



Mr Bradley Byrnes
General Manager
Cabonne Council
PO Box 17
MOLONG NSW 2866

Dear Mr Byrnes

Planning proposal PP_2019_CABON_001_00 to amend Cabonne Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* and additional information received on 7 August 2019 in respect of the planning proposal to amend the Cabonne Local Environmental Plan (LEP) 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.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should not proceed for the reasons outlined in the enclosed Gateway determination. Overall, the proposal does not demonstrate sufficient strategic or site-specific merit.

The need for seniors housing in Molong is not in question. It is recommended that Council undertake a strategic assessment to identify sites with the appropriate characteristics for seniors housing development consistent with Council's Settlement Strategy and Action 26.2 of the Central West and Orana Regional Plan. This would generally include better located sites, many of which have seniors housing as a permissible use and would not require an LEP amendment.

Council's Local Strategic Planning Statement could identify the need for strategic investigation of preferred sites for seniors housing development to be undertaken as a priority.

The Department of Planning, Industry and Environment's Western Region team is available to work through potential options with Council.

Should you have any enquiries about this matter, I have arranged for Ms Amanda Carnegie of the Western Region, Department of Planning, Industry and Environment, to assist you. Ms Carnegie can be contacted on 5852 6808.

Yours sincerely

Tim Hurst
Deputy Secretary, Local Government, Planning and Policy
Planning and Assessment 6/11/19
Encl: Gateway determination