

DEVELOPMENT PROPOSAL - ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DEVELOPMENT APPLICATION (NOT BEING DESIGNATED DEVELOPMENT)

DA 392/2021(1) - 6-8 CALLAWA STREET, ORANGE (former Kurim Shopping Centre site)

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

Demolition (foundations of previous building), Mixed Use Development (business premises and shop top housing), and Subdivision (three lot Community title)

The proposal involves the construction of three (3) new buildings, each four (4) storeys high with basement car parking. Vehicular entry driveways are proposed from Callawa Street, with exit driveways onto Currong Crescent. Site and roof landscaping is proposed, including new street trees. The proposal also involves subdivision of each of the buildings onto their own lot (three (3) lot Community Title subdivision). It is proposed to use the buildings as a 'mixed use development', including 6 x business premises/neighbourhood shops, and 48 x shop top housing units. 42 of these units will be designated as 'Specialist Disability Accommodation', catering for persons who require a high level of specialised support for their individual living needs.

Each building comprises the following:

- Basement level: parking (for residential units).
- Ground floor: 2 x tenancies facing Kurim Avenue; residential lobby; plant and bin storage areas; and commercial and visitor parking.
- First floor: 1 x 1-bed unit, and 3 x 2-bed units.
- Second and third floors: each level comprises 1 x 1-bed unit, 4 x 2-bed units, and 1 x 3-bed units (total 16 units per building).
- Roof terrace: enclosed servicing areas and accessible bathroom; communal outdoor gym/recreation area; BBQ and outdoor area; and landscaping.

A total of 99 car parking spaces will be provided across the site (basement and ground floor levels), including resident spaces, commercial parking, visitor parking, electrical charging bays, carwash bays, motorcycle bays, loading bays and bicycle racks.

Uses for the ground floor business tenancies have not been designated at this stage as tenants are not yet known. Future development applications will need to be lodged for the first use and fit-out of these tenancies. Examples of future permissible uses for the tenancies include 'neighbourhood shops', 'business premises' (eg hair dressers, dry cleaners, post office etc), 'restaurants or cafes', and 'takeaway food and drink premises'.

The proposal will be on land described as Lot 174 DP 260088, being 6-8 Callawa Street, Orange (former Kurim Shopping Centre site). The applicant for the proposed development is Architex. The consent authority is Orange City Council.

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

The exhibition documents are available for viewing at:

- online at:
<https://www.orange.nsw.gov.au/planning-news/development-applications-on-exhibition/>
- at the Customer Service Counter of the Civic Centre (ground floor) Byng Street, Orange.

Additional information is also available online at: <https://www.orange.nsw.gov.au/planning-news/>

A public information session for the proposed development will be held on Monday, 22 November 2021 at 5pm in the Council Chambers, Civic Centre, 135 Byng Street, Orange. Any interested person is welcome to attend the public information session.

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 392/2021(1) - PR2206. 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: <https://www.orange.nsw.gov.au/making-a-submission/>

Submissions close at, and must be received by Council by, 5.00 pm on Monday, 29 November 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.