

Thu 25/07/2019 3:30 PM

Lauren Player <Lauren.Player@transgrid.com.au>; on behalf of; Easements&Development <Easements&Development@transgrid.com.au>

HPE CM: 2019-328 - Consultation - Orange LEP 2011 Amendment 13 'Rosedale Gardens'

Hi Craig,

TransGrid Reference Number: 2019-328

Proposal: Consultation - Orange LEP 2011 Amendment 13 'Rosedale Gardens'

TG Line: Wallerawang – Dubbo 132KV T/L (Feeder 947, Structure Span 371 – 379)

Thank you for the opportunity to make a submission to the abovementioned matter.

Please be advised after reviewing the proposal, we can confirm TransGrid's *Wallerawang –Dubbo 132kV transmission line (feeder 947, structure span 371-379)* traverses the subject land within a 45metre wide easement. The easement restricts the activities which may be carried out within transmission line easement, to ensure public safety, network reliability and access for maintenance.

Residential land uses are incompatible with high voltage transmission lines, and cannot be carried out within the easement. In our experience where residential rezoning and subdivisions take place which cover high voltage easements, this can result in ongoing, unacceptable safety risks caused by inappropriate (and unauthorised) uses and activities (eg, garages, swimming pools, children's play equipment) being located within the high voltage easements. We therefore seek that land subject of the high voltage transmission easements is NOT zoned residential, rather retain zoning that enables open space uses, and in that way best ensuring future public safety, reliability and access to the network.

If you have any questions regarding the above or would like to organise a consultation meeting regarding the on-going development, please do not hesitate to contact our Easement and Development team (02) 9620 0515.

Kind regards,

Lauren Player

Development Assessment Officer | Network Planning and Operations

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From: Craig Mortell <CMortell@orange.nsw.gov.au>

Sent: Friday, 12 July 2019 9:00 AM

To: Craig Mortell <CMortell@orange.nsw.gov.au>

Subject: Consultation - Orange LEP 2011 Amendment 13 'Rosedale Gardens'

Hello all,

Orange City Council is processing a Planning Proposal to amend Orange Local Environmental Plan 2011 in relation to land located at the northern end of Leeds Parade (Lot DP). The proposal seeks to rezone the subject land from the RU1 Primary Production zone to a mixture of zones, and to reduce the minimum lot size for subdivision from 100ha to a combination of 4000m² and 8000m². The overall intent is to enable a future subdivision of the land for a large lot residential estate comprising up to 450 lots of 4,000m² – 8,000m².

Pursuant to condition 5 of the attached gateway determination your agency is requested to review the proposal documents available via the OneDrive link below:

https://1drv.ms/u/s!AqFtck_IGrPIkiyxNUaj5X4ax0Is?e=ExsLaw

If you are not the correct or most appropriate person within your agency to review the planning proposal, please advise by return email of the preferred contact person. Similarly please advise if you have any difficulty accessing the proposal documents via the link above.

What should you do now?

Please consider the proposal and provide a response to Council within 21 days. Send your submission to:

Post: PO Box 35, Orange NSW 2800
Email: council@orange.nsw.gov.au

What happens next?

If Council does not receive a reply within the specified 21-day period, it will assume that your agency has no objections to the proposal.

Once the submission period is completed, Council will review agency responses before proceeding to the formal 28-day public exhibition period. Your agency may also opt to make a submission during that public exhibition period, which will be considered along with all other submissions when determining whether to amend the LEP.

If you have any enquiries please do not hesitate to contact Council's Senior Town Planner Craig Mortell on 6393 8036.

Regards

Craig Mortell

Senior Planner – Development Services

P: 02 6393 8036
A: PO Box 35, ORANGE NSW 2800
E: cmortell@orange.nsw.gov.au
W: www.orange.nsw.gov.au



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