



Planning

Office of the Director-General

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Our ref: D09/00044

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

Dear Mr Styles,

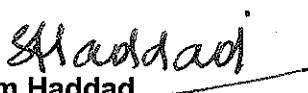
Re: Planning Proposal to rezone land off Gorman Road, Dean Drive and The Escort Way, Orange from rural to residential land to allow the development of 110 serviced allotments with an average lot size of 4,000m².

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 62.97ha of land off Gorman Road, Dean Drive and The Escort Way, Orange from rural to residential land to allow the development of 110 serviced allotments with an average lot size of 4,000m².

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.

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

Yours sincerely,


Sam Haddad
Director-General

28/10/2009

Gateway Determination

Planning Proposal (Department Ref: D09/00044): To rezone land off Gorman Road, Dean Drive and The Escort Way, Orange from rural to residential land to allow the development of 110 serviced allotments with an average lot size of 4,000m².

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 land off Gorman Road, Dean Drive and The Escort Way, Orange from rural to residential land to allow the development of 110 serviced allotments with an average lot size of 4,000m² **should not proceed** for the following reason(s):

1. There is no strategic justification for additional 4,000m² allotments of land in Orange at this time. The Orange Sustainable Settlement Strategy makes no reference to the need for larger residential blocks in any location in Orange. Council should review the Sustainable Settlement Strategy to include an up-to-date supply and demand analysis identifying the need for 4,000m² allotments before this planning proposal can be considered.
2. There is sufficient land approved and undeveloped or zoned in Orange to indicate that, based on the current take-up rate, Orange has approximately 15-18 years of land available for housing.
3. The Orange Sustainable Settlement Strategy only identifies the Gorman Road area as a medium-long term housing option. It recommends that the area be maintained for Rural Residential for the medium to long term future or until the Sustainable Settlement Strategy is revised.
4. Servicing and infrastructure needs were not adequately addressed in the Planning Proposal.

Dated 28th day of October 2009.


Sam Haddad
Delegate for the Minister for Planning