



New South Wales

# **State Environmental Planning Policy Amendment (Redmond Place Precinct) 2025**

under the

Environmental Planning and Assessment Act 1979

Her Excellency the Governor, with the advice of the Executive Council, has made the following State environmental planning policy under the *Environmental Planning and Assessment Act 1979*.

PAUL SCULLY, MP  
Minister for Planning and Public Spaces

## State Environmental Planning Policy Amendment (Redmond Place Precinct) 2025

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### **1 Name of policy**

This policy is *State Environmental Planning Policy Amendment (Redmond Place Precinct) 2025*.

### **2 Commencement**

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

### **3 Repeal of policy**

This policy is repealed at the beginning of the day following the day on which this policy commences.

### **4 Maps**

The maps adopted by *Orange Local Environmental Plan 2011* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this policy.

## **Schedule 1      Amendment of Orange Local Environmental Plan 2011**

**[1]    Clause 4.1B Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings**

Omit clause 4.1B(3) and (4). Insert instead—

- (3)    This clause does not apply to—
  - (a)    land in South Orange identified as “Area 1” on the Lot Size Map, or
  - (b)    land in the Redmond Place Precinct.

**[2]    Part 7 Additional local provisions**

Insert at the end of the part, with appropriate clause numbering—

**Development in Redmond Place Precinct**

- (1)    This clause applies to land in the Redmond Place Precinct.
- (2)    Development consent must not be granted for development for the purposes of residential accommodation unless the consent authority is satisfied that at least 3ha of the land to which this clause applies will be publicly accessible open space.

**Affordable housing in certain areas in Redmond Place Precinct**

- (1)    In this clause, the *Redmond Place Precinct Affordable Housing Principles* are as follows—
  - (a)    affordable housing must be provided and managed to accommodate a diverse residential population within areas representative of all income groups in the Redmond Place affordable housing area,
  - (b)    affordable housing must be rented to tenants at rents that do not exceed a benchmark of 30% of actual household income,
  - (c)    dwellings provided for affordable housing must be managed to maintain their continued use as affordable housing,
  - (d)    affordable housing must consist of dwellings constructed to a standard that, in the consent authority’s opinion, is consistent with the same type of dwellings forming part of the proposed development that are not intended to be used as affordable housing, particularly in relation to solar access and privacy.
- (2)    This clause applies to development for the purposes of residential accommodation on land in the Redmond Place affordable housing area.
- (3)    This clause does not apply to development for the purposes of boarding houses, community housing, group homes, hostels or public housing.
- (4)    Development consent must not be granted to development to which this clause applies unless the consent authority—
  - (a)    has considered the Redmond Place Precinct Affordable Housing Principles, and
  - (b)    has considered the impact of the development on the existing mix and likely future mix of residential accommodation in the Redmond Place affordable housing area, and
  - (c)    is satisfied that for a period of at least 15 years from the date of the issue of the occupation certificate—

- (i) the dwellings proposed to be used for affordable housing will be used for affordable housing, and
  - (ii) all dwellings used for affordable housing will be managed by a registered community housing provider, and
  - (d) is satisfied that the development will result in at least 20% of the total number of dwellings, rounded to the nearest whole number of dwellings, being used for affordable housing in the Redmond Place affordable housing area.
- (5) In this clause—
- community housing** has the same meaning as in the *Community Housing Providers National Law (NSW)*.
- public housing** has the same meaning as in the *Housing Act 2001*.
- Redmond Place affordable housing area** means land identified as “Area 1” on the Affordable Housing Map.

**[3] Schedule 1 Additional permitted uses**

Insert at the end of the schedule, with appropriate clause numbering—

**Use of land at 3 Redmond Place, Orange**

- (1) This clause applies to Lot 6, DP 1031236, 3 Redmond Place, Orange, identified as “Item 7” on the Additional Permitted Uses Map.
- (2) Development for the following purposes is permitted with development consent—
  - (a) artisan food and drink industries,
  - (b) creative industries,
  - (c) function centres,
  - (d) markets.

**[4] Dictionary**

Insert in alphabetical order—

**Affordable Housing Map** means the Orange Local Environmental Plan 2011 Affordable Housing Map.

**Redmond Place Precinct** means land identified as “Redmond Place Precinct Urban Release Area” on the Urban Release Area Map.