



David Waddell
Chief Executive Officer
Orange City Council
PO Box 35
Orange NSW 2800

Attention: Alison Phillips, Town Planner (Strategic), Development Services

Dear Mr Waddell

Planning proposal (Department Ref: PP-2021-2499): to amend zone and minimum lot size for parts of 41 Park Road and 55 Rifle Range Road, Shiralee, Orange

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* (the Act) in respect of the planning proposal to amend the Orange City Council LEP 2011 to facilitate 10 additional dwellings at Shiralee Urban Release Area (parts of Lot 11 DP 750401, 41 Park Road and Lot 88 DP 750401, 55 Rifle Range Road) as adopted by Council on 2 March 2021.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 6 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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six (6) weeks prior to the projected publication date. A copy of the request should be forwarded to the Department's Western Region Office (westernregion@planning.nsw.gov.au) for administrative purposes.

All related files for LEP Amendment, including PDF Maps, Map Cover Sheet, planning proposal document and GIS Data, if available, must be submitted to the Department via the Planning Portal Website at 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Oyshee Iqbal, Planning Officer, from the Department of Planning, Industry and Environment, Western Region office, to assist you. Ms Iqbal can be contacted on 5852 6824.

Yours sincerely



21.4.21

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination