

D15/50005
F1748

16 December 2015

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



Dear Ashley

**ORANGE LOCAL ENVIRONMENTAL PLAN 2011
AMENDMENT 11 "NEWSTEAD BOWLING CLUB"**

I write in respect of land at 47-49 Kite Street, Orange on the corner of Hill Street - being Lots 1-3 DP 1127220. The site, and additional lands to the west, comprise the heritage listed Newstead Bowling Club.

The bowling club has ceased operations at the site and the property has been sold to new owners. The proponent intends to redevelop the bowling greens for housing, which is permissible under the current zoning. However, rezoning of the club house to a more commercial zone is sought to enable a broader range of potential adaptations and to ensure the continued viability of an important heritage building.

Council considered the request at its meeting on 1 September 2015 and resolved to support the proposal.

We therefore submit the attached documentation in support of a draft amendment to Orange Local Environmental Plan 2011 intended to:

- rezone this land from R1 General Residential to B4 Mixed Use, and
- amend the heritage map in relation to item I25 reducing the area mapped to match the area proposed for rezoning to B4, and
- amend the height of buildings map to impose a height limit on the area being rezoned to B4, and
- amend the floor space ratio map to impose a floor space limit on the area being rezoned to B4.

For your consideration please find attached a copy of Councils 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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