

## Gateway Determination

**Planning proposal (Department Ref: PP\_2016\_ORANG\_001\_00):** to amend the Orange Local Environmental Plan 2011 (LEP) to rezone land from R1 General Residential to B4 Mixed Use and amend the Height of Buildings Map and Floor Space Ratio Map for land at the Newstead Bowling Club, 47-49 Kite Street, Orange (Lots 1-3 DP 1127220) and amend the Heritage Map for land at the bowling greens (Lots 17-18 DP 758817 and Lot 19 DP 1158710).

I, the Acting General Manager, Western Region at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* to amend the Orange Local Environmental Plan 2011 to rezone land from R1 General Residential to B4 Mixed Use and amend the Height of Buildings Map and Floor Space Ratio Map for land at the Newstead Bowling Club, 47-49 Kite Street, Orange (Lots 1-3 DP 1127220) and amend the Heritage Map for land at the bowling greens (Lots 17-18 DP 758817 and Lot 19 DP 1158710) should proceed subject to the following conditions:

1. Prior to community consultation of the planning proposal, a heritage study is to be completed for the Newstead Bowling Club to determine the curtilage of this local heritage item and submitted to the Department for approval. A revised draft Heritage Map is to be prepared compliant with the Department's "Standard technical requirements for Spatial Data sets and Maps" which maps the heritage item in accordance with the curtilage determined by the approved heritage study.
2. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
  - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
  - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
3. Consultation is required with the Office of Environment and Heritage under section 56(2)(d) of the *Environmental Planning and Assessment Act 1979*. The Office of Environment and Heritage are to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. Prior to submission of the planning proposal under Section 59 of the *Environmental Planning and Assessment Act 1979* the LEP maps must be prepared and be compliant with the Department's "Standard technical requirements for Spatial Data sets and Maps".
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the *Environmental Planning and Assessment Act 1979*. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. The time frame for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.
7. Council is authorised to exercise plan making delegations.

Dated *14<sup>th</sup>* day of *January* 2016.

*W. Garnsey*  
**Wayne Garnsey**  
**Acting General Manager**  
**Western Region**  
**Planning Services**  
**Department of Planning and Environment**  
**Delegate of the Minister for Planning**