

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

Our ref: PP-2023-45/IRF23/1589

Attention: Mr Craig Mortell - Senior Planner – Development Services

Dear Mr Waddell

**Planning proposal PP-2023-45 to amend Orange Local Environmental Plan 2011 –
Sweetheart Drive Rezoning**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone the land and introduce a minimum lot size at Lot 90 DP 1284877 Hawke Lane, Orange from RE1 Public Recreation and R1 General Residential with a 700m² minimum lot size.

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

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 15 July 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. As this is a minor amendment, Council is to request Parliamentary Counsel's Office commence drafting as soon as practicable. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Shili Wang to assist you. Ms Wang can be contacted on 02 5852 6800.

Yours sincerely

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

27th September 2023

Garry Hopkins
Director, Western Region
Local and Regional Planning

Encl: Gateway determination