
2.2 ORANGE LOCAL ENVIRONMENTAL PLAN 2011 - AMENDMENT 20 - PLANNING PROPOSAL - CARAVAN PARK - GATEWAY PARK

TRIM REFERENCE: 2017/93

AUTHOR: David Waddell, Director Development Services

EXECUTIVE SUMMARY

Council has prepared a draft Planning Proposal in support of a proposed amendment to Orange Local Environmental Plan (LEP) 2011. The amendment will facilitate the establishment of a new caravan park at the eastern entrance to the City.

The planning proposal seeks:

- 1 To rezone the following land from E3 Environmental Management to RE2 Private Recreation:
 - Lot 10 DP 732585 - 4 Perc Griffith Way and 40 Mitchell Highway
 - Lot 2 DP 530183 - 5190 Mitchell Highway
 - Lot 3 DP 530183 - Mitchell Highway.
- 2 To reclassify the following land from Community Land to Operational Land under the Local Government Act 1993:
 - Lot 1 DP 502526 - 32 Perc Griffith Way and 70 Mitchell Highway.

LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan strategy “1.2 Our City - Information and advice provided for the decision-making process will be succinct, reasoned, accurate, timely and balanced”.

FINANCIAL IMPLICATIONS

Council has been advised that as a council included in the NSW Government’s merger proposals under consideration by the Office of Local Government since referral on 6 January 2016, Council must comply with the merger proposal period guidelines issued under S23A of the Local Government Act 1993.

The guidelines instruct Council it should expend money in accordance with the detailed budget adopted for the purposes of implementing the Delivery/Operational Plan for the 2015/16 year.

Any expenditure outside the adopted budget requires the identification of clear and compelling grounds and must be approved by Council at a meeting that is open to the public. The guidelines indicate the resolution of Council for increased expenditure must specify the reasons why the expenditure is required and warranted.

2.2 Orange Local Environmental Plan 2011 - Amendment 20 - Planning Proposal - Caravan Park - Gateway Park

If increased expenditure is greater than \$250,000 or 1% of the Council's revenue from rates in the preceding year, whichever is the greater, Council is required to exhibit the increase to the budget and consider comments received.

Council must also avoid entering into contracts or undertakings where expenditure or revenue is greater than \$250,000 or 1% of the Council's revenue from rates in the preceding year, whichever is the greater, unless the contract or undertaking is as a result of a decision or procurement process commenced prior to the merger proposal period or where entering into a contract or undertaking is reasonably necessary for the purposes of meeting the ongoing service delivery commitments of the Council or was previously approved in the Council's Delivery/Operational Plan.

POLICY AND GOVERNANCE IMPLICATIONS

Nil

RECOMMENDATION

- 1 That Council seek a Gateway Determination from the Department of Planning and Environment:**

To rezone the following land from E3 Environmental Management to RE2 Private Recreation:

- **Lot 10 DP 732585 - 4 Perc Griffith Way and 40 Mitchell Highway**
- **Lot 2 DP 530183 - 5190 Mitchell Highway**
- **Lot 3 DP 530183 - Mitchell Highway.**

To reclassify the following land from Community Land to Operational Land under the Local Government Act 1993:

- **Lot 1 DP 502526 - 32 Perc Griffith Way and 70 Mitchell Highway.**

- 2 That Council include in the planning proposal adjustments to Orange Local Environmental Plan 2011 written instrument and maps to reflect the proposed amendments.**
- 3 That Council undertake such studies, reports and consultations as may be required by the Gateway Determination.**
- 4 That Council proceed to place the planning proposal on exhibition in accordance with any requirements of the Gateway Determination.**

FURTHER CONSIDERATIONS

Consideration has been given to the recommendation's impact on Council's service delivery; image and reputation; political; environmental; health and safety; employees; stakeholders and project management; and no further implications or risks have been identified.

SUPPORTING INFORMATION

Caravan park development is identified as a major outcome in the Orange City Council *Orange Region Tourism Strategy 2016/17 – 2018/19*. Central to this outcome includes ‘investigation of a new 4 star caravan park.’

Land at the eastern entrance to the City on Perc Griffith Way and Mitchell Highway has been acquired by Council for the purpose of a caravan park, consistent with the Tourism Strategy. The land adjoins the site of the trotting track and go-kart track, and adjoining rural/residential parcels to the south with frontage to the Mitchell Highway. In order to develop a caravan park on the land, part land rezoning (to RE2 Private Recreation) and land reclassification (to Operational land) is required. The attached planning proposal represents the first stage in preparing an amendment to Orange Local Environmental Plan 2011 to facilitate the land rezoning and reclassification.

A site masterplan for the intended caravan park is yet to be prepared. An indicative concept involves a holiday park with 200+ tourist sites, amenities buildings and recreational facilities (with swimming pool, jumping pillow and skate park). Long term sites for low-cost moveable dwellings and associated facilities are also included.

The affected parcels will be subdivided to excise the existing go-kart track and an associated buffer zone, create a development lot for the caravan park and provide a green corridor at the site frontage to the Mitchell Highway. An indicative landscape precinct plan has been prepared, which involves extensive planting on either side of the highway corridor adjacent to the site. The landscape design would create a vegetative avenue entrance for the City. The indicative landscape precinct plan is included in the attached planning proposal.

Development consent will be required for the proposed caravan park and land subdivision following the land rezoning and reclassification.

The site is considered suitable for development as a caravan park due to the following:

- The site has a high profile location at the eastern entrance to the City.
- Land area and dimensions are suitable to accommodate a tourist facility of the intended scale.
- The land has expansive highway frontage and secondary frontage to Perc Griffith Way.
- Urban utility services are in proximity to the land and may be extended and augmented to suit the requirements of the development.
- The site topography will not unreasonably constrain the intended development.
- The site is unlikely to contain biodiversity or habitat value.
- The land is not affected by natural hazards or known technological hazards.
- The site does not contain known European or indigenous archaeological values.
- The land does not have particular resource value and limited potential for agricultural viability.

ATTACHMENTS

- 1 Planning Proposal, D17/3525
- 2 Annexure A, D17/3567
- 3 Annexure B, D17/3546
- 4 Annexure C, D17/3548
- 5 Annexure D, D17/3550