

Mr Garry Styles
General Manager
Orange City Council
PO Box 35
Orange NSW 2800

16/01326

Attention: Mr David Waddell, Director Development Services

Dear Mr Garry Styles

Planning proposal (PP_2016_ORANG_001_00) to amend Orange Local Environmental Plan 2011 to rezone land from R1 General Residential to B4 Mixed Use and amend the Height of Buildings Map, Floor Space Ratio Map and Heritage Map at the Newstead Bowling Club at 47-49 Kite Street, Orange

I am writing in response to your Council's letter received on 4 January 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal 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).

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination (**Attachment 1**).

The Minister delegated his plan making powers to Councils in October in 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of the of Council's planning proposal and have decided to issue an authorisation for Council to excise delegation to make this plan (**Attachment 2**).

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Councils request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office (parliamentary.council@poc.nsw.gov.au) 10 weeks prior to the projected publication date.

A copy of the request should be forwarded to the Department of Planning and Environment (westernregion@planning.nsw.gov.au) for administrative purposes.

The amended LEP maps and GIS data is to be uploaded to the Departments FTP site at ftp://lepup:lep_upload@203.3.194.247/ and the map information emailed to pcgis@planning.nsw.gov.au and a copy to westernregion@planning.nsw.gov.au.

State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in the determination are not met.

In accordance with "A guide for the preparation of local environmental plans" attachment 5 – Delegated plan making reporting template (**Attachment 3**) is enclosed for Council's information. Table 2 of the attachment is to be completed and included in Council's section 59 submission and forwarded to the westernregion@planning.nsw.gov.au when requesting the planning proposal be finalised.

Should you have any further enquiries about this matter, I have arranged for Mr Ben Eveleigh from the Western Region office to assist you. Mr Eveleigh can be contacted on 02 6841 2180.

Yours sincerely,

 14/01/2016
Wayne Garnsey
Acting General Manager, Western Region
Planning Services

Enclosed:

- Attachment 1 – Gateway determination
- Attachment 2 – Written Authorisation to Exercise Delegation
- Attachment 3 – Delegated Plan Making Reporting template