



Mr Gordon Kirkby
Chair
Western Joint Regional Planning Panel
c/o Regional Panels Secretariat
GPO Box 39
Sydney NSW 2001

Dear Mr Kirkby *Gordon*

Gateway Review application – Clergate Hills (PP_2016_ORANG_002_00)

I am writing to advise the Western Joint Regional Planning Panel that a Gateway Review request has been submitted to the Minister for Planning for consideration.

The review request relates to a proposal to amend the Orange LEP 2011 to rezone approximately 290ha of land at Clergate Hills from a mix of IN1 General Industrial and RU1 Primary Production to facilitate a 450 large lot residential development. On 10 June 2016 the Department issued a Gateway determination that required just under 100ha to be removed from the proposal prior to exhibition.

The proponent has asked that the matter be referred to the Western Joint Regional Planning Panel for an independent review of the Gateway determination, specifically condition 1.

The Panel is requested to review the request and recommend to the Minister whether the Gateway determination condition should be upheld, amended or deleted.

The Panel is encouraged to meet with the Department, Council, and the proponent to clarify any issues before completing the review. The contact details of the relevant officers and the proponent can be found within the supporting information. The advice and recommendation should be provided to the Southern Regional Office of the Department of Planning and Environment.

The Southern Regional Office will contact the Regional Panels Secretariat to arrange for all relevant information and documents to be made available to assist the Panel in its review.

Should you have any further enquiries about this matter, I have arranged for Ms Louise Myler, of the Department's Southern Regional Office to assist you. Louise may be contacted on (02) 4224 9463.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

16/10/2016

Department of Planning and Environment