

# Planning Proposal – Redmond Place, Orange

PREPARED FOR

Landcom

13 August 2024

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Mecone acknowledges the Traditional Custodians of the land on where this project is undertaken and across the Mecone offices that this report is prepared, paying respect to the Elders past and present. We recognise the ongoing connection of Aboriginal and Torres Strait Islander peoples to land, waters, and culture.

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\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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# 1 Introduction

## 1.1 Overview

This report has been prepared by Mecone Group Pty Limited on behalf of Landcom (the proponent), in support of a planning proposal request to amend *Orange Local Environmental Plan 2011* (LEP) to facilitate development of land located 3 Redmond Place, 154 Lone Pine Avenue, and 5255 Mitchell Highway, Orange (the Site).

The Site covers three lots owned by Orange City Council, covering approximately 24.29 hectares of land located to the south east of Orange CBD and directly adjoining land zoned for residential and employment purposes.

A master plan for the precinct has been prepared. The master plan demonstrates that 300+ homes can be delivered on the Site with a mix of housing types, including single dwellings, duplexes, town houses and low-rise apartments to provide a greater housing choice and affordability in Orange. The master plan outcome will cater to various household sizes and incomes, with at least 20% of homes intended to be set aside as affordable housing for low to moderate income workers. The project will be designed with innovation, sustainability and liveability in mind, aiming to set the standard for contemporary new housing in Orange and Central West NSW.

### Legend

1	Homemaker precinct
2	Northern Entry Street
3	Existing picnic shelter and toilet block
4	Hangar building
5	Northern park
6	Central park
7	Stormwater basins
8	Southern entry street
9	Drainage swale
10	Wetland
11	Sewer pump station
●	Open Space
●	Low Density Lots
●	Medium Density Lots
●	Low Rise Apartments
- - -	Site Boundary



0m 40 100 200m

**FIGURE 1: REDMOND PLACE MASTER PLAN**



## 1.2 Planning proposal authority

In May 2024, the Department of Planning, Housing and Infrastructure announced a new clear and streamlined planning pathway for rezonings by the state's housing agencies within Homes NSW and Landcom for projects which will deliver affordable homes. This planning proposal is submitted through this pathway. The Department of Planning, Housing and Infrastructure will be the planning proposal authority.

## 1.3 Proponent and project team

The proponent for the planning proposal request is Landcom. Landcom is a NSW Government owned land and property development organisation. Landcom enables residential development through unlocking strategic sites for the delivery of sustainable masterplanned communities and development projects, with a focus on expanding the stock of affordable and diverse housing.

Landcom and Orange City Council have entered into a Project Delivery Agreement for the project.

Landcom has engaged a team of reputable experts to provide advice and input into the planning process. Details of the proposed consultant team and submission documents are outlined below and provided in support of the planning proposal.

**TABLE 1: STUDIES AND CONSULTANT TEAM**

<b>Technical study</b>	<b>Consultant</b>
Archaeological Technical Report	OzArk
Biodiversity Constraints and Opportunities Report	OzArk
Connecting with Country Framework	Balarinji
Economic Impact Assessment and Social Impact Assessment	Atlas Economics
Geotechnical Investigation Report	GHD
Historic Heritage Assessment Report	OzArk
Infrastructure Servicing Assessment	Colliers
Preliminary Site Investigation	GHD
Social Needs Study	Cred Consulting
Strategic Bush Fire Study	Integrated Consulting
Traffic and Transport Assessment	GHD
Visioning Engagement Report	Sala4d
Water Cycle Management and Flood Impact Assessment	Colliers



## 2 Background

### 2.1 Site information

#### 2.1.1 Site context and details

The Site is located on the southeast fringe of Orange, the largest city in the Central West Region. It is adjacent to the suburb of Glenroi, 4.4 km from Orange City Centre and approximately 3.2 km from Orange train station.

The Site has a significant frontage along Bathurst Road (previously known as Mitchell Highway) (A32) which runs from east to west from the M4 Motorway in Greater Sydney connecting through Penrith, Katoomba, Bathurst to Orange.

The Site lies on the southern side of Redmond Place, bounded by Bathurst Road (on the northeast), Lone Pine Avenue (on the west) and Dairy Creek Road to the south. It is surrounded by a mixture of land uses with low density residential to the west, retail and large format retail to the north, rural farmland to the south and east, as well as a kart racing track 250 m north of Bathurst Road.

The Site is approximately 24.2 ha in size and is currently vacant, except for a small section of the site that has been leased to an adjoining landowner for grazing and a structure that previously housed an emergency services helicopter hangar.



**FIGURE 2: THE SITE**

Source: Oculus





The Site comprises three lots identified in Table 1.

**TABLE 1: THE SITE**

<b>Legal description</b>	<b>Address</b>	<b>Area</b>
Lot 1 DP 153167	154 Lone Pine Avenue	4.10 ha
Lot 6 DP 1031236	3 Redmond Place	2.28 ha
Lot 200 DP 1288388	5255 Mitchell Highway	17.85 ha
<b>Total</b>		<b>24.23 ha</b>

The Site is owned by Orange City Council, who will remain owners throughout the course of the project.

## 2.1.2 Current statutory planning framework

The *Orange Local Environmental Plan 2011* is the primary environmental planning instrument applying to the Site. The relevant provisions of the LEP are outlined below.

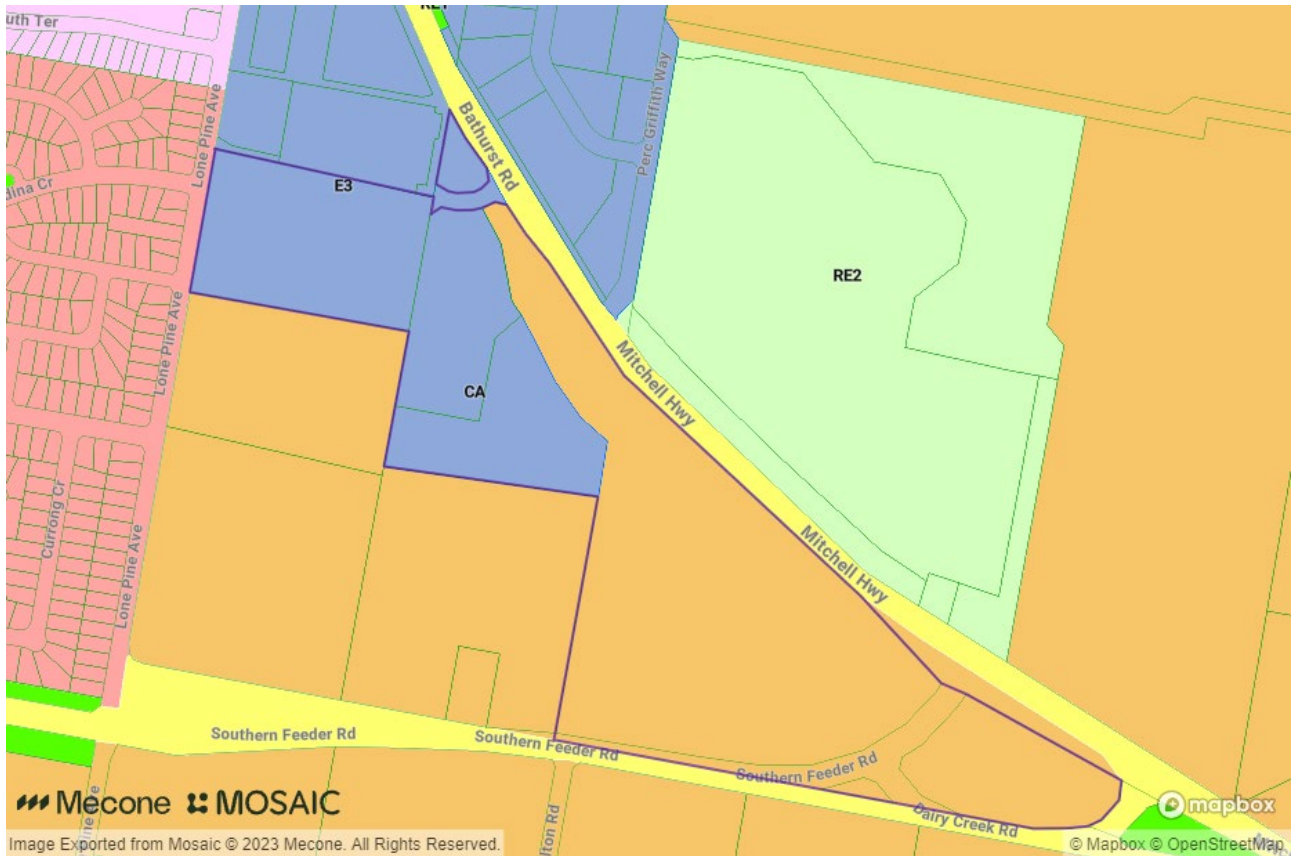
### 2.1.2.1 Land use zoning

The Site is currently zoned part E3 Productivity Support and part C3 Environmental Management. Residential development in the C3 Environmental Management zone is limited to dual occupancies, dwelling houses and secondary dwellings.

The surrounding land is zoned:

- RE2 Private Recreation and E3 Productivity Support to the north
- Primarily C3 Environmental Management to the south and east
- R2 Low Density Residential to the west (the suburb of Glenroi).





**FIGURE 3: ZONING CONTEXT**

**2.1.2.2 Built form controls**

No floor space ratio or maximum height of building control applies to the land or adjoining land. A minimum lot size of 100 ha applies to the land currently zoned C3 Environmental Management.

**2.1.2.3 Drinking water catchment**

The Site is within the land identified as part of the drinking water catchment.

**2.1.2.4 Groundwater vulnerability**

The Site is identified as 'Groundwater Vulnerability' on the Groundwater Vulnerability Map.

**2.1.2.5 Heritage**

There are no heritage items on the Site. The following heritage items are located on adjoining land:

- Local heritage item I355 - Storage tank (remnant), located at 130 Lone Pine Avenue, Glenroi (Lot 7, DP 793145)
- Local heritage item I113 – Orchard and ruins, located at Dairy Creek Road, Glenroi (Lot 26, DP 1087281).



## 2.2 Master plan

A master plan for the Site has been prepared and is contained within the Urban Design Report.

The master plan sets out a framework to deliver 300+ homes with a mix of housing types including single dwellings, duplexes, town houses and low-rise apartments, providing people with greater choice and affordability. The project will cater to various household sizes and incomes, with at least 20% of homes intended to be set aside as affordable housing. The project will be designed with innovation, sustainability and liveability in mind, aiming to set the standard for contemporary new housing in Orange and Central West NSW.

### Legend

1	Homemaker precinct
2	Northern Entry Street
3	Existing picnic shelter and toilet block
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●	Open Space
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●	Medium Density Lots
●	Low Rise Apartments
- - -	Site Boundary



FIGURE 4: REDMOND PLACE MASTER PLAN



## 3 Planning proposal

The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Local Environmental Plan Making Guideline prepared by the Department of Planning, Housing and Industry.

This section is structured as follows:

- Part 1 – A statement of the objectives and intended outcomes
- Part 2 – An explanation of the proposed provisions
- Part 3 – Justification of strategic and site-specific merit, outcomes, and the process for implementation
- Part 4 – Mapping
- Part 5 – Details of community consultation proposed to be undertaken
- Part 6 – Project timeline.

### Part 1 Objectives and intended outcomes

#### 3.1 Objectives

The planning proposal is to amend *Orange Local Environmental Plan 2011* (Orange LEP) to rezone the Site to facilitate delivery of a residential precinct in accordance with the master plan.

The objectives of the master plan are to:

- increase the supply of land to facilitate housing
- promote housing diversity through supporting a diverse mix of products, including dwelling houses, multi dwelling housing and residential flat buildings.

#### 3.2 Intended outcomes

The intended outcomes of the Planning Proposal are:

- rezone land to facilitate residential development and associated public open space and supporting infrastructure
- identify the site as an urban release area
- ensure that land is set aside for public open space
- include additional permitted uses on the land on which the hangar building is located.



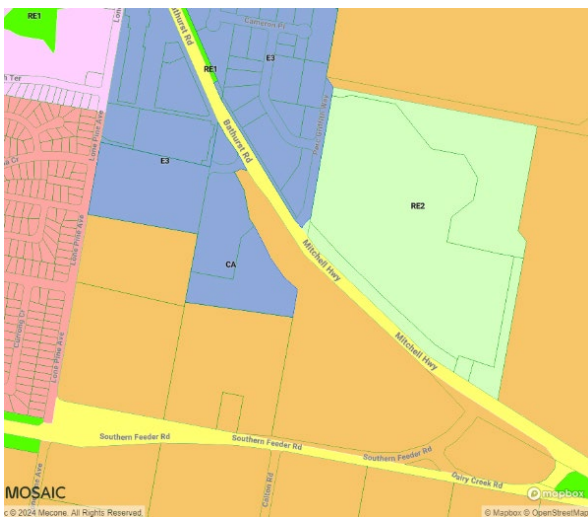
# Part 2 Explanation of provisions

This Planning Proposal seeks to amend the following specific provisions of Orange LEP 2011.

## 3.3 Land use zone

The proposal seeks to amend the Land Zoning Map as it applies to the Site to align with the master plan. The proposal seeks to rezone land from part E3 Productivity Support and part C3 Environmental Management to the following zones:

- R1 General Residential, for the parts of the site proposed for residential development
- RE1 Public Recreation for the land to be set aside for public open space and recreation
- SP2 Infrastructure (sewerage system) for the land where the proposed sewer pump station is to be located.



Existing zoning



Proposed zoning

**FIGURE 5: ZONING MAPS**

## 3.4 Urban release area

The Urban Release Area Map is proposed to be amended to identify the Site as an 'Urban release area'. This will mean that Part 6 Urban release areas of the Orange LEP 2011 will apply to the land.

Clause 6.3 of Orange LEP requires a development control plan (DCP) to be prepared before development consent can be granted for development on the land. Landcom is currently working with Orange City Council on the preparation of site specific DCP controls. Orange City Council is also reviewing and updating Orange City DCP 2004. A decision is yet to be made as to whether the site-specific controls will form part of the updated Orange City DCP or form as stand-alone site-specific controls. Landcom is committed to working with Council to progress the DCP controls to exhibition.





**FIGURE 6: URBAN RELEASE AREA MAPS**

## 3.5 Amendment to Part 6 Urban release areas

It is proposed to add additional clauses to Part 6 of the Orange Local Environmental Plan 2011. These clauses would apply specifically to the Redmond Place Urban Release Area.

### 3.5.1 Affordable housing

It is proposed to require 20% of the dwellings in the precinct to be affordable housing.

### 3.5.2 Provision of public open space

A specific clause is proposed to ensure that development of the precinct includes public open space, and the public open space provides for stormwater management and improvements to stormwater quality.

The clause will require that development consent for a future subdivision can only be granted if a minimum area of 3 ha of land within the R1 General Residential zone is set aside for open space. The purpose of this is to provide recreational areas and is designed to ensure stormwater management and improvements to stormwater quality in accordance with the master plan. This will ensure that the linear open space indicated in the master plan is provided.

It is intended that a future planning proposal will be lodged to rezone this open space to RE1 Public Recreation. This two stage approach is proposed to ensure that the RE1 Public Recreation area has sufficient space to accommodate the necessary WSUD infrastructure. The current master plan shows the proposed infrastructure as per the preliminary modelling completed by Colliers; however, detailed modelling will be undertaken as part of the future subdivision Development Application. This strategy will minimise the need for multiple planning proposals for boundary adjustments in the future as has been experienced in the nearby Shiralee development.

It is the intention that once the subdivision is registered, the planning proposal process for the RE1 Public Recreation will commence.



### 3.6 Schedule 1 Additional permitted uses

The proposal seeks to add additional permitted uses to the land on which the hangar is located.

The following additional uses are proposed for the land identified as Area 7 on the Additional Permitted Use Map:

- Artisan food and drink industry
- Creative industry
- Function centre
- Market

The hangar can provide a community gathering space, providing opportunities for people to come together, meet each other and form social connections with their neighbours and community. The proposed R1 General Residential zone will apply to the land where the hangar is located. This zoning permits a range of uses including community facilities and recreation facilities (indoor) which can encourage community gathering. Providing additional permissible uses will allow for flexibility in the future use of the hangar building.

The proposed addition of function centre as an additional permitted use will provide future opportunities for a broader range of community gatherings, including formal events to be held in the hangar building. The inclusion of artisan food and drink industry will provide an opportunity to showcase some of the food and drink offerings of the Orange area, supporting economic and tourism activity, as well as providing a social space for the residents in the hangar building and its immediate surrounds. Allowing creative industry on the identified land would allow a range of arts, crafts, design other creative products to be produced or displayed. This can support economic and tourism activity in Orange, and opportunities for residents to come together for social, recreation or creative pursuits.

Development for any of the identified additional permitted uses would require a Development Application to be lodged and assessed.



*Existing Additional Permitted Uses Map*



*Proposed Additional Permitted Uses Map*

**FIGURE 7: ADDITIONAL PERMITTED USES MAPS**



## Part 3 Justification of strategic and site specific merit

The Planning Proposal has been assessed against the following Council strategies, policies and guidelines, the NSW Department of Planning, Housing and Industry's Local Environmental Plan Making Guideline, state environmental planning policies, and Ministerial Directions to demonstrate strategic merit:

- Central West and Orana Regional Plan 2041
- Blayney Cabonne Orange Sub-regional Rural and Industrial Strategy
- Blayney Cabonne Orange Regional Economic Development Strategy 2023 Update
- Orange Community Strategic Plan 2022-2032
- Orange Local Strategic Planning Statement
- Orange Local Housing Strategy
- Draft Strategic Policy ST24 – Redmond Place Precinct (Diverse and Affordable Housing)
- State Environmental Planning Policies
- Ministerial Directions.

### Section A – Need for the planning proposal

#### Q1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The Orange Local Housing Strategy 2022 identifies:

- opportunities on existing undeveloped residentially zoned land (urban land release areas, areas for infill development and easily serviced areas)
- opportunities on future residential land
- candidate areas for future housing
- land for investigation as candidate sites for new housing.

The Site has an area for investigation as a candidate area in Stage 2 – medium to long term (5-15 years).

The Housing Strategy identifies that a planning proposal will be required to rezone and change the applicable planning provisions to accommodate future housing development in Stage 2 candidate areas.

#### Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The current Orange LEP 2011 zones and development standards do not align to the identified objectives and outcomes of the master plan. A site-specific planning proposal to amend the land use zones and development standards will facilitate the planned redevelopment of the Site as a residential precinct.





## Section B – Relationship to the strategic planning framework

The proposal demonstrates strategic merit, as documented in the responses to Q3 to Q7 below which detail the relationship between the proposal and the 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 relevant directions, planning priorities and actions of the applicable regional strategic planning documents have been considered in the preparation of the Planning Proposal. The relevant considerations that demonstrate the strategic merits of the Planning Proposal are outlined below.

#### Central West and Orana Regional Plan 2041

The Central West and Orana Regional Plan 2041 was endorsed in December 2022 and envisioned the region to be healthy, connected and resilient, with a prosperous economy that is home to more than 325,000 people.

Orange is one of the three regional cities in the region and services a broad population catchment. Its economic role is integrated with regional and interstate industrial, extractive resources, agribusiness, logistics and tourism networks. The scenic and environmental qualities of its natural setting, its accessibility to state and regional transport infrastructure and rich blend of historic built forms and contemporary lifestyle opportunities make it an attractive regional city and tourist destination.

The plan identified that planning to support its growth will include strengthening its connection to Country, strengthening resilience to climate change and natural disaster, facilitating a diverse range of new housing and lifestyle opportunities, ensuring new urban growth supports the efficient and cost-effective outlay of infrastructure and preserves existing drinking water catchments and terrestrial biodiversity and improving the city's open space network with a focus on new urban release areas, interconnected pedestrian and cycle networks.

Key priorities for Orange City Council identified in the regional plan include:

- diversification of new housing opportunities in both new greenfields areas and existing urban areas
- delivery of new social and recreational infrastructure
- protection from and preparation for natural hazards, including adaptation to the impacts of long-term climate change.

The Planning Proposal is consistent with the relevant key objectives in the Central West and Orana Regional Plan 2041 as demonstrated in Table 2.

**TABLE 2: CENTRAL WEST AND ORANA REGIONAL PLAN 2041**

Direction	Actions	Consistency and justification
<b>Part 2 – A sustainable and resilient place</b>		
<b>Objective 6: Support connected and Healthy Communities</b>	<b>Strategy 6.2</b> – Strategic planning and local plans should consider opportunities to ensure new residential areas provide sufficient public and open space and link to	Consistent.  The master plan includes a shared path linking with existing or proposed road cycleways as



Direction	Actions	Consistency and justification
	existing pedestrian and cycle networks.	<p>indicated in the Orange City Bicycle Plan. The shared pathway also links to existing pedestrian paths along Lone Pine Avenue.</p> <p>A site-specific clause is proposed to ensure 3 ha of public open space is delivered on the Site as well as a commitment to rezoning that land to RE1 Public Recreation. This area provides sufficient open space to meet the needs of the projected population.</p>
<b>Objective 7: Plan for resilient places and communities</b>	<p><b>Strategy 7.1</b> – Reducing the level of vulnerability and risk for communities will involve early consideration of natural hazards and avoidance and mitigation for both existing and new development areas. To achieve this strategic and local planning must design communities that:</p> <ul style="list-style-type: none"> <li>• provide interactive public and open spaces to enhance a sense of place and social cohesion to enable communities to withstand and adapt to climate change and respond to natural hazard events; and</li> <li>• integrate, protect, and deliver green infrastructure networks at the precinct and landscape scales to help avoid new hazards such as the urban heat island effect.</li> </ul>	<p>Consistent.</p> <p>A linear open space along the eastern edge of the precinct provides a community focus for passive and active recreation activities for a range of age groups. Green infrastructure in the form of bio-retention basins and wetlands are incorporated into this space to provide stormwater management infrastructure for the precinct.</p>
<b>Objective 8: Secure resilient regional water resources</b>	<p><b>Strategy 8.1</b> – Strategic water and land use planning, at the regional and local scale, must consider opportunities to:</p> <ul style="list-style-type: none"> <li>• improve the reliability, quality and security of the region’s water supply by considering the impact of the following on water security: climate variability and change, planned future growth, integrated water cycle management and water sensitive urban design, the needs of the natural environment</li> <li>• locate, design, construct and manage new developments to</li> </ul>	<p>Consistent.</p> <p>The green infrastructure embedded in the precinct design and precinct open space integrate stormwater management into the precinct design and development and will minimise the impact of development in the Redmond Place precinct on the Orange drinking water catchment.</p>



Direction	Actions	Consistency and justification
	<p>minimise impacts on water catchments, including downstream impacts and groundwater resources</p> <ul style="list-style-type: none"> <li>encourage the re-use of water in new development, for irrigation purposes, including dual water systems</li> <li>improve provision for stormwater management and the application of green infrastructure</li> <li>identify and consider surface and groundwater drinking water catchments and storages</li> <li>limit land uses that can harm surface and groundwater quality or lead to its overuse</li> <li>consider water needs and sources early in planning and development processes.</li> </ul>	
<p><b>Objective 9: Ensure site selection and design embraces and respects the region’s landscapes, character, and cultural heritage</b></p>	<p><b>Strategy 9.1</b> – Strategic and local planning will strengthen the amenity in centres across the region by:</p> <ul style="list-style-type: none"> <li>identifying and protecting scenic and cultural landscapes</li> <li>providing guidance for new development to ensure that views of scenic and cultural landscapes, particularly views from the public realm, are protected,</li> <li>elevating the importance of design quality and design excellence and</li> <li>reflecting local built form, heritage, and character in new and intensified housing areas.</li> </ul>	<p>Consistent.</p> <p>The street layout and future development controls for the Site maintain views of Gaanha-bula – Mount Canobolas, especially from the public open space around the existing Hangar building.</p>
	<p><b>Strategy 9.3</b> – Use strategic planning and local plans to consider opportunities to apply the seven urban design strategies for regional NSW when planning for:</p> <ul style="list-style-type: none"> <li>public space in centres, including main streets,</li> <li>development in both existing and new neighbourhoods.</li> </ul>	<p>Consistent.</p> <p>The vision, key outcomes and principles of the master plan integrate the relevant main elements of the urban design strategies. These are reflected through engaging with the history of the Site, prioritising connectivity, walkability and cycling opportunities and encouraging a diversity of housing.</p>



Direction	Actions	Consistency and justification
	<p><b>Strategy 9.4</b> – Identify, conserve, and enhance Aboriginal and non-Aboriginal cultural heritage values through strategic planning and local plans by:</p> <ul style="list-style-type: none"> <li>• engaging Traditional Owners and the community early in the planning process to understand cultural and heritage values.</li> <li>• working with Traditional Owners to deliver strategic adaptation plans and pilot actions to mitigate climate change impacts on Aboriginal cultural heritage.</li> <li>• undertaking heritage studies to inform conservation and value add opportunities; adaptively re-using heritage items and heritage interpretation.</li> <li>• managing and monitoring the cumulative impact of development on the heritage values and character of places.</li> </ul>	<p>Consistent.</p> <p>Consultation with key Aboriginal stakeholders was undertaken following stakeholder mapping. Eight community members with connection to Orange and the surrounding area gathered the Aboriginal and Torres Strait Island narrative for the project area, and prioritised key outcomes and themes to be considered through the lifecycle of this project.</p> <p>An Archaeological Technical Report and Historic Heritage Assessment Report document the heritage and cultural heritage values of the site and provide recommendations for mitigating, managing, and monitoring the impact of development on the heritage values.</p>
<b>Part 3 – People, centres, housing, and communities</b>		
<p><b>Objective 13:</b> Provide well located housing options to meet demand.</p>	<p><b>Strategy 13.1</b> – To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should:</p> <ul style="list-style-type: none"> <li>• respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities.</li> <li>• consider how proposed release areas could interact with longer term residential precincts.</li> <li>• provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure.</li> <li>• Identify a pipeline of housing supply that meets community needs and provides appropriate opportunities for growth.</li> </ul>	<p>Consistent.</p> <p>The site aims to deliver over 300 new dwellings, located in proximity to employment opportunities, the Orange City Centre and transport services. It will offer a range of dwelling types and price points to meet existing and future housing demand.</p> <p>Development of the precinct will augment existing investment in water and sewer infrastructure.</p>
	<p><b>Strategy 13.3</b> – Use strategic planning and local plans to facilitate a diversity of housing in urban areas by:</p> <ul style="list-style-type: none"> <li>• creating flexible and feasible planning controls, including a greater mix of housing in new release areas</li> </ul>	<p>Consistent.</p> <p>The proposed R1 General Residential zone permits a mix of housing types on the Site. The planning proposal does not include any development standards which would restrict</p>



Direction	Actions	Consistency and justification
<b>Objective 14:</b> Plan for diverse, affordable, resilient, and inclusive housing	<ul style="list-style-type: none"> <li>aligning infrastructure and service provision to housing supply needs</li> </ul> <p><b>Strategy 14.1</b> – To improve housing diversity, strategic and local planning should:</p> <ul style="list-style-type: none"> <li>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</li> </ul>	<p>flexibility in delivering a range of housing.</p> <p>Consistent.</p> <p>The proposed R1 General Residential zone permits a mix of housing types on the Site. The master plan identifies locations for low density, medium density and low rise apartment forms.</p> <p>The project is also committed to including 20% affordable housing.</p>
<b>Objective 17:</b> Coordinate smart and resilient utility infrastructure	<p><b>Strategy 14.2</b> – Plan for a range of sustainable housing choices in strategic planning and local plans including:</p> <ul style="list-style-type: none"> <li>a diversity of housing types and lot sizes, through appropriate development standards, including minimum lot sizes, minimum frontage, and floor space ratio;</li> <li>housing that is more appropriate for seniors, including low-care accommodation;</li> <li>considering development incentives or reduced contributions to boost construction of secondary dwellings;</li> <li>innovative solutions for older people, multigeneration families, group housing, people with special needs or people from different cultural backgrounds and;</li> <li>sustainable housing solutions that can reduce costs and environmental impacts of household operations.</li> </ul> <p><b>Strategy 17.1</b> – Use strategic and local planning to maximise the cost-effective and efficient use of new or existing infrastructure by:</p> <ul style="list-style-type: none"> <li>to establish whether land can be efficiently and feasibly serviced prior to rezoning;</li> <li>providing attractive modal alternatives to private vehicle transport including public transport services as well as</li> </ul>	<p>Consistent.</p> <p>Development of the precinct will be supported by investment by Landcom in a new sewer pumping station. A shared pathway through the open space network provides an attractive cycle and pedestrian pathway.</p>



Direction	Actions	Consistency and justification
	<p>integrated walking and cycling networks.</p> <ul style="list-style-type: none"> <li>• installation of a fibre-ready pit and pipe network that allows for Fibre to The Premises broadband service in accordance with the Australian Government's National Broadband Network (NBN) and</li> <li>• identification of appropriate sites and capacity to provide for water security, wastewater service capacity, electricity supply, and emergency services.</li> </ul>	<p>The road network has been designed to accommodate a bus service through the Site.</p>

## District Plan

There is no adopted district plan that applies to Orange. However, two sub-regional strategies encompass Orange, Blayney and Cabonne Councils and provide guidance at a sub-regional (district) level:

- **The Blayney Cabonne Orange Sub-Regional Rural and Industrial Strategy (2008)** seeks to guide land use planning, particularly in relation to agriculture, industry and large lot residential development.
- **The Orange Blayney and Cabonne Regional Economic Development Strategy – 2023 Update** provides updated evidence to guide policy and investment decisions to enhance resilience and long-term economic growth. It builds on the region's endowments, specialisations and core competencies.

The Planning Proposal is consistent with the relevant key strategy identified in Orange Blayney and Cabonne Regional Economic Development Strategy – 2023 Update as demonstrated in Table 4.

**TABLE 3: ORANGE BLAYNEY AND CABONNE REGIONAL ECONOMIC DEVELOPMENT STRATEGY – 2023 UPDATE**

Strategy	Enabler	Consistency and justification
Enhance the liveability of the region by ensuring the future support of housing, stable supply of water, community infrastructure and community amenity in Orange, Blayney and Cabonne as the region's population grows	Examine the current and projected housing supply needs within the region, considering future growth pressures and opportunities to improve housing supply	<p>Consistent</p> <p>The precinct provides opportunity for the delivery of 300+ homes across a variety of housing forms.</p>
	Support investments in community spaces, services and recreation infrastructure throughout the region to improve amenity, diversify the visitor economy, and support attraction and retention of a working age population.	<p>Consistent</p> <p>The proposal includes an open space network as a focus for community and recreation. This could include a community garden, playgrounds, youth focused facilities, fitness stations, shared paths, and water sensitive urban design infrastructure.</p>



Q4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

### Orange Local Strategic Planning Statement (LSPS)

The Orange LSPS provides a 20-year vision for land use planning in the Orange LGA which outlines how growth and change will be managed to maintain the high levels of environmental amenity, liveability and landscape quality that characterises Orange. It identifies the special characteristics that contribute to Orange's local identity and recognises the shared community values to be maintained and enhanced. These are articulated in the vision statement as:

- LIVE: Our shared vision is for Orange to be a healthy, safe, inclusive and vibrant community.
- PRESERVE: Our shared vision is to balance the natural and built environment
- PROSPER: Our shared vision is to be a smart, innovative and resilient economy
- COLLABORATE: Our shared vision is to forge a collaborative community that engages with open and ongoing decision making.

The LSPS identifies 19 Planning Priorities to achieve the Council's vision for Orange, along with actions and the means for monitoring and reporting on the delivery of the actions.

The table below provides an assessment of the Planning Proposal against the relevant LSPS planning priorities.

**TABLE 4: CONSISTENCY WITH LSPS PLANNING PRIORITIES**

Planning Priority	Consistency and justification
Planning Priority 2: Support the delivery of new homes in residential release areas, including North Orange and Shiralee, and increase housing options in existing urban areas.	Consistent The Planning Proposal will identify the Site as an urban release area with capacity to deliver 300+ dwellings.
Planning Priority 3: Provide a range of facilities and services to meet community needs, and foster a culturally rich, creative and socially connected Orange community.	Consistent The open space network could include a community garden, playgrounds, passive recreation space, picnic shelters, youth focused facilities and opportunity for the hangar building to be utilised for a variety of community/cultural uses in the future.  The design of the open space will also consider how Country can influence the landscape and facilitate cultural awareness and education. The project will be guided by the Connecting with Country framework.
Planning Priority 4: Provide diverse housing choices and opportunities to meet changing demographics and population needs, with housing growth in the right locations.	Consistent The R1 General Residential zone permits a range of housing forms. The master plan supporting the planning proposal facilitates housing choice by identifying opportunities for low density, medium density and low rise apartment forms.



Planning Priority	Consistency and justification
Planning Priority 6: Provide recreational opportunities to meet the needs of residents of, and visitors to, Orange.	Consistent The open space network provides a range of recreational opportunities to meet the needs of the residents on the Site and the adjoining suburbs. Residents of Orange and visitors to the city will also be able to enjoy these spaces.
Planning Priority 10: Improve access to, from and within Orange, and encourage active transport.	Consistent The shared path network through the Site will encourage cycling and walking, and as a mode of transport to access public transport services and adjoining destinations.

## Orange Local Housing Strategy 2022

The Orange Local Housing Strategy responds to the housing needs of a growing population.

The Orange Local Housing Strategy (July 2022) demonstrates a critical mismatch between the City's housing stock and its dominant modes of housing investment and capitalisation on the one hand, and the community's actual housing needs and capacity to pay on the other. This is evidenced by a substantial and growing "housing affordability gap" and an over-reliance on detached 3-4 bedroom dwellings in new market-based housing provision. To date, Council's efforts to encourage private developers to provide diverse and affordable housing within their projects have achieved only moderate success.

The Local Housing Strategy supports a housing market that meets the diverse and changing needs of the Orange community. It enables a sustainable supply of housing for everyone, at all income levels, that has access to jobs and services, and that respects Orange's unique landscape comprising scenic, ecological and agricultural values. Supported by community facilities and open space, housing ultimately needs to contribute to Orange's future as a liveable city. A key consideration in the strategy is water security.

The strategy targets concentrated sites to ensure the growth is sustainable and can be feasibly serviced with roads, sewer and water. This also facilitates good connections to employment, education, health and recreation opportunities.

The Site is nominated as an area for investigation as a candidate area in Stage 2 – medium to long term (5-15 years). The timing of consideration of this site has been brought forward to respond to the need for housing in Orange.

The Local Housing Strategy identifies that a planning proposal will be required to rezone and change the applicable planning provisions to accommodate future housing development in Stage 2 candidate areas. It also specifies that a master plan will be required for any candidate area, to provide a conceptual layout.

### TABLE 5: ORANGE HOUSING STRATEGY ASSESSMENT

Planning Priority	Consistency and Justification
<b>1. Coordinate services and community infrastructure to facilitate housing growth in appropriate locations:</b> Ensure new housing development can be efficiently and effectively serviced by infrastructure suitable to the location and is unconstrained.	Development of the Site can be serviced by a mix of existing and new infrastructure. A new sewer pump station will be delivered as part of the development. Additional open space areas have also been included.





## Planning Priority

## Consistency and Justification

<b>2. Increase housing supply diversity and choice to meet populations needs:</b> Ensure a wide range of housing can be provided to meet the social and economic needs of the changing demographics of the City.	The proposal is for the Site to facilitate a mix of housing types to create housing diversity within the precinct and more broadly in Orange. This will create housing choice, especially for more compact homes.
<b>4. Support the supply of affordable housing:</b> Encourage the development of affordable housing including affordable rental housing to meet the needs of medium and low income earners and those affected by housing stress	The proposal will provide a range of housing choices and the diversity of typologies and lot sizes will encourage delivery of more affordable housing.  Twenty percent of housing within the precinct is to be affordable housing.
<b>5. Facilitate and guide housing design, creativity and innovation:</b> Encourage development to facilitate and guide housing design and innovation to enhance resident character and amenity.	The proposed master plan layout and associated development controls will encourage and guide housing design which provides a distinct neighbourhood character, ensures resident amenity, and delivers innovative sustainability outcomes.
<b>6. Ensure water security for the future:</b> Manage drought response, uncertainty and impacts of climate change, and implement long-term planning to ensure cities and villages maintain water security.	A key feature of the proposal for the Site is a linear open space which incorporates a series of water bio-retention basins to assist in the management of stormwater and ensure the quality of water entering the drinking water catchment.
<b>7. Protect the local environment and scenic landscapes:</b> Encourage residential development which protects scenic amenity and ensures that growth in the City occurs in a sustainable way.	The proposed master plan layout prioritises the key landscape views from the Site, being the views towards Gaanha-bula - Mt Canobolas and the stand of poplar trees along Bathurst Road.

## Draft Strategic Policy – Redmond Place Precinct (Diverse and Affordable Housing)

Orange City Council has recently exhibited the Draft Strategic Policy – Redmond Place Precincts (Diverse and Affordable Housing).

The draft strategic policy details the intent for the development of this site and its significance to the growth of Orange City. It identifies the Redmond Place Precinct as a strategic priority for the delivery of diverse and affordable housing outside of the City of Orange's traditional reliance on market-based residential and housing supply.

The draft policy aims to ensure that development of the Redmond Place Precinct:

- a. *“demonstrates an exemplary model for good urban design and sustainable place-making, including water sensitive urban design, Connecting with Country design principles and Green Star Community certification,*
- b. *establishes a viable benchmark for the market-based provision of diverse and affordable housing within new urban precincts,*
- c. *proactively works to unlock, leverage and optimise opportunities for partnership building at the local level, including with local residents, community housing providers, NSW Land and Housing Corporation and the Orange Local Aboriginal Land Council,*
- d. *builds capacity and resilience within the City's housing sector, including diversification of housing investment and governance, innovation in housing typology, and development and diversification of local construction knowledge, skills and capabilities,*



- e. *is coordinated and strategically aligned with the provisions of regional planning instruments and policies, including those of the Central West and Orana Regional Plan 2041 and NSW Regional Housing Taskforce,*
- f. *is consistent with Council's statutory obligations under the various Acts, instruments and other State policies that apply to the provision of affordable housing, and*
- g. *is appropriately recognised and prioritised within Council's Integrated Planning and Reporting (IP&R) framework."*

The policy describes the actions and protocols that Orange City Council will follow to ensure development of the Redmond Place Precinct.

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

The project is a key outcome of the NSW Government's response to the Regional Housing Taskforce's recommendations (Recommendation 2, Action 2.2) and forms part of Landcom's commitment to working with local councils to deliver innovative, diverse and affordable housing in the Region. The NSW Government's endorsement of the recommendations of the Regional Housing Taskforce in August 2022 directly correspond to the Orange Local Housing Strategy's priorities for diverse and affordable housing at the local level.

There are no other applicable state and regional studies or strategies to this planning proposal.

## Q6. Is the planning proposal consistent with applicable SEPPs?

Consideration has been given to all SEPPs in preparing the Planning Proposal. The Planning Proposal is consistent with all relevant SEPPs as outlined in the table below.

**TABLE 6: STATE ENVIRONMENTAL PLANNING POLICIES ASSESSMENT**

State Environmental Planning Policy	Consistency	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent	The Site is not identified as a strategic conservation area or land to be avoided. The Planning Proposal will not result in the clearing of native vegetation or impacts threatened species. The SEPP does not prevent future development on the Site.
SEPP (Exempt and Complying Development Codes) 2008	Consistent	The Planning Proposal will not hinder the application of the SEPP.
SEPP (Housing) 2021	Consistent	The Planning Proposal will support the delivery of a diversity of housing types permissible through the application of the SEPP.
SEPP (Industry and Employment) 2021	Not applicable	Not applicable
SEPP (Planning Systems) 2021	Consistent	The Planning Proposal will not hinder the application of the SEPP.
SEPP (Precincts – Central River City) 2021	Not applicable	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	Not applicable



State Environmental Planning Policy	Consistency	Comment
SEPP (Precincts – Regional) 2021	Not applicable	Not applicable
SEPP (Precinct – Western Parkland City) 2021	Not applicable	Not applicable
SEPP (Primary Production) 2021	Not applicable	Not applicable
SEPP (Resilience and Hazards) 2021	Consistent	The preliminary site assessment undertaken found that identified contaminants of potential concerns are at concentrations that represent a low risk to future residents. The land is suitable for the proposed zoning.
SEPP (Resources and Energy) 2021	Consistent	The Planning Proposal will not create additional uses that fall within the definition of mining, petroleum production or extractive industries.
SEPP (Sustainable Buildings) 2021	Consistent	The Planning Proposal will not hinder the application of the SEPP.
SEPP (Transport and Infrastructure) 2021	Consistent	The Planning Proposal does not create additional uses that cannot satisfy the provisions of the SEPP.

## Q7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Consideration has been given to all Ministerial Directions in preparing the Planning Proposal. The Planning Proposal is consistent with all relevant Ministerial Directions as outlined in the table below.

**TABLE 7: MINISTERIAL DIRECTIONS ASSESSMENT**

Clause	Direction	Consistent	Comment
<b>Focus area 1: Planning Systems</b>			
1.1	Implementation of Regional Plans	Consistent	The Planning Proposal is consistent with the directions, objectives and planning priorities identified in the Central West and Orana Regional Plan and will enable the delivery of well-located housing to meet housing demand.
1.2	Development of Aboriginal Land Council Land	Not applicable	The Planning Proposal is not identified on Aboriginal Land Council land.
1.3	Approval and Referral Requirements	Consistent	The Planning Proposal does not include consultation, referral, or concurrent provisions, nor identifies any development as designated development.
1.4	Site Specific Provisions	Consistent	The Planning Proposal does not propose any unnecessarily restrictive site-specific planning controls. The proposed zone will facilitate residential development. The proposed site-specific controls aim to deliver 20% affordable housing and public open space to service the anticipated growth in population.



<b>Clause</b>	<b>Direction</b>	<b>Consistent</b>	<b>Comment</b>
1.4A	Exclusion of Development Standards from Variation	Consistent	The Planning Proposal does not propose to exclude any development standards.
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not applicable	The Site is not located in the Parramatta Road Corridor.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	The Site is not located in the North West Growth Area.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The Site is not located in the Greater Parramatta Priority Growth Area.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The Site is not located in the Wilton Priority Growth Area.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable	The Site is not located in the Glenfield to Macarthur Urban Renewal Corridor.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not applicable	The Site is not located in the Western Sydney Aerotropolis.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not applicable	The Site is not located in the Bayside West Precinct.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	The Site is not located in the Cooks Cove Precinct.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable	The Site is not located in the St Leonards and Crows Nest.
1.14	Implementation of Greater Macarthur 2040	Not applicable	The Site is not located in the Greater Macarthur area.
1.15	Implementation of the Pymont Peninsula Place Strategy	Not applicable	The Site is not located in the Pymont Peninsula Place.
1.16	North West Rail Link Corridor Strategy	Not applicable	The Site is not located in the North West Rail Link Corridor.
1.17	Implementation of the Bays West Place Strategy	Not applicable	The Site is not located in the Bays West Place Strategy.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not applicable	The Site is not located in the Macquarie Park Innovation Precinct.
1.19	Implementation of the Westmead Place Strategy	Not applicable	The Site is not located in the Westmead Precinct.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not applicable	The Site is not located in the Camellia-Rosehill Precinct.



Clause	Direction	Consistent	Comment
1.21	Implementation of South West Growth Area Structure Plan	Not applicable	The Site is not located in the South West Growth Area
1.22	Implementation of the Cherrybrook Station Place Strategy	Not applicable	The Site is not located in the Cherrybrook Station Precinct.
<b>Focus area 3: Biodiversity and Conservation</b>			
3.1	Conservation Zones	Justifiable inconsistency	Most of the site is currently zoned C3 Environmental Management. However, the Biodiversity Constraints and Opportunities Study undertaken for the planning proposal identifies that the land is ecologically degraded and contains limited native vegetation. No threatened species or ecologically endangered communities have been identified on the land. The land has not been found to be environmentally sensitive and is not currently used for conservation purposes, Maintaining the current C3 Environmental Management zoning is not an accurate reflection of the ecological value of the land. The proposed rezoning will not result in the loss of environmentally sensitive areas.
3.2	Heritage Conservation	Consistent	Although there are no listed heritage items on the Site, the master plan design proposes a row of planting on the edge of the Site to minimise potential visual impacts on heritage items on adjoining land to the south. The linear open space on the eastern side of the Site incorporates the Old Dairy building, which has been assessed as having potential heritage significance, and the memorial gardens which have been identified as having social values for the community. Incorporating these elements into the open space will assist to ensure the preservation of these features.
3.3	Sydney Drinking Water Catchments	Not applicable	The Site is not within the Sydney Drinking Water Catchment.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable	The Site is not identified as being in a C2 or C3 zone in the Far North Coast.
3.5	Recreation Vehicle Areas	Consistent	The Site is not identified as or around sensitive land where impacts from recreational vehicles could occur.
3.6	Strategic Conservation Planning	Not applicable	The Site does not contain land that is identified as avoided land or a strategic conservation area.
3.7	Public Bushland	Not applicable	The Site is not located in an LGA where the direction applies.
3.8	Willandra Lakes	Not applicable	The Site is not located in the Willandra Lakes.



Clause	Direction	Consistent	Comment
3.9	Sydney Harbour Foreshores and Waterways Area	Not applicable	The Site is not located in the Sydney Harbour foreshore or waterway.
3.10	Water Catchment Protection	Not applicable	The Site is not located within a regulated catchment within the meaning of <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .

#### Focus 4: Resilience and Hazards

4.1	Flooding	Justifiable inconsistency	<p>The Site is not identified as flood prone land. A Water Cycle Management and Flood Impact Assessment has been prepared in accordance with the NSW Government Floodplain Development Manual (2005). This confirms that the site is suitable for the proposed R1 residential zoning.</p> <p>The proposal includes onsite detention on the eastern side of the site to attenuate stormwater flows to rates that do not exceed pre-development levels and ensure there are no adverse impacts downstream. Detailed design of the road drainage network, riparian corridor and basin sizes will be refined at Development Application stage. All development will be located above the 1%AEP level.</p>
4.2	Coastal Management	Not applicable	The Site is not identified as being in a coastal area.
4.3	Planning for Bushfire Protection	Applicable	<p>The Site is not currently identified as bush fire prone land. However, Council has commenced updating the Bush Fire Prone Land Map. The draft map identifies the land as Category 3 bush fire prone land. The master plan for the Site has considered the relevant bush fire protection measures outlined in Planning for Bushfire Protection 2019, and includes:</p> <ul style="list-style-type: none"> <li>• asset protection zones along the southern boundary of the precinct to ensure that all residential development is exposed to no greater than 29kW/m<sup>2</sup> of radiant heat,</li> <li>• sealed perimeter roads of minimum 8m carriageway are provided at the interface with adjacent offsite hazards and will provide emergency access suitable for emergency services while residents are seeking to evacuate,</li> <li>• the existing external road network (Bathurst Road, Dairy Creek Road and Lone Pine Avenue) also provides perimeter roads and evacuation opportunities</li> <li>• reticulated water supply is to be provided.</li> </ul>



Clause	Direction	Consistent	Comment
			<ul style="list-style-type: none"> <li>The overhead powerlines across the site will be placed underground as part of the development.</li> </ul>
4.4	Remediation of Contaminated Land	Justifiably inconsistent	<p>The preliminary site assessment undertaken found that identified contaminants of potential concern are at concentrations that represent a low risk to future residents. The land is suitable for the proposed zoning.</p> <p>The area around the helipad, and associated hangar building, was assessed for PFAS in soil at a number of locations. Measured PFAS concentrations were below adopted assessment criteria for low density residential exposure. The hangar itself has not been assessed for PFAS as it is currently occupied. Any future changes to the existing infrastructure (hangar building, helipad, and hardstand area) will require further site investigation. This would be undertaken at DA stage.</p>
4.5	Acid Sulfate Soils	Not applicable	The Site and immediate surrounds in not identified as containing acid sulfate soils.
4.6	Mine Subsidence and Unstable Land	Not applicable	The Site is not identified as being a constraint from mine subsidence.
<b>Focus area 5: Transport and Infrastructure</b>			
5.1	Integrating Land Use and Transport	Consistent	The public transport network servicing the residential areas of Orange comprises bus services. There are existing bus stops along Lone Pine Road and Dairy Creek Road. The master plan prepared in support of the Planning Proposal provides opportunities for the bus network to be extended through the Site, as well as the incorporation of active transport, with walking and cycling paths, to increase transport options and encourage a reduction in the number of car trips.
5.2	Reserving Land for Public Purposes	Consistent	The Planning Proposal includes rezoning of land to RE1 Public Recreation. The land is owned by Orange City Council, removing the requirement for the land to be required.
5.3	Development Near Regulated Airports and Defence Airfields	Not applicable	The Site is not located near regulated airports or a defence airfield.
5.4	Shooting Ranges	Not applicable	The Site is not located near an adjacent shooting range.
<b>Focus area 6: Housing</b>			
6.1	Residential Zones	Consistent	The Planning Proposal includes nominating the Site as an urban release area, which would require adequate infrastructure arrangements to be in place before development can take



Clause	Direction	Consistent	Comment
			place. The master plan prepared in support of the Planning Proposal demonstrates a diversity of housing type, including medium-density and apartment forms, which will broaden the range of housing available in the LGA.
6.2	Caravan Parks and Manufactured Home Estates	Not applicable	The proposal does not involve any caravan or manufactured home estates.
<b>Focus area 7: Industry and Employment</b>			
7.1	Business and Industrial Zones	Not applicable	The proposal does not include any employment or business zones.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable	The proposal does not involve any non-hosted short-term rental accommodation.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable	The Site is not located along the Pacific Highway, North Coast
<b>Focus area 8: Resources and Energy</b>			
8.1	Mining, Petroleum Production and Extractive Industries	Not applicable	The proposal does not carry out any mining or production industries on the Site.
<b>Focus area 9: Primary Production</b>			
9.1	Rural Zones	Not applicable	The Planning Proposal does not propose rezoning from a rural zone.
9.2	Rural Lands	Not applicable	The Site is not within the applicable LGAs
9.3	Oyster Aquaculture	Not applicable	The Site is not proposed for the purposes of Oyster Aquaculture
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable	The Site is not located on the Far North Coast.

## Section C – Environmental, Social and Economic Impacts

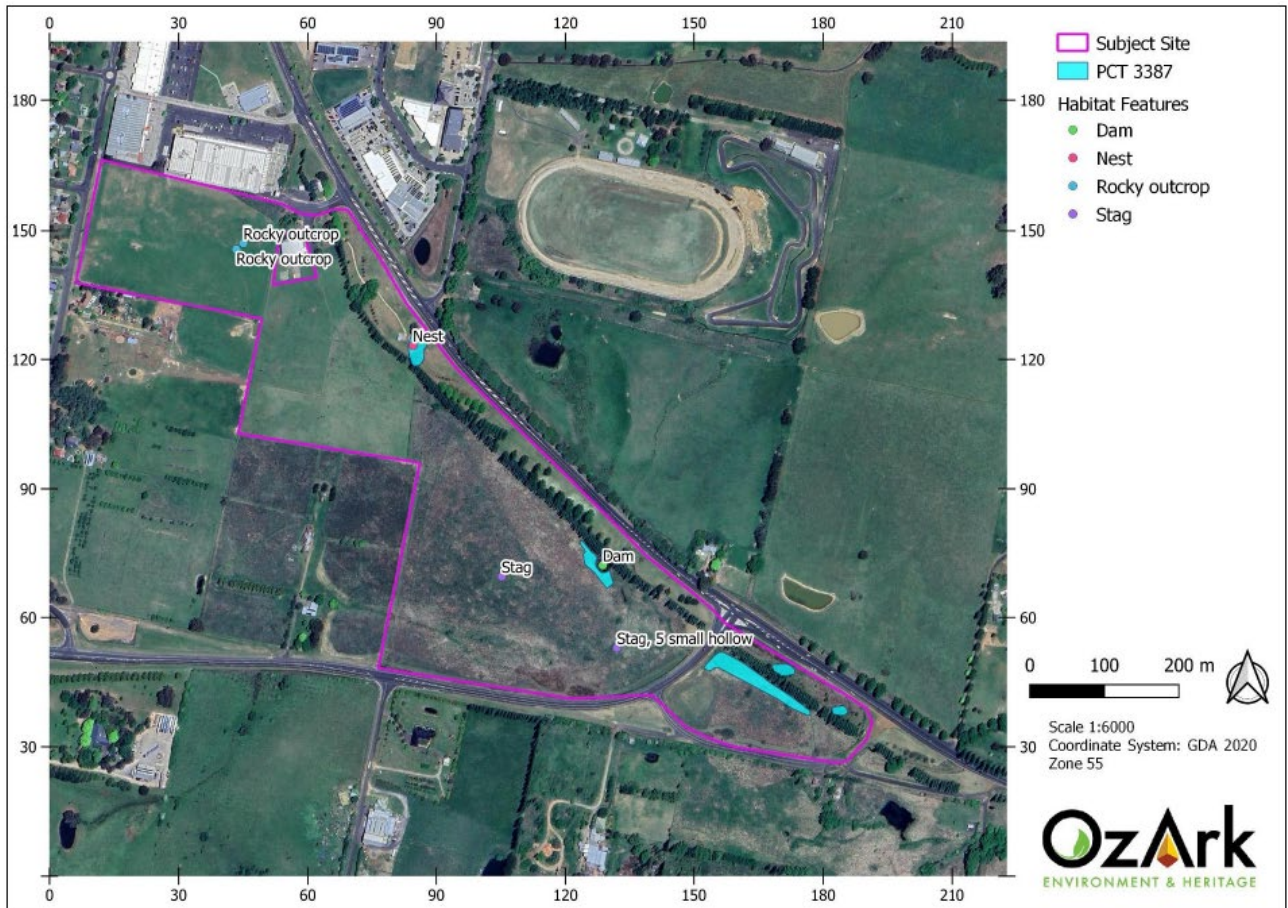
**Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?**

The Biodiversity Constraints and Opportunities Report has assessed the Site as degraded land with limited remnant trees and shrubs remaining on site. Consequently, the proposal is unlikely to have serious or irreversible impacts on critical habitat, threatened species or ecological communities or their habitats. Future development would have a negligible impact on the cumulative loss of biodiversity in the region.

Native vegetation on the site comprises 0.47 ha of Central West Creekflat Grassy Woodland (PCT 3387), located along the low-lying wet area parallel with Bathurst Road. This part of the Site is proposed to be included in the future open space.







**FIGURE 8: LOCATION OF CONFIRMED NATIVE VEGETATION AND HABITAT FEATURES ON SITE**

There are few habitat features remaining on the Site. One stag (dead standing tree) with no hollows and one stag containing five small hollows are likely to be impacted by future development.

There are some boulders/rocky outcrops on the Site that may provide habitat for reptiles and microbats.

The Biodiversity Constraints and Opportunities Report found that no threatened fauna species were detected on the Site. Of the 28 threatened fauna species recorded within 10 km of the Site, four species have been identified as the most likely to be impacted by the future development based on suitable habitat and recorded observations nearby. These include Dusky Woodswallow, Grey-headed Flying Fox, Latham's Snipe and the Superb Parrot. However, the Report notes that given the degraded nature of the Site and the small amount of native vegetation, future development is unlikely to significantly impact biodiversity.

The Report found no threatened flora species were detected on the Site. Two threatened flora species have been recorded within 10 km of the Site, being the Black Gum (*Eucalyptus aggregate*) and Silver-leaf Candlebark (*Eucalyptus canobolensis*). Both species have been recorded more than 1.5 km from the Site, and therefore the proposed is unlikely to impact these species.

No naturally occurring watercourses are located within the Site, and no threatened fish species or populations or endangered aquatic ecological communities have been identified as potentially occurring within the Site. The watercourse within the Site appears to be an artificially created drainage line. One wetland (Spring Creek Reservoir) slightly overlaps the study area.



The proposed development is not anticipated to disturb the three isolated patches of Apple Box (*Eucalyptus bridgesiana*) remaining on the road corridor.

Future development of the Site will be subject to a Biodiversity Assessment Report or a Biodiversity Development Assessment Report, depending on the extent of any proposed clearing of PCT 3387.

**Q9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?**

**Bushfire**

The land is not currently designated as bush fire prone land on the Bush Fire Prone Land Map. Orange City Council has commenced updating its bush fire prone land mapping. The site is identified as bus fire prone land on the draft map. The risk from bush fire has been considered in preparing the master plan and this planning proposal.

The Strategic Bush Fire Study has identified that there are direct fire runs from the south, limited fire runs from the south west and fire runs from the east of the Site beyond Bathurst Road. The master plan incorporates asset protection zones with a minimum width of 11 m and a perimeter road along the southern and south-western boundaries of the Site. The future open space along Bathurst Road will serve as an asset protection zone on this side of the land. This will be included as a control in the site specific DCP.

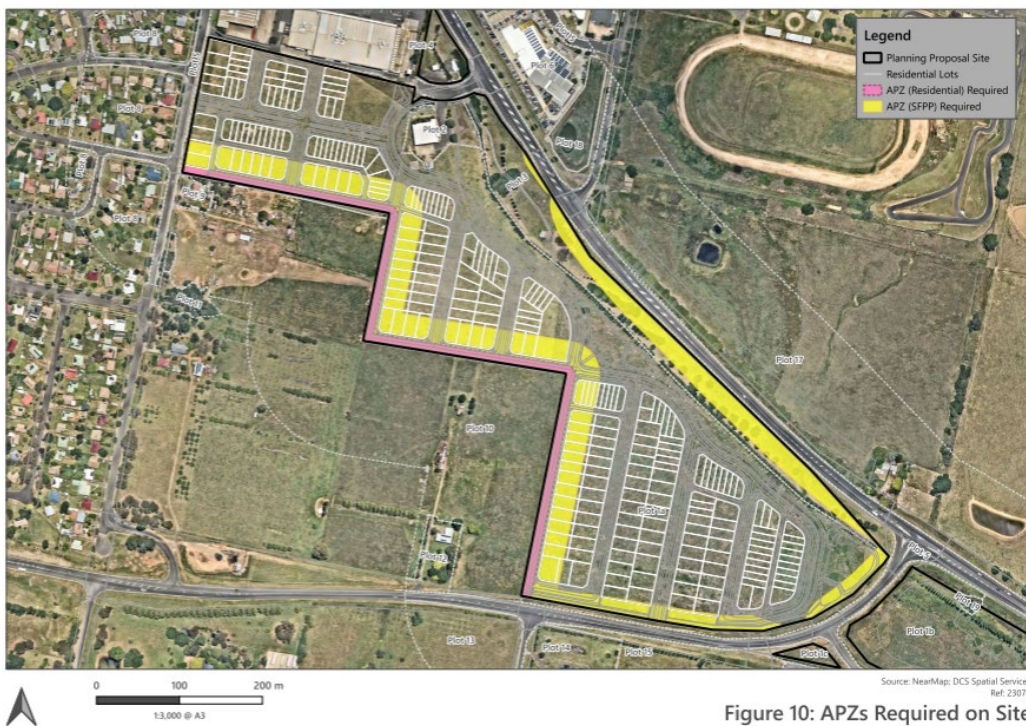


Figure 10: APZs Required on Site

**FIGURE 9: LOCATION OF ASSET PROTECTION ZONES**  
 Source: *Integrated Consulting Strategic Bush Fire Study*

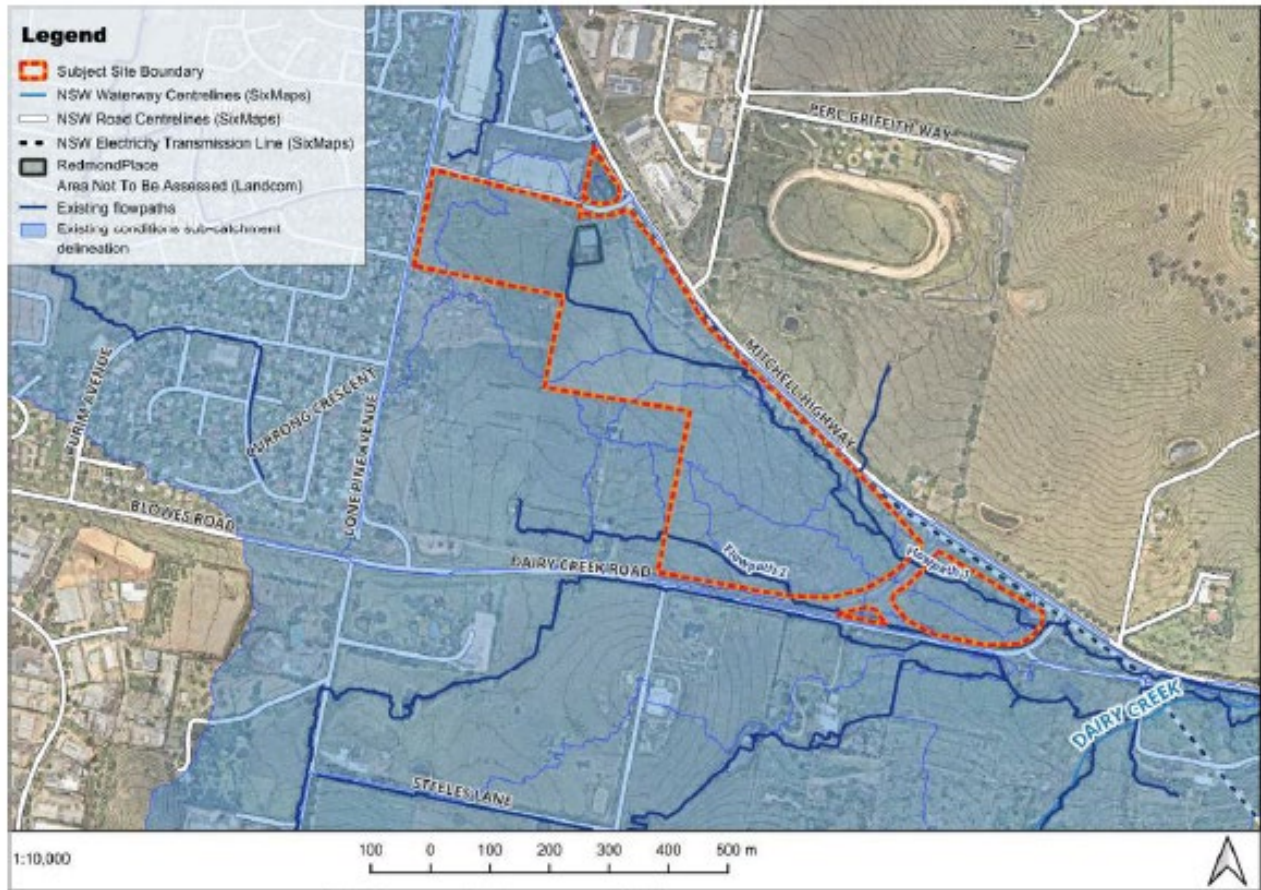
**Flooding and Stormwater Management**

The Site is not identified as ‘flood prone’. There is no designated waterway within the Site, however, water enters the Site from the northeast via culverts under Bathurst Road and drains eastward via a low-lying



valley/swale along the eastern side of the Site, adjacent to the row of poplar trees. This low-lying terrain is 'swampy' suggesting the regular presence of water in this location.

At the south east corner of the Site, this main flow path is joined by a minor flow path from the west which may result in shallow overland flow in this area of the Site.



**FIGURE 10: EXISTING FLOW PATHS**

Source: *Water Cycle Management and Flood Impact Assessment (Colliers 2024)*

The master plan proposes to retain this land on the eastern edge of the Site as open space, with a long-term intention for it to be zoned RE1 Public Recreation. Two bio-retention basins, one open water body pond and one detention basin are proposed to be located in this corridor where the land is already swampy for waterway, ecological and community values and to cater for run-off from the future development.

The second overland flow path across the Site is located along the southern boundary with Dairy Creek Road. The Water Cycle Management Plan and Flood Impact Assessment identifies that this can be managed by design of the subdivision and associated drainage infrastructure upgrades as part of future development applications.

The flood impact assessment concludes that future development of the Site will have minimal offsite flood impacts. The identified impacts are:

- Increased depth at the location where the external catchment enters the site at the western boundary. Preliminary modelling indicates that this can be mitigated through detailed drainage design to allow the flows through the site without impacting upstream flood conditions.



- Reduced flood depths downstream of the site, which demonstrates that the positive affect of the proposed mitigation measures within the development on flood conditions downstream.

It is proposed to include an Onsite Stormwater Detention basin within the eastern portion of the site to attenuate stormwater flows to rates that do not exceed pre-developed flow rates. There is adequate space allowed for the provision of this OSD and it will be constructed up-front to ensure that there are no adverse impacts downstream as a result of the proposed development. The Flood Impact Assessment clearly demonstrates no adverse impacts through the utilisation of this on-site detention. The OSD will be expanded as the project grows to ensure optimal operation throughout the stages of delivery of the project.

As there are no adverse impacts offsite demonstrated in the Flood Impact Assessment, and that the site is not subject to flooding, there is no need for additional modelling at this stage. All development lots will be located above the 1% AEP flood level. PMF modelling will be undertaken at DA stage once the OSD infrastructure is designed.

The modelling undertaken also demonstrates that the use of bio-retention systems as end-of-line water quality treatment systems result in a reduction in the predevelopment levels for each target pollutant so servicing the water quality requirements of the site.

The site is situated at the top of the catchment, with no flooding recorded at or modelled as impacting the site. As such, there is no need for any emergency evacuation allowances, as this is not a possible requirement for the subject site, including within the PMF.

## Heritage

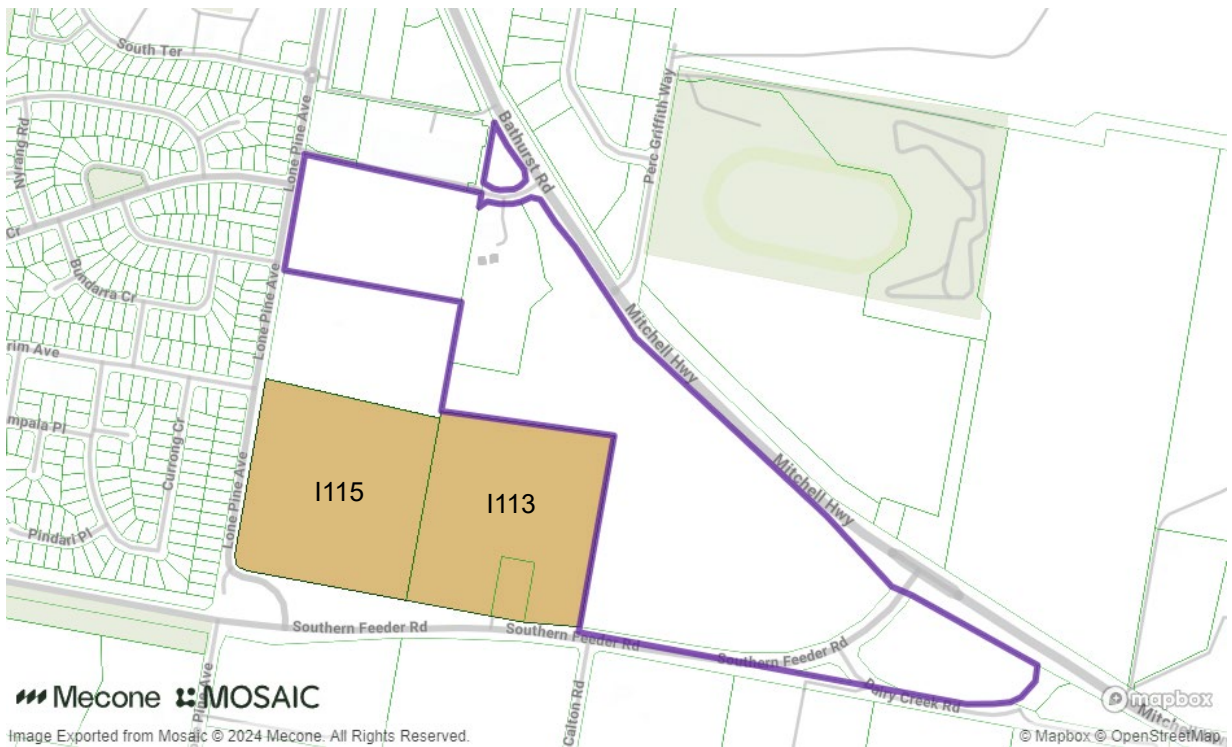
The Archaeological Technical Report records that no Aboriginal sites or areas of archaeological sensitivity have been identified in the field survey undertaken with a representative of the Orange Local Aboriginal Land Council. The report also notes that there is no information indicating that sites or other specific cultural heritage value may be present on the land.

There are no listed heritage items within the Site. Two items listed in the Orange LEP are adjacent to or close to the study area:

- Item I113 'Orchard, Ruins of Original Cottage and 2 Wells'
- Item I355 a 'Storage Tank (remnant)'

The Historic Heritage Assessment Report finds that the future development facilitated by the planning proposal will not impact on these items or their curtilage. It also recommends consideration of appropriate plantings to function as a screen between item I113 and future development on the land. Street tree planting along the perimeter roads on the southern boundary is included in the Master Plan.





**FIGURE 11: LOCATION OF HERITAGE ITEMS**

The report identifies that the Old Dairy building located in the Gateway Park (in Lot 200 DP1288388) has potential heritage significance. The Old Dairy was constructed in the late 1930s or early 1940s and consists of a simple brick structure with an iron roof and concrete floors. Due to its significance to the local community, the report recommends that the building and its immediate surrounds must be preserved.

The report determines that if the Gateway Park is incorporated as a landscape feature in the proposal, the Old Dairy building will not be impacted by the proposal. Should harm to the building be required, a Statement of Heritage Impact must be prepared. The Old Dairy building is retained as part of the open space network.

The memorial gardens located between the poplars and Bathurst Road were established in 1995 to commemorate the 50<sup>th</sup> anniversary of the end of World War II. The Historic Heritage Assessment identifies the gardens as having social values for the local community. While these do not contain significant historic heritage value (as the area does not contain graves), they are noted as having an intangible value and should be preserved. The gardens form part of the linear open space along Bathurst Road.

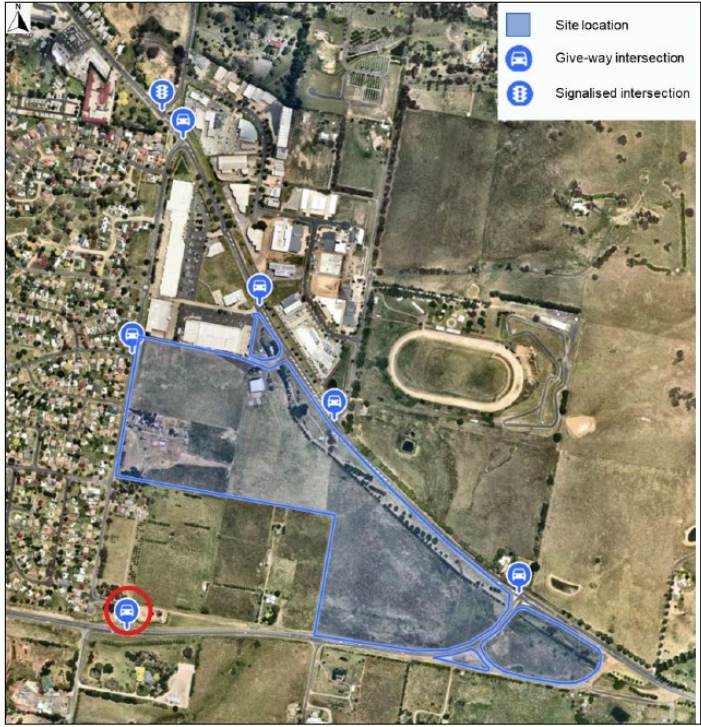
### Traffic and Transport

The traffic and transport report has assessed the potential impacts of the development on the road network. The report finds that all intersections around the Site currently operate at or above an acceptable level of service, with the majority operating at LOS A and LOS B in both the morning and afternoon peak period.

The future subdivision facilitated by the Planning Proposal is not expected to have a significant impact on the performance of the surrounding road network. Most intersections will continue to operate at or above an acceptable level (LoS D or better). However, modelling indicates that the intersection of Dairy Creek Road and Lone Pine Avenue, irrespective of the proposed development, will operate beyond the intersection capacity and below an acceptable level of service (LoS F) in the AM peak by 2028. This is due to the improved



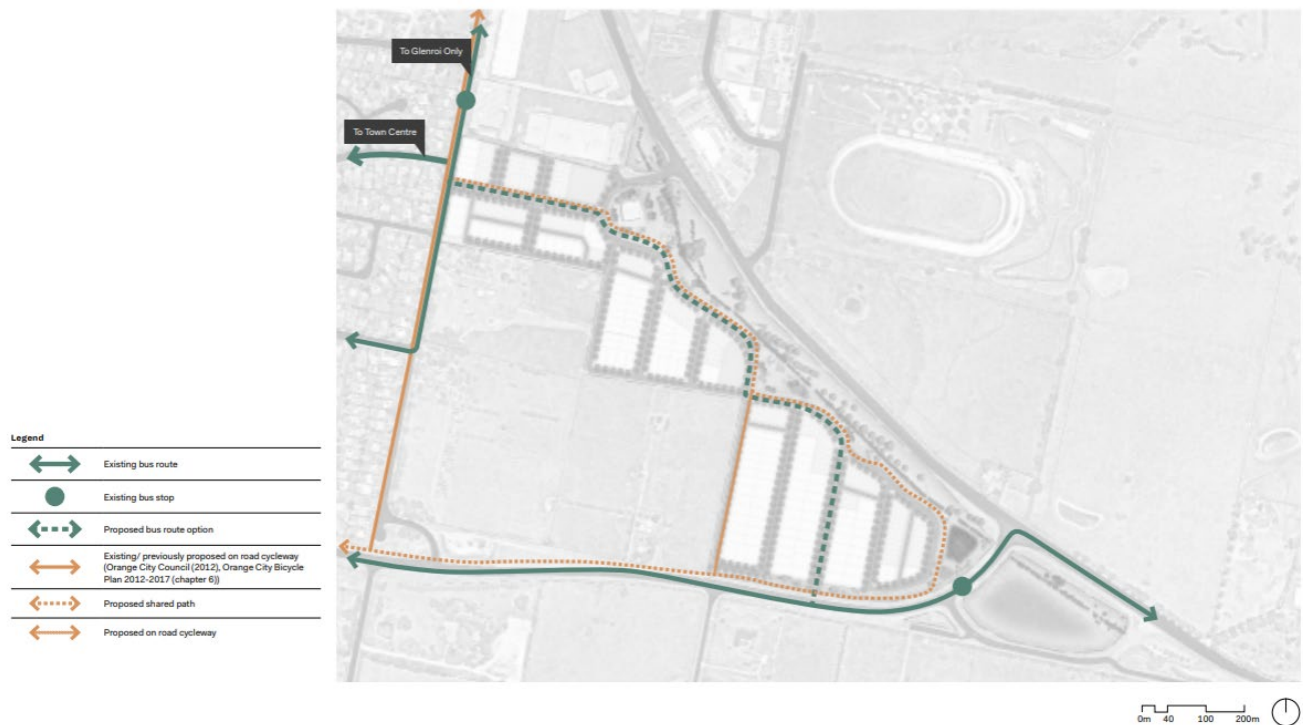
connectivity of the road network provided by the upgrade of the Southern Feeder Road currently underway, and the anticipated additional traffic volume anticipated along Dairy Creek Road and connecting streets such as Lone Pine Avenue. Modelling indicates that development of the Site will only contribute slightly to the poor performance of the intersection by 2040, increasing the average delay from 183 seconds to 188 seconds. The traffic and transport report concludes that the intersection may require upgrading irrespective of whether the Site is rezoned and developed for housing.



**FIGURE 12: INTERSECTION LOCATIONS (INTERSECTION OF DAIRY CREEK ROAD/LONE PINE AVENUE MARKED IN RED)**  
 (Source: GHD)

The master plan includes public and active transport links to provide connectivity with existing links to the surrounding suburbs. The predominantly flat topography of Orange and the proximity of the Site to local shops, schools and employment opportunities provide favourable conditions for walking and cycling. The proposed landscape plan includes street trees to provide shade and comfort for cyclists and pedestrians, so encouraging increasing active transport take-up.





**FIGURE 13: SHARED PATH AND BUS ROUTES**

Source: *Redmond Place Master Plan Report*

## Contamination

A Preliminary Site Investigation has been undertaken to assist in identifying potential contamination based on current and historical uses on the Site. Contaminants of potential concern were identified in some soil samples, but most were below the levels of adopted human-health and ecological assessment criteria. Chromium and nickel concentrations about the assessment criteria were identified in four locations across the Site, including adjacent to the former hangar building and concrete bund. Further consideration of these concentrations has concluded that they represent a low risk to future residents.

The report notes the potential for exposure to asbestos contamination during future construction and development works, as a cement pipe fragment observed in a waste stockpile on Lot 1 was visually assessed as asbestos containing material. Asbestos was not identified in the soils sampled and analysed. The report recommends that asbestos should be managed with further investigation of potential asbestos containing fragments, removal of the waste stockpile and associated material, handpicking of surface material and validation and clearance from a licenced asbestos assessor. During construction, the use of appropriate occupational health and safety protocols will be required in the case of unexpected finds.

The area around the helipad, and associated hangar building, was assessed for PFAS in soil. Measured PFAS concentrations were below adopted assessment criteria for low density residential and ecological (direct/indirect) exposure. Investigation within the hangar itself was not undertaken as part of the studies because the building is currently occupied. Any future changes to the existing infrastructure (hangar building, helipad and hardstand) would require further investigation. This would be undertaken as part of a future DA for the proposed change.



## Noise

A Traffic Noise Assessment has previously been undertaken by Assured Environmental for Orange City Council as part of the Southern Feeder Road (Dairy Creek Road) upgrade, with two receptors placed within the Redmond Place Precinct. The assessment concluded that by completing the Dairy Creek Road upgrade, this would decrease the noise levels experienced along the eastern portion of the precinct.

The dense row of existing poplars along Bathurst Road provides both visual and acoustic buffer to Bathurst Road. This will be retained and embedded in the open space design. The linear open space and road reserve along the western edge of the linear park will add to the buffer from Bathurst Road. Together, this will result in the closest residential lot being approximately 62m from the Bathurst Road reserve.

The overall design intent for the precinct is to have filtered views of housing and open space from Bathurst Road. These views would be compromised by the provision of additional visual and acoustic buffers. However, visual and acoustic assessment could form part of development assessment. The provision of acoustic requirements will be discussed with Orange City Council as part of the preparation of site-specific development controls.

## Q10. Has the planning proposal adequately addressed any social and economic effects?

### Housing Needs

The NSW Government population projections suggest that the Orange LGA will experience steady population growth over the coming decades. Between 2021 and 2024, the population of the LGA is likely to increase by approximately 8,180 residents. The Orange LGA will represent about 50% of the broader Central West Region population in the coming years.

In 2021, 18,670 dwellings were recorded in Orange. Based on the projected population growth, it is estimated that 21,900 dwellings may be required in the LGA to accommodate the population in 2031. This implies that an additional 3,230 dwellings will be required over the 10 years between 2021 and 2031, or an additional 320 dwellings per annum. The master plan proposes to deliver a total of 330 dwellings across the precinct, so contributing 10% of the required additional housing.

The Housing Needs assessment indicates a mismatch between current housing supply in Orange and the need. Almost 85% of housing in Orange in 2021 was large, detached housing, while 52% of households were smaller, with 27% of households being lone person households and 25% being couple only households. Given the lack of housing options, over 80% of households live in separate housing, regardless of household size.

Smaller households are expected to grow in proportional share in the coming years to reach 56% in 2031. This includes a projected 27% of lone person households and 30% of couple only households in 2031. The proportion of older residents (aged >60 years) is expected to grow from 23% in 2021 to 26% in 2031, while growth is also expected in the proportion of middle-aged residents (40-49 years) and pre-retirees (50-59 years).

Where available, smaller households occupy medium density housing and apartments. These smaller housing forms represented 15% of dwelling supply in 2021. Over 60% of higher density housing is occupied by lone person households, with over half of these residents being older residents.

The master plan proposes a diversity of housing types:

- 41% low density dwellings on a range of lot sizes between 300m<sup>2</sup> and 600m<sup>2</sup>
- 39% medium density dwellings on an average lot size of 215m<sup>2</sup>
- 20% apartments





This mix of housing will increase the supply of smaller detached and medium density dwellings, so providing an alternative to the current large, detached dwelling product. These forms of housing will provide greater housing choice for the growing number of smaller households in Orange.

There are a limited number of apartments in Orange, generally located on the edge of the CBD. The Redmond Place precinct will offer a new form of apartment development, offering low-rise apartment buildings in an area with residential amenity from landscaping and nearby open space, yet accessible to the city centre and nearby job opportunities.

The Orange Community Strategic Plan (2022) identifies housing affordability as a key priority.

The lack of affordable housing has an impact on the City's employment growth and economic development. Lower income households forced out of the market may move away which has been demonstrated to lead to skilled labour shortages, increases in social disadvantage, and can reduce social cohesion in communities. The failure of the market to provide for the needs of very low, low and moderate-income households, in addition to ongoing increases in the local market rental and sale prices is emphasising the need for affordable housing provision.

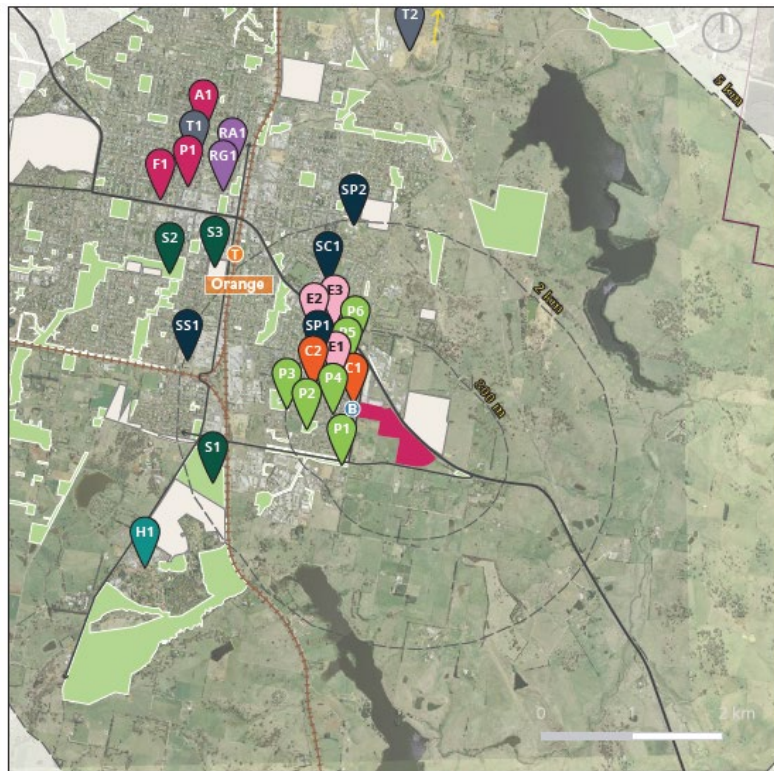
The ongoing loss and non-replacement of affordable housing through gentrification and re-development, in conjunction with the current unmet housing need across NSW provides a strong rationale for intervention.

The Site is a partnership between Orange City Council and Landcom to deliver diverse housing typologies. The project delivery agreement between Landcom and Orange City Council includes delivery of 20% of the dwellings as affordable housing.

## Social Infrastructure

A Social Needs study has been prepared, based on the assumed delivery of 330 dwellings and a total forecast population of 1,073 people. A range of social infrastructure facilities is available within 800 m, 2 km and 5 km of the Site as indicated in the figure below. Application of social infrastructure benchmarks demonstrates that the relatively small estimated future population does not generate enough demand for new facilities within the Site but will create additional demand on existing facilities within the Orange LGA.





**FIGURE 14: SOCIAL INFRASTRUCTURE WITHIN 5 KM OF THE SITE**

Source: Cred Consulting, 2024

The exceptions are open space and play spaces, where the site generates significantly enough demand for the provision of:

- 1-2 children’s play spaces within the Site to meet the requirements of the Orange City Council Operational Plan 2023-2024
- a minimum of 3 ha of public open space to meet the widely adopted benchmark of 2.83ha open space per 1,000 people. The application of the Draft Greener Places Design Guide means that this is required to be provided in the form of a district and a local park.

Two discrete areas are proposed to be zoned as RE1 Public Recreation in this planning proposal. These are the land currently including the 'driver reviver' rest stop to the north of the site (3,270m<sup>2</sup>) and the area to contain the detention basin to the south east of the site (totalling 23,198m<sup>2</sup>).

The residential development site is proposed to include a total of 5.3ha of future open space. This excludes the area occupied by the water bodies and drainage infrastructure which would not be usable for recreation.

The future open space is proposed to include the following parks/spaces, located as shown in Figure 12:



- A linear open space along Bathurst Road/Dairy Creek Road, including the proposed:
  - 9,970m<sup>2</sup> Neighbourhood Park
  - 5,075 m<sup>2</sup> Village Green
  - 2 pocket parks (totalling approx. 1,290m<sup>2</sup>)
- 1 pocket park fronting Lone Pine Avenue (approx. 330m<sup>2</sup>)

The linear park will also provide opportunities for recreational activities such as walking, cycling and fitness activities, as well as gatherings in less structured parkland spaces.

The open space provision exceeds the requirement for 3ha of open space within the precinct identified in the Social Needs Study.



**FIGURE 15: OPEN SPACE NETWORK**

Source: *Redmond Place Master Plan Report*

Once a subdivision plan has been registered to delineate the linear open space from residential land, a future planning proposal will be prepared to rezone this open space to RE1 Public Recreation to better reflect its intended use.



## Economic Impact

Economic modelling indicates the proposal would provide opportunity for 44 ongoing jobs (25 directly on the Site) and \$14.6m of economic output from direct and indirect activity when operational. During its construction phase, the proposal would provide opportunity for 596 jobs (304 directly employed in construction activity) and ~\$266m of economic output from direct and indirect activity.

The portion of the site currently zoned as E3 Productivity Support was originally intended to form part of a larger bulky goods retail precinct known as the “Eastern Gateway”. The original concept stemmed from the “Development Strategy Study” (Leyshon Consulting Pty Ltd, May 1997) prepared for Orange City Council, which supported locating large bulky goods retail that could not be easily accommodated within the Orange CBD in the Eastern Gateway. It should be noted that primacy was (and continues to be) placed on ensuring “out of town” retailing such as this does not compete with or detract from the viability of the CBD as the City’s principal shopping and business core.

The development of bulky goods retail uses in the Eastern Gateway since this time has been limited to the Orange Homemaker Centre and other bulky goods outlets located on the northern side of Mitchell Highway forming part of the “Cameron Place” commercial and light industrial precinct. Land within the Homemaker Centre in the E3 zoned land is yet to be built out and the retail tenancy mix has noticeably drifted away from its original purpose of a “bulky goods” precinct. Bunnings, one of the original anchor tenants moved to its present location in North Orange following the opening of the Northern Distributor Road and the floorspace now accommodates Amart and two other retail stores. Despite the availability of suitably zoned land within the Redmond Place Precinct, there has never been any serious expression of interest put to Council to expand the Homemaker Centre beyond its current extent. Although the proposed rezoning will result in a loss of land zoned for employment uses, this land has remained vacant for more than 20 years and the focus of investment in employment land has shifted away from this location since the land was zoned for employment purposes in the Orange LEP 2000.

## Section D – Infrastructure

### Q11. Is there adequate public infrastructure for the planning proposal?

An Infrastructure Servicing Assessment has been prepared. This investigated the existing network capacity and future strategies to service development of the Site. It considered water and sewer, electricity, telecommunications and stormwater infrastructure.

#### Water

There is sufficient capacity within the existing water supply network to facilitate the development, provided infrastructure upgrades are delivered for each stage to connect the development to the existing watermains.

These upgrades will be delivered as part of the future development.

#### Sewer

The Site is not located within an existing sewer catchment and modelling has revealed that there is insufficient capacity in the nearest trunk main and the preferred discharge trunk main to accommodate future loading. Additional sewer infrastructure works will be required to facilitate the proposed development and loads from surrounding developments. Orange City Council has recommended the following works are needed to support development:



- A new DN375 diversion main running north-south through McNeilly Avenue from the DN375 AC trunk main on Blowes Road to the DN375 VC trunk main located between the railway and Edward Street. This will be delivered by Council and funded via the Developer Servicing Plan.
- A new sewer pumping station (SPS) located in a section of unused road reserve along Dairy Creek Road.
- A new sewer rising main that connects the proposed SPS to the crest of Dairy Creek Road heading west.
- A new DN300 gravity sewer main that connects the rising main to the existing sewer network.
- Under-boring of Dairy Creek Road to connect the gravity sewer mains that will service the proposed development to the SPS.

The trunk main diversion will be delivered by Council and funded by their Developer Servicing Plan. The other sewer infrastructure will be delivered as part of the development.

## Electricity

There is sufficient capacity with the existing 11kV Distribution feeders to support future development; however, the assessment identifies the need to relocate and/or underground existing 11kv overhead assets and powerlines on the Site. The report also notes the requirement for the reticulation network to service the Site to also service the properties to the north of the Site.

## Telecommunications

Services are available for the entirety of the site. Conduit/cable extensions to the existing infrastructure are required to enable fibre to each new property.

## Stormwater

The Site does not contain any stormwater management infrastructure. To manage stormwater management, the report identifies that the following infrastructure is required:

- An Open Water Body Pond approximately 2,630m<sup>2</sup>
- Two bio-retention basins approximately 600m<sup>2</sup> and 500m<sup>2</sup> in area
- A detention basin that will include approximately 14,900m<sup>2</sup> storage, with an approximate 11,000m<sup>2</sup> footprint
- A constructed channel and WSUD vegetation through the open space along network along Bathurst Road.

The master plan makes provision for these to be located within the open space along Bathurst Road.

A 6 metre wide swale spanning across the frontage of Dairy Creek Road is also required.

This infrastructure will be provided as part of the future development.

## Infrastructure Investment and Provision

Development within the precinct is proposed to occur in stages as indicated in Figure 16. The provision of the required infrastructure will form part of the developer works for the relevant stage:



- Sewer infrastructure, detention basin, wetlands and portion of swales will be constructed as part of Stage 1A.
- Realignment of trunkmains will occur with Stage 1B.
- Undergrounding of existing powerlines will occur with the relevant stage.

The upgrade of Dairy Creek Road and Lone Pine is not triggered by the proposed development and is an upgrade that will be required in 2040. Whether this is will be done ahead of time is to be discussed with Council. Otherwise, it is expected that a s7.11 development contribution will be paid to Council.



**FIGURE 16: PROPOSED STAGING**  
 Source: Redmond Place Master Plan Report

## Section E – State and Commonwealth Interests

Q12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

State and federal public authorities and government agencies will be consulted as required by the DPHI feedback advice from the scoping phase.



# Part 4 Maps

The proposed maps are provided at Figure 16 to Figure 18.



FIGURE 17: PROPOSED ZONING MAP





**FIGURE 18: PROPOSED URBAN RELEASE AREA MAP**



**FIGURE 19: PROPOSED ADDITIONAL PERMITTED USES MAP**





## Part 5 Community consultation

The Planning Proposal will be subject to public exhibition in accordance with the 'Prioritising rezonings that deliver social and affordable housing' guidelines.

The Planning Proposal will be exhibited via the NSW Planning Portal.

## Part 6 Project timeline

The rezoning process for the state's housing agencies is defined in the 'Prioritising rezonings that deliver social and affordable housing program guideline'.

The table below provides an indication of the estimated project timeline and provides a mechanism to monitor and resource the various steps required to progress the Planning Proposal.

**TABLE 8: PROJECT TIMELINE**

<b>Step</b>	<b>Timeframe*</b>	<b>Projected date</b>
Pre-scoping meeting		6 June 2024
Scoping proposal		2 July 2024
Response to scoping proposal	20 working days	30 July 2024
Application preparation	60 working days	23 October 2024
Lodgement	5 working days	30 October 2024
Review	25 working days	4 December 2024
Public Exhibition	20 working days	5 December 2024 - 22 January 2025
Post exhibition amendments	40 working days	20 March 2025
Finalisation	35-60 working days	14 May 2025 – 19 June 2025

\* Timeframes reflect the details provided in the 'Prioritising rezonings that deliver social and affordable housing program guideline' issued in May 2024.



