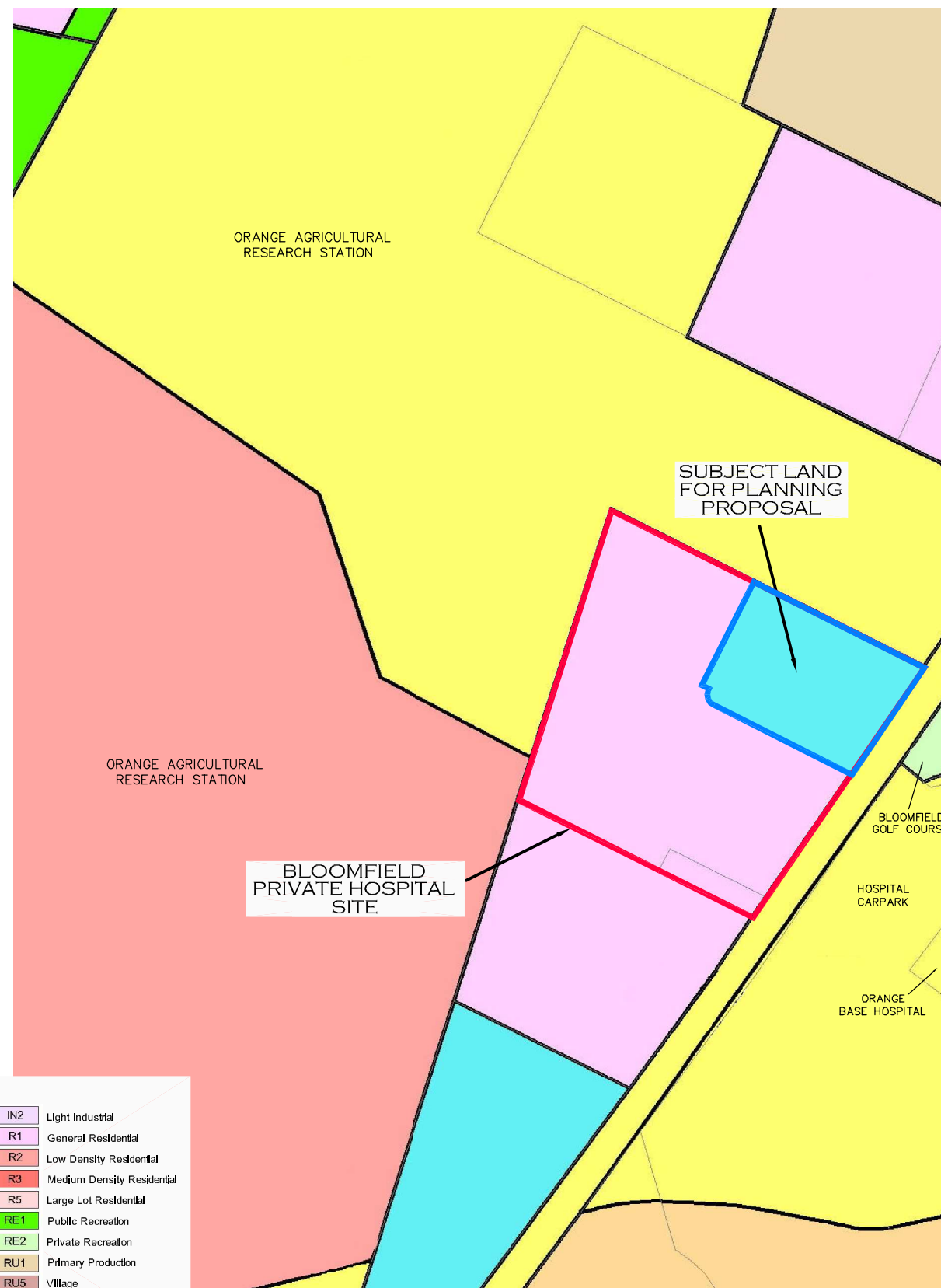


EXISTING ZONING

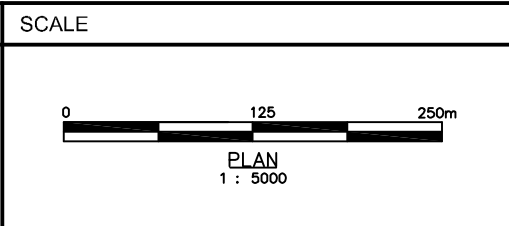


PROPOSED ZONING

Land Zoning	
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU5	Village
SP2	Infrastructure
SP3	Tourist

IMPORTANT NOTES

- THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY
- ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.
- FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.
- THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY



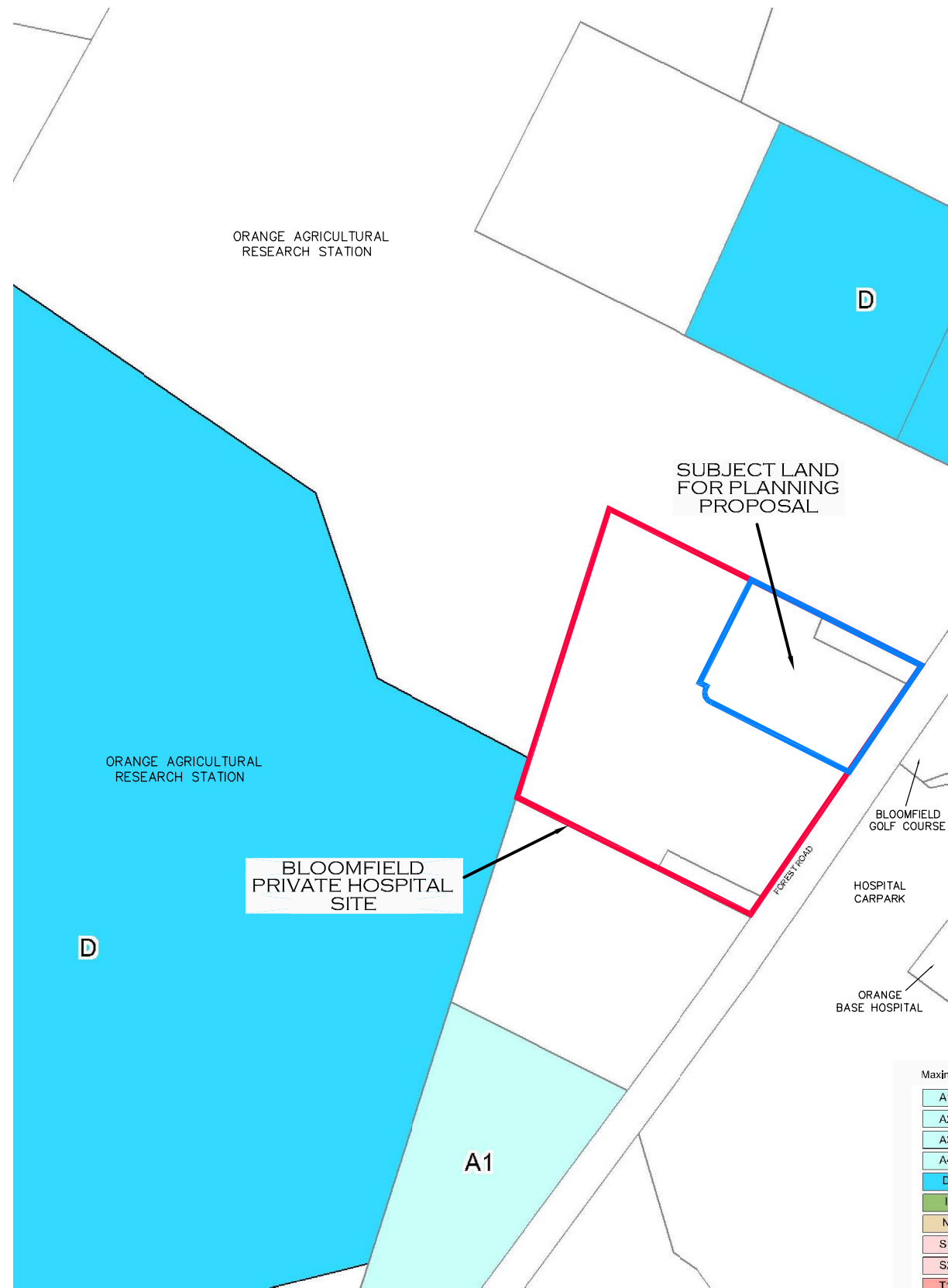
**PLANNING PROPOSAL - REZONE PRECINCT 1
BLOOMFIELD PRIVATE HOSPITAL SITE
FROM R1 GENERAL RESIDENTIAL TO B2 LOCAL CENTRE
1517 FOREST ROAD, ORANGE**

FIGURE 1 - EXISTING & PROPOSED ZONING

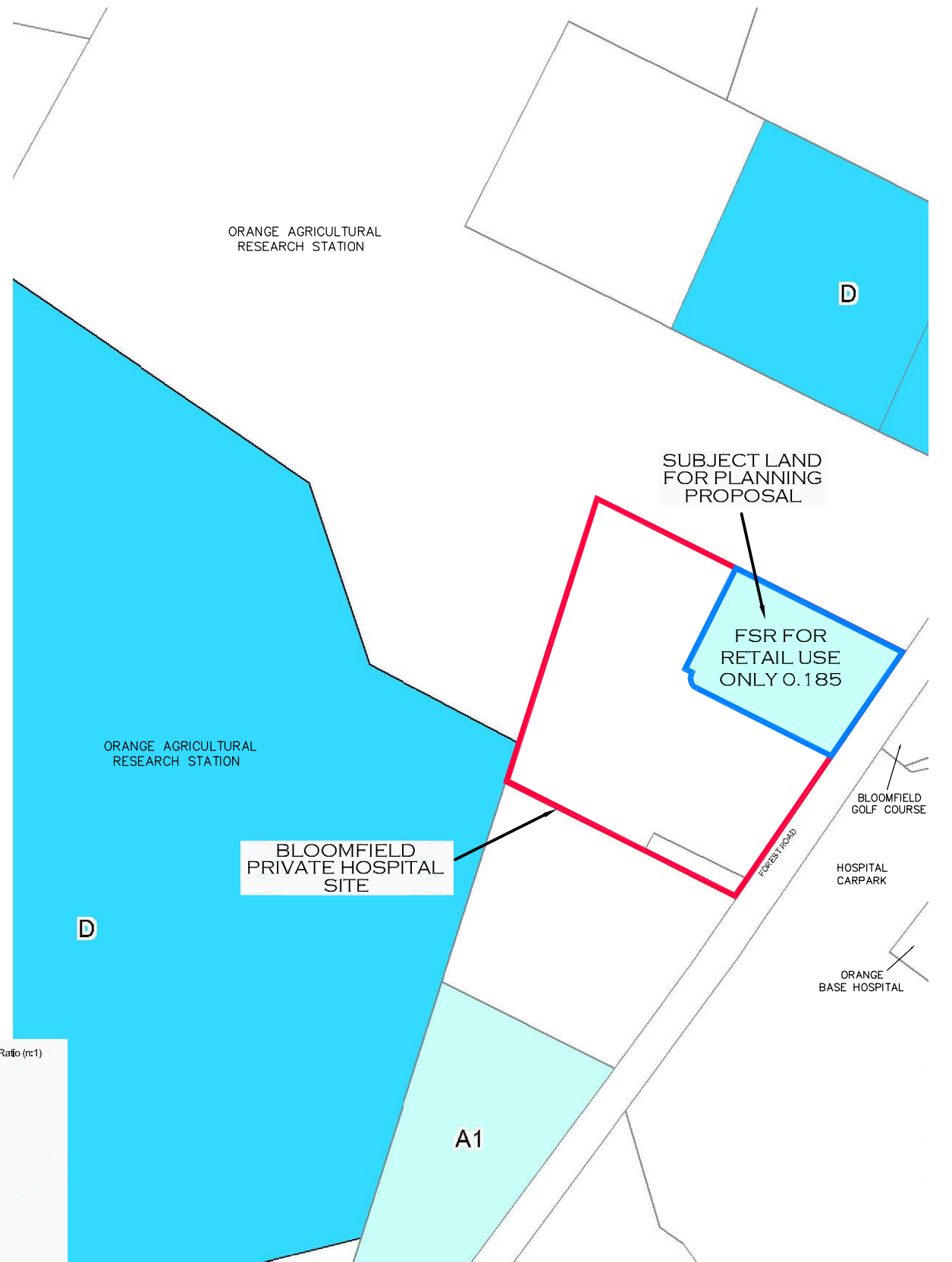
DATE: 5.12.2018 REFERENCE: 18001RZ SHEET: 1 OF 2

PETER BASHA

PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800



EXISTING FSR

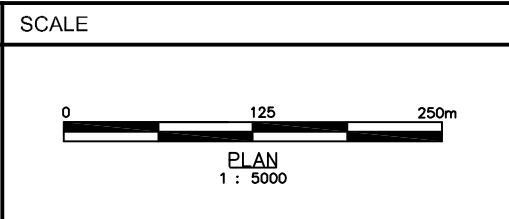


PROPOSED FSR

Maximum Floor Space Ratio (m:1)	
A1	0.421
A2	0.06
A3	0.19
A4	0.2
D	0.5
I	0.75
N	1.0
S1	1.5
S2	1.8
T1	2.0
T2	2.25

IMPORTANT NOTES

- THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY
- ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.
- FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.
- THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY



**PLANNING PROPOSAL - REZONE PRECINCT 1
BLOOMFIELD PRIVATE HOSPITAL SITE
FROM R1 GENERAL RESIDENTIAL TO B2 LOCAL CENTRE
1517 FOREST ROAD, ORANGE**

FIGURE 2 - EXISTING & PROPOSED FSR

DATE: 5.12.2018 REFERENCE: 18001RZ SHEET: 2 OF 2

PETER BASHA

PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800