

PLANNING PROPOSAL

CARMEN'S SITE

Planning proposal for proposed rezoning to allow a residential subdivision, the development of a motel and expansion of an existing business
Lot 142 DP 750401 - 1501-1503 Forest Road, Orange

Orange City Council



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PART 1 OBJECTIVES OR INTENDED OUTCOMES

The purpose of this planning proposal is to enable the redevelopment of Lot 142 DP 750401 - 1501-1503 Forest Road Orange to:

- rezone the site to residential
- create two parcels for complementary business uses
- allow the development of a motel
- permit expansion of the existing business uses (café, post office) with a maximum floor space of 600m².

PART 2 EXPLANATIONS OF PROVISIONS

Amendment to the Orange LEP 2000 zoning map in accordance with the proposed zoning map shown at Attachment A. This includes rezoning of Lot 142 DP 750401 - 1501-1503 Forest Road, Orange from zone 1(a) General Farming to zone 2(a) Urban Residential under Orange LEP 2000.

Amendment to Schedule 1 of Orange LEP 2000 to include development for the purpose of neighbourhood shops only where the gross floor area of any individual shop does not exceed 600m².

Clause 10 of Orange LEP 2000 enables Council to permit certain additional development on land where such development would otherwise be prohibited by the LEP. Clause 10 states:

“development may be carried out, with the consent of the Council, on land identified in Schedule 1 if it is specified for that land in that Schedule, subject to any conditions that may be specified for the development in that Schedule”.

PART 3 JUSTIFICATION

SECTION A Need for the planning proposal.

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

No - the subject land was identified in the *Orange Sustainable Settlement Strategy* (Parsons Brinckerhoff 2004) as having a limited urban role associated with base hospital development. Land Unit 11 is contained within the South Orange growth area. The Strategy acknowledges the potential of Land Unit 11 to accommodate health services and urban residential purposes.

The Forest Road precinct in the vicinity of the site is undergoing transition, with an emerging neighbourhood character comprised of health facilities and supporting urban services. The health services cluster is comprised of Bloomfield Hospital located opposite the site; the proposed Orange Base Hospital on the Bloomfield site (MP 06-111); and the recently approved Private Hospital (MP 07-0072) on the adjoining northern site.

Land to the south and west of the subject site has recently been rezoned to B4 Mixed Use and R2 Low Density Residential under State Environmental Planning Policy (SEPP) (Major Projects) Amendment (Bloomfield) 2009 (the Major Projects Bloomfield SEPP). This land will provide supporting urban services for the health precinct.

This planning proposal argues that based on the developing character of the precinct, it is believed that the existing 1(a) General Farming zone applying to the subject site is inappropriate and that such a zone will limit the site's potential. A 2(a) Urban Residential zone on the subject site will enable further development of the land for residential and complementary business uses and support services for the new hospital. This zoning regime will complement the existing R2 Low Density Residential zone adjoining to the west, and encourage coordinated and integrated development of a residential precinct. Neighbourhood shops which support the hospital precinct and have limited floor space will be permitted to operate on the site with the consent of Council.

Leyshon recommended in his letter to Council dated 27 March 2009 that floor space controls be placed on the land to limit the size of shops on the proposed site in order to reduce the impact on the primacy of the CBD and maintain the scale of the development. Leyshon recommended that total gross floor area of any individual shop is not to exceed 600m² on the subject site.

It is considered that the rezoning of Lot 142 DP 750401, is justified due to the following reasons:

- it will reinforce the emerging character of the locality, comprised of health service facilities and supporting urban services
- it will result in a positive visual impact on the streetscape
- it is consistent with adjoining residential zoned land to the west and will encourage coordinated and integrated development of a residential precinct
- permitting shops and businesses under Schedule 7 of the Orange LEP will improve services for the local construction and hospital workforces.
- in the longer term business uses will complement adjoining land zoned B4 Mixed Use under the Major Projects Bloomfield SEPP
- the proposal will allow for a broader range of complementary business uses than are currently permitted in the 1(a) General Farming zone.

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

It is expected that dealing with this planning proposal as a spot rezoning is the best means of achieving the objectives and intended outcomes. Previously, this site was identified as being potentially suitable for a B4 Mixed Use zone under the Orange LEP (Standard Instrument), however due to the recent approval by the Minister of Planning to list the adjoining land holdings as a State Significant Site in Schedule 3 of the Major Projects SEPP, it was agreed that there is a gross surplus of commercial land in South Orange. Thus it is envisaged a 2(a) Urban Residential zoning will be more appropriate for the site.

Council is also wishing to amend Schedule 1 of Orange LEP 2000 to limit the gross floor area of neighbourhood shops to 600m². This is to reflect the recommendations from Council's retail advisor, Peter Leyshon, and to maintain the primacy of the Orange Central Business District. It is envisaged these controls will also be reflected in Council's new DCP and through the floor space restrictions on neighbourhood shops under clause 5.4(7) of the Standard Instrument. Council is aware that the Department is encouraging Council to appropriately zone the site for the intended use, rather than use Clause 10 and Schedule 1 of Orange LEP 2000.

In April 2009 DoP wrote to all councils in NSW advising that the State-wide progress on implementing the Standard Local Environment Plan Program has not been as fast as initially anticipated. In May 2009 Orange City Council's Sustainable Development Committee resolved that there would be no immediate benefit in prioritising its plan providing certain key economic development proposals can be dealt with by way of spot rezonings. As a result, DoP has agreed to progress a number of compelling spot rezoning applications that are justified with planning merit and considered important to delivering critical housing, employment or other opportunities in a priority manner.

It was agreed that by bringing forward a number of priority rezonings and by taking a more considered approach to finalising Council's comprehensive plan, this will enable Council to await the outcomes of the Draft Centres Policy, monitor ongoing changes to the Standard LEP Template and to take additional time to properly consider its Additional Local Provisions. Ultimately this will ensure the new LEP is a more robust plan with greater community acceptance. It will also enable key sites which have the ability to provide economic stimulus and employment generating activity to the city of Orange to be fast tracked ahead of the new LEP based on the Standard Instrument.

DoP has expressed an interest in Council continuing to complete draft LEP 2009. To date progress on refining draft LEP 2009 has continued in-house and will continue once the proposed spot rezonings are completed and the outstanding issues with the Standard Instrument are resolved.

3. Is there a net community benefit?

It is envisaged that this proposal will result in an overall net community benefit. Detail on how the proposal meets the Net Community Benefit Test is dealt with through Attachment B to this report.

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 (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Not applicable. Orange City Council does not have any applicable regional or sub-regional strategy.

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

The planning proposal is for urban residential development and is therefore required to demonstrate consistency with the *Orange Sustainable Settlement Strategy* (Parsons Brinckerhoff 2004).

The objectives of the Strategy are as follows:

- to undertake a strategic analysis into the supply and demand characteristics for urban and rural residential growth, investigating possible supply issues in land zoned for residential development that is yet to be developed
- to determine the infrastructure servicing constraints (in terms of provision, costs and sequencing) in the Sustainable Settlement Strategy study areas
- identify the appropriate direction and form for future growth in the City and
- identify the staging options for land release in the City.

The Strategy makes a number of findings which are indirectly related to this planning proposal and provide a reasonable basis to justify the planning proposal. In this regard, the Strategy found:

- The subject land is contained within Land Unit (LU) 11. The short term development role for LU11 is described as *rural, with a limited urban role associated with the base hospital development*. The medium to long term development role of LU11 is described as *urban residential*.
- The potential for LU11 to accommodate health services and urban residential purposes should be explored.
- LU11 could assist in meeting the City's medium to long term urban growth needs subject to investigations demonstrating that this land can feasibly be developed for urban purposes.

There are no aspects of the planning proposal which suggest that it would be contrary to the findings of the *Orange Sustainable Settlement Strategy* (2005). The subject land is situated immediately opposite Bloomfield Hospital and the new Orange Base Hospital to the east. It also adjoins the proposed private hospital to the north. The site is well located to provide a supporting urban role associated with development of the health precinct.

The Crown land contained within LU11 was recently rezoned to B4 Mixed Use and R2 Low Density Residential under the Major Projects Bloomfield SEPP. Rezoning of the Crown land for urban purposes has effectively fast tracked the recommendations of the Strategy. The outcomes of this planning proposal will be consistent with the emerging pattern of landuse.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

There are no existing State Environmental Planning Policies (SEPPs) or known draft policies that would prohibit or restrict the planning proposal. An assessment against **relevant** SEPPs is provided below:

SEPP	Relevance	Consistency	Comments
SEPP (Infrastructure) 2007	Aims to more efficiently facilitate the delivery of infrastructure through the establishment of consistent planning provisions for infrastructure and services.	Yes	Existing public infrastructure is presently not capable of serving the site. • Road access is satisfactory. • Urban utilities including town water and reticulated sewer will require augmentation of the present supply arrangements. • Servicing of the land will be dependent on augmentation of the water and sewerage systems in the area associated with the development of the southern suburb. • Local water supply is close to the limit of supply due to the altitude of the site and the current capacity is reserved by Central West Linen Service. • Sewerage can be provided to the site by the construction of a pump station with a rising main discharging into the existing sewer located on the eastern side of Forest Road. All work would be at the cost of the developer and be subject to the levying of appropriate section 64 charges. • Public transport to service the area (ie bus services) will eventually be provided as demand for such increases.
SEPP No 19 - Bushland in Urban Areas	Aims to prioritise the conservation of bushland in urban areas. Requires consideration of aims in preparing a draft amendment.	Yes	There will be no potential loss of bushland as a result of the rezoning
SEPP No 55 - Remediation of Land	Establishes planning controls and provisions for remediation of contaminated land.	Yes	The requirement for a contamination study is unlikely based on existing knowledge of the site but otherwise would occur at DA stage
SEPP (Building Sustainability Index: BASIX) 2004	This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to	Yes	Would apply to the residential component of the proposed rezoning.

SEPP	Relevance	Consistency	Comments
SEPP (Building Sustainability Index: BASIX) 2004 (cont)	ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX. The draft SEPP was exhibited together with draft Regulation amendment in 2004.		

Draft Centres Policy

The Draft Centres Policy provides that sound planning outcomes should promote development in 'a *network of centres*' in order to accommodate 'the *broad future pattern of future growth in each region and Council area*'.

The view of the Draft Centres Policy is that the commercial make-up and functions of each centre will vary according to their scale and nature and the catchment they serve; whilst a large town centre area may provide a wide range of shopping and commercial activities commensurate with its role in the city/town, a group of local shops/takeaway stores may provide convenience services to a small section of the community in which it is based.

The Draft Centres Policy recommends that:

- the planning system should be flexible enough to enable centres to grow and new centres to form
- the planning system should ensure that the supply of available floor space always accommodates the market demand, to help facilitate new entrants into the market and promote competition and
- retail and commercial development should be well designed to ensure it contributes to the amenity, accessibility, urban context and sustainability of centres.

This proposal can be considered consistent with the Draft Centres Policy as it complementary to the new precinct that is developing around the Bloomfield Hospital, proposed Private Medical centre and DPI lands (Part 3A) around the Carmen's site.

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

The planning proposal does not contravene any existing Ministerial Directions under Section 117(2) of the Environmental Planning and Assessment Act, 1979. The table below provides an assessment against the current Directions. *Direction 3.1 Residential Zones* is very relevant to the proposed rezoning and is dealt with first.

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.

In accordance with subclause (4) of this direction, Council must ensure the planning proposal does the following:

- (a) broadens the choice of building types and locations available in the housing market
- (b) makes more efficient use of existing infrastructure and services
- (c) reduces the consumption of land for housing and associated urban development on the urban fringe
- (d) is of good design
- (e) does not permit residential development until land is adequately serviced and
- (f) does not reduce the permissible residential density of land.

There are no aspects of the planning proposal to indicate that it would be contrary to the objectives of this Direction.

- The range of lot sizes encourages a mix of dwelling types and broadens housing choice.
- Infrastructure and utility services will be provided to the subject land in accordance with Council's normal requirements.
- The parcel does not contain any valued environmental features or comprise resource lands.
- Based on the site area of 3.48ha, the planning proposal will comprise a negligible consumption of land on the city fringe. The submitted concept will provide 20 urban residential lots and two parcels for complementary business uses.
- Use of the subject land for urban purposes is consistent with the findings of the Sustainable Settlement Strategy and the emerging pattern of landuse.

- Dwelling houses on the proposed lots will comply with the provisions of Development Control Plan 2004 to ensure good design and the creation of attractive residential environments.
- The planning proposal will increase the permissible residential density of the land.
- The planning proposal will reinforce the objectives of this Direction through appropriate zone provisions.

Ministerial Direction	Relevance	Consistency	Implications
1.1 – Employment & Resources	The direction aims to encourage employment growth, protect employment land in business and industrial zones and support the viability of strategic centres	Yes	The proposed rezoning would facilitate future development associated with the subject land resulting in employment growth in Orange and begin the growth of a new centre around the new Hospital.
1.3 – Mining Petroleum and Extractive Industries	The direction requires consultation with the Director- General of the Department of Primary Industries where a draft LEP will restrict extractive resource operations.	Yes	Future uses would not prohibit mining or restrict development of resources
2.1 – Environmental Protection Zones	The direction requires that the draft LEP contain provisions to facilitate the protection of environmentally sensitive land.	Yes	There will be no potential for loss of vegetation as a result of the proposed rezoning. The subject land is not within an environmentally sensitive area.
2.3 – Heritage Conservation	The direction requires that the draft LEP include provisions to facilitate the protection and conservation of aboriginal and European heritage items.	Yes	No known Aboriginal or European heritage items have been identified within the subject land at this stage.
3.1 – Residential zones	This direction seeks to optimise housing choice and location whilst minimising impact of residential development on the environment and resource lands.	Yes	See above.
3.2 – Caravan Parks and Manufactured Home Estates	The direction requires a draft LEP to maintain provision and land use zones that allow the establishment of Caravan Parks and Manufactured Homes Estates.	Yes	The proposal will not affect provisions relating to Caravan Parks or Manufacture Homes Estates.
3.3 Home Occupations	The direction requires that a draft LEP include provisions to ensure that Home Occupations are permissible without consent.	Yes	Not relevant to this proposed rezoning

Ministerial Direction	Relevance	Consistency	Implications
3.4 – Integrating Land Use and Transport	The direction requires consistency with State policy in terms of positioning of urban land use zones.	Yes	The land is well positioned to maximise its accessibility to transport networks, including local roads. Public transport to service the area (ie bus services) will eventually be provided as demand for such increases.
4.2 – Mine Subsidence and Unstable Land	The direction requires consultation with the Mine Subsidence Board where a draft LEP is proposed for land within a mine subsidence district.	Yes	The land is not within a mine subsidence district or been identified as unstable land.
4.4 – Planning for Bushfire Protection	The direction applies to land that has been identified as bushfire prone, and requires consultation with the NSW Rural Fire Service, as well as the establishment of Asset Protection Zones.	Yes	The site does not contain land identified as bushfire prone.
5.1 – Implementation of Regional Strategies	The direction requires a draft amendment to be consistent with the relevant State strategy that applies to the Local Government Area.	Yes	The draft amendment will be consistent with this requirement as there are no Regional Strategies applying to the Western Region.
6.1 – Approval and Referral Requirements	The direction prevents a draft amendment from requiring concurrence from, or referral to, the Minister or a public authority.	Yes	The draft amendment will be consistent with this requirement.
6.2 – Reserving Land for Public Purposes	The direction prevents a draft LEP from altering available land for public use.	Yes	Public use of the land is not proposed.
6.3 – Site specific provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Yes	The draft amendment will not be consistent with this requirement in that Leyshon recommended that total gross floor area of any individual shop is not to exceed 600m2 on the subject site.

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?

There are no known critical habitat or threatened species, populations or ecological communities, or their habitats known to exist in this area.

Council is of the view that there is no need to consult with the Director General of the Department of Environment and Climate Change under Section 34A of the EP&A Act with regard to this planning proposal.

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

Part 3 of Orange LEP 2000 provides several objectives in relation to special environmental considerations. The proposal is not inconsistent with the Special Environmental Considerations of Orange LEP 2000.

- (a) The planning proposal does not represent a direct threat to the City's water resources.
- (b) The proposal does not impact on the existing operation of major industries, utilities and infrastructure.
- (c) Utility services (water, sewerage, drainage infrastructure and electricity and telephone) are available to the site and adequate for the future uses that would be permitted under the planning proposal. Servicing of the land will be dependent on augmentation of the water and sewerage systems in the area associated with the development of the southern suburb.
- (d) Impacts on the environment as a result of uses permitted under the planning proposal are not considered any greater than those that may be achieved under the existing LEP provisions.
- (e) The planning proposal and future permitted uses are unlikely to disrupt the operation of Forest Road.

This planning proposal is not located on land that is affected by any landuse planning constraints or subject to natural hazards. The land is not identified as Bushfire Prone Land, nor is it affected by potential Flood inundation or subject to potential landslip. In addition, the proposal is not located in the Orange Water Catchment area.

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

The planning proposal will have a positive social and economic outcome. The Forest Road precinct in the vicinity of the site is undergoing transition, with an emerging neighbourhood character comprised of health facilities and supporting urban services. The health services cluster is comprised of Bloomfield Hospital located opposite the site; the new Orange Base Hospital on the Bloomfield site and the recently approved private hospital on the adjoining northern site. This planning proposal will:

- Revitalise the Forest Road corridor which is developing as a major transport corridor. It provides the main access to the existing Cadia Mine which proposes a \$1.5 billion extension commencing early next year. It also provides access to the new \$280 million Orange Base Hospital and a \$90 million private hospital.
- Provide development opportunities that contribute to the social, economic and environmental resources of the city.
- Provide for a minor intensification of the existing small scale commercial landuse, as permissible in the 2(a) zone
- Enable development of the land for residential and complementary business uses, and reinforce the emerging character of the locality.
- Address the changing social and economic morphology of the area.
- Not cause adverse environmental or social impacts or compromise the principles of ecologically sustainable development.
- Avoid alienation of the rural parcel within the mixed use corridor.

There are no known items or places of European or aboriginal cultural heritage. Therefore it is not envisaged that this planning proposal will have any adverse impacts on such items.

SECTION D State and Commonwealth interests.

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

The subject land is connected to Council's water and stormwater drainage systems along with telephone and electricity. The location of existing service mains does not unreasonably constrain development potential. Servicing of the land will be dependent on augmentation of the water and sewerage systems in the area associated with the development of the southern suburb.

The subject land is serviced via Forest Road, defined as an arterial road under Orange LEP 2000. Forest Road is comprised of one trafficable lane in each direction, with turning lanes and traffic lights intended to provide access to Bloomfield hospital and the new Orange Base Hospital and Private Hospital.

Kemp Road forms part of the northern boundary of the subject land. The formed road comprises a local access road. Application has been made by Orange City Council to the Department of Lands for closure of the road. The outcome of the proposed road closure was pending at the time of writing this report.

Dual access is available to the site via Forest Road adjacent to the southern boundary (to provide access to the existing dwelling house) and at the centre of the parcel (to provide vehicular access to the café and shop).

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

State and Commonwealth public authorities will be consulted following the outcomes of the gateway determination. Consultation will be carried out in accordance with section 57 of the EP&A Act. Council intends to seek comment from the following agencies with regard to this proposal:

- Heritage Council of New South Wales
- Greater Western Area Health Service
- Department of Primary Industries
- Roads and Traffic Authority
- Country Energy
- Department of Housing
- Department of Environment and Climate Change
- Department of Lands
- Department of Water and Energy and
- Aboriginal Lands Council.

PART 4 COMMUNITY CONSULTATION

Under Section 57(2) of the Environmental Planning and Assessment Act, before community consultation is undertaken, the Director-General of the Department of Planning must approve the form of planning proposals to comply with the gateway determination.

Council is of the view that this site does not meet the criteria as a 'low impact planning proposal' in its "Guide to Preparing Local Environmental Plans" and thus this planning proposal shall be exhibited for 28 days.

Council intends to advertise the proposed rezoning in the following manner:

- advertisement in the Central Western Daily newspaper
- exhibited material will be on display for 28 days at Council's Civic Centre located on the corner of Byng Street and Lords Place
- exhibition material will also be made available on Council's website throughout the duration of the exhibition period
- letters will be issued to adjoining property owners advising them of the proposed rezoning.

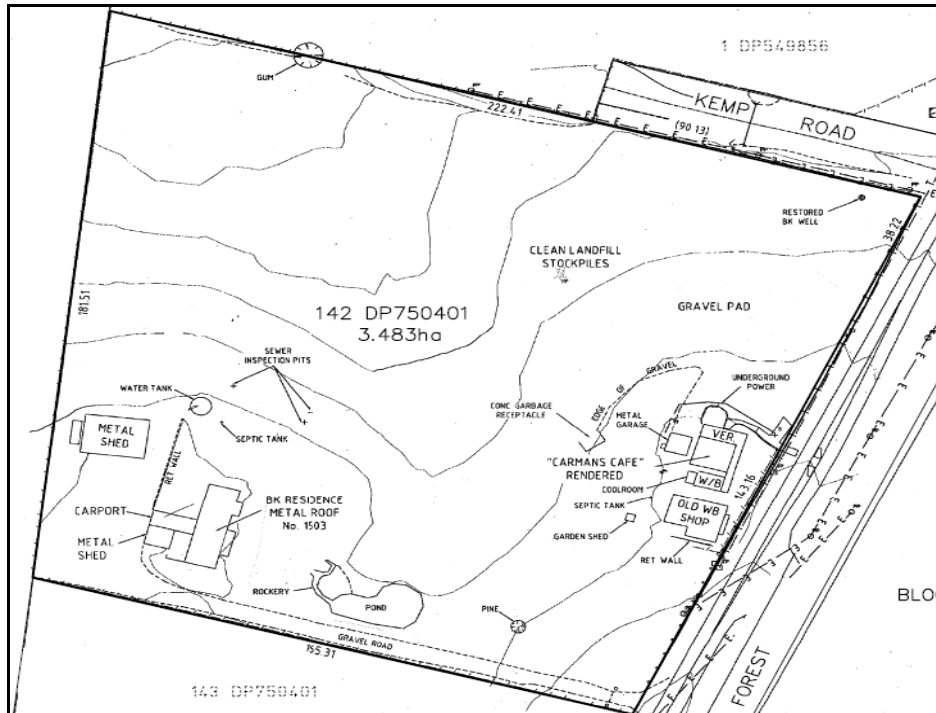
The gateway determination will specify any additional consultation that must be undertaken on the planning proposal.

ATTACHMENT A – MAPS

CARMEN'S SITE

Planning proposal to allow residential and commercial uses on Lot 142 DP 750401 - 1501-1503 Forest Road Orange

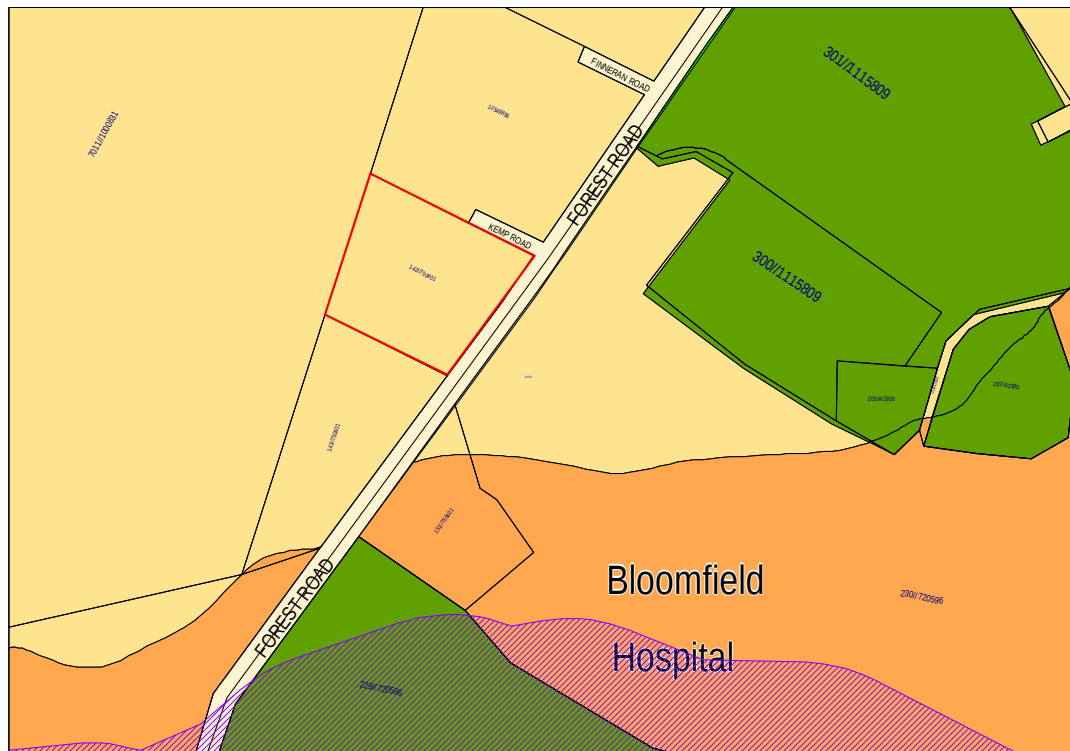
THE SITE



AERIAL PHOTO



EXISTING ZONING



Category	Sub-category	Color
1. RURAL	(a) GENERAL FARMING	Yellow
	(c) RURAL RESIDENTIAL	Green
2. RESIDENTIAL	(a) URBAN RESIDENTIAL	White
	(b) URBAN TRANSITION	Orange
	(c) VILLAGE	Light Orange
3. BUSINESS	(a) REGIONAL CENTRE	Light Blue
	(b) BUSINESS SERVICES	Medium Blue
	(c) BULK RETAIL	Dark Blue
4. INDUSTRIAL	(a) HEAVY AND EMPLOYMENT	Purple
5. SPECIAL USES	(a) PUBLIC PURPOSES	Yellow
	(b) DISTRIBUTOR ROAD	Grey
6. OPEN SPACE	OPEN SPACE AND RECREATION	Green
7. ENVIRONMENT PROTECTION	WATER SUPPLY CATCHMENT	Yellow

STREET VIEW



View of subject land from Forest Road looking south west

ATTACHMENT B - NET COMMUNITY BENEFIT

CARMEN'S SITE

Rezoning of Lot 142 DP 750401 - 1501-1503 Forest Road, Orange

The following information is provided to the Department of Planning to assist with the assessment of net community benefit. The information is based on the Evaluation Criteria (p.25) provided in the NSW Department of Planning *Draft Centres Policy, Planning for Retail and Commercial Development*.

1. Will the LEP be compatible with agreed State and regional strategic direction for development in the area (eg land release, strategic corridors, development within 800m of a transport node)?

The proposed rezoning is not entirely consistent with the *Orange Sustainable Settlement Strategy* (Parsons Brinckerhoff 2004); however, with the proposed Orange Base Hospital on the Bloomfield site (MP 06-111); and the recently approved Private Hospital (MP 07-0072) on the adjoining northern site, the Forest Road precinct is showing an emerging neighbourhood character comprised of health facilities and supporting urban services.

The subject land is situated immediately opposite Bloomfield hospital and the public hospital to the east, and adjoins the proposed private hospital to the north. This is known as Land Unit (LU) 11 of the *Orange Sustainable Settlement Strategy* (Parsons Brinckerhoff 2004). The short term development intention for LU11 is described as *rural, with a limited urban role associated with the base hospital development*. The subject land has recently been rezoned to B4 Mixed Use and R2 Low Density Residential under State Environmental Planning Policy (SEPP) (Major Projects) Amendment (Bloomfield) 2009 (the Major Projects Bloomfield SEPP). Thus, the proposed spot rezoning will be consistent with the emerging pattern of landuse.

The proposed rezoning of the subject land will enable development of the land for residential and complementary business uses, and reinforce the emerging character of the locality. The proposed zoning will complement the adjoining R2 Low Density Residential zone to the west and will encourage coordinated and integrated residential development. The site is well located to provide a supporting urban role associated with development of the health precinct.

2. Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?

No.

3. Is the LEP likely to create a precedent or change expectations of the landowner or other landholders?

The LEP is unlikely to create a precedent or change expectations. Recent development in the area, including the new Orange Base Hospital and the rezoning of a large tract of land adjacent to the subject land via the Major Projects Bloomfield SEPP, indicates an emerging landuse pattern. The proposed rezoning will integrate with this new pattern and, as such, will not represent a precedent or unexpected development of the land.

4. Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?

In the context of the rezoning undertaken as part of the Major Projects Bloomfield SEPP, the proposed rezoning of the subject land will have minimal cumulative effect. Based on the site area of 3.48ha, the rezoning will comprise a negligible consumption of land on the City fringe. The submitted concept will provide 20 urban residential lots and two parcels for complementary business uses. Use of the subject land for urban purposes will be consistent with the findings of the Sustainable Settlement Strategy and the emerging landuse pattern.

5. Will the LEP facilitate permanent employment generating activity or result in a loss of employment lands?

A component of the proposal is to expand the existing shop to a neighbourhood centre and allow for a motel development. It is envisaged that this will actually increase employment lands.

6. Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?

The proposed rezoning will increase the supply of residential land and is therefore expected to contribute positively to housing supply and affordability.

7. Is the existing public infrastructure (roads, rail, utilities) capable of serving the proposed site? Is there good pedestrian and cycling access? Is public transport available or is there infrastructure capacity to support future public transport?

Existing public infrastructure is presently not capable of serving the site.

- Road access is satisfactory.
- Urban utilities including town water and reticulated sewer will require augmentation of the present supply arrangements.

- Servicing of the land will be dependent on augmentation of the water and sewerage systems in the area associated with the development of the southern suburb.
- Local water supply is close to the limit of supply due to the altitude of the site and the current capacity is reserved by Central West Linen Service.
- Sewerage can be provided to the site by the construction of a pump station with a rising main discharging into the existing sewer located on the eastern side of Forest Road. All work would be at the cost of the developer and be subject to the levying of appropriate section 64 charges.
- Public transport to service the area (ie bus services) will eventually be provided as demand for such increases.

8. Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?

The site will form part of a large residential and health services precinct serviced by existing and upgraded transport routes. Ultimately the site will integrate with the emerging landuse pattern and road system that supports it.

9. Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so what is the expected impact?

The proposed rezoning will enable development of the subject land for residential and complementary business uses, and reinforce the emerging character of the locality.

The Forest Road precinct in the vicinity of the site is undergoing transition, with an emerging neighbourhood character comprised of health facilities and supporting urban services. The health services cluster is comprised of Bloomfield Hospital, located opposite the site; the new public hospital on the Bloomfield site and the recently approved private hospital on the adjoining northern site.

10. Will the proposal impact on land that the Government has identified a need to protect (eg land with high biodiversity values) or have other environmental impacts? Is the land constrained by factors such as flooding?

The proposal will not impact on land that the Government has identified a need to protect. The land is not constrained by flooding or other factors.

11. Will the LEP be compatible/complementary with surrounding landuses? What is the impact on amenity in the location and wider community? Will the public domain improve?

The area is undergoing transition, with an emerging neighbourhood character comprised of health facilities and supporting urban services.

The land rezoned under the Major Projects Bloomfield SEPP will provide supporting urban services for the health precinct. The proposed rezoning will:

- Enable development of the land for residential and complementary business uses, and reinforce the emerging character of the locality.
- Complement the existing R2 Low Density Residential zone adjoining to the west and may encourage coordinated and integrated development of a residential precinct.

Based on the developing character of the precinct, it is submitted that the existing 1(a) General Farming zone applying to the land is inappropriate and will limit its development potential. As such, the proposed rezoning will lead to an improvement in the public domain.

12. Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?

Yes - at present the existing shop within the subject land is the only retail outlet operating in the area. The proposed rezoning provides for the development of a neighbourhood centre which will not only increase services in the area but may also increase choice and competition.

13. If a stand alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?

The proposed rezoning is not a stand alone proposal, rather one that will integrate with the emerging landuse pattern. If the land is to remain as being zoned 1(a) General Farming, it will remain as an anomaly. The subject land could be considered currently out of context with the proposed urban pattern of development.

14. What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?

The proposed rezoning will facilitate effective economic development within a reasonable period due to the following:

- Rezoning to 2(a) Urban Residential to permit Schedule 7 shops and businesses will allow expansion of the existing café and shop functions and improve services for the local construction and hospital workforces. These uses will complement adjoining land zoned B4 Mixed Use under the Major Projects Bloomfield SEPP. Development of the Forest Road precinct in this vicinity may create a quasi enterprise corridor.

- The proposal will allow for a broader range of complementary business uses than are currently permitted in the 1(a) General Farming zone.
- Rezoning will provide land available for urban residential subdivision and development. Developable urban land is currently in short supply in this part of South Orange.
- Development of the subject land is expected to create additional employment both for the construction and related industries during the construction phase and for the economy generally once the development is completed.