



D14/20758
F1313

3 September 2014

Department of Planning and Infrastructure
Western Region
(Attention Ashley Albury)
PO Box 58
DUBBO NSW 2830

Dear Ashley

DRAFT AMENDMENT 4 TO ORANGE LOCAL ENVIRONMENTAL PLAN 2011

Council writes to request a Gateway Determination for the enclosed Planning Proposal. The proposal is intended to become Amendment 4 to the Orange Local Environmental Plan 2011. As seen on the attached maps, the subject land is bounded by the Railway line to the north, Pinnacle Road to the west, Hawke Lane to the south and the DPI site and rifle range to the east.

The Planning Proposal arises as a consequence of the Orange LEP 2011 Amendment 1 process. Amendment 1 rezoned the subject land from RU1 Primary Production to R2 Low Density Residential but also placed the land on the Urban Release Area Map pending the preparation of a Master Plan DCP for the site.

The Master Plan has since been prepared, exhibited and was adopted by Council at its Sustainable Development Committee meeting of 2 September 2014. The Master Planning exercise has enabled a thorough investigation of the site constraints and opportunities leading to a more refined zoning and lot size pattern as well as appropriate DCP controls to guide the subsequent development of this important new suburb.

In summary the enclosed Planning Proposal involves:

- Rezoning of proposed public open space from R2 Low Density Residential to RE1 Public Recreation.

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- Rezoning of a proposed village centre and community facility from R2 land to B1 Neighbourhood Centre.
- Rezoning some of the R2 land to R1 General Residential to reflect the intended densities.
- Changes to the Minimum Lot Size Map to reflect the intended densities.
- A change to the Land Reservation Acquisition Map to ensure that the proposed community centre site can be secured.
- Amendment to Clause 4.1B to exclude the subject land from the provisions of that clause.

Council awaits the Gateway's earliest convenience.

Yours faithfully



David Waddell

DIRECTOR DEVELOPMENT SERVICES

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