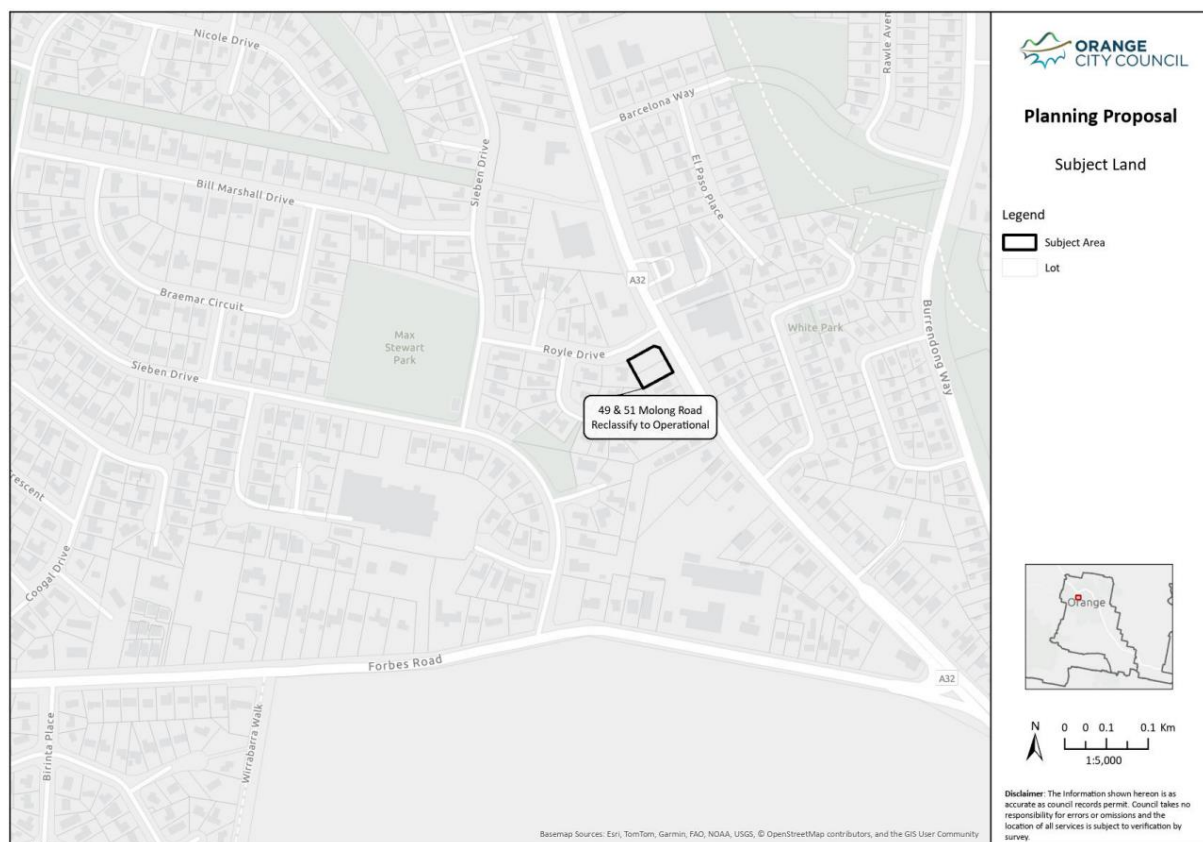


Planning Proposal 49 – 51 Molong Road

Orange LEP 2011 Amendment



May 2025

Orange City Council

135 Byng Street, Orange

NSW 2800

P: 02 6393 8000

E: council@orange.nsw.gov.au

W: www.orange.nsw.gov.au

TABLE OF CONTENTS

INTRODUCTION	1
PART 1 – OBJECTIVES AND INTENDED OUTCOMES	2
PART 2 – EXPLANATION OF PROVISIONS	3
PART 3 – JUSTIFICATION SECTION A - NEED FOR THE PLANNING PROPOSAL	4
<i>Q1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?</i>	<i>4</i>
<i>Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</i>	<i>4</i>
SECTION B – RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK.	5
<i>Q3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?</i>	<i>5</i>
<i>Q4. Will the Planning Proposal give effect to a council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?</i>	<i>5</i>
<i>Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?</i>	<i>8</i>
<i>Q6. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?</i>	<i>9</i>
SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT	10
<i>Q7. 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?.....</i>	<i>10</i>
<i>Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?</i>	<i>10</i>
<i>Q9. Has the Planning Proposal adequately addressed any social and economic effects?</i>	<i>10</i>
SECTION D – STATE AND COMMONWEALTH INTERESTS.....	14
<i>Q10. Is there adequate public infrastructure for the Planning Proposal?.....</i>	<i>14</i>
<i>Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?</i>	<i>14</i>
PART 4 – MAPPING	16
PART 5 – COMMUNITY CONSULTATION.....	16
PART 6 – PROJECT TIMELINE	17
ATTACHMENTS	18

Introduction

Orange City Council has prepared this Planning Proposal for an amendment to the Orange Local Environmental Plan 2011 ('the LEP'). The Planning Proposal has been prepared in accordance with Division 3.4 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act') and the *Local Environmental Plan Making Guideline (August 2023)* issued by the NSW Department of Planning and Environment (DPIE).

The Planning Proposal seeks to reclassify land at 49-51 Molong Road from Community Land to Operational Land to enable these properties to be sold for subsequent residential development.

Further commentary on these matters can be found in the report, including under **Part 2 – Explanation of Provisions**.

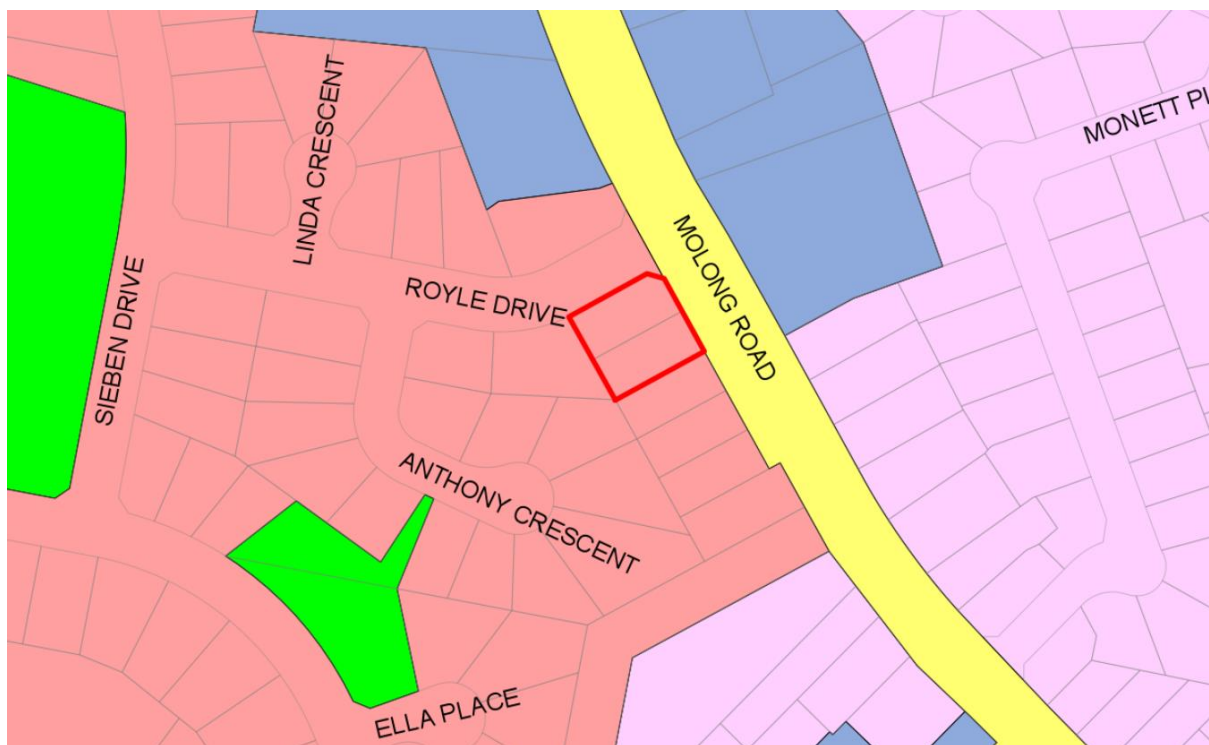


Figure 1: Existing Land Zone Map showing the subject lands

SITE HISTORY

These lots were created as a result of a subdivision approved in October 1988. A report to the Council meeting which addressed two adjoining subdivision DA's states:

"Three areas of public open space are to be provided under these applications. These are a Basic Sports Unit located to the east of the centre of the site, a public reserve along the western extremity of the site adjacent to Ploughmans Creek, and a small area of land at the eastern extremity of Sieben Drive which essentially is an extension of an existing public reserve provided in the Brouwers subdivision. These plans do not include any isolated small pockets of land which serve no real purpose, and which present considerable maintenance problems to Council."

The "Basic Sports Unit" refers to what is now Max Stewart Oval. The public reserve at the western extremity is now part of Coogal Park, and the small area at the eastern extremity refers to the northern part of what is now

Sieben Park. **Figure 2** below shows these open space areas in blue and subject site in orange. Therefore, Councils acquisition of the subject land was not part of the open space requirements, and the report at the time appears to argue against small pocket parks as serving no real purpose.



Figure 2: showing approximate area of original subdivision, open space provided and subject site.

Exactly how these lots came into Council ownership is not understood. As detailed above the land at 49 – 51 Molong Road was not acquired to satisfy public open space requirements as that was already provided for with what is now Max Stewart Oval, Coogal Park and Sieben Park. Records confirm that the developer paid the full amount of contributions that were required at the time, and there is no significant vegetation on the site, other than three mature trees within the road reserve or along the street boundary, that might have warranted the dedication to Council.

The lots are fully serviced for water and sewer with connections in place and 51 Molong Road has a driveway layback in place along Royle Drive. This suggests an intention for the lots to be developed for housing at some future point.

Part 1 – Objectives and intended outcomes

The objectives of this Planning Proposal are to:

- Reclassify land at 49-51 Molong Road from Community Land to Operational Land to enable their sale for further residential development.



Figure 4: Aerial view of 49 – 51 Molong Road

Part 2 – Explanation of Provisions

The objective of this Planning Proposal will be achieved by:

- reclassifying land at 49 Molong Road (Lot 4 DP 790829) from Community land to Operational land within the meaning of the Local Government Act 1993. The Public Reserve notation is also to be removed from the second schedule of the title. Therefore, the land is to be listed in Schedule 4 Part 2 of the OLEP.
- reclassifying land at 51 Molong Road (Lot 5 DP 790829) from Community land to Operational land within the meaning of the Local Government Act 1993. The Public Reserve notation is also to be removed from the second schedule of the title. Therefore, the land is to be listed in Schedule 4 Part 2 of the OLEP.

Part 3 – Justification

Section A - Need for the Planning Proposal

Q1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

Indirectly. The Orange Local Housing Strategy (July 2022) (OLHS) emphasizes the efficient use of existing infrastructure and services by encouraging residential development within established areas (9.1 Delivery Plan, 3. Facilitate infill opportunities for housing near jobs and services). Infill development is seen as a way to enhance housing diversity, provide more affordable housing options, and promote sustainable urban growth. The OLHS advocates for well-planned infill projects that respect neighbourhood character, improve walkability, and integrate with existing transport and community infrastructure, ensuring that new housing aligns with Orange's long-term planning goals.

Council has identified 49-51 Molong Road as being surplus Council owned land that is located within existing residential neighbourhoods that are well served by recreation facilities, transport connections and community infrastructure and therefore considers these lands to be suitable sites for infill development.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The proposal is the best way of achieving the objectives and intended outcomes. There are no alternative means available.

Section B – Relationship to strategic planning framework.

Q3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. The proposal will make a minor but positive contribution to the objectives of the Central West and Orana Regional Plan 2041 and is consistent with the OLHS as detailed in the sections below.

The Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041 outlines a strategic vision for sustainable growth, economic development, and community well-being in the region. The proposed planning actions to reclassify specific lands in Orange, NSW, align with several objectives within this plan. **Table 1** provides a summary of how the proposal aligns with the plan's objectives:

Table 1. Central West and Orana Regional Plan	
Regional Plan Objective	Alignment with Planning Proposal
OBJECTIVE 13: Provide well located housing options to meet demand <i>13.1 Provide new housing where it can use existing Infrastructure capacity or support the timely delivery of new infrastructure</i>	The proposal will deliver 2 additional residential lots to the market in established residential areas, making greater use of existing infrastructure and contributing to the overall infill housing requirements of the City.
OBJECTIVE 14: Plan for diverse, affordable, resilient and inclusive housing <i>14.1 allow a diversity of housing, including affordable housing, student housing, shop top housing, more dense housing types and housing choices for seniors close to existing services, and on land free from hazards</i>	The R2 Low Density Residential zone provides for a certain level of housing diversity commensurate with the local character of a lower density residential neighbourhood. The R2 Low Density residential zone allows for dual occupancies, group homes, and secondary dwellings.

Q4. Will the Planning Proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes. The proposal is consistent with the Orange Community Strategic Plan 2022-2032 and the Orange Local Strategic Planning Statement and will give effect to several objectives as detailed in the sections below.

Orange Community Strategic Plan 2022-2032

The Orange Community Strategic Plan (CSP) 2022-2032 outlines the community's vision and priorities across four key themes: Live, Preserve, Prosper, and Collaborate. The proposed planning actions to rezone and reclassify specific lands in Orange, NSW, align with several objectives within these themes. **Table 2** provides a summary of how the proposal aligns with the CSP's objectives:

Table 2. Orange Community Strategic Plan 2022-2032

CSP Theme	Relevant CSP Objective	Alignment with Planning Proposal
Live: A healthy, safe, inclusive, and vibrant community.	<i>Promote access to affordable and diverse housing options.</i>	Reclassifying land at 49-51 Molong Road for residential development increases the availability of housing, supporting diverse and affordable living options within the permissible housing types under the R2 Low Density Residential zone.
Preserve: Balancing the natural and built environment.	<i>Ensure that development is sustainable and respects the natural environment.</i>	The proposal considers sustainable development practices by focusing on land already within urban areas, thereby minimizing environmental impact.
Prosper: A smart, innovative, and resilient economy.	<i>Encourage residential development to support economic growth.</i>	Facilitating infill residential development can provide more options for a growing workforce, bolster local businesses, and contribute to economic resilience.
Collaborate: Leading and partnering to support the community.	<i>Engage with stakeholders to plan and deliver infrastructure and services.</i>	The planning proposal demonstrates collaboration between the Council and the community to address housing needs and infrastructure planning.

Orange Local Strategic Planning Statement

The Orange Local Strategic Planning Statement (LSPS) 2020 outlines a 20-year vision for land use in Orange, focusing on sustainable growth, community well-being, and environmental preservation. The proposed planning actions to rezone and reclassify specific lands in Orange, NSW, align with several planning priorities identified in the LSPS. **Table 3** provides a summary of this alignment:

Table 3. Orange Local Strategic Planning Statement

LSPS Planning Priority	Alignment with Planning Proposal
Planning Priority 2: Support the delivery of new homes in residential release areas, including North Orange and Shiralee, and increase the range of housing options in existing urban areas. Ensure a sufficient supply of land and diverse housing options to meet the community's needs.	Reclassifying land at 49-51 Molong Road for residential development increases the availability of land for housing, supporting diverse and affordable living options.

<p>Planning Priority 4: Provide diverse housing choices and opportunities to meet changing demographics and population needs, with housing growth in the right locations.</p> <p>Encourage a variety of housing types to cater to different community needs and ensure growth occurs in suitable areas.</p>	<p>The proposal focuses on land for infill opportunities within urban areas, promoting sustainable development practices and minimizing environmental impact.</p>
<p>Planning Priority 5: Ensure that building design and construction is of high quality and maintains resident amenity.</p> <p>Promote high-quality design in new developments to enhance liveability and community well-being.</p>	<p>Facilitating new residential areas can attract a growing workforce, bolster local businesses, and contribute to economic resilience.</p>
<p>Planning Priority 9: Enhance local and neighbourhood centres as great, connected places, whilst maintaining the regional town atmosphere.</p> <p>Develop vibrant, well-connected local centres that retain Orange's unique character.</p>	<p>The planning proposal demonstrates collaboration between the Council and the community to address housing needs and infrastructure planning.</p>

Orange Local Housing Strategy

The OLHS aims to address the diverse and evolving housing needs of the Orange community, ensuring sustainable growth and enhanced liveability. The proposed planning actions to rezone and reclassify specific lands in Orange, NSW, align with several priorities outlined in the OLHS identified under 9.1 Delivery Plan of the OLHS (page 116-118). **Table 4** provides a summary of this alignment:

Table 4. Orange Local Housing Strategy	
OLHS Priority	Alignment with Planning Proposal
<p>1. Coordinate services and community infrastructure to facilitate housing growth in appropriate locations</p> <p>Ensure new housing development can be efficiently and effectively serviced by infrastructure suitable to the location and is unconstrained.</p>	<p>The proposal focuses on land within urban areas, promoting sustainable development practices and minimizing the environmental impacts of sprawl.</p>
<p>2. Increase housing supply, diversity, and choice to meet population needs</p> <p>Ensure a wide range of housing can be provided to meet the social and economic needs of the changing demographics of the City.</p>	<p>Reclassifying land at 49-51 Molong Road for residential development increases the availability of land for housing, supporting diverse and affordable living options.</p>
<p>4. Support the supply of affordable housing</p> <p>Implement mechanisms to ensure that affordable housing is available to meet the needs of the community.</p>	<p>Facilitating infill residential development can provide more options for a growing workforce, bolster local businesses, and contribute to economic resilience.</p>

Orange Recreation Needs Study 2008

The Recreation Needs Study (2008) recommended that Council finalise a review of parcels of open space considered excessive to current and future recreational needs of the community, be sold with proceeds being directed towards specific recreation facilities and other open space assets. This recommendation was carried through to the 2011 Recreation Needs Study Review which remains in draft.

Orange Play Strategy 2024-2040 (2024)

The Orange Play Strategy 2024-2040 (2024) identifies the catchment area as being adequately serviced for play spaces and does not identify any future playgrounds being required within the area of the subject sites for the life of the strategy. This indicates that there is adequate provisions of playgrounds in the local area to cater for population growth to 2040. It is therefore noted that the selling of the subject sites will not impact on the provision of play spaces within the locality.

Q5. Is the planning proposal consistent with any other applicable state and regional studies or strategies?

None directly applicable.

Not inconsistent with any State-wide or Region-wide studies or strategies.

Table 5. State-wide and Region-wide Policies considered

Policy	Applicable	Comments
Housing 2041 2021-22 Action Plan, NSW Housing Strategy – Priority Area 5.	Yes	The role of Council-owned land for housing opportunities is encouraged by the policy where there is community support, and land has been identified as under utilised.

Q6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Yes.

State Environmental Planning Policy (Housing) 2021 (Housing SEPP)

The Housing SEPP enables a series of housing types on residentially zoned land. The regular shape, dimensions and area of the subject lots are anticipated to be suitable for a broad mix of the available options under the Housing SEPP.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)

The Codes SEPP establishes a range of criteria and standards for various forms of complying development. This includes complying development for individual dwelling houses. The regular shape, dimensions and area of the subject lots are anticipated to be suitable for a broad mix of the available options under the SEPP.

Q7. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions) or key government priority?

Yes. Relevant directions are summarised in **Table 6** below.

Table 6. Ministerial Directions (s9.1 directions)		
Direction	Requirement	Comments
1.1 Implementation of Regional Plans	Planning proposals must align with the relevant Regional Plan to give effect to its vision, land use strategy, and goals.	The proposal aligns with the Central West and Orana Regional Plan 2041, supporting housing supply, sustainable development, and economic growth.
1.4 Site-Specific Provisions	Proposals should not introduce unnecessarily restrictive site-specific provisions and should integrate land uses into existing zones where possible.	The proposal does not include any site specific provisions or additional permitted uses.
3.1 Conservation Zones	Protect environmentally sensitive areas and avoid downscaling conservation protections.	The proposed land does not include ecologically sensitive land, and no environmental protections are reduced.
3.2 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The proposed land does not include any items or objects of environmental heritage or indigenous heritage significance.
4.1 Flooding	Avoid rezoning flood-prone land for vulnerable uses such as housing unless adequate flood mitigation is in place.	The subject lands are not identified as flood-prone.
5.1 Integrating Land Use and Transport	Ensure new developments are well-connected to transport networks and promote walkability and public transport access.	The reclassified land is within an urban area, providing good access to existing roads and services.
5.2 Reserving Land for Public Purposes	Must not reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary.	The proposal is the means for seeking the approval of the relevant authority and Planning Secretary.

6.1 Residential Zones	Promote housing diversity, affordability, and sustainable growth in existing or planned residential areas.	The proposal facilitates residential development, increasing housing supply while maintaining alignment with Orange's strategic growth framework.
-----------------------	------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------

Section C – Environmental, social and economic impact

Q8. 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 properties involved are all situated in established urban residential estates and do not contain vegetation that could provide significant habitat value. There are no known threatened species or populations known on the site (whether permanent, transient or migratory) and there are no threatened ecological communities present on the land.

Q9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

No. The properties involved are all existing lots in an established residential neighbourhood and have access to all required services. There are no works involved in the proposal, and it is considered that future development of the lots for residential development can be undertaken without significant environmental effects.

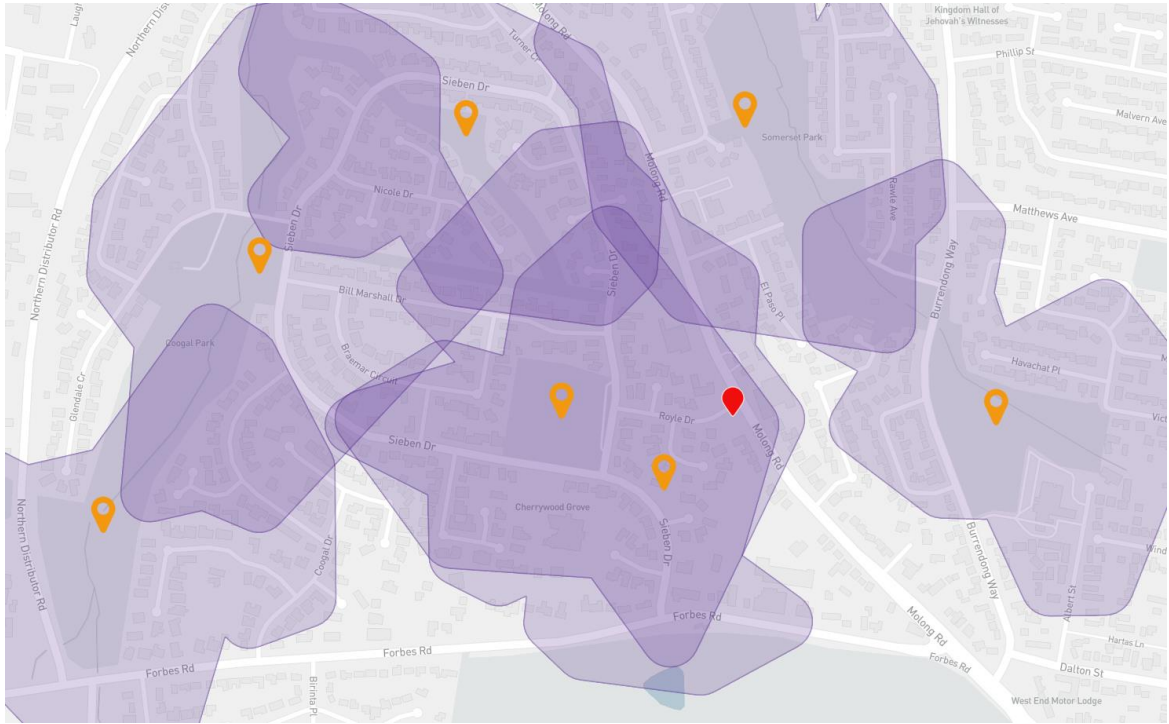


Q10. Has the Planning Proposal adequately addressed any social and economic effects?

Yes. The social and economic effects are likely to be minor but beneficial in the sense that it will marginally increase residential supply by 2 lots which will assist the local market, provide 2 additional housing opportunities and the construction of 2 homes will provide a marginal stimulus to the local construction sector.

Council staff have undertaken an analysis against the criteria of the Draft Green Places Design Guide (2020) to determine the provision of open space within the locality. Whilst 49-51 Molong Road is already zoned R2 Low Density Residential the analysis remains relevant to the site as it is classified for community use as per the *Local Government Act 1993*, community land being for the purpose of:

- a) a natural area,
- b) a sports ground,
- c) a park,
- d) an area of cultural significance,
- e) general community use.

Table 7. Draft Greener Places Design Guide (2020)

1.4 Criteria	Performance Indicators	Comments
<p>Accessibility and connectivity.</p> <p><i>Ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.</i></p>	<p>Local access – medium-to-low density areas <60 dwelling/hectare are within a 5 minute walk/400m walking distance to a local park barrier free.</p>	<p>A 5 minute walking catchment analysis (excluding the subject sites) has identified that there is adequate provision of local access to the district and local open space.</p>
 <p>Figure 6: 5-minute walking catchment from open space assets</p> <p>  Open space assets  Subject Sites </p>		
<p>Distribution.</p> <p><i>The ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life. The</i></p>	<p>Local distribution (0.3–2 ha public open space) within 400m from most houses.</p>	<p>Within a 400m catchment of both the subject sites there is approximately 3 ha of open space readily accessible to the community. Access to a further 16 ha of open space is available noting there are physical barriers such as Molong Road that impact on accessibility. However, the existing provision of open space</p>

geographic distribution of open space is a key access and equity issue for the community.

(excluding the subject sites) is adequate and surplus to the draft Guide recommendations.

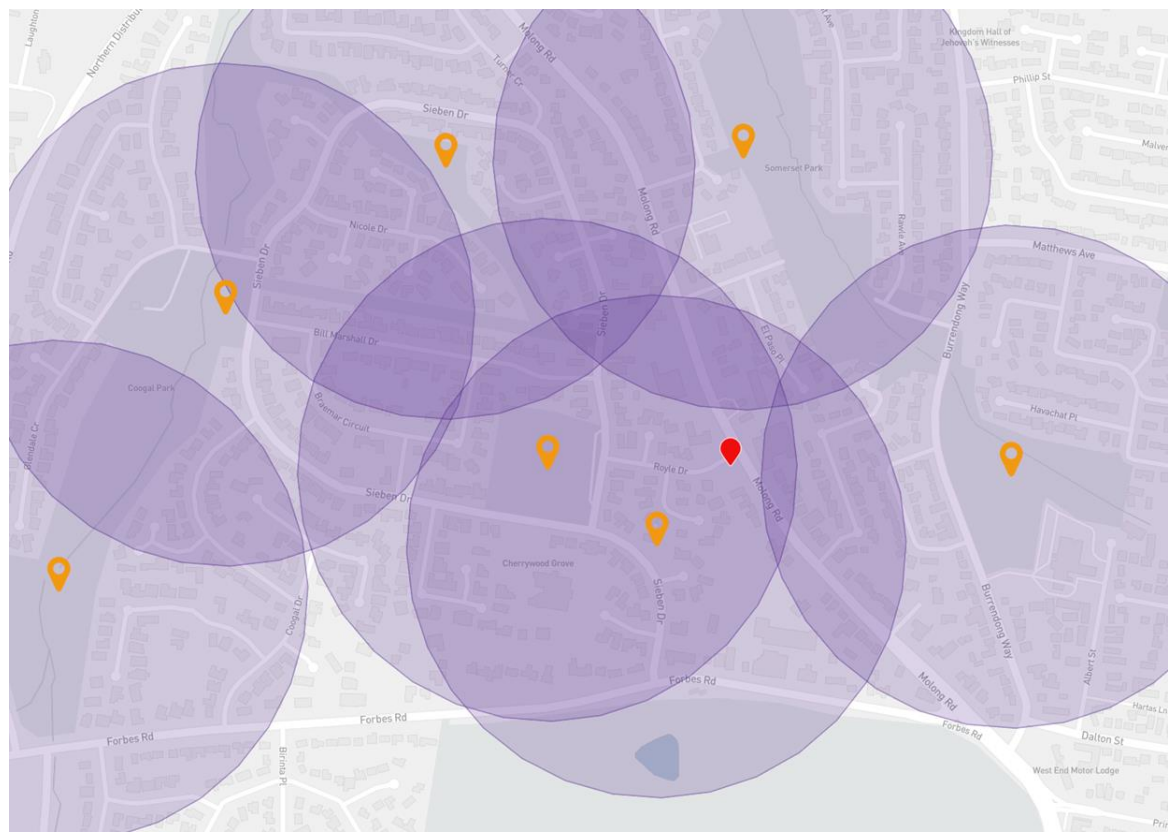




Figure 7: 400m catchment from open space assets

-  Open space assets
-  Subject Sites

Size and shape.

Size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs.

Medium to low density areas – the minimum size of a local park is 5000–7000m².

Road frontage and visibility are key considerations, especially in high-density areas so open space is accessible for all. Sporting facilities have specific size and shape requirements that need to be met to provide functional space for their use.

The size of each surrounding open space asset is summarised as follows:

- Max Stuart Oval (district sporting field) – 2.7 ha
- Seiben Park (playground) – 0.33 ha
- Harold Nicholas Walk (linear) – 2.6 ha
- Coogal Park (linear and informal open space) – 10.38 ha
- Somerset Park (linear and informal open space including playground) – 14.41 ha
- Paul Park – 2.57 ha (linear and informal open space)

		49-51 Molong Road equates to 1549m ² . The sites are surplus to the already existing open space assets and do not meet the recommended sizing requirements under the draft Guide.
<p>Quantity.</p> <p><i>In low- and high-density areas, good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.</i></p>	<p>Quantity should be considered in the number of opportunities available. Larger public open space areas mean more opportunities can be provided in one location.</p> <p>Quantity of land available, along with size and shape, are critical in adequately meeting sporting needs. There are minimum areas needed for different sports, and different sporting spaces can only accommodate so many users.</p>	<p>Given the extensive linear nature of the surrounding open space network, there is the ability for the co-location of further types of open space settings i.e. playgrounds, informal recreation space, to be provided for into the future.</p> <p>Given this flexibility and in addition to the provision of a district sports field within the locality - the quantity of open space surpasses the requirements of the draft Guide.</p>
<p>Quality.</p> <p>The quality of design and ongoing maintenance and management is critical to attracting use and activating the open space network.</p>	<p>Open space needs to be strategically planned and designed to create a quality open space network; the sum is greater than its parts. Key characteristics of open space that influence quality include:</p> <ul style="list-style-type: none"> • visual and physical access • landscape setting • demographic, cultural, and community demand • condition of facilities and equipment • maintenance • number of activations within the space • size, shape, and topography • adjacent land uses • amount of vegetation and shade • biodiversity outcomes • safety • sustainability. 	<p>49-51 Molong Road is located along a regional road corridor and adjacent to employment land uses, therefore not being a desirable location to cater to ongoing community use.</p>

<p>Diversity.</p> <p><i>The range of open space setting types within an urban area will determine the diversity of recreation opportunity for communities.</i></p>	<p>Performance indicators are outlined for a range of recreation types below. These are not the only types of open space but represent a range of opportunities. They should be combined, as multi-use facilities:</p> <ul style="list-style-type: none"> • local play for the very young (LPY) • local children's play (LPC) • older children's activity space (OCA) • youth recreation space (YRS) • local recreation space (LRS) • active recreation space (ARS) • large community outdoor recreation area (LCOR) • fitness and exercise space (FES) • trail and path-based recreation (TPR) • organised sport and recreation (OSR) • off-leash dog exercise area (DEA). 	<p>The range of open space surrounding the subject sites is summarised as follows:</p> <ul style="list-style-type: none"> • Max Stuart Oval - ORS, LCOR, ARS • Seiben Park – LPC, OCA, LRS, • Harold Nicholas Walk - TPR • Coogal Park – TPR, LRS, LCOR • Somerset Park - TPR, LPC, OCA, TRS, ARS, LRS, LCOR • Paul Park – TPR, LRS, ARS, LCOR <p>There is a large diversity of uses available to the community through the current provision of open space (excluding the subject sites).</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Section D – State and Commonwealth interests

Q11. Is there adequate public infrastructure for the Planning Proposal?

Yes. The lots involved are located within established residential estates and have full access to all required utilities, water and sewer, roads and public transport and can be reached by all emergency services and waste management vehicles.

Q12. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Preliminary views of State or Commonwealth public authorities have not been obtained prior to preparing this

Planning Proposal. Having regard to the Ministerial Directions and overall scope of the Planning Proposal, no recommendations are made as to agencies that should be consulted in connection with progressing the Proposal. The Gateway Determination may stipulate additional consultation requirements in the planning proposal process.

Part 4 – Mapping

49-51 Molong Road is already zoned R2 Low Density Residential. As such the Planning Proposal does not seek to amend any LEP maps.

Part 5 – Community Consultation

Community consultation will be undertaken in accordance with the requirements of the Gateway Determination. It is, however, anticipated that an exhibition period of 28 days will be required per the default in Schedule 1 of EP&A Act 1979.

Consultation will commence by giving notice of the Planning Proposal via:

- a notification on the Orange City Council website (www.orange.nsw.gov.au), and
- social media.

All forms of the notice will 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 Department of Planning Housing and Infrastructure (DPHI),
- the Gateway Determination, and
- any studies and supporting material relied upon by the Planning Proposal.

Following the exhibition period, a public hearing will be called in relation to the reclassification of 49-51 Molong Road in accordance with the Local Government Act 1993. The public hearing will be chaired by an independent suitably qualified person.

After the public hearing is completed, the independent chair will provide a report to Council which will accompany a post exhibition report on the overall planning proposal. The latter 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 6 – Project Timeline

The anticipated project timeline for completion of the Planning Proposal is outlined in **Table 7**.

Table 7. Project timeline

Project stage	Commencement	Completion
Gateway Determination	June 2025	
Government Agency consultation	June 2025	July 2025
Public Exhibition Period	June 2025	July 2025
Public Hearing	August 2025	
Consideration of Submissions	July 2025	August 2025
Consideration of post exhibition proposals (Report to Council)	September 2025	
Seeking and obtaining legal opinion from Parliamentary Counsels Office	September – October 2025	September – October 2025
Submission to DPHI to finalise	October 2025	
Anticipated date Council will make the plan (if delegated)	Not seeking delegations due to direct Council interest	
Anticipated date Council will forward to DPHI for notification	November 2025	

Attachments

Title Search 49 Molong Road

Title Search 51 Molong Road