

Department of Planning, Housing and Infrastructure

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Redmond Place Precinct, Orange

Explanation of Intended Effect

October 2024



Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that the Redmond Place Precinct is on land of the Wiradjuri people. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

First published: October 2024

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Have your say

The Department of Planning, Housing and Infrastructure welcomes your feedback on the proposed Explanation of Intended Effect.

The Department will publish all individual submissions and a consultation summary report once it has assessed and analysed the submissions.

You can view the Explanation of Intended Effect and supporting documents at <https://www.planningportal.nsw.gov.au>

To make a submission online please follow the steps below:

1. Read our Privacy Statement and decide whether to include your personal information in your submission.
2. Fill in the online submission form. Your submission can either be typed or uploaded as a PDF and should include:
 - a) the name of the proposal
 - b) a brief statement on whether you support or object to the proposal
 - c) the reasons why you support or object to the proposal.
3. Ensure you disclose reportable political donations. Anyone lodging submissions must declare reportable political donations (including donations of \$1,000 or more) made in the previous two years.
4. Agree to our online statement and lodge your submission.

You may also lodge your submission via post by sending it to:

Executive Director
State Rezoning

Department of Planning, Housing and Infrastructure, Locked Bag 5022, Parramatta NSW 2124

All submissions will be made public in line with our objective to promote an open and transparent planning system. If you do not want your name or other personal identifying details published, please state this clearly at the top of your submission.

Executive Summary

This Explanation of Intended Effect (EIE) sets out the proposed amendments to facilitate the rezoning of the Redmond Place Precinct, Orange. The EIE provides justification for amendments proposed to *Orange Local Environmental Plan 2011* (OLEP 2011) via a self-repealing State Environmental Planning Policy (SEPP).

Landcom and Orange City Council (Council) have been working in partnership to develop a master planned approach to facilitate the proposed rezoning of the site.

The proposed rezoning (and associated amendments) seeks to rezone the site to enable residential development, including affordable housing. The increase in housing supply will assist Council in addressing NSW's current housing crisis.

Detailed technical investigations have been carried out by Landcom and Council to inform the master planning and address the site's existing constraints and opportunities including:

- environmental constraints such as bush fire, land contamination, flooding and biodiversity;
- opportunities for connecting with Country and cultural heritage interpretation;
- the need to consider infrastructure requirements holistically across the site to support the proposed development; and
- to provide opportunities for diverse and affordable housing to better meet future housing needs in Orange.

Vision

'Redmond Place is the future of sustainable living in Orange, with housing choices for people at every stage of life. An inclusive, safe and well-connected community, nestled within parklands and tree lined streets. A neighbourhood designed to foster opportunities for the community to learn, grow and evolve together'.

Summary of proposed amendments

The proposed rezoning will enable the delivery of:

- approximately 330 new homes;
- 20% of new homes proposed as affordable housing;
- a community space located at the existing hangar building;

- 5.3 hectares (ha) of newly unlocked public open space and improved active transport connections (including cycleways and walkways).

The proposed amendments will deliver new development standards for the site and will list the site as an 'urban release area' which will require satisfactory arrangements for adequate infrastructure and a Development Control Plan (DCP) to be prepared for the site.

Exhibition material

The Department of Planning, Housing and Infrastructure (the Department) has placed a number of documents on exhibition to allow the community to provide feedback on the proposed rezoning. The exhibition package includes:

- Explanation of Intended Effect (this document);
- Rezoning proposal;
- Technical studies to support the rezoning proposal including:
 - Urban Design Report;
 - Archaeological Technical Report;
 - Biodiversity Constraints and Opportunities;
 - Connecting with Country Framework;
 - Economic Impact Assessment and Social Impact Assessment;
 - Geotechnical Investigation;
 - Historic Heritage Assessment;
 - Infrastructure Servicing Assessment;
 - Preliminary Site Investigation;
 - Social Needs Study;
 - Bush fire Study;
 - Traffic and Transport;
 - Visioning Engagement Report; and
 - Water Cycle management and Flood Management assessment.

1. Social and Affordable Housing Program

1.1 Overview

In May 2024, the Department introduced the Program Guideline for *'Prioritising rezonings that deliver social and affordable housing'* (referred to as 'Social and Affordable Housing Program' in this document).

The Social and Affordable Housing Program seeks to implement a new pathway for rezoning proposals by the State's housing agencies including Homes NSW and Landcom. The objective of the program is to accelerate the delivery of more social and affordable housing and the Department will lead the assessment of rezoning proposals for Homes NSW and Landcom.

In August 2024, Landcom lodged the rezoning proposal for the Redmond Place Precinct to the Department, and the Department accepted the proposal as it was consistent with the eligibility criteria in the Social and Affordable Housing Program. This is the first proposal to proceed under this new program.

1.2 Governance

1.2.1 Department of Planning, Housing and Infrastructure (the Department)

The Department is the lead agency responsible for the State-assessed rezoning proposals under the Social and Affordable Housing Program. The Department is responsible for:

- preparing the Explanation of Intended Effect (EIE);
- consulting with Council and agencies;
- final assessment of the rezoning proposal considering all submissions; and
- if supported, progressing the legislative amendments to implement the proposal.

1.2.2 Landcom

Landcom is the applicant for this rezoning proposal and is in partnership with Orange City Council (Council) to develop the site. The project is a joint venture between Landcom and Council which is subject to a project delivery agreement (PDA).

Landcom is responsible for:

- preparing the rezoning proposal and supporting technical studies;
- engaging with the community during exhibition; and
- undertaking any additional work following exhibition to respond to submissions received.

1.2.3 Orange City Council

Orange City Council (Council) is the owner of the site at Redmond Place, Orange and has been working in partnership with Landcom.

At a meeting held on 16 July 2024, Council resolved to support the Master Plan, subject to the following:

- that the proposal ensures the overall extent of public open space to be provided shall be consistent with the associated Master Plan;
- while allowing for reasonable flexibility, the final placement and design of public open space shall not significantly depart from the design principles and outcomes embodied in the associated Master Plan; and
- there shall be no residential lots situated between the Mitchell Highway and the northern 'Park Street' road extending from the hangar/community centre to the detention basins at the eastern extent of the site.

Noting the above will be subject to further design detail at development application stage, the rezoning proposal is consistent with the above requirements.

1.2.4 Public agencies

The Department will consult with relevant public agencies on the rezoning proposal during exhibition.

2. Redmond Place Rezoning Proposal

2.1 Site description

The subject site is located at 3 Redmond Place, 154 Lone Pine Avenue and 5255 Mitchell Highway (Bathurst Road), Orange. The site comprises of three lots (see *Figure 1*) and covers an area of 24.3 hectares. The lots include:

- Lot 1 DP, 153167 (4.1ha);
- Lot 6 DP, 1031236 (2.3ha);
- Lot 200, DP 1288388 (17.9ha).

The site is located on the south-east entrance to Orange, 4.4km from the CBD, and adjacent to the suburb of Glenroi. The site is located on the Mitchell Highway (Bathurst Road), the main entrance to Orange from the east.

The site is currently vacant rural land, with the exception of an existing hangar that was previously used for emergency helicopter services. The site is surrounded by rural land to the north, east and south, with existing residential areas directly to the west and bulky goods retailing to the north-west.

The site is zoned part E3 Productivity Support and part C3 Environmental Management.



Figure 1 – Subject site (Source: Urban Design Report, 2024)

2.2 Local context

Orange is anticipated to receive a steady increase in population growth. It is anticipated that the population would grow with the Orange Local Housing Strategy identifying that this growth will generate demand for an additional 6,091 homes over the 25 years, equating to 244 homes per year.

Homes in Orange are generally large, detached dwellings, representing 85% of the housing stock. There is also a lack of affordable housing and diversity in Orange, having many flow on effects on the local economy.

The Redmond Place Precinct is located on the south-eastern fringe of Orange (*Figure 2*) and presents as a gateway into Orange from regional centres such as Katoomba and Bathurst. The site is intended to be the first line of housing on entry into Orange.



Figure 2 – Orange Context Plan (Source: Urban Design Report, 2024)

2.3 Proposed development

The proposed development seeks to map the site as an urban release area, introduce residential and supporting uses and create additional uses for a key community building on the site. The proposed rezoning is informed by a Master Plan for the site (see *Figure 3*).

The Master Plan sets out the plan to deliver approximately 330 homes with a mix of housing types that may include single dwellings, duplexes, townhouses and low-rise apartments. Increasing housing typology is essential in regional NSW where the predominant housing type is low density detached single dwellings. Increasing housing typology provides people with greater choice and affordability. Included in the Master Plan is a requirement for a minimum 20% of affordable housing for lower income earners.

The Master Plan identifies a total of 5.3ha public open space within the main area of the site, including linear open space along Bathurst Road and three pocket parks. The linear open space along Bathurst Road will provide key shared paths, tree retention and landscaping, and visual buffering for future development along Bathurst Road. This land is proposed to be zoned R1 General

Residential and will be later rezoned to RE1 Public Recreation once the subdivision is complete. The remaining 2.7ha is to be rezoned RE1 Public Recreation.



Figure 3 – Master Plan (Source: Urban Design Report, 2024)

2.4 Consultation

Prior to Landcom lodging the rezoning proposal to the Department, Landcom had undertaken consultation with the community to inform the development of the Master Plan.

In February 2024, Landcom undertook community engagement to determine the community aspirations for the site and develop an informed vision for the site. Key opportunities raised at the community engagement included:

- diverse and affordable housing choices better suited to people’s social needs;
- a mix of housing densities, tenures and types;
- new parks with recreation and social gathering opportunities;
- protection of views towards Gaanha Bula-Mount Canobolas and opportunities for connecting with Country;
- creation of a new community hub around the existing hangar building;
- safe, well-connected and accessible streets and public spaces;

- wetlands and water cleansing infrastructure to protect the drinking water catchment;
- street and active transport connections to Glenroi and the wider city;
- provision for public transport (bus) routes to serve new housing; and
- enhancement of the 'gateway' entrance to the city from the Mitchell Highway.

A Connecting with Country Framework for the precinct has been developed in consultation with members of the Aboriginal community, including local Elders. This identifies a number of measures that have informed the Master Plan, including provision for cultural interpretation and place design.

Landcom have consulted with some key government agencies during the development of the Master Plan, with additional agencies proposed to be consulted during exhibition.

3. Proposed planning control amendments

3.1 Explanation of proposed amendments

This section provides an explanation of the proposed statutory outcomes of the rezoning proposal using Section 3.30(1)(a) of the *Environmental Planning and Assessment Act 1979*. The proposal seeks to amend the Orange LEP 2011 (OLEP 2011) via a self-repealing SEPP. The changes relate to:

- zoning;
- minimum lot size;
- site specific provisions;
- additional permitted uses;
- urban release area; and
- affordable housing.

3.2 Land zoning

The rezoning proposal seeks to rezone the majority of the site from E3 Productivity Support and C3 Environmental Management (*Figure 4*) to:

- R1 General Residential (21.5ha)
- RE1 Public Recreation (2.6ha); and
- SP2 Infrastructure (sewerage system) (0.1ha)

The blanket use of the R1 zone as shown in *Figure 5* will allow Landcom the flexibility to deliver housing diversity across the site, and efficiently design the street and open space network as well as community facilities.

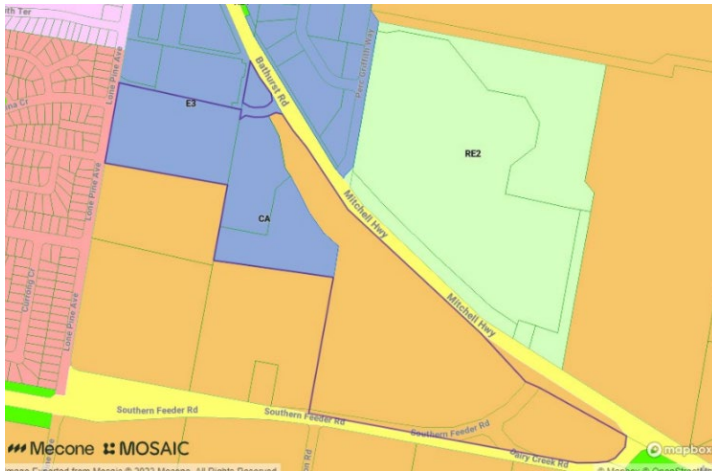


Figure 4 - Existing zoning



Figure 5 - Proposed zoning

The Master Plan proposes a total of 5.3ha of public linear open space within the main body of the site (see *Figure 6*). A 2.3ha area to the south-east of the site (detention basin and surrounds) and a 0.3ha area (rest stop and surrounds) are proposed to be zoned RE1 Public Recreation as part of this rezoning proposal.

Council and Landcom have agreed to zone the proposed linear open space fronting Bathurst Road R1 General Residential until the subdivision pattern is confirmed and approved. This is to avoid changes to land use boundaries which inherently happen during the subdivision and detailed design process. This will also ensure that there is sufficient space available for water sensitive urban design (WSUD) infrastructure.

To ensure that the open space will be delivered in accordance with the Master Plan (and as shown in *Figure 10*), mitigate any risk to Council and provide certainty to the community, a clause is proposed for OLEP 2011 that will require the provision of a minimum of 3 ha of public open space before any subdivision of the land can be approved.

It is intended a subsequent planning proposal would be lodged in the future to rezone the remaining 3ha area identified for public open space to RE1 Public Recreation.

In addition to the proposed LEP amendment, it is noted Council's support of the rezoning proposal is contingent on the conditions described in Section 1.2.3 of this EIE.

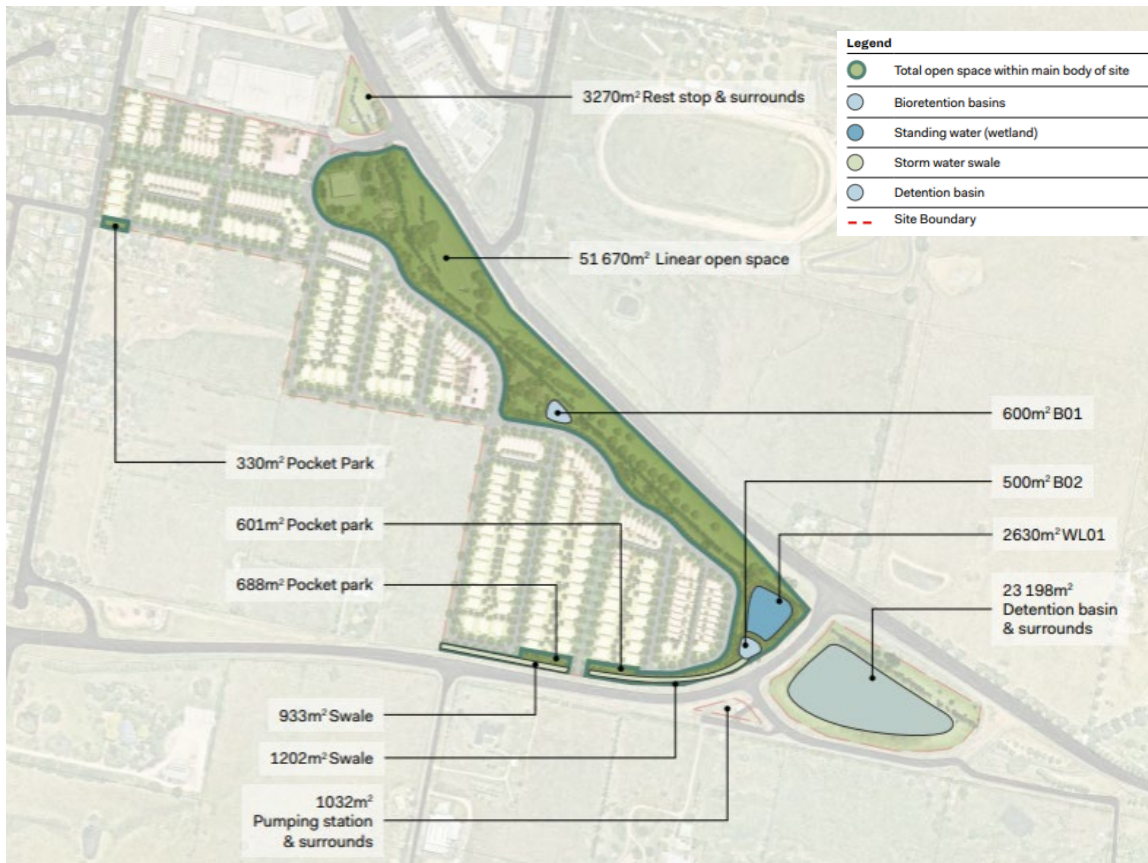


Figure 6 – Proposed open space

3.3 Height of buildings and floor space ratio

The rezoning proposal does not propose to introduce a height of building control or floor space ratio control as these controls do not currently apply to the R1 zone, and Landcom are looking to encourage housing diversity within the site.

3.4 Minimum lot size

A minimum lot size of 100 ha currently applies to the C3 Environmental Management zone. As this zone will no longer apply to the site, requirements for minimum lot size will be removed following rezoning.

3.5 Site specific provisions

The rezoning proposal proposes two site specific provisions:

Delivery of public open space

The rezoning proposal proposes site specific provisions to ensure that a suitable amount of public open space is delivered as part of any subsequent development application.

As identified, a clause will be introduced to require that before any future subdivision can be approved, a minimum area of 3ha of land within the R1 General Residential zone is set aside for public open space. It is intended that a future planning proposal would be lodged seeking to rezone this area to RE1 Public Recreation following subdivision.

This allows Landcom flexibility throughout the design process, whilst maintaining the requirements for usable and functional open space to be delivered for the rezoning proposal.

Application of a buffer zone for complying development

The objective of this proposal is to ensure high quality urban design outcomes for the Precinct in accordance with the Master Plan. As such, it is intended that an exemption to complying development (including under the Codes SEPP) will be applied within a buffer zone of the Master Plan. This will ensure the existing character and desired future character specified in Council's DCP (as amended) are considered.

It is intended that the exclusion will be subject to a sunset provision which will only apply for a set period of time, anticipated to be for the initial phase of development.

3.6 Additional permitted uses

The rezoning proposal proposes to include additional uses on the existing hangar site within the Precinct. The hangar is proposed to be zoned R1 General Residential, however is intended to be retained in Council ownership and used for community uses and a meeting place.

Whilst some uses such as community facilities and indoor recreation facilities are permitted in the R1 zone, additional uses are proposed to enable flexibility for the future use and activation of the hangar.

The following additional permitted uses are proposed for the hangar site:

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

- Market.

To achieve this, the hangar site would be mapped on the additional permitted uses map as shown in *Figure 7*.



Figure 7 – Proposed additional permitted use map (shaded in red)

3.7 Urban release area

The rezoning proposal proposes to list the site as an ‘urban release area’ by mapping it in OLEP 2011s Urban Release Area Map (see *Figure 8*).

Listing the site as an urban release area means Part 6 of OLEP 2011 will apply to the land. This includes clauses requiring:

- the making of satisfactory arrangements for the provision of State public infrastructure and public utility infrastructure; and
- the preparation of a site-specific development control plan for the land.

The application of Part 6 is Council's standard practice for greenfield release areas and is proposed to apply.

3.8 Affordable housing

It is noted that Landcom proposes 20% affordable housing across the site, equating to approximately 66 affordable homes. A provision will be included in OLEP 2011 requiring 20% of dwellings within the site will be used for the purpose of affordable housing. Affordable housing should be managed by a registered community housing provider.

3.9 Development Control Plan (DCP)

Redmond Place Precinct, Orange | 20

It is noted, that the site is proposed to be listed as an urban release area, a DCP is required prior to development consent being issued. Clause 6.3 of OLEP 2011 lists the details that must be included within any DCP for the site.

3.10 Contributions

Part 7 of the EP&A Act allows for a local council to prepare and implement a contributions plan to capture payments to fund the provision of local infrastructure required by a development.

Council's Section 7.11 Contributions Plan 2024 applies to the Orange LGA including the subject site and will continue to apply.

It should also be noted that Landcom has separately entered into a Project Delivery Agreement with Council for the proposed development and local infrastructure contributions are to be made in accordance with this agreement.

3.11 State Environmental Planning Policies (SEPPs)

The proposal is consistent with all relevant SEPPs. Consideration of the rezoning proposal's consistency with relevant SEPPs is summarised below.

| SEPP | Consistent | Reasons for consistency or inconsistency |
|--|------------|--|
| SEPP (Housing) 2021 | Yes | <p>The rezoning proposal seeks to enable the development of diverse housing including the provision of 20% affordable housing. The proposal seeks to utilise existing infrastructure where possible and provide supporting infrastructure upgrades where existing infrastructure is not available.</p> <p>The proposal is generally consistent with this SEPP.</p> |
| SEPP (Transport & Infrastructure) 2021 | Yes | <p>The SEPP provides guidance on development of roads or adjacent road corridors. The proposed development seeks to reconfigure the local road layout.</p> <p>Future development applications will require concurrence from Transport for NSW as per Schedule 3 of the SEPP, as the proposed amendments will result in more than 300 residential dwellings.</p> |

| SEPP | Consistent | Reasons for consistency or inconsistency |
|---|------------|---|
| SEPP (Resilience and Hazards) 2021 | Yes | <p>Chapter 4 (Remediation) applies to the site. The SEPP aims to promote remediation of contaminated land and specifies certain conditions that are relevant to rezoning land.</p> <p>The Preliminary Site Investigation indicates that the potential for gross contamination arising from on-site sources is generally considered to be low to moderate.</p> <p>The Department considers based on the supporting preliminary site investigation report, that any contamination found on the site can be addressed through the development application process.</p> |

4 Strategic context

4.1 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. The regional plan identifies Orange as one of three regional cities in the region. The key priorities for Orange include:

- diversification of new housing opportunities; and
- delivery of social and recreational infrastructure; and
- protection from natural hazards.

The rezoning proposal is considered consistent with the objectives of the Regional Plan as it delivers multiple housing typologies within the Master Plan and provides 5.3ha of linear open space which includes active recreation space and considers both bush fire and flooding at the site.

4.2 Local strategic document

4.2.1 Orange Local Housing Strategy

The Orange Local Housing Strategy responds to the housing needs of a growing population. The Strategy seeks to address housing affordability issues by encouraging housing diversity and choice.

The rezoning proposal is consistent with these goals, by encouraging diverse housing types and increased choice. The proposal seeks to provide 20% affordable housing which achieves one of the key priorities in the strategy.

Aligning with the Strategy, the Economic Report (2024) states that Orange LGA is expected to grow by 8,180 residents between 2021 and 2041. This means that an additional 3,230 homes are required to be constructed over the period from 2021 to 2031. This is an average of 320 new homes delivered each year.

4.2.2 Orange Local Strategic Planning Statement (LSPS)

The Orange LSPS sets out the long term (20-year) vision for land use planning within the City of Orange. A key priority of the LSPS is to support the delivery of affordable housing. The proposal seeks to enable the delivery of approximately 330 new homes, including affordable housing, within a sustainable, integrated community, and supports the planning priorities of the LSPS.

In addition, there are key priorities around providing community facilities, a new open space network for the site and the utilisation of the existing hangar building for community uses. These are supported by new pedestrian and cycling connections.

The proposal is consistent with the LSPS priorities of live, preserve, prosper and collaborate by providing additional housing with a diverse range of housing options supported by social and community infrastructure.

4.2.3 Strategic Policy ST24 – Redmond Place Precinct (Diverse and Affordable Housing)

Strategic Policy ST24 sets out Council's strategic policy for the Redmond Place Precinct, including how it will support delivery of the precinct's vision in partnership with Landcom.

The policy responds to the recommendations of the NSW Housing Taskforce and supplements the Orange Local Housing Strategy by identifying Redmond Place Precinct as a target site for the delivery of diverse and affordable housing.

5 Discussion of issues and planning considerations

5.1 Environmental

5.1.1 Connecting with Country

The NSW Government is committed to protecting Country, community and sacred sites. In July 2023, the Connecting with Country Framework was launched providing guidance for the protection of Country, community and sacred sites in the planning and design of our places and buildings.

The site is on the traditional land of the Wiradjuri people. Wiradjuri is one of the largest Aboriginal language groups in central New South Wales.

It is considered unlikely that the site will contain Aboriginal sites or places due to being heavily farmed, and partially disturbed following the development of the shopping centre and extensive hardstand parking and loading areas. However, redevelopment of the site may result in the disturbance of Aboriginal artefacts located below ground.

The Department considers that the risk of disturbing Aboriginal artefacts would be adequately mitigated through further investigation during the development assessment stage. This would include an Aboriginal Heritage Due Diligence Assessment and, if required, an Aboriginal Cultural Heritage Assessment Report.

5.1.2 Flooding

A Water Cycle Management and Flood Impact Assessment Report (2024) has been prepared in support of the proposed rezoning. The assessment investigates existing flood behaviour of the site and potential flood risks as well as water quality levels noting the site is located in the drinking water catchment.

The site is not currently mapped as flood prone land as it is located mostly outside of the study area for Council's current flood risk management study and plan. However, after investigations for the site, it is noted that there are two overland flow paths which traverse the site. This overland flow path has been considered in the overall design of the Master Plan and utilised as a feature of the open space layout and the second overland flow path has been considered in the water

management strategy through the design of a swale and associated drainage infrastructure upgrades required as part of future development applications.

The 1 in 100 year flood modelling demonstrates that there are minimal offsite impacts due to the proposed development. The impacts are noted as minor increase in depths located on the western boundary and can be appropriately mitigated, including during the detailed design phase.

The proposal has not mapped the Probable Maximum Flood (PMF). However, the assessment provides sufficient detail to provide certainty that the offsite impacts can be managed and mitigated at the development application stage through further modelling. Landcom have committed to undertaking the PMF modelling, once the proposed water management infrastructure is designed.

5.1.3 Bush fire

The site is not currently mapped as bush fire prone land, however it has been identified as an area which will be mapped as bush fire prone in updated Council mapping. The risk from bush fire has been considered in preparation of the Master Plan and is supported by a Strategic Bush Fire Study (2024).

The Strategic Bush Fire Study (2024) identifies the requirements of *Planning for Bush Fire Protection 2019* and has applied design considerations to the Master Plan including asset protection zones with a minimum width of 11m and a perimeter road along the southern and south-western boundaries of the site. The future open space along Bathurst Road (Mitchell Highway) will also serve as an asset protection zone.

5.1.4 Biodiversity

The rezoning proposal is supported by a Biodiversity Constraints and Opportunities Report (2024), which included a preliminary ecological survey. The report identifies that the site is suitable for rezoning, and that biodiversity impacts will be managed during the development application stage and overall impacts will be determined.

5.1.5 Contamination

The rezoning proposal is supported by a Preliminary Site Investigation (2024) that identifies a number of potential sources of contamination within the site, however it concludes that the potential for gross contamination arising from on-site sources is generally considered below the adopted human-health criteria.

The Department is satisfied after review of the Preliminary Site Investigation (2024), that the site can be made suitable for residential development following remediation (if required). Further investigation would be required at the development application stage.

5.1.6 Heritage

No local or state listed heritage items are located within the site, however the following locally listed heritage items are located in the vicinity of the site and shown in *Figure 9*:

- Item I113 'Orchard, Ruins of Original Cottage and 2 Wells' on Dairy Creek Road, Orange;
- Item I355 a 'Storage Tank (remnant)' at 130 Line Pine Avenue, Orange;
- The 'Clearview' residence (item I61) is located 440m to the south;
- 'Dairy Creek' dwelling (item I330) is located approximately 380m east; and
- 'Chinaman's Bend Cemetery' (item I53) is approximately one kilometre east.

The Department is satisfied that any future development application will require consideration of impacts on adjacent local heritage items.

Although not mapped as a heritage item, an assessment of heritage significance has been undertaken for 'the old dairy building' located on the site and constructed in the late 1930s (circled in *Figure 9*). The assessment concluded that due to the item's significance to the local community, the building and its immediate surrounds should be protected. The Master Plan identifies retention of this building and its surrounds, including incorporating the structure into proposed public open space.



Figure 9 – Listed items of local heritage significance (Historical Heritage Assessment, 2024)

5.2 Social and economic

5.2.1 Urban design

The Urban Design Report (2024) describes the proposed Master Plan and how the 330 homes could be delivered. The proposed homes are to be located within three sections on the site, with each section proposing a mix of housing typologies, including low density lots, medium density lots and low-rise apartments as shown in *Figure 6*.

The Master Plan builds off the public open space green spine located along Bathurst Road (Mitchell Highway) and contains water management infrastructure (including detention basis, stormwater swale and wetlands) which separates the future homes from the main road and provides a green buffer. The urban design of the Master Plan has been informed by four key moves:

- blue-green corridor;
- functional grid;
- community focal points; and
- density based around amenity.

Key community benefits include proposing the future reuse of an existing hangar structure as a multi-use community building, the introduction of a neighbourhood park area which is well connected to active transport paths which run the spine of the site detailed in Figure 10 .

The proposed built form locates the highest density sections (low-rise apartments) closest to the main open space areas, proposed community building and neighbourhood park area of the linear open space. A transition is then proposed from the low-rise apartments to medium density lots (such as townhouses and duplexes) and finally on to low density single detached dwellings.



Figure 10 – Public open space plan (Source: Urban Design Report, 2024)

5.2.2 Affordable housing

Affordable housing is housing for very low, low and moderate income households. The definition of these households as determined by the Australian Bureau of Statistics is:

- very low income household - if gross income is less than 50% of the median for the rest of NSW;
- low income household - if it has a gross income of between 50 and 80% of the median; and
- moderate income household - if it has a gross income of between 80 and 120% of the median.

A household must pay no more than 30% of its gross income in rent, is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than would be charged under that scheme.

The rezoning proposal proposes that a minimum of 20% of homes will be affordable housing. Based on current provisions in the Housing SEPP, the affordable housing would need to be managed by a registered community housing provider and remain as affordable for at least 15 years from the issue of an occupation certificate.

The proposed 330 homes represents approximately 9.8% of the total new homes needed by 2041. The rezoning proposal anticipates that this supply will be delivered in stages to align with market demand conditions during this period.

5.3 Infrastructure

5.3.1 Transport

Existing road network

The key regional connectors and local roads providing access to the site include:

- Bathurst Road (Mitchell Highway) is a state road which connects Dubbo and Bathurst via Orange. Bathurst Road is one of the key routes into Orange CBD;
- Dairy Creek Road is a local road that runs along the southern boundary of the site. Dairy Creek Road provides connection between Bathurst Road and the western areas of Orange, including the Base Hospital;
- Lone Pine Avenue is a local road that traverses the western boundary of the site; and
- Redmond Place is a local road connecting to Bathurst Road at the northern boundary of the site.

The rezoning proposal proposes three access points: one existing access point from Bathurst Road via Redmond Place, and two new access points (on Dairy Creek Road and Lone Pine Avenue). The access points from Dairy Creek Road and Lone Pine Avenue allow for all traffic movements. The existing access point from Bathurst Road will be maintained as a left-in and left-out only.

The Traffic Impact Assessment (2024) found that the proposed Master Plan is not expected to have a significant impact on the performance of the surrounding road network, with most of the intersections included in the SIDRA model (a model that evaluates intersection performance) operating at or above an acceptable level (Level of Service (LoS) D or better).

It is noted that the intersection of Dairy Creek Road and Lone Pine Avenue is operating below an acceptable level of service (LoS F) in the AM peak and the report recommends introducing two intersection upgrades in the future. The Department is satisfied that any future detailed design as part of the development assessment process will appropriately consider traffic impacts.

Active and public transport

Four bus routes are within close proximity to the site, including:

- Route 530, Bathurst to Orange.
- Route 530X, Bathurst to Orange.
- Route 531, a loop service connecting Orange City Centre to Glenroi.
- Route 581, a loop service connecting Orange City Centre to Glenroi.

The Master Plan recommends potentially design extending two existing bus routes (531 and 581) subject to relevant approvals in the future and proposing multiple bicycle facilities within the site to encourage active transport take-up.

5.3.2 Utilities

Electricity

The Infrastructure Servicing Assessment Report (2024) provides an assessment of existing infrastructure's capacity to accommodate the rezoning proposal.

Based on the preliminary assessment, existing infrastructure could support the future load of the development subject to the augmentation of some existing assets. This will be further considered at detailed design stage.

Potable water

The Infrastructure Servicing Assessment Report (2024) identifies that the site is supplied by a water booster station located at Lone Pine Avenue approximately 1.15km south-east. Subject to minor infrastructure upgrades, the existing water supply network is sufficiently sized for the existing load and shows no signs of capacity constraints. The upgrades will be considered further at the development application stage.

Sewer

The site is not located within an existing sewer catchment area, and the nearest trunk main (located near Moad Street) does not have capacity to service the future development. A number of upgrades are proposed to service the development, including a new sewer pumping station located on site.

The Department considers that the required sewer upgrades will be further considered at detailed design stage.

Stormwater

The site is largely vacant and located within the drinking water catchment. Existing conditions demonstrate ponding and overland flow running adjacent to the eastern boundary which eventually meets a pit and pipe near the intersection of Dairy Creek Road and Bathurst Road.

The Master Plan looks to capitalise on the natural flows and create a series of wetland/ponds where the overflow currently traverses. Utilising these areas as open space allows infrastructure such as bio-retention basins, detention basins and ponds to be dual purpose (that is, as stormwater management and treatment for water quality, but also attractive community assets) as shown in *Figure 10*. This ensures that post-development water quality conditions are maintained.

The Infrastructure Servicing Assessment Report (2024) identifies that the proposed infrastructure is suitable to effectively drain and treat the stormwater surface run-off anticipated to be generated by the proposed development. Further opportunities to reduce off-site stormwater impacts would be detailed in a stormwater management plan at the detailed design stage.

Gas

The Infrastructure Servicing Assessment Report (2024) considers sufficient capacity in the current natural gas network, noting Landcom are aiming to achieve a minimum 5 star Green Building Council of Australia (GBCA) rating for the development.

Telecommunications and National Broadband Network (NBN)

The Infrastructure Servicing Assessment Report (2024) includes a description of available telecommunications infrastructure, including numerous fixed line connection points.

The Department considers that connections to communication services could be delivered in consultation with Optus and NBN Co as part of a future development enabled by the rezoning proposal.