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MEDIA RELEASE

From General Manager, Orange City Council
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Shiralee Masterplan ‘sets the standard’

The new Shiralee masterplan to guide the future development of Orange’s newest suburb on the city’s southern outskirts, will “set the standard” for new suburbs in Orange, according to Orange City Council’s Sustainable Development Committee Chair, Cr Jeff Whitton.

The masterplan and the Development Control Plan (DCP) which sets out the details of how the new housing area will evolve were adopted at last night’s council meeting.

“After months of planning and consultation with both residents and the wider community, the plan that was adopted is aimed at creating a new housing area which reflects the best of contemporary planning standards,” Cr Jeff Whitton said. “Rather than being put in the position of reacting to what developers propose with new subdivisions, this process has let the Orange community have a say and set some guidelines in place which will produce a fantastic place for people to live.”

“Avenues of established trees will be left in position. We’ll have a variety of lot sizes aimed at attracting families of all sizes. The traditional grid pattern of the streets is a return to the design of the older centre of Orange and will make it an easy area to move around. The location of a neighbourhood shopping centre in walking distance of houses, has already been worked out along with parks, waterways and sporting fields,” Cr Whitton said. “All these factors add up to a plan that will be workable and attractive for land-owners and get the balance right for residents.”

Now that the Council has adopted the masterplan, City Council staff will formalize the DCP, making sure it is consistent with the Local Environment Plan (LEP) which covers the wider Orange area.

“It’s important to remember that the new plan is about putting guidelines in place to assist people who want to develop their land. If residents don’t want to develop their properties they don’t have to.”

Information about changes to rates has also been provided to landowners. Changes to rating would only occur if the landowner sought to develop their land. If a landowner did decide to develop their holding, the new rating level would be calculated once the NSW Valuer-General had provided the new valuation for each site.

It’s expected that Orange City Council will receive development applications in the coming months from developers who have been waiting for the Shiralee plan to be adopted.

“If the expected timelines are followed, it’s likely earth-moving machinery could appear on site creating the first new subdivisions in the south Orange area early in the new year,” Cr Whitton said.



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“It’s expected that developers will now start to talk to landowners and that properties might start to change hands, but it could be another decade before the suburb will be fully developed.”

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