

D15/41634
F1749



28 October 2015

Ashley Albury
Department of Planning and Environment
PO Box 58
DUBBO NSW 2830

Dear Ashley

**ORANGE LOCAL ENVIRONMENTAL PLAN 2011 - AMENDMENT 12
"SPORTSFIELD COMPLEX REZONING"**

I write in respect of land at 40 Priests Lane, Orange - being Lot 33 DP 1012682. Council wishes to rezone most of this land from E3 Environmental Management to RE1 Public Recreation.

40 Priests Lane is approximately 52ha in size and has a direct frontage onto the Northern Distributor Road of approximately 762 metres just east of the Ophir Road intersection. Council wishes to acquire all but approximately 7ha of the site from the current owner for the purposes of a premier rectangular sportsfield complex.

The remaining 7ha in the north-west corner of the site includes the existing house, associated outbuildings and landscaped gardens, which are to be retained by the current owner under the current zone. However, the minimum lot size applying to the land is currently 100ha. As such, it is requested that an Additional Permitted Use be supported to enable a two-lot subdivision of the land in accordance with the Planning Proposal.

For your consideration, please find attached a copy of Council's resolutions in relation to this site, a Planning Proposal and the draft maps. Council requests delegation under a gateway determination to proceed to public exhibition.

Yours faithfully

David Waddell

DIRECTOR DEVELOPMENT SERVICES

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