



PUBLIC EXHIBITION

Saturday, XX Month to Monday, XX Month YEAR



Proposal to Amend Orange Local Environmental Plan 2011

Amendment 7 "Phillip Street Reclassification"

WHAT IS ON EXHIBITION?

The amendment seeks to reclassify land at 230 Phillip Street, Orange known as Lot 24 DP 1035913 to remove a public reserve status on the land. The amendment is intended to facilitate the sale and subsequent development of the land for industrial purposes.

EXHIBITION MATERIALS

The planning proposal is also comprised of the following supplemental documents:

- Council report and resolution
- Planning Proposal (this document)
- Gateway determination

WHERE CAN I SEE IT?

The exhibition materials can be inspected by any interested person during business hours at Orange City Council Civic Centre, ground floor, 135 Byng Street (Cnr of Lords Place), Orange. All materials are also available on Councils website www.orange.nsw.gov.au under the "Planning & Development" section.

SUBMISSIONS

Written comments on the draft amendments are welcome. All submissions received by Council will be considered before final decisions are made. Any submission received may be made publicly available and may include the name(s), address, signature and contact details provided.

All submissions are to be received by close of business **Monday XX Month YEAR.**

Submissions on the proposal can be sent to:

**General Manager
Orange City Council
P.O. Box 35
Orange NSW 2800
Attention: Craig Mortell – Senior Planner**

Alternatively submissions may also be emailed to Council@orange.nsw.gov.au

For further information please contact Council on (02) 6393 8000

The following pages contain information required by the Department of Planning's Guide to Preparing a Planning Proposal. The information is unavoidably technical, as it seeks to address a range of legislative requirements. Clarification may be sought from Councils planning staff during the exhibition period.

Planning Proposal – Orange Local Environmental Plan 2011 – Amendment 7

Introduction

The purpose of this document is to describe a planning proposal for an amendment of the Orange Local Environmental Plan 2011, to be known as amendment 7. The preparation of a planning proposal is the first step in preparing an LEP (or an amendment to an LEP).

Note: Throughout the course of preparing the proposed LEP, the planning proposal evolves. This is particularly the case for complex proposals in which the initial gateway determination will confirm the technical studies and consultation required to justify the proposal.

As the studies and consultation are undertaken, relevant parts of the planning proposal will be updated, amended and embellished. Therefore, particularly when viewed at an early stage, the level of detail in a planning proposal may appear to be limited in one or more respects.

This planning proposal has been prepared in accordance with the Department of Planning and Infrastructure's document *A guide to preparing planning proposals* and is comprised of four parts;

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 clarify the intended status of the land by removing the public reserve status through reclassification under Schedule 4 of the Orange LEP 2011

Part 2 Explanation of the Provisions

Item No.	Description	Proposed Change
1	Plain English	Amendment of schedule 4 of Orange LEP 2011 in the following manner: Remove "230 Phillip Street, Orange" and "Lot 24, DP 1035913" from Part 1 of Schedule 4. Insert in appropriate order "230 Phillip Street, Orange" and "Lot 24, DP 1035913" to columns 1 and 2 respectively of Part 2 of Schedule 4.

Part 3 Justification

Section A – Need for the planning proposal

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

Yes. The Blayney Cabonne Orange Sub Regional Rural and Industrial land Use Strategy identifies the Narrambla Estate as an important employment generating area for the local and regional community.

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. Disposal of the land will reduce the maintenance burden on Council and the ratepayers, additionally the land will further support employment related activities in the area.

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?*

Yes. The Blayney Cabonne Orange Sub Regional Rural and Industrial land Use Strategy supports the use of the land for industrial activities.

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

Yes.

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

Yes.

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

Yes.

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. The site is not known to have any ecological values and does not provide habitat to threatened or endangered species.

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

None envisaged.

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

Yes.

Section D – State and Commonwealth interests

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

Yes. Narrambla Industrial Estate is already serviced with utilities and road infrastructure commensurate with the industrial nature of the estate.

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

Not applicable, the planning proposal is at the pre-gateway stage.

Part 4 Community Consultation

Community consultation will be undertaken in accordance with the requirements of the gateway determination. It is anticipated that this proposal will not be deemed to be a low impact proposal. Accordingly an exhibition period of 28 days is expected.

This will commence by giving notice of the public exhibition of the planning proposal via:

- an advertisement in the Central Western Daily;
- a notification on the Orange City Council website www.orange.nsw.gov.au; and
- written advice direct to adjoining landowners.

All forms of the notice shall include:

- a brief description of the objectives and intended outcomes of the planning proposal;
- an indication of the land affected by the planning proposal;
- the location and dates where the planning proposal may be inspected;

- the contact name and address at Orange City Council where submissions may be directed; and
- the closing date of the submission process.

During the exhibition period, the following materials will be made freely available for public inspection:

- The planning proposal, in the form approved for community consultation by the Director-General of Planning;
- The gateway determination; and
- All studies and supporting material relied upon by the planning proposal.

Following the exhibition period, a report will be prepared analysing any submissions received and making recommendations as to any appropriate changes or adjustments to the planning proposal, for the consideration of Orange City Council.

Where contact details have been provided all persons and organisations making a submission will be advised of the date and time of the relevant council (or committee) meeting where the report is to be considered, and subsequently advised of the 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	Early July	Mid July
Government Agency consultation	Late July	Mid August
Public Exhibition Period	Late July	Late August
Public Hearing	21 Days after the close of public exhibition	
Consideration of Submissions	Late August	Early September
Consideration of post exhibition proposals (Report to Council)	Late September / Early October	
Seeking and obtaining legal opinion from Parliamentary Counsels Office	Mid October	Late October
Submission to the Department of Planning and Infrastructure to finalise	Dependent on PCO	
Anticipated date the plan will be forwarded to the Department for notification	Dependent on PCO	