



IRF19/7302

Mr Bob Wheeldon
Director
Grand Junction Pty

By email: bob@wheeldon.com.au

Dear Mr Wheeldon

Subject: Planning Proposal PP_2018_WENTW_001_00 to amend Wentworth Local Environmental Plan 2011

I am writing in response to the review I was asked to undertake for a Gateway determination under Section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land at 6811 Sturt Highway, Mallee (Lot 1 DP 1182353) to facilitate tourism and commercial uses.

As agreed, I have reviewed all documents associated with this matter and I have now determined the planning proposal should not proceed.

The planning proposal in its current form does not contain enough information to identify relevant environmental, social, economic and other site considerations. A planning proposal which is submitted for a Gateway Determination must provide enough information to determine whether there is merit in the proposed amendment proceeding to the next stage of the plan making process. The level of detail required in a planning proposal should be proportionate to the complexity of the proposed amendment.

Given the significance of change to the Local Environmental Plan (LEP) proposed, it is a logical conclusion that your proposal should be supported by strategic assessment and studies to demonstrate the suitability of proposed uses. Further to this positioning, an opportunity has been presented by the draft Local Strategic Planning Statement, which leaves open the opportunity for consideration of a range of tourist uses providing sufficient information has been provided.

I recognise the expansion of tourism opportunities in the Far West is promoted throughout a number of State, regional and local documents. As tourism opportunities assist in employment and business growth, we encourage you to work with council to strategically assess the merits of the proposal.

The opportunity to request a Gateway Review by the Independent Planning Commission is still open, should you wish to pursue the formal Gateway Review process. If you have any questions about this process, please contact Damien Pfeiffer, Director Western Local Planning on 02 5852 6802.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Gary White', with a long horizontal flourish extending to the right.

Gary White
Chief Planner