not an application for a Lifestyle Village for over 55s.

Concern	Response from Applicant	Comment
Villages the entrance should be appealing, but the awkward doglegged approach from Friel Street over the Crown land prevents this.		However it is agreed that the dog legged entry is not ideal.
Inaccurate plans and limited detail, with inadequate site analysis and inadequate SEE. Does not respond to the Local Government Regulations for Manufactured Home Estates, and is non-compliant with some provisions		Some references to the LG Regulation are made however only in the response to these submissions and Council's request for further information. It is not directly addressed despite it being the principal requirements for this type of development. There are a number of non-compliances, however some regard has now been made to the LG Regulations.
It appears as a caravan park not as regulated under the Local Government Regulations		See above, although caravan parks are regulated under the same regulation (different provisions).
Lack of further details		
Has the land been cleared?		It appears to be partially cleared, however the development would require the removal of the remaining horticultural plantings on the site
Significant excavation and filling likely given building of roads, car parks, bins collection area and two water detention basins to generate significant noise and dust		No full survey of the site and no excavation or earthworks information provided. No air quality assessment provided.
Topography of the site is gently undulating but no contours provided. What earthworks are proposed to create the flat pads and two detention basins?		Agree. No information provided
No dwelling designs for permanent living		Designs for two and three bedroom dwellings have now been provided

Concern	Response from Applicant	Comment
No dedicated landscape master plan		Page 3 of 8 of the plans provides for some landscaping with buffer hedging on the northern boundary and very minimal planting within the areas of the dwelling sites

(e) the public interest.

The proposed development is of a scale and character that has the potential to promote the objectives of the zone by providing residential growth in Buronga and Gol Gol. However there is insufficient information to determine whether the site can be well-serviced. The paucity of information means that it cannot be concluded that the application is in the public interest.

OTHER LEGISLATION

Local Government Act 1993

Part 1 of Chapter 7 of the Local Government Act 1993 (LG Act) requires the approval of Council to carry out the activity of installing a manufactured home (Table Part A (1) for the installation of a manufactured home or associated structure on land and consent to operate a manufactured home estate (Part F (3)).

The design, construction and occupation of the future homes within the estate does not form part of this development, but all sites will be subject to compliance with the relevant provisions under part 2 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. The applicant has not elected to apply section 4.12(3) of the EP & A Act which enables the applicant to make a simultaneous application with the development application, for the required approvals under section 68 of the Local Government Act. Should development consent be granted for this development, the Applicant will be required to lodge a separate application with Council Section 68 of the Local Government Act.

Local Government Regulation 2021

The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 (LG MHE Regulation) includes as its objects, the opportunities for affordable alternatives in short-term and long-term accommodation by setting standards for design of MHE and manufactured homes, construction, siting and health, safety and amenity. Part 2 relates to MHE and manufactured homes and applies to the operation of MHE and the installation of manufactured homes within MHE. Section 6 states Council must not grant approval unless the MHE will be design, constructed, maintained and operated in accordance with Division 3, and section 8 makes that a condition of the approval. Section 7 requires the approval to reference a plan, the number, size and location of the dwelling sites allowed by the approval. The Division 3 requirements are in the below table.

For the purposes of greater understanding the following definitions are provided in the Regulation:

- **major access road** means an access road serving more than 30 dwelling sites within a manufactured home estate.

- **minor access road** means an access road serving no more than 30 dwelling sites within a manufactured home estate.

The only minor access roads within the proposal are the roads:

- servicing dwellings 165 to 181 in a north/south direction immediately to the east of those lots
- servicing dwellings 1 to 23.

Control in Part 2 of LG Regulation	Proposed	Comply?
Subdivision 1 Land and dwelling site requirements		
12 Minimum size 1 hectare	9.819Ha	Yes
13 Community amenities (1) minimum 10% of total area reserved for recreation or other communal activities	Community amenities are defined to include space for administering and servicing the MHE and for recreational and other communal purposes: Community amenities include: • function centre • indoor pool • tennis court • half basketball court • jumping pillow • seating adjacent to the two detention basins • outdoor gym adjacent to the northern detention basin • walking track around the southern detention basin • landscaped areas in the north near the detention basin and within the approximate 19m wide buffer zone adjacent to the northern boundary • landscaped areas around the manager's residence and tennis court and indoor pool Plan uploaded on 17 February 2026 show communal areas to be a total of 18,924m². Site is 989,190m², therefore communal area is 19.3%	Yes
(2) Council may allow <10% but at least 6% for recreation and communal activities		Not demonstrated or discussed

Control in Part 2 of LG Regulation	Proposed	Comply?
taking into consideration: (3) The type and range of amenities to be provided and other matters it considers relevant		
14 Size of dwelling sites At least 130m ²	200m ²	Yes
15 Site identification		Can be conditioned
Subdivision 2 SETBACKS		
16 a dwelling site must have vehicular access to an access road	Yes	Yes
17 Community buildings (1) A community building must not be located closer than 10m to the boundary of a MHE or dwelling site	Yes – the tennis court is 10m to dwellings 176-178 and the basketball court is 15.85m to dwelling 88	Yes
(2) Council can allow a lesser distance of at least 2m if the community building will be properly screened, fenced, enclosed or otherwise treated	Dispensation not required	NA
18 Setbacks of dwelling sites from road frontages (1) A dwelling site must not be located closer than 10m to a public road or 3m to another boundary of the MHE (2) Council can allow a lesser distance if the dwelling site will be properly screened, fenced, enclosed or otherwise treated	All dwellings have at least a 3m setback to a boundary and tom setback to a public road (if a road is constructed along the Crown Land)	Yes
19 Buffer zones Nothing prevents the setbacks being used for community amenities, access roads, car	Noted. They are used for landscaping	Noted

Control in Part 2 of LG Regulation	Proposed	Comply?
parking spaces, footpaths or landscaping etc		
Subdivision 3 ROADS		
20 Entrance and exit roads		
(1) Road must be at least 8m wide	10m	Yes
(2) For a divided road the sealed portion must be at least 5m wide	No divided road shown	NA
21 Width of roads		
(1) Width of road reserve at least 8.5m for a major access road and 6m for a minor access road	The concept road profile in sheet 2 of 8 indicates a 6m side road with 2m road reserve either side – giving a 10m road reserve for all roads other than the main entry access road which has a 10m wide road way	Yes
(2) Sealed portion of road is 6m for major access road and 4m minor access road	6m shown as formed. Ashphalt seal or 2 coat bituminous seal shown in Sheet 2 of 8	Yes
(3) Passing bay every 80m for a minor access road	No passing bays provided on minor access road which exceed 80m	No
(4) Passing bays at least every 100m	No passing bays on roads which exceed 100m	No
(5) Width of sealed portion at a passing bay at least 8.5m for major and 6m for minor	No passing bays indicated	No
22 Speed restrictions 30mk/h major 15km/h minor		Could be conditioned
23 Visitor parking (1) more than 105 sites – 20 spaces + 1 for every 7 sites above 140 sites	For 181lots, $20 + 6 = 26$ required	Yes: 37 Provided
(2) min dimensions of (3) (a) angle parking 5.4m x 2.5m (4) Otherwise: 6.1m x 2.5m (5) Must be clearly identified	Not dimensioned	Unclear, can condition
24 Visitor parking for disabilities	3 required	Yes 3 provided. TIA states that they meet AS2890.1:2004

Control in Part 2 of LG Regulation	Proposed	Comply?
1/ 100 sites of part thereof. As per AS2890.1:2004 and identified. Can be counted as a visitor space		
25 Road surfaces and passing bays to be all weather	Ashphalt or bitumen	Yes
26 Lighting Access roads to be lit between sunset and sunrise	Lighting shown in lighting plan	Yes
Subdivision 4 Utility Services		
27 Water supply (1) MHE Must be connected to a mains supply or provided with an alternative	Not demonstrated	Insufficient information
(2) Dwelling sites to be connected to the water supply service with separate metering	Not demonstrated	Insufficient information
28 Sewerage (1) MHE Must be connect to a main sewer or an alternative	Not demonstrated	Insufficient information
(2) Dwelling sites must be connected to the sewage disposal system	Not demonstrated	Insufficient information
29 Drainage (1) MHE must be provided with a stormwater drainage system and dwelling sites connect to that	Not demonstrated	Insufficient information
30 Electricity supply Dwelling sites to be supply with electricity from a reticulated electricity services by a circuit and separate meter	Not demonstrated	Insufficient information
31 Telephone lines Must be connected if available	Not demonstrated	Insufficient information
32 Common trenches Must be used for services as per AMCORD	Not demonstrated	Insufficient information
Subdivision 5 General		
33 Garbage removal	Swept paths show garbage collections around the roads of dwelling sites 1-8.	Not updated to reflect the new

Control in Part 2 of LG Regulation	Proposed	Comply?
Arrangements must be implemented and maintained for removal and keeping receptacles clean	Waste collection identified in the TIA near the entry/ visitor car spaces. No measurement that this will be sufficient for the entire site.	layout. Insufficient information
34 Fire hydrants No dwelling site or community building within the MHE to be more than 90m from a fire hydrant which must be a double headed pillar type and maintained	Information is provided	Yes
35 Buildings (1) No building to be erected unless the approval allows for it	Noted. Plans for the manager's residence, two and three bed houses and function room were provided on 17 February 2026	Can be conditioned. See s9 of the LEG Regulation which allows the installation of a manufactured home without an approval
(2) Only buildings on the MHE are: Community buildings, or Brick and masonry walls to separate homes and to have external facades to a home	NO brick walls other than to the function centre	NA
(3) Only brick and masonry walls for an external facade of a manufactured home if the dwelling is in a neighbourhood lot and the owner of the home is the owner of the neighbourhood lot (See Community Land Development Act 1989)	Homes are not brick	Yes
36 Use of MHE (1) MHE must not be used for a commercial purpose other than a MHE or associated purpose or for the manufacture, construction or	Noted	Can be conditioned

Control in Part 2 of LG Regulation	Proposed	Comply?
reconstruction of moveable dwellings		
(2) A manufactured home may be used for exhibition purposes	Noted	Noted
37 Community map A community map for the MHE is required		Can be conditioned
38 Access to approval and community map Occupants have a right to inspect free, the approval of the MHE, the community map and this regulation		Can condition

Conveyancing Act 1919

Section 23H and 23I of the Conveyancing Act 1919 allows for subdivision for lease purposes of mobile home estate purposes. The plan can only be registered by the NSW Land Registry Services if development consent to the subdivision has been granted under the EP & A Act. Leases (including any option to renew) must not exceed 20 years

The NSW Land Registry Services circular **Caravan parks and mobile home estates (SSIR 2024)** sets out the requirements, including that boundaries of the lots must be satisfactorily defined.

No application for subdivision for lease purposes is included in this application and development consent for it would be required in future.

COUNCIL POLICIES

Wentworth Shire Council Local Strategic Planning Statement (LSPS)

The proposed development was checked against the relevant planning priority (PP6: Sustainable settlements).

The land is located within a primary settlement area with two of the following strategies being relevant:

- "Provide a range of housing options, including affordable housing, housing for older people, family housing and temporary worker accommodation based on an analysis of local demographics and future demand"; and
- "Manage land use conflict through the use of setbacks and buffer zones in subdivision layouts, mitigate potential impacts in building location and design and generally avoid affecting the economic viability of land needed to support key factors of the local economy"

The December 2025 plans include 181 dwellings (excluding the manager's residence) of which:

- 158 dwelling sites of 200m² (two of these are indicated at 210m²) – 87.3%
- 23 dwelling sites of 450m² (12.7%)

There is very little variation in lot sizes. Designs for two bedroom and three bedroom houses have been provided, although it is not indicated how many of each are proposed. The very small lot sizes and the MHE format will provide for different housing options to those currently provided in Buronga and those which are in the planning process.

As identified in the Buronga Gol Gol Structure Plan, the demography and future vision for the area supports the need for diversified housing and land options.

Buronga Gol Gol Structure Plan 2020

Chapter 2 identifies future pressure on residential lands in Buronga. Section 2.6.3-2.6.5 illustrate that the site is not provided with water connections, reticulated sewerage infrastructure, nor drainage/stormwater infrastructure. It notes the need to upgrade these services – all estimated to be done between 2032-2036. As regards community services facilities it notes that there is no secondary school in Buronga, although there are various other emergency services. A public bus route runs along Pitman Avenue to the south of the site and along the Silver City Highway – neither of which are directly accessible from the site.

Under chapter 3 of the BGGSP, one of the land use principles for residential areas is to “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” The provision of the first MHE in this area would assist in achieving that land use principle.

The environment principles in relation to buffers seek to “establish and manage suitable buffer zones at interfaces between agricultural and industrial areas and residential areas” and “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.” A buffer has not been provided in the plans to the north, however none has been proposed to the east and south which is currently agricultural land (although zoned as RU5).

There are various subdivision and Housing Design design principles and also water sensitive urban design principles within Chapter 3. The proposal includes drainage infrastructure detention basins. The proposal is silent as to the use of rainwater and treatment (including landscape treatment) to improve water quality. Likewise on-site detention and reuse of grey water has not been considered in the proposal. Some open space is provided in conjunction with the water management concepts however the use of this open space within the detention areas to provide for local amenity has not been considered.

The future residential development pattern in part 4.2.1 encourages higher lot density within the RU5 Village zone, seeking, in general, lot sizes of 600 to 1000m². That is clearly not a lot size which is adopted by the proposed MHE, which proposes lots of 200m², two lots of 210m² and 23 lots of 450m².

The staging plan in Figure 4.4 envisages the site as being within the fourth stage to be developed in about 2032-2036 – therefore this stage is well advanced from that anticipated in 2020, notwithstanding the existing residential subdivision approval for this site. This includes for services such as water supply, sewerage and drainage. Footpaths are considered along the Crown Land abutting Friel Street to the north however of low priority (see Figure 4.10).

The plan does not envisage the use of MHE to increase residential provision.

The demography for the area is showing an increase in aged population, and demands for more affordable housing including for first home buyers. This is due to the increasing housing price and a lesser need for big backyards and gardens due to maintenance restrictions. This requirement for diverse residential land has identified in a number of housing strategies including the NSW housing Strategy: Housing 2041 produced by DPE.

Positive things which the proposed development has in relation to the BGGSP are:

1. Provides diverse and flexible housing options compared to those existing
2. Some open space proposed within the development and some community facilities

Negative things which the proposed development has in relation to the BGGSP are:

1. Very little internal variation of lot and house sizes within the MHE
2. No existing services for the site and few local services. A public bus route is approximately 500 to 650m to the south west on the Silver City Highway, but approximately 1.3km walking distance.
3. The buffers to adjoining industrial and agricultural use are only adequate on the northern boundary.
4. The envisaged lot sizes in the BGGSP are markedly different to those proposed in the development.

Council Policy No: AF011 Subdivisions Water Right Transfer Policy

As per the Council policy, a developer contribution of 250 Kilolitres (0.25ML) of high security water will be required for each newly created Lot. This has not been demonstrated.

Council Policy No: PR018 Provision of electricity supply and telecommunication service for subdivisions

As per Council policy, urban residential subdivision in RU5 zoned lands are to be connected to electricity and fibre-ready telecommunication services. A Notice of Arrangement from Essential Energy for electricity supply is required. A certificate of practical completion from a carrier for telecommunications is required. It is noted that the application does not include subdivision.

Buffer zones to reduce land use conflict with agriculture: An interim guideline

The Department of Primary Industries has produced an interim guideline in November 2018 entitled *Buffer zones to reduce land use conflict with agriculture*. Based on the guideline a buffer distance of 250m is recommended between sensitive land uses and outdoor horticulture. This buffer distance is not feasible in the area as the RU5 zoned land is adjacent to the RU4 zoned land. There is a 30m buffer to the industrial land to the north, however none to the agricultural land.

The agricultural land on the west, south and east is all subject to either development consents for residential uses, or is being actively pursued for residential uses. These sites are within the Urban Release area under the WLEP 2011 and are zoned RU5 Village. They will likely be redeveloped in future for residential uses. It is therefore considered that the provision of buffers to those lands is not necessary in the circumstances.

However it is considered that as part of the operational management plan all new owners and occupiers of dwelling sites must be made aware of the surrounding rural land uses and potential impacts.

COMMENTS FROM EXTERNAL REFERRALS

Department	Referred Y/N	Comments
Essential Energy	Y	As part of subdivision an easement is created for any existing electrical infrastructure. Existing encumbrances in favour of Essential Energy are to be noted on the title. All Torrens lots to have access and frontage to a public road – a right of carriageway cannot be used. A notice of Arrangement is required prior to releasing any subdivision certificate
Transport for NSW	Y	See below
Rural Fire Service	Y	Not mapped as bush fire prone land so referral under s 100B Of the Rural Fires Act is not triggered. Planning for Bush Fire Protection 2019 may be used as a guide only
Heritage NSW	N	
NSW Dept of Primary Industries	N	
Water Group NSW	N	
Western Murray Irrigation	Y	No comment

Transport for NSW

Following TfNSW's request for further information, their review of the provided additional information provided the following comments on 12 June 2025:

TfNSW has reviewed the additional information provided and has completed its assessment of the potential development impacts to the classified (State) road network, namely the Silver City Highway (HW22) and Sturt Highway (HW14). The amended Traffic Impact Assessment (TIA) indicates that a signification proportion of trips from the subject site will utilise the existing HW22 / Pitman Avenue intersection. The subject site is in proximity to other development sites and sensitive land uses that will likely contribute to the cumulative traffic impacts on the existing road network.

Accordingly, TfNSW provides the following comments for Council's consideration:

(NB: These items are NOT written as conditions of consent).

1. Cumulative traffic impacts following the completion of the proposed development will facilitate the requirement for an upgrade to the existing Silver City Highway (HW22) / Pitman Avenue intersection to include a channelised right-turn lane (CHR) on the northbound approach of the classified (State) road.
2. Strategic designs should be prepared illustrating these works, in accordance with Austroads Guide to Road Design and relevant TfNSW standards and supplements. Swept path

diagrams should also be provided illustrating the design vehicle (19m semi-trailer) executing safe and efficient turning movements in accordance with relevant guidelines.

3. Any future road works required on the Silver City Highway, will require the developer to enter a Works Authorisation Deed (WAD) with TfNSW. TfNSW would exercise its powers and functions of the road authority, to undertake road works in accordance with Sections 64, 71, 72, 73 or 87 of the Roads Act, as applicable, for all works under the WAD.

NB: It is requested that Council advise the developer that Conditions of Consent do not guarantee TfNSW's final consent to the specific road work, traffic control facilities and other structures or works, for which it is responsible, on the road network. TfNSW must provide a final consent for each specific change to the classified (State) road network prior to the commencement of any work.

The WAD process, including acceptance of design documentation and construction, can take time. The developer should be aware of this and allow sufficient lead time within the project development program to accommodate this process. It is therefore suggested that the developer work through this process as soon as possible with the TfNSW.

4. All road works associated with the development shall be undertaken at full cost to the developer and at no cost to TfNSW.
5. Prior to the commencement of any construction work impacting traffic on the Silver City Highway, the proponent is to contact the TfNSW Road Access Unit at road.access@transport.nsw.gov.au to determine if a Road Occupancy Licence (ROL) is required. In the event an ROL is required, the proponent is to provide the consent number in the ROL application. Please note that up to 10 working days is required for ROL applications to be assessed and processed. <https://roads-waterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html>.
6. No direct access to the development site is permitted from the Silver City Highway (HW22) and should utilise the local road only.
7. Council should consider implementing a Construction Traffic Management Plan (including Driver Code of Conduct) to manage construction traffic impacts on the road network. Adequate safety measures should be in place during the construction phase of the subject development, particularly around sensitive land uses such as local schools. Heavy vehicle movements should be limited during school peak periods.

Additional comments

TfNSW has identified the following areas that should be considered to achieve better outcomes for the transport network:

1. To mitigate impacts and interactions with surrounding land uses, no access should be provided from Corbett Avenue.
2. Council should consider pedestrian accessibility, public transport and other alternative modes of transport to and from the manufactured housing estate via Friel Street and surrounding local roads.

On 4 August 2025, the Applicant responded to TfNSW's comments of 12 June 2025 as follows:

Page 50 of 1

TfNSW in their correspondence has advised Council that they are generally supportive of the proposed development, subject to Council's consideration of TfNSW advice and comments contained in Attachment 1 of their letter.

The comments provided by TfNSW listed as items 1 – 7 in the attachment are accepted by the owners/developers of the Manufactured Home Estate; and as the proposal is to be a staged development, the design and contribution to the construction of works at the intersection of Pitman Avenue and Silver City Highway be undertaken prior to the last stage of the overall development.

The owners/developers agree to Wentworth Shire Council placing the appropriate conditions upon the Development Approval reflecting the requirements of TfNSW. Furthermore, in respect to the additional comments provided by TfNSW, we also advise the following:

- The owners/developers consent to no access being provided to the Manufactured Home Estate from Corbett Avenue; and*
- The owners/developers consent to a condition being placed upon the Development Approval requiring pedestrian accessibility, public transport and other alternative modes of transport to and from the manufactured home estate via Friel Street and surrounding local roads in the detailed design.*

COMMENTS FROM COUNCIL INTERNAL DEPARTMENTS

Department	Referred Y/N	Comments
Building	Y	BCA Classification: 1a (manager res.) 9b (Function centre) 10a (amenities) 10b (swimming pool). • S68 (Local Government Act) application required to operate a Manufactured Home Estate and carry out associated plumbing and drainage works. • Manufactured home estate must be designed, constructed, maintained and operated in accordance with Part 2, Division 3 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. • Passing bays required in minor access roads exceeding 80m in length.
Subdivision Engineer	Y	WSC has the following services in Friel St near the entrance to the 2UP Buronga Lifestyle Development: - 150 mm Filtered Water - 100 mm Raw Water - 150 mm Sewer - 375 mm Stormwater It is acknowledged that some of these services are limited in additional capacity. WSC Engineering have noted that the new development has potentially 4 times the housing density than a more traditional

Department	Referred Y/N	Comments
		“house and land” block arrangement would have, putting increased demand on the limited services. Waste collection within the estate identified in section 5.4 & appendix 2 (swept path diagram), this is based on a small single rear axel truck (appears tight on the swept path diagram). Will the estate contract their own waste removal? Note: - Council contract waste collection contractor uses tandem rear axel trucks and twin steer tandem rear axel trucks (bigger turning radius than shown in estate design). - In July 2026 council will introduce FOGO & recycling bins (extra bin storage & larger truck pickup required). It is requested that the developer provides the following before a DA can be considered: - Preferred locations of connection to filtered water, raw water, sewer and stormwater. - Required flow rates and pressures for filtered and raw water supplies (including calculations / assumptions) - Discharge flows and volumes for sewer (including calculations / assumptions) - Stormwater functionality (including any detention / retention calculations / assumptions) - Stormwater discharge flows / volumes (including calculations / assumptions) - Pathway connection from the estate to Friel Street entrance & connection along Friel Street to match existing pathway
Roads & Engineering		
Finance & Policy		
Heritage Advisor	N	
Environmental Health	N	
Local Laws	N	
Floodplain Mgt Committee	N	
Sustainable Infrastructure	N	

CONCLUSIONS

The application has been assessed having regard to the matters for consideration under Section 4.15(1) of the EP&A Act 1979, including the provisions of the WLEP 2011 and WDCP 2011. It has also been assessed against the provisions of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 because those provisions would apply to any approval required under section 68 of the Local Government Act. Importantly it has also been assessed under section 125 of the SEPP (Housing) 2021.

Following detailed assessment, it is considered that DA 2025/021 should be **refused**.

Reasons for refusal

The application should be refused for the following reasons:

1. Owner's consent over part Lot 453 DP1217477 has not been provided by the Crown as required by Section 23 of the Environmental Planning & Assessment Regulation 2021.
2. The application has not provided a preliminary site investigation in accordance with section 4.6 (2) of Chapter 4 of SEPP (Resilience and Hazards) 2021, in circumstances where there is a change of use from agricultural/horticultural activities to residential accommodation – a change set out in Table 1 of the Contaminated Land Guidelines. Chapter 4 of the SEPP is a mandatory consideration which, if not complied with, provides a jurisdictional bar to development consent. As no preliminary site investigation has been provided, the application must be refused.
3. The application has not provided sufficient information for the consent authority to be satisfied of the matters required to be satisfied under Chapter 3 Part 8 Manufactured Home Estates section 125 of SEPP (Housing) 2021, including as to adequate provision of reticulated water, a reticulated sewerage system, drainage and electricity, and adequate transport services. The application fails to satisfy the provisions of the relevant regulation as required to be considered by the consent authority under section 125(2)(c) of the SEPP.
4. Clause 2.3 of the WLEP 2011 requires regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The application has not demonstrated that it is consistent with the objectives of the RU5 Village, most particularly to encourage well-serviced sustainable development.
5. The application has failed to provide sufficient information to enable the consent authority to form the satisfaction that essential services for the proposed development are available or that adequate arrangements have been made to make them available when required, as required by section 6.2 of WLEP 2011 in relation to the urban release areas.
6. The application has failed to provide sufficient information to enable the consent authority to properly consider the matters pertaining to earthworks required by clause 7.1 of WLEP 2011.
7. The application has failed to provide sufficient information to enable the consent authority to form the satisfaction that essential services for the proposed development are available or that adequate arrangements have been made to make them available when required, as required by section 7.2 of WLEP 2011.

8. The application is inconsistent with the Buronga and Gol Gol Structure Plan 2020, including as regards lots size, internal diversity of housing provision, and the availability of services.
9. The design is inconsistent with the provisions of Part 2 Division 3 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 in relation to the following matters, which will be required to be met when an application under s 68 of the Local Government Act 1993 is made. Therefore the development remains uncertain as to its final form:
 - The provision of passing bays under s 21(4)
10. There is inadequate information to properly assess the application, including:
 - a. No survey provided for the full site
 - b. No social impact assessment report to enable assessment of the social impacts of the proposal upon the local community
 - c. No consideration of CPTED principles has been provided and aspects of the design are counter to the CPTED principles set out in WDCP 2011 Chapter 3 section 6.
 - d. No disability assessment as to whether acceptable provision of disabled access is provided to the communal areas.
 - e. Inadequate assessment of traffic impacts upon Friel Street and safety concerns relating to the increase in traffic to nearby social infrastructure such as the medical centre, the Primary School and the Catholic Church
 - f. The adequacy of the Traffic Impact Assessment report, which has not been updated to reflect the revised site layout (including as to the adequacy of the road design for waste vehicles), nor to address the assumptions made in that report that the site is a lifestyle village for over 55s, which is an inaccurate description of the proposed development.
 - g. No acoustic assessment considering the adequacy of the proposed acoustic fencing and other noise generating activities such as the basketball court and additional road and foot traffic to the residents of Friel Street.
 - h. No operational plan of management
 - i. No waste management plan for construction or operational waste.
 - j. No information as to how the waste area will be screened
 - k. No indication of what retaining walls are proposed
 - l. No indication of what entry/gate provisions are proposed, impacting on safety and security for the site
 - m. No plans for the indoor pool building are provided
 - n. Inadequate details of the front fencing materiality and height which impacts upon the future public domain.
 - o. Insufficient details to determine whether the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 can be satisfied in relation to:
 - i. The provision of utility services under s27-32
 - ii. The removal of garbage (s33)
 - p. Insufficient details as indicated above in relation to:
 - i. The potential for contamination, considered by a preliminary site investigation

- ii. The proposed road works on the Crown Land and any upgrade works proposed to the surrounding road network as recommended by Transport for NSW
- iii. The connections and disposal of stormwater, sewage, water and electricity
- iv. The proposed earthworks

11. The application is not considered to be in the public interest.

12. The proposal does not satisfy the points for consideration listed under Section 4.15 part a, b, c, d and e of the *Environmental Planning and Assessment Act*.

Delegate report author	
Signature: 	
Rosalind Read Planning Officer	
Date: 13 April 2026	



LIFESTYLE VILLAGE

NO. 48 & 105 CORBETT AVENUE, BURONGA

TRAFFIC IMPACT ASSESSMENT REPORT



LIFESTYLE VILLAGE – NO. 48 & 105 CORBETT AVENUE, BURONGA

Client: MH2

Report Reference: 24768TREP01F01

File Path: \\sts.local\data\Projects\2024\24768 - 48 & 105 Corbett Avenue, Buronga\08 Reports\24768TREP01F01.docx

Friday, December 13, 2024

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CONTENTS

1	INTRODUCTION	1
2	EXISTING CONDITIONS.....	1
2.1	LOCATION AND LAND USE.....	1
2.2	ZONING AND POLICY.....	2
2.3	ROAD NETWORK.....	2
2.3.1	CORBETT AVENUE.....	2
2.3.2	FRIEL STREET.....	2
2.4	PUBLIC TRANSPORT.....	2
3	PROPOSAL	3
4	CAR PARKING REQUIREMENTS.....	3
5	DESIGN ASSESSMENT.....	3
5.1	CAR PARKING LAYOUT.....	3
5.2	SITE ACCESS.....	3
5.3	INTERNAL CIRCULATION.....	3
5.4	WASTE COLLECTION.....	4
6	TRAFFIC IMPACT ASSESSMENT.....	4
6.1	TRAFFIC GENERATION AND DISTRIBUTION.....	4
6.2	TRAFFIC IMPACTS.....	4
7	CONCLUSION	4
APPENDIX 1	DEVELOPMENT PLAN.....	5
APPENDIX 2	SWEPT PATH DIAGRAMS.....	6

LIST OF FIGURES

Figure 1	Aerial view of site (source: Nearmap).....	1
Figure 2	Land use zoning map (source: NSW Planning Portal).....	2

1 INTRODUCTION

SALT has been engaged by MH2 to undertake a traffic engineering assessment of the proposed lifestyle village located at 48 & 105 Corbett Avenue, Buronga.

In the course of preparing this report, the following tasks have been undertaken:

- The development plans and background information has been reviewed;
- A desktop inspection of the subject site has been undertaken;
- Swept path analysis has been conducted; and
- The traffic and parking implications of the proposal have been assessed.

The following sets out SALT's findings with respect to the traffic engineering aspects of the proposal.

2 EXISTING CONDITIONS

2.1 LOCATION AND LAND USE

The subject site is located on the southern side of Corbett Avenue in Buronga, as shown in the aerial photograph in Figure 1.

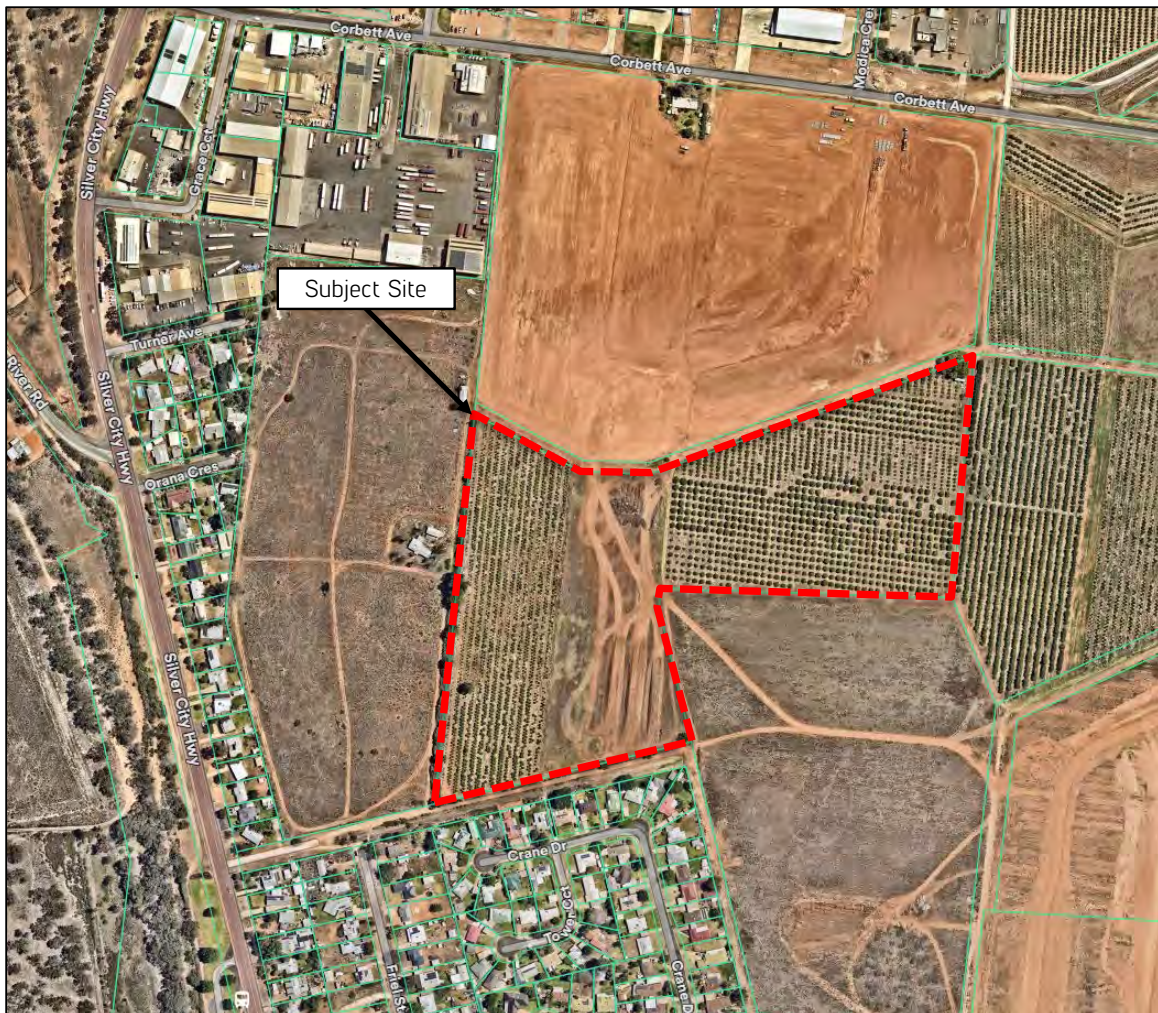


Figure 1 Aerial view of site (source: Nearmap)

Land use surrounding the site is a mixture of residential, industrial and farming land.

2.2 ZONING AND POLICY

The site is within the Shire of Wentworth and is located in a RU5, Village Zone, as illustrated in Figure 2.

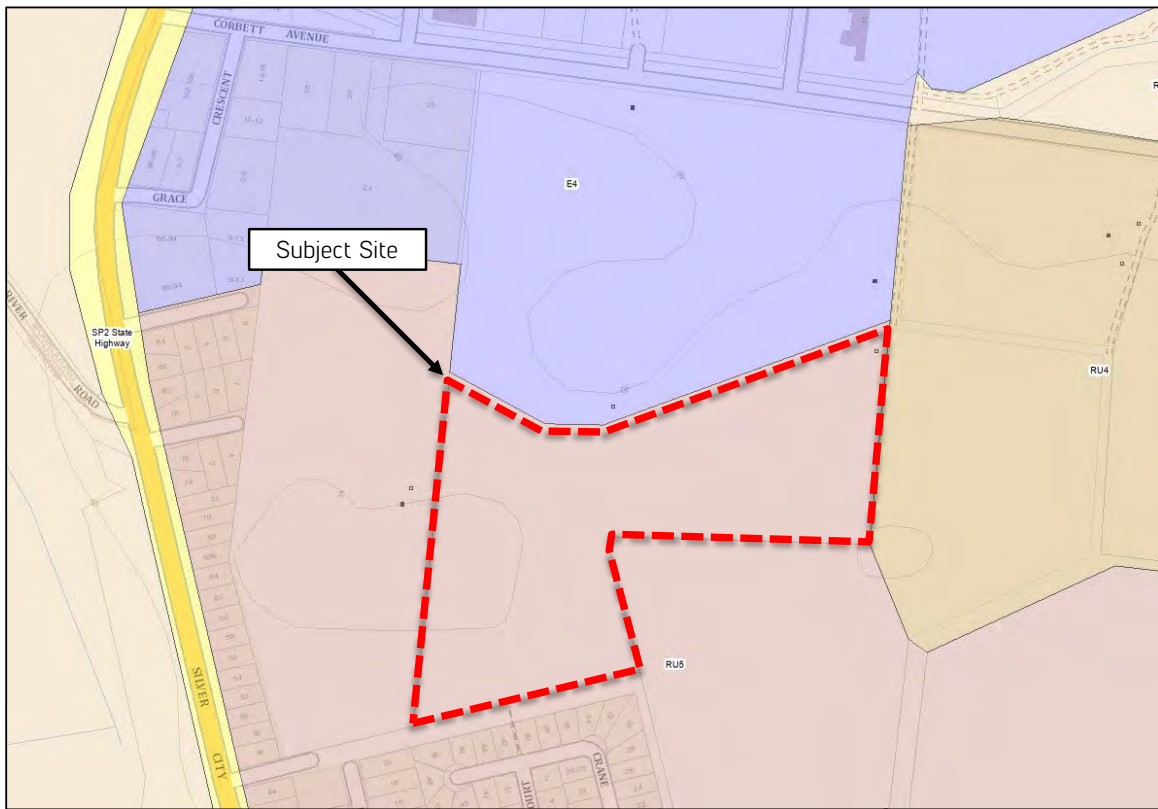


Figure 2 Land use zoning map (source: NSW Planning Portal)

2.3 ROAD NETWORK

2.3.1 CORBETT AVENUE

Corbett Avenue is a local road which has an east-west orientation. The carriageway is approximately 12m wide and accommodates a single traffic lane in each direction, with parallel on-street parking permitted on both sides. The speed limit is 50km/h.

2.3.2 FRIEL STREET

Friel is a local road which has a general north-south orientation. The carriageway is approximately 10m wide and accommodates a single traffic lane in each direction, with parallel on-street parking permitted on both sides. There is no posted speed limit, hence the default of 50km/h applies.

2.4 PUBLIC TRANSPORT

The site has access to public transport, with the Route 950 bus operating along Silver City Highway. The closest stop is approximately 350m (4-minute walk) south-west of the site. This route provides a service between Mildura and Wentworth.

3 PROPOSAL

It is proposed to construct a lifestyle village featuring 218 lots, to be constructed over five (5) stages. The site will also provide a reception building, function centre, indoor pool, tennis court, basketball court and jumping pillow.

There are 38 visitor parking spaces across the site. We understand that each lot will be provided with on-site parking once these are developed.

Vehicular access will be provided at the south-western corner of the site via a connection to Friel Street. A plan of the proposed development is attached at Appendix 1.

4 CAR PARKING REQUIREMENTS

Car parking requirements for various land uses are outlined in Section 5.2 of the Wentworth Shire Development Control Plan (DCP). The DCP does not specify parking rates for a lifestyle village, hence on-site parking will be provided in accordance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

This document states the following regarding visitor parking:

A manufactured home estate must contain no fewer visitor parking spaces than 20 spaces for a manufactured home estate containing more than 105 sites, plus one additional space for each additional 7 sites (or part of a site) over 140.

Applying this to the proposed 218 lot site equates to a requirement to provide 36 visitor parking spaces. This is exceeded by the proposed 38 visitor spaces on the site.

Resident spaces will be provided on the individual lots when these are developed.

Based on the foregoing, we are of the opinion that the proposed parking provision is appropriate to support the needs of the development.

5 DESIGN ASSESSMENT

5.1 CAR PARKING LAYOUT

The proposed car parking layout and vehicle access arrangements have been checked against the relevant requirements of the DCP and Australian Standards and are found to be acceptable. The following is noted:

- Visitor parking spaces are to be at least 6.0m long x 2.5m wide, with access from a minimum 6.0m wide aisle. This meets/exceeds the requirements of AS2890.1 (2004) for User Class 2 (long-term) parking.
- The DDA car space and shared area are measured to be 6.0m long x 2.5m wide, satisfying the requirements of AS2890.6 (2009).
- The site is relatively flat and suitable grades will be provided throughout. This can also be ensured as a permit condition if required.
- There are no overhead obstructions in the car parking areas.

5.2 SITE ACCESS

The proposed site access is proposed as an extension of Friel Street and will maintain the 10m width of the existing carriageway. A boom gate is proposed to control vehicle access to the development.

5.3 INTERNAL CIRCULATION

The proposed internal roads range in widths between 6.0m – 10.0m. This is in accordance with the requirements of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*, which states that the width of the road reserve must be:

- At least 8.5 metres for a major access road; and
- At least 6 metres for a minor access road.



5.4 WASTE COLLECTION

Waste will be collected from the bin storage area near the site entrance. Swept path diagrams (refer Appendix 1) demonstrate an 8.8m waste collection vehicle stopping at the bin storage area and circulating within the site to exit.

We are therefore satisfied that suitable waste collection arrangements can be readily achieved by the proposed development.

6 TRAFFIC IMPACT ASSESSMENT

6.1 TRAFFIC GENERATION AND DISTRIBUTION

The RMS Technical Direction TDT 2013/04a provides updated traffic surveys for various land uses. The following traffic generation rates are provided for housing for seniors, which is considered applicable to the development:

- Weekday daily vehicle trips = 2.1 per dwelling
- Weekday peak hour vehicle trips = 0.4 per dwelling

Applying these rates to the proposed 218 lots equates to up to 458 daily vehicle trips and 87 peak hour vehicle trips.

All vehicles will be distributed to/from Friel Street.

6.2 TRAFFIC IMPACTS

The addition of 87 peak hour vehicle trips equates to on average one (1) additional vehicle every 41 seconds during the peak hour (two-way). This is relatively low in traffic engineering terms and can be readily accommodated by Friel Street and the surrounding road network. As access to the site will be constructed as an extension to Friel Street, therefore, no intersection treatment is necessary.

Friel Street has a width of 10m which allows two vehicles to pass simultaneously if vehicles are parked on both sides of the road. There are also currently only 20 lots that are accessed off Friel Street, hence existing traffic volumes are expected to be low and there is ample capacity to support the additional traffic generated by the proposal.

Accordingly, it is concluded that no external road works/mitigating treatments are necessary as a result of the proposed development, and that the level of traffic that is likely to be generated will be readily accommodated by the surrounding road network without any unreasonable detrimental impacts.

7 CONCLUSION

Having undertaken a detailed traffic engineering assessment of the proposed lifestyle village at 48 & 105 Corbett Avenue, Buronga, we are of the opinion that:

1. The provision of 38 visitor car parking spaces as well as parking at the individual sites is an appropriate supply to accommodate the needs of the development.
2. The proposed parking areas have been designed in accordance with AS2890.1-2004.
3. The internal road layout has been designed in accordance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.
4. Adequate provisions have been made for waste collection.
5. The level of traffic that is likely to be generated by the proposal is relatively low from a traffic engineering perspective and will be readily accommodated by Friel Street and the surrounding road network without the need for any mitigating treatments.
6. There is no traffic engineering reason why a Planning Permit should not be issued for the proposed development, subject to appropriate conditions.



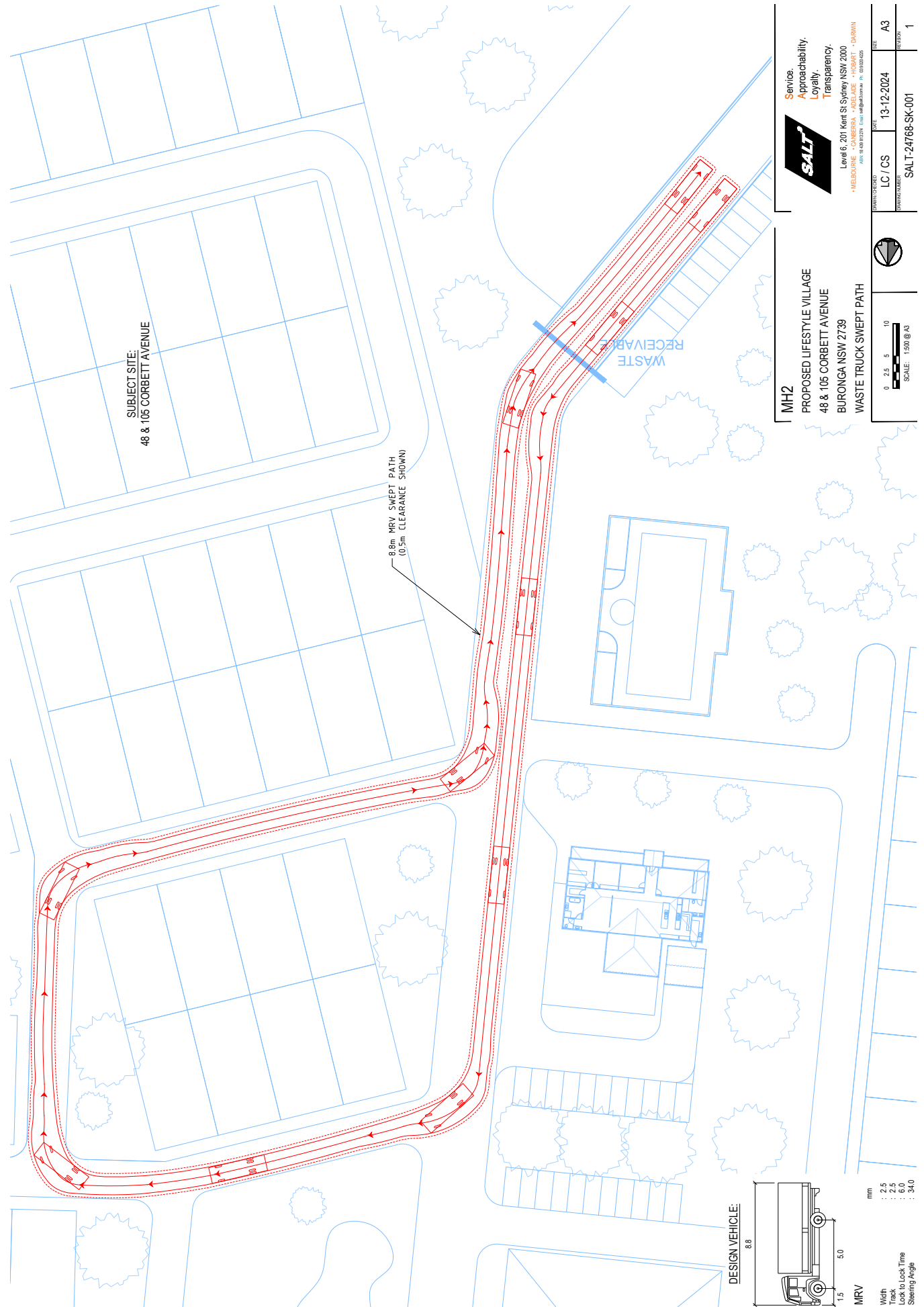
APPENDIX 1 DEVELOPMENT PLAN





APPENDIX 2 SWEPT PATH DIAGRAMS





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9.9 DA2025/193 DWELLING (CONCEPT APPLICATION) 205 DELTA ROAD CURLWAA LOT 60 DP 1320296

File Number: RPT/26/339

Responsible Officer: Ken Ross - General Manager
Responsible Division: Office of the General Manager
Reporting Officer: George Kenende - Strategic Planner

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

A development application (DA2025/193) was received by Council on 14 November 2025 for a dwelling concept application at 205 Delta Road Lot 60 DP 1320296 Curlwaa.

Under the RU1 Primary Production zoning of the *Wentworth Local Environmental Plan 2011* (WLEP 2011), the proposed concept development (dwelling house) is permitted with consent if the requirements under section 4.15 of the *Environmental Planning and Assessment Act 1979* are met.

Clause 4.2B of the WLEP 2011 relates to “Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4” and establishes that development consent may only be granted for dwelling houses within the specified zones in instances where:

- a) *a lot that is at least the minimum lot size specified for that land by the Lot Size Map, or*
- b) *a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or*
- c) *a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.*

The proposed erection of a dwelling house on the site does not meet the requirements of clause 4.2B(3)(a),(b) & (c) shown above as follows:

- a) The lot is below the Minimum Lot Size (MLS) for the zone at 4.397 ha where the MLS is 10000ha.
- b) Allotment was approved and created after the commencement of this plan.

The proposed development is on land with an area of 4.397 ha, below the MLS of 10000ha which permits dwellings. This variation is greater than 10%, as such, the application cannot be determined by delegated authority and must be determined by Council.

Recommendation

That Council:

1. Determine DA2025/193 for a dwelling (concept application) at 205 Delta Road Lot 60 DP 1320296 Curlwaa from the two nominated options within the report.
2. 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 information for Council to determine Development Application DA2025/193, having consideration of the details provided both within this report and the attachments provided.

Background

A development application (DA2025/193) was lodged by Council on 14 November 2025 for a dwelling (concept develop) at 205 Delta Road Lot 60 DP 1320296 Curlwaa.

Under the RU1 Primary Production of the Wentworth Local Environmental Plan 2011 (WLEP 2011), the proposed development (dwelling – concept development) is permitted with consent. However, clause 4.2B of the WLEP 2011 establishes preconditions that must be satisfied before the consent authority can grant development consent. These preconditions relate to permissibility of a dwelling on the allotment, when the allotment is below the MLS.

- *Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies unless the land is –*
 - *A lot that is at least the minimum lot size specified for that land by the lot size map, or*
 - *A lot created under the environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or*
 - *A lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.*

The application is inconsistent with the specific planning principles set out in the Wentworth Local Environmental Plan 2011, as set out above. The development does not meet the criteria of clause 4.2B as the lot is below the MLS for a dwelling and was not a lot created under a previous environmental planning instrument where dwellings were permitted.

The Clause is a development standard in accordance with the definition in Section 1.4 of the *Environmental Planning & Assessment Act 1979*. A Clause 4.6 request is therefore required to vary the standard and was provided by the applicant.

Clause 4.6(3) of the WLEP 2011 establishes preconditions that must be satisfied before the consent authority can grant development consent. These preconditions are that the consent authority must be satisfied that the applicant has demonstrated:

- that compliance with the development standard is unreasonable or unnecessary (cl 4.6(3)(a)); and
- that there are sufficient environmental planning grounds to justify contravening the development standard (cl 4.6(3)(b)).

Refer to attachment 1 – Development Application

Refer to attachment 2 – Statement of Environmental Effects

Refer to attachment 3 - Plans

Matters under consideration

In determining a development application that requires consent, the consent authority must take into consideration matters prescribed in Section 4.15 of the Environmental Planning and Assessment Act 1979 as relevant to the development.

The proposed concept development for a dwelling house is permitted with consent under the RU1 zone under the WLEP 2011.

The dwelling does not meet the minimum lot size standard under clauses 4.2B and the clause 4.6 variation request provided by the applicant did not provide adequate justification for the contravening of development standards contained in Clause 4.2B.

Due to the zoning and WLEP 2011 mapping impacting the land, the development application was assessed against clauses 5.16, 5.21, 7.4 and 7.5. The development application was able to satisfy the matters for consideration under clauses 7.1, 7.4 and 7.5, but did not fully satisfy 5.16 and 5.21.

Due to the location of the proposed development, it was assessed against Chapters 3 and 5 of the Wentworth Development Control Plan (DCP) 2011. The development did not fully comply with all provisions under these chapters.

Requirements of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 and State Environmental Planning Policy (Resilience and Hazards) 2021 have not been fully met.

It is worth noting that while the concept development for the dwelling does not fully comply with the matters above, the application is a concept development application. This means that its approval does not authorize or approve the carrying out of any development on the land. A subsequent development application will be required, with plans and documents addressing most of the matters identified as non-compliant in the assessment report. This includes the provision of a Preliminary Site Investigation and Flood Impact and Risk Assessment report.

Refer to attachment 4 – s4.15 Assessment Report

Refer to attachment 5 – Draft Conditions of Consent

Options

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

Option 1

Refuse DA2025/193 for a concept development for a dwelling at 205 Delta Road Lot 60 DP 1320296, Curlwaa subject:

1. The application is inconsistent with the specific planning principles set out in section 5.9 of Part 5.2 in Chapter 5 River Murray Lands in SEPP (Biodiversity and Conservation) 2021, particularly in relation to flooding and settlement.
2. The application has not provided a preliminary site investigation in accordance with section 4.6 (2) of Chapter 4 of SEPP (Resilience and Hazards) 2021, in circumstances where there is a change of use from agricultural/horticultural activities to residential accommodation and there is evidence indicating possible contamination of the site.
3. The application has failed to provide information to enable the consent authority to be satisfied of the matters outlined in clause 5.21(2)(c) and (d) of WLEP 2021 relating to the safe occupation and efficient evacuation of people in the event of a flood and measures to manage risk to life in the event of a flood.

Option 2

Approve DA2025/193 for a concept development for a dwelling at 205 Delta Road Lot 60 DP 1320296, Curlwaa subject to draft conditions of consent.

Legal, strategic, financial or policy implications

Should Council issue a determination to the application, the applicant has the right to submit a request for review of the determination to Council under Section 8.2 of the Environmental Planning and assessment Act 1979.

The applicant also has the right to appeal the decision made by Council to the Land and Environment Court pursuant to Section 8.7 of the Environmental Planning and Assessment Act 1979.

Conclusion

Having consideration to the content of this report, it is concluded that the appropriate course of action is to review this report in conjunction with attached documents and determine whether to refuse to issue development approval subject to reasons provided or approve the application via one of the other options listed.

Attachments

1. Development Application (under separate cover) [⇒](#)
2. Statement of Environmental Effects and 4.6 Variation request [↓](#)
3. Plan [↓](#)
4. s4.15 Assessment Report [↓](#)
5. Draft Conditions [↓](#)



STATEMENT OF ENVIRONMENTAL EFFECTS

**PROPOSED DEVELOPMENT – CLAUSE 4.6 VARIATION TO DEVELOPMENT
STANDARD 4.2B (3)(a) & CONCEPT DEVELOPMENT APPLICATION FOR A
DWELLING**

ADDRESS – LOT 60 DP1320296, 205 DELTA ROAD, CURLWAA NSW 2648

PREPARED BY – CADELL CONSULTING SERVICES

Contents

1.	Introduction	3
2.	Subject Site and Surrounding Area.....	3
2.1	Subject Site	3
2.2	Use & Development in Surrounding Area.....	4
3.	Proposed Development	5
4.	Relevant Planning Controls	7
4.1	State Environmental Planning Policy	7
4.2	Wentworth Local Environmental Plan 2011.....	6
4.3	Wentworth Development Control Plan 2011	8
5.	Assessment.....	9
6.	Conclusion	11

1. Introduction

Cadell Consulting Services has prepared this Statement of Environmental Effects report on behalf of the landowner of Lot 60 DP1320296 Delta Road, Curlwaa in accordance with the requirements of *Part 4 Development assessment and consent* of the *Environmental Planning and Assessment Act 1979*.

The application seeks approval of a Concept Development for the future development of a dwelling on the subject site, in accordance with Section 33 of the *Environmental Planning and Assessment Regulation 2021* and Section 4.4 of the *Environmental Planning and Assessment Act 1979*.

In order to enable the submission of the application, a Variation to Development Standards (Clause 4.2B of the Wentworth Local Environmental Plan 2011) request has also been prepared and is submitted with this development application.

2. Subject Site and Surrounding Area

2.1 Subject Site

<i>Address</i>	205 Delta Road Curlwaa
<i>Lot & DP</i>	Lot 60 DP 1320296
<i>Land size</i>	4.397 Hectares
<i>Zone & MLS</i>	RU4 Primary production small lots zone & 10 hectares MLS (with a strip of 10,000 hectares across the northern boundary)
<i>Site description</i>	The subject site is an irregular square shape. Delta Road abuts the southern boundary, while Tuckers creek runs adjacent to the northern boundary. The site contains multiple agricultural outbuildings on the eastern boundary of the allotment.
<i>Current use</i>	The site has historically been used for small scale horticultural use.
<i>Proposed use</i>	The proposed dwelling will allow the site to be used for residential purposes, whilst supporting small scale horticulture or an alternative permissible use.
<i>Natural hazards</i>	A small portion of riparian land along the northern boundary is Flood Prone Land as per Council mapping. The building envelope is located within and protected by the maintained Curlwaa levee. Approximately half of the subject site is in vegetation buffer and vegetation category 3 in Bush Fire Prone Land as per Council mapping.

4

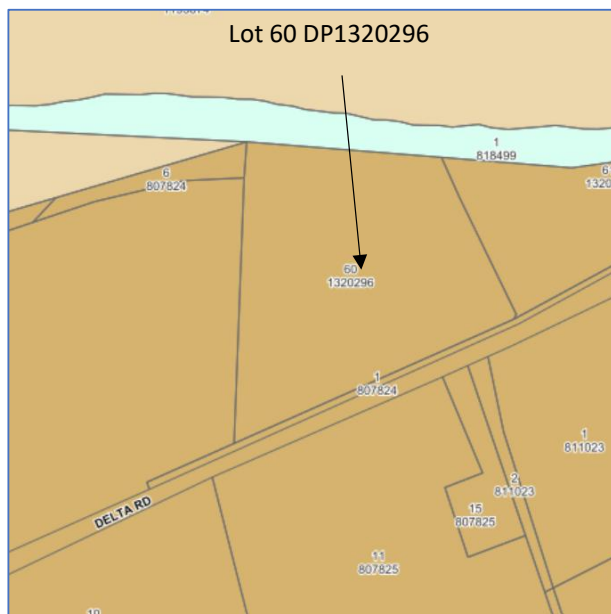


Figure 1: Land zoning (source intramaps)

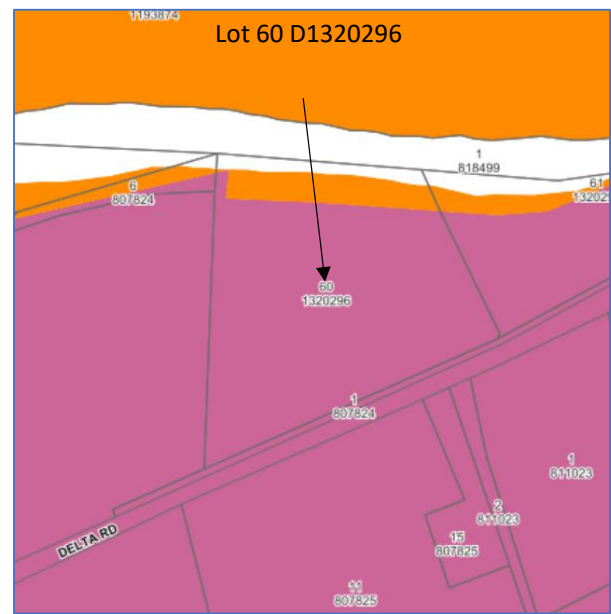


Figure 2: Lot Size (Source Intramaps)

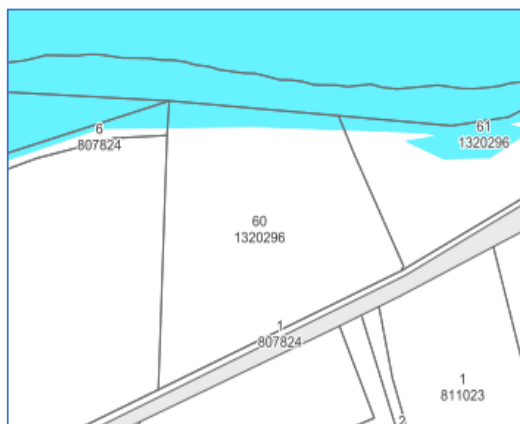


Figure 3: Lot Size (Source Intramaps)



Figure 4: Lot Size (Source Intramaps)

2.2 Use & Development in Surrounding Area

The surrounding uses and development are primarily rural residential allotments of varying sizes. There is some agriculture to the east and a large rural property to the north of Tuckers Creek.



Figure 5: Surrounding land uses and development (Source Nearmap)

4. Relevant Planning Controls

4.1 State Environmental Planning Policy

Statement Environmental Planning Policy (Primary Production) 2021

Schedule 4 Part 2 Section 3 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones

The objective of this SEPP is to minimise potential land use conflict on land that is used for rural purposes.

The following matters are to be taken into consideration when determining an application for a dwelling:

- The existing and approved uses of land within the vicinity of the proposed development
- Whether the proposed development will have a significant impact on the predominant land uses surrounding the subject site
- If the proposed development is incompatible with surrounding and predominant land uses
- Proposed methods to minimise incompatibility with surrounding and predominant land uses

Response

As shown in Figure 5, there are a mix of land uses within the vicinity of the subject site. Directly to the East and West of the subject site, the predominant land use is rural residential, while the properties further east are generally used for agriculture. North of Tuckers creek to the north, the agricultural use is dryland pastoral grazing.

The necessity for the proposed dwelling is to support small scale agriculture or an alternative permissible use, in accordance with the RU4 Primary Production Small Lots zone.

It is considered that the proposed dwelling will be compatible with the existing surrounding development and will not have a negative impact on the existing predominant land uses, which is rural residential. Given that several surrounding residential properties are smaller in lot size, the proposed development will not look out of character with the surrounding development and use of the area.

4.2 Wentworth Local Environmental Plan 2011

Permissibility of development in the zone

Dwelling houses are permissible with consent

Consistency with zone objectives

The proposed dwelling is consistent with the zone objectives as:

- It will enable the use of the subject site for improved, sustainable rural purposes
- It will promote the diversity of the use of the subject site by allowing small scale agriculture to take place
- The proposed dwelling will not create land use conflict with existing surrounding land uses and development

Applicable Principal development standards

Clause 4.2B Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4 requires land to be at least the minimum lot size that is specified in the Lot Size Map. The specified minimum lot size for the subject site is 10 hectares. The subject site is 4.397 hectares. As such, this development application also includes a request to vary the development standard as specified in Clause 4.6 Exceptions to development standards and in accordance with the *Department of Planning and Environment Guide to Varying Development Standards November 2023*.

*Applicable Miscellaneous provisions**Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones*

This clause reflects the same objectives and matters that must be considered when determining an application as those in the *Statement Environmental Planning Policy (Primary Production) 2021 Schedule 4 Part 2 Section 3 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones*

Response provided above in Section 4.1

Clause 5.21 Flood planning

The objectives of this clause are to minimise flood risk to life and property, allow for compatible development on flood prone land, avoidance of cumulative impacts on flood behaviour and ensuring safe occupation and evacuation in the event of a flood.

The proposed development does not contravene these objectives, in that the proposed dwelling will be located outside of the flood prone area. This will ensure that the development and use of the site will not alter the behaviour and movement of flood water. The site has safe and adequate access to ensure the evacuation of the site during a flood event.

Applicable Additional local provisions

NIL

4.3 Wentworth Development Control Plan 2011

Chapter 5 Development Control Plan Rural Development Controls 5.3 Rural dwellings

The general requirements for dwellings in the RU4 Primary Production Small Lots zone, are:

- Orientation of living areas to the north
- Front setback of 15 metres
- Colours to be consistent with the rural character of the area
- Siting of dwelling is to respect the amenity of the site and neighbours
- Not to be developed near intensive agriculture development
- Avoid damage to, or removal of, environmental features, native vegetation, watercourses, drainage channels
- Removal of any existing illegal structures
- Provision of a minimum of 46,000 litres or more of potable water (rainwater)
- An approved wastewater management system
- Fences are to be sympathetic to the rural environment
- Dwelling setbacks from river of 100 metres, not consistent with WLEP 2011
- The land capability requirement is to be waived as the agricultural land use of grazing, has been ongoing for many years. The aim of the proposed development is to facilitate intensification of the use by managing additional stock on the site.

The above requirements will be considered in the preparation of development plans to be lodged as a separate development application, subsequent to the consent for this variation request and concept development application for a dwelling.

5. Assessment

Context Analysis

Will the development be:

- Visually prominent in the surrounding area?
- Inconsistent with the existing streetscape?
- Out of character with the surrounding area?
- Inconsistent with surrounding land uses?

Response

The proposed concept development for a dwelling will not be visually prominent due to the size of the allotment.

It will be consistent with the existing, surrounding development, in character with the surrounding area and consistent with surrounding land uses.

Privacy, view and overshadowing

Will the development result in:

- Privacy issues?
- Overshadowing of adjoining properties?
- Acoustic issues from excessive noise?
- Impacts on views?

Response

There will be no anticipated privacy, overshadowing, acoustic or impact on the views or amenity of the surrounding development and residents.

Access & Traffic

Will the development:

- Have legal and practical, or require new access?
- Increase local vehicle movements?
- Require onsite vehicular manoeuvring and onsite parking?
- Require offsite parking?

Response

There is legal access to the subject site via Delta Road.

The future vehicle movements will only be related to the residents of the proposed new dwelling.

There is no requirement for offsite or additional onsite parking or vehicular manoeuvring.

Infrastructure & Utilities

Will the development require:

- Power?
- Water?
- Sewer?
- Stormwater?
- Telecommunication?

Response

There is access to power and a water supply to support the proposed concept development application.

Stormwater will be collected and retained on site.

An appropriate wastewater system will be required to be installed for sewer use.

Telecommunication providers can be accessed, as required.

Environmental impacts

Will the development likely result in:

- *Air pollution?*
- *Water pollution?*
- *Noise impacts?*
- *Necessary excavation or filling?*
- *Erosion or sediment run-off?*
- *Soil contamination?*
- *Environmentally sustainable development, is a BASIX certificate require?*
- *Negative impacts on heritage items or items of cultural significance?*
- *Disturbance of aboriginal artefacts or relics?*

Response

The proposed new dwelling will not cause or result in environmental impacts such as, air or water pollution, noise impact, excavation, erosions and sediment run-off or soil contamination.

There are no known heritage listed items or areas of cultural significance on or surrounding the subject site.

Noise applicable to the construction of a dwelling can be expected during the construction period. During soil and site preparation, should any aboriginal artefacts or relics be found, works will be ceased immediately and the Local Aboriginal Land Council will be notified.

Biodiversity impacts

Will the development result in:

- *The removal of any native vegetation on the site?*
- *Any impact on threatened species or native habitat?*

Response

The subject site has historically been cleared of vegetation for agricultural purposes.

Riparian vegetation exists on the site. The proposed development will not result in the removal of any native vegetation or impact on threatened species or native habitat due to the proposed setback from Tuckers Creek.

Waste & Stormwater disposal

- *How will effluent be managed? Sewer or onsite?*
- *How will stormwater be disposed? Drainage system or other?*
- *Will liquid trade waste be discharged to Council's sewer?*
- *Will the development result in hazardous waste or disposal issues?*
- *Have all stormwater risks been considered?*
- *Will the development include rainwater tanks?*

Response

Wastewater will be managed onsite through the installation of an approved system, AWTS or septic. Stormwater will be collected and retained onsite. Overflow of stormwater will be managed appropriately.

The development will include adequate rainwater tanks for a potable water supply, as required. Additional details will be provided with the subsequent development application.

Social and Economic impacts*Will the development result in:*

- Any economic impacts?
- Any social impacts?
- Any issues relating to safety, security or crime?

Response

There will be economic benefit to the landowner with the ability to reside on the site to enable improved monitoring, management and operation of a small-scale rural or other enterprise on the subject site, whilst supplementing off-farm income.

Additionally, the proposed dwelling will negate the necessity and cost or investment associated with living in alternative accommodation, increasing the ability for future investment and potential for expansion of the rural enterprise.

There are social benefits to the local Curlwaa community by increasing the number of residents within that small, rural community.

There are security benefits from the proposed development to the subject site and surrounding landowners, through the presence of additional local residents. This will also assist with deterring theft and illegal trespassing in the area.

6. Conclusion

It is our opinion that the Request to Vary the applicable Development Standard and the application for the Concept development of a Dwelling on the subject site, as outlined in this Statement of Environmental Effects report and the attached documentation, should be granted development consent by Wentworth Shire Council.

This conclusion is made on the basis that the proposed variation request and development concept of a dwelling will not be out of character with the existing surrounding development, will not have a negative impact on surrounding agricultural land uses and will enable and support the intensification of the agricultural or an alternative use of the subject site and potential development of a small rural enterprise.

Note: A subsequent development application will be required to be lodged for Council's approval, prior to the application of a Construction Certificate.



Request to vary under *Clause 4.6 Exceptions to development standards in the Wentworth Local Environmental Plan 2011*

Date	5 December 2025
Address	205 Delta Road, Curlwaa NSW 2648 Lot 60 DP1320296

1. Site description

The subject site is an allotment containing approximately 4.397 hectares and an irregular square in shape. The site is currently cleared of vegetation, with only riparian vegetation remaining along Tuckers Creek. Access to the site is via Delta Road, a local sealed road.

2. Proposed development

This variation request seeks consent for the concept development of a dwelling on the subject site that does not satisfy the minimum lot requirement.

3. What is the environmental planning instrument you are seeking to vary?

Wentworth Local Environmental Plan 2011

4. Zone of subject site

RU4 Primary Production Small Lots

5. Development standard to be varied

Minimum Lot Size

Clause 4.2B Erection of dwelling houses on land in Zone RU1, RU4, R5, C3 and C4 (3)(a)

(1) The objectives of this clause are as follows—

- (a) to minimise unplanned rural residential development,
- (b) to enable the replacement of lawfully erected dwelling houses in rural and conservation zones.

6. Type of variation

Numerical variation

7. The numeric value of the development standard in the Wentworth LEP 2011
MLS 10 hectares

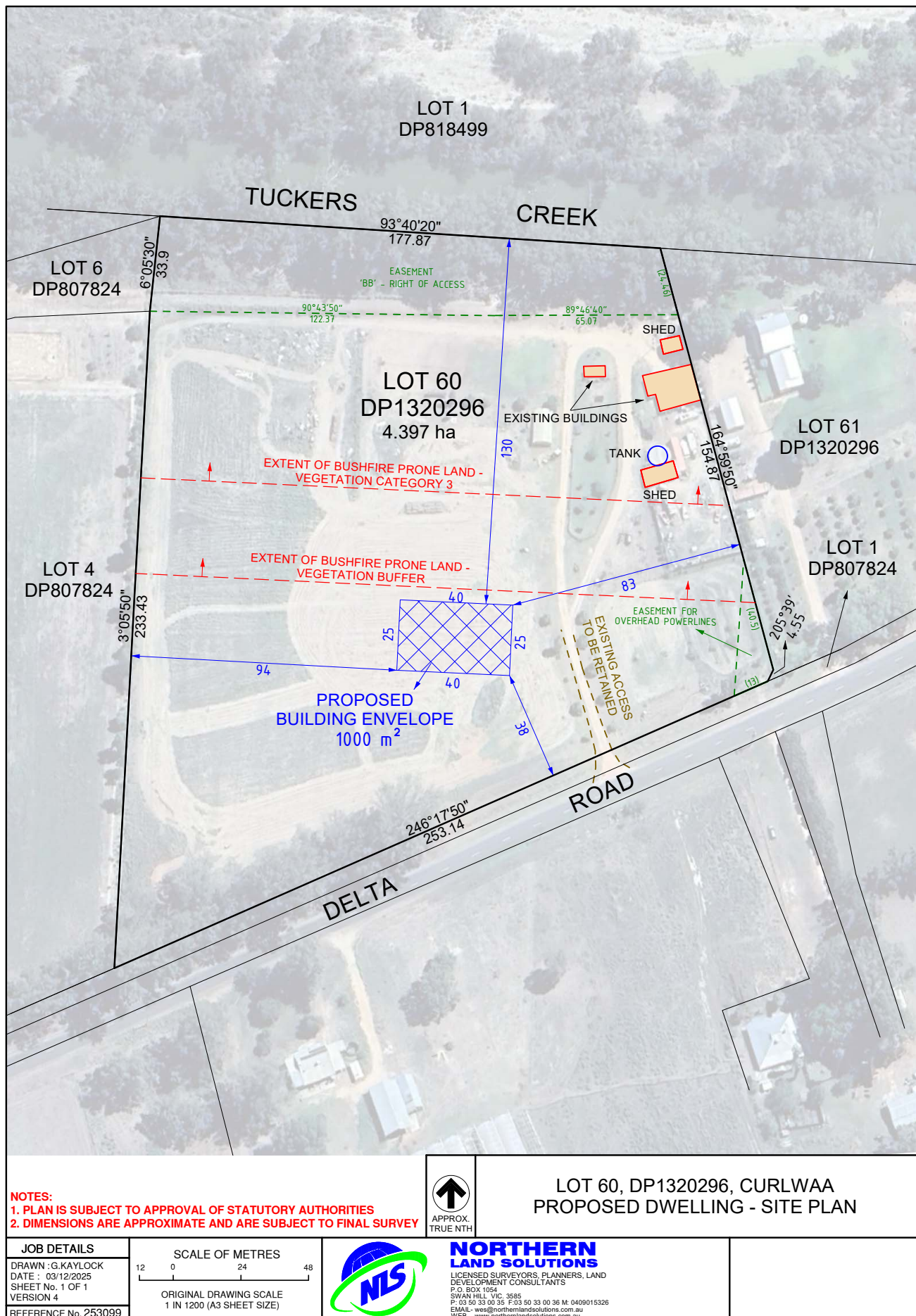
8. The numeric and percentage variation
The proposed development exceeds the development standard by 5.603 hectares which is a variation of 56.03%

9. How is compliance with the development standard unreasonable or unnecessary in this particular case?
a) The development standard is 10 hectares, however, the use of the site for primary production remains relevant and continuous. The proposed development complies with the objective (1)(a) of the Clause 4.2B. The proposed development of a dwelling on the subject site is not intended to be used specifically, and only, for rural residential purposes, as the site is and will continue to be used for agricultural purposes. Therefore, the dwelling will be a subsidiary use to the primary use of agriculture.
b) The enforcement of compliance with the development standard is considered unreasonable in this instance. The purpose of the proposed dwelling is to allow for the landowner to reside on site to enable the efficient and productive management of a small scale enterprise, whilst protecting the property and assets that are required for the onsite activity. Managing and operating irrigation systems requires constant monitoring and action, living on site will enable the more efficient operation and management of the rural enterprise. When living in rural areas, theft of plant, equipment and stock is common. Therefore, the benefit of having permissibility to reside on site is not only for efficient operational and management purposes, but also to protect the investment related to the agricultural enterprise.
c) Compliance with the development standard is considered unreasonable as the subsidiary development and use of a dwelling will be consistent with the surrounding land uses.

10. Grounds for justification to contravene the development standard
a) The site has the capacity to be used for small scale primary production and the proposed development.
b) Promotes economic benefit for the landowner by enabling the property to increase its financial capacity to supplement other income.
c) Supports economic benefit by reducing the costs of requiring alternative residential accommodation, which may enable future financial security and the potential for expansion.
d) The site has existing irrigation infrastructure to enable the ongoing use of the site for agriculture.

11. Additional information to justify the variation of the development standard
a) The proposed development is not located within the flood mapping area
b) The proposed development is located within the Curlwaa levee

12. The Five Part Test/Wehbe Test	
1. The objectives of the development standard are achieved notwithstanding non-compliance with the standard	The objectives of Clause 4.2B will remain achieved, as the subject site will continue to be rated and used for agricultural purposes
2. The underlying objective or purpose is not relevant to the development with the consequence that compliance is necessary	The objective is relevant to the development and future use of the site, therefore this test is not considered reliable
3. The objective would be defeated, thwarted or undermined if compliance was required with the consequence that compliance is unreasonable	The objective is considered relevant to the proposed development, therefore this test is not considered reliable
4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence the standard is unreasonable and unnecessary	The development standard has not been abandoned by Council, therefore this test is not considered reliable. However, there are numerous lots that do not satisfy the minimum lot size requirement in Curlwaa, that contain dwellings.
5. The zoning of the land is unreasonable or inappropriate	The current zone of the land is considered reasonable and appropriate, therefore this test is not considered reliable.



	Health & Planning Department 61 Darling Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027 council@wentworth.nsw.gov.au	DA Assessment Report Section 4.15 Evaluation Environmental Planning & Assessment Act 1979 as amended
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File Reference:	DA2025/193 & PAN-585082
Property Title & Address:	P2178/01 – 205 Delta Road Lot 60 DP 1320296 Curlwaa
Property owner(s):	Brenda Davis
Applicant(s):	Cadell Consulting Services – Michele Bos
Proposal:	Dwelling (Concept Application)
Previous DAs:	DA2021/049 Deferred commencement Dwelling Lot 1 DP 1225188 - REFUSED 05/07/2021
Cost of proposed development:	\$
Recommendation of Officer:	Refusal



Figure 1: Aerial view of the site (outlined in red).

SITE AND SURROUNDING DEVELOPMENT

The site is Lot 60 DP1320296 located at 205 Delta Road, Curlwaa. The Lot has an area of 4.397Ha and has Tuckers Creek as its northern boundary. The lot was created on 24 September 2025 by way of a boundary adjustment created under exempt development pursuant to SEPP (Exempt and Complying Developments Codes) 2008.

The site is zoned RU4 Primary Production Small Lots under the Wentworth Local Environmental Plan 2011 (WLEP 2011). The site is an irregular shaped lot with a southern (front) boundary of 253.14m, a northern (rear) boundary of 177.87m, a western side boundary of 267.33m and an eastern side boundary of 179.33m. Within the northern boundary of the site is an existing right of access of variable width which varies from 24.46m to 33.9m wide and which burdens the site. That access appears to join onto lots 2 and 6 in DP807824 – both of which are owned or controlled by Council and which provide access to Delta Road approximately 820m to the south-west of the site. There is no registered right of access which the site has over Lots 2 and 6, noting that lot 2 is freehold land and lot 6 is Crown land.

In the south-eastern corner of the site near Delta Road is an easement for overhead powerlines of variable width.

The title indicates that the site has the benefit of a right of carriageway stated as affecting the whole of Lot 1 in DP807824. Lot 1 DP807814 is a narrow lot between the site and Delta Road approximately 4.83m wide which is owned by Western Murray Irrigation Limited. That provides right of access to Delta Road.

The site is within the Curlwaa levee. It adjoins Tuckers Creek which flows into the Darling River in the town of Wentworth approximately 2.7km to the west.

On the site are a number of structures which appear to be sheds and tanks. There appears to be an overlap of some structures with Lot 61 (215 Delta Road) to the east. There are parts of the site which contain a collection of rubbish, including tyres, in the northern portion of the site and along the eastern boundary.

The site to the north-east at Lot 61 includes a two storey house and a shed. The lot to the west includes a shed and what appears to be a dwelling house with tanks. Across Delta Road to the south are other lots which appear not to meet the minimum lot size, and yet contain a dwelling and sheds and which are identified in the Statement of Environmental Effects. Tu

It is understood that reticulated water is not available at the site, and as such, if the application is approved, the future DA for the dwelling will need to ensure access to portable water.

Site details are in Table 1 and an aerial view in Figure 1.

Table 1: Site details

Zoning of the site	Council's Intramaps indicates that the entire site is zoned RU4 Primary Production Small Lots. The NSW Legislation website and spatial viewer indicates that the majority is RU4 but that part of the site near Tuckers Creek which is subject to an easement for access is zoned RU1.
Heritage affected	No
Bushfire prone area mapped	Approximately the northern half the site is mapped as vegetation Category 3 with vegetation buffer covering a portion of the site to the south of the vegetation Category 3.
Wetland mapped	The northern portion of the site and a section on the north-west corner is wetland mapped

Terrestrial biodiversity mapped	The northern portion of the site and a section on the north-west corner is terrestrial biodiversity mapped
Urban release areas mapped	No
Flooding affected	A portion of the northern boundary roughly aligning with the access way is within the flood planning area under Council's mapping. The flood report by Lyall & Associates adopted by Council on 18 March 2026 show the entire site as within the flood planning area (notwithstanding its location within the Curlwaa Levee). The Flood Planning Level of the site is at AHD 35.8 accordingly to the adopted flood report.

DESCRIPTION OF PROPOSAL

Council has received an application for a concept development application for a building envelope for a future dwelling house on Lot 60 DP1320296 – a lot created by boundary adjustment effected by exempt development under SEPP (Exempt and Complying Development Codes) 2008. No plans for the dwelling were provided in the application.

The proposal originally requested a concept nominal building envelope of the majority of the site of approximately 147m wide by between 100 to 180m deep. There were 15m side setbacks, a 40m setback to the rear (Tuckers Creek), and a 20m setback to the front boundary. The concept building envelope was later reduced to 6569m² in the middle of the site.

Following requests for further information. the proposal now includes a building envelope of 1000m² of 40m x 25m, which is located 130m from the rear boundary to Tuckers Creek, 83m to the east boundary, 94 metres to the west boundary and 38m to the south (front) boundary. The building envelope location is outside the bush fire prone land which affects the northern part of the site. It is also outside the terrestrial vegetation and wetland mapped areas of the site. Further details are contained in Figure 2 below. The deposited plan DP1320296 is in Figure 3. The deposited plan DP1225188 from which the current DP1320296 was derived is in Figure 4.

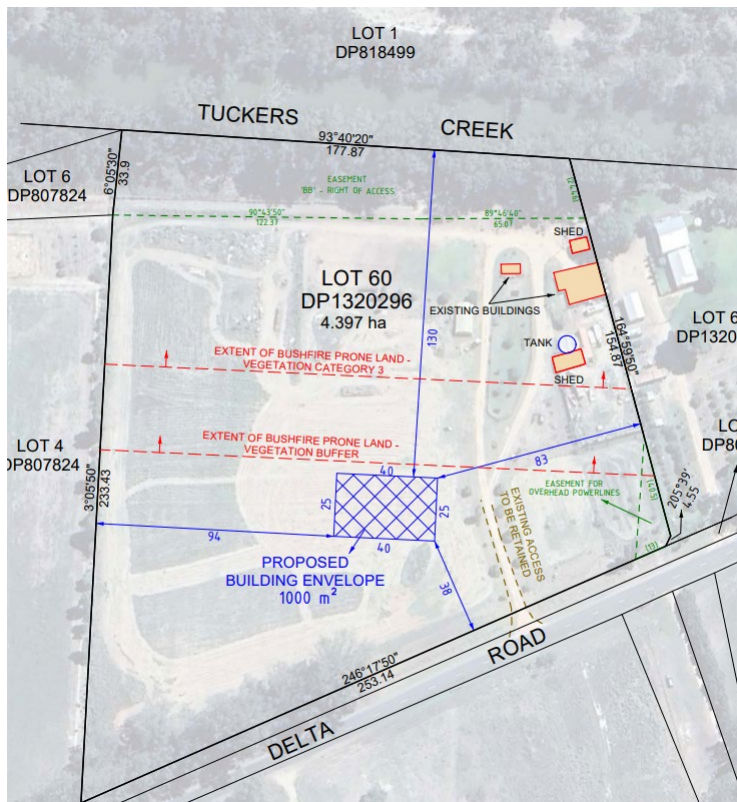


Figure 2 Proposed building envelope

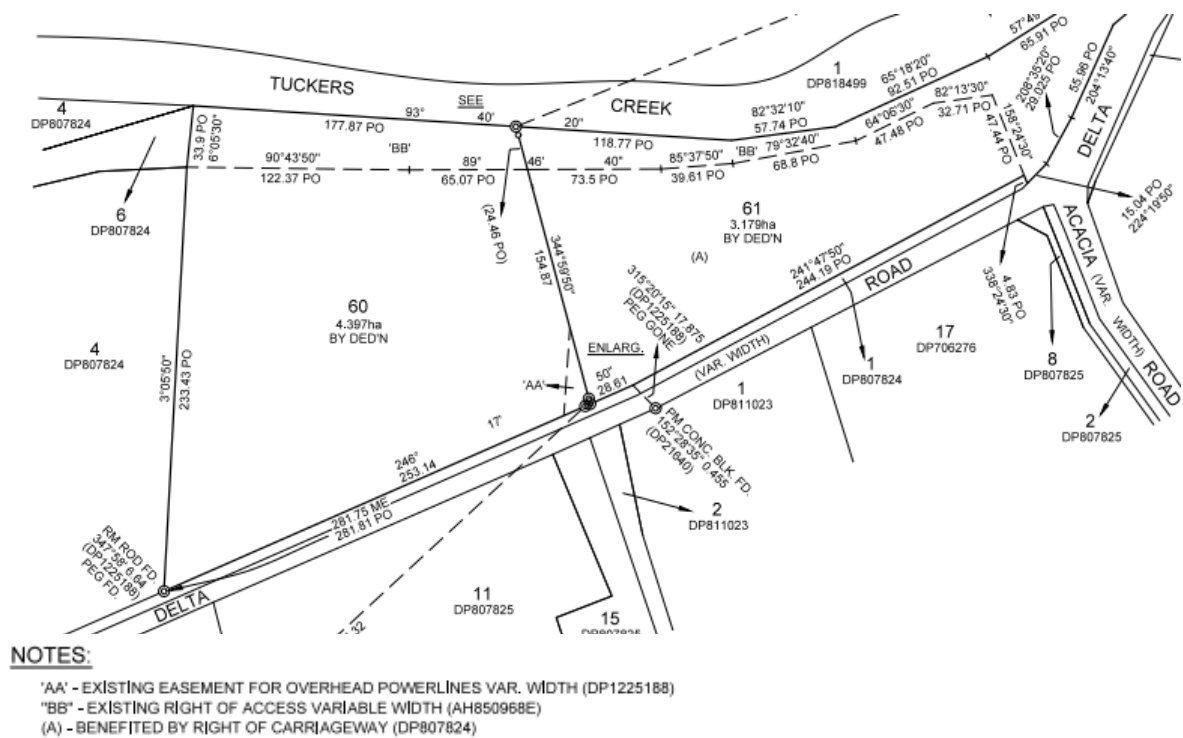


Figure 3 Deposited Plan DP1320296

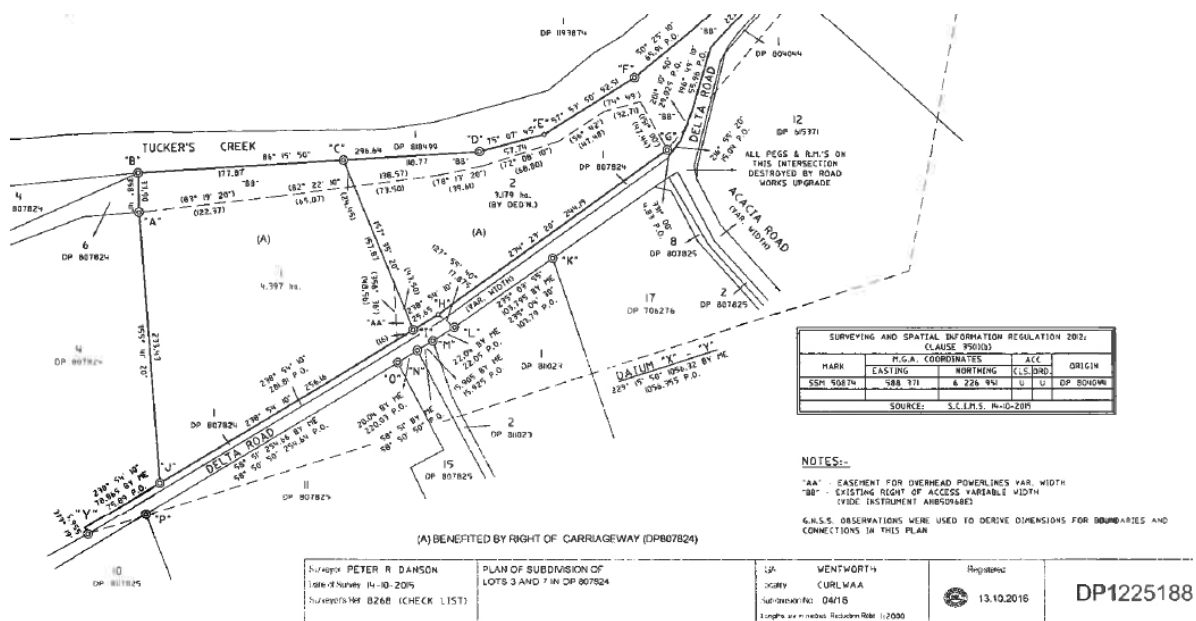


Figure 4 Deposited plan DP1225188 (from which DP1320296 was derived)

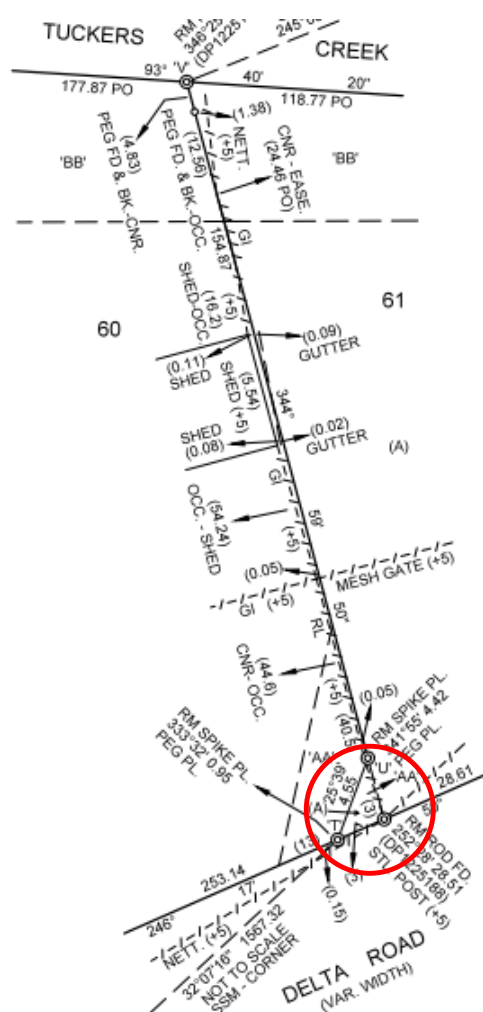


Figure 5 Excerpt in DP1320296 illustrating the boundary change of 4.55m long in the southeast corner ringed in red

HISTORY RELEVANT TO THE DEVELOPMENT APPLICATION

23/01/2015	DA14/148 Approved a two lot subdivision and boundary adjustment of lot 3 and 7 DP807824 approving Lot 1 of 5.068Ha and Lot 2 of 2.508Ha
09/12/2015	DA15/148 was approved on the as yet unregistered Lot 2 DP1225188 for a dwelling.
13/10/2016	Lots 1 and 2 in DP1225188 registered sized as 4.397Ha and 3.1779Ha respectively. It is unclear how the lot sizes changed between approval and registration
July 2021	The Council in meeting deferred the application DA2021/049 for deferred commencement for a dwelling on Lot 1 DP1225188. The Local and Regional Planning of DPIE refused concurrence and referral under CNR-21302 under clause 4.6 of the LEP re clause 4.2D to enable the erection of a dwelling house. The reason was because Lot 1 DP1225188 was created under Cl 4.2 Rural Subdivision of the LEP and Cl 4.2(5) prevents the erection of a dwelling on a lot created under that clause. The Department stated it was not able to assess the clause 4.6 variation and therefore not able to issue the concurrence.
27/08/2021	DA2021/049 for deferred commencement for a dwelling on Lot 1 DP1225188 was stated to be a “deemed refusal”. Under s 4.47(4) of the EP & A Act if concurrence is refused, the consent authority must refuse the application.
20/01/2023	The majority of the site was rezoned from RU1 Primary Production to RU4 Primary Production Small Lots. A small portion facing Tuckers Creek which is subject to an easement for access, retained its RU1 zoning under some mapping, and not under other mapping. That section however is not included in the location of the proposed building envelope for the dwelling house. The minimum lot size for what is now the RU4 land has been 10 hectares since 2011 and the current RU1 section of the lot has remained a minimum lot size of 10,000 Ha since 2011.
24/09/2025	Lots 60 and 61 in DP1320296 were registered as a boundary adjustment of Lots 1 and 2 in DP1225188, having the same areas respectively as lots 1 and 2 despite a minor change where it would appear that 4.5m ² was removed from Lot 60 and moved into Lot 61. The failure to record any change in the lot size is not explicable on the documents. The boundary adjustment was effected as exempt development under the SEPP (Exempt and Complying Development Codes) 2008. The intent and effect of this was clearly to circumvent the prohibition on the erection of a dwelling under clause 4.2(5) of the Wentworth LEP 2011 which had prevented any approval of DA2021/049.
14/11/2025	The development application was lodged with Council.
21/11/2025	The development application was placed on 14 days public exhibition until 5 December 2025.
28/11/2025	A further request for information was sought as follows: The land is bush fire prone land. The proposed building envelope is within the bush fire prone mapped area. Provide information by way of a bush

	fire report to enable Council to be satisfied of the matters set out in section 4.14(1)(a) of the EP & A Act, or alternatively provide a certificate as set out in section 4.14(1)(b) of the EP & A Act. • The application is made by way of a concept DA under Division 4.4 of the EP & A Act. Outline why your client is seeking a concept DA. You may wish to reconsider this as it will be difficult for the satisfaction required under s 4.14(1)(b) of the EP & A Act to be made with no idea of what is proposed other than a dwelling or some form. • The proposed building envelope plan is not acceptable for a number of reasons including: - An area of 6569m² does not give sufficient specificity as to the dwelling's location to enable the parameters of the proposal to be understood - A dwelling encompassing 6569m² area is inconsistent with the objectives of the RU4 zone which include enabling sustainable primary industry and encouraging employment in relation to primary industry enterprises, as this constitutes approximately 15% of the site and is centrally located in a manner which appears inconsistent with the ongoing primary production intent of the zone. - Section 5.3.4 of the DCP requires that there generally be a 100m setback from a river in rural zoned land and the envelope only provides an 80m setback - Concept architectural plans must be provided for consideration - Provide a Land Capability Assessment in accordance with section 5.3.5 of the DCP. The clause 4.6 request is sought to be justified upon the dwelling being required to enable management of a small scale rural enterprise and used for agricultural purposes. • Address clause 4.2 of the Wentworth LEP 2011 to justify why a dwelling is not made impermissible on the land. • The clause 4.6 exception request in relation to section 4.2B of the LEP does not meet the requirements of the clause in that: ○ 9(a) of the request does not demonstrate how allowing a dwelling on the lot will not minimise unplanned rural residential development. The continuing of rating as farmland will not of itself achieve the minimising of unplanned rural residential uses. ○ 9(b) of the request does not explain how the rural use of the land cannot be continued without the proposed dwelling ○ 9(c) of the request relies on a reference to other nearby lots. If you wish to rely on this, the clause 4.6 request must clearly set out those details within the clause 4.6 request itself in order to "demonstrate" as required by the provisions of clause 4.6(3)(a). I note that you are not stating that the control has been abandoned ○ The environmental planning grounds on which the request relies must be specific to the site. The proposal itself must have sufficient clarity to enable the consent authority to be able to consider what those environmental planning grounds could actually be. It is up to the clause 4.6 itself to satisfy Council, it is not for the assessing officer to be independently satisfied. See section 2.6 of the DPE's Guide to Varying Development Standards November 2023
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	https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/NSW+Planning+Portal+Documents/Clause+4.6.pdf ○ It is recommended that you consider the advice set out in the Department's Guide.
3/12/2025	Response to RFI received as follows: A Revised plan illustrating a 1000m2 building envelope at 130m from the rear boundary (to Tuckers Creek) and outside the bushfire prone land, was provided, 1. The proposed development envelope has been reduced to reflect more accurately the proposed development footprint. Therefore, the proposed development is now located outside of the area mapped as being bush fire prone land. 2. The applicant is seeking approval for the future development of a dwelling on the site. 3. The proposed building envelope has been reduced to 1,000 sqm, this ensures that the majority of the site can continue to be used for agricultural purposes. 4. The reduction in the building envelope area has increased the setback distance from Tuckers Creek from 80 m to 130 m. 5. All required plans (site, floor and elevations) and relevant development information will be submitted with the subsequent development application. 6. A Land Capability Assessment is not required, and is waived, as the agricultural use of the land is established. Refer to figure below – crop for hay 2022. The second figure shows an area cleared for a new crop in 2026. 7. When living in rural areas, despite residential development being present within the surrounds, theft of plant, equipment and stock is common. Therefore, the benefit of having permissibility to reside on site is not only for operational and management purposes, but also to protect the investment related to the agricultural enterprise. The aerial images above show existing sheds that contain plant and equipment. 8. Small agricultural enterprises generally rely on irrigation for productivity purposes. When living on site, any fault, issues or break down of irrigation equipment, can be identified earlier and repaired and rectified faster, than when living off site. 9. Additionally, in the event of a fire, particularly given the bush fire prone land mapping, living on site will allow the operator/farmer an earlier response time to protect their property and agricultural investment from being damaged and/or destroyed.
4/12/2025	A request for additional information letter was submitted to the applicant, requesting the following: The RFI request under AI-195033 relating to the following matters has not been addressed: 1. A concept plan for a dwelling house is highly unusual. Please explain the logic. 2. Address clause 4.2 of the LEP 3. A revised clause 4.6 exception request was not included.
5/12 2025	Response to request for additional information received advising as follows:

	1. The logic behind the concept application for a dwelling on a lot that does not satisfy the minimum lot size is, that Council allows the applicant to obtain an approval for a dwelling, prior to making a significant investment in having development plans prepared where there is no assurance of an approval. 2. Clause 4.2 does not apply to this application. Lot 60 was not created under Clause 4.2, therefore, the prohibition of a dwelling on a lot less than the MLS as created under this clause, does not apply. Refer to attached letter from Council. A revised variation request under clause 4.6 was provided, although not in a form which was openable until 15/12/2025.
10/12/2025	A request for additional information letter was submitted to the applicant, requesting the following: 1. The amended building envelope plan envisages a dwelling of 1000m². Attention is drawn to the judgment of Preston CJ [at 44] in <i>The Uniting Church in Australia Property Trust (NSW) v Parramatta City Council</i> [2018] NSWLEC 158 https://www.caselaw.nsw.gov.au/decision/5bbd5b87e4b0b9ab40210309An where he makes clear that a future DA must be consistent with the concept DA, and that a DA which is for a reduced building envelope is equally likely to be considered inconsistent as one which exceeds the approved building envelope. Note that if a future DA is lodged which is inconsistent with the concept DA, a modification application will be required to the concept DA, but noting that it must remain substantially the same as the concept DA. Unless your client is intending to have a 1000m² dwelling it is unlikely that any future proposal will be consistent with the proposed building envelope provided. It is recommended that you carefully consider whether a concept DA will really assist your client in future. 2. The document entitled Variation request Delta Road 05122025.pdf cannot be opened. Please reupload.
7/01/2026	Response to request for additional information received advising as follows: We submit, on behalf of our client, that the proposed building envelope submitted to support the application does not imply that the full 1,000 sqm metres will be required to accommodate the proposed future dwelling. The proposed building envelope provides an indicative area in which the future dwelling will be constructed. It should also be noted that, Section 4.24 (3) of the Environmental Planning and Assessment Act 1979 provides for the modification of a consent granted on a determination of a concept development application. Additionally, Subsection (4) does not prevent the determination of a subsequent development application for the site that is inconsistent with the concept consent, providing the consent authority grants the consent with a condition either requiring the modification to, or surrender, of the original concept consent.

DIVISION 4.4 OF PART 4 – EP&A ACT 1979

This division applies to concept development applications and to consents granted on the determination of those applications.

Section 4.22 defines concept development applications as a DA that sets out concept proposals for the development of a site and for which detailed proposals for the site are to be the subject of a subsequent DA. No development can be carried out on any part of the site unless consent is subsequently granted to carry out development on that part of the site following another DA.

Subsection 22(5) states that:

“The consent authority, when considering under section 4.15 the likely impact of the development the subject of a concept development application, need only consider the likely impact of the concept proposals (and any first stage of development included in the application) and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent development applications.”

The assessment below is so limited.

SECTION 4.15 ASSESSMENT – EP&A ACT 1979

The following is an assessment of the application under Section 4.15(1) of the EP&A Act 1979.

(1) Matters for consideration – general

In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provision of:**
- (i) any environmental planning instrument,**

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 2 Vegetation in non-rural areas

This chapter applies relevantly to land in zones RU5, R5, E1, E3, E4, SP1, SP2, SP3, RE1, RE2, C2, C3, C4. Part 2.2 (relevantly and generally) applies to clearing of native vegetation above the Biodiversity Offset Scheme threshold where an approval from the Native Vegetation Panel is required. The proposal will not require the removal of any vegetation and the site is not in one of the specified zones, therefore the chapter does not apply. Part 2.3 does not apply as the WDCP does not declare any vegetation to be that to which Part 2.3 applies. Part 2.5 does not apply as the Council is not within the allowable clearing areas mapped.

Chapter 3 Koala habitat protection 2020

Chapter 3 applies (relevantly) to land in the RU1 Primary Production and RU3 Forestry zones with an area of more than 1 hectare or which together with adjoining land in the same ownership has an area of more than 1 hectare. The site is not within either of these zones and the Chapter does not apply.

Chapter 5 River Murray lands

Chapter 5 applies to riverine land of the River Murray in the Wentworth Shire. The River Murray is defined to include:

- The waters of the main channel of the Murray River and its bed and banks (Murray River), and
- The waters and the bed and banks of its tributaries and associated water bodies (including related anabranches, creeks, lagoons, lakes, billabongs and wetlands), as shown on the map.

The chapter does apply to the application.

Part 5.2 of the SEPP requires planning principles to be considered by the consent authority when determining a development application and requires the consent authority to consider the aims, objectives and planning principles of the chapter, any relevant River Management Plan and likely effects and cumulative impacts. Those matters and the specific principles in section 5.9 of the SEPP. Most pertinently they include:

- Flooding; considerations include the hazard risks involved in developing that land, the availability of other suitable land in the locality not liable to flooding, flood free access, the cumulative effect of the proposed development on the behaviour of the floodwaters.
 - Comment: No flood assessment has been provided to support the application to approve a concept for a dwelling within the flood prone area.
- Settlement: new or expanding settlements (including rural-residential subdivision) should be located on flood free land, close to existing services and facilities and on land that does not compromise the potential of prime crop and pasture land to produce food or fibre.
 - Comment: The adopted flood report of Lyall & Associates indicates that the site is not flood free.
 - The site is approximately 2.7km from the services in Wentworth township.
 - The dwelling location is fairly centralised within the lot which does not appear to be conducive to retaining the potential of prime crop and pasture land to produce food or fibre. Whilst clear the land has previously been cropped, the existing run down state of the property evident from aerial photography indicates that farming is possibly only being carried on intermittently.

STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022

Based on the nature of the development type, there is no requirement for the application to be assessed in accordance with the State Environmental Planning Policy (Sustainable Buildings) 2022 because the non-residential development has an estimated development cost of less than \$5 million.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 – Remediation of Land applies to the land and, pursuant to Section 4.15 of the EP&A Act 1979, is a relevant consideration. A review of the available history for the site gives no indication that the land associated with this development is contaminated, however Nearmap aerial photography indicates since at least 3 November 2016, parts of the northern and eastern part of the site has been used for storage of what appears to be rubbish – including tyres, vehicles, old irrigation piping, and a boat. The rubbish is within close proximity to Tuckers Creek which flows into the Darling River at Wentworth. It is considered that prior to the grant of any consent for a dwelling house, the rubbish should be removed, a preliminary site investigation undertaken and remediation undertaken if required.

STATE ENVIRONMENTAL PLANNING POLICY (PRIMARY PRODUCTION) 2021

This SEPP is not relevant to the proposal. The provisions relevantly apply to dams and artificial water bodies and the like. The provisions set out in Schedule 4 Part 2 (discussed in the Statement of Environmental Effects) only relate to non-standard LEPs.

WENTWORTH LOCAL ENVIRONMENTAL PLAN (WLEP) 2011

The development site is subject to WLEP 2011.

Part 2 – Permitted or Prohibited Development

The site is zoned RU4 Primary Production Small Lots, where dwelling houses are permissible with consent. The NSW Legislation website indicates that the northern section which is subject to the right of access is zoned both RU1 and W1. However that area is not where the concept dwelling site is located.

The Statement of Environmental Effects states that the proposed dwelling will allow the site to be used for residential purposes whilst supporting onsite agriculture/horticulture and continuing small scale horticulture on site. In response to the objectives, the SEE states that the proposed dwelling will enable the use of the site for improved, sustainable rural purposes, promote the diversity of the use of the site by allowing small scale agriculture to take place and not create land use conflict. None of these statements are provided with any justification or any explanation as to why a dwelling on the site is required to achieve these objectives.

Section 2.3 of the WLEP 2011 requires the consent authority to have regard to the objectives for development in a zone when determining a development application. There is nothing within the SEE which demonstrates the statements made in the SEE actually relate to the property itself. The adjoining zone is RU1 Primary production where dwelling houses are permissible with consent. Taking into consideration the number of rural residential properties which are in the vicinity, and the location of the dwelling building envelope to the north, away from the adjoining RU1 zone, it appears that there is unlikely to be conflict between the land uses of a dwelling house and the land uses in the adjoining RU1 zone. It is not demonstrated that sustainable primary industry will be enabled, however the site location is relatively small compared to the entirety of the lot. However the location of the building envelope is fairly centralised within the lot – away from existing infrastructure and that does not appear to be a location which would enable sustainable primary industry.

The concept plan to provide for a building envelope for a dwelling house is stated in the SEE to support small scale horticulture or an alternative permissible use in the RU4 zone on site. It is stated that the dwelling will enable use of the site for improved, sustainable rural purposes, promote diversity of the uses on site by allowing small scale agriculture and not create land use conflicts. Whilst these statements are made, there is nothing substantiating these statements to demonstrate that they actually apply specifically to the site. The statements are therefore of little weight.

Objectives of zone:

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.

- To minimise conflict between land uses within this zone and land uses within adjoining zones.

Part 4 – Principal Development Standards

Part 4 Principal Development Standards are not applicable to this application.

Applicable WLEP 2011	Development Standard	Proposal	Compliance
4.1 Minimum lot size for subdivision	The majority of the site has a minimum subdivision lot size of 10 hectares. The small section subject to an easement for access adjacent to Tuckers Creek has a minimum 10,000Ha lot size.	No subdivision proposed	NA for subdivision purposes
4.2 Rural Subdivision in zones RU1, RU3, RU4	Subdivision is possible for primary production. Must comply with the minimum lot size in the map but not if an existing dwelling would be on that lot and no dwelling can be erected on that lot.	Not applicable in relation to the prohibition on erecting a dwelling house, because the boundary readjustment effected in 2025 meant that clause 4.2 no longer applied as the subdivision was not effected by way of development consent under the LEP	NA
4.2B Erection of dwelling houses in zone RU1, RU4, R5, C3, C4	For a dwelling house, it must comply with the minimum lot size, unless it was permissible prior to this LEP	Lot registered in 2025. Hence a Clause 4.6 is required. Minimum lot size is 10Ha. The lot is 4.397 Ha – being a variation of 5.603 Ha or a 56.03% variation	No. A clause 4.6 is provided

Clause 4.2 Rural Subdivision

Clause 4.2 applies to land in the RU4 zone. Section 4.2(3) to (5) state:

(3) Land in a zone to which this clause applies may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the [Lot Size Map](#) in relation to that land.

(4) However, such a lot cannot be created if an existing dwelling would, as the result of the subdivision, be situated on the lot.

(5) A dwelling cannot be erected on such a lot.

Lot 60 DP1320296 was not created by way of a development consent – it was created by way of a boundary adjustment under exempt development. A boundary adjustment is a form of subdivision. Therefore clause 4.2 and the prohibition in clause 4.2(5) do not apply to this application.

Clause 4.2B Erection of dwelling houses on land in Zones RU1, RU4, R5, C3 and C4

Clause 4.2B of the LEP applies to land in the RU4 zone. The objectives of the clause are:

- (a) *to minimise unplanned rural residential development,*
- (b) *to enable the replacement of lawfully erected dwelling houses in rural and conservation zones.*

Clause 4.2B(3) states as follows:

- (3) *Development consent must not be granted for the erection of a dwelling house on land in a zone to which this clause applies unless the land is—*
 - (a) *a lot that is at least the minimum lot size specified for that land by the Lot Size Map, or*
 - (b) *a lot created under an environmental planning instrument before this Plan commenced and on which the erection of a dwelling house was permissible immediately before that commencement, or*
 - (c) *a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that commencement.*

The Deposited Plan DP1320296 was registered on 24 September 2025. The lot was not created before WLEP 2011 commenced. As the lot is less than the minimum lot size, and a concept plan for a dwelling house is sought to be approved, a clause 4.6 exception request is required for non-compliance with the development standard in clause 4.2B(3)(a).

The minimum lot size is 10Ha. The lot is 4.397 Ha – being a variation of 5.603 Ha or a 56.03% variation to the minimum lot size for the erection of a dwelling house in RU4 zone. The application must therefore be determined by Council as delegation does not extend beyond a 10% variation.

Under clause 4.6 of the LEP the consent authority must be satisfied that the applicant has demonstrated:

- (a) *compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
- (b) *there are sufficient environmental planning grounds to justify the contravention of the development standard.*

Under the *Wehbe* test, the way to demonstrate compliance is unreasonable or unnecessary is generally shown by considering whether the objectives of the standard are achieved notwithstanding the non-compliance with the standard, and this is the method chosen by the applicant in their Clause 4.6 request.

Consideration of achievement of the objectives of clause 4.2B

Regarding the requirement in clause 4.6(3)(a), the applicant states:

- a) *The development standard is 10 hectares, however, the use of the site for primary production remains relevant and continuous. The proposed development complies with the objective (1)(a) of the Clause 4.2B. The proposed development of a dwelling on the subject site is not intended to be used specifically, and only, for rural residential purposes, as the site is and will continue to be used for agricultural purposes. Therefore, the dwelling will be a subsidiary use to the primary use of agriculture.*
- b) *The enforcement of compliance with the development standard is considered unreasonable in this instance. The purpose of the proposed dwelling is to allow for the landowner to reside on site to enable the efficient and productive management of a small scale enterprise, whilst protecting the property and assets that are required for the onsite activity. Managing and operating irrigation systems requires constant monitoring and action, living on site will enable the more efficient operation and management of the rural enterprise. When living in rural areas, theft of plant, equipment and stock is common. Therefore, the benefit of having permissibility to reside on site is not only for efficient operational and management purposes, but also to protect the investment related to the agricultural enterprise.*
- c) *Compliance with the development standard is considered unreasonable as the subsidiary development and use of a dwelling will be consistent with the surrounding land uses.*

The request further notes:

The objectives of Clause 4.2B will remain achieved, as the subject site will continue to be rated and used for agricultural purposes.

The only relevant objective of clause 4.2B is to minimise unplanned rural residential development. The justifications provided in the clause 4.6 rely on:

- A stated proposed continuous use of the site for primary production/agriculture.
- The dwelling to be a subsidiary use to the agriculture
- Allowing the landholder to reside on site to enable an efficient small scale enterprise whilst protecting the assets and managing irrigation systems
- The subsidiary dwelling is consistent with surrounding land uses

The objective is to minimise unplanned rural residential development. Whilst all of the statements above may be true and may explain why the applicant wishes a dwelling house on the site, none of them demonstrate how the minimising of unplanned rural residential development will be achieved by the approval of a building envelope concept to enable the construction of an unplanned rural residential development. That is what clause 4.6 (3)(a) requires, but it is not what the request demonstrates. Nowhere does it indicate how unplanned rural residential development will be achieved by allowing for a concept DA for a future dwelling house. It is noted that the rating of the land is not a planning reason.

It is further noted that the applicant has previously undertaken a boundary adjustment by exempt development for the clear purpose of circumventing the prohibition on dwellings on the site

contained in clause 4.2 of the LEP. They have also previously lodged an application for a dwelling house which was refused when the concurrence required by the then clause 4.6 was refused by the Department on the basis of the clause 4.2 dwelling prohibition. None of this history indicates that there is planning for the proposed dwelling envelope, other than a considerable amount of planning in devising a way to try to circumvent the prohibition on dwellings on lots below the minimum subdivision size in clause 4.2(5) of the LEP.

Consideration of the environmental planning grounds

Regarding the requirement in clause 4.6(3)(b) for sufficient environmental planning grounds, the applicant states:

- a) *The site has the capacity to be used for small scale primary production and the proposed development.*
- b) *Promotes economic benefit for the landowner by enabling the property to increase its financial capacity to supplement other income.*
- c) *Supports economic benefit by reducing the costs of requiring alternative residential accommodation, which may enable future financial security and the potential for expansion.*
- d) *The site has existing irrigation infrastructure to enable the ongoing use of the site for agriculture.*

Two additional justifications are provided:

- a) *The proposed development is not located within the flood mapping area*
- b) *The proposed development is located within the Curlwaa levee*

Initial Action Ltd v Woollahra Municipal Council [2018] NSWLEC 118 at [24] emphasises that to provide the justification by providing sufficient environmental planning grounds, the request must justify the contravention of the development standard, not simply promote the benefits of the development. The grounds must focus on the aspect of the development that contravenes the development standard, not the development as a whole. The non-contravention which is relevant in this case is the 56.03% variation to the minimum lot size for the erection of a dwelling house.

Grounds (b) and (c) provide economic reasons for desiring a dwelling house on the site. These are neither planning grounds nor do they focus on the contravention of the minimum lot size.

Ground (a) states that the site has the capacity to be used for small scale production and the proposed dwelling. There is no analysis which justifies that statement. There is no indication of the type of small scale primary production which is intended to be conducted. It is noted that of the 4.397Ha:

- Approximately 5,900m² is currently used for waste storage
- Approximately 4,300m² is subject to a right of way
- Approximately 2,100m² contains various buildings, although it is unclear how many of these have been lawfully constructed
- Approximately 3,200m² is used for driveways

- A total of 15,500m² (1.55Ha) – or 34% of the 4.397Ha Lot is taken up by uses which are largely not related or only peripherally related to, small scale primary production

The application seeks to remove a further 1000m² from productive capacity – leaving approximately 37.5% of the lot unproductive and only a possible 62.5% as productive (2.75Ha approximately). There is no analysis as to how this sized productive area as reduced by the 1000m² dwelling building envelope relates to the non-compliance with the minimum lot size.

Ground (d) states that there is existing irrigation infrastructure to enable ongoing agricultural use. Aerial photography indicates that at least some of this irrigation system appears to be inoperable (see examples below in Figures 3-5 taken from Nearmap dated 10 December 2025).



Figure 3 Apparent irrigation infrastructure towards the north of the site



Figure 4 Apparent irrigation infrastructure in the approximately location of the building envelope



Figure 5 Arrows pointing to the locations identified in Figures 3 and 4

Regarding the additional justifications, it is agreed that the proposed dwelling location is not within the flood planning area as mapped in Council's mapping, although the recently adopted Flood report indicates otherwise. It is agreed that the development is within the Curlwaa levee. They are justifications which can be applied to the development as a whole, however they are not justifications which relate to the aspect of the development which contravenes the development standard and therefore do not qualify as environmental planning grounds for the purpose of clause 4.6(3)(b) under *Initial Action*.

In summary, the applicant's request provides various reasons why the applicant wishes to erect a house on the site, however there are no justifications as to how the objective of minimising unplanned rural residential development is achieved notwithstanding the non-compliance with the minimum lot size for a dwelling. The matters set out as environmental planning grounds either do not satisfy the requirements of an environmental planning ground, or do not provide any justification to demonstrate the point stated, and none of them are specific to the aspect of the development that is the subject of the proposed contravention – namely the non-compliance with the minimum lot size for a dwelling.

It follows that the application must fail, as the contravention of the development standard is not satisfactorily justified as required by clause 4.6 of the LEP, with the result that the application must be refused.

Part 5 – Miscellaneous Provisions

Clause 5.10 - Heritage Conservation

The site is not listed as a heritage item nor located within a heritage conservation area nor in the vicinity of such an item or area. Therefore the provisions of this clause do not apply.

Clause 5.16 – Subdivision of, or dwellings on, land in certain rural, residential or conservation zones

The clause applies to various zones including RU4 Primary Production Small Lots. The objective of the clause is:

to minimise potential land use conflict between existing and proposed development on land in the rural, residential or conservation zones concerned (particularly between residential land uses and other rural land uses)

In determining whether to grant development consent for the erection of a dwelling on RU4 land, the consent authority is required to take into account the following matters in section 5.16(4):

- (a) *the existing uses and approved uses of land in the vicinity of the development,*
- (b) *whether or not the development is likely to have a significant impact on land uses that, in the opinion of the consent authority, are likely to be preferred and the predominant land uses in the vicinity of the development,*
- (c) *whether or not the development is likely to be incompatible with a use referred to in paragraph (a) or (b),*
- (d) *any measures proposed by the applicant to avoid or minimise any incompatibility referred to in paragraph (c).*

The predominant land uses in the immediate vicinity appears to be rural residential living with some primary production including citrus / vineyards and haymaking. Further to the north-east the land is almost wholly under planted vineyards. The preferred land use given the zoning is clearly sustainable primary industry enterprises, particularly considering the restrictions in the LEP on dwelling houses on small lots in these areas in clause 4.2, 4.2A, 4.2B, 4.2C, 4.2D and 5.16.

The approval of a building envelope plan for a dwelling house in the middle of the site as proposed is likely to impact on the ability of the site to continue to be used for ongoing agricultural use, given that approximately 37.5% of the lot will not be able to be used for primary production leaving only approximately 2.75Ha for primary production. Without substantiation of the primary production proposed on the lot, the proposed dwelling house envelope appears incompatible with the preferred use of the lot – being primary production.

The dwelling house lot is unlikely to have a significant impact on land uses in sites in the vicinity of the lot.

On balance, the proposal is considered to not meet the objective of the clause because the residential land use is likely to conflict with the rural land use of the site.

Clause 5.21 - Flood Planning

The proposed dwelling site is not located within the flood planning level in the current council mapping, however under the recently adopted Lyall & Associates Wentworth Flood study, Figure 11.1 Sheet 5 clearly indicates that the site is within the Murray and Darling River Flooding flood

planning area. The report (section 5.13.2) indicates that this is derived as being land lying at or below the peak 1% AEP flood level plus a freeboard allowance of 0.5m. It is considered that the site is within the Flood Planning Area. No information about flooding has been provided in the application.

The report also identifies the site in Flood Planning Constraint Category 2. Figure 5.12 of the report shows the site as including Flood hazard vulnerability in the 1% AEP as:

- H3 unsafe for vehicles, children and the elderly on the northern and eastern boundaries, including the entry driveway and
- H4 unsafe for vehicles and people in the south-western half of the site

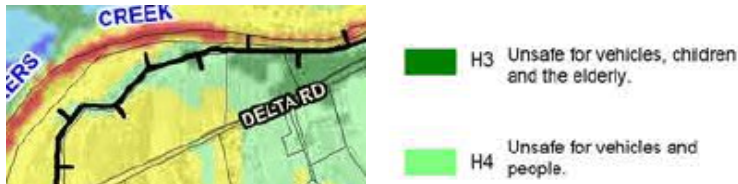


Figure 6 Flood Hazard Vulnerability Classification 1% AEP – Figure 5.12 of Wentworth Flood Study

Clause 5.21(2) of WLEP 2021 requires the consent authority to be satisfied of various matters within the flood planning area – being that the development:

- is compatible with the flood function and behaviour on the land, and*
- will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- incorporates appropriate measures to manage risk to life in the event of a flood, and*
- will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

Clause 5.21(3) requires the consent authority to consider the following matters in considering whether that satisfaction has been reached:

- the impact of the development on projected changes to flood behaviour as a result of climate change,*
- the intended design and scale of buildings resulting from the development,*
- whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*
- the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*

It is unclear whether any dwelling house will be on fill or not. Fill will (very marginally, almost imperceptibly) affect the flood function and behaviour on land and detrimental affectation of other development or properties. No flood evacuation or Flood Impact Risk Assessment has been conducted on land which is identified in the adopted flood study as being unsafe for vehicles and people – flood hazard H4.

It is considered that the application has not provided any information upon which the consent authority can be satisfied of the matters outlined in clause 5.21(2)(c) and (d).

Part 7 Additional Local Provisions

Clause 7.1 Earthworks

The proposal does not include any excavation or earthworks. Accordingly, Clause 7.1 of WLEP 2011 is not applicable to this application.

Clause 7.2 Essential Services

Clause 7.2 of WLEP 2011 requires consideration to be given to the adequacy of essential services available to the site. The site has no access to reticulated water. Any consent for a dwelling house subsequent to a consent under this application would require adequate provision of potable water to be provided. Likewise wastewater and stormwater will need to be managed and assessed under any subsequent development application.

Clause 7.4 Terrestrial Biodiversity

The northern part of the site is identified as terrestrial biodiversity and section 7.4 of WLEP 2011 requires consideration of the maintenance and protection of terrestrial biodiversity at the site. The proposed building envelope will not disrupt or affect the condition, ecological value and significance of the fauna and flora on the land. It will not affect the importance of the vegetation on the land to the habitat and survival of native fauna. There is limited potential for the proposal to fragment, disturb or diminish the biodiversity structure, function and composition of the land. Those matters will require assessment under any future development application for the dwelling house.

Clause 7.5 Wetland

The northern part of the site is identified as a wetland on the Natural Resources – Wetlands Map and section Clause 7.5 of the WLEP 2011 requires consideration on the potential adverse impacts from the development. The proposed building envelope will not disrupt or affect the condition and significance of the native flora on the land and whether it should be substantially retained. It will not affect the provision and quality of habitats for indigenous and migratory species on the land. Impacts on these matters and the potential for adverse impacts on the surface and groundwater characteristics of the site, including water quality, natural water flows and salinity of the land would need to be assessed under any subsequent development application for a dwelling house.

Clauses 7.6 – Development on river front areas – these are defined in the WLEP 2011

River front area is defined as “the land between the river front building line and the highest bank of the Murray River or, if there is no river front building line, the land within 30 metres of the highest bank of the River” in WLEP 2011.

Murray River is defined as “includes the Darling River and the Great Darling Anabranch” in WLEP 2011.

Clause 7.6(2) establishes that despite any other provision in the LEP, development consent may only be granted for development on land in a river front area for various purposes, none of which include for a dwelling house. If the development does fall within those purposes listed in 7.6(2), the consent authority must be satisfied of various other matters set out in clause 7.6(3).

The proposed development is approximately 130m from the boundary with the Tuckers Creek. Accordingly, the proposed development is outside the riverfront area and clause 7.6 does not apply.

Clause 7.7 - Riparian land and Murray River and other

Clause 7.7 relevantly applies to land identified as watercourse on the Natural Resource – Watercourse map and land within 40 metres of the top of bank of such identified watercourse. The proposed development building envelope site is approximately 130m from the top of bank and the clause therefore does not apply.

(ii) any draft instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

There are no draft instruments that are relevant to an assessment of the proposed development on the site.

(iii) any development control plan,

The proposed development is subject to the provisions of the Wentworth Shire Development Control Plan (WSDCP) 2011 which is considered in the below table.

Wentworth Development Control Plan (DCP) 2011

Chapter 3 -General Development Controls –

2.1 Murray River and Darling River

Applicable WDCP 2011 controls	Development standards	Development proposal	Compliance/ Comment
2.1 Setback to the Murray River or Darling River	R5 and RU5 Village frontage to Murray River – 40m Or RU5 Village for Carbone Court Buronga – 30m Or RU1 Primary Production – 100m	Set back 130m from Tuckers Creek, although RU4 is not included in the identified zones	Yes
2.1 Buffer corridor	All properties – 40m	130m	Yes

The proposal has been considered in accordance with the controls outlined in Section 2.1 Murray River and Darling River of the WSDCP 2011 and those matters are adequately provided for in the application.

2.3 Erosion Control – Murray River and Darling River

Section 2.3 of the WSDCP 2011 lists matters for consideration in relation to preventing of soil erosion and sediment loss of Murray River and Darling River riverbanks. Those matters have been considered. No works are proposed so the provisions do not apply

2.4 Vegetation Protection – Riverfront

Section 2.4 of the WSDCP 2011 requires vegetation protection to be given to land adjoining the Murray River and Darling River. The proposal has been considered in accordance with the provisions in Section 2.4 of the WSDCP 2011. No works are proposed and the building envelope is 130m from Tuckers Creek.

3 Koala Habitat Protection

Section 3 of the WSDCP 2011 requires consideration to be given to the koala habitat protection. It identifies the River Red Gum (*Eucalyptus camaldulensis*) as the sole koala vegetation in the Council area. It requires development applications in riverfront allotments to include a vegetation list in the Statement of Environmental Effects. It requires a koala habitat survey if River Red Gums are found on and around the site for development. No works are proposed as part of this application and hence the clause does not apply.

4 Flood Affected Land

The site is affected by flooding and has been considered under section 5.21 of the WLEP 2011. The WDCP defines the flood planning level and land at or below a 1% AEP flood level plus 750mm freeboard (recently amended to 500mm).

The application has been reviewed by Council and, as outlined in clause 5.21 assessment, the lack of information on flooding does not provide Council with any information on which an assessment can be made.

Chapter 5 – Rural Development Controls

Applicable WDCP 2011 controls	Development standards	Development proposal	Compliance/ Comment
5.2 Subdivision	Minimum lot sizes refer to the WLEP 2011		NA
5.3 Rural Dwellings			
5.3. a) General controls	- Orient living areas to the north for solar access. Front setbacks: - 15m in R5 Large Lot Residential Zone	Not part of this proposal re living areas. Front setback of 38m in the RU4 zone	Yes

Applicable WDCP 2011 controls	Development standards	Development proposal	Compliance/ Comment
	- 50m in RU1 Primary Production Zone (10,000ha lots) - 15m in RU1 Primary Production Zone (10ha lots) - 15m in RU4 Rural Small Holdings Zone Use colours consistent with rural character. Site dwellings carefully to: Avoid impacting neighbours Stay away from intensive rural uses (e.g. poultry sheds) Protect environmental features (e.g. vegetation, wetlands, watercourses). Remove any illegal structures on the property.		
5.3. b) Access	All dwellings must have legal, properly constructed access via a public road.	There is an existing access over the right of way from Delta Road	Yes
5.3.1 Water	Not less than 46,000 litres of roof water storage for domestic purposes if a reticulated, disinfected water supply is not available	Not part of this application	NA
5.3.2 Effluent disposal	Each allotment must have adequate space for a sewage management facility. Recommended Buffer Distances (from EMA): - 100m from River Murray, rivers, creeks, perennial watercourses - 100m from intermittent watercourses - 40m from drainage depressions - 250m from licensed bores	Not part of this application	NA
5.3.3 Fencing	<1.2m	Not part of this application	NA

Applicable WDCP 2011 controls	Development standards	Development proposal	Compliance/ Comment
5.3.4 dwelling setbacks from river	100m setback for RU5 Village and R5 Large Lot Residential	130m setback from Tuckers Creek	NA, but yes
5.3.5 Land Capability	A land capability assessment to show that the land can support the proposed agricultural use	Not provided. Indicated that it will be provided for the dwelling house application	No

5.8 Rural land use conflict			
5.8.1 Buffer distances	Rural dwellings must be separated from other rural land uses per Appendix B buffer distances to avoid impacts like dust, odour, spray drift, light, and noise. Buffers must be provided on the development site itself. Rural dwellings are considered secondary uses and must not compromise the viability of agriculture or rural industries. For major recreation facilities (e.g. motor racing tracks), dwellings within buffer zones must meet industry best noise insulation standards.	Rural dwelling is proposed within the middle of the proposed rural land use. It is considered that the rural dwelling will compromise the viability of agriculture or rural industries on the site	No
5.8.2 Variations to buffers	Council may adjust buffer distances (increase or reduce) based on site-specific circumstances. Reduction may be allowed if the development is unlikely to be impacted by neighbouring land uses.		NA
5.8.3 Vegetation buffers	Buffers must be: - Established before subdivision certificate or use begins.		NA

	- Located away from Asset Protection Zones to maintain bushfire safety - Minimum width = canopy spread at maturity A landscape plan must be submitted, including: - Mixed species with varied heights (ground cover, shrubs, small & large trees) - Trees $\geq 10\text{m}$ tall at maturity - Tree rows spaced $\leq 10\text{m}$, with smaller plants between - Species with rough foliage for spray drift areas - Fast-growing pioneers and long-lived species for long-term effectiveness		
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(iia) Any planning agreement entered into under section 7.4 of draft planning agreement which has been offered

None are relevant.

(iv) Any matters prescribed by the regulations,

The relevant clauses of the Regulations have been satisfied and appropriate conditions of consent recommended.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

The proposed development of itself as a concept development for a dwelling house will not have any environmental impacts on the natural and built environments, and social and economic impacts in the locality, save that if a dwelling is constructed under a future development application it is likely to impact on the future rural land capability of that site.

Impact item (insert an 'x' in the relevant section)	Acceptable	Not acceptable	Not relevant	Comment
Context and setting				The context is to approve the concept of a dwelling house within a RU4 lot which is less than half the minimum subdivision lot size under the LEP, in circumstances where

Impact item (insert an 'x' in the relevant section)	Acceptable	Not acceptable	Not relevant	Comment
				the applicant has gone to significant lengths to avoid the prohibition of a dwelling house under clause 4.2(5) of WLEP 2011. A rural residential dwelling itself will not however be unusual in the vicinity.
Public domain & Streetscape	X			The proposed location of the dwelling house building envelope meets the WDCP 2011 requirements
Landscaping			X	Not part of this application
Stormwater			X	
Heritage			X	None located on site.
Soils & Soils Erosion			X	No works are approved
Air and microclimate			X	No effect from proposed development anticipated.
Water Resources				No effect anticipated provided the development. Assessment would occur under the DA for the dwelling
Biodiversity (Flora & Fauna)			X	No flora and fauna would be affected
Land Resources				None known at this location. No land capability assessment provided
Utilities			X	Subject to assessment under a future DA for the dwelling
Access & Parking	X			Adequate parking availability on site
Roads & Traffic			X	
Solar Access and Energy Efficiency			X	Basix and NatHERS would be required for a future DA
Overshadowing			X	
Privacy & Overlooking			X	
Flooding		X		Building envelope is in the flood planning area and no assessment, including of hazard risk is provided
Bushfire Prone Area	X			The location of the building envelope is not in bushfire prone land
Noise			X	No noise anticipated
Technological hazards			X	None anticipated from the development.

Impact item (insert an 'x' in the relevant section)	Acceptable	Not acceptable	Not relevant	Comment
Safety, Security & Crime Prevention			X	
Social and Economic Impacts				As no justifications of continued rural land use of the property have been made out, it is unclear whether the approval of a dwelling in the location will result in negative social and economic impacts

(c) the suitability of the site for the development,

The site is not considered to be suitable for the proposed concept building envelope for a dwelling. size, shape, topography and vegetation of the site and its relationship to adjoining developments is suitable for the proposed development as anticipated by the zoning.

(d) any submissions made in accordance with this Act or the regulations,

In accordance with the provisions of Council's Community Participation Plan (CPP), the application was placed on public exhibition for 14 days where adjoining property owners were notified in writing of the proposal and invited to comment. No submissions were received.

(e) the public interest.

The proposed development is of a scale and character that promotes the objectives of the zone. The proposal is generally consistent with what is anticipated by the planning controls and can therefore be considered in the public interest.

COMMENTS FROM EXTERNAL REFERRALS

Department	Referred Y/N	Comments
Essential Energy	Y	No specific comments
Transport for NSW	N	
Rural Fire Service	N	
Heritage NSW	N	
NSW Dept of Primary Industries	N	
Water Group NSW	N	

COMMENTS FROM COUNCIL INTERNAL DEPARTMENTS

Department	Referred Y/N	Comments
Building	N	
Subdivision Engineer	N	
Roads & Engineering	N	
Finance & Policy	N	
Heritage Advisor	N	
Environmental Health	N	
Local Laws	N	
Floodplain Mgt Committee	N	
Sustainable Infrastructure	N	

CONCLUSIONS

The application has been assessed having regard to the matters for consideration under Section 4.15(1) of the EP&A Act 1979, including the provisions of the WLEP 2011 and WDCP 2011. Following detailed assessment, it is considered that DA 2025/193 should be **refused**:

Reasons for refusal

The application should be refused for the following reasons:

1. The application is inconsistent with the specific planning principles set out in section 5.9 of Part 5.2 in Chapter 5 River Murray Lands in SEPP (Biodiversity and Conservation) 2021, particularly in relation to flooding and settlement.
2. The application has not provided a preliminary site investigation in accordance with section 4.6 (2) of Chapter 4 of SEPP (Resilience and Hazards) 2021, in circumstances where there is a change of use from agricultural/horticultural activities to residential accommodation and there is evidence indicating possible contamination of the site.
3. Clause 2.3 of the WLEP 2011 requires regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The application has not demonstrated that it is consistent with the objectives of the RU4 Primary Production Small Lots, most particularly to enable sustainable primary industry and other compatible uses, given the paucity of justification and explanation as to how and what primary industries are to be conducted on land in which a dwelling is to be erected centrally within the lot, away from existing infrastructure.
4. The application has failed to satisfy the provisions of clause 4.6(3)(a) and (b) of the WLEP 2011 in relation to non-compliance with the development standard in clause 4.2B of the WLEP 2011, with a consequence that the application must be refused.

5. The application does not satisfy the objective of clause 5.16 of the LEP 2011 to minimise potential land use conflict.
6. The application has failed to provide information to enable the consent authority to be satisfied of the matters outlined in clause 5.21(2)(c) and (d) of WLEP 2021 relating to the safe occupation and efficient evacuation of people in the event of a flood and measures to manage risk to life in the event of a flood.
7. There is insufficient information to properly assess the application under Chapter 3 clause 4 of the WDCP 2011 relating to flood affected land.
8. No land capability assessment has been provided as required by section 5.3.5 of Chapter 5 of the WDCP 2011. The application has not satisfactorily demonstrated that agricultural uses are ongoing, nor how the dwelling is required as part of the intensification of the established land use. It is unclear what agricultural land use is currently operated and how intensification is to occur.
9. The application is not considered to be in the public interest.
10. The proposal does not satisfy the points for consideration listed under Section 4.15 part a, b, c, d and e of the *Environmental Planning and Assessment Act*.

Delegate report author	Delegated approval and endorsement
Signature: 	Signature:
Rosalind Read Planning Officer	
Date: 8 April 2026	Date:

 Wentworth SHIRE COUNCIL	Health & Planning Department 61 Darling Street PO Box 81 WENTWORTH NSW 2648 Tel: 03 5027 5027 council@wentworth.nsw.gov.au	TEMPLATE CONDITIONS
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DA2025/193 DWELLING (CONCEPT APPLICATION)
205 DELTA ROAD CURLWAA LOT 60 DP 1320296

GENERAL CONDITIONS

1.	Approved development Approval is for a concept development application for a building envelope for a dwelling house. The carrying out of any works is not approved by this development application. A separate development application for a dwelling is required for approval which must be consistent with this approved concept plan. Condition reason: To ensure all parties are aware of the approved development.
2.	Approved Plans and Documentation The development shall be in accordance with the following plans, documentation and recommendations made there in: • Site Plan by Northern Lands Solutions; Reference No: 253099; Version: 4; Sheet No: 1 of 1; Date: 03/12/2025 In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails. Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time. Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.
3.	Lapsing of Approval Without the further consent of the Wentworth Shire Council, in writing, this consent shall lapse and have no force or effect within 5 years of the date of this development consent. Condition reason: Ensure everyone is aware of the lapsing of the approval.
4.	Consent documentation Any development application for a dwelling house within the nominated building envelope as per endorsed plans approved by this consent must be accompanied by the following documentation:

- | | |
|--|--|
| | <ul style="list-style-type: none">- Preliminary Site investigation report- Flood Impact and Risk Assessment report. |
|--|--|

If the results of these reports identify the need to amend the building footprint, this approval must be modified to be consistent with the final location nominated for the dwelling.

Condition reason: Ensure compliance with relevant legislation.

9.10 RECLASSIFICATION OF LAND TO OPERATIONAL

File Number: RPT/26/288

Responsible Officer: Ken Ross - General Manager
 Responsible Division: Office of the General Manager
 Reporting Officer: Hilary Dye - Property and Land Tenure Officer

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving region
 Strategy: 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

Summary

Section 31(2) of the *Local Government Act 1993* (the Act) notes that before Council acquires land, or within three months after it acquires land, Council may classify the subject land by resolution.

The purpose of classification is to identify Council owned land which should be kept for use by the general public (community) or for Council purposes (operational).

A resolution of Council, within the timeframe prescribed in the Act is required to finalise the classification of land as Operational. Should the classification process not be completed, the land will automatically default to Community Land.

Recommendation

That Council:

- a) Classifies part Lot 1 Deposited Plan 13232396, the Wentworth Aerodrome runway extension as Operational Land in accordance with section 31(2) of the *Local Government Act 1993*.

Detailed Report

Purpose

The purpose of this report is to seek a resolution from Council to classify the acquired land listed in this report as Operational land.

Background

At the start of the acquisition process there was a report to Council at the 17 December 2025 which resolved to acquire 28.27ha of land adjoining the Wentworth Aerodrome for the purpose of legalising the existing council infrastructure and for it to be classified as operational once acquired.

Part Lot 1 Deposited Plan 13232396 is derived from Lot 5100 Deposited Plan 720104 & Lot 6002 Deposited Plan 1258384, part of a Western Lands Lease holding acquired by the landowner.

As the previous report was done before a public hearing was conducted, section 32 of the Act provides that Council must arrange a public hearing in respect of any proposal to reclassify land as Operational land by such a resolution.

Council has a three-month statutory requirement under s34 of the Act to advertise the notice of a "proposed resolution" to classify the land as operational. A public exhibition period of not less than 28 days is required during which, submissions may be made to Council.

After the 28-day statutory period ends, Council is able to assess all the comments received before a further report is necessary to reclassify the land.

In the absence of any objections Council is now requesting to formally resolve the following parcel with the operational classification.

Purpose	Lot / DP	Certificate of Title	Public Exhibition Date
Wentworth Aerodrome runway extension	Part 1/13232396	15/05/2026	30 May 2026 to 27 June 2026

Matters under consideration

A resolution of Council, within the time frame prescribed in the *Local Government Act 1993*, is required to finalise the classification of land as Operational. Should the classification process not be completed within the statutory timeframe, the land will default to Community land restricting Councils use of the land.

The two classifications available:

1. **Community Land** – land in Council’s ownership which is held for and on behalf of the Community and subject to the Community Land provisions of the *Local Government Act 1993*. i.e. Community land would ordinarily comprise land such as a public park.
- or
2. **Operational Land** – land which Council owns for operational purposes, which facilitates the carrying out by a Council of its functions or land which may not be open to the general public, such as a works depot or an aerodrome.

The advantage of Community land is it will restrict the use of the land, thereby protecting the public interest, whereas Operational land on the other hand, has no special restrictions other than those that may apply to any parcel of land. The advantage of operational land is to afford Council flexibility in its use and any future dealings.

Community Engagement

In accordance with Section 34 of the *Local Government Act 1993*, public notices of Council’s intention to classify the land as Operational was placed in the Sunraysia Daily’s Community Noticeboard and posted on Council’s website allowing 28 days for written submissions. No submissions were received during the advertising period.

Options

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

- a) Classify the land as Operational Land.
- b) Do nothing and the land will default to Community Land.

Legal, strategic, financial or policy implications

Land incorrectly classified (via resolution or by default) outside the three-month statutory period, will require reclassification to operational land. This involves an application to amend the Local Environmental Plan under the *Environmental Planning and Assessment Act 1979* which is both time and cost prohibitive.

Conclusion

After considering the information provided in this report the most appropriate course of action is for Council to classify the land identified as Operational land.

Attachments

1. Deposited Plan part Lot 1 DP 1323239 & site plan [↓](#)
2. NSW Certificate of Title Lot 1 DP 11323239 [↓](#)

[illegible]



WENTWORTH AERODROME - Renmark Road Wentworth NSW 2648



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1323239

SEARCH DATE	TIME	EDITION NO	DATE
27/5/2026	10:51 AM	2	15/5/2026

LAND

LOT 1 IN DEPOSITED PLAN 1323239
AT WENTWORTH
LOCAL GOVERNMENT AREA WENTWORTH
PARISH OF WENTWORTH COUNTY OF WENTWORTH
TITLE DIAGRAM DP1323239

FIRST SCHEDULE

WENTWORTH SHIRE COUNCIL

(T AW124443)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS (S.13.2 CROWN LAND MANAGEMENT ACT 2016)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 27/5/2026

Obtained from NSW LRS on 27 May 2026 10:51 AM AEST

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* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. Dye & Durham hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900. Note: Information contained in this document is provided by Dye & Durham Solutions Pty Ltd, ABN 35 099 032 596, www.dyedurham.com.au an approved NSW Information Broker.

9.11 LIFTING OF ALCOHOL-FREE ZONE – WENTWORTH ROWING CLUB LAWNS AREA

File Number: RPT/26/346

Responsible Officer: Ken Ross - General Manager
 Responsible Division: Office of the General Manager
 Reporting Officer: Chloe Stephenson - Coordinator Health & Planning

Objective: 1.0 Wentworth Shire is a vibrant, growing and thriving Region
 Strategy: 1.2 Promote the Wentworth Region as a desirable visitor and tourism destination

Summary

Council has received a request from the Wentworth District Rowing Club Inc to lift the alcohol-free zone for the Wentworth District Rowing Club Lawns area for one (1) event in Wentworth. The Wentworth District Rowing Club has sought approval for the suspension of the alcohol-free zone in past years for community events in the same area. There have been no incidents or problems in past events that would warrant Council refusing the temporary lifting of the alcohol-free zone as requested.

Recommendation

That Council:

- a) In accordance with Section 645 of the *Local Government Act 1993*, suspends the operation of the alcohol-free zone in the area of the Wentworth District Rowing Club Lawns area as shown on the map attached to this report, on Saturday 31 October 2026 and Sunday 1 November 2026 from 12:00 noon to 10:00 pm
- b) Advertises the suspension of the alcohol-free zone in a locally circulated newspaper and, Councils website and other social media
- c) Advise the NSW Police of the details of the suspensions of the alcohol-free zone

Detailed Report

Purpose

The purpose of this report is for Council to consider the suspension of the operation of the alcohol-free zone at the Wentworth District Rowing Club Lawns area for the Henley on the Darling Rowing Regatta from 12 noon to 10pm on Saturday 31 October 2026 and Sunday 1 November 2026.

The Henley on the Darling Rowing Regatta event is expected to attract a number of visitors to Wentworth. The people attending are expected to be a responsible crowd, given the nature of the event.

Attachment 1: Map of Alcohol-Free Zone – Wentworth Rowing Club and Lawns

Background

Council may, at the request of any person or body or of its own motion, suspend the operation of an alcohol-free zone by publishing notice of suspension in a newspaper circulating in the area that includes the zone concerned. During the periods indicated in the notice as the period of suspension, the zone does not operate as an alcohol-free zone.

The area identified in the attached map, being the area known as the Wentworth District Rowing Club Lawns, is the area for which the alcohol-free zone is requested to be lifted from 12 noon to 10pm on Saturday 31 October 2026 and Sunday 1 November 2026.

Council may suspend the operation of an alcohol-free zone for a specified period by resolution and advertising the fact in a locally circulating newspaper.

Attachment 2: Alcohol free zone suspension request letter

Matters under consideration

Consideration needs to be made as to whether the lifting of the alcohol-free zone for a specific event is warranted, or whether it poses an unacceptable risk of unruly or unsociable behavior due to the over consumption of alcohol in the location.

Options

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

a) Grant the request for lifting of the alcohol-free zone

Or

b) Refuse the request to lift the alcohol-free zone.

Conclusion

The proposed lifting of the alcohol-free zone will be a low-risk matter for Council, with positive community benefits within the Wentworth Shire.

Attachments

1. Map of Alcohol Free Zone – Wentworth Rowing Club and Lawns [↓](#)
2. Alcohol Free Zone Suspension Request Letter [↓](#)



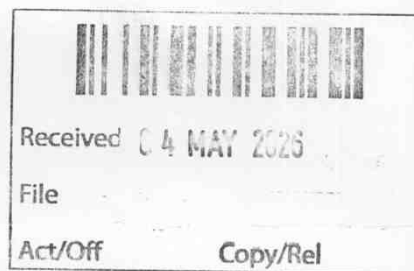
President: Geoff Rix
Secretary: Roz Ford

ABN 45 253 607 490



Wentworth District Rowing Club Inc
PO Box 95
Wentworth NSW 2648
secretarywentworthrc@gmail.com

General Manager
Wentworth Shire Council
PO Box 81
Wentworth



3/05/2026

Dear Sir,

RE: Alcohol Exemption

The Wentworth District Rowing Club would like to seek an alcohol exemption for the Rowing Club and immediate lawn area for a proposed rowing regatta, Henley on the Darling. The event will take place on Saturday 31st October, with a 6km head race commencing upstream on the Darling River, and Sunday November 1st with a 1000mk sprint regatta.

The Wentworth District Rowing Club has hosted a regatta biannually for many years. In order to facilitate this event, an exemption is requested to be in effect between the hours of 12:00 noon and 22:00 on Saturday 31st October 2026 and 12:00 noon and 22:00 on Sunday 1st November 2026.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Roz Ford".

Roz Ford
Secretary

9.12 DEVELOPMENT APPLICATION DETERMINATION REPORT - JUNE 2026

File Number: RPT/26/344

Responsible Officer: Ken Ross - General Manager
 Responsible Division: Office of the General Manager
 Reporting Officer: Chloe Stephenson - Coordinator Health & Planning

Objective: 4.0 Wentworth Shire is supported by strong and ethical civic leadership with all activities conducted in an open, transparent and inclusive manner

Strategy: 4.2 We value our civic leadership whose stewardship and decision making benefits present and future generations

Summary

For the month of June 2026, a total of 30 Development Applications and seven (7) Modification Applications were determined.

The estimated value of the determined developments was \$17,506,164.20. This brings the financial year to date total to 216 Development Applications with an estimated development value of \$90,810,304.55 and 33 Modification Applications.

Recommendation

That Council receives and notes the report for the Determined Development Applications for the month of June 2026.

Detailed Report

Purpose

The purpose of this report is to provide Council with a list of Development Applications as tabled in the attachment, determined in the month of June 2026.

Conclusion

The total value of determinations was \$17,506,164.20 for the month of June 2026. The average determination time for Development Applications was 34 days, and 26 days for Modification Applications.

Attachments

1. Development Application Determinations June 2026 [1](#)

DETERMINATION OF DEVELOPMENT APPLICATIONS FOR THE MONTH OF JUNE 2026

FILE NUMBER	APPLICANT	LOCATION	DESCRIPTION	VALUE (EX GST)	DETERMINATION DATE	COMMUNITY VIEWS	ACTIVE DAYS
DA2026/009 PAN 604002	Cadell Consulting Services	246A Pomona Road Lot 4 DP 1255922 Wentworth	Dwelling	\$190,300.00	23 June 2026	No submissions were received	131
DA2026/011 PAN 602449	BW&A National Building Consultants	Sturt Highway Lot 2 DP 1284408 Trentham Cliffs	Dwelling with Garage, Swimming Pool with Safety Barrier & Storage Shed with Wet Area	\$1,958,000.00	24 June 2026	No submissions were received	127
DA2026/031 PAN 610451	Kathryn Baird	66 Church Road Lot 3 DP 1257923 70 Church Road Lot 2 DP 1257923 Church Road Lot 27 DP 804043 & 309 Channel Road Lot 2 DP 848306 Curlwaa	Four (4) Lot Boundary Realignment	\$0.00	30 June 2026	No submissions were received	14
DA2026/032 PAN 612577	BW&A National Building Consultants	14 Riverview Rise Lot 5 DP 1014355 Gol Gol	Rectification of Flood Damaged Retaining Walls	\$275,000.00	18 June 2026	No submissions were received	114
DA2026/059 PAN 627096	BW&A National Building Consultants	119-121 Adelaide Street Lot 36 DP 756946 Gol Gol	Rectification of Flood Damaged Retaining Walls	\$286,000.00	1 June 2026	No submissions were received	71
DA2026/071 PAN 629502	MH2 Engineering & Architectural Services	12 Two Up Drive Lot 24 DP 1305730 Buronga	Industrial Warehouse	\$290,530.00	1 June 2026	No submissions were received	28
DA2026/072 PAN 633580	The Trustee for James D Harwood Trust	8 Grandview Drive Lot 22 DP 1300121 Buronga	Dwelling with Garage	\$489,998.00	1 June 2026	No submissions were received	27
DA2026/074 PAN 628238	Roy Costa Planning & Development	48 Thomas Street Lot 3 DP 1298329 Gol Gol	Two (2) Lot Torrens Title Subdivision	\$0.00	4 June 2026	No submissions were received	35
DA2026/077 PAN 631088	MH2 Engineering & Architectural Services	36 Corbett Avenue Lot 4 DP 1305730 Buronga	Two (2) Industrial Sheds (Warehouses)	\$892,700.00	2 June 2026	No submissions were received	22

DETERMINATION OF DEVELOPMENT APPLICATIONS FOR THE MONTH OF JUNE 2026

DA2026/078 PAN 637862	MH2 Engineering & Architectural Services	71B Williams Street Lot 1 DP 1242024 Gol Gol	Dwelling with Garage	\$362,000.00	4 June 2026	No submissions were received	21
DA2026/079 PAN 638842	The Shed Company Mildura	10 Cielo Court Lot 15 DP 1300407 Gol Gol	Storage Shed	\$43,495.00	10 June 2026	No submissions were received	27
DA2026/080 PAN 638205	Jackson Planning	28 Grandview Drive Lot 32 DP 1300121 Buronga	Dwelling with Garage & Storage Shed	\$421,040.00	9 June 2026	No submissions were received	26
S4-55/2026/013 (1A) PAN 638209	Jackson Planning	Pooncarie Road Lot 25 DP 658146 Wentworth	Modify DA2021/129 Two(2) Storey Dwelling and Carport - Amend Approved Plans	\$0.00	11 June 2026	No submissions were received	27
DA2026/081 PAN 634368	Jackson Planning	70A Adelaide Street Lot 2 DP 1272825 Gol Gol	Two (2) Storey Dwelling with Detached Garage & Swimming Pool with Safety Barrier	\$1,438,039.55	11 June 2026	No submissions were received	27
DA2026/082 PAN 634366	Jackson Planning	70B Adelaide Street Lot 1 DP 1272825 Gol Gol	Two (2) Storey Dwelling with Detached Garage & Swimming Pool with Safety Barrier	\$1,438,039.55	11 June 2026	No submissions were received	27
DA2026/083 PAN 634365	Jackson Planning	68A Adelaide Street Lot 4 DP 1272825 Gol Gol	Two (2) Storey Dwelling with Detached Garage & Swimming Pool with Safety Barrier	\$1,438,039.55	11 June 2026	No submissions were received	24
DA2026/084 PAN 634369	Jackson Planning	68B Adelaide Street Lot 3 DP 1272825 Gol Gol	Two (2) Storey Dwelling with Detached Garage & Swimming Pool with Safety Barrier	\$1,438,039.55	11 June 2026	No submissions were received	24
S4-55/2026/014 (1A) PAN 635170	Jackson Planning	16 Punt Road Lot 7 DP 1280364 Gol Gol	Modify DA2026/001 Dwelling with Garage - Amend Approved Plans	\$0.00	11 June 2026	No submissions were received	23
DA2026/085 PAN 637313	Jackson Planning	216 Boeill Creek Road Lot 1 DP 1089081 Boeill Creek	Renovation and Extension to an Existing Dwelling & New Carport	\$352,000.00	9 June 2026	No submissions were received	22

DETERMINATION OF DEVELOPMENT APPLICATIONS FOR THE MONTH OF JUNE 2026

DA2026/086 PAN 639644	Jackson Planning	Yorke Drive Lot 35 DP 1285900 Gol Gol	Dwelling with Garage	\$1,437,590.00	11 June 2026	No submissions were received	23
DA2026/087 PAN 636296	Cadell Consulting Services	169 Poona Road Lot 5 DP 1239541 Wentworth	Storage Shed	\$110,550.00	12 June 2026	No submissions were received	23
DA2026/088 PAN 639056	MH2 Engineering & Architectural Services	6 Two Up Drive Lot 21 DP 1305730 Buronga	Industrial Warehouse & Awning	\$349,130.00	9 June 2026	No submissions were received	12
S4-55/2026/016 (1A) PAN 639739	Jackson Planning	Log Bridge Road Lot 2 DP 1308132 Wentworth	Modify DA2024/146 Fibre Optic Symphonic Orchestra (FOSO) - Art Installation - Amend Condition # 65 Operating Hours	\$0.00	29 June 2026	No submissions were received	40
DA2026/089 PAN 639737	Jackson Planning	4 Joel Court Lot 27 DP 1293754 Gol Gol	Storage Shed & Front Fence	\$88,000.00	17 June 2026	1 submission was received and assessed	22
DA2026/090 PAN 639641	Jackson Planning	6 Grandview Drive Lot 21 DP 1300121 Buronga	Storage Shed with Wet Area	\$44,000.00	11 June 2026	No submissions were received	21
DA2026/091 PAN 637663	Jackson Planning	113 Adelaide Street Lot 221 DP 43587 Gol Gol	Two (2) Storey Dwelling with Garage, Swimming Pool with Safety Barrier and Boundary Fence	\$1,800,000.00	24 June 2026	No submissions were received	34
DA2026/092 PAN 634321	Colin Christensen	Jamieson Court Lot 19 DP 1298247 Gol Gol	Storage Shed with Wet Area	\$94,996.00	26 June 2026	No submissions were received	32
DA2026/093 PAN 636808	Gowers Homes	55 Kari Drive Lot 21 DP 1285900 Gol Gol	Dwelling with Garage and Storage Shed	\$826,650.00	15 June 2026	No submissions were received	21
DA2026/094 PAN 638499	BW&A National Building Consultants	45 Carramar Drive Lot 17 DP 240719 Gol Gol	Two (2) Carports	\$62,920.00	18 June 2026	No submissions were received	10

DETERMINATION OF DEVELOPMENT APPLICATIONS FOR THE MONTH OF JUNE 2026

DA2026/095 PAN 639584	BW&A National Building Consultants	41 Wentworth Street Lot 1 DP 808299 Wentworth	Dwelling	\$255,000.00	22 June 2026	No submissions were received	25
S4-55/2026/017 (1A) PAN 638769	Pinion Advisory	Pump Station Road Lot 659 DP 756961 & Lot 660 DP 756961 Coomaalla	Modify DA2025/114 Warehouse with Office Facility - Amend Approved Plans	\$0.00	15 June 2026	No submissions were received	18
DA2026/099 PAN 635810	James Harwood Homes	14 Livingstone Drive Lot 33 DP 1229757 Gol Gol	Dwelling with Garage, Carport & Swimming Pool with Safety Barrier	\$663,998.00	19 June 2026	No submissions were received	18
DA2026/101 PAN 639694	MH2 Engineering & Architectural Services	32 Grandview Drive Lot 34 DP 1300121 Buronga	Dwelling with Garage and Storage Shed (Garden Shed)	\$413,500.00	25 June 2026	No submissions were received	22
DA2026/102 PAN 642666	The Shed Company Mildura	27 Pine Road Lot 28 DP 1296843 Gol Gol	Storage Shed	\$46,670.00	29 June 2026	No submissions were received	25
S4-55/2026/020 (1A) PAN 645362	Jackson Planning	13 Beverley Street Lot 1 DP 1227871 23-29 Beverley Street Lot 2 DP 1227871 Wentworth	Modify DA2025/093 Extension to an Existing Residential Care Facility and Storage Shed - Amend Design and Remove Trees	\$0.00	22 June 2026	No submissions were received	16
S4-55/2026/021 (1) PAN 641071	Cadell Consulting Services	2-4 Burns Street Lot 211 DP 756946 Lot 7305 DP 1141029 Gol Gol	Modify DA2023/112 Extension to Existing Early Education & Care Facility - Amend Internal Design	\$0.00	19 June 2026	No submissions were received	9
S4-55/2026/024 (1) PAN 648793	Jackson Planning	Bonnie Doon Road Lot 1 DP 1247262 Monak	Modify DA2026/050 Storage Shed with Wet Area - Amend Approved Condition # 12 Septic Tank	\$0.00	26 June 2026	No submissions were received	2

9.13 PROJECT & WORKS REPORT JULY 2026

File Number: RPT/26/256

Responsible Officer: Geoff Gunn - Director of Roads & Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Megan Jackson - Roads & Engineering Administration Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.5 Infrastructure meets the needs of our growing Shire

Summary

This report provides a summary of the projects and major works undertaken by the Roads and Engineering Department which have been completed during the months of June 2026, and the planned activities for July 2026.

Recommendation

That Council receives and notes the major works undertaken in June 2026 and the scheduled works for July 2026.

Detailed Report

Refer below for updates of the works completed in June 2026, and the planned activities for July 2026.

Projects and Works Completed in June 2026 and Scheduled for July 2026.

Roads	<u>Maintenance Grading</u> • Works have been completed on the High Darling Road. • Works have been completed on the Milkengay and Tooperoopna Roads. • The graders will concentrate on the road surrounding Pooncarie over the next month. <u>Ivanhoe Road Resheeting Works</u> • Funded by the Regional Emergency Road Repair Fund, a 6km section west of the Wilkurra Road intersection will receive a 100mm top up of locally sourced gravel. • A contractor has installed a new bore casing which will provide a water source right next to the job rather than carting from Pooncarie. <u>TfNSW Maintenance</u> • General maintenance such as guideposts, pothole repairs and crack sealing has been completed. <u>Polia Road Upgrade to Gravel</u> • The new gravel pit license on the Polia Road has been registered and waiting for a surveyor to mark out the perimeter boundaries. • A Komatsu bulldozer has been secured to hire for a period of 6 months to excavate the required material for the project. The dozer will also be utilised on other gravel pits on the Arumpo Road for upcoming projects. <u>New Gravel Pits</u> • New pits on the Arumpo and Polia Roads have been registered and
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Roads

(continued)

added to Council's Head license.

- The gravel pits will supply material for significant road surface upgrades forecasted in the area.

Arumpo Mungo Formation and Drainage Works

- Final approval/consultation has been received by the relevant authorities.
- Prior to the commencement of works, all employees, contractors and subcontractors will be undertaking a cultural heritage induction for the project.
- Works consist of major earthworks over a 10km section which falls within the World Heritage Area, the proposed work has required significant environmental approvals before commencement.

Arumpo Road Heavy Grade

- Approximately 35km of the road is scheduled for upgrade which includes forming up utilising grader, pad foot roller and water carts. These works will be completed in line with the formation/drainage works commencing in September.

Old Wentworth Road, Fletchers Lake Road and Memorial Road Rehabilitation

- All roads have been bitumen sealed and open to general traffic.
- Linemarking to be completed by the end of July.

River Road and Arumpo Road Rehabilitation

- River Road works commence at the intersection of the Silver City Highway and continues towards Dareton, finishing at the entrance to the Botanic Gardens.
- Stabilising of River Road has been completed and expected to be sealed the week ending 10 of July.
- The Arumpo Road project commences at the intersection of the Silver City Highway and finishes at the entrance to the Buronga Landfill. Due to the high volume of traffic and heavy vehicles that attend the landfill daily, it was decided to close the road and complete the project at night.
- Rainfall has delayed the project for approximately 1 week.
- The installation of 4 new culverts has been completed, with stabilising of the base to commence Monday 6 of July. Bitumen sealing is expected to be completed by Friday 17 of July and Linemarking to follow.

Minda Road Resheeting

- The proposed upgrade includes importing 100mm thick locally sourced gravel material over a total distance of 2.86km which will allow all weather access to local residents in the area.
- The project is expected to be completed by the middle of August.

James King Park Boat Ramp

- Scheduled maintenance works of the Mildura Weir provided an opportunity to assess damage done to the ramp for the first time after the 2022 flood event.
- Once the assessment was completed, a plan to reconstruct the ramp was documented and application submitted to NSW Fisheries before works could commence.
- Once the application was approved, Council staff completed the

Roads <i>(continued)</i>	rectification works over a 3 day period just before the river levels commenced rising back up to pool level. <u>Natural Disaster Funding</u> • Following the recent heavy rain event and flooding, several sealed and unsealed roads were left with damage. Council has since completed an assessment of these areas and submitted estimates with an application for natural disaster funding. • Emergency repair work has been completed on several roads to reinstate access the vehicle users. Further works will be completed once funding has been approved and allocated. <u>Milpara Road / Tara Downs culvert and road improvement works</u> • Design consultant engaged to assist in finalising the design and tender documents for the main Milpara road works. • WSC engineering staff to complete the designs at Silver City Highway and Anabranh Mail Road intersections. • Looking at documenting the whole scope together into one contract. • A local Engineering design consultancy are currently preparing design documentation. • Environmental consultants have been engaged to provide Review of Environmental Factors.
Water and Sewer	<u>Safe and Secure Water Program (4 activities) – Development</u> 1. <u>Wentworth Water Treatment Plant (WTP)</u> 2. <u>Gol Gol Water Treatment Plant</u> 3. <u>Wentworth Raw Water Pump Station</u> 4. <u>Dareton Raw Water Pump Station</u> • NSW Government concluded their review of the two treatment plant reports. • Development activities for Gol Gol WTP and Wentworth WTP complete. • NSW Government confirmed that final funding payments will be processed. <u>Wentworth Water Treatment Plant SCADA</u> • Early long lead items quoted and to be ordered in early July. • Focus on having the updated operation and monitoring system implemented before higher summer demands. • Identified that additional room is needed in the switchboard room, which requires the office / laboratory relocation works to be completed first. <u>Wentworth Water Treatment Plant Office and Laboratory Relocation</u> • Workshop meeting to be held with Engineering and Operational staff to finalise the relocated office renovations and final location on site. <u>Gol Gol Water Treatment Plant Lagoon 2 Cleaning</u> • The cleaning of built up sediment in Lagoon 2 has been awarded and will be completed over winter period. <u>Dareton House Boat Effluent Disposal Station</u> • Separate contracts for this work are being considered with works focussed between “Land works” and “River works”. • “Land works” being undertaken as a number of trade-based

Water and Sewer <i>(continued)</i>	procurements (separating out electrical / civil / mechanical) Some of these works are expected to be sort for quote in July. • “River works” to be a single design and construction contract put to the open market due to the complexities of working on the river. This is likely to go to tender in August. <u>Raw Water Intake Works – Mildura Weir Lowering</u> • As a result of the Mildura Weir being lowered for maintenance works, all three of our raw water pump stations had to have additional works. • A work boat was used to extend the suction pipelines of the Gol Gol and Buronga Raw Water Pump Stations.
Projects	<u>Punt Road Stormwater Upgrade</u> • Works include the installation of a new penstock gate at the outlet on the river together with new stormwater pit and kerb & channel to replace damaged sections caused by the 2022 floods. • Successful contractor awarded for the project. • Works scheduled to commence at the beginning of July. • Works expected to be completed by the end of July. <u>Pooncarie and Wentworth Camp Kitchens</u> • Bricklayers completed the red brick work at the start of July. • Dust sealing issues still outstanding at Pooncarie. <u>Wentworth Rowing Club Upgrade</u> Renovations Works • Renovation works have an expected completion by mid June. • Internal works now complete – WWSC to issue practical completion to Builder Extension Works • Structural steelwork has been delivered to site and construction of the extension frame is complete. • Brickwork complete. • Roofing works scheduled to commence 02/07/26. <u>Three Sisters Stormwater Drainage</u> • Review of Environmental Factors for the Murray River discharge structure has been completed. • Preliminary design complete. • Design and construct contract to be prepared to go to tender in July. <u>Murray Street Kerbing Wentworth</u> • Works awarded to a local civil contractor. • Letter drop issued to residents to inform them of the pending works. • Works to commence on-site in early July. <u>Avoca Street Footpath Dareton</u> • Final Design being prepared. • Documentation prepared. <u>Cadell Street Footpath Wentworth</u> • Design modified to better match funding requirements. • Tenders closed on 30 June 2026, with 10 tenders received. <u>Perry / Adams Street Kerbing Wentworth</u>

Projects <i>(continued)</i>	• Design and documentation to be improved following a review post the quotation award for Murray Street kerbing. • Request for quotation to be sent out in July. <u>Darling Street Kerbing Wentworth</u> • Design and documentation to be improved following a review post the quotation award for Murray Street kerbing. • Arborist report received and confirmed that a number of the existing pine trees will be impacted by the proposed design. Likely to go to tender once Murray Street is complete and Perry/Adam Street kerbing is awarded to learn from any lessons of improvement.
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Attachments

1. Old Wentworth Road Upgrade[↓](#)
2. Fletchers Lake Road[↓](#)
3. River Road Rehab[↓](#)
4. Boeill Creek[↓](#)
5. James King Park Ramp[↓](#)
6. Gol Gol Raw Water Intake Works[↓](#)
7. Rowing Club Upgrades & Wentworth Showgrounds Brick Work[↓](#)















10 NOTICES OF MOTIONS / QUESTIONS WITH NOTICE

Nil

11 CONFIDENTIAL BUSINESS – ADJOURNMENT INTO CLOSED SESSION

Despite the right of members of the public to attend meetings of a council, the council may choose to close to the public, parts of the meeting that involve the discussion or receipt of certain matters as prescribed under section 10A(2) of the Local Government Act.

With the exception of matters concerning particular individuals (other than councillors) (10A(2)(a)), matters involving the personal hardship of a resident or ratepayer (10A(2)(b)) or matters that would disclose a trade secret (10A(2)(d)(iii)), council must be satisfied that discussion of the matter in an open meeting would, on balance, be contrary to the public interest.

The Act requires council to close the meeting for only so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security being protected. (section 10B(1)(a))

Section 10A(4) of the Act provides that a council may allow members of the public to make representations to or at a meeting, before any part of the meeting is closed to the public, as to whether that part of the meeting should be closed.

Section 10B(4) of the Act stipulates that for the purpose of determining whether the discussion of a matter in an open meeting would be contrary to the public interest, it is irrelevant that:-

- (a) a person may misinterpret or misunderstand the discussion, or
- (b) the discussion of the matter may -
 - (i) cause embarrassment to the council or committee concerned, or to councillors or to employees of the council, or
 - (ii) cause a loss of confidence in the council or committee.

Recommendation

That Council adjourns into Closed Session, the recording of the meeting be suspended, and members of the press and public be excluded from the Closed Session, and that access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld unless declassified by separate resolution.

This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:-

12.1 Cadell Street Shared Path - PT2526/07-2. (RPT/26/327)

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

12 OPEN COUNCIL - REPORT FROM CLOSED COUNCIL

12.1 CADELL STREET SHARED PATH - PT2526/07-2

File Number: RPT/26/327

Responsible Officer: Geoff Gunn - Director of Roads & Engineering

Responsible Division: Roads and Engineering

Reporting Officer: Taygun Saritoprak - Project Officer

Objective: 3.0 Wentworth Shire is a community that works to enhance and protect its physical and natural environment

Strategy: 3.2 Our public assets are well maintained and able to meet the growing population demands

REASON FOR CONFIDENTIALITY

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. On balance, the public interest in preserving the confidentiality of information about the tender outweighs the public interest in maintaining openness and transparency in council decision-making because disclosure of this information would reveal pricing and confidential information submitted via the tender process which if disclosed would prevent council from achieving its 'value for money' objectives.

13 CONCLUSION OF THE MEETING

NEXT MEETING

19 August 2026