



Mr Peter Kozlowski
General Manager
Wentworth Shire Council
PO Box 81
Wentworth NSW 2648

Our ref: 17/07939

Dear Mr Kozlowski,

**Planning Proposal to amend Wentworth Local Environmental Plan 2011 –
'Northbank on Murray'.**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal for Lot 1 DP 1182353 (693 hectares) to facilitate the tourism development known as 'Northbank on Murray'.

The Department supports well planned tourism and economic/business opportunities within the Wentworth Local Government Area. The Northbank proposal raises social, economic, environmental and servicing implications of local, regional and state significance. These issues need to be clearly explored as part of any proposal.

An assessment of the proposal has been undertaken and it is considered to be inconsistent with the requirements of section 55 of the *Environmental Planning and Assessment Act 1979*, and the Department's *A guide to preparing planning proposal*. The submitted material is not considered adequate as the proposal:

- does not provide adequate justification for the scale of the proposal and the proposed planning controls;
- does not provide adequate information to determine compliance with the relevant local and regional strategic plans;
- does not provide adequate information to determine consistency with relevant section 117 Directions;
- does not provide adequate information to determine compliance with relevant SEPP's, including any prohibition such as those within SEPP 50 Canal Estate development;
- has not addressed the potential economic, environmental, and social impacts in the local and regional context;
- has not assessed the infrastructure requirements of the proposal, including adequacy of available water, sewer, energy, telecommunications and transport infrastructure;
- has not provided adequate information to assess the impacts of the proposal on the existing zoned land available for business and tourism development within the local area;
- has not provided evidence of a supportive business case, demonstrating demand for a proposal of this scale; and

- has not considered the delivery of the proposal, including possible staging of the proposal.

Without further detailed information in relation to these matters, it is not possible to progress the proposal at this point in time. A planning proposal must contain enough information to determine whether there is merit in the proposal proceeding to the next step in the plan making process and the level of detail should be proportionate to the complexity of the proposed amendment. Due to the lack of detailed information, I am currently unable to issue a conditional Gateway.

I am returning the proposal to Council. I note that my decision is consistent with the independent assessment undertaken for Council by Aurecon Group (dated 23 February 2017). It is recommended that a revised planning proposal be prepared, addressing the inconsistencies outlined above, in addition to the recommendations made in the Aurecon Group Report to Council. Alternatively, a smaller scale proposal or staged proposal may be considered.

Should you have any queries regarding this matter, I have arranged for Katrine O'Flaherty, Director Regions, Western of the Department's Western Region office to assist you. Ms O'Flaherty can be contacted on (02) 6841 2180

Yours sincerely


Stephen Murray
Acting Deputy Secretary
Planning Services

18 July 2017