

10 June 2020

Damien Pfieffer
Department Planning and Environment
PO Box 58
Dubbo NSW 2830

Dear Damien

Re: Draft Orange LEP 2011 Amendment 27 – 185 Leeds Parade

At its meeting of 2 June 2020, Council considered the attached report and planning proposal for an amendment to the Orange LEP 2011. Council resolved:

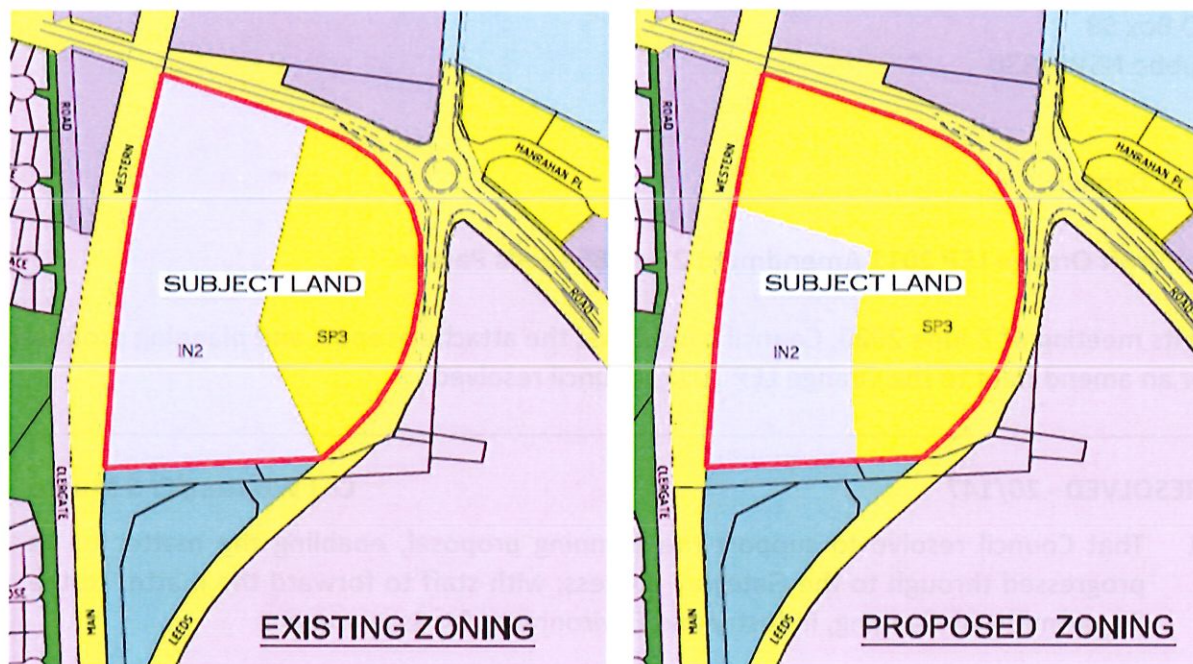
RESOLVED - 20/147

Cr J Whitton/Cr S Munro

- 1 That Council resolve to support the planning proposal, enabling the matter to be progressed through to the Gateway process; with staff to forward the matter to the Department of Planning, Industry and Environment for assessment.
- 2 That the matter then proceed in accordance with any requirements or conditions of a Gateway Determination before being returned to Council once the public and agency consultations have been concluded.
- 3 That Council require the site to be subject to a Development Control Plan in the form of a masterplan that addresses:
 - Urban design outcomes with respect to the presentation of the site to the frontages of Leeds Parade and the Northern Distributor Road.
 - Measures to address potential acoustic impacts emanating from the site.
 - Pedestrian and cyclist linkages and permeation of and through the site.
 - Size, height and number limits on the extent of pylon signs, as well as appropriate and preferred locations for such signs.
- 4 That the proponent be advised of the need to prepare a masterplan addressing the above matters, to enable future development of the site to proceed in an orderly manner.

Accordingly, we are submitting the enclosed documents for consideration at the next available Gateway meeting. I confirm that Council is seeking delegations to make the plan.

The Planning Proposal seeks to partially rezone 185 Leeds Parade (Lot 4 DP 1185665) which is currently a combination of SP3 Tourist and IN2 Light Industrial zones. The change would retain both of these zones, increasing the area of SP3 at the expense of some of the IN2. The extent of zone changes are shown in the diagram below. No other changes are proposed.



Yours faithfully

Craig Mortell
SENIOR PLANNER DEVELOPMENT SERVICES