

Retain existing Zone E2 Environmental Conservation / Zone RE1 Public Recreation along Ploughman's Creek (pink dotted line) ~1.2ha

Proposed Zone R1 General Residential ~13ha (pink fill) (changed from Zone R2)

Proposed Zone RE1 Public Recreation (Somerset Creek) ~0.7ha (changed from Zone R2).

It acknowledges that the existing zonging for all land outside the existing E2/RE1 area along Ploughman's Creek is Zone

The Zone R1 Gen. Res. BUFFER AREA (Hatched) is an area of flexibility that is not intended to permit substantial additional residential development but may provide the

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).

Less land (~2ha) in Zone RE1 must be dedicated to Orange City Council and maintained by Council in the future. Alternative considerations for management may need to be considered where it is not in private ownership.

It avoids zoning issues at interfaces of subdivision and creeks for minor amendments to the subdivision plan at

The flexibility may support ancillary development outside the riparian zone that could support the intent of the open space such as a kiosk, recreation areas or facilities, infrastructure

If the sewage pump station was relocated it would enable redevelopment of that land whilst retaining an area for open

It would require alteration to the Lot Size Map (see Option 2) to align lot size areas with zoning boundaries (if this is

A310A

DRAWING PROPOSED LEP - ZONING MAP (OPTION 2)

A310A	

م

GEMENT MAR



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

(for more details / justification please see Planning

MINIMUM LOT SIZE (LSZ MAP) (OPTION 2)

250-300 sqm (pink) - Total ~5.4ha (excl. open space)
Northern end of South West ('Knoll') Central part of Site

500-600 sqm (orange) - Total~7.3ha (excl. open space) South-East ('Entrance') Southern end of South West ('Knoll')

No Minimum Lot Size needed for Zones RE1 / E2 as these are to be dedicated to Council.

Note the comments on the LEP Zoning Map (Option 2) (above) regarding the 'BUFFER AREA' between the indicative subdivision pattern and the riparian corridor not being for substantial development purposes.

A311A

PP L

ODGEMENT MAR 201