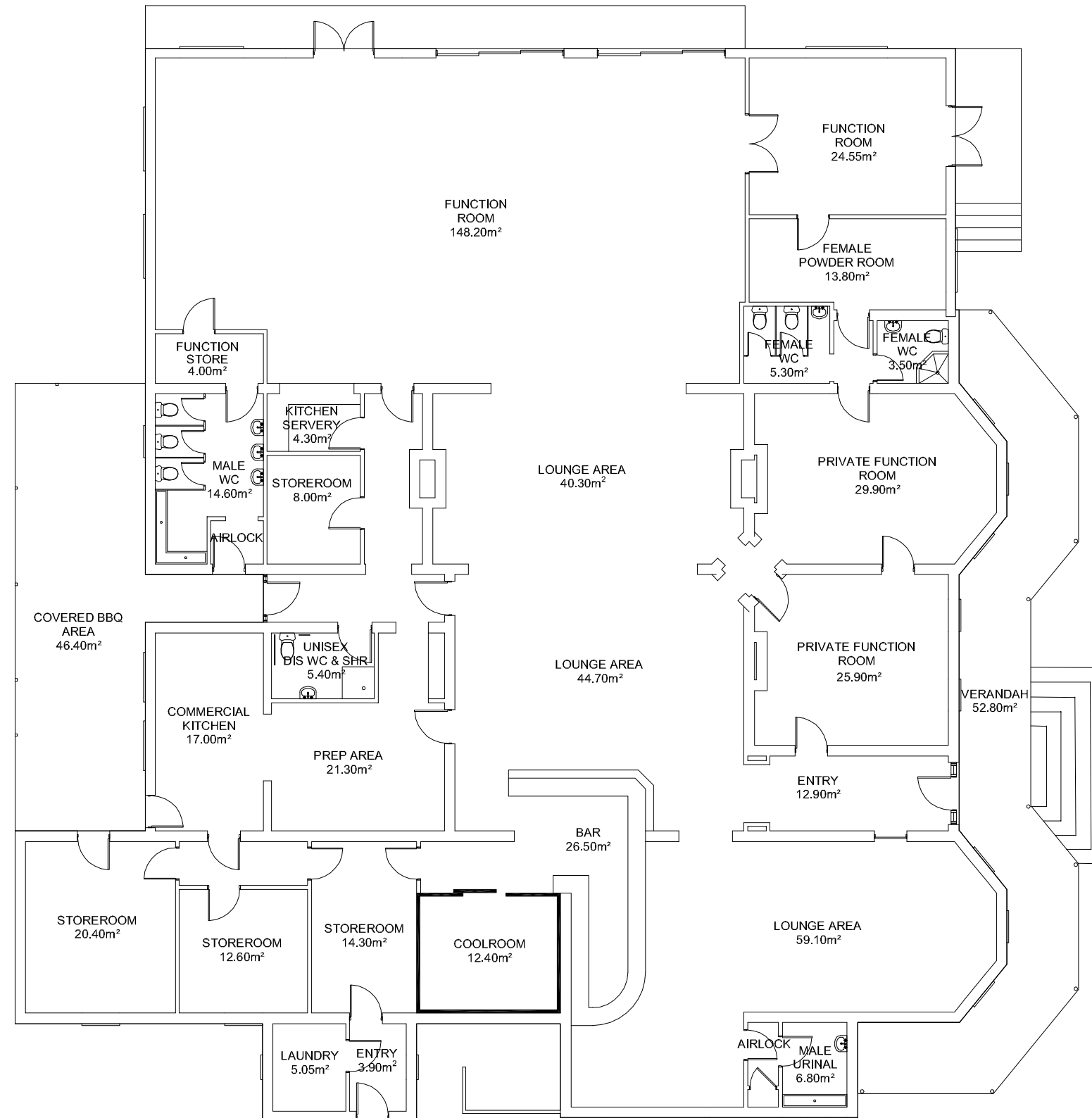




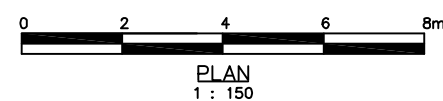
IMPORTANT NOTES		SCALE		PLANNING PROPOSAL - REZONE PART OF SUBJECT LAND FROM R1 GENERAL RESIDENTIAL TO B4 MIXED USE, NEWSTEAD BOWLING CLUB, No. 47-49 HILL STREET, ORANGE				
● THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY ● ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY ● DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY. ● FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN. ● THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY		 PLAN 1 : 600		FIGURE 3 - PROPOSED MASTERPLAN			PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800	
				DATE: 4.05.2015 REFERENCE: 14056RZA SHEET: 3 OF 5				



IMPORTANT NOTES

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SCALE



PLANNING PROPOSAL - REZONE PART OF SUBJECT LAND
FROM R1 GENERAL RESIDENTIAL TO B4 MIXED USE,
NEWSTEAD BOWLING CLUB, No. 47-49 HILL STREET, ORANGE

FIGURE 4 - EXISTING FLOOR PLAN & AREAS

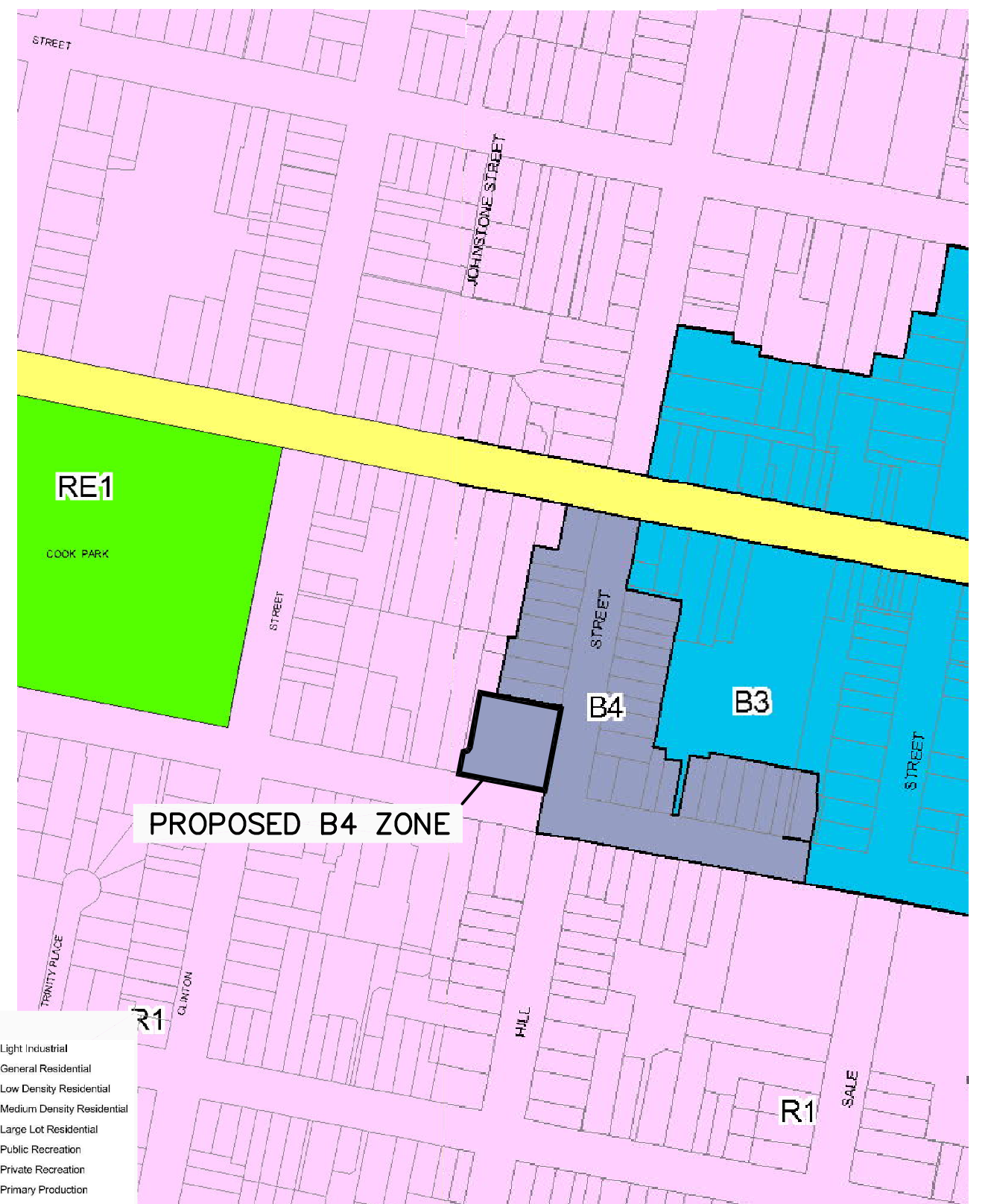
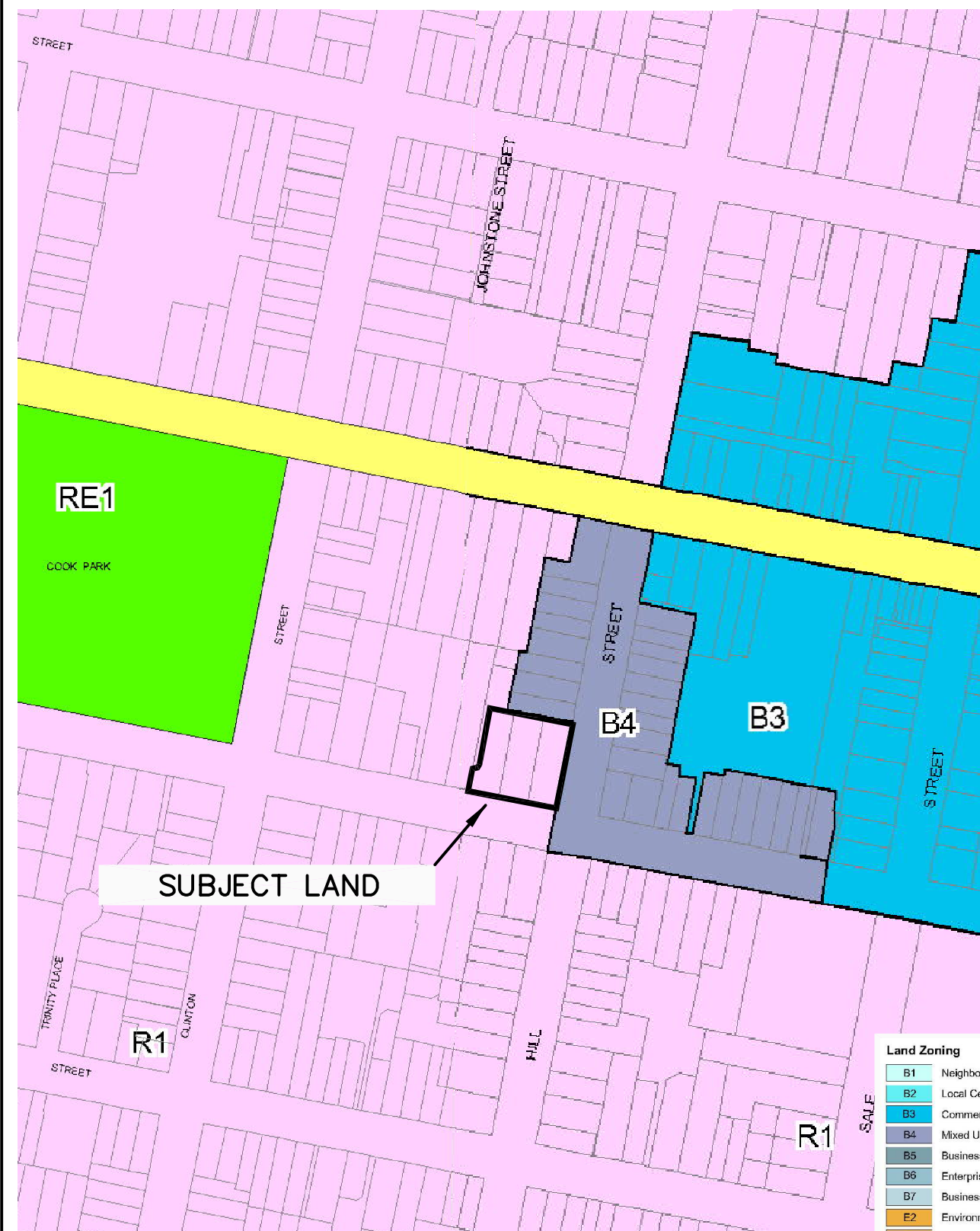
DATE: 4.05.2015

REFERENCE: 14056RZA

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Land Zoning	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU5	Village
SP2	Infrastructure
SP3	Tourist

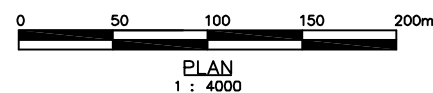
EXISTING ZONING

PROPOSED ZONING

IMPORTANT NOTES

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SCALE



PLANNING PROPOSAL - REZONE PART OF SUBJECT LAND
FROM R1 GENERAL RESIDENTIAL TO B4 MIXED USE,
NEWSTEAD BOWLING CLUB, No. 47-49 HILL STREET, ORANGE

FIGURE 5 - EXISTING & PROPOSED ZONING

DATE: 4.05.2015

REFERENCE: 14056RZA

SHEET: 5 OF 5

PETER BASHA

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Annexure B

State Environmental Planning Policies Schedule of Consideration

Annexure B
State Environmental Planning Policies - Schedule of Consistency
Planning Proposal, Newstead Bowling Club, 47 to 49 Hill Street, Orange

SEPP	Relevance/Comment
SEPP No. 1 - Development Standards	Not applicable
SEPP No. 2 - Minimum Standards for Residential Flat Development	Repealed by SEPP No. 20
SEPP No. 3 – Castlereagh Liquid Waste Disposal Depot	Repealed by Infrastructure SEPP
SEPP No.4 - Development without Consent and Miscellaneous Complying Development	Not applicable
SEPP No. 5 - Housing for Older People or People with Disability	Repealed by SEPP (Housing for Seniors or People with a Disability) 2004
SEPP No. 6 - Number of Storeys in a Building	Not applicable
SEPP No. 7 - Port Kembla Coal Loader	Repealed by Infrastructure SEPP
SEPP No. 8 - Surplus Public Land	Repealed by Infrastructure SEPP
SEPP No. 9 - Group Homes	Repealed by Infrastructure SEPP
SEPP No. 10 - Retention of Low-Cost Rental Accommodation	Not applicable
SEPP No. 11 - Traffic Generating Developments	Repealed by Infrastructure SEPP
SEPP No. 12 - Public Housing (Dwelling Houses)	Repealed by SEPP No. 53
SEPP No. 13 - Sydney Heliport	Repealed by Sydney REP No. 26 - City West
SEPP No. 14 - Coastal Wetlands	Not applicable
SEPP No. 15 - Rural Land Sharing Communities	Not applicable
SEPP No. 16 - Tertiary Institutions	Repealed by Infrastructure SEPP
SEPP No. 17 - Design of Building in Certain Business Centres	Did not proceed
SEPP No. 18 - Public Housing	Did not proceed
SEPP No. 19 - Bushland in Urban Areas	Not applicable
SEPP No. 20 - Minimum Standards for Residential Flat Development	Repealed by SEPP No. 53
SEPP No. 21 – Caravan Parks	Not applicable
SEPP No. 23	Not allocated
SEPP No. 24 - State Roads	Did not proceed
SEPP No. 25 - Residential Allotment Sizes	Repealed by SEPP No. 53
SEPP No. 26 - Littoral Rainforests	Not applicable
SEPP No. 27 - Prison Sites	Repealed by Infrastructure SEPP
SEPP No. 28 - Town Houses and Villa Houses	Repealed by SEPP No. 25
SEPP No. 29 - Western Sydney Recreation Area	Not applicable
SEPP No. 30 - Intensive Agriculture	Not applicable
SEPP No. 31 - Sydney (Kingsford Smith) Airport	Repealed by Infrastructure SEPP
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)	Not applicable
SEPP No. 33 - Hazardous and Offensive Development	Not applicable
SEPP No. 34 - Major Employment Generating Industrial Development	Repealed by SEPP (Major Projects) 2005, subsequently SEPP (Major Development) 2005
SEPP No. 35 - Maintenance Dredging of Tidal Waterways	Repealed by Infrastructure SEPP
SEPP No. 36 - Manufactured Home Estates	Not applicable
SEPP No. 37 - Continued Mines and Extractive Industries	Repealed by SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 38 - Olympic Games and Related Development	Repealed by SEPP (Major Projects) 2005, subsequently SEPP (Major Development) 2005
SEPP No. 39 - Spit Island Bird Habitat	Not applicable
SEPP No. 40 - Sewerage Works	Did not proceed
SEPP No. 41 - Casino/Entertainment Complex	Not applicable

Annexure B
State Environmental Planning Policies - Schedule of Consistency
Planning Proposal, Newstead Bowling Club, 47 to 49 Hill Street, Orange

SEPP	Relevance/Comment
SEPP No. 42 - Multiple Occupancy and Rural Land (Repeal)	Repealed
SEPP No. 43 - New Southern Railway	Repealed by Infrastructure SEPP
SEPP No. 44 - Koala Habitat Protection	Not applicable
SEPP No. 45 - Permissibility of Mining	Repealed by SEPP (Mining, Petroleum Production and Extractive Industries) 2007
SEPP No. 46 - Protection and Management of Native Vegetation	Repealed by Native Conservation Act, 1997
SEPP No. 47 - Moore Park Showground	Not applicable
SEPP No. 48 - Major Putrescible Land fill Sites	Repealed by Infrastructure SEPP
SEPP No. 49 - Tourism Accommodation in Private Homes (Draft Only)	Not applicable
SEPP No. 50 - Canal Estates	Not applicable
SEPP No. 51 - Eastern Distributor	Repealed by Infrastructure SEPP
SEPP No. 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable
SEPP No. 53 - Metropolitan Residential Development	Not applicable
SEPP No. 54 - Northside Storage Tunnel	Repealed by Infrastructure SEPP
SEPP No. 55 - Remediation of Land	Applicable. Addressed in Planning Proposal at Section 4.3(b)(xiv)
SEPP No. 56 - Sydney Harbour Foreshores and Tributaries	Repealed by SEPP (Major Projects) 2005, subsequently SEPP (Major Development) 2005
SEPP No. 57	Not allocated
SEPP No. 58 – Protecting Sydney’s Water Supply	Repealed by Clause 7(3) of the Drinking Water Catchments REP No. 1
SEPP No. 59 - Central Western Sydney Economic and Employment Area	Not applicable
SEPP No. 60 - Exempt and Complying Development	Not applicable
SEPP No. 61 - Exempt and Complying Development for White Bay and Glebe Island Ports	Repealed by Infrastructure SEPP
SEPP No. 62 - Sustainable Aquaculture	Not applicable
SEPP No. 63 - Major Transport Projects	Repealed by Infrastructure SEPP
SEPP No. 64 - Advertising and Signage	Not applicable
SEPP No. 65 - Design Quality of Residential Flat Development	Not applicable
SEPP No. 67 - Macquarie Generation Industrial Development Strategy	Repealed by Infrastructure SEPP
SEPP No. 69 - Major Electricity Supply Projects	Repealed by Infrastructure SEPP
SEPP 70 - Affordable Housing (Revised Schemes)	Not applicable
SEPP No. 71 - Coastal Protection	Not applicable
SEPP No. 72 - Linear Telecommunications Development – Broadband	Repealed by Infrastructure SEPP
SEPP No 73 – Kosciuszko Ski Resorts	Repealed by SEPP (Kosciuszko National Park – Alpine Resorts) 2007
SEPP No. 74 - Newcastle Port and Employment Lands	Repealed by SEPP (Major Projects) 2005, subsequently SEPP (Major Development) 2005
SEPP (Housing for Seniors or People with a Disability) 2004	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable
SEPP (ARTC Rail Infrastructure) 2004	Repealed by Infrastructure SEPP

Annexure B
State Environmental Planning Policies - Schedule of Consistency
Planning Proposal, Newstead Bowling Club, 47 to 49 Hill Street, Orange

SEPP	Relevance/Comment
SEPP (Sydney Metropolitan Water Supply) 2004	Repealed by Infrastructure SEPP
SEPP (Development on Kurnell Peninsula) 2005	Not applicable
SEPP (Major Development) 2005	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Mining, Petroleum Production & Extractive Industries) 2007	Not applicable
SEPP (Temporary Structures) 2007	Not applicable
SEPP (Infrastructure) 2007	Consistent
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not applicable
SEPP (Rural Lands) 2008	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Consistent
SEPP (Western Sydney Parklands) 2009	Not applicable
SEPP (Affordable Rental Housing) 2009	Not applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable

Annexure C

Section 117 Directions Statement of Consistency

ANNEXURE C
STATEMENT OF CONSISTENCY, SECTION 117 DIRECTIONS
PLANNING PROPOSAL,
NEWSTEAD BOWLING CLUB, 47 – 49 HILL STREET, ORANGE

1. EMPLOYMENT AND RESOURCES

1.1 Business and Industrial Zones

This Direction is applicable to the Planning Proposal because the Planning Proposal affects land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).

The objectives of this Direction are to:

- a) encourage employment growth in suitable locations,
- b) protect employment land in business and industrial zones, and
- c) support the viability of identified strategic centres.

According to this Direction, a planning proposal must

- a) give effect to the objectives of this direction,
- b) retain the areas and locations of existing business and industrial zones,
- c) not reduce the total potential floor space area for employment uses and related public services in business zones,
- d) not reduce the total potential floor space area for industrial uses in industrial zones, and
- e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.

The Planning Proposal is consistent with this Direction due to the following:

- It upholds the objectives of the Direction as follows:
 - The proposal will encourage employment growth in a location that is already established for employment purposes.
 - A broadening of the non-residential land use options will increase the potential for the land to be used for employment generating activities.
 - The proposed expansion of the B4 Zone does not threaten the viability and function of the City's existing business centres (particularly the Orange CBD). Due to its CBD fringe location, the proposed rezoning of the subject land to B4 Mixed Use is considered complementary to the CBD and will reinforce its role as a regional business centre.

- It retains the area of an existing business zone and seeks to add land to that zone to facilitate a broader range of appropriate uses for an existing important site.
- It does not reduce the total potential floor space area for employment uses and related public services in business zones. Rather, the proposal has the potential to increase floor space area for employment uses.
- It has no impact whatsoever on floor space area for industrial uses in industrial zones.
- It does not involve new employment areas in any strategy that is approved by the Director-General of the Department of Planning.

1.2 Rural Zones

The planning proposal is not affected by this Direction.

1.3 Mining, Petroleum and Extractive Industries

The planning proposal is not affected by this Direction.

1.4 Oyster Aquaculture

The planning proposal is not affected by this Direction.

1.5 Rural Lands

The planning proposal is not affected by this Direction.

2. ENVIRONMENT AND HERITAGE

2.1 Environment Protection Zones

The planning proposal is not affected by this Direction.

2.2 Coastal Protection

The Planning Proposal is not affected by this Direction.

2.3 Heritage Conservation

This Direction is applicable to the Planning Proposal because the subject land:

- Is within the Central Orange Heritage Conservation Area;
- Comprises a listed heritage item of Local Significance (being the Newstead mansion); and
- Is in the vicinity of other identified heritage items.

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

According to this Direction, a planning proposal must contain provisions that facilitate the conservation of:

- a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,
- b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and
- c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

The Planning Proposal is inconsistent with this Direction only in the sense that it does not include or warrant specific provisions to the above effect. However, the inconsistency is justified on the grounds that the potential impacts are not significant and that a more detailed assessment can be undertaken at the DA stage. In this regard:

- This Planning Proposal does not alter the heritage status of the identified heritage items. The current provisions of Orange LEP 2011 require an assessment of potential heritage impacts.
- Prior to any development involving the item or land in the vicinity of the item, it will be necessary to prepare a Statement of Heritage Impact in accordance with the NSW Heritage Office publication *Statement of Heritage Impact Guidelines* (particularly Table 7 – Relevant HIS Questions). It is appropriate for this assessment to be undertaken at the DA stage.
- Due to its highly urbanised state, the potential for Aboriginal archaeology to occur within the site is considered minimal.

2.4 Recreation Vehicle Areas

The Planning Proposal is not affected by this Direction.

3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT

3.1 Residential Zones

This Direction is applicable to the Planning Proposal.

The objectives of this Direction are:

- a) to encourage a variety and choice of housing types to provide for existing and future housing needs,
- b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- c) to minimise the impact of residential development on the environment and resource lands.

According to this Direction a planning proposal must include provisions that encourage the provision of housing that will:

- a) broaden the choice of building types and locations available in the housing market, and
- b) make more efficient use of existing infrastructure and services, and
- c) reduce the consumption of land for housing and associated urban development on the urban fringe, and
- d) be of good design.

A planning proposal must, in relation to land to which this Direction applies:

- a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and
- b) not contain provisions which will reduce the permissible residential density of land.

In consideration of this Direction:

- The Planning Proposal is not adverse to the objective which seeks to encourage a choice and variety of housing types. Dwellings remain a permitted use within the B4 Mixed Use zone.
- The Planning Proposal is not adverse to the objective that seeks to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services.
- Given that it involves only a negligible reduction in potential housing stock, the Planning Proposal is not adverse to the objective that seeks to minimise the impact of residential development on the environment and resource lands.
- It is submitted that Orange has an abundant supply of residential land thus the impact on housing supply and affordability as a result of this proposal would be negligible.

3.2 Caravan Parks and Manufactured Home Estates

The Planning Proposal is not affected by this Direction.

3.3 Home Occupations

The Planning Proposal is not affected by this Direction.

3.4 Integrating Land Use and Transport

This Direction applies to the Planning Proposal.

There are no aspects of the proposal that are inconsistent with the objectives of this Direction, particularly as:

- The existing road system would be of an adequate standard to cater for the additional traffic that would be generated by this proposal.
- The proposal will not result in changes to the car distances travelled by customers, employees and suppliers.
- The proposal is essentially an addition to an existing commercial zone. Traffic associated with the future likely uses of the site is expected to integrate with the existing local traffic regime.

3.5 Development near Licensed Aerodromes

The Planning Proposal is not affected by this Direction.

3.6 Shooting Ranges

The Planning Proposal is not affected by this Direction.

4. HAZARD AND RISK

4.1 Acid Sulphate Soils

The Planning Proposal is not affected by this Direction.

4.2 Mine Subsidence and Unstable Land

The Planning Proposal is not affected by this Direction.

4.3 Flood Prone Land

The Planning Proposal is not affected by this Direction.

4.4 Planning for Bushfire Protection

The Planning Proposal is not affected by this Direction.

5. REGIONAL PLANNING

5.1 Implementation of Regional Strategies

The Planning Proposal is not affected by this Direction.

5.2 Sydney Drinking Water Catchments

The Planning Proposal is not affected by this Direction.

5.3 Farmland of State and Regional Significance on the NSW Far North Coast

The Planning Proposal is not affected by this Direction.

5.4 Commercial and Retail Development along the Pacific Highway, North Coast

The Planning Proposal is not affected by this Direction.

5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)

Revoked

5.6 Sydney to Canberra Corridor

Revoked

5.7 Central Coast in vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)

Revoked

5.8 Second Sydney Airport: Badgery's Creek

The Planning Proposal is not affected by this Direction.

6. LOCAL PLAN MAKING

6.1 Approval and Referral Requirements

The Planning Proposal does not alter provisions relating to approval and referral requirements.

6.2 Reserving Land for Public Purposes

The Planning Proposal is not affected by this Direction.

6.3 Site Specific Provisions

The Planning Proposal is not affected by this Direction.

7. METROPOLITAN PLANNING

7.1 Implementation of the Metropolitan Strategy

The planning proposal is not affected by this Direction.