



David Waddell
Chief Executive Office
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-2021-2977): to amend height of building and permit additional uses for the Eastside Precinct renewal, 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 Eastside Precinct renewal as adopted by Council on 6 April 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 determination for Council to be authorised as the local plan-making authority.

During finalisation, in consultation with Parliamentary Counsel's Office, Council could consider the need for additional specific zone objective/s for zone B6-Enterprise Corridor under Orange LEP 2011 relative to the Eastside Precinct. The new objective/s could support development for uses recommended by this planning proposal and refer to facilitating revitalisation of Eastside Precinct.

The amending local environmental plan (LEP) is to be finalised within nine (9) months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal within two (2) months. 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. To submit the data, Council is required to use Council's account and upload information as required.

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



19.5.21

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination