



Gateway Determination

Planning proposal (Department Ref: PP_2019_CABON_001_00): to amend the Cabonne Local Environmental Plan 2012 to add an additional permitted use to schedule 1 to enable the development of seniors housing on Lot 109 DP 652726, 59 Queen Street, Molong.

I, the Deputy Secretary, Local Government, Planning and Policy at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Cabonne Local Environmental Plan 2012 to add an additional permitted use to schedule 1 to enable the development of seniors housing on Lot 109 DP 652726, 59 Queen Street, Molong should not proceed for the following reasons:

1. The planning proposal does not have sufficient strategic planning justification as it is inconsistent with the Central West and Orana Regional Plan 2036 and not supported by the Cabonne Settlement Strategy.
2. The planning proposal has insufficient site-specific merit as the site is not near services and facilities, and such services and facilities cannot be easily accessed by pedestrians or by public transport. The locality is not appropriate for development of this density.
3. Inconsistencies with some section 9.1 Ministerial Directions are unlikely to be able to be justified.

The strategic need for seniors housing development in Molong is not in question. Council should undertake a strategic assessment to identify suitable sites with the appropriate characteristics for seniors housing development.

Dated 6th day of November 2019.

**Tim Hurst
Deputy Secretary
Local Government, Planning and
Policy
Planning and Assessment
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces**