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Planning Proposal Walgett Shire

Roads to Home Program

Revision 3.5

Client: Lyons Advantage for WLALC and CLALC

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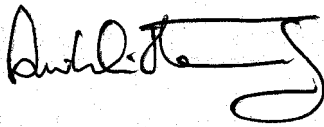
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Principal Author Certification

I certify that I have prepared the contents of this Report and to the best of my knowledge:

- The information contained in this Report is neither false nor misleading; and
- It contains all relevant available information that is current at the time of release.



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INTRODUCTION

Roads to Home Program is a planning and infrastructure upgrade program designed to address the legacy infrastructure and servicing inequality experienced in Reserves and Missions discrete Aboriginal communities across NSW, in a sustainable manner.

This program is an NSW Government election commitment which involved an initial rollout of the program to ten Aboriginal Communities across NSW. The program is staged so that outcomes can be achieved, and information gathered to inform future projects, preceding a general roll out to the remaining 41 discrete Aboriginal Communities. The program is being managed by the NSW Department of Planning, Infrastructure and Housing (DPHI – Formerly DPIE).

Three villages are affected in Walgett Shire – Namoi, Gingie and Walli. All of these show anomalies, with the village areas not being fully congruent with the zone boundaries. In some, the villages are partly outside the zone boundary, whereas in others, the zone boundary includes the curtilage, or open space, of the land as well as the village itself.

As a result, there is a need to adjust the current zone boundaries, and the associated minimum lot size maps, to reflect the proposed plans of subdivision under the Roads to Home project. In addition, there is a need to map above-ground water and sewer infrastructure so that it falls within the SP2 Infrastructure Zone as requested by Council.

The Roads to Home Program has been established to:

- Provide infrastructure upgrades to enable local government services in discrete Aboriginal communities to be delivered while adhering to the same standards as other villages.
- Ensure the long-term sustainability of infrastructure through continued maintenance and provision of those services
- Create better social and economic connections to improve the way people travel to school and work
- Improve access for medical and emergency services as well as postal, delivery and telecommunication services
- Reduce health hazards from dust, waste issues, stormwater and road safety
- Reduce the risk, costs and disruption from flooding and evacuation
- Allow for the approval of proposed subdivision works to:
 - Enable dedication, or care, control and management regimes, of roads to local authorities
 - Enable a variety tenancy choices and land management options for LALCs (Land Councils)
 - Allow connection to municipal services (such as telecommunications and internet) via individual street addresses.
 - Facilitate economic options, such as new businesses
 - Facilitate the creation of diverse funding streams for LALCs

Correct zoning is an important element of completing the program's objectives.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

PROPOSAL OBJECTIVE

The overall objective is to rectify zoning anomalies for the three villages, Gingie, Namoi and Walli, that are subject to the NSW Government Roads to Home Project within Walgett Shire. The specific objectives are:

Objective 1 - The encroachments of the villages into the RU1 Primary Production zone would be rezoned to C4 Environmental Living with the minimum lot size of 700m² applying to the rezoned areas. This would ensure consistency of land use controls across the physical village areas.

Objective 2 – Land outside the village subdivision boundaries, currently zoned C4 Environmental Living, would be rezoned to RU1 Primary Production. This would ensure better consistency with the zoning of adjoining lands, as well as placing clear limits on the village sizes.

Objective 3 - Areas of above ground water and sewer infrastructure would be zoned SP2 Infrastructure as requested by Council and consistent with most LEPs.

PART 2 – EXPLANATION OF PROVISIONS

OBJECTIVES and INTENDED OUTCOMES

The objectives and intended outcomes of the planning proposal will be achieved by amending the *Walgett Local Environmental Plan 2013*. (LEP).

According to the Walgett LEP 2013:

The objectives of the C4 Environmental Living zone are:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To acknowledge the settlements of Gingie, Namoi and Walli and to enable compatible development.*

The proposed amendment is consistent with each of the objectives for the current village zoning and will permit consistency of approach across all functional areas of each village.

The objectives for the RU1 Primary Production Zone are:

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To enable small-scale rural tourism uses associated with primary production and environmental conservation.*

These objectives are considered suitable for land outside the village subdivisions. They minimise conflict with adjoining properties and permit a range of suitable uses on the balance of the LALC lands.

The objectives of the SP2 Infrastructure Zone are:

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

These objectives are specifically suited to the use of lands within the proposal area for infrastructure purposes and reinforce the benefits of applying this zoning to infrastructure lands.

Both the zoning map and the lot size map are proposed for change. There are no alterations proposed to the text of the existing Local Environmental Plan.

SUMMARY OF CHANGES

A summary of the proposed changes to zoning and the lot size map are outlined in the table below. This is to be read alongside the mapping.

| Control | Current | Proposed | Comment |
|--|-------------------------|-------------------------|---|
| Namoi Village – Part Lot 95 DP704102 (111 George Sands Way, Walgett). | | | |
| Maps to Amend: Digital zoning map and Sheet LSZ_005A. | | | |
| Zone | RU1 Primary Production | C4 Environmental Living | |
| Minimum Lot Size | 400 ha | 700m ² | Rezone lands currently within RU1 Primary Production but proposed to be included in the village subdivision to C4 Environmental Living |
| Namoi Village – Part Lot 43 DP752271 (111 George Sands Way, Walgett). | | | |
| Maps to Amend: Digital zoning map and Sheet LSZ_005A. | | | |
| Zone | C4 Environmental Living | RU1 Primary Production | Reduce the village zone area to align with the proposed subdivision and rezone these areas to RU1 Primary Production including adjust minimum lot size map for consistency. |
| Minimum Lot Size | 700m ² | 400 ha | |
| Gingie Village - Parts of Lot 2 and Parts of Lot 34 DP752697, (38452 Kamilaroi Highway, Walgett). | | | |
| Maps to Amend: Digital zoning map and Sheet LSZ_005A. | | | |
| Zone | C4 Environmental Living | SP2 Infrastructure | Rezone key infrastructure such as water and sewer sites (pumping stations, towers and the like) to SP2 Infrastructure |
| Minimum Lot Size | 700m ² | No minimum lot size | |
| Gingie Village - Parts of Lot 2 and Parts of Lot 34 DP752697, Part Lot 2 and Part Lot 6 DP 1280162, Part Lot 7301 DP 1176845. (38452 Kamilaroi Highway, Walgett; Mission Road, Walgett; Kamilaroi Highway, Walgett). | | | |
| Maps to Amend: Sheet LZN_005A and Sheet LSZ_005A. | | | |

| | | | |
|------------------|------------------------|-------------------------|--|
| Zone | RU1 Primary Production | C4 Environmental Living | Rezone lands currently within RU1 Primary Production but proposed to be included in the village subdivision (which includes the levee) to C4 Environmental Living. |
| Minimum Lot Size | 400 ha | 700m ² | |

Gingie Village - Part Lot 36 DP40931 (Mission Road, Walgett).**Maps to Amend: Digital zoning map and Sheet LSZ_005A.**

| | | | |
|------------------|------------------------|---------------------|--|
| Zone | RU1 Primary Production | SP2 Infrastructure | Rezone key infrastructure such as water and sewer sites (pumping stations, towers and the like) to SP2 Infrastructure. |
| Minimum Lot Size | 400 ha | No minimum lot size | |

Walli Village - Parts of Lot 62 DP752263 (112 Collarenebri Mission Road, Collarenebri).**Maps to Amend: Digital zoning map and Sheet LSZ_005B**

| | | | |
|------------------|-------------------------|------------------------|---|
| Zone | C4 Environmental Living | RU1 Primary Production | Reduce the village zone area to align with the proposed subdivision and rezone these areas to RU1 Primary Production. |
| Minimum lot size | 700m ² | 400 ha | |

Walli Village - Parts of Lot 62 DP752263 (112 Collarenebri Mission Road, Collarenebri).**Maps to Amend: Digital zoning map and Sheet LSZ_005B**

| | | | |
|------------------|-------------------------|---------------------|--|
| Zone | C4 Environmental Living | SP2 Infrastructure | Rezone key infrastructure such as water and sewer sites (pumping stations, towers and the like) to SP2 Infrastructure. |
| Minimum lot size | 700m ² | No minimum lot size | |

Walli Village - Part Lot 7303 DP 1141837 (no address).**Maps to Amend: Digital zoning map and Sheet LSZ_005B**

| | | | |
|------------------|------------------------|-------------------------|--|
| Zone | RU1 Primary Production | C4 Environmental Living | Minor adjustment to ensure that the zone boundary aligns with proposed subdivision. This involves a small area of RU1 Primary Production land. |
| Minimum lot size | 400 ha | 700m ² | |

Walli Village – Parts of Lot 62 DP752263 (112 Collarenebri Mission Road, Collarenebri).**Maps to Amend: Digital zoning map and Sheet LSZ_005B**

| | | | |
|-------------------|--|---|---|
| Zone and lot size | Misaligned zone and lot size boundaries for the existing C4 Environmental Living zoned area. See Figure 7. | This will be resolved when the existing C4 Environmental Living boundary is extinguished, and replaced with a C4 Environmental Living boundary that follows the new cadastre. | Issue resolved with the proposed new boundary for the C4 Environmental Living zone. |
|-------------------|--|---|---|

PART 3 – JUSTIFICATION

NEED FOR PROPOSAL

An amendment to the LEP is the only reasonable and legal way of achieving the objectives of the Roads to Home Program in Walgett Shire.

It is not possible to complete the subdivision of the existing housing infrastructure without amending the minimum lot sizes of affected areas within the RU1 Primary Production zone from 400ha to 700m². Further, rezoning is required in order to place consistent curtilages and boundaries in place around the village areas and provide appropriately for infrastructure.

Although consideration was given to site-specific amendments (additional use of land), this approach was discarded in favour of a consistent approach across the villages in terms of both lot size and zone.

RELATIONSHIP TO PLANNING FRAMEWORK

The proposed amendment is consistent with the Far West Region planning policies and framework as it advances regional planning priorities and strategic aims, particularly in relation to housing, villages, development, and the equitable access to everyday services for the three Aboriginal communities.

SECTION 9.1 MINISTERIAL DIRECTIONS

The proposal is consistent with the Ministerial Directions issued under Section 9.1 of EPA Act 1979. Specifically:

1.1 Implementation of Regional Plans

The proposal is in accordance with the goals and objectives outlined in the *Far West Regional Plan 2036*, and are generally consistent with the Draft Far West Regional Plan 2041 as set out below:

This Plan is a high-level document addressing the Far West region. Of relevance to the proposal is the goal of the plan to achieve “strong and connected communities”. The Roads to Home program is specifically designed to enhance the strength of the local Aboriginal Land Councils and also the resilience of the communities. This is also identified as a specific priority within the plan, as is an increase in housing opportunities. In addition, the third goal specifically seeks to “strengthen local leadership” which would also be achieved through the capability enhancement of the Walgett and Collarenebri LALCs.

Direction 22 requires collaboration and partnership with Aboriginal communities. Again, this is a key element of the “Roads to Home” project. In particular, collaborative and inclusive planning has been used to address future subdivision proposals for the villages.

Direction 27 looks to provide greater housing choice. In this regard the proposal will facilitate long-term leases along with, potentially, the sale of land in the future through such mechanisms as “rent to buy” and freehold sale.

Although it is possible to consider the proposal as “rural residential development”, the proposal is not inconsistent with *Direction 29*.

Direction 30 looks to create healthy built environments, and this again is a key goal of the “Roads to Home” project.

In summary, the proposal is considered to be fully compliant with the Far West Regional Plan.

The proposal is therefore consistent with this direction.

1.2 Development of Aboriginal Land Council Land

The land affected by this proposal is subject to this Direction. At the time of submission of this proposal, no development delivery plan had been prepared for the land.

At the time of this submission, no interim development delivery plan applied to the land.

The proposal is therefore consistent with this direction.

1.3 Approval and Referral Requirements

No change to these provisions is proposed. The proposal is therefore consistent with this direction.

1.4 Site Specific Provisions

No change to these provisions is proposed. The proposal is therefore consistent with this direction.

1.5 Parramatta Road Corridor Urban Transformation Strategy

1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan

1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan

1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor

1.10 Implementation of the Western Sydney Aerotropolis Plan

1.11 Implementation of Bayside West Precincts 2036 Plan

1.12 Implementation of Planning Principles for the Cooks Cove Precinct

1.13 Implementation of St Leonards and Crows Nest 2036 Plan

1.14 Implementation of Greater Macarthur 2040

1.15 Implementation of the Pyrmont Peninsula Place Strategy

1.16 North West Rail Link Corridor Strategy

1.17 Implementation of the Bays West Place Strategy

1.18 Implementation of the Macquarie Park Innovation Precinct

1.19 Implementation of the Westmead Place Strategy

1.20 Implementation of the Camellia-Rosehill Place Strategy

1.21 Implementation of South West Growth Area Structure Plan

1.22 Implementation of the Cherrybrook Station Place Strategy

N/A – None of these apply to the land

3.1 Conservation Zones

The proposal is consistent with this Direction as there is no change to standards applying to conservation zones.

3.2 Heritage Conservation

No change to heritage provisions is proposed, and existing heritage provisions operate over the land.

The proposal is being submitted on behalf of the Walgett and Collarenebri Local Aboriginal Lands Councils, in full understanding and acknowledgement of the heritage significance of the locations to Aboriginal culture and people.

The purpose of this planning proposal and the DPHI's Roads to Home Program is to consolidate and improve existing infrastructure, rather than undertake new development on the relevant land parcels.

The proposal is therefore consistent with this direction.

3.3 Sydney Drinking Water Catchments

N/A - This direction does not apply to the land.

3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs

N/A - This direction does not apply to the land.

3.5 Recreation Vehicle Areas

The planning proposal does not include any proposals for recreation vehicle areas. The proposal is therefore consistent with this direction.

3.6 Strategic Conservation Planning

No land which is the subject of this proposal is identified as avoided land or a strategic conservation area under *State Environmental Planning Policy (Biodiversity and Conservation) 2021*. The proposal is therefore consistent with this direction.

3.7 Public Bushland

N/A - This direction does not apply to the land.

3.8 Willandra Lakes Region

N/A - This direction does not apply to the land.

3.9 Sydney Harbour Foreshores and Waterways Area

N/A - This direction does not apply to the land.

3.10 Water Catchment Protection

The land is not within a regulated water supply catchment. The proposal is therefore consistent with this direction.

4.1 Flooding

There is no change to the planning provisions relating to flood prone land. The proposal seeks a minor rezoning of rural land to align with the village physical boundaries. In this regard this aspect of the proposal is of minor significance and is therefore consistent with the Direction.

Furthermore, land zoned C4 Environmental Living that would be rezoned to RU1 Primary Production would more than offset this minor loss, and would place rural lands in some of the villages into a more appropriate zone.

Overall, the proposal is consistent with this Direction.

4.2 Coastal Management

N/A - This direction does not apply to the land.

4.3 Planning for Bushfire Protection

As discussed in Environment Impacts below, while the extremities of some of the subject lands are within the exclusion zones of Bushfire Prone mapping, none of that mapping affects the land that is the subject of the rezoning.

The proposal is centred around formalising the existing urban development pattern of the villages, which are 100m or more from any Bushfire Prone Areas, and no new residential

development is suggested or intended in this planning proposal. Irrespective of this, and at the request of Council, bushfire studies have been undertaken and are provided.

The proposal is therefore consistent with this direction.

4.4 Remediation of Contaminated Land

The land is not within an investigation area within the meaning of the *Contaminated Land Management Act 1997*.

The land is not being used for, or known to have been used for, a use as outlined in Table 1.

The land is, however, known to have asbestos contamination, which has been studied and quantified. A program is underway to remediate asbestos contamination across all three of the villages.

It should be noted that no new residential development is proposed as part of this proposal.

The proposal is therefore consistent with this direction.

4.5 Acid Sulfate Soils

The land has not been identified as containing acid sulfate soils. The proposal is therefore consistent with this direction.

4.6 Mine Subsidence and Unstable Land

The land is not within a declared mine subsidence area. The proposal is therefore consistent with this direction.

5.1 Integrating Land Use and Transport

The proposal is consistent with the intended outcomes and objectives of *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), namely that the amendment will facilitate the improvement of existing road, drainage, footpath, parking, and public transport infrastructure within the villages.

The proposal is therefore consistent with this direction.

5.2 Reserving Land for Public Purposes

No rezonings creating or reducing a reservation zoning are part of this proposal. The proposal is therefore consistent with this direction.

5.3 Development Near Regulated Airports and Defence Airfields

The land is not near a designated airport or defence airfield. The proposal is therefore consistent with this direction.

5.4 Shooting Ranges

The land is not near a shooting range. The proposal is therefore consistent with this direction.

6.1 Residential Zones

The land does not affect any residential zone. The proposal is therefore consistent with this direction.

6.2 Caravan Parks and Manufactured Home Estates

The proposal does not include a caravan park or manufactured home estate. The proposal is therefore consistent with this direction.

7.1 Employment Zones

The proposal does not affect any land within an employment zone. The proposal is therefore consistent with this direction.

7.2 Reduction in non-hosted short-term rental accommodation period

N/A - This direction does not apply to the land.

7.3 Commercial and Retail Development along the Pacific Highway, North Coast

N/A - This direction does not apply to the land.

8.1 Mining, Petroleum Production and Extractive Industries

The proposal would neither prohibit or restrict access to regional significant reserves as the proposal affects land in the immediate proximity of existing housing. The proposal is therefore consistent with this direction.

9.1 Rural Zones

The proposal does not propose to rezone land to a residential zone, other than the very minor corrections to zonings to ensure congruity with the existing villages. Lands not within villages, where currently C4 Environmental Living, is proposed to be rezoned to RU1 Primary Production.

The proposal is therefore consistent with this direction.

9.2 Rural Lands

The proposal is consistent with this direction in that it is compliant with an applicable regional plan.

Agriculture has been considered and the proposal will increase lands available for agriculture and improve consistency with adjoining land uses. There is no negative impact on native vegetation, biodiversity, cultural heritage or water resources. The natural attributes of the land have been considered, and rural economic activities are facilitated through an appropriate zone for non-village areas. Potential fragmentation will be reduced, and there is no proposal to require development consent for most normal farming activities. The land is not state significant agricultural land.

Changes to lot minimum sizes increase those on land to be zoned RU1 Primary Production. The very minor areas of reduction of lot size are already functionally within the village areas. The proposal is therefore consistent with this direction.

9.3 Oyster Aquaculture

The land is not oyster growing land. The proposal is therefore consistent with this direction.

9.4 Farmland of State and Regional Significance on the NSW Far North Coast

N/A - This direction does not apply to the land.

WALGETT DCP

The proposal would result in allotments and dwelling locations associated with those allotments that are fully compliant with the DCP.

STATE ENVIRONMENTAL PLANNING POLICIES

A review of the current SEPP's has been undertaken as set out in the Table below. Relevant SEPPs are discussed following the Table.

Table – Relevance of SEPP's to proposed development

| SEPP | Relevant? (Y/N) |
|--|--|
| SEPP (Biodiversity and Conservation) 2021 | Y (Issue of koala habitat is relevant as is identification of lands of biodiversity) |
| SEPP (Building Sustainability Index: BASIX) 2004 | N (Not within a SAP) |
| SEPP (Exempt and Complying Development Codes) 2008 | N (Only relevant to Developments, not this LEP amendment as permissibility is not being changed) |
| SEPP (Housing) 2021 | N (No dwellings proposed) |
| SEPP (Industry and Employment) 2021 | N (No relevant provisions) |
| SEPP No 65 – Design Quality of Residential Apartment Development | N (No apartment development of this type is, or would be permissible) |
| SEPP (Planning Systems) 2021 | Y (The SEPP addresses state and regionally significant development as well as Aboriginal owned lands) |
| SEPP (Precincts – Central River City) 2021 | N – (The subject land is not within the precinct) |
| SEPP (Precincts – Eastern Harbour City) 2021 | N – (The subject land is not within the precinct) |
| SEPP (Precincts – Regional) 2021 | N – (The subject land is not within the precinct) |
| SEPP (Precincts – Western Parkland City) 2021 | N – (The subject land is not within the precinct) |
| SEPP (Primary Production) 2021 | Y – (Land involves subdivision for the purposes of a dwelling). |
| SEPP (Resilience and Hazards) 2021 | Y – (The land is not in a coastal area, nor is it exposed to potential or actual hazardous or offensive development. The land is contaminated). |
| SEPP (Resources and Energy) 2021 | N – (The proposal is not for, nor does it have any implications for extractive industry, mining and the like) |
| SEPP (Sustainable Buildings) 2021 | N – (No new buildings are to be erected) |
| SEPP (Transport and Infrastructure) 2021 | Y – (Various works covered by the SEPP may well need to be carried out in the future. The provisions of the SEPP would apply. No changes are proposed to these provisions) |

SEPP (Biodiversity and Conservation) 2021

Although the C4 Environmental Living zone is included within land affected by the SEPP, the proposal does not involve any development that would impact on koala habitat or potential koala habitat. In this regard, the variation to the minimum lot size, in and of itself, does not involve any works. Any subsequent development applications would be considered under the Policy.

SEPP (Planning Systems) 2021

The SEPP addresses Aboriginal owned lands. The land is owned by Local Aboriginal Land Councils. It sets out provisions for development delivery plans, which must be considered (where existing) for all new DAs. Provisions for regionally significant development are also outlined, where a development delivery plan applies. In this case, no development delivery plan exists, and the SEPP would not have any practical effect unless or until one is put in place.

SEPP (Primary Production) 2021

In this case, the dwellings are all existing, and no additional dwellings are proposed as part of the development. Some additional lots with housing potential are being created, however without any expectations regarding any future dwelling approvals, which would need to be assessed on their individual merits. In the case of each of the villages, the proposed residential allotments have considerable buffers to any agricultural uses, by way of LALC landholdings.

SEPP (Resilience and Hazards) 2021

The SEPP applies, as the land has asbestos contamination. Remediation of the land, to address this historical contamination, is being undertaken with advice from the NSW EPA however any this would not impact on or be impacted by the proposed zoning or lot size change. In this regard, the SEPP does not pose any obstacle to the proposal.

ENVIRONMENTAL, SOCIAL, and ECONOMIC IMPACT

ENVIRONMENTAL IMPACT

The planning proposal seeks only to reclassify the minimum lot sizes to facilitate subdivision of the subject site and facilitate minor zone boundary adjustment as well as implement infrastructure zones. These changes will not generate any environmental effects. Any future impact of further subdivision will be managed through existing statutory planning processes.

The subject land parcel is classified as Bush Fire prone (as per the Rural Fire Service website), however the associated mapping indicates limited impact only at the extremities of the relevant LALC landholdings. The proposed reclassifications are intended only to affect the existing village development, which has 100m or more land clearance from any Bush Fire impact zone; i.e. any relevant land within a subsequent DA would not be classified as Bush Fire prone. The rest of the existing land parcels are not expected to be developed or have any other effect on the existing landscape, including within or adjacent to Bush Fire prone areas.

SOCIAL AND ECONOMIC IMPACT

The planning proposal and the Roads to Home Program generally seeks to greatly improve the social and economic outcomes for the village communities. Indeed, the core aim of the entire Roads to Home Program is to sustainably address the legacy infrastructure and servicing inequality experienced in Reserves and Missions (discrete Aboriginal communities) across NSW. The proposal will facilitate these outcomes for the affected lands.

GOVERNMENT INTERESTS

The Roads to Home Program is an election commitment from the NSW Government, and this planning proposal sits within the second group of ten communities to receive State Government funding.

The DPHI is the nominated government agency responsible for the administration and outcomes of the Roads to Home Program. The NSW Aboriginal Land Councils are submitting the subdivision applications.

The proposal is consistent with Federal Government Indigenous policy. The *Indigenous Advancement Strategy* (2014) is described as “a new approach to engaging with Aboriginal and Torres Strait Islander people to achieve real results.”¹ It consolidates the many different

¹ <https://www.indigenous.gov.au/indigenous-advancement-strategy>

Indigenous policies and programs that were delivered by the Federal Government into five overarching programs:

- 1) **Jobs, Land and Economy:** Getting adults into work, fostering Indigenous business and assisting Indigenous people to generate economic and social benefits from the effective use of their land.
- 2) **Children and Schooling:** Getting children to school, improving education outcomes and supporting families to give children a good start in life.
- 3) **Safety and Wellbeing:** Ensuring that Indigenous people are healthy and enjoy the emotional and social wellbeing experienced by other Australians.
- 4) **Culture and Capability:** Supporting Indigenous Australians to maintain their culture, participate in the economic and social life of the nation and ensure that organisations are capable of delivering quality services to their clients.
- 5) **Remote Australia Strategies:** Addressing the social and economic disadvantage in remote Australia and supporting solutions based on community and government priorities.

This proposal is consistent with and advances the program outcomes associated with all of the five program priorities, particularly 'Jobs, Land and Economy' and 'Safety and Wellbeing'.

PART 4 – MAPPING

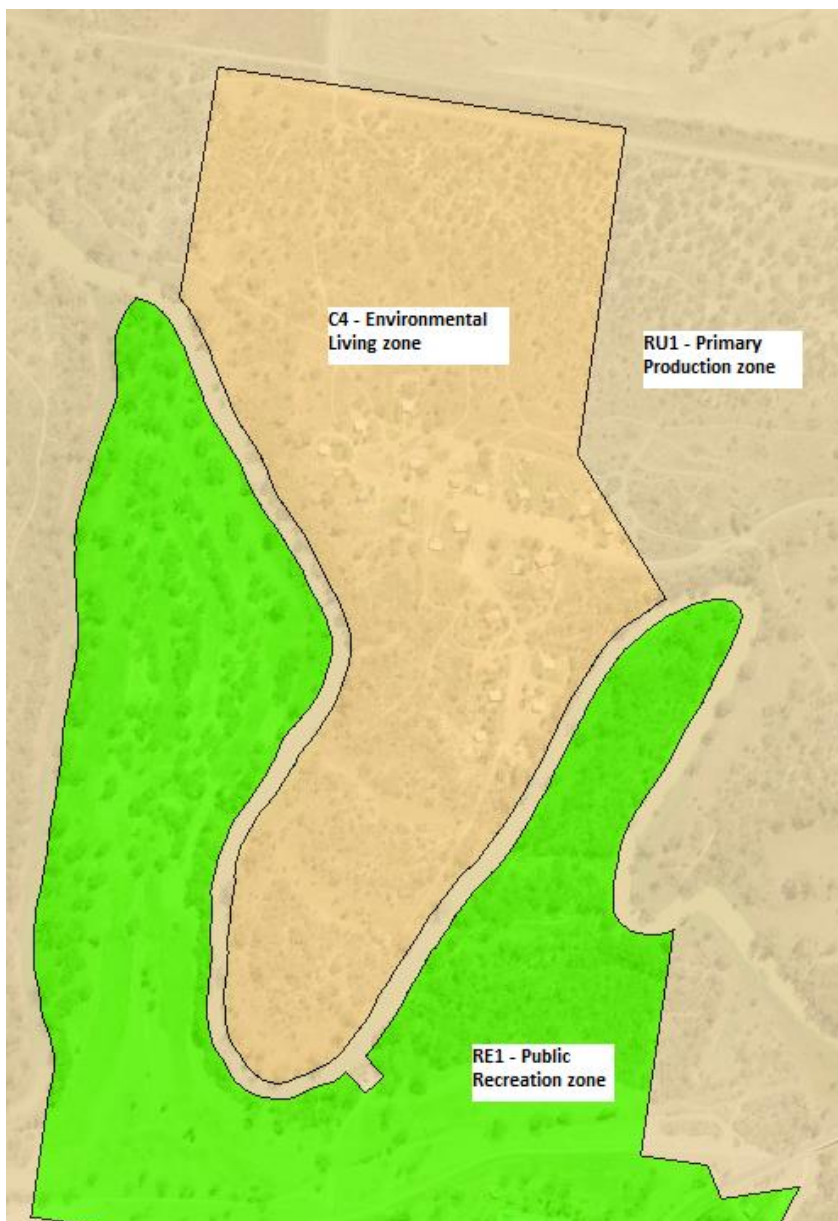


Figure 1 - Namoi Village existing zoning

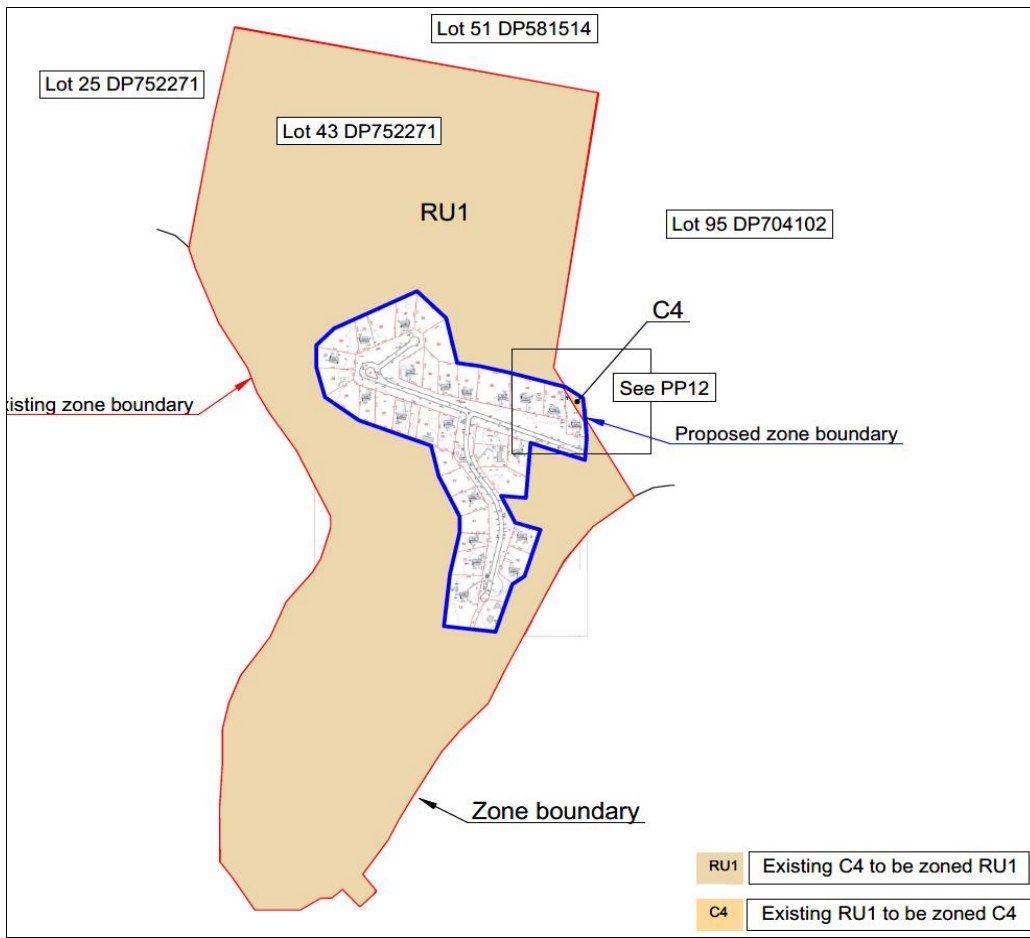


Figure 2 – Namoi Village proposed zoning – Overall View

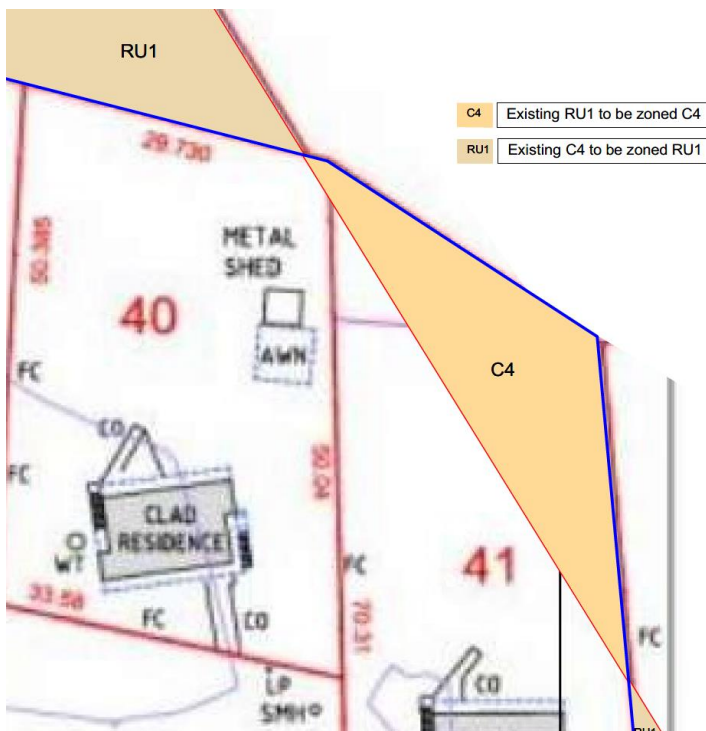


Figure 3- Namoi Village proposed zoning – Detail (NB: Blue is current zone boundary; red is existing cadastre)

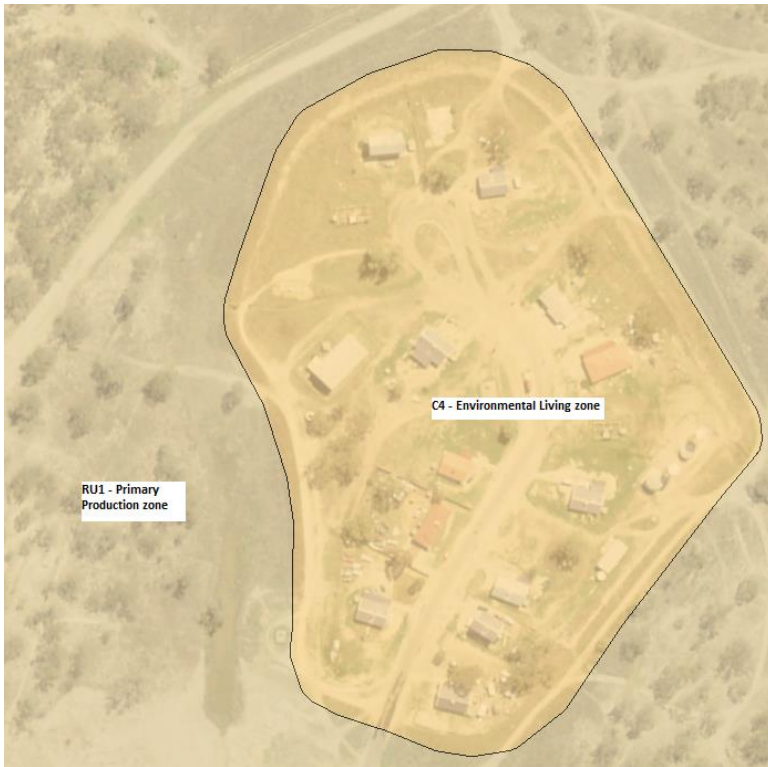


Figure 4 – Gingie Village existing zoning

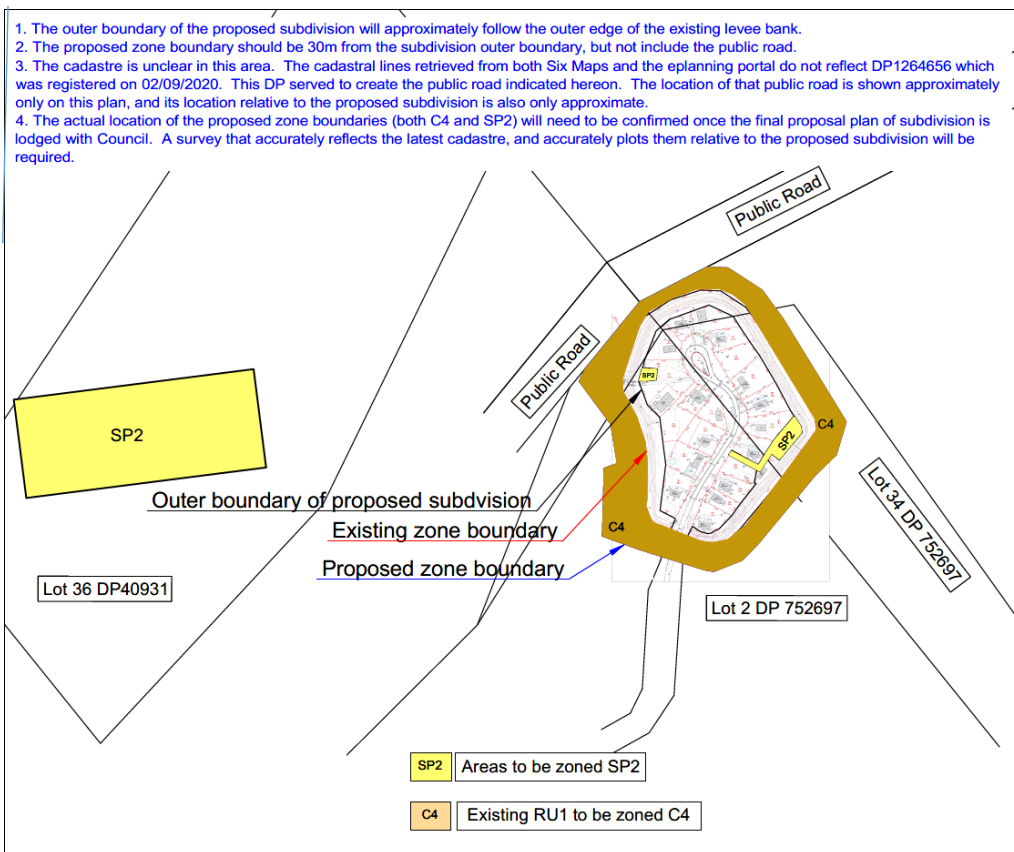


Figure 5 – Gingie Village proposed zoning

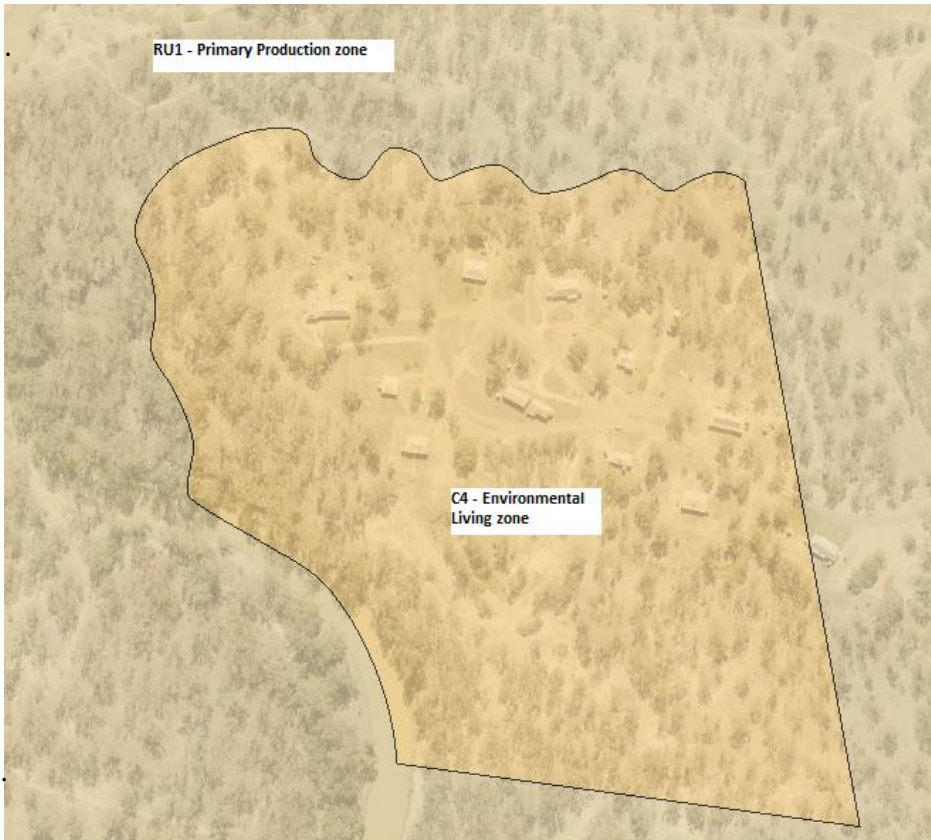


Figure 6 – Walli Village existing zoning

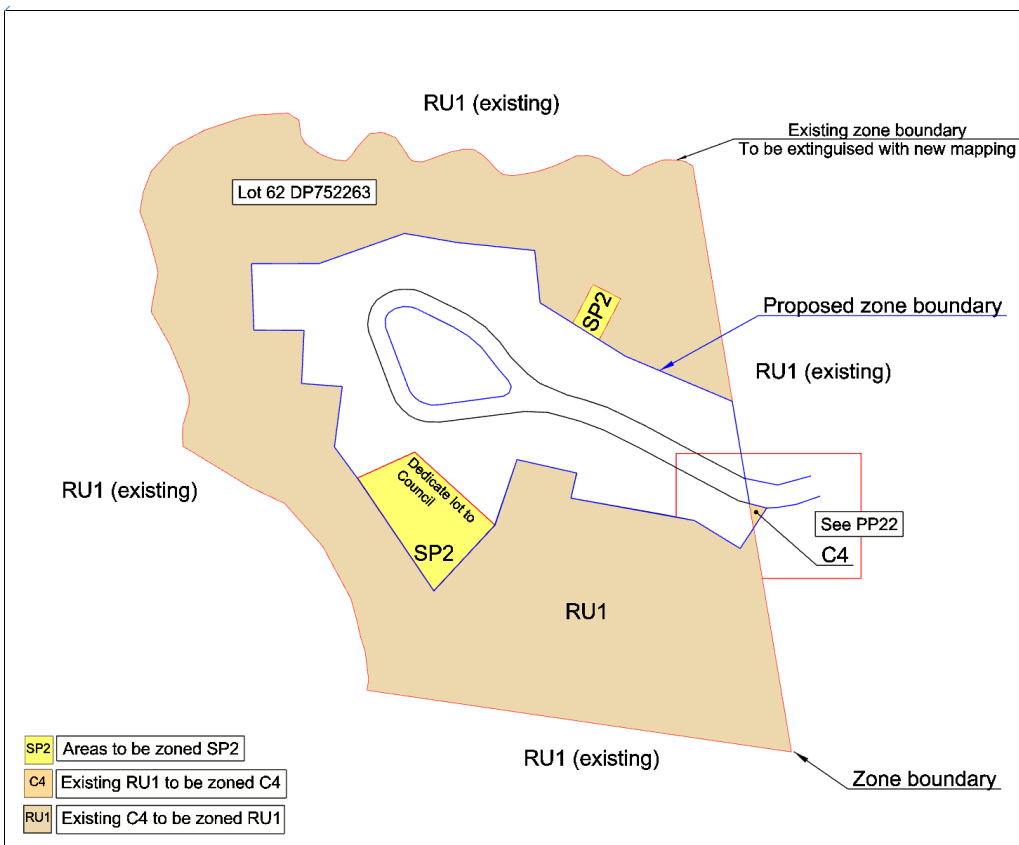


Figure 7 – Walli Village proposed zoning– Overall View

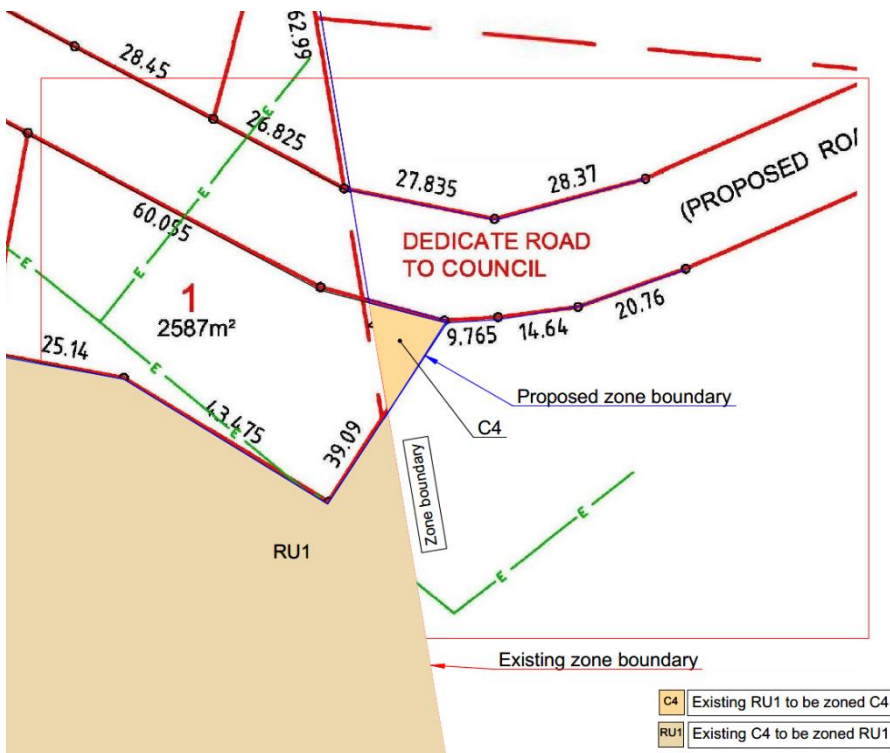


Figure 8 – Walli Village proposed zoning – Detail

EXISTING AND PROPOSED LOT SIZE MAP

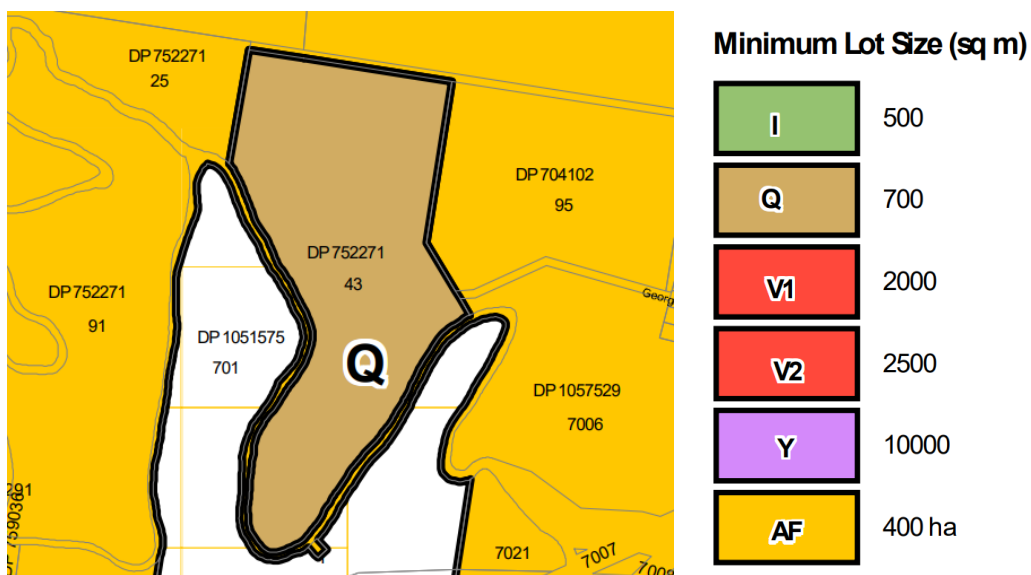


Figure 9 – Namoi Village existing MLS

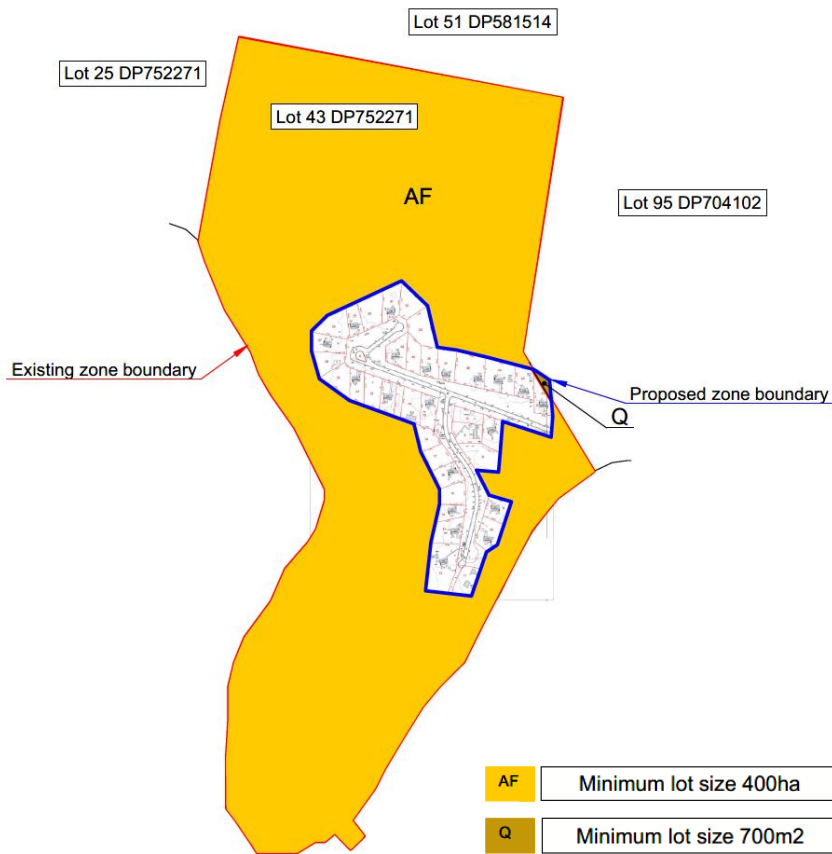


Figure 10 – Namoi Village proposed MLS

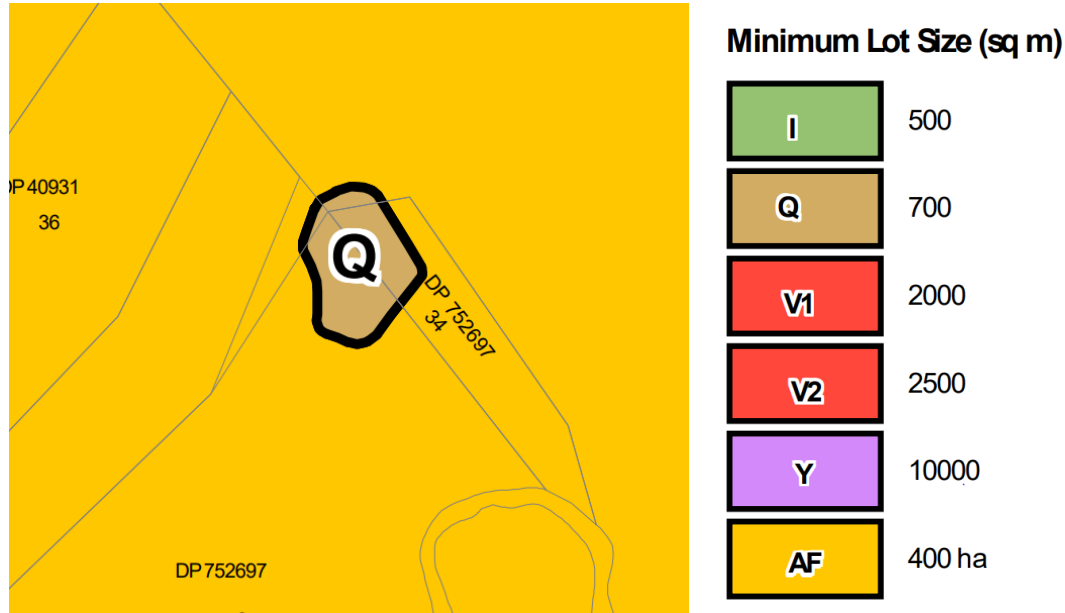


Figure 11 – Gingie Village existing MLS

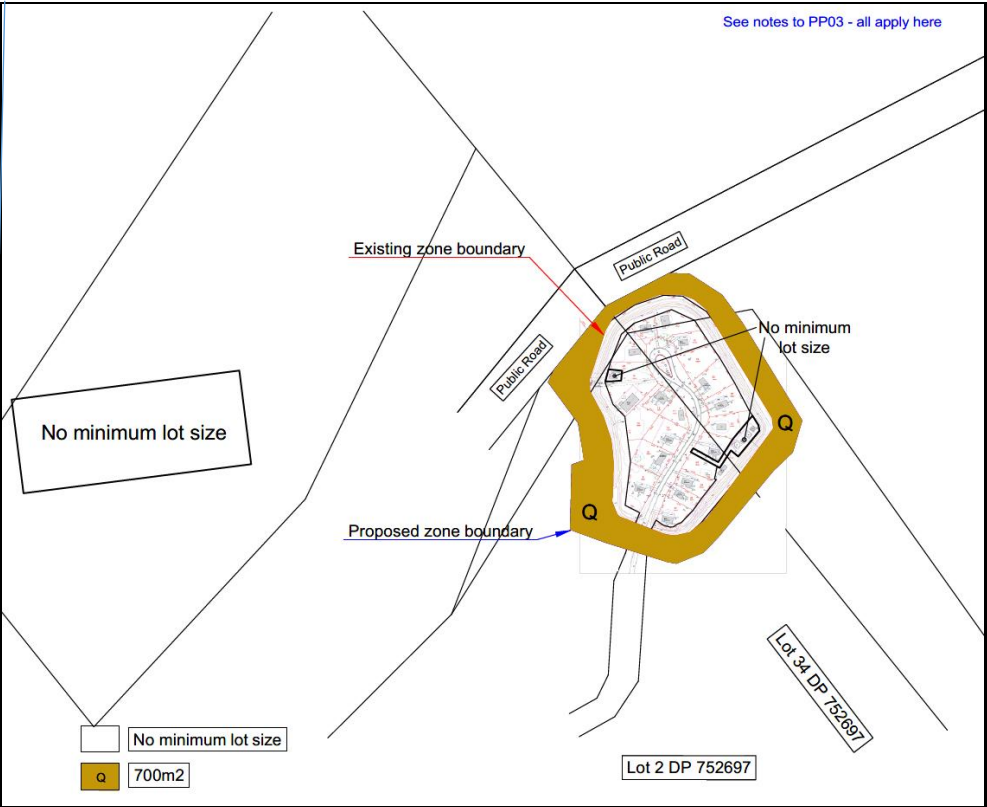


Figure 12 – Gingie Village proposed MLS

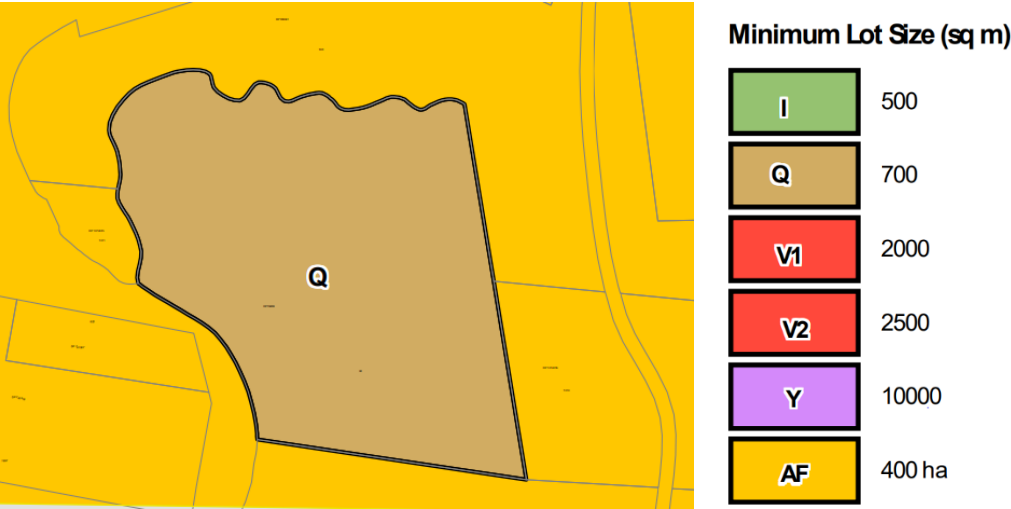


Figure 13 Walli Village existing MLS

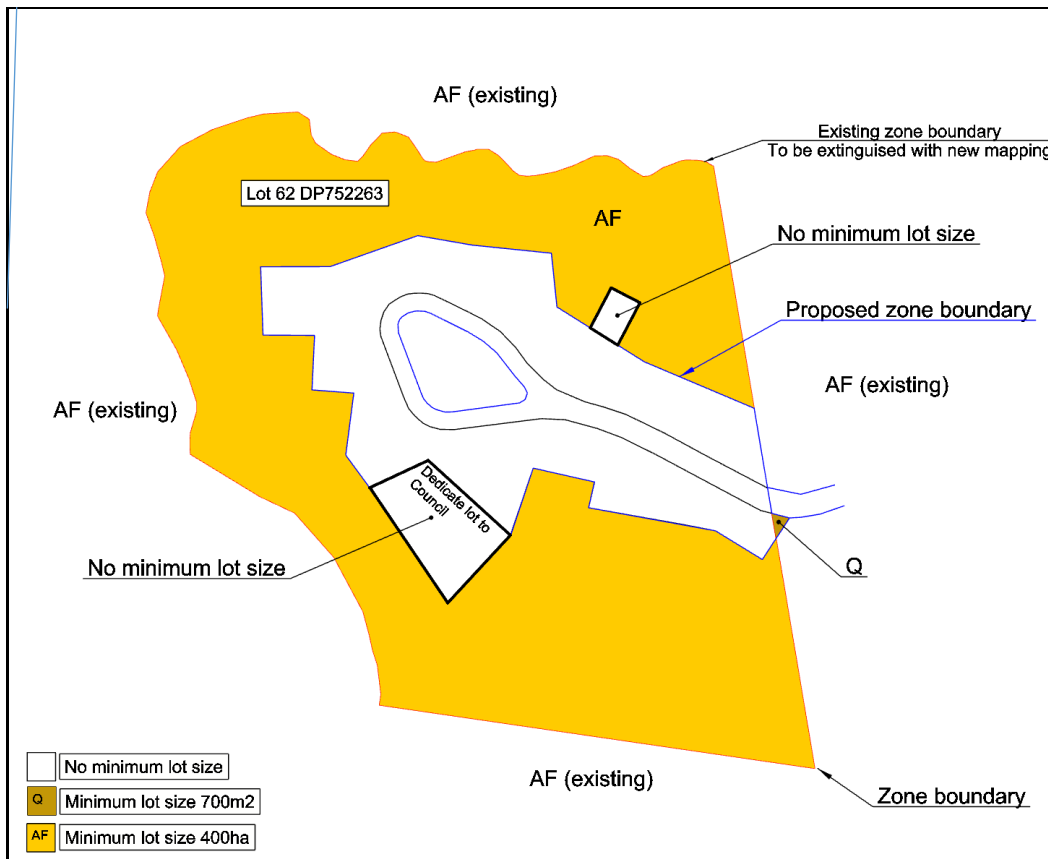


Figure 14 Walli Village proposed MLS

PART 5 – COMMUNITY CONSULTATION

Aboriginal Community

As the clients, the Local Aboriginal Land Councils are fully aware and supportive of the proposed planning amendment.

Options for subdivision are being presented to and require endorsement by a community meeting which is a statutory requirement of the land dealing process. The outcomes of those meetings require this proposal to be progressed to implement those outcomes in full.

General Consultation

Walgett Shire Council will publicly exhibit the Planning Proposal, in accordance with the requirements of Schedule 1, Clause 4 of the Environmental Planning and Assessment Act 1979. The exhibition will also comply with any other requirements established by the Gateway determination, under Section 3.34 of the Environmental Planning and Assessment Act 1979. In addition, further specific consultations will occur with the affected Aboriginal communities during the exhibition period.

PART 6 – SCHEDULE / TIMELINES

PROJECT PROGRAM

PLANNING PROPOSAL TIMELINES

The following timelines are proposed:

| ITEM | DATE |
|---|---------------|
| Submission to Walgett Shire Council | April 2023 |
| Submission to DPHI for Gateway Determination | May 2023 |
| Revisions following Gateway Determination | October 2024 |
| Community Consultation (20 business days – Gateway requirement) | December 2024 |
| Assessment and Reporting to Council | January 2025 |
| Submission to Department with request for finalisation | January 2025 |
| Making and notification of the plan | February 2025 |