



## **Gateway Determination**

***Planning proposal (Department Ref: PP\_2016\_ORANG\_003\_00): to increase the height of buildings over part of Lot 564 DP 776383 at 194 Anson Street, Orange.***

I, Executive Director, Regions, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to the *Orange Local Environmental Plan 2011* to increase the height of buildings over part of Lot 564 DP 776383 at 194 Anson Street, Orange should proceed subject to the following:

1. Prior to community consultation Orange City Council is to review the *Orange City Centre Plan 2010 - Development Guidelines* in respect to the land bounded by Anson Street, Summer Street, Lords Place and Kite Street and submit to the Department for endorsement. This review will address the height of buildings controls and floor space ratio applicable to the Orange City Centre area. This work is to include consideration of the proposed 20 metre high apartment building in context with the Anson Street streetscape.
2. The revised *Orange City Centre Plan* work is to be placed on public exhibition as part of the community consultation package.
3. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
  - a) The planning proposal is required to be made publicly available on exhibition for 28 days.
  - b) The relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning and Environment 2016)
4. Consultation is required with the Office of Environment and Heritage (Heritage) under section 56 (2)(d) of the EP&A Act.

The Office of Environment and Heritage (Heritage) is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from

any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. Prior to submission of the planning proposal under section 59 of the EP&A Act, the LEP maps must be prepared and be compliant with the Department's 'Standard Technical Requirements for Spatial Datasets and Maps'.
7. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated *5<sup>th</sup>* day of *October* 2016.

  
**Stephen Murray**  
**Executive Director Regions**  
**Planning Services**

**Delegate of the Minister for Planning**