



## Alteration of Gateway Determination for planning proposal (PP\_2016\_ORANG\_002\_00)

**Purpose:** To recommend the Director Regions, Western as delegate for the Minister agree to alter the Gateway determination for planning proposal (PP\_2016\_ORANG\_002\_00).

**Analysis:** A Gateway determination was issued on 10 June 2016 for the planning proposal, which seeks to rezone land in North Orange known as Clergate Hills from RU1 Primary Production and IN1 General Industrial to R5 Large Lot Residential and E3 Environmental Management.

An alteration to the Gateway determination has been requested to extend the completion date for six (6) months until 17 June 2018. The request is considered to have merit as it will allow Council to meet the Gateway conditions.

### Recommendation

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As delegate of the Minister:

1. **agrees** under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act), to alter the Gateway determination for planning proposal (PP\_2016\_ORANG\_002\_00) in accordance with the Alteration of Gateway determination document at ([Attachment A](#)), which in summary involves the following:
  - delete condition 6 and replace with a new condition 9 to extend the LEP amendment completion date by six (6) months until 17 June 2018.
2. **agrees** that the community and agency consultation requirements in conditions 1, 2 and 3 of the Gateway determination are yet to be satisfied;
3. **signs** the Alteration of Gateway determination ([Attachment A](#));

### Approval

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Katrine O'Flaherty

Director Regions,  
Western Planning  
Services



24.11.2017

## Key reasons

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### Planning proposal

Council has prepared a planning proposal which seeks to rezone land from RU1 Primary Production and IN1 General Industrial to a combination of zone R5 Large Lot Residential and E3 Environmental Management for land known as Lot 15 DP6694, Lot 3 DP255983, Lot 2 DP255983, Lot 14 DP6694 and Lot 25 DP6694, being located at the end of Leeds Parade, adjacent to Clergate Road, in North Orange.

The Gateway determination issued on 10 June 2016 ([Attachment C](#)) determined that the proposal should proceed subject to conditions. The Gateway determination was altered on 6 February 2017, altering Conditions 1, 2, 3, 4, 5 and 8 and setting a new completion date of 17 December 2017 in Condition 9.

### Council requests an extension of time to complete the planning proposal

The original Gateway determination required that the Local Environmental Plan (LEP) be finalised in 12 months from the week following the date of the Gateway determination.

Council has requested that the period to complete the LEP be extended and an additional six (6) months, (until 17 June 2018) is sufficient to allow finalisation. This will result in the LEP being completed in a total of 24 months.

It is considered that the date be extended to 17 June 2018 to allow for the preparation of supporting information to meet Condition 1 of the Gateway Determination. The submission of appropriate material will enable the planning proposal to be prepared for public consultation.

### Community consultation

The planning proposal has not been placed on public exhibition.

## Attachments

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Attachment	Title
A	Alteration of Gateway determination
B	Letter to Council

## **Alteration of Gateway Determination**

***Planning proposal (Department Ref: PP\_2016\_ORANG\_002\_00)***

I, Director Regions, Western, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979 (the Act)* to alter the Gateway determination dated 10 June 2016 (as since altered) for the proposed amendment to the Orange Local Environmental Plan 2011 as follows:

1. Delete:

‘condition 9’,

and replace with:

a new condition 9: The LEP is to be completed no later than 17 June 2018.

Dated 24 November 2017.



**Katrine O'Flaherty**  
**Director Regions, Western**  
**Planning Services**  
**Department of Planning and Environment**  
  
**Delegate of the Minister for Planning**