

## Attachment Background

### Background – chronology of proposal

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<b>November 2016</b>	Planning Proposal ( <b>Attachment Planning proposal</b> ) submitted to Wentworth Shire Council
<b>February 2017</b>	Wentworth Shire Council engaged external consultant Aurecon to undertake a planning proposal assessment. Aurecon assessment ( <b>Attachment Review Report Aurecon</b> ) concluded the rezoning of such a large site cannot currently be justified without the risks being further assessed and qualified.
<b>March 2017</b>	Council requests further studies and information to assess the proposal as required from the independent assessment
<b>April 2017</b>	Grand Junction (the Proponent) responded to Wentworth Shire Council. No additional studies were undertaken. The letter did provide further information regarding the proposal.
<b>17 May 2017</b>	Wentworth Shire Council resolves to submit the Planning Proposal and seek a Gateway determination.
<b>May 2017</b>	Council submitted the planning proposal to the Department to seek a Gateway determination.
<b>July 2017</b>	Department Acting Deputy Secretary advised that the planning proposal did not provide adequate justification on potential social, economic, environmental and servicing implications to proceed and returned proposal to Council.
<b>August 2017</b>	Far West Regional Plan 2036 released.
<b>November 2017</b>	The Proponent submitted a letter to the Department responding to the request for further information and responding to the Planning Assessment Report. No additional studies or investigations were included.
<b>November 2017</b>	Site visit by Acting Director Regions, Western
<b>February 2018</b>	Wentworth Council resubmitted the Planning Proposal to seek a Gateway determination. The only additional information provided to assess the proposal was the above-mentioned letters provided by the Proponent in November 2017. Additional information that the Department previously requested was not provided. Council requests the Department issue a Gateway Determination in accordance with the resolution made on 17 May 2017.
<b>February 2018</b>	Site visit Director Regions, Western
<b>February 2018</b>	For an independent assessment the Gateway Determination assessment was undertaken by the Department's Northern Region Team.
<b>April 2018</b>	A site inspection was undertaken by the Northern Region Senior Planning Officer. Gateway Determination Report dated 26 April 2018.
<b>28 May 2018</b>	Gateway determination – not to proceed for the following reasons:

	<ol style="list-style-type: none"> <li>1. Inconsistency with the strategic framework for the future of the Far West in particular</li> <li>2. Inadequate information is provided to determine consistency with the Section 9.1 Directions</li> <li>3. The potential for environmental, social and economic impacts are considered unacceptable.</li> <li>4. The required site investigations have not been completed nor has the required detail been provided to support the proposal.</li> </ol>
<b>June 2018</b>	Letter received by the Proponent expressing concerns with the assessment of the planning proposal.
<b>28 June 2018</b>	Chief Planner was requested by the Acting Deputy Secretary to undertake a review of the planning proposal and Gateway determination.
<b>August 2018</b>	Chief Planner undertook site visit with Proponent.
<b>3 December 2019</b>	Chief Planner ( <b>Attachment Chief Planner</b> ) completes review of proposal, determining the planning proposal in its current form does not contain enough information to identify relevant environmental, social, economic and other site considerations.
<b>13 December 2019</b>	Director Regions, Western wrote to the Proponent outlining the Department's position in line with the response from the Chief Planner and his assessment, that the decision not to proceed stands. This correspondence outlined the options available to the Proponent, including a Gateway determination Review, 42 days from the date of this letter. It was also offered that the Department would engage an independent consultant to assist the Proponent if a Gateway determination Review was made.
<b>9 January 2020</b>	Proponent wrote to Deputy Secretary disputing the Department's decision and requests a reassessment.
<b>24 February 2020</b>	Deputy Secretary advises following a review of the Gateway determination by the NSW Chief Planner that the Gateway determination remains that the proposal should not proceed, and that the only available option to the proponent is a Gateway determination Review by the IPC.
<b>27 February 2020</b>	Proponent wrote to Secretary requesting reassessment of the matter on grounds stated in his letter to Deputy Secretary on 9 January 2020.
<b>18 March 2020</b>	Wentworth Local Strategic Planning Statement adopted by Council
<b>20 March 2020</b>	Deputy Secretary responded to the Proponent outlining the decision not to proceed stands with a timeframe for the right of appeal.
<b>23 March 2020</b>	The Proponent wrote to the Department requesting a reset of the time available to action a Gateway determination Review.
<b>23 March 2020</b>	Director Western Region agreed to reset the 42 days to request appeal by 10 July 2020.
<b>28 April 2020</b>	Proponent request Gateway determination Review formally. No information was provided in this request, except for the application form.
<b>April 2020</b>	Department engages Ethos Urban to work with and undertake a review of the proposal on behalf of the Proponent and manage the review of the proposal at the Independent Planning Commission.

<b>10 July 2020</b>	Ethos Urban ( <b>Attachment Ethos Report</b> ) submits information request for the review of the Gateway determination by the IPC, on behalf of Proponent.
<b>29 July 2020</b>	Council response to the Gateway determination Review ( <b>Attachment Review Report Council</b> )