

## Gateway Determination

**Planning proposal (Department Ref: PP-2021-6584):** to rezone land from E3 Productivity Support to R1 General Residential and amend minimum lot size from 2ha and 2000m<sup>2</sup> to 500m<sup>2</sup> at 274 Leeds Parade and part of 264 Leeds Parade, Orange.

I, the Director, Western Region at the Department of Planning 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* (the Act) that an amendment to the Orange Local Environmental Plan 2011 to amend zone and minimum lot size for 274 Leeds Parade and part of 264 Leeds Parade, Orange should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal and all supporting documents and reports are to be updated to:
  - (a) Include the additional subject land, being part of 264 Leeds Parade
  - (b) delete all superseded employment zoning references and replace with correct zone
  - (c) include the land being rezoned residential as an Urban Release Area on the appropriate maps.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (d) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2023) and must be made publicly available for a minimum of 20 working days; and
  - (e) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2023).
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
  - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act; and

- (c) there are no outstanding written objections from public authorities.
5. The LEP should be completed on or before 01 April 2024.

Dated 15<sup>th</sup> day of September 2023.

A handwritten signature in black ink, appearing to read 'G. Hopkins', with a stylized, cursive script.

**Garry Hopkins  
Director, Western Region  
Local and Regional Planning  
Department of Planning and Environment**

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