



New South Wales

Orange Local Environmental Plan 2000 (Amendment No 6)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (DUB0108723/PC)

KRISTINA KENEALLY, MP
Minister for Planning

2009 No 411

Clause 1 Orange Local Environmental Plan 2000 (Amendment No 6)

Orange Local Environmental Plan 2000 (Amendment No 6)

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Environmental Planning and Assessment Act 1979

1 Name of plan

This plan is *Orange Local Environmental Plan 2000 (Amendment No 6)*.

2 Commencement

This plan commences on the day on which it is published on the NSW legislation website.

3 Aims of plan

This plan aims to provide for a “village” development adjacent to the Charles Sturt University’s Orange Campus by:

- (a) amending clause 45 of the *Orange Local Environmental Plan 2000 (the Principal Plan)* to allow a broader range of home business development opportunities for certain land within Zone 2 (a) (Urban Residential), and
- (b) amending clause 54 of the Principal Plan to specify floor space limitations for retail development on certain land within Zone 3 (b) (Business Services), and
- (c) rezoning certain land from Zone 1 (a) (General Farming) to Zone 2 (a) (Urban Residential), and
- (d) rezoning certain land from Zone 1 (a) (General Farming) to Zone 3 (b) (Business Services), and
- (e) allowing development for the purposes of university student accommodation on certain land within Zone 1 (a) (General Farming).

4 Land to which plan applies

This plan applies to land situated within the local government area of Orange City, being:

- (a) to the extent that the amendments implement the aims referred to in clause 3 (a), (b), (d) and (e), Part Lot 62, DP 790515, and

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- (b) to the extent that the amendments implement the aim referred to in clause 3 (c), Part Lot 62, DP 790515, Lot 1, DP 548053 and Part Lot 20 and Lot 21, DP 1117081, as shown on Sheet 1 of the map marked “Orange Local Environmental Plan 2000 (Amendment No 6)” deposited in the office of the Council.

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Orange Local Environmental Plan 2000 (Amendment No 6)

Schedule 1 Amendment of Orange Local Environmental Plan 2000

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[1] Clause 45 Home businesses

Insert after clause 45 (1):

- (2) Despite subclause (1), consent may be granted for a home business on land within Zone 2 (a) shown edged heavy black on Sheet 1 of the map marked “Orange Local Environmental Plan 2000 (Amendment No 6)” only if:
 - (a) the requirements set out in subclause (1) (a) and (c) are met in relation to the development, and
 - (b) a maximum of 5 people carry out business activities at any one time, including residents, and
 - (c) the consent authority is satisfied that the development incorporates a high quality of urban design.

[2] Clause 54 Retailing in Zone 3 (b)

Insert after clause 54 (2):

- (3) Despite any other provision of this plan, consent must not be granted for the purposes of a shop on land within Zone 3 (b) shown edged heavy black on Sheet 1 of the map marked “Orange Local Environmental Plan 2000 (Amendment No 6)” unless the consent authority is satisfied that the combined gross floor area of all shops to be erected on that land will not exceed 1,000 square metres.

[3] Clause 87 General terms

Insert in appropriate order in the definition of *The Map*:

Orange Local Environmental Plan 2000 (Amendment No 6)—
Sheet 2

[4] Schedule 1 Additional uses

Insert at the end of the Schedule:

18	Leeds Parade, Orange	So much of Pt Lot 62 DP 790515 as is within Zone 1 (a) and shown edged heavy black and marked "University Student Accommodation" on Sheet 1 of the map marked "Orange Local Environmental Plan 2000 (Amendment No 6)"	Development for the purposes of university student accommodation
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