



# **PLANNING AND DEVELOPMENT COMMITTEE**

# **AGENDA**

**3 DECEMBER 2024**

Notice is hereby given, in accordance with the provisions of the Local Government Act 1993 that a **PLANNING AND DEVELOPMENT COMMITTEE MEETING of ORANGE CITY COUNCIL** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE** on **Tuesday, 3 December 2024**.

David Waddell  
**CHIEF EXECUTIVE OFFICER**

For apologies please contact Executive Support on 6393 8391.

## AGENDA

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## **1 INTRODUCTION**

### **1.1 DECLARATION OF PECUNIARY INTERESTS, SIGNIFICANT NON-PECUNIARY INTERESTS AND LESS THAN SIGNIFICANT NON-PECUNIARY INTERESTS**

The provisions of Chapter 14 of the Local Government Act, 1993 (the Act) regulate the way in which Councillors and designated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public role.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest must be disclosed as soon as practicable after the start of the meeting and the reasons given for declaring such interest.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussion or voting on that matter, and requires that member to vacate the Chamber.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code of Conduct also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

### **RECOMMENDATION**

It is recommended that Committee Members now disclose any conflicts of interest in matters under consideration by the Planning & Development Policy Committee at this meeting.



## 2 GENERAL REPORTS

### 2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL

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RECORD NUMBER: 2024/1402

AUTHOR: Paul Johnston, Manager Development Assessments

#### EXECUTIVE SUMMARY

Following is a list of more significant development applications approved by the Chief Executive Officer and the Western Regional Planning Panel (WRPP) under the delegated authority of Council. Not included in this list are residential scale development applications that have also been determined by staff under the delegated authority of Council (see last paragraph of this report for those figures).

#### LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan Strategy “8.1. Plan for growth and development that balances liveability with valuing the local environment”.

#### FINANCIAL IMPLICATIONS

Nil

#### POLICY AND GOVERNANCE IMPLICATIONS

Nil

#### RECOMMENDATION

**That Council resolves to acknowledge the information provided in the report by the Manager Development Assessments on Items Approved Under the Delegated Authority of Council.**

#### FURTHER CONSIDERATIONS

Consideration has been given to the recommendation’s impact on Council’s service delivery; image and reputation; political; environmental; health and safety; employees; stakeholders and project management; and no further implications or risks have been identified.

**Reference:** DA 292/2015(2)

**Determination Date:** 2 September 2024

**PR Number** PR13472

**Applicant/s:** Mr PK Bromley

**Owner/s:** Mr PK and Mrs L Bromley

**Location:** Lot 26 DP 826452 - 131 March Street, Orange

**Proposal:** Modification of development consent - dual occupancy. The modification involved altering the internal layout of the outbuilding/studio and increasing the floor area by 5m<sup>2</sup>.

**Value:** \$132,250.00

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 18/2014(4)                      **Determination Date:** 13 September 2024  
**PR Number** PR18085  
**Applicant/s:** Sentinel Homemaker (Open Ended) Pty Ltd  
**Owner/s:** Sentinel Homemaker (Open Ended) Pty Ltd  
**Location:** Lot 6 DP 270204 - 5295 Mitchell Highway, Orange  
**Proposal:** Modification of development consent - specialised retail premises. The modification involved:

- increasing the floor area of Building 1 (additional 422m<sup>2</sup>);
- reducing the number of tenancies in Building 1 (Stage 2 ) from 5 to 3;
- a revised building design (to make the northern end match the southern/existing end);
- deletion of Building 2 (580m<sup>2</sup>), including the small food and drink premises;
- provision of a revised car parking layout, providing 93 spaces onsite (provision of an additional 18 spaces from the original consent);
- reduction in the number of commercial tenancies within building one from 6 to 4;
- reduction in the number of rear loading docks; and
- provision of a revised landscaping scheme and security palisade fencing, including additional plantings at the site frontage on the adjacent Lot 1 (the Community Lot) and the large triangular shaped area between the two rows of parking.

**Value:** \$0

**Reference:** DA 215/2019(2)                      **Determination Date:** 17 October 2024  
**PR Number** PR29111  
**Applicant/s:** Place Creation Pty Ltd  
**Owner/s:** Mrs YA Henry  
**Location:** Lot 100 DP 1275297 - 40 Turner Crescent, Orange  
**Proposal:** Modification of development consent – centre-based child care facility. The modification involved increasing the facility's capacity by 16 additional places for children aged 2.5 years and older, bringing the total to 110 places. No external changes to the building or site are proposed; however, the modification will involve internal reconfigurations and repurposing of existing rooms to accommodate the additional children.

**Value:** \$25,000

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 80/2020(2)                      **Determination Date:** 18 November 2024  
**PR Number** PR8704  
**Applicant/s:** Mr DS Tom  
**Owner/s:** Mr DS Tom  
**Location:** Lot 45 DP 702121 - 55 Moulder Street, Orange  
**Proposal:** Modification of development consent - demolition (existing garage), dwelling alterations and additions (second storey addition and rear ground floor addition) and garage (new construction).  
The modification involved removal of the approved second storey and associated changes to the ground level.

**Value:** \$0

**Reference:** DA 111/2020(4)                      **Determination Date:** 14 October 2024  
**PR Number** PR4818  
**Applicant/s:** Bassmann Drafting Services  
**Owner/s:** Mr MJ and Mrs JT Truloff  
**Location:** Lot 2 DP 413484 - 12 Green Lane, Orange  
**Proposal:** Modification of development consent - dwelling (two storey), attached garage, retaining walls and tree removal. The modification involved changing the balustrade to the west of the required privacy screening facing north and west to a glass balustrade.

**Value:** \$0

**Reference:** DA 259/2020(3)                      **Determination Date:** 12 September 2024  
**PR Number** PR7567  
**Applicant/s:** Orange City Council  
**Owner/s:** Crown  
**Location:** Lots 7 and 8 DP 820905 - March and Peisley Streets, Orange  
**Proposal:** Modification of development consent - mixed use development (community facility (conservatorium) and information and educational facility (planetarium)). The modification involved amending the external façade of the building with minor material changes and colours modified.

**Value:** \$0

**Reference:** DA 277/2020(3)                      **Determination Date:** 5 August 2024  
**PR Number** PR29233  
**Applicant/s:** Universal Property Group Pty Ltd  
**Owner/s:** UPG 99 Pty Ltd  
**Location:** Lot 984 DP 1267518, Lot 985 DP 1267518 - 91 and 131 Shiralee Road, Orange  
**Proposal:** Modification of development consent - demolition (two dwellings and trees) and subdivision (105 lot residential). The modification involved installing retaining walls between allotments to reduce the grade of the newly created lots, and along the northern property boundary.

**Value:** \$0

**2.1 Items Approved Under the Delegated Authority of Council**

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**Reference:** DA 189/2021(5)                      **Determination Date:** 31 October 2024  
**PR Number** PR28824  
**Applicant/s:** The Trustee for the Excelsior Housing Investment Trust  
**Owner/s:** Excelsior Housing 2 Pty Ltd  
**Location:** Lot 301 DP 1268612 - 63 Buckland Drive, Orange  
**Proposal:** Modification of development consent - group home (permanent). The modification involved simplifying the amount of landscaping to be installed.  
**Value:** \$0

**Reference:** DA 306/2021(4)                      **Determination Date:** 25 October 2024  
**PR Number** PR29605  
**Applicant/s:** DMAA Investment Holdings Pty Ltd  
**Owner/s:** Provincial Land Developments Pty Ltd  
**Location:** Lots 87and 88 DP 1293987 - Lysterfield Road, Orange  
**Proposal:** Modification of development consent - subdivision: Stage 1: three residential lots and two development lots; Stage 2: 84 residential lots, one public reserve lot and five roads; Stage 3: nine residential lots and demolition (outbuildings and dwellings). The modification proposed involves a temporary stormwater solution upon Proposed Lot 92 (Stage 2B) within proposed Lot 90 to serve as the stormwater retention in the short term. There are no other changes proposed within this application.  
**Value:** \$1,500,000

**Reference:** DA 540/2021(4)                      **Determination Date:** 7 November 2024  
**PR Number** PR29133  
**Applicant/s:** Bassman Drafting Services  
**Owner/s:** Bimmy Pty Ltd  
**Location:** Lot 51 DP 1274338 - 291 Anson Street, Orange  
**Proposal:** Modification of development consent - health services facility (dental consulting rooms). The modification involved altering the internal layout and circulation spaces, and minor exterior finish and access reconfigurations.  
**Value:** \$0

**Reference:** DA 138/2022(1)                      **Determination Date:** 5 August 2024  
**PR Number** PR15902  
**Applicant/s:** Mr AR Leahey  
**Owner/s:** Mr AR and Mrs LJ Leahey  
**Location:** Lots 102 and 13 DP 842161 - 185-193 Bathurst Road and 229-249 Lone Pine Avenue, Orange  
**Proposal:** Subdivision (six lot commercial - Torrens title).  
**Value:** \$300,000



2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 175/2022(2)                      **Determination Date:** 5 August 2024  
**PR Number** PR29957  
**Applicant/s:** Wakefield Ashurst  
**Owner/s:** Wakefield Ashurst Developments Pty Ltd and Northern Managers & Construction Pty Ltd  
**Location:** Lot 7 DP 270635 - 1 Industry Drive, Orange  
**Proposal:** Modification of development consent - subdivision (three lot Community title) and road widening. The proposed road widening that was approved in conjunction with DA 175/2022(1) has been completed independent of this development application. The road widening was registered with NSW Lands Registry Service on 24 January 2024.  
As the road widening has been completed, it was proposed to remove any reference to it on the Notice of Determination. As such, the proposed development is now to be described as subdivision (three lot community title).  
**Value:** \$0

**Reference:** DA 245/2022(3)                      **Determination Date:** 25 October 2024  
**PR Number** PR14938  
**Applicant/s:** Orange Enterprises No.1 Pty Ltd  
**Owner/s:** Orange Enterprises No.1 Pty Ltd  
**Location:** Lot A DP381933, Lot 1 DP630681, Lot A DP 381935, Lot 1 DP381932 - 12 and 20 Shiralee Road, Orange  
**Proposal:** Modification of development consent - subdivision (44 lots comprising 43 residential lots and 1 residue lot), demolition (two dwellings, outbuildings and tree removal), bulk earthworks and category 1 remediation. This modification application relates to the realignment of the watercourse on the western portion of the site to accommodate Council's planned upgrades to the Shiralee Road and Pinnacle Road intersection, which includes the repositioning and upgrading of stormwater infrastructure. Specifically, Council's works will involve relocating the culvert inlet on Lot 1 DP 630681 to a location that more effectively manages stormwater in line with existing flow paths.  
Council's planned upgrades directly impact Condition 13 of the original consent, which required the realignment of the existing watercourse below the dam to be contained within proposed Lots 42 and 43, and the replacement of the existing stormwater culvert in Shiralee Road at a different location. The stormwater overflow from the dam located on Lot 1 DP 630681 is now proposed to exit the dam further to the west to align with Council's new infrastructure. Consequently, the requirement to upgrade the current stormwater culvert is no longer necessary.  
**Value:** \$0

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 374/2022(2)      **Determination Date:** 18 October 2024  
**PR Number** PR29444  
**Applicant/s:** Bassman Drafting Services  
**Owner/s:** Mr PE and Mrs TC Nam  
**Location:** Lot 24 DP 1264769 - 1 Roderick Place, Orange  
**Proposal:** Modification of development consent - dwelling (two storey), attached garage (triple) and swimming pool (inground). The modification involved simplification of the landscaping to be installed so as to comply with the 88B instrument. This modification application relates to the realignment of the watercourse on the western portion of the site to accommodate Council's planned upgrades to the Shiralee Road and Pinnacle Road intersection, which includes the repositioning and upgrading of stormwater infrastructure. Specifically, Council's works will involve relocating the culvert inlet on Lot 1 DP 630681 to a location that more effectively manages stormwater in line with existing flow paths.  
**Value:** \$0

**Reference:** DA 101/2023(3)      **Determination Date:** 19 September 2024  
**PR Number** PR30157  
**Applicant/s:** Mr KP McNamara  
**Owner/s:** Mr MM Scott and Ms SH Bonar  
**Location:** Lot 65 DP 1306291 - 70 Moulder Street, Orange  
**Proposal:** Modification of development consent - demolition (garage and shed), dual occupancy (one additional dwelling) and subdivision (two lot Torrens title). The modification involved minor internal changes and rearrangement of window designs to improve privacy.  
**Value:** \$0

**Reference:** DA 101/2023(4)      **Determination Date:** 18 October 2024  
**PR Number** PR30157  
**Applicant/s:** Mr M Pasquali  
**Owner/s:** Mr MM Scott and Ms SH Bonar  
**Location:** Lot 65 DP 1306291 - 70 Moulder Street, Orange  
**Proposal:** Modification of development consent - demolition (garage and shed), dual occupancy (one additional dwelling) and subdivision (two lot Torrens title). The modification involved clarifying the land description and correcting the applicant details.  
**Value:** \$0

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 147/2023(2)      **Determination Date:** 2 September 2024  
**PR Number** PR26308  
**Applicant/s:** Kinross Wolaroi School  
**Owner/s:** Kinross Wolaroi School Property Limited  
**Location:** Lot 30 DP 1190518 - 59-67 Bathurst Road, Orange  
**Proposal:** Modification of development consent - educational establishment (student accommodation). The modification involved minor changes to:

- the approved floor plan
- the approved elevations and finishes
- the approved passive open space along the eastern side of the building.

**Value:** \$0

**Reference:** DA 158/2023(2)      **Determination Date:** 15 October 2024  
**PR Number** PR29195  
**Applicant/s:** Orange Land Holdings Pty Ltd  
**Owner/s:** Orange Land Holdings Pty Ltd and Mr LJ Royle  
**Location:** Lot 335 DP 1280002 - 16 Dolomite Way, Orange  
**Proposal:** Modification of development consent - subdivision (12 lot Torrens title) and public road. The modification involved:

- Adjusting the common boundary of approved Lots 8 and 7.
- Removing approved Lot 2 and merging with approved Lot 1 to approve a building envelope more commensurate with the lot size. The proposed change ultimately amended approved lot numbering within the Notice.
- Modification of approved conditions to reflect to new plans.

**Value:** \$0

**Reference:** DA 299/2023(2)      **Determination Date:** 18 October 2024  
**PR Number** PR30235  
**Applicant/s:** Kammala Pty Ltd  
**Owner/s:** Kammala Pty Ltd  
**Location:** Lot 91 DP 1307570 - 2 Sale Street, Orange  
**Proposal:** Modification of development consent - two dwellings (semi-detached), carport, tree removal and Strata title subdivision (15 lot residential). The modification involved correcting an error made in relation to the nomination of the approved plans for the development. The architectural plans included in the submitted with the original development application were omitted from being stamped and referred to in the development consent.

**Value:** \$0

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 321/2023(2)      **Determination Date:** 16 October 2024  
**PR Number** PR7336  
**Applicant/s:** T S Bassmann Pty Ltd  
**Owner/s:** Mr TC and Mrs JM Raffan  
**Location:** Lot 301 DP 809699 - 85 Auberson Road, Orange  
**Proposal:** Modification of development consent - dwelling alterations and additions, carport and outbuilding with attached secondary dwelling. The modification involved re-pitching the existing garage roof, adding a mudroom and increasing the living and kitchen size.  
**Value:** \$0

**Reference:** DA 359/2023(2)      **Determination Date:** 25 September 2024  
**PR Number** PR26080  
**Applicant/s:** West Orange Motors Pty Ltd  
**Owner/s:** Orange Dealership Properties Pty Ltd  
**Location:** Lot 102 DP 1187463 - 22-34 Forbes Road, Orange  
**Proposal:** Modification of development consent - vehicle sales or hire premises (alterations and additions). The modification involved changes within the approved alterations and additions to the workshop building, and a minor adjustment within the building floor plan and elevations.  
**Value:** \$0

**Reference:** DA 438/2024(1)      **Determination Date:** 16 August 2024  
**PR Number** PR7761  
**Applicant/s:** Haderslev Pty Ltd  
**Owner/s:** Aadya Realty Pty Ltd  
**Location:** Lot 1 DP 350230 - 183 Margaret Street, Orange  
**Proposal:** Demolition (garage), subdivision (three lots) and carport  
**Value:** \$16,500

**Reference:** DA 447/2024(1)      **Determination Date:** 6 November 2024  
**PR Number** PR14649  
**Applicant/s:** Mr S Goel  
**Owner/s:** Molong Road Projects Pty Ltd  
**Location:** Lot 14 DP 806268 - 137-145 Molong Road, Orange  
**Proposal:** Demolition (existing dwelling, shed and ancillary structures), earthworks, retaining walls, subdivision (eight lot Torrens title) and dwellings (eight new dwellings)  
**Value:** \$2,349,000

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 448/2024(1)      **Determination Date:** 4 October 2024  
**PR Number** PR8991  
**Applicant/s:** Designs@M  
**Owner/s:** Mr GD and Mrs HG Boyden  
**Location:** Lot 10 DP 18031 - 29 National Avenue, Orange  
**Proposal:** Demolition (part rear dwelling and shed), dwelling alterations and additions, and carport  
**Value:** \$475,000

**Reference:** DA 455/2024(1)      **Determination Date:** 8 October 2024  
**PR Number** PR11956  
**Applicant/s:** Mr DW Bouffler  
**Owner/s:** Mr PJ and Mrs MM Wykes  
**Location:** Lot C DP 357796 - 7 Thomas Street, Orange  
**Proposal:** Secondary dwelling (garage conversion/alterations and additions)  
**Value:** \$125,000

**Reference:** DA 488/2024(1)      **Determination Date:** 16 September 2024  
**PR Number** PR13881  
**Applicant/s:** Mr J and Mrs S Ristvej  
**Owner/s:** Mr J, Mrs S and Mr O Ristvej  
**Location:** Lots 1 and 2 DP 532496 - 91 and 93 Bathurst Road, Orange  
**Proposal:** Subdivision (boundary adjustment), demolition (tree removal), dual occupancy and subdivision (two lot Torrens title)  
**Value:** \$1,146,670

**Reference:** DA 516/2024(2)      **Determination Date:** 18 September 2024  
**PR Number** PR18108  
**Applicant/s:** The Trustee for the Hort Family Trust No 5  
**Owner/s:** Hort Family Properties Pty Ltd  
**Location:** Lot 20 DP 1022526 - 258 Clergate Road, Orange  
**Proposal:** Modification of development consent - general industry (construction of new industrial building with ancillary office). The modification involves correcting an error - the incorrect plans were stamped and issued with the consent for the original application.  
**Value:** \$0

**Reference:** DA 518/2024(1)      **Determination Date:** 11 October 2024  
**PR Number** PR19460  
**Applicant/s:** MAAS Commercial Leeds Unit Trust  
**Owner/s:** MAAS Commercial Leeds Pty Limited  
**Location:** Lot 4 DP 1065309, Lot 1 DP 1286615 - Leeds Parade, Orange  
**Proposal:** Subdivision (boundary adjustment) and new road  
**Value:** \$490,070

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 528/2024(1)      **Determination Date:** 23 August 2024  
**PR Number** PR29661  
**Applicant/s:** MGW Engineering Pty Ltd  
**Owner/s:** ABR1 Property Holdings Pty Ltd  
**Location:** Lot 501 DP 1295233 - 22 Elwin Drive, Orange  
**Proposal:** General industry (construction of new industrial building), business identification signage and subdivision (five lot Torrens title)  
**Value:** \$11,759,000

**Reference:** DA 540/2024(1)      **Determination Date:** 13 November 2024  
**PR Number** PR27608  
**Applicant/s:** Mission Australia  
**Owner/s:** Mission Australia  
**Location:** Lot 101 DP 1225276 - 130 Huntley Road, Huntley  
**Proposal:** Carport  
**Value:** \$28,320

**Reference:** DA 545/2024(1)      **Determination Date:** 5 November 2024  
**PR Number** PR25831  
**Applicant/s:** Fernleigh Drafting  
**Owner/s:** Mr TA Webb  
**Location:** Lot 1 DP 1179230 - 136 Ophir Road, Orange  
**Proposal:** Shed  
**Value:** \$70,000

**Reference:** DA 559/2024(1)      **Determination Date:** 13 August 2024  
**PR Number** PR5390  
**Applicant/s:** Mr RC and Mrs L Close  
**Owner/s:** Mr RC and Mrs LC Close  
**Location:** Lot 12 DP 544026 - 54 Icely Road, Orange  
**Proposal:** Demolition (existing sheds/workshop), subdivision (two lot Torrens title) and garage (detached)  
**Value:** \$0

**Reference:** DA 566/2024(1)      **Determination Date:** 19 August 2024  
**PR Number** PR10126  
**Applicant/s:** Orange Ex-Services Club  
**Owner/s:** Orange Ex-Services Club Limited  
**Location:** Lot 199 DP 756899 - 130 Ploughmans Lane, Orange  
**Proposal:** Registered club (provision of additional onsite parking)  
**Value:** \$63,717

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 568/2024(1)      **Determination Date:** 23 October 2024  
**PR Number** PR29376  
**Applicant/s:** Housing Plus  
**Owner/s:** Housing Plus  
**Location:** Lot 784 DP 1284271 - 9 Lantana Place, Orange  
**Proposal:** Multi dwelling housing (four dwellings with attached garages)  
**Value:** \$1,650,000

**Reference:** DA 572/2024(1)      **Determination Date:** 13 September 2024  
**PR Number** PR28654  
**Applicant/s:** SignSite Group Pty Ltd  
**Owner/s:** James Richmark Pty Ltd  
**Location:** Lot 7 SP 100937 - 1521 Forest Road, Orange  
**Proposal:** Signage (private hospital)  
**Value:** \$61,932

**Reference:** DA 574/2024(2)      **Determination Date:** 17 October 2024  
**PR Number** PR20413  
**Applicant/s:** Mr M Pasquali  
**Owner/s:** Mr TA Sanderson and Ms LC Cayeaux  
**Location:** Lot 24 DP 1080679 - 24 Autumn Street, Orange  
**Proposal:** Modification of development consent - dwelling alterations and additions, and alfresco (attached). The modification involved correcting an error in relation to condition 11 - privacy screen.  
**Value:** \$0

**Reference:** DA 580/2024(1)      **Determination Date:** 4 November 2024  
**PR Number** PR10852  
**Applicant/s:** Ms Z Richard and Mr J Richard  
**Owner/s:** Ms ZA Richard  
**Location:** Lot 1 DP 16593 - 116 Sampson Street, Orange  
**Proposal:** Demolition (shed) and secondary dwelling  
**Value:** \$120,000

**Reference:** DA 586/2024(1)      **Determination Date:** 11 October 2024  
**PR Number** PR28692  
**Applicant/s:** Ms A Don  
**Owner/s:** Mr GJ Thornberry  
**Location:** Lot 1 DP 1262179 - 159 Hiney Road, Spring Creek  
**Proposal:** Home business (food manufacture)  
**Value:** \$500

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 587/2024(1)      **Determination Date:** 11 October 2024  
**PR Number** PR23506  
**Applicant/s:** Mr MJ Watson  
**Owner/s:** Mr MJ Watson  
**Location:** Lots 3 and 4 DP 1133559 - 167 Edward Street, Orange  
**Proposal:** Demolition (part rear of dwelling and shed), dwelling alterations and additions, and secondary dwelling (detached).  
**Value:** \$498,000

**Reference:** DA 592/2024(1)      **Determination Date:** 24 September 2024  
**PR Number** PR1256  
**Applicant/s:** Sovereign 1 Pty Ltd  
**Owner/s:** Sovereign 1 Pty Ltd  
**Location:** Lot 13 Sec 4 DP 9684 - 89 Bathurst Road, Orange  
**Proposal:** Subdivision (two lot Torrens title), demolition (carport and sheds) and new carport; dual occupancy; and subdivision (three lot Community title).  
**Value:** \$795,526

**Reference:** DA 599/2024(1)      **Determination Date:** 25 October 2024  
**PR Number** PR3564  
**Applicant/s:** Mr P Heller  
**Owner/s:** PJH Properties Pty Ltd  
**Location:** Lot 12 DP 575694 - 3 Edward Street, Orange  
**Proposal:** Vehicle sales or hire premises (change of use - trailer sales)  
**Value:** \$0

**Reference:** DA 602/2024(1)      **Determination Date:** 16 September 2024  
**PR Number** PR25940  
**Applicant/s:** Badlands Brewery Pty Ltd  
**Owner/s:** Orange City Council  
**Location:** Lot 781 DP 1180408 - 40 Sale Street, Orange  
**Proposal:** Temporary use ("Backroads" Blues and Roots Festival (1 event annually - 2024-2029 inclusive)  
**Value:** \$100,000

**Reference:** DA 604/2024(1)      **Determination Date:** 23 October  
**PR Number** PR25872  
**Applicant/s:** Amica Orange Management Pty Ltd  
**Owner/s:** Amica Property Group Pty Ltd  
**Location:** Lot 100 DP 1178894 - 68-70 Peisley Street, Orange  
**Proposal:** Restaurant or cafe (change of use of Unit 1 from office)  
**Value:** \$22,000



2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 606/2024(1)      **Determination Date:** 4 October 2024  
**PR Number** PR3565  
**Applicant/s:** Green Timber Tech Pty Ltd  
**Owner/s:** JCI Group Pty Ltd  
**Location:** Lot 11 DP 575694, Lot 2 DP 544083 - 5-7 Edward Street and 9-17 Edward Street, Orange  
**Proposal:** Change of use of Building H to light industry (including alterations and additions, new hardstand areas and drainage works)  
**Value:** \$107,800

**Reference:** DA 619/2024(1)      **Determination Date:** 19 November 2024  
**PR Number** PR7862  
**Applicant/s:** Mr M Pasquali  
**Owner/s:** Mr TJ and Mrs AM Geister  
**Location:** Lot 27 DP 806407 - 9 Martin Place, Orange  
**Proposal:** Demolition (sheds and tree removal) and secondary dwelling (detached)  
**Value:** \$150,000

**Reference:** DA 621/2024(1)      **Determination Date:** 21 October 2024  
**PR Number** PR2991  
**Applicant/s:** Ms EL Thompson  
**Owner/s:** Ms EL Thompson  
**Location:** Lot 78 DP 792268 - 3 Corporation Place, Orange  
**Proposal:** Warehouse or distribution centre (alterations and additions to existing buildings)  
**Value:** \$104,905

**Reference:** DA 623/2024(1)      **Determination Date:** 16 October 2024  
**PR Number** PR17480  
**Applicant/s:** SLR Consulting Australia P/L  
**Owner/s:** Perpetual Limited  
**Location:** Lot 87 DP 1005548 - 229-237 Summer Street, Orange  
**Proposal:** Electric vehicle charge unit (installation of 3 x EV charging stations, EV mains switchboard, electrical substation kiosk and associated infrastructure)  
**Value:** \$1,039,000

**Reference:** DA 626/2024(1)      **Determination Date:** 6 November 2024  
**PR Number** PR4927  
**Applicant/s:** Mr RA Cummins  
**Owner/s:** Tipperary Investment Holdings Pty Ltd  
**Location:** Lot 1 DP 770447 - 1 Hampden Avenue, Orange  
**Proposal:** Demolition (tree removal)  
**Value:** \$500

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 648/2024(1)      **Determination Date:** 19 October 2024  
**PR Number** PR2267  
**Applicant/s:** Ms GL Lindsay  
**Owner/s:** Ms GL Lindsay  
**Location:** Lot 11 DP 584209 - 3 Caroline Street, Orange  
**Proposal:** Demolition (existing patio) and dwelling addition (enclosed patio cover  
**Value:** \$49,310

**Reference:** DA 650/2024(1)      **Determination Date:** 18 November 2024  
**PR Number** PR3704  
**Applicant/s:** Haderslev Pty Ltd  
**Owner/s:** Mrs JM Cortes  
**Location:** Lot 22 DP 262933 - 6 El Paso Place, Orange  
**Proposal:** Secondary dwelling  
**Value:** \$121,000

**Reference:** DA 657/2024(1)      **Determination Date:** 12 November 2024  
**PR Number** PR28964  
**Applicant/s:** Gregory J Coleman Pty Ltd  
**Owner/s:** Ms CA Reddel  
**Location:** Lot 58 DP 1274510 - 3C Mountain Vista, Orange  
**Proposal:** Dwelling and attached garage  
**Value:** \$392,968

**Reference:** DA 660/2024(1)      **Determination Date:** 18 October 2024  
**PR Number** PR6307  
**Applicant/s:** Mrs CA and Mr CJ Walsh  
**Owner/s:** Mr CJ and Mrs CA Walsh  
**Location:** Lot 52 DP 25621 - 4 Kokoda Street, Orange  
**Proposal:** Single garage  
**Value:** \$16,283

**Reference:** DA 663/2024(1)      **Determination Date:** 16 October 2024  
**PR Number** PR18971  
**Applicant/s:** Mr JB Riley  
**Owner/s:** Mr JB Riley and Miss RL Morris  
**Location:** Lot 2 DP 1059681 - 2 Rutherford Place, Orange  
**Proposal:** Demolition (shed) and shed (new construction)  
**Value:** \$19,921

2.1 Items Approved Under the Delegated Authority of Council

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**Reference:** DA 667/2024(1)      **Determination Date:** 25 October 2024  
**PR Number** PR12666  
**Applicant/s:** Ms G Liebich  
**Owner/s:** Dakota Liebich Pty Ltd  
**Location:** Lot 1 DP 9957 - 2-4 William Street, Orange  
**Proposal:** Veterinary hospital (change of use from business premises)  
**Value:** \$58,260

**Reference:** DA 674/2024(1)      **Determination Date:** 23 October 2024  
**PR Number** PR4481  
**Applicant/s:** Mr PJ DeRooy  
**Owner/s:** Mr PJ DeRooy and Mrs C Wigbout  
**Location:** Lot 1 DP 240359 - 2 Caleula Crescent, Orange  
**Proposal:** Demolition (existing carport) and garage (new construction)  
**Value:** \$18,000

**Reference:** DA 678/2024(1)      **Determination Date:** 13 November 2024  
**PR Number** PR29588  
**Applicant/s:** Mr M Chimenti  
**Owner/s:** MS Chimenti Super Pty Ltd  
**Location:** Lot 401 DP 1292031 - 18 Elwin Drive, Orange  
**Proposal:** Light Industry (construction of new building and use  
**Value:** \$230,000

**Reference:** DA 679/2024(1)      **Determination Date:** 23 October 2024  
**PR Number** PR28563  
**Applicant/s:** Mr DB King  
**Owner/s:** Mr DB King  
**Location:** Lot 106 DP 1260733 - 10 Balmoral Drive, Orange  
**Proposal:** Dwelling and attached garage  
**Value:** \$420,000

**Reference:** DA 684/2024(1)      **Determination Date:** 12 November 2024  
**PR Number** PR29590  
**Applicant/s:** Central West Power Construction Pty Ltd  
**Owner/s:** Central West Power Construction Pty Ltd  
**Location:** Lot 403 DP 1292031 - 38 Astill Drive, Orange  
**Proposal:** Warehouse or distribution centre and earthworks (retaining walls)  
**Value:** \$798,000

<b>TOTAL NET* VALUE OF DEVELOPMENTS APPROVED BY THE CEO UNDER DELEGATED AUTHORITY IN THIS PERIOD:</b>	<b>\$25,254,432</b>
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*\* Net value relates to the value of modifications. If modifications are the same value as the original DA, then nil is added. If there is a plus/minus difference, this difference is added or taken out.*

**ITEM APPROVED BY THE WESTERN REGIONAL PLANNING PANEL (WRPP)**

**Reference:** DA 480/2024(1)                      **Determination Date:** 22 October 2024  
**PR Number** PR18634  
**Applicant/s:** BZ Capital Pty Ltd  
**Owner/s:** BZ Capital Pty Ltd  
**Location:** Lot 10 DP 1045677 - 60 Witton Place, Orange  
**Proposal:** Demolition (rear shed, swimming pool, removal of 37 trees and two hedgerows); seniors housing (construction of four buildings: one single storey building and three two storey buildings, providing 99 rooms); existing dwelling conversion (to a residential clubhouse); communal outdoor facilities (outdoor dining and activity area and open landscaped areas); carparking (43 onsite carparking spaces, including ten accessible spaces); subdivision (four lot Torrens title) and proposed public road reserve  
**Value:** \$34,780,973

Additionally, since the June 2024 meeting report period (21 May to 18 November 2024), another 108 development applications were determined under delegated authority by other Council staff with a combined value of \$29,922,828.