

Gateway Determination

Planning proposal (Department Ref: PP-2023-2696): *Rezone land to R1 General Residential and introduce 500m2 MLS at part 168 Shiralee Road, Orange*

I, the Manager, Southern, Western and Macarthur Region at the Department of Planning, Housing and Infrastructure, 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 rezone land to R1 General Residential and introduce 500m2 MLS at part 168 Shiralee Road, Orange should proceed subject to the following

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 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 or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 6 October 2025.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to update the project timeline and forwarded to the Minister under s 3.34(6) of the Act.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) 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 Guideline* (Department of Planning and Environment, August 2023).

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act

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 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 LEP should be completed on or before 6 October 2025.

Dated 28 November 2024

A handwritten signature in black ink that reads "Holland". The signature is written in a cursive style with a large initial 'H'.

Jessica Holland
Manager, Southern, Western and Macarthur
Region
Local Planning and Council Support
**Department of Planning, Housing and
Infrastructure**

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