



Planning

Office of the Director-General

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Our ref: D09/00043

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

Dear Mr Styles,

Re: Planning Proposal for the extension of West Orange Motors

I am writing in response to your Council's letter dated 23 September 2009 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ('EP&A Act') in respect of the planning proposal to amend Orange Local Environmental Plan 2000 to enable the redevelopment of 34 Forbes Road, 19 and 29-31 Molong Road, West Orange for the purpose of expanding an existing motor showroom and associated activities operating from adjoining lands.

As delegate of the Minister for Planning, I have now issued a Gateway Determination, which is attached. The Determination is that the matter should not proceed for the reason listed in the attached Determination schedule.

A strategic land use review of the site/locality by Council is required which may identify opportunities for commercial and light industrial land uses or alternatively, suggest that the location should remain mainly residential in nature. In any event, lands owners should be given some certainty in relation to Council's future vision for the area rather than a continuation of an ad-hoc approach to land use decisions. The strategic work could occur as part of the development of Council's Principal LEP or form the basis of a separate Planning Proposal.

Should you have any queries in regard to this matter, please contact Mr Tim Deverell in the Regional Office of the Department.

Yours sincerely,


Sam Haddad
Director-General

28/10/2009

Gateway Determination

Planning Proposal (Department Ref: D09/00043): To enable the redevelopment of 34 Forbes Road, 19 and 29-31 Molong Road, West Orange for the purpose of expanding an existing motor showroom and associated activities operating from adjoining lands ("West Orange Motors").

I, the Director General as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment of the Orange Local Environmental Plan 2000 to enable the redevelopment of 34 Forbes Road, 19 and 29-31 Molong Road, West Orange for the purpose of expanding an existing motor showroom and associated activities operating from adjoining lands **should not proceed** for the following reason(s):

1. The Planning Proposal represents an ad hoc and non-strategic approach to planning for this locality. This ad hoc approach is inconsistent with the Orange Sustainable Settlement Strategy which confirmed the land for residential purposes.

Dated 20th day of October 2009.



Sam Haddad
Delegate for the Minister for Planning