

Gateway Determination

Planning proposal (Department Ref: PP-2023-934): Rezone, MLS and mapping amendments at 277 Cargo Road, Orange

I, the A/Director, 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 R2 Low Density Residential, reduce the minimum lot size and amend mapping should proceed subject to the following:

Gateway Conditions

1. Prior to public exhibition, the planning proposal is to be updated to:
 - (a) Reference correct zone name - C3 Environmental Management. All references and mapping referencing 'E3' are to be removed.
 - (b) Reference current adopted minimum lot size mapping. All mapping showing blue outline and all references to 'Area 1' are to be removed and all applicable map references are to be updated from 'V' to 'V1'.
2. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - Cabonne Shire Council (regarding the drinking water catchment matters)
 - Department of Climate Change, Energy, Environment and Water (regarding removal of biodiversity mapping)
 - Department of Primary Industries (regarding impact to BSAL mapped land)
 - Transport for NSW (regarding access to classified road, infrastructure arrangements, and introduction of URA)

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

3. 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 as 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).

4. 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).
5. The LEP should be completed on or before 30 April 2025.

Dated 1 August 2024

Chantelle Chow
Acting Director, 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