



Department of Planning, Housing and Infrastructure

PO Box 35
ORANGE NSW 2800

Mr David Waddell
Chief Executive Officer
Orange City Council

Dear Mr Waddell

Planning proposal PP-2023-934 – Alteration of Gateway Determination

I refer to your correspondence in relation to revisions to planning proposal PP-2023-934 at 277 Cargo Road, Orange which now seeks to:

- rezone the land from C3 and RU1 to R2 Low Density Residential and R1 General Residential;
- reduce the MLS from 100ha to 1500m² and nil (for R1 zoned land);
- introduce an Urban Release Area (URA) at the site;
- remove terrestrial biodiversity Lot A DP408148 and part of the adjoining Lot 4 DP1099080;
- retain the drinking water catchment mapping; and
- introduce Buffer Area Mapping (and associated local provision).

I note that the amended planning proposal is supported however the proposed introduction of the Buffer Area Mapping is not supported. There is insufficient justification for the proposed Buffer Area Mapping and it is recommended to be removed from the proposal. Should Council wish to pursue this outcome, it is recommended a separate amendment suitably justifying the reasons for implementation be sought.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 1 August 2024 for PP-2023-934. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, have arranged for Llyan Smith to assist you. Ms Smith can be contacted on llyan.smith@dpie.nsw.gov.au.

Yours sincerely

Chantelle Chow
Acting Director, Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Alteration of Gateway Determination