



Planning

Office of the Director-General

Contact: Wade Morris
Phone: (02) 6841 2180
Fax: (02) 6884 8483
Email: Wade.Morris@planning.nsw.gov.au
Postal: PO Box 58, Dubbo NSW 2830

Our ref: D09/00037

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

Dear Mr Styles,

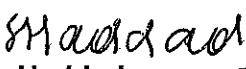
Re: Planning Proposal to rezone 1501-1503 Forest Road, Orange ('Carmen's Site') from rural to urban land to permit expansion of existing business uses (cafe, post office), additional business uses including a motel, and for residential development

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 rezone 1501-1503 Forest Road, Orange from rural to urban land to permit expansion of existing business uses (cafe, post office), additional business uses including a motel, and for residential development.

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 reasons listed in the attached Determination schedule.

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

Yours sincerely,


Sam Haddad
Director-General

29/10/2009

Gateway Determination

Planning Proposal (Department Ref: D09/00037): To rezone 1501-1503 Forest Road, Orange ('Carmen's Site') from rural to urban land to permit expansion of existing business uses (cafe, post office), additional business uses including a motel, and for residential development.

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 rezone 1501-1503 Forest Road, Orange ('Carmen's Site') from rural to urban land to permit expansion of existing business uses (cafe, post office), additional business uses including a motel, and for residential development **should not proceed** for the following reason(s):

1. There is currently an adequate supply of residential and business zoned land in the South Orange area.
2. There is no strategic justification for this planning proposal to be undertaken prior to the completion of the Principal LEP. The Orange Sustainable Settlement Strategy (2004) has identified the subject land as having medium to long term potential for urban residential. No other local strategies suggest an immediate need for this planning proposal.
3. In the existing 1(a) General Farming zone, it is already currently permissible with consent to undertake a motel development, a restaurant development and a convenience store development.
4. The site currently requires the augmentation of water and sewerage systems to support the scale of the proposed development. No schedule for this to occur has been identified in the planning proposal.

Dated

29th

day of

October

2009.



Sam Haddad
Delegate for the Minister for Planning