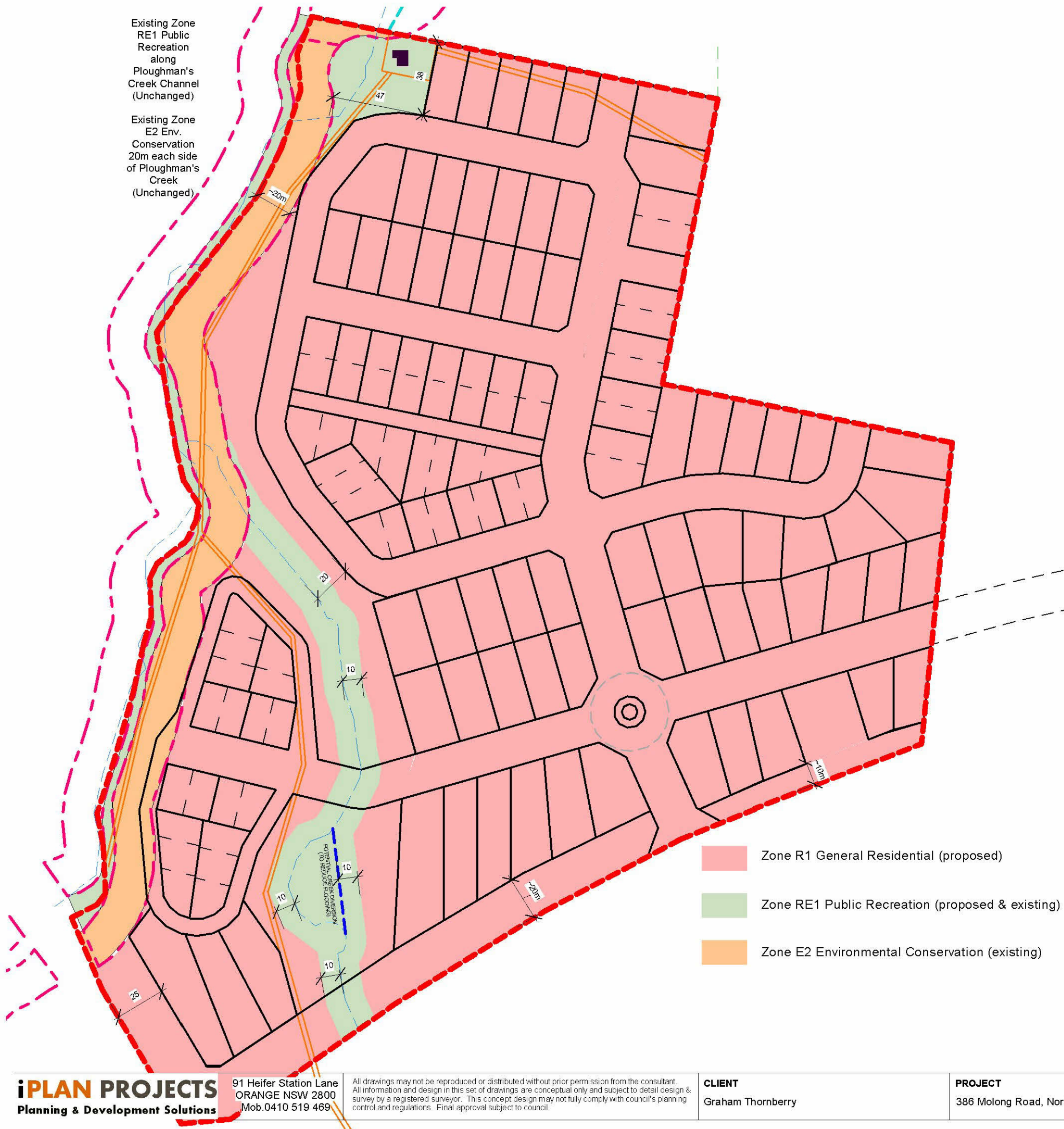


Existing Zone
RE1 Public
Recreation
along
Ploughman's
Creek Channel
(Unchanged)

Existing Zone
E2 Env.
Conservation
20m each side
of Ploughman's
Creek
(Unchanged)



PROPOSED ORANGE LOCAL ENVIRONMENTAL PLAN AMENDMENT(S) - ZONING MAP (OPTION 2)

(for more details / justification please see Planning
Proposal Report)

ZONING (LZN MAP) OPTION 2

- Retain existing Zone E2 Environmental Conservation / Zone RE1 Public Recreation along Ploughman's Creek (pink dotted line) ~1.2ha
- Proposed Zone R1 General Residential ~12.8ha (pink fill) (changed from Zone R2)
- Proposed Zone RE1 Public Recreation (Somerset Creek) ~0.7ha (changed from Zone R2).
- Proposed Zone RE1 Buffer around Sewage Pump Station ~0.2ha (changed from Zone R2).

It acknowledges that the existing zoning for all land outside the existing E2/RE1 area along Ploughman's Creek is Zone R2 Low Density Residential.

This provides less land (~1.8ha) in Zone RE1 that must be dedicated to Orange City Council and maintained by Council in the future. Alternative considerations for management may need to be considered.

It preserves buffers / riparian corridors to Ploughman's Creek (20m) and creates a new buffer to Somerset Creek (10m). It allows for potential watercourse diversion along Somerset Creek (if approved by DPI Water).

It avoids zoning issues at interfaces of subdivision and creeks for minor amendments to subdivision plan at detailed design stage.

It would require alteration to the Lot Size Map to align lot size areas with zoning boundaries (if this is desired by Council).