

DEVELOPMENT PROPOSAL - ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

NOMINATED INTEGRATED DEVELOPMENT APPLICATION (NOT BEING DESIGNATED DEVELOPMENT)

DA 254/2021(1) - 463 LEEDS PARADE, CLERGATE ROAD, 352 CLERGATE ROAD AND 390 CLERGATE ROAD, ORANGE

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

Demolition (existing buildings and ancillary structures)

The proposal involves demolition of all improvements on the site of the former Orange Abattoir at Leeds Parade. The structures proposed for demolition include the abattoir processing facility, administration building, two dwellings, detached garage, hardstand vehicle areas, cattle ramp, water tanks and pump sheds. The demolition will facilitate residential development of the land (subject to future development applications). Demolished material will be removed from the site for reuse or disposal. Asbestos building material will be disposed of at a licensed waste facility. Some material will be retained onsite for reuse (such as crushed concrete).

The proposal will be on land described as Lot 15 DP 6694, Lot 1 DP 1226372, Lot A DP 100828, Lot B DP 100828, Lot 4 DP 47259, Lot 10 DP 1265874, being 463 Leeds Parade, Clergate Road, 352 Clergate Road and 390 Clergate Road, Orange. The applicant for the proposed development is Rosedale Gardens Estate Pty Ltd. The consent authority is Orange City Council.

The development is classified as Integrated Development under the provisions of Clause 4.46(1) of the *Environmental Planning and Assessment Act 1979* and is referred to as Nominated Integrated Development under the *Environmental Planning and Assessment Regulation 2000*. A Controlled Activity Approval under the provisions of Sections 89, 90 and 91 of the *Water Management Act 2000* will be required from the NSW Department of Natural Resources Access Regulator for works on waterfront land.

The application will be on public exhibition from Monday, 26 July 2021 to Monday, 23 August 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 254/2021(1) - PR15042. 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 Monday, 23 August 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.