

D19/40700
PR4072

9 July 2019

Damien Pfeiffer
PO Box 58
Dubbo NSW 2830

Dear Damien

Orange Local Environmental Plan 2011 – Amendment 26 Forest Road Retail

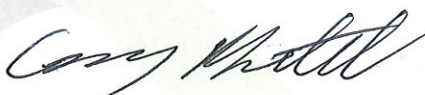
At its meeting of 16 April 2019, Council resolved to support a planning proposal to amend OLEP 2011 in relation to 1517 Forest Road (Lot 1 DP 549856 and Lot 100 DP 1147525). The subject land is part of an approved Part 3A concept plan for a private hospital and associated facilities. The proposed amendment specifically relates to:

- Rezoning land known as precinct 1 within the Part 3A approval from R1 General Residential to B2 Local Centre
- Amending the Floor Space Ratio map to provide a value of 0.185:1 to provide for 2923m² of retail floor space.
- Creation of an Additional Permitted Use to allow for other non-retail uses on the site as normally permitted in the B2 zone, with the intended effect that the FSR above should only apply to retail forms of development.

Documentation relating to this proposal has been uploaded to the Department's planning portal website.

We are therefore seeking a gateway determination in relation to this matter. As the proposal does not involve any Council owned or controlled land and as Council has no other involvement with the proposal we request that delegations be provided to Council in respect of the making of this proposed amendment.

Yours faithfully



Craig Mortell
SENIOR PLANNER DEVELOPMENT SERVICES