

DEVELOPMENT PROPOSAL - ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DEVELOPMENT APPLICATION (NOT BEING DESIGNATED DEVELOPMENT)

DA 481/2020(1) – APPROVED LOT 1 - 345 OPHIR ROAD, ORANGE

Notice is hereby given that a development application has been made to Council seeking approval for:

Subdivision (216 lots - comprising 211 residential lots, 1 neighbourhood centre lot, 1 residue lot and 3 reserves)

Development consent has recently been granted for 3 lot englobo subdivision of property known as 345 Ophir Road (DA 363/2020(1) approved 3 November 2020).

Englobo land refers to land that is zoned to allow for subdivision into smaller parcels. The recently approved englobo subdivision created development Lots 1 and 2 adjacent to the Leeds Parade residential release area, and excised a small grazing property on Lot 3 with frontage to Ophir Road.

The current proposal relates to approved englobo Lot 1 in DA 363/2020(1). The proposal involves subdivision of approved Lot 1 to create:

- 211 urban residential lots
- 3 public reserve lots
- 1 future development lot for neighbourhood centre or residential purposes
- 1 residue lot for future development
- new roads.

The proposed subdivision will comprise an extension to the Leeds Parade residential release area in the vicinity of Miriam Drive and Scarborough Street.

The proposal will be on land described as approved Lot 1 in the subdivision of Lot 100 DP 1198640, being 345 Ophir Road, Orange. The applicant for the proposed development is Eastern Developments (NSW) Pty Ltd. The consent authority is Orange City Council.

The application will be on public exhibition from Friday, 15 January 2021 to Friday, 29 January 2021. During this period, any person may make written submission on this development proposal to Council.

The exhibition documents are available for viewing at:

- Council's principal office at the Customer Service Counter, ground floor, Civic Centre - corner of Byng Street and Lords Place, Orange - during ordinary office hours, being 9.00 am to 5.00 pm Monday to Friday; and
- online at: www.orange.nsw.gov.au/development-applications-in-progress/development-applications-on-exhibition/

If you wish to make a submission, please include your name and full contact details (postal address, phone number and email address if you have one), and quote reference numbers: DA 481/2020(1) - PR26594. If a submission includes objections to the proposal, the grounds of objection must be specified. Submitters are required to comply with section 10.4 (Disclosure of Political Donations and Gifts) of the *Environmental Planning and Assessment Act 1979*. Information on making a submission can be found at: www.orange.nsw.gov.au/making-a-submission/

Submissions close at, and must be received by Council by, 5.00 pm on Friday, 29 January 2021.

In inviting submissions, Council advises that:

- (1) Any information provided to or collected by Orange City Council is for the purpose of assessment of a development application.
- (2) The information is to be publicly available.
- (3) The intended recipients of the information are Council staff, the developer, the public and Councillors.

- (4) The making of any submission is entirely voluntary.
- (5) The person providing the information has a right to access the information to correct any personal information supplied.
- (6) The submission will be placed in Council's file and may appear on Council's website during the consideration of the development application.
- (7) Council's file on the development application may be accessed by any person.
- (8) Signatures, personal contact details, personal financial information and photographs depicting persons will not be made available on Council's website.
- (9) Comments of abusive or offensive nature should be avoided.