

Mapping Correction Planning Proposal, Section 73A Amendment to Orange Local Environmental Plan 2011 – Amendment 5

Introduction

This Planning Proposal seeks approval for a housekeeping amendment to the Orange Local Environmental Plan 2011 (LEP 2011) to amend the Land Zoning Maps for the site (part lot 300 DP 883628). It is submitted by Orange City Council as the proponent.

The land that is the subject of this Planning Proposal consists of an irregular 'elbow or boomerang' shaped strip of land of variable width fronting Leeds Parade (i.e. the land shown highlighted on figure 1. As part of preparation of Amendment 1 this land was shown on exhibition documents as being rezoned from RE1 Public Recreation to IN1 General Industrial

Part 1 Objectives and Intended Outcomes

This part comprises a brief statement outlining the objectives and intended outcomes of the proposed amendment.

Part 2 Explanation of the Provisions

This part comprises a plain English explanation of the provisions and changes that are to be included in the amendment.

Part 3 Justification

This part establishes the justification for the objectives, outcomes and provisions and the process for their implementation.

Part 4 Community Consultation

This part details the level and methods of community consultation that is to be undertaken on the planning proposal.

Part 5 Project Timeline

This part consists of a table that sets out the key project milestones and anticipated commencement and completion dates for each milestone. The dates shown are indicative only and subject to review as the project progresses.

Part 1 Objectives and Intended Outcomes

The objectives of this planning proposal are:

To amend the Land Zoning map, sheet LZN_008C, of the Orange Local Environmental Plan 2011 to rezone an irregular shaped section of Lot 300 DP 883628 from RE1 Public Recreation to IN1 General Industrial.

Part 2 Explanation of the Provisions

Amendment of Sheet LZN_008C of the Land Zone Map in accordance with the proposed Sheet LZN_008C of the Land Zone Map shown at attachment 1

Part 3 Justification

Section A – Need for the planning proposal

1. *Is the planning proposal a result of any strategic study or report?*

The planning proposal seeks to rectify an omission from Orange LEP 2011 Amendment 1. As such it is consistent with all strategic studies that were associated with that Amendment. Otherwise there are no strategic studies or reports pertaining to this matter.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The planning proposal is the best known means of achieving the intended outcomes.

3. *Is there a net community benefit?*

Yes. The result of the planning proposal will enable Council to dispose of a small amount of land that is not suited to public recreation purposes, thereby slightly reducing Council's maintenance costs.

Section B – Relationship to strategic planning framework

4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?*

The proposal is not inconsistent with the Blayney, Orange, Cabonne subregional strategy

5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The proposal is not inconsistent with the Orange Community Strategic Plan

6. *Is the planning proposal consistent with applicable state environmental planning policies?*

There are no applicable SEPPs relevant to the proposal.

7. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

There are no applicable S.117 Directions relevant to the proposal.

Section C – Environmental, social and economic impact

8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No.

10. How has the planning proposal adequately addressed any social and economic effects?

The primary social effects of the proposal are beneficial in terms of improving the trading capacity and performance of industrial zoned land, reducing the maintenance costs incurred by Council and realising the capital value of the land for the benefit of ratepayers.

Section D – State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

Yes.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The subject of the planning proposal was previously communicated to relevant State and Commonwealth public authorities as part of the Amendment 1 process. The responses and submissions received during that process did not raise any concerns with regard to the subject of this planning proposal.

Part 4 Community Consultation

The planning proposal seeks to remedy an omission from the Amendment 1 project. Council is therefore seeking authorisation under Section 73A of the Environmental Planning and Assessment Act 1979 to undertake an expedited amendment consistent with the publicly exhibited version of Amendment 1. Accordingly no additional community consultation is proposed, unless so directed by the Gateway Determination.

Part 5 Project Timeline

The following table provides an overview of the intended project timeline for this Planning Proposal.

Project stage	Commencement	Completion
Gateway Determination	Mid September 2014	Late September 2014
Completion of technical information	None anticipated	
Government Agency consultation	None anticipated	
Public Exhibition Period	None anticipated	
Public Hearing	Not required	
Consideration of Submissions	None anticipated	
Consideration of post exhibition proposals (none anticipated)	None anticipated	
Seeking and obtaining legal opinion from Parliamentary Counsels Office	Early October 2014	Mid October 2014
Submission to the Department of Planning and Infrastructure to finalise	Late October 2014	
Anticipated date the plan will be forwarded to the Department for notification	Late October 2014	
Anticipated date the plan will be made	Early December 2014	

Environmental Planning and Assessment Act 1979

Orange Local Environmental Plan 2011 (Amendment No 5)

Orange City Council
PO Box 35
Orange NSW 2800

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Land Zoning Map LZN_008C	6150_COM_LZN_008C_010_20130530

The following map sheets are adopted:

Map Sheet	Map Identification Number
Land Zoning Map LZN_008C	6150_COM_LZN_008C_010_20140912

Certified

[Title of Council Delegate]

[Date] Minister for Planning and Infrastructure

[Date]



Orange Local Environmental Plan 2011

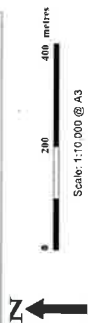
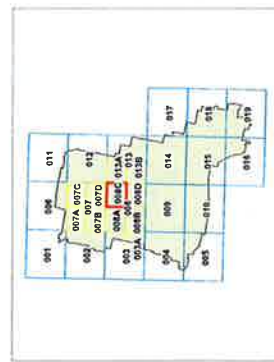
Land Zoning Map - Sheet LZN_008C

Land Zoning

B1	Neighbourhood Centre	IN1	General Industrial
B2	Local Centre	IN2	Light Industrial
B3	Commercial Core	R1	General Residential
B4	Mixed Use	R2	Low Density Residential
B5	Business Development	R3	Medium Density Residential
B6	Enterprise Corridor	R5	Large Lot Residential
B7	Business Park	RE1	Public Recreation
E2	Environmental Conservation	RU1	Private Production
E3	Environmental Management	RU5	Village
E4	Environmental Living	SP2	Infrastructure
IN1	General Industrial	SP3	Tourist
IN2	Light Industrial		
R1	General Residential		
R2	Low Density Residential		
R3	Medium Density Residential		
R5	Large Lot Residential		
RE1	Public Recreation		
RU1	Private Production		
RU5	Village		
SP2	Infrastructure		
SP3	Tourist		

Cadastral

Cadastral 30/03/2010 © Land and Property Information (LPI)
 Addendum 29/04/2013 © Orange City Council



Projection: GDA 1984

Map Information

6150_C01_LZN_008C_010_20140912

