

**Draft Amendment**  
**Orange Local Environmental Plan 2011**  
**Proposed Reclassification**  
**Unnamed Public Reserve**  
**49-51 Molong Road**

**PROPERTY CHECKLIST: Lots 4 and 5 DP 790829 - 49-51 Molong Road, Orange**

	<b>Information</b>	<b>Check</b>
1	Aerial Image	Attachment No. 1
2	Zoning Map (LEP 2011)	Attachment No. 2
3	Deposited Plan and s88B Instrument	Attachment No. 3
4	Certificate of Title	Attachment No. 4
5	Mapped location of land and services	Attachment No. 5
6	Copy of any leases	Attachment No. 6

The following describes property information and the classification of the land under the Local Government Act 1993.

<b>PROPERTY DETAIL</b>	
Council property number	PR 17425 and PR 17426
Real property description	Lots 4 and 5 DP 790829
Street address	49-51 Molong Road, Orange
Common name	No common name
Area (m <sup>2</sup> )	1549.2m <sup>2</sup> combined (753.2 and 796.0)
Copy of Deposited Plan and s88B Instrument	Attachment No. 3
Copy of Certificate of Title and ownership schedule and restrictive covenants	Attachment No. 4
Copy of map/s showing cadastral information for land and the locality	Attachments No. 1, 2 and 5
Copy of Council's Geographic Information System cadastral mapping information showing services etc.	Attachment No. 5
Existing Zone Orange LEP 2011	R2 Low Density Residential
<b>LANDS REGISTER</b>	
Plan of Management Name and date adopted	Plan of Management for Local and Neighbourhood Parks within the City of Orange (adopted 4 December 2003)
Category (existing classification - operational or community)	Community Land
Type (e.g. park, sportsground)	Neighbourhood Park
<b>SEARCH OF COUNCIL'S LEGAL DOCUMENTS</b>	
Type of Public Land (e.g. public reserve, trust, vested land, dedicated land, reserved or zoned land, other)	Zoned land

<b>Local Government Act 1993 (s.32 Reclassification of land dedicated under s94 of the EP&amp;A Act 1979 - land un/suitability considerations)</b>	
Was the land dedicated under s94 of the EP&A Act 1979?	Unknown
Size of the land	1549.2m <sup>2</sup> combined (753.2m <sup>2</sup> and 796.0m <sup>2</sup> )
Shape of the land	Two rectangular parcels (with a small splay on the corner lot)
Topography of the land	Lots contain an earth mounded up behind an estate entrance sign/wall
Location of the land	49-51 Molong Road, Orange
Difficult in providing access	No

The following section provides the information required to be publicly provided by Council in the Department of Planning Practice Note PN 09-003 - Classification and Reclassification of Public Land through a Local Environmental Plan at the time a draft LEP that seeks to reclassify Public Lands is prepared and exhibited.

**The Department of Planning Practice Note “PN 09-003 - Classification and Reclassification of Public Land through a Local Environmental Plan” requires that certain written information be placed on public exhibition with the draft Orange LEP 2010 that either reclassifies and/or rezones the land. This is to include and describe or address, as appropriate, the following matters:**

<b>STATEMENT OF COUNCIL’S INTEREST</b>	<b>This section describes Council’s interest in the land</b>
Nature of interest (e.g. freehold ownership, land leased for x years)	Freehold ownership
Date of issue of Title	Unknown - circa 1988
Why Council acquired the interest (e.g. land acquired to extend park, provided by State Govt)	Unknown
How Council acquired its interest (e.g. land purchased using s94 funds)	Unknown

For land previously owned or controlled by Council, whether any aspect of the LEP formed part of the agreement to dispose of the land	No
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<b>PURPOSE OF THE DRAFT LOCAL ENVIRONMENTAL PLAN</b>	<b>This describes why Council is preparing the draft LEP.</b>
Why the draft plan is being prepared? (e.g. to allow a particular use in the recreation zone)	Making the land operational will allow Council to dispose of a site that is surplus to recreational needs and is not thought to contain any significant environmental, social or cultural values.
How the draft plan will affect planning control?	The existing zoning of R2 Low Density Residential under Orange LEP 2011 is to remain. Therefore the draft plan will not affect the general planning controls applying to the land.
What prompted the preparation of the draft plan? (e.g. Council's intention to sell land, request from affected land owner)	Site identified as surplus to recreational needs, not considered to have any significant cultural, social or ecological values. Considered as an opportunity to contribute supply into the local housing market.

<b>ANTICIPATED DEVELOPMENT</b>	<b>This describes the type of development that may result from the change in planning controls and assist people to understand how they may be affected.</b>
Likely physical or operational changes to the land (e.g. erection of dwelling)	Erection of a dwelling on each lot
Is the draft LEP being prepared to permit a particular development (exhibit the proposal)	No

<b>FINANCIAL IMPLICATIONS</b>	<b>Whilst protecting commercial advantage, this generally describes the financial implications of a change in planning controls.</b>
Indicate the magnitude of value that will be added to the land by comparing current and future land value	Magnitude unknown. Present value is replacement value. If reclassified value becomes market value.

Describe in general detail any terms of agreement for lease or sale of land	There is currently no agreement for lease or sale of the land.
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PROPOSED CLASSIFICATION AND ZONE	
Classification - Local Government Act 1993	Operational Land
Zoning - Environmental Planning and Assessment Act 1979	R2 Low Density Residential

## OTHER IMPORTANT RELATED INFORMATION

### 1 Definition of Public Land and Public Reserve

**Public Land** means any land (including a public reserve) vested in or under the control of the Council, but does not include:

- (a) a public road, or
- (b) land to which the *Crown Lands Act 1989* applies, or
- (c) a common, or
- (d) land subject to the *Trustees of Schools of Arts Enabling Act 1902*, or
- (e) a regional park under the *National Parks and Wildlife Act 1974*.

A **Public Reserve** means either:

Criteria for a public reserve		Applicable to this site?
a	a public park (park means an area of open space used for recreation, not being bushland)	No
b	land conveyed or transferred to Council under s340A of the Local Govt Act 1919	Unknown
c	land dedicated or taken to be dedicated as a public reserve under s340C or s340D of the Local Govt Act 1919	Unknown
d	any land dedicated or taken to be dedicated under s49 or s50 (Refer to s49 and 50 - public reserve and drainage reserves provided for in a subdivision - pre and post 15 June 1964)	Unknown
e	any land vested in Council and declared to be a public reserve under s37AAA of the Crown Lands Consolidation Act 1913	Unknown

f	any land vested in Council and declared to be a public reserve under s76 of the Crown Lands Act 1989	Unknown
g	a Crown reserve that is dedicated or reserved: i for public recreation or ii for a purpose that is declared to be a purpose within the scope of this definition by means of an order published in the Gazette by the Minister administering the Crown Lands Act 1989, being a Crown Reserve in respect of which Council has been appointed as manager of a reserve trust for the reserve or for which no reserve trust has been established	Unknown
h	land declared to be a public reserve and placed under the control of Council under s52 of the State Roads Act 1986	No
i	land declared to be a public reserve and placed under the control of Council under s159 of the State Roads Act 1993	No

And includes a public reserve of which Council has the control under s344 of the Local Government Act 1993 1919 or s48, but does not include a common.

The land is a public reserve and comprises Public Land as defined under the Local Government Act 1993.

Attachment No 1

Aerial Image




## Planning Proposal

Subject Land with Aerial

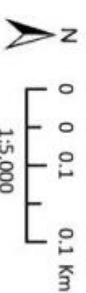
Imagery

Legend

 Subject Area

 Lot

Aerial Imagery © Nearmap 2025



**Disclaimer:** The information shown herein is as accurate as council records permit. Council takes no responsibility for errors or omissions and the location of all services is subject to verification by survey.






Attachment No 2

Zoning Map  
(Orange LEP 2011)

## Planning Proposal

### Current Land Zoning

#### Legend

 Subject Area

 Lot

#### LZN - Land Zoning


##### Zoning

 E3 Productivity Support

 R1 General Residential

 R2 Low Density Residential

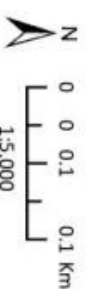
 RE1 Public Recreation

 RE2 Private Recreation

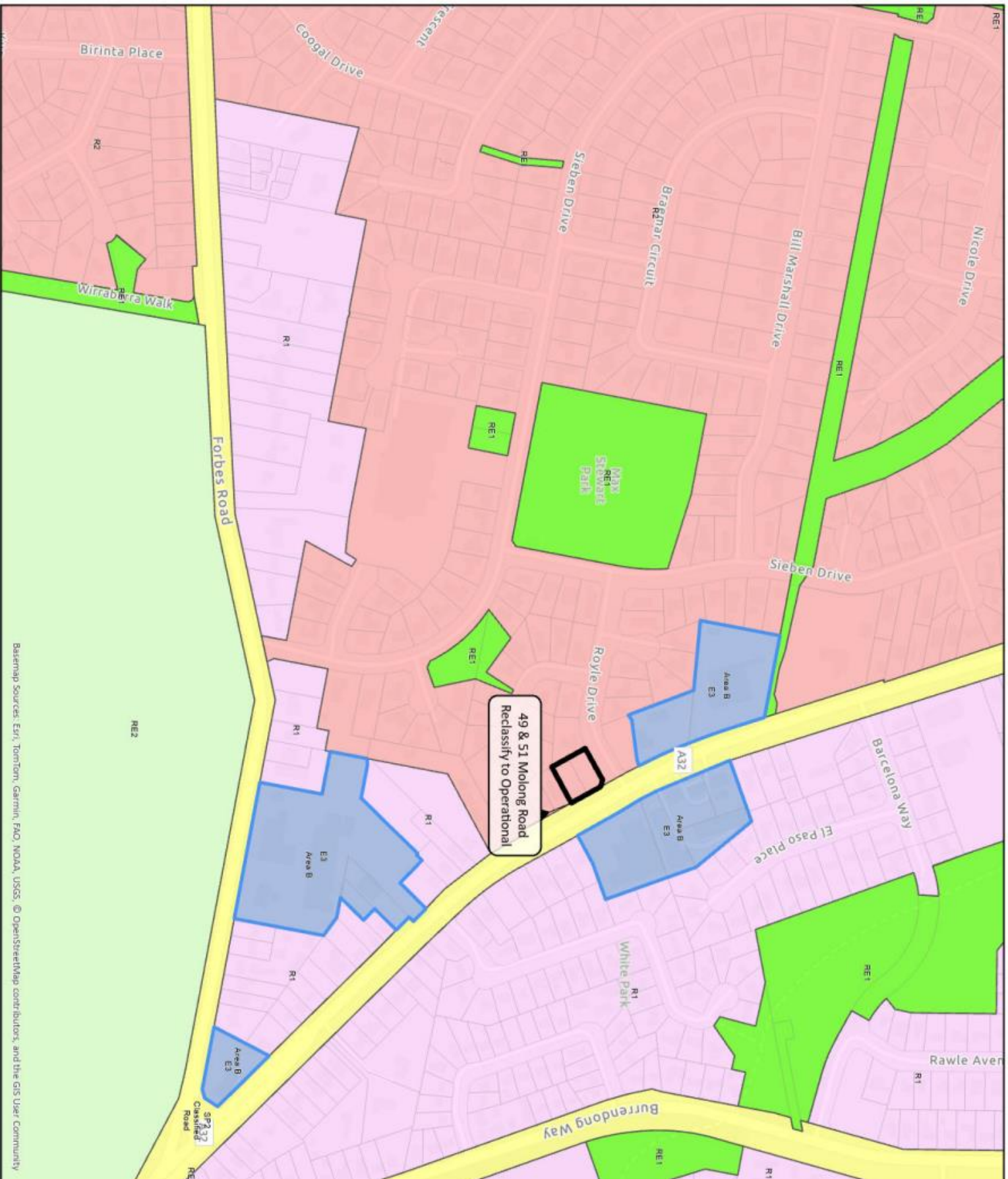
 SP2 Infrastructure

##### Additional Controls

 CA Complex Area



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Attachment No 3

Proposed Zoning Map  
(Orange LEP 2011)

# Planning Proposal







## Proposed Land Zoning

### Legend

-  Subject Area
-  Lot

### Proposed LZN - Land Zoning

#### Zoning

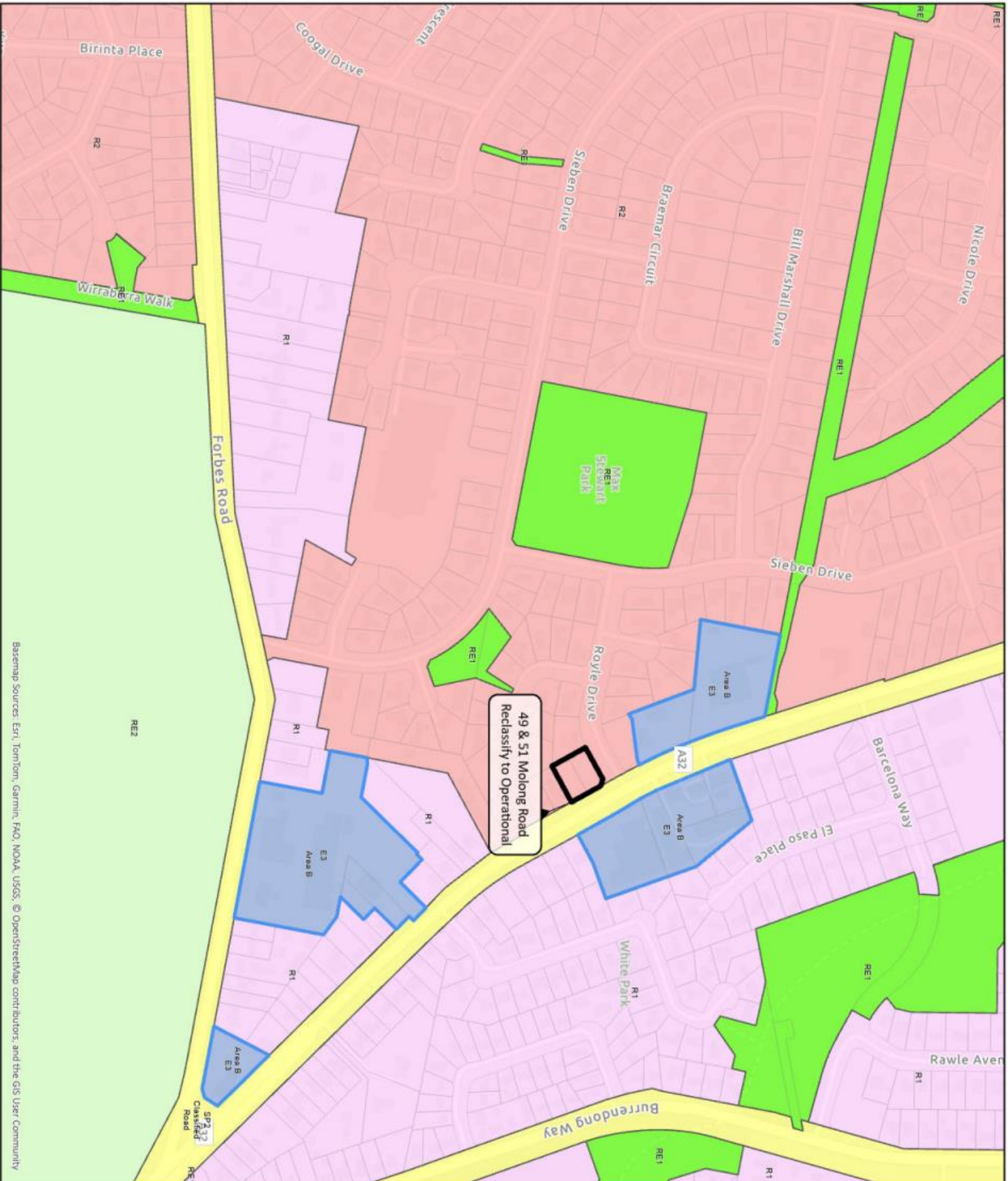
-  E3 Productivity Support
-  R1 General Residential
-  R2 Low Density Residential
-  RE1 Public Recreation
-  RE2 Private Recreation
-  SP2 Infrastructure

#### Additional Controls

-  CA Complex Area



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Attachment No 4

Deposited Plan and s88B Instrument

[KB1]

Plan Drawing only to appear in this space

OFFICE USE ONLY

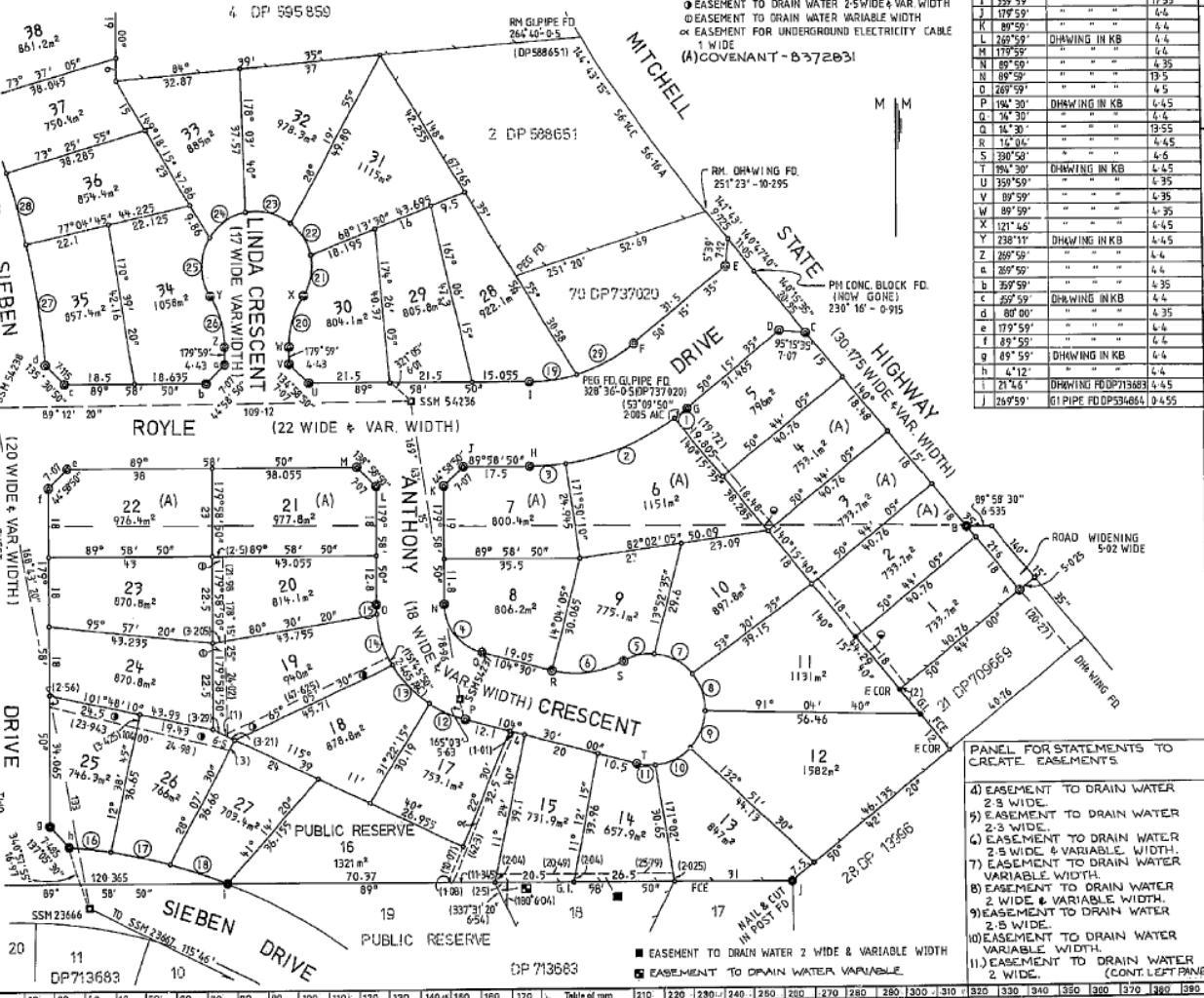
DP 79082

SCHEDULE of CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS	LOT	No.	BEARING	CHORD	ARC	RADIUS	LOT	No.	BEARING	CHORD	ARC	RADIUS	LOT
1	52°09'10"	4.295	4.295	65	5	11	94°37'15"	4.975	5	14.5	14	21	10°02'10"	10.74	11	14.5	30
2	67°49'35"	30.965	31.265	65	6	12	114°03'15"	10.29	10.34	31	17	22	108°32'45"	9.805	10	14.5	31
3	85°47'35"	9.49	9.5	65	7	13	136°32'50"	19.88	14	31	18	23	103°48'40"	12.245	12	14.5	32
4	142°14'25"	15.915	17.125	13	8	14	162°25'20"	19.88	14	31	19	24	55°07'25"	11.66	12	14.5	33
5	77°45'45"	8.36	8.5	14.5	9	15	177°40'15"	2.5	2.5	31	20	25	179°48'15"	15.2	16	14.5	34
6	82°44'05"	18.91	19.375	25.5	10	16	96°25'30"	10.92	10.92	140	25	26	164°05'10"	13.965	14.15	25.5	35
7	117°24'50"	11.265	11.57	14.5	11	17	101°56'30"	15.99	16	140	26	27	171°10'55"	31.97	32	209	36
8	161°01'05"	10.27	10.5	14.5	12	18	108°29'45"	15.99	16	140	27	28	164°07'25"	19.495	19.5	209	37
9	22°30'30"	10.27	10.5	14.5	13	19	81°36'35"	12.52	12.565	43	28	29	61°44'50"	17.13	17.245	43	70
10	63°59'50"	10.27	10.5	14.5	14	20	15°52'30"	13.965	14.15	25.5	30						

SCHEDULE OF REFERENCE MARKS

CD	BEARING	FROM	DIST
A	23°44'	GI PIPE F.D. DP 737020	6.025
B	23°44'	GI PIPE F.D. DP 58651	8.95
C	23°44'	DRAWING IN KB	9.555
D	140°16'	DRAWING IN KB	4.45
E	23°15'40"	DRAWING F.D. DP 737020	15.055
F	320°16'	DRAWING IN KB	4.45
G	320°16'	"	4.35
H	320°16'	"	4.35
I	179°59'	DRAWING IN KB	4.45
J	179°59'	"	4.35
K	179°59'	"	4.35
L	179°59'	"	4.4
M	179°59'	"	4.4
N	179°59'	"	4.35
O	179°59'	"	4.35
P	140°16'	DRAWING IN KB	4.45
Q	140°16'	"	4.4
R	140°16'	"	4.45
S	140°16'	"	4.4
T	140°16'	"	4.45
U	140°16'	"	4.35
V	140°16'	"	4.35
W	140°16'	"	4.35
X	140°16'	"	4.45
Y	140°16'	"	4.45
Z	140°16'	"	4.4
a	140°16'	"	4.4
b	140°16'	"	4.35
c	140°16'	"	4.4
d	140°16'	"	4.35
e	140°16'	"	4.4
f	140°16'	"	4.4
g	140°16'	"	4.4
h	140°16'	"	4.4
i	140°16'	"	4.4
j	140°16'	"	4.45



Registered: 23

CA: N° 3337 OF 29

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: P 0012

Last Plan: DP 709669, DP

PLAN OF SUBDIVISION

LOT 22 IN DP 709669

LOT 71 IN DP 737020

Lengths are in metres. Reduction

Mun./Shire: ORANGE

Locality: CALARE

Parish: ORANGE

County: WELLINGTON

This is sheet 1 of my plan in

(Delete if inapplicable)

CLYNDWR JOHN CA

or DX 3019 ORANGE

a surveyor registered under the Survey

Practising Regulations, 1933 and any other

the Department of Lands, and was com

19TH MAY 1989

Plans used in preparation of survey

DP 709669, DP 737020

DP 716515, DP 240700

DP 586451, DP 718463

DP 606561, DP 737020

DP 731756, DP 597716

PANEL FOR USE ONLY for

intention to dedicate public

public reserves, drainage reser

restrictions on the use of l

covenants.

NOTE: IT IS INTENDED

AS PUBLIC ROADS 1-

A) SIEBEN DRIVE 20 W

WIDTH.

B) ROYLE DRIVE 22 W

VARIABLE WIDTH.

C) SILL MARSHAL DRIV

IS 10 WIDE & VARIABLE

D) ANTHONY CRESCENT

VARIABLE WIDTH.

E) LINDA CRESCENT

VARIABLE WIDTH.

F) BRAEMAR CIRCUIT 18

ROAD WIDENING 5.0

IT IS INTENDED TO

THE PATHWAY 4 WIDE T

PURSUANT TO SECT

THE CONVEYANCING AC

IT IS INTENDED TO CR

1) EASEMENT TO DRAIN

2 WIDE.

2) EASEMENT TO DRAIN

2 WIDE.

3) EASEMENT TO DRAIN

2 WIDE & VARIABLE WID

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 24 August, 1989

10 20 30 40 50 60 70 Table of mm 110 120 130 140

Attachment No 5  
Certificate of Title



LAND  
REGISTRY  
SERVICES

## Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/790829

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
9/10/2024	3:11 PM	3	26/3/1992

### LAND

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LOT 4 IN DEPOSITED PLAN 790829  
AT CALARE  
LOCAL GOVERNMENT AREA ORANGE  
PARISH OF ORANGE COUNTY OF WELLINGTON  
TITLE DIAGRAM DP790829

### FIRST SCHEDULE

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THE COUNCIL OF THE CITY OF ORANGE (T E236735)

### SECOND SCHEDULE (5 NOTIFICATIONS)

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- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B372831 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN  
THE TITLE DIAGRAM.
- 3 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM CREATED BY:  
DP790829 EASEMENT TO DRAIN WATER 2 WIDE
- 4 EASEMENT(S) APPURTENANT TO THE LAND ABOVE DESCRIBED CREATED BY:  
DP790829 EASEMENT TO DRAIN WATER 2 WIDE
- 5 K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING  
UNAUTHORISED DEALINGS WITH PUBLIC RESERVES BY DEALING  
E297730

### NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PMSC

PRINTED ON 9/10/2024

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.





LAND  
REGISTRY  
SERVICES

## Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 5/790829

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
9/10/2024	3:11 PM	3	26/3/1992

LAND

-----

LOT 5 IN DEPOSITED PLAN 790829  
AT CALARE  
LOCAL GOVERNMENT AREA ORANGE  
PARISH OF ORANGE COUNTY OF WELLINGTON  
TITLE DIAGRAM DP790829

FIRST SCHEDULE

-----

THE COUNCIL OF THE CITY OF ORANGE (T E236736)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B372831 COVENANT
- 3 EASEMENT(S) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM CREATED BY:  
DP790829 EASEMENT TO DRAIN WATER 2 WIDE
- 4 K200000P CAVEAT BY THE REGISTRAR GENERAL FORBIDDING  
UNAUTHORISED DEALINGS WITH PUBLIC RESERVES BY DEALING  
E297730

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

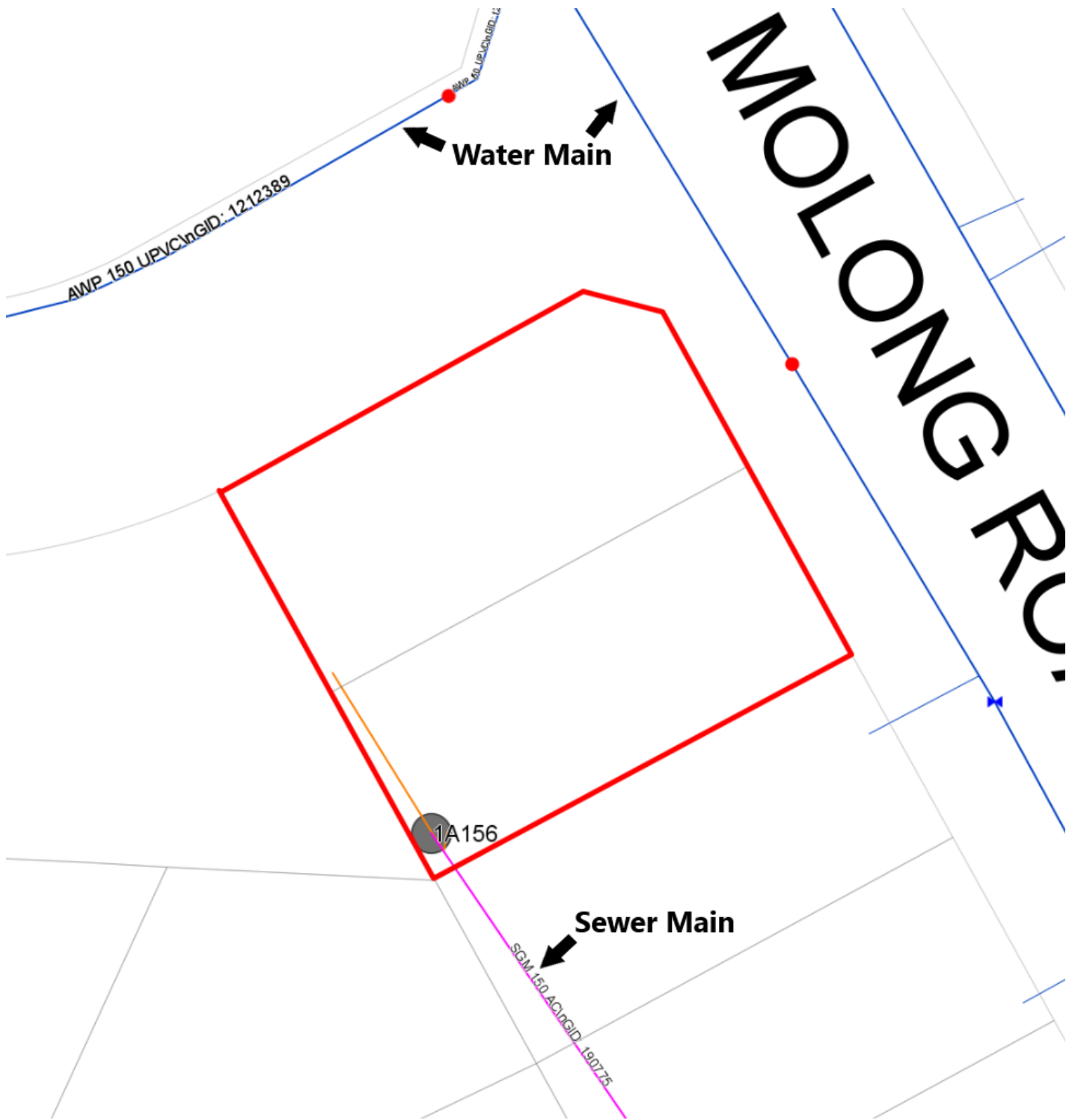
PMSC

PRINTED ON 9/10/2024

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## Attachment No 6

Mapped location of land and services



Attachment No 7

Copy of any Leases

**NOT APPLICABLE**  
**NO LEASES APPLYING TO THE SITE**