



Mr Bob Wheeldon
Director
Grand Junction Pty Ltd
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Dear Mr Wheeldon *Bob*

I write in response to your letter dated 9 January 2020 and your discussion with Ms Monica Gibson, Executive Director, Local and Regional Planning, on 4 February 2020 regarding the planning proposal to amend the Wentworth Local Environmental Plan 2011 for Lot 1 DP 1182353 (Northbank).

The Department of Planning, Industry and Environment's determination remains that the proposal should not proceed. The Department is unable to undertake any further assessment as the Gateway determination has been issued and the former Chief Planner has reviewed the proposal.

The Gateway determination and the advice of the Chief Planner was that the planning proposal in its current form does not contain enough information to identify relevant environmental, social, economic and other site considerations. The level of detail required in a planning proposal should be proportionate to the complexity of the proposed local environmental plan amendment and the current proposal does not provide the level of information required.

You can request the Minister's delegate alter the Gateway determination. This process is called a Gateway review. Should you wish to pursue a Gateway review, you will need to make a request in writing to the Department within 42 days of the date of this letter. Your request should include reasons why you believe the proposal should proceed. Details about this process are available on the Department's website at planning.nsw.gov.au/Policy-and-Legislation/Planning-System-Circulars (search for 'PS 18-012').

Following receipt of this request, the Department will engage an independent planning consultant to review your planning proposal and associated documentation and prepare a report that will be referred to the Independent Planning Commission.

The commission will provide advice on whether the original Gateway determination should be altered after considering the independent consultant's report, your submission and the Department's reasons for the original Gateway determination. You will have an opportunity to meet with the commission to discuss the planning proposal and your Gateway review request.

The Minister's delegate will make a final decision about whether to alter the Gateway determination after considering the commission's advice, your views and those of Wentworth Shire Council.

I acknowledge that the expansion of tourism opportunities in the Far West is promoted throughout several state, regional and local strategies. As tourism opportunities assist in employment and business growth, I encourage you to work with Council and the Department to continue to develop a proposal for tourism opportunities that is consistent with relevant strategies.

I have asked Ms Gibson to be available to meet with you and discuss the Department's determination and the Gateway review process.

If you have any further questions about this process, please contact Ms Gibson on 0402 968 834.

Yours sincerely



Marcus Ray
Group Deputy Secretary
Planning and Assessment

24/02/2020