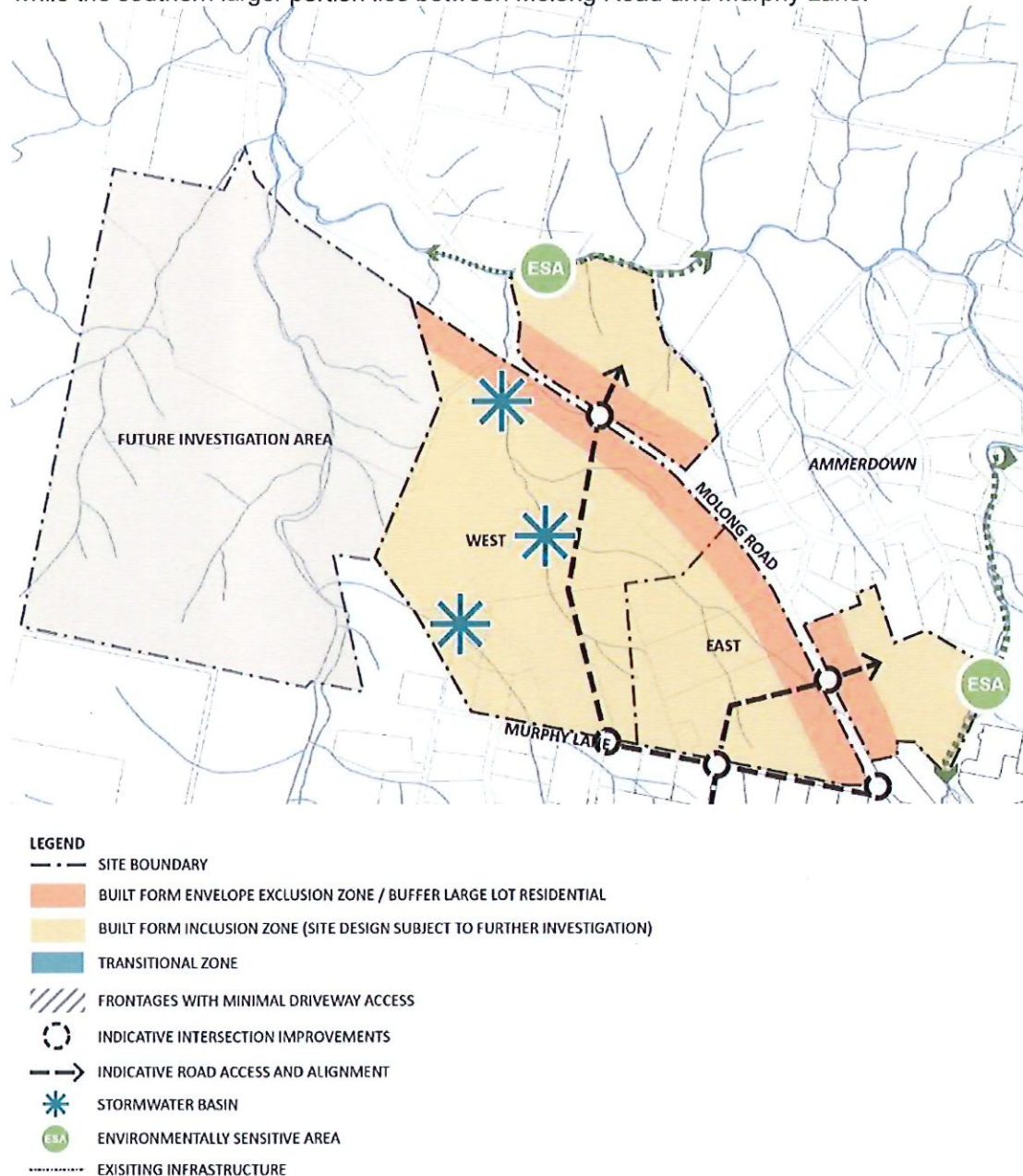


#### 8.4.2.2 Molong Road Entrance

The Molong Road Entrance Candidate Area consists of three areas either side of Molong Road on the entrance to Orange. The northern sections bookend the Ammerdown estate while the southern larger portion lies between Molong Road and Murphy Lane.



**Figure 8-6 Molong Road Entrance Structure Plan**

Attribute/constraint	Details
Planning provisions for future housing development	
Proposed zone	Mixture of R5 Large Lot Residential and R2 Low Density Residential
Lot size	Concept layout - 8 dwellings per ha
Heritage	Consideration required to adjoining property containing heritage listed items:



Attribute/constraint	Details
	Item I2 'Ammerdown Carriageway' and item I331 'Ammerdown Homestead' both located at 450 Mitchell Highway, Orange
Strategy or plan	The Molong Road lands are identified in the Orange SSS Update 2010 for future housing development.
<b>Infrastructure requirements</b>	
Access and internal road network	<p>A Traffic Impact Assessment will be required outlining the following:</p> <ul style="list-style-type: none"> <li>• Design of additional access and intersection treatments off the Mitchell Highway to the lands located on either side will be required to accommodate future density</li> <li>• Potential access to Lot 207 DP 1018862 potentially off Ammerdown Crescent</li> <li>• Lands both to the north and south of Mitchell Highway will require internal road networks to support residential development</li> <li>• Impacts as a result of increased traffic volumes</li> </ul>
Ability to service	On-site servicing may be required on larger residential lots should it be cost prohibitive to extend water and sewer infrastructure to the lands.
Drainage	<p>Lands currently used for primary production including grazing. A number of dams are located in various locations across the site to detain water for agricultural operations.</p> <p>The lands are undulating with medium slope and fall and will require stormwater and flow management treatments including detention and retention systems.</p>
Buffers	<p>Buffer treatments are required along both sides of Mitchell Highway. Entrance buffer strip to be located on the southern lands extending the full length of the site along Molong Road (Mitchell highway) to Murphy Lane to mitigate traffic impacts.</p> <p>Buffer to be of a substantial width to prohibit gaps being created and exposing the Highway frontage.</p>
<b>Environmental constraints</b>	
Terrestrial biodiversity	The lands on the northern side of the Molong Road are identified as having high value biodiversity. Further investigation will be required to determine future impacts on flora and fauna.
Groundwater vulnerability	Groundwater under the site is vulnerable to depletion and contamination from inappropriate development. Development that has the potential to impact groundwater should not occur at the site.
Riparian lands and watercourses	Broken Shaft Creek and Ploughmans Creek traverse both the south western and eastern portions of the site which support riparian vegetation. The site is located within the Molong water catchment area.
Naturally Occurring Asbestos	The site has a low likelihood of containing Naturally Occurring Asbestos. A soils assessment will be required ensure future development will not be impacted.
Topography	<p>Candidate area is located at the north western entrance of the city with slope falling to the south east and south west.</p> <p>Lands within candidate area are located on both northern and southern side of Mitchell Highway.</p> <p>A slope analysis will be required to determine fall and appropriate density of residential development.</p>
<b>Other considerations</b>	
Noise impacts	An acoustic assessment will be required to determine noise levels that will occur from the highway frontage.
Scenic amenity	The Ammerdown ridge is a prominent feature when approaching the city entrance. Lands on both sides of Molong Road are also highly visible upon entry. Large lots should be located on these lands with a



Attribute/constraint	Details
	<p>higher density development located to the south toward Murphy Lane.</p> <p>Consideration of scenic amenity is critical in all directions to minimise impacts on views and vistas and to manage development on ridgelines and important landscapes.</p> <p>The Ammerdown ridge is a prominent feature when approaching the city entrance. Lands on both sides of Molong Road are also highly visible upon entry.</p>
Development density	Higher density development to be located adjacent to Murphy Lane which supports R5 large lot residential development at the foot of Ploughmans Ridge. Existing access is available from Murphy Lane off the Mitchell Highway.
Interface with adjoining development	<p>The southern portion of the site interfaces with existing large lot residential development with a 2ha minimum along Murphy Lane.</p> <p>The south eastern portion of the site is also adjacent to large lot residential development to the north.</p> <p>Consideration of the existing development is required to ensure a consistent transition and interface with the existing housing development.</p>

### Development Control Plan Matters for the Molong Road Entrance Candidate Area.

In addition to a conceptual layout Council anticipates that the following matters will be reflected in the Development Control Plan required by section 6.3 of Orange LEP 2011.

- **Staging Plan**

Development of the urban release area is anticipated to release residential lots to the market across a number of stages. The approximate rate of release is shown below.

Time frame	0 – 5 years	5 – 10 years	10 – 20 years	20 – 30 years	Total
Anticipated lots (East)	-	250	400	-	650
Anticipated lots (West)	-	-	100	550	650

**Note:** Councils infrastructure and servicing plans, while flexible, are informed by this estimate, any accelerated release rate should be discussed with Council at an early stage.

- To extend logically from land adjacent to existing urban areas
- Infrastructure to be sized and located to suit the full development to avoid duplication.

- **Transport and Movement Hierarchy / roads**

- Upgrade of Murphy's Lane
- Upgrade of Gorman Road and traffic calming
- Upgrade Murphy's Lane / Molong Road intersection
- Signalised intersection from south URA and Molong Road. Several options for alignment including:
  - 2 x new intersection on Molong Road. Intersection to connect north and south URA to Molong Road. This will be a channelised intersection
  - Potential extension of Gorman northbound to connect with Molong Road. Will require new road reserve. Removal of Murphy Lane intersection. Cul-de-sac Murphy's at the Molong Road intersection. If this is not feasible, signalised intersection at Murphy's/Molong Road.

- New intersection on Murphy's Lane (investigate potential to align with access point to 454 Molong Road site).
  - Intersection to connect development of 454 Molong Road to Molong Road.
- **Landscaping Strategy**
  - Open space around existing creek lines. Suggested to have linkages from proposed open space to surrounding facilities, ie schools.
- **Passive and Active Recreation Network**
  - sports field x 2 to be informed by a review / update of the Orange recreational needs study
  - 3 x playgrounds required to service projected lots, to be informed by a review / update of the Orange recreational needs study
  - cycleway / shared path connectivity that allows safe passage within the site and along Molong Road towards North Orange and the Orange CBD.
- **Stormwater and Water Quality Management**
  - Stormwater flows detained on site - indicative three detention basins
- **Natural Hazards**
  - Significant drainage corridors through the site, Flood study to accompany planning proposal.
- **Urban Design and Significant Sites**
  - Rest Area and entry to Orange landscaping/signage
  - Frontages of Molong Road (both sides) to be respected as important visual entrance to the city. Larger lots with nominated building envelopes to preserve the open feel.
  - Fencing along highway to be rural style and not permit factory pre-coloured metal panels.
- **Higher Density Living**
  - Smaller lots to be located internal to the site. Larger lots along Molong Road frontage to limit visual impact and provide depth of lots to respond to acoustic traffic noise.
- **Neighbourhood Commercial**
  - Site has ready access to the Northern Distributor Road and in turn the North Orange shopping centre. Additionally agrestic grocer site adjoins the release area. Additional commercial uses to be limited to neighbourhood shops only and not to be positioned on Molong Road frontage.
- **Public Services and Facilities**
  - Suggested to co-locate the 1x playground and sports field facilities, include a community amenity/meeting space and a multipurpose hard court facility – 'Multipurpose Community Facility'