

**Joint Regional Planning Panel – Planning Assessment Commission
Pre-Gateway Review**

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	Thursday 20 February 2014
Dept. Ref. No:	13/18743
LGA:	Orange
LEP to be Amended:	Orange LEP 2011
Address / Location:	Corner Farrell Road and Telopea Way, Orange, Lots 40 and 41, DP 1165298
Proposed Instrument:	Orange LEP 2011
Panel Chair:	Gordon Kirkby
Panel Members:	Ruth Fagan, Mark Grayson and Michael Ryan

Reason for review:	☒	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	☐	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	☒	The proposed instrument should be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
	☐	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	☒ Unanimous ☐ Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

1. The Panel has considered the Department of Planning and Infrastructure's briefing note, as well as the views of the Council and of the proponent and has visited the site.
2. The Panel has been briefed by the Planning and Infrastructure Western Region Team, Orange City Council and the Applicant.
3. The Panel considered that, notwithstanding the current R1 Zone on the site, amenity impacts associated with recent development approvals and proposed road intersection upgrades adjacent to the site, are likely to hinder the site's development for residential uses. Consideration of alternative uses, appropriate to the site's context, is warranted.

4. Should the planning proposal proceed through the LEP Gateway, consideration should be given to amending the zoning and development controls applying to the site, in preference to amending the Additional Permitted Uses Schedule to the LEP.
5. The Panel recommends that Council be encouraged to undertake a strategic review of the North Orange Local Centre with regard to its role in the Orange centres hierarchy, traffic and access issues and associated land use zoning and development controls.
6. The Panel is of the unanimous view that there is strategic merit in the Planning Proposal being submitted for determination under section 56 of the *Environmental Planning and Assessment Act, 1979*.