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9 June 2021

The Chief Executive Officer

Orange City Council

PO Box 35

ORANGE NSW 2800

By email: council@orange.nsw.gov.au

Attention: Mark Hodges

Dear Mark

ROSEDALE GARDENS ESTATE PTY LTD , LAND AT LEEDS PARADE, ORANGE CONSISTING OF LOTS 14, 15 AND 25 DP6694 AND LOTS 2 AND 3 DP255983

We write further to our meeting of 23 March 2021 with Orange City Council staff and Garry Hopkins of Department Planning, Industry and Environment with respect to the above land.

As discussed at the meeting, it is the intention of Rosedale Gardens Estate Pty Ltd, as the owner of the above lands, to seek a further amendment to the Orange Local Environmental Plan 2011 (OLEP) to reduce the minimum lot size and deliver a maximum of 700 rural residential lots, with an average size of 2,000 – 4,000 square metres across the development site and a minimum size of 1,500 square metres. The density limit of 700 would be achieved via the introduction of a specific clause within the LEP.

We anticipate lodgement of a planning proposal to this effect within the next 4-6 weeks from the date of this letter.

We would appreciate if Council could take consideration of the above in the development and progression of the draft Orange Local Housing Strategy. Rosedale Gardens Estate Pty Ltd looks forward to progressing with this development to assist Orange City Council in delivering its required housing delivery demand target.

We trust the content of this letter is self-explanatory but please do not hesitate to contact the undersigned in the event you require any additional information.

Yours faithfully

Premise Australia Pty Ltd



DAVID WALKER

Senior Town Planner and Discipline Lead