



Mr Gary Styles
General Manager
Orange City Council
PO Box 35
ORANGE NSW 2800

Dear Mr Styles,

Planning Proposal (PP_2017_ORANG_001_00) to amend Orange LEP 2011 to rezone and reclassify land – Perc Griffith Way and Mitchell Highway, Orange

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to amend the Orange LEP 2011 to rezone land from zone E3 Environmental Management to zone RE2 Private Recreation and reclassify land from Community Land to Operational Land.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed, subject to conditions in the attached Gateway determination (Attachment 1). The subject land is indicated to be located in the Orange Drinking Water Catchment area and I have requested Council consult with NSW Health in relation to this matter.

It is noted that Council has not requested to be issued with delegation for this planning proposal as the planning proposal involves the reclassification of Community Land to Operational Land with interests changed. Authorisation for Council to exercise delegation to make the Plan has therefore not been issued in this case.

Council is reminded of its obligations in relation to the proposed reclassification of land in accordance with Planning Practice Note PN16_001 Classification and Reclassification of public land through a local environmental plan. A copy of the Practice Note should be exhibited with the planning proposal.

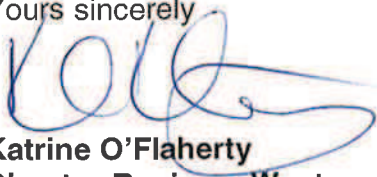
The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 10 weeks prior to the projected publication date. This request is to be forwarded to the Department of Planning and Environment's Western Region office (westernregion@planning.nsw.gov.au).

All related files for the LEP Amendment, including Maps, Map Cover Sheet, Planning Proposal document, section 59 Reporting and GIS data, if available, must be submitted to the Department via the Planning Portal Website at <https://www.planningportal.nsw.gov.au/planning-tools/online-submission-planning-data>. To submit the data, Council is required to create an account and log in using these details.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning and Assessment Act, 1979* if the timeframes outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Nita Scott of the Department's Western Region office to assist you. Ms Scott can be contacted on (02) 68412180.

Yours sincerely



Katrine O'Flaherty
Director Regions, Western
Planning Services

Encl:
Attachment 1 – Gateway determination

27-3-2017