



Mr Damien Pfeiffer
Director Western Region
NSW Department of Planning, Industry & Environment
188 Macquarie Street
DUBBO NSW 2830

VIA EMAIL: damien.pfeiffer@planning.nsw.gov.au

Dear Mr Pfeiffer

WENTWORTH SHIRE COUNCIL SUBMISSION FOR IPC REVIEW OF NORTHBANK PROPOSAL

Council received the Northbank planning proposal to rezone a large parcel of land east of Gol Gol in early 2017.

As the proponent was at the time a Councillor and prior to his resignation from Wentworth Shire Council, it was decided that it was in the best interest for all concerned to engage an independent consultant to review the planning proposal and provide an assessment.

The Aurecon Assessment determined that there was a considerable amount of background research that should be undertaken prior to support the planning proposal.

A letter was sent to the proponent detailing the outcome of the assessment and the assessment report was included. Council requested that the content of the list be considered, and further information submitted in support of the planning proposal.

Following a response from the proponent stating that the further information could be conditioned as part of the gateway determination, a report was prepared for the Ordinary Meeting of Council in May 2017. The report included the Aurecon Assessment as an attachment. During the meeting Council endorsed the concept of Northbank and resolved to refer the planning proposal to the Department of Planning for consideration of a gateway determination.

Wentworth Shire Council is supportive of and aims to encourage well planned and sustainable development, particularly where it provides economic and social benefits to the Wentworth Shire community and the Sunraysia community as a whole.

Council is preparing a new draft Rural Land Use and Rural Residential Strategy that will guide planning decisions for development and use on rural land in the future. The trend and demand for alternative use permissibility on rural land has been an issue for numerous years in Wentworth. The Strategy will aim to provide more flexibility of uses that are sympathetic to rural land uses and that will provide economic benefit to landholders and the broader community.

While the planning proposal pre-dates the Strategy aforementioned, Council is confident that the IPC will make a sound and justified decision on the Northbank Planning Proposal currently under its consideration.

Should you require any further information please do not hesitate to contact me via the Health & Planning Division on Tel: (03) 5027 5027.

Yours sincerely

MATTHEW CARLIN
DIRECTOR HEALTH & PLANNING