



## COUNCIL MEETING MINUTES

**Project:** Gateway Determination Review for 6811 Sturt Highway Mallee  
**Date:** Thursday, 3 September 2020  
**Time:** 10.00 AM - 11.00 AM  
**Meeting Place:** Video conference

### ATTENDEES

**Commission Members:** Adrian Pilton (Chair)

**Office of the IPC:** Lindsey Blecher Senior Planning Officer  
Brad James Principal Case Manager  
Ben Porges Student Intern

**Wentworth Shire Council:** Matthew Carlin Director Health and Planning  
Michelle Bos Strategic Development Officer  
Paul Amoateng Development Assessment Officer  
George Kenende Development Assessment Officer

### MINUTES

#### Approximately 10.00 AM – meeting commenced

**Adrian Pilton** – opening statement

**Adrian** – asked whether Council would like to begin or would like Adrian to start with question

**Matthew Carlin** – prefers that Andrew starts with questions

**Adrian** – question on Council’s thoughts on the strategic merit of the proposal – including with regard to Buronga and Gol Gol structure pan

**Michelle** - Buronga and Gol Gol existing development is predominately housing overflow from Mildura. There are only a small number of businesses in the area. The Structure Plan has identified a commercial strip between Buronga and Gol Gol within that commercial precinct strip. This strip may suffer slightly if large development occurs east of Gol Gol, as is the case for the proposal. Without details of proposed development, it is very difficult to gauge the impact on existing centres

**Adrian** – question on whether the Council perceived a need for an economic assessment and other supporting information at the current stage

**Matthew**– question taken on notice

**Adrian** – questions on the duration of residential land supply in Buronga and Gol Gol, and whether Council is concerned about releasing too much land on the subject site.



**Michelle** – Confirmed significant forward land supply. The intention for expansion in the Buronga Gol Gol area was to expand northward including new RU5 village and R5 land uses.

**Adrian** – question on infrastructure sufficiency, including water supply and sewer

**Michelle** – noted that infrastructure is currently being developed to the east of the subject site. Identified possibility for Northbank site to hook into sewer.

**Adrian** – question around the potential impact of the proposed development on infrastructure/utilities.

**Michelle** – question taken on notice

**Lindsey Blecher** – question on the potential impacts of the proposal on transport, especially noting the location of the site away from existing centres

**Matthew** – noted that Sturt highway is a main arterial road with the main use is for domestic travel to and from work, and that the road network is very busy, especially over bridge. Northbank would increase the demand on that road. The Council is considering creating a secondary bypass through the suburbs. Noted that the proposal would increase traffic to and from Mildura.

**Adrian** – question over the second bridge proposed over the Murray

**Matthew** - proposed bridge is a heavy vehicle bypass which would primarily service industrial sites.

**Adrian** – question on site specific issues and whether the site is suited to this type of development

**Michelle** – noted that the location on the highway makes the site suited to some form of development which will create traffic. No issues with scale of development. There were concerns with vegetation on the south side of the river. Protecting the environment on the riverfront is a primary aim for the Council.

**Adrian** – clarified that proponent has withdrawn river-side area from the proposal

**Adrian** – noted that proposal is for the tourist development as eco-tourist resort. Question regarding any special attractions that would lend the site to such a proposal

**Michelle** – not really, no.

**Adrian** – queried if there were any further questions from the Office of the IPC.

**Lindsey** – no further questions

**Brad James** – no further questions

**Adrian** – questioned whether there was anything else the Council wished to add

**Michelle** – no further questions/comments



**Matthew** – no further questions/comments

**Lindsey** – noted that user named Central.Monitoring had entered lobby – questioned whether this was a Council account.

**Michelle** – confirmed it was not

**Adrian** – thanked Council for their time and formally closed meeting

**Approximately 10.20 AM – meeting closed**