



# **ORDINARY MEETING OF COUNCIL**

# **AGENDA**

**19 AUGUST 2025**

Notice is hereby given, in accordance with the provisions of the Local Government Act 1993 that an **ORDINARY MEETING of ORANGE CITY COUNCIL** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE** on **Tuesday, 19 August 2025** commencing at **6:30 PM**.

Barry Omundson  
**CHIEF EXECUTIVE OFFICER**

For apologies please contact Executive Support on 6393 8391.

## AGENDA

### EVACUATION PROCEDURE

In the event of an emergency, the building may be evacuated. You will be required to vacate the building by the rear entrance and gather at the breezeway between the Library and Art Gallery buildings. This is Council's designated emergency muster point.

Under no circumstances is anyone permitted to re-enter the building until the all clear has been given and the area deemed safe by authorised personnel.

In the event of an evacuation, a member of Council staff will assist any member of the public with a disability to vacate the building.

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## **1 INTRODUCTION**

### **1.1 APOLOGIES AND LEAVE OF ABSENCE**

### **1.2 LIVESTREAMING AND RECORDING**

This Council Meeting is being livestreamed and recorded. By speaking at the Council Meeting you agree to being livestreamed and recorded. Please ensure that if and when you speak at this Council Meeting that you ensure you are respectful to others and use appropriate language at all times. Orange City Council accepts no liability for any defamatory or offensive remarks or gestures made during the course of this Council Meeting. A recording will be made for administrative purposes and will be available to Councillors.

### **1.3 ACKNOWLEDGEMENT OF COUNTRY**

I would like to acknowledge the Traditional Custodians of the land on which we meet today, the people of the Wiradjuri Nation. I pay my respects to Elders past and present, and extend those respects to Aboriginal Peoples of Orange and surrounds, and Aboriginal people here with us today.

### **1.4 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 Councillors now disclose any conflicts of interest in matters under consideration by the Council at this meeting.

### **1.5 OPENING PRAYER**

**COUNCIL MEETING ADJOURNS FOR THE CONDUCT OF THE OPEN FORUM****COUNCIL MEETING RESUMES****2 MAYORAL MINUTES**

Nil

**3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING****RECOMMENDATION**

That the Minutes of the Ordinary Meeting of Orange City Council held on 5 August 2025 (copies of which were circulated to all members) be and are hereby confirmed as a true and accurate records of the proceedings of the Council meeting held on 5 August 2025.

**ATTACHMENTS**

- 1 Minutes of the Ordinary Meeting of Orange City Council held on 5 August 2025

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# ORANGE CITY COUNCIL

## MINUTES OF THE

## ORDINARY COUNCIL MEETING

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 5 AUGUST 2025

COMMENCING AT 6:30 PM

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### 1 INTRODUCTION

#### ATTENDANCE

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Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Chief Executive Officer, Director Corporate and Commercial Services, Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Manager Corporate Governance, Manager Executive Support, Executive Support Officer, Manager Engineering Services

#### 1.1 APOLOGIES

Nil.

#### 1.2 LIVESTREAMING AND RECORDING

The Mayor advised that the meeting was being livestreamed and recorded.

#### 1.3 ACKNOWLEDGEMENT OF COUNTRY

The Mayor conducted an Acknowledgement of Country.

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

Cr Kinghorne declared a Significant Pecuniary Interest in Item 4.3 - Notice of Motion - Advancing Menstrual Equity in Orange - Share the Dignity Council Cares Program as her business may benefit from the program.

Cr Kinghorne declared a Significant Pecuniary Interest in PDC Item 2.2 - Development Application DA 19/1995(2) - Lot 4 Ophir Road as her husband's consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in PDC Item 2.3 - Development Application DA 149/2007(2) - 1040 Pinnacle Road as her husband's consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in PDC Item 2.5 - Development Application DA 100/2025(1) - 59-67 Bathurst Road - KWS as her husband's consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in PDC Item 2.6 - Post-exhibition Report - Amendment to Orange Development Control Plan 2004 - 277 Cargo Road Site-Specific Development Control Plan as her husband's consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in PDC Item 2.7 - Amendment to Orange Development Control Plan 2004 - Site-Specific Development Control Plan - 274 Leeds Parade as her husband's consultancy company has undertaken work on this site.

Cr McDonell declared a Non-Significant Non-Pecuniary Interest in PDC Item 2.5 - Development Application DA 100/2025(1) - 59-67 Bathurst Road - KWS as she is an ex-student of Kinross Wolaroi High School.

Cr Ruddy declared a Significant Non-Pecuniary Interest in PDC Item 2.3 - Development Application DA 149/2007(2) - 1040 Pinnacle Road as the applicant is known to her.

Cr Stedman declared a Non-Significant Non-Pecuniary Interest in FPC Item 2.1 - 2(a) - Donation to Housing Plus as he is employed by Housing Plus.

Cr Whitton declared a Significant Pecuniary Interest in FPC Item 2.1 - 2(a) - Donation to Housing Plus as he is the Chairman for OCTEC who owns the building in which Housing Plus is a tenant.

**RESOLVED - 25/365****Cr T Mileto/Cr G Power**

That the following Late Item be permitted to be considered at the Council Meeting of 5 August 2025:

- FPC Item 2.2 – Small Donations – Requests for Donations Additional

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**THE MAYOR DECLARED THE ORDINARY MEETING OF COUNCIL ADJOURNED FOR THE CONDUCT OF THE OPEN FORUM AT 6.35PM****FPC Late Item 2.2 – Small Donations – Requests for Donations Additional**

- Jenny Hazelton – Orange Push for Palliative

**PDC Item 2.3 – Development Application DA 149/2007(2) – 1040 Pinnacle Road**

- Melissa Street

**PDC Item 2.2 – Development Application DA 19/1995(2) - Lot 4 Ophir Road**

- Written Submission from Deborah Kwa provided to Councillors
- Elizabeth Griffin

**THE MAYOR DECLARED THE ORDINARY MEETING OF COUNCIL RESUMED AT 6.57PM.**

*The Mayor paid tribute to the outgoing Chief Executive Officer, David Waddell and thanked him for his time with Council.*

**2 MAYORAL MINUTES**

Nil

**3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING****RESOLVED - 25/366****Cr T Greenhalgh/Cr F Kinghorne**

That the Minutes of the Ordinary Meeting of Orange City Council held on 15 July 2025 (copies of which were circulated to all members) be and are hereby confirmed as a true and accurate record of the proceedings of the Council meeting held on 15 July 2025.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

*Cr Kinghorne asked what the communication plans are in relation to the temporary closure of the Ash Street.*

The Chief Executive Officer advised that communication is a key focal point and staff will hold regular meetings with the representatives of the business impacted by the closure.

*Cr Duffy asked if the officer of TfNSW, who is a member of the Traffic Committee, has the power to overturn the Office of National Rail Safety Regulator and the NSW Rail Safety Laws in relation to the road priority changing of the closing railway.*

The Director Technical Services advised that it is Ash Street that will be closing, not the Ash Street crossing. The realignment of the road has been passed by the Traffic Committee. He advised that under the new Roads Act that was introduced 1 August 2025, the local Traffic Committee is now disbanded and that there is a local transport forum going forward that has granted Council increased powers under that arrangement. TfNSW will no longer vote on Council proposals, however they do have the opportunity to address their concerns within that local transport forum.

**THE MAYOR DECLARED THE ORDINARY MEETING OF COUNCIL ADJOURNED FOR THE CONDUCT OF THE POLICY COMMITTEE MEETINGS AT 7:09 PM****THE MAYOR DECLARED THE ORDINARY MEETING OF COUNCIL RESUMED AT 8:24 PM.**

## 4 NOTICES OF MOTION/NOTICES OF RESCISSION

### 4.1 NOTICE OF MOTION - DV SAFE PHONE INITIATIVE

TRIM REFERENCE: 2025/1506

**RESOLVED - 25/391****Cr D Mallard/Cr M McDonell**

That Council resolves to investigate opportunities to contribute to the DV Safe Phone initiative, including:

- 1 Establishing one or more donation collection points at Council locations such as the Civic Centre, Library, etc., so that community members can donate their old mobile phones to be collected, repaired and distributed to domestic violence victim-survivors
- 2 Donating Council-owned mobile phones whenever they are replaced and decommissioned
- 3 Encouraging Council staff and community members to consider donating their old personal mobile phones, and
- 4 Promoting the initiative among local organisations and agencies who provide support to victim-survivors of domestic violence and encouraging them to consider becoming an agency partner if they aren't one already.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

### QUESTION TAKEN ON NOTICE

**Cr F Kinghorne**

Cr Kinghorne asked what currently happens to old Council-owned phones when they are no longer required.

### 4.2 NOTICE OF MOTION - RAIL TOURISM OPPORTUNITIES

TRIM REFERENCE: 2025/1587

**RESOLVED - 25/392****Cr S Peterson/Cr F Kinghorne**

That Council promote rail tourism opportunities to Orange in collaboration with Orange 360, Transport for New South Wales, Lachlan Valley rail and private rail journey operators.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

*\*Cr Kinghorne left the meeting with the time being 8.35pm\**

### 4.3 NOTICE OF MOTION - ADVANCING MENSTRUAL EQUITY IN ORANGE - SHARE THE DIGNITY COUNCIL CARES PROGRAM

TRIM REFERENCE: 2025/1598

Cr Kinghorne declared a Significant Pecuniary Interest in item as her business may benefit from the program, left the meeting and did not participate in discussion or voting on this item.

#### MOTION

Cr M Ruddy/Cr M McDonell

- 1 That Council acknowledge the information contained in this report.
- 2 Council implement a reusable period product rebate with a \$5,000 cap as a trial, offering a 50% reimbursement on purchases up to \$100 per household until the amount is exhausted.

#### AMENDMENT

Cr K Duffy/Cr G Judge

That Council DEFERS the decision to implement a reusable period product rebate with a \$5,000 cap as a trial, offering a 50% reimbursement on purchases up to \$100 per household until the amount is exhausted to obtain further information from other Councils that have trailed similar services.

For: Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge

Against: Cr T Mileto (Mayor), Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Absent: Cr F Kinghorne

#### THE AMENDMENT ON BEING PUT WAS LOST

#### THE MOTION ON BEING PUT WAS CARRIED

#### RESOLVED - 25/393

Cr M Ruddy/Cr M McDonell

- 1 That Council acknowledge the information contained in this report.
- 2 Council implement a reusable period product rebate with a \$5,000 cap as a trial, offering a 50% reimbursement on purchases up to \$100 per household until the amount is exhausted.

For: Cr T Mileto (Mayor), Cr K Duffy, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Cr T Greenhalgh (Deputy Mayor), Cr G Judge

Absent: Cr F Kinghorne

Cr Duffy asked how much money Council has in the solid waste reserve.

*The Chief Executive Officer advised that the money in the waste reserve is all earmarked for a certain purpose, similar to the water reserve and the sewer reserve.*

*\*Cr Kinghorne returned to the meeting with the time being 8.57pm\**



## 5 GENERAL REPORTS

### 5.1 CONFIRMATION OF MINUTES FROM PLANNING & DEVELOPMENT POLICY COMMITTEE MEETING 1 JULY 2025

TRIM REFERENCE: 2025/1560

**RESOLVED - 25/394****Cr G Power/Cr M McDonell**

That the Minutes of the Planning & Development Policy Committee at its meeting held on 1 July 2025 be and are hereby confirmed as a true and accurate record of the proceedings.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

### 5.2 ADOPTION OF COUNCIL'S ORGANISATIONAL STRUCTURE

TRIM REFERENCE: 2025/235

**RESOLVED - 25/395****Cr D Mallard/Cr F Kinghorne**

That Council adopt the Organisational Structure shown in the report with the Directorates of:

- Corporate and Commercial Services
- Community, Recreation and Cultural Services
- Technical Services
- Development Services

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

Cr Kinghorne asked for clarification of Senior Staff noting Council should be consulted with employing or dismissing Senior Staff.

*The Chief Executive Officer advised that this clause refers to Senior Staff on contract. Our Senior Staff, Directors are on the Award. This would still be relevant to other Councils who have Senior Staff Contracts.*

### 5.3 VALUE OF MEMBERSHIPS

TRIM REFERENCE: 2025/1511

**RESOLVED - 25/396****Cr M Ruddy/Cr J Whitton**

That Council resolve to pay the Joint Organisation and MERC membership invoices for the 2025/2026 year.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

Cr Ruddy asked how much money has come out of MERC within the last two years.

*The Director Technical Services advised that while there have been no new allocations over the past two years, the community has benefited from the previous allocations, such as the Adventure Playground*

Cr Peterson asked if there are any other similar long term commitments with an annual fee being paid to the organisation by Council.

*The Chief Executive Officer advised that this goes back to Cr Ruddy's motion that any memberships exceeding \$10,000 be brought before Council.*

**RESOLVED - 25/397****Cr J Stedman/Cr G Power**

That the Council Meeting continue until 10.00pm, noting the time nearing 9.30pm in accordance with the Code of Meeting Practice defining the limit on Council Meetings.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**5.4 GUIDELINE - OFFICE OF LOCAL GOVERNMENT - FREE SPEECH IN LOCAL GOVERNMENT NSW**

TRIM REFERENCE: 2025/1498

**RESOLVED - 25/398****Cr G Power/Cr D Mallard**

That Council acknowledge the Office of Local Government Guideline – Free Speech in Local Government in NSW.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

*\*Cr Duffy left the meeting with the time being 9.25pm\**

**5.5 EXTENSION OF LEASE SPRING CREEK DAM KINROSS WOLAROI SCHOOL - POST EXHIBITION**

TRIM REFERENCE: 2025/1579

**RESOLVED - 25/399****Cr M McDonell/Cr F Kinghorne**

- 1 That Council enter into a lease for a 21 year tenure for continued rowing by the Kinross Wolaroi School at Spring Creek Dam.
- 2 That approval be granted for the use of the Council Seal on any necessary documentation if required.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr K Duffy

**5.6 COUNCILLOR RELATED STRATEGIC POLICY REVIEWS - POST EXHIBITION**

TRIM REFERENCE: 2025/1519

**RESOLVED - 25/400****Cr J Stedman/Cr M McDonell**

That Council resolves to adopt Strategic Policy ST02 - Code of Meeting Practice with a change to cl17.10 to lodge a Notice of Rescission by 5pm the day proceeding the meeting.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr K Duffy

*\*Cr Peterson left the meeting with the time being 9.34pm and joined the meeting via Audio Visual link\**

**5.7 POLICY REVIEW - EVENT UNDERWRITING FUND - POST EXHIBITION**

TRIM REFERENCE: 2025/1589

**RESOLVED - 25/401****Cr G Power/Cr D Mallard**

That Council adopts Strategic Policy - ST23 - Event Underwriting Fund Policy.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr K Duffy

**5.8 STRATEGIC POLICY REVIEWS**

TRIM REFERENCE: 2025/1518

**RESOLVED - 25/402****Cr M McDonell/Cr M Ruddy**

That Council resolves to adopt the following Strategic Policy's:

- Strategic Policy ST21 – Child Safe
- Strategic Policy ST13 – Cyber Security
- Strategic Policy ST14 – Related Parties
- Strategic Policy ST07 – Modern Slavery
- Strategic Policy ST18 – Social Media
- Strategic Policy ST19 - Media
- Strategic Policy ST26 – Council-Related Development Applications – Managing Conflict of Interests.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr K Duffy

## 6 CLOSED MEETING

In accordance with the Local Government Act 1993, and the Local Government (General) Regulation 2021, in the opinion of the Chief Executive Officer, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a Confidential Session of the Council meeting closed to the press and public.

In response to a question from the Mayor, the Chief Executive Officer advised that no written submissions had been received relating to any item listed for consideration by the Closed Meeting of Council.

The Mayor extended an invitation to any member of the public present at the meeting to make a presentation to the Council as to whether the meeting should be closed for a particular item.

**RESOLVED - 25/403****Cr M Ruddy/Cr D Mallard**

That Council adjourn into a Closed Meeting and members of the press and public be excluded from the Closed Meeting, and access to the correspondence and reports relating to the items considered during the course of the Closed Meeting be withheld unless declassified by separate resolution. This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:

**6.1 Minutes of the Audit Risk & Improvement Committee 4 June 2025**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (f) matters affecting the security of the Council, Councillors, Council staff or Council property.

**6.2 Submission Redaction Report 5 August 2025**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (e) information that would, if disclosed, prejudice the maintenance of law.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonnell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr K Duffy

The Mayor declared the Ordinary Meeting of Council adjourned for the conduct of the Closed Meeting at 9.37pm.

The Mayor declared the Ordinary Meeting of Council resumed at 9.55pm.

## 7 RESOLUTIONS FROM CLOSED MEETING

The Chief Executive Officer read out the following resolutions made in the Closed Meeting of Council.

### 6.1 MINUTES OF THE AUDIT RISK & IMPROVEMENT COMMITTEE 4 JUNE 2025

TRIM REFERENCE: 2025/1394

**RESOLVED - 25/404****Cr F Kinghorne/Cr G Power**

That Council resolves:

- 1 That Council acknowledge the reports presented to the Audit, Risk & Improvement Committee at its meeting held 4 June 2025.
- 2 That the minutes of the Audit, Risk & Improvement Committee from its meeting held on 4 June 2025 be adopted.
- 3 That Council endorse the ARIC 4-year Strategic Plan.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr K Duffy

### 6.2 SUBMISSION REDACTION REPORT 5 AUGUST 2025

TRIM REFERENCE: 2025/1294

**RESOLVED - 25/405****Cr M McDonell/Cr D Mallard**

That the information contained in the Submission Redaction report be acknowledged.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr K Duffy

## THE MEETING CLOSED AT 9:56 PM

This is Page Number 10 and the Final Page of the Minutes of the Ordinary Meeting of Orange City Council held on 5 August 2025.

## 4 NOTICES OF MOTION/NOTICES OF RESCISSION

### 4.1 NOTICE OF MOTION - SPORTS PRECINCT

RECORD NUMBER: 2025/1655

We, **CR STEVEN PETERSON AND CR TAMMY GREENHALGH** wish to move the following Notice of Motion at the Council Meeting of 19 August 2025:

#### MOTION

- 1 That Orange City Council staff provide the community through their Council a timeline of the Sports Precinct construction process.
- 2 That this timeline begin at the announcement of the stadium and show what activity was underway at different points of time in the past and identify any periods of delay.
- 3 That this timeline ends on the proposed completion date when the Sports Precinct is fully complete and operational.
- 4 That this timeline include the milestones and estimated dates required for milestones finalisation to meet the completion date.

#### BACKGROUND

The sports precinct project is the major project facing this Council. The expenditure is substantial, it has substantial community interest, is vitally needed for the town, is very obvious to the public eye, and has been quite political.

This current Council has a responsibility to get this done. The major projects committee has had some useful information provided in our first two meetings but on reflection bigger picture details need to be made clearer. If every councillor and relevant staff member has these dates in mind it will help us identify problems earlier and potentially help keep us on target.

This current Council also has a story to tell. If we do not tell people how progress is going, what delays occurred and why, and what the future holds then the community will instead believe the explanations of others which may not be true. If we make this information more transparent then we make it easier for progress to be followed and defend the work that has already been done by Council staff. We can take responsibility for the good and the bad that is linked to Council but also be accurate for what is not.

This sporting precinct could be argued as the defining responsibility of this Council term. We need this information visible to improve our capacity for oversight and community communication. We have been very deliberately specific about the information required to help us do this. We don't want to wait until the next major projects committee for this information hence asking now.

Signed Cr Steven Peterson

Signed Cr Tammy Greenhalgh

#### STAFF COMMENT

A timeline is attached to this motion.

#### FINANCIAL/RESOURCING IMPLICATIONS

Nil

**4.1 Notice of Motion - Sports Precinct**

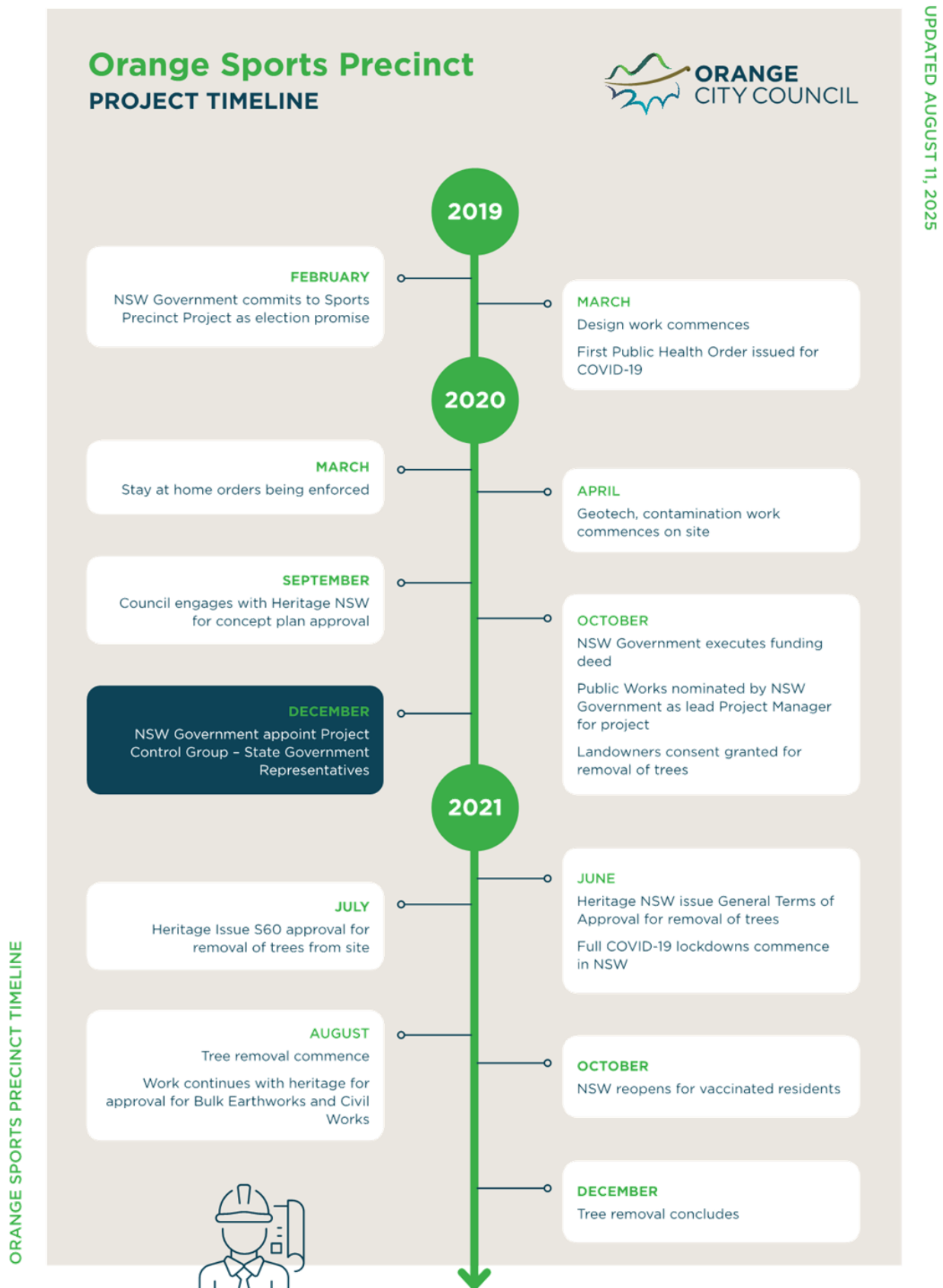
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**POLICY AND GOVERNANCE IMPLICATIONS**

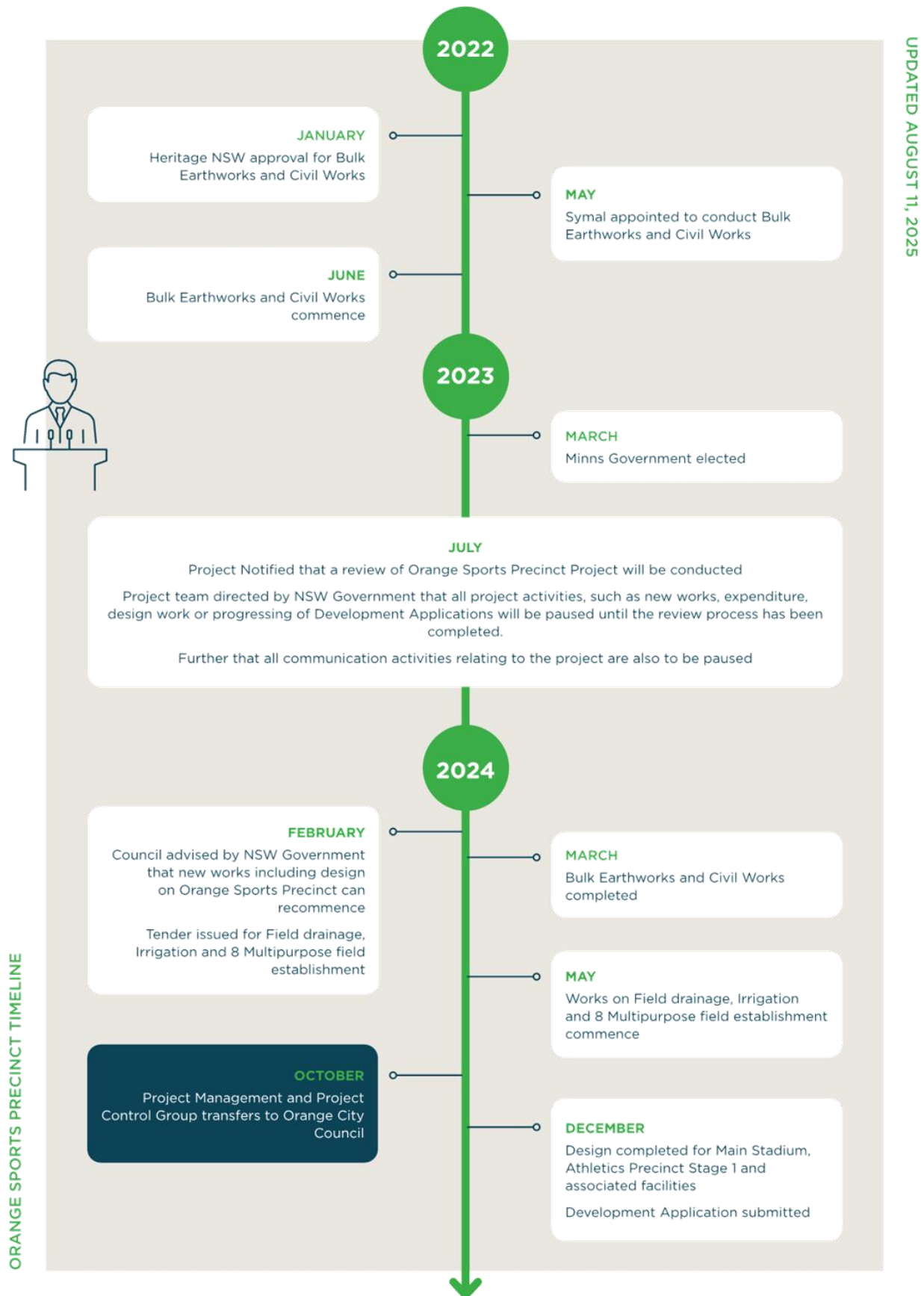
Nil

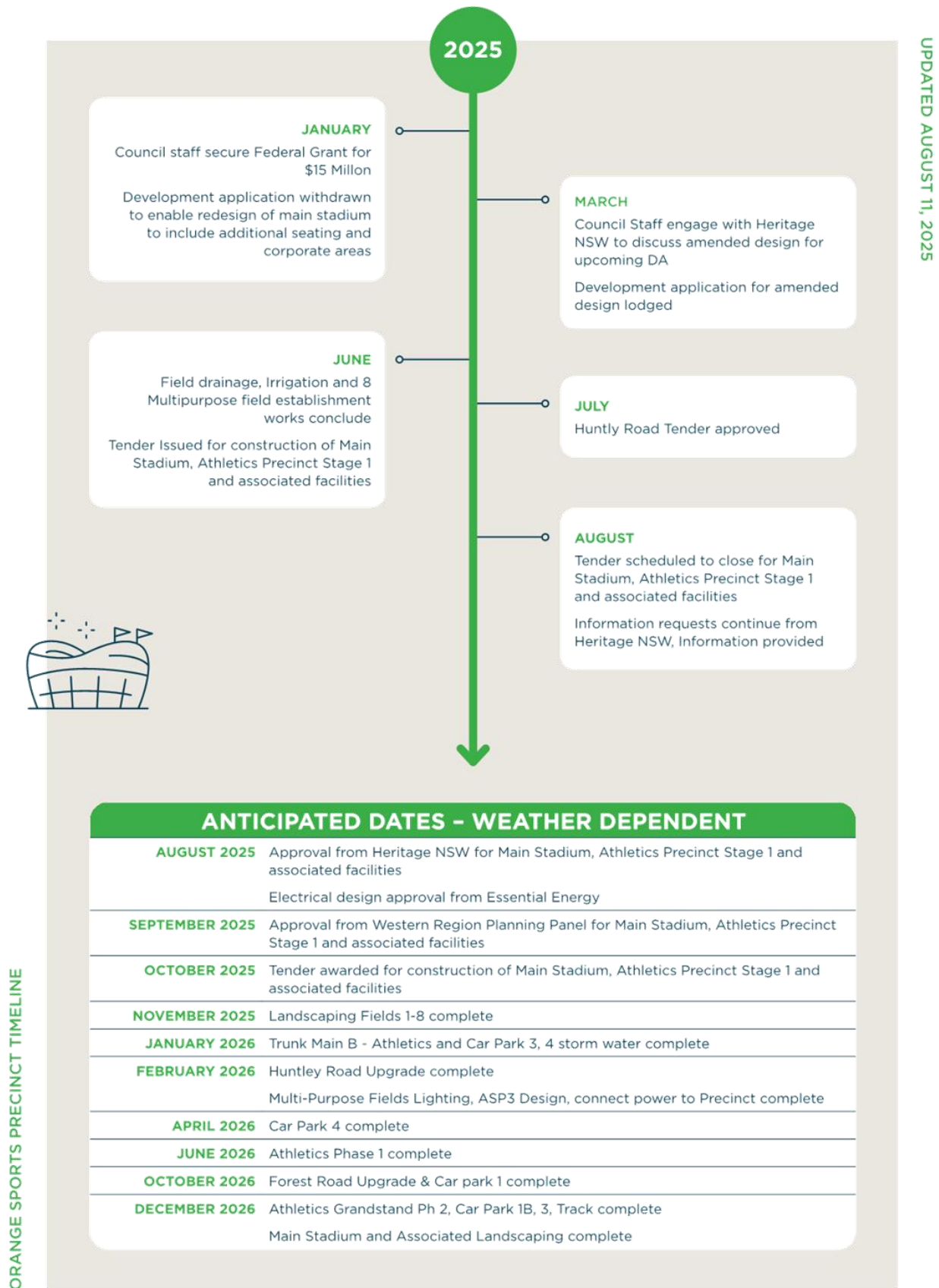
**ATTACHMENTS**

- 1 Orange Sports Precinct Project Timeline, D25/94168 [↓](#)

**Attachment 1 Orange Sports Precinct Project Timeline**




**Attachment 1 Orange Sports Precinct Project Timeline**


**Attachment 1 Orange Sports Precinct Project Timeline**


## 4.2 NOTICE OF MOTION - SALE OF ILLEGAL NICOTINE PRODUCTS

RECORD NUMBER: 2025/1656

We, **CR STEVEN PETERSON, CR FRANCES KINGHORNE AND CR DAVID MALLARD** wish to move the following Notice of Motion at the Council Meeting of 19 August 2025:

### MOTION

- 1 The Council contact State Government representatives to request sufficient resources locally to discourage the sale of illegal nicotine products in Orange.**
- 2 That Council commend State Government legislation announced 6 August 2025 concerning more effective law enforcement of the illegal nicotine trade and ask that warrantless search and seizure powers be considered within this process similar to other states.**

### BACKGROUND

The motion was inspired by multiple developments. Firstly media discussion about the harms of the increasing illegal tobacco trade.

<https://www.abc.net.au/news/2025-08-04/illegal-tobacco-is-a-deadly-10-billion-industry/105607186>

The second being that we had briefings as part of the previous health liaison committee that disclosed insufficient resourcing of this issue in Orange. There was a phone number you could call to report illegal sales but not sufficient staff to investigate locally.

Third being that increased nicotine use especially without health warnings from illegal products will have a morbidity and mortality impact locally. We should be an advocate for these people in our town.

Fourthly through Cr Peterson's medical work, especially the addiction medicine, he reports more unusual flavoured tobacco in circulation. There are concerns about the appeal these could have for younger people. Anecdotally teenage nicotine use is on a concerning upward trajectory.

In NSW, the sale of vapes and associated paraphernalia has been restricted to pharmacies only, for over 12 months, and they have been available without prescription since October 2024. The options are limited to three basic flavours. Currently, there is only one of the ten pharmacies in Orange that chooses to sell vapes without a doctor's prescription. Such pharmacies are subject to regular auditing by NSW Health Inspectors, and it is extremely unlikely that they would sell them to underage purchasers. The fact that we are all quite familiar with the sight of seemingly underage people vaping in public places, strongly suggests that they are obtaining these supplies from alternative & potentially illicit providers.

Additionally, there are national health and revenue impacts but we acknowledge that is not really within the Council's remit. Increased law enforcement does have national benefits however.

The NSW Government will introduce tough new laws to crackdown on the sale of illicit tobacco and illegal vaping goods across the state.

The legislation will see NSW bring in some of the toughest penalties in the country for the sale and commercial possession of illicit tobacco and will grant substantial powers for inspectors to close premises found to be in breach of the new rules.

<https://www.nsw.gov.au/ministerial-releases/suite-of-tough-new-illegal-tobacco-measures-unveiled>

Signed Cr Steven Peterson

Signed Cr Frances Kinghorne

Signed Cr David Mallard

**STAFF COMMENT**

Nil.

**FINANCIAL/RESOURCING IMPLICATIONS**

Nil.

**POLICY AND GOVERNANCE IMPLICATIONS**

Nil.

## 5 GENERAL REPORTS

### 5.1 CONFIRMATION OF MINUTES FROM THE EXTRAORDINARY COUNCIL MEETING OF 11 JULY 2025

RECORD NUMBER: 2025/1666

AUTHOR: Janessa Constantine, Manager Corporate Governance

#### EXECUTIVE SUMMARY

This report provides the minutes of the Extraordinary Council Meeting held 11 July 2025 for confirmation as a true and accurate record of the proceedings of that meeting.

#### LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan strategy “15.1 Provide representative, responsible and accountable community governance”.

#### FINANCIAL IMPLICATIONS

Nil.

#### POLICY AND GOVERNANCE IMPLICATIONS

Nil.

#### RECOMMENDATION

**That the Minutes of the Extraordinary Council Meeting from its meeting held on 11 July 2025 be and are hereby confirmed as a true and accurate record of the proceedings.**

#### 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.

#### SUPPORTING INFORMATION

With the cross over in production dates for the Council Meeting Papers, the Minutes of the Extraordinary Council Meeting of 11 July 2025 have yet to be confirmed by the Council.

The minutes of the Extraordinary Council Meeting held 11 July 2025 are now provided to the Council for confirmation as a true and accurate record of the proceedings of that meeting.

#### ATTACHMENTS

- 1 CCL 11 July 2025 Minutes Extraordinary, 2025/1483[📄](#)

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## ORANGE CITY COUNCIL

### MINUTES OF THE

### EXTRAORDINARY COUNCIL MEETING

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 11 JULY 2025

COMMENCING AT 12:17 PM

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## 1 INTRODUCTION

### ATTENDANCE

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Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge (*AudioVisual Link*), Cr F Kinghorne(*AudioVisual Link*), Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power(*AudioVisual Link*)(12.22pm), Cr M Ruddy, Cr J Stedman (12.25pm), Cr J Whitton

Manager Corporate Governance, Manager People & Culture

### 1.1 APOLOGIES

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**RESOLVED - 25/329****Cr D Mallard/Cr T Greenhalgh**

That the apologies be accepted from Cr Stedman and Cr Power (Lateness) for the Extraordinary Council Meeting of Orange City Council on 11 July 2025.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr M Ruddy, Cr J Whitton

Against: Nil

Absent: Cr G Power, Cr J Stedman

**RESOLVED - 25/330****Cr D Mallard/Cr T Greenhalgh**

That Cr Judge, Cr Kinghorne and Cr Power be permitted to attend the Extraordinary Council Meeting of Orange City Council on 11 July 2025 via Audio Visual Link.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr M Ruddy, Cr J Whitton

Against: Nil

Absent: Cr G Power, Cr J Stedman

### 1.2 LIVESTREAMING AND RECORDING

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The Mayor advised that the meeting was being livestreamed and recorded.

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**Attachment 1 CCL 11 July 2025 Minutes Extraordinary**

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**MINUTES OF EXTRAORDINARY COUNCIL MEETING****11 JULY 2025****1.3 ACKNOWLEDGEMENT OF COUNTRY**

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The Mayor conducted an Acknowledgement of Country.

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

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Nil.

**2 CLOSED MEETING**

In accordance with the Local Government Act 1993, and the Local Government (General) Regulation 2021, in the opinion of the Chief Executive Officer, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a Confidential Session of the Council meeting closed to the press and public.

In response to a question from the Mayor, the Manager Corporate Governance advised that no written submissions had been received relating to any item listed for consideration by the Closed Meeting of Council.

The Mayor extended an invitation to any member of the public present at the meeting to make a presentation to the Council as to whether the meeting should be closed for a particular item.

**RESOLVED - 25/331****Cr M Ruddy/Cr S Peterson**

That Council adjourn into a Closed Meeting and members of the press and public be excluded from the Closed Meeting, and access to the correspondence and reports relating to the items considered during the course of the Closed Meeting be withheld unless declassified by separate resolution. This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:

**2.1 Appointment of Interim Chief Executive Officer (CEO)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (a) personnel matters concerning particular individuals (other than councillors).

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr M Ruddy, Cr J Whitton

Against: Nil

Absent: Cr G Power, Cr J Stedman

The Mayor declared the Extraordinary Meeting of Council adjourned for the conduct of the Closed Meeting at 12.22pm

*\*Cr Power joined the meeting with the time being 12.22pm\**

*\*Cr Stedman arrived at the meeting with the time being 12.25pm\**

The Mayor declared the Extraordinary Meeting of Council resumed at 1.37pm.

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**Attachment 1 CCL 11 July 2025 Minutes Extraordinary**

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**MINUTES OF EXTRAORDINARY COUNCIL MEETING****11 JULY 2025****3 RESOLUTIONS FROM CLOSED MEETING**

The Manager Corporate Governance read out the following resolutions made in the Closed Meeting of Council.

**2.1 APPOINTMENT OF INTERIM CHIEF EXECUTIVE OFFICER (CEO)**

TRIM REFERENCE: 2025/1464

**RESOLVED - 25/332****Cr M McDonell/Cr T Greenhalgh**

That Council resolves to defer consideration of the position of the Interim Chief Executive Officer, Orange City Council until the Council Meeting of Tuesday 15 July 2025.

For: Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**THE MEETING CLOSED AT 1.40PM**

This is Page Number 3 and the Final Page of the Minutes of the Extraordinary Meeting of Orange City Council held on 11 July 2025.



## 5.2 CONFIRMATION OF MINUTES FROM POLICY COMMITTEE MEETINGS 5 AUGUST 2025

RECORD NUMBER: 2025/906

AUTHOR: Janessa Constantine, Manager Corporate Governance

### EXECUTIVE SUMMARY

Council's Policy Committees (Planning and Development Committee, Environmental Sustainability Policy Committee, Finance Policy Committee, Infrastructure Policy Committee, Recreation & Culture Policy Committee, Services Policy Committee and Regional & Economic Development Policy Committee) have delegation to determine matters before those Committees.

This report provides minutes of the Policy Committees held this month. Resolutions made by the Committees are presented for adoption or amendment by Council.

### LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan strategy "15.1 Provide representative, responsible and accountable community governance".

### FINANCIAL IMPLICATIONS

Nil.

### POLICY AND GOVERNANCE IMPLICATIONS

Nil.

### RECOMMENDATION

That Council resolves:

- 1 That the Minutes of the Planning & Development Policy Committee at its meeting held on 5 August 2025 be and are hereby confirmed as a true and accurate record of the proceedings.
- 2 That the Minutes of the Environmental Sustainability Policy Committee at its meeting held on 5 August 2025 be and are hereby confirmed as a true and accurate record of the proceedings.
- 3 That the Minutes of the Finance Policy Committee at its meeting held on 5 August 2025 be and are hereby confirmed as a true and accurate record of the proceedings.
- 4 That the Minutes of the Infrastructure Policy Committee at its meeting held on 5 August 2025 be and are hereby confirmed as a true and accurate record of the proceedings.
- 5 That the Minutes of the Recreation and Culture Policy Committee at its meeting held on 5 August 2025 be and are hereby confirmed as a true and accurate record of the proceedings.
- 6 That the Minutes of the Services Policy Committee at its meeting held on 5 August 2025 be and are hereby confirmed as a true and accurate record of the proceedings.
- 7 That the Minutes of the Regional and Economic Development Policy Committee at its meeting held on 5 August 2025 be and are hereby confirmed as a true and accurate record of the proceedings.

**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.

**SUPPORTING INFORMATION****Planning and Development Policy Committee**

At the Planning and Development Policy Committee meeting held on 5 August 2025, all resolutions were made under delegation, and the minutes are presented for adoption.

**Environmental Sustainability Policy Committee**

At the Environmental Sustainability Policy Committee meeting held on 5 August 2025, all resolutions were made under delegation, and the minutes are presented for adoption.

**Finance Policy Committee**

At the Finance Policy Committee meeting held on 5 August 2025, all resolutions were made under delegation, and the minutes are presented for adoption.

**Infrastructure Policy Committee**

At the Infrastructure Policy Committee meeting held on 5 August 2025, all resolutions were made under delegation, and the minutes are presented for adoption.

**Recreation & Culture Policy Committee**

At the Recreation & Culture Policy Committee meeting held on 5 August 2025, all resolutions were made under delegation, and the minutes are presented for adoption.

**Services Policy Committee**

At the Services Policy Committee meeting held on 5 August 2025, all resolutions were made under delegation, and the minutes are presented for adoption.

**Regional & Economic Development Policy Committee**

At the Regional & Economic Development Policy Committee meeting held on 5 August 2025, all resolutions were made under delegation, and the minutes are presented for adoption.

**ATTACHMENTS**

- 1 PDC 5 August 2025 Minutes, 2025/1626 [↓](#)
- 2 ESPC 5 August 2025 Minutes, 2025/1627 [↓](#)
- 3 FPC 5 August 2025 Minutes, 2025/1628 [↓](#)
- 4 IPC 5 August 2025 Minutes, 2025/1629 [↓](#)
- 5 RCPC 5 August 2025 Minutes, 2025/1630 [↓](#)
- 6 SPC 5 August 2025 Minutes, 2025/1631 [↓](#)
- 7 REDPC 5 August 2025 Minutes, 2025/1632 [↓](#)

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**ORANGE CITY COUNCIL****MINUTES OF THE****PLANNING & DEVELOPMENT COMMITTEE**

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 5 AUGUST 2025

COMMENCING AT 7:09 PM

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**1 INTRODUCTION****ATTENDANCE**

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Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Chief Executive Officer, Director Corporate and Commercial Services, Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Manager Corporate Governance, Manager Executive Support, Executive Support Officer, Manager Engineering Services

**APOLOGIES AND LEAVE OF ABSENCE**

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Nil.

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

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Cr Kinghorne declared a Significant Pecuniary Interest in Item 2.2 - Development Application DA 19/1995(2) - Lot 4 Ophir Road as her husband's consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in Item 2.3 - Development Application DA 149/2007(2) - 1040 Pinnacle Road as her husband's consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in Item 2.5 - Development Application DA 100/2025(1) - 59-67 Bathurst Road - KWS as her husband's consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in Item 2.6 - Post-exhibition Report - Amendment to Orange Development Control Plan 2004 - 277 Cargo Road Site-Specific Development Control Plan as her husband's consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in Item 2.7 - Amendment to Orange Development Control Plan 2004 - Site-Specific Development Control Plan - 274 Leeds Parade as her husband's consultancy company has undertaken work on this site.

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**Attachment 1 PDC 5 August 2025 Minutes**


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**MINUTES OF PLANNING & DEVELOPMENT COMMITTEE**
**5 AUGUST 2025**

Cr McDonell declared a Non-Significant Non-Pecuniary Interest in Item 2.5 - Development Application DA 100/2025(1) - 59-67 Bathurst Road - KWS as she is an ex-student of Kinross Wolaroi High School.

Cr Ruddy declared a Significant Non-Pecuniary Interest in Item 2.3 - Development Application DA 149/2007(2) - 1040 Pinnacle Road as the applicant is known to her.

**2 GENERAL REPORTS**
**2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL**

TRIM REFERENCE: 2025/798

**RESOLVED - 25/367**
**Cr J Whitton/Cr J Stedman**

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.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

*\*Cr Kinghorne left the meeting with the time being 7.10pm.*

**2.2 DEVELOPMENT APPLICATION DA 19/1995(2) - LOT 4 OPHIR ROAD**

TRIM REFERENCE: 2025/1470

*Cr Kinghorne declared a Significant Pecuniary Interest in this as her husband's consultancy company has undertaken work on this site, left the meeting and did not participate in discussion or voting on this item.*

**RESOLVED - 25/368**
**Cr G Power/Cr M Ruddy**

That Council consents to modified development application DA 19/1995(2) for Rural Residential Subdivision at Lot 4 DP 1274221 - Ophir Road, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr S Peterson, Cr M Ruddy, Cr J Whitton

Against: Cr G Judge, Cr D Mallard, Cr G Power, Cr J Stedman

Absent: Cr F Kinghorne

Cr Mallard asked what capacity Council has to set parameters and conditions on development applications within the proposed subdivision and the impact that might have upon the heritage items located nearby.

*The Director Development Services advised there are two different ways houses and ancillary buildings can occur. The most common is the Development Application process which requires addressing heritage matters adjoining and within proximity to the site. The other way is a Complying Development Certificate which has pre-set standards and limitation that does not require the formal acknowledgement or assessment of heritage significance or other environmental impacts, and can be approved without coming before Council.*

**Attachment 1 PDC 5 August 2025 Minutes**
**MINUTES OF PLANNING & DEVELOPMENT COMMITTEE**
**5 AUGUST 2025**

Cr McDonell asked that if the existing archaeological survey conditions were included as controls.  
*The Director Development Services advised that Conditions 30-31 cover these elements. Asbestos is managed under the Work Health and Safety Regulations and items of heritage significance fall under the Heritage Act and may have archaeological restrictions on them.*

Cr McDonell asked why the pre-existing Condition 8 of the 1995 Approval was not met. This condition stated that the land within the 400 metre buffer area will be densely planted with trees and shrubs that will effectively provide for noise attenuation, litter screening, dust screening and odour attenuation prior to the release of stage 1.  
*The Director Development Services advised the 400 meter buffer as stipulated in numerous conditions within the 1995 approval has been adhered to. There are plans to plant trees within the buffer in accordance with bushfire mapping controls and restrictions.*

Cr Duffy asked about any concerns with the traffic flow coming out of this subdivision from the western side.  
*The Director Development Services advised that this subdivision would not significantly change the traffic volume on those roads as there are only 12 lots included in this development.*

*\*Cr Ruddy left the meeting with the time being 7.23pm\**

**2.3 DEVELOPMENT APPLICATION DA 149/2007(2) - 1040 PINNACLE ROAD**

TRIM REFERENCE: 2025/1134

*Cr Kinghorne declared a Significant Pecuniary Interest in this item as her husband's consultancy company has undertaken work on this site, left the meeting and did not participate in discussion or voting on this item.*

*Cr Ruddy declared a Significant Non-Pecuniary Interest in this item as the applicant is known to her, left the meeting and did not participate in discussion or voting on this item.*

**RESOLVED - 25/369**
**Cr T Mileto/Cr G Power**

That Council consents to development application DA 149/2007(2) for Subdivision (two lot rural) at Lot 101 DP1140615 - 1040 Pinnacle Road Canobolas pursuant to the conditions of consent in the attached Notice of Determination.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr S Peterson, Cr G Power, Cr J Whitton

Against: Cr J Stedman

Absent: Cr F Kinghorne, Cr M Ruddy

Cr Peterson asked if there is a way that Council can acknowledge the speakers request to add an additional condition to the consent.  
*The Director Development Services advised that the request is probably beyond the scope of what is possible as this development is a modification of a previous approval and there are restrictions on what can and cannot be done. Council will continue to work with both the applicant and neighbours to resolve the land dispute conflict.*

Cr Duffy asked why the issue of a buffer zone is not being considered in this matter.  
*The Director Development Services advised that there is a buffer zone included in the report and that trees have been replanted along the boundary as the large trees that were previously there had been removed before Councils involvement.*

**Attachment 1 PDC 5 August 2025 Minutes**
**MINUTES OF PLANNING & DEVELOPMENT COMMITTEE**
**5 AUGUST 2025**

Cr Whitton asked if the planning team is aware of the covenants when making their assessment.  
*The Director Development Services advised that the covenants are known, but there are provisions under the Local Environment Plan that do not require Council to give them full consideration as they are effectively civil agreements between parties.*

*\*Cr Kinghorne and Cr Ruddy returned to the meeting with the time being 7.30pm\**

**2.4 DEVELOPMENT APPLICATION DA 1/2025(1) - 2 CHERRYWOOD CLOSE**

TRIM REFERENCE: 2025/1477

**RESOLVED - 25/370**
**Cr J Whitton/Cr T Greenhalgh**

That Council consents to development application DA 1/2025(1) for Demolition (tree removal and outbuildings) and Subdivision (ten lot Torrens title and new road) at Lot 43 DP 788920 - 2 Cherrywood Close, Orange pursuant to the conditions of consent in the attached Notice of Determination.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

*\*Cr Kinghorne left the meeting with the time being 7.31pm\**

**2.5 DEVELOPMENT APPLICATION DA 100/2025(1) - 59-67 BATHURST ROAD - KWS**

TRIM REFERENCE: 2025/1521

*Cr Kinghorne declared a Significant Pecuniary Interest in this item as her husband's consultancy company has undertaken work on this site, left the meeting and did not participate in discussion or voting on this item.*

*Cr McDonell declared a Non-Significant Non-Pecuniary Interest in this item as she is an ex-student of Kinross Wolaroi High School.*

**RESOLVED - 25/371**
**Cr T Mileto/Cr J Whitton**

That Council consents to development application DA 100/2025(1) for Educational Establishment (school) (alterations and additions) and Demolition (tree removal) at Lot 30 DP 1190518 - 59-67 Bathurst Road, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr F Kinghorne



**Attachment 1 PDC 5 August 2025 Minutes**
**MINUTES OF PLANNING & DEVELOPMENT COMMITTEE**
**5 AUGUST 2025**
**2.6 POST-EXHIBITION REPORT - AMENDMENT TO ORANGE DEVELOPMENT CONTROL PLAN 2004 - 277 CARGO ROAD SITE-SPECIFIC DEVELOPMENT CONTROL PLAN**

TRIM REFERENCE: 2025/1559

*Cr Kinghorne declared a Significant Pecuniary Interest in this item as her husband's consultancy company has undertaken work on this site, left the meeting and did not participate in discussion or voting on this item.*

**RESOLVED - 25/372**
**Cr K Duffy/Cr G Power**

- 1 That Council adopts the amendment Orange Development Control Plan 2004 and includes site-specific development controls relating to 277 Cargo Road (Lot A DP 408148) under Chapter 7 of Orange Development Control Plan 2004.
- 2 That a notice be placed on Council's website for the adoption of the amendment to the Orange Development Control Plan 2004 in accordance with the Environmental Planning and Assessment Regulation 2021 within 28 days of adoption.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr F Kinghorne

**2.7 AMENDMENT TO ORANGE DEVELOPMENT CONTROL PLAN 2004 - SITE-SPECIFIC DEVELOPMENT CONTROL PLAN - 274 LEEDS PARADE**

TRIM REFERENCE: 2025/1383

*Cr Kinghorne declared a Significant Pecuniary Interest in this item as her husband's consultancy company has undertaken work on this site, left the meeting and did not participate in discussion or voting on this item.*

**RESOLVED - 25/373**
**Cr S Peterson/Cr J Whitton**

- 1 That Council adopts the amendment Orange Development Control Plan 2004 and includes site-specific development controls relating to 274 Leeds Parade (Lot 211 DP 1177178) under chapter 7 of Orange Development Control Plan 2004.
- 2 That a notice be placed on Council's website of the adoption of the amendment to the Orange Development Control Plan 2004 in accordance with the Environmental Planning and Assessment Regulation 2021 within 28 days of adoption.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr F Kinghorne

*\*Cr Kinghorne returned to the meeting with the time being 7.33pm\**

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**Attachment 1 PDC 5 August 2025 Minutes**

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**MINUTES OF PLANNING & DEVELOPMENT COMMITTEE****5 AUGUST 2025****2.8 PLANNING PROPOSAL - RURAL LAND BOUNDARY ADJUSTMENT CLAUSE**

TRIM REFERENCE: 2025/1263

**RESOLVED - 25/374****Cr D Mallard/Cr M Ruddy**

That Council resolves to:

- 1 Support the preparation and submission of a Planning Proposal to insert new Clause 4.2D into the Orange LEP 2011 (as outlined).
- 2 Authorise the CEO (or delegate) to address any Gateway conditions and progress the matter without further reporting until post-exhibition.
- 3 Prepare and concurrently exhibit a draft DCP amendment to support the implementation of the new clause.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**2.9 PLANNING PROPOSAL - ORANGE LEP 2011 ADMINISTRATIVE AMENDMENT (HOUSEKEEPING AMENDMENT)**

TRIM REFERENCE: 2025/1463

**RESOLVED - 25/375****Cr D Mallard/Cr G Power**

That Council resolves to:

- 1 Submit the Planning Proposal to amend the Orange Local Environmental Plan 2011 (Housekeeping Amendment - Administrative) to the Department of Planning, Housing and Infrastructure for Gateway Determination in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979.
- 2 Undertake any revisions or updates to the Planning Proposal required by the Gateway Determination.
- 3 Carry out public exhibition and agency consultation of the Planning Proposal for a minimum of 28 days in accordance with the Gateway Determination and the Local Environmental Plan Making Guideline.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**THE MEETING CLOSED AT 7:36 PM.**



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## **ORANGE CITY COUNCIL**

MINUTES OF THE

### **ENVIRONMENTAL SUSTAINABILITY POLICY COMMITTEE**

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 5 AUGUST 2025

COMMENCING AT 7:37 PM

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#### **1 INTRODUCTION**

##### **ATTENDANCE**

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Cr D Mallard (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Chief Executive Officer, Director Corporate and Commercial Services, Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Manager Corporate Governance, Manager Executive Support, Executive Support Officer, Manager Engineering Services

##### **APOLOGIES AND LEAVE OF ABSENCE**

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Nil.

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

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Nil

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**Attachment 2    ESPC 5 August 2025 Minutes**

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**MINUTES OF ENVIRONMENTAL SUSTAINABILITY POLICY COMMITTEE****5 AUGUST 2025****2    COMMITTEE MINUTES****2.1    COMPANION ANIMALS COMMUNITY COMMITTEE MINUTES OF 5 JUNE 2025**

TRIM REFERENCE:    2025/1577

**RESOLVED - 25/376****Cr M McDonell/Cr J Stedman**

- 1    That Council acknowledge the reports presented to the Companion Animals Community Committee at its meeting held on 5 June 2025.
- 2    That the minutes of the Companion Animal Community Committee at its meeting held on 5 June 2025 be adopted.

For: Cr D Mallard (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**QUESTION TAKEN ON NOTICE****Cr K Duffy**

Cr Duffy asked that Council receives a report regarding parking at the off-leash park near the intersection of Escort Way and Lombardy Way.

**THE MEETING CLOSED AT 7:39 PM.**

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## **ORANGE CITY COUNCIL**

MINUTES OF THE

### **FINANCE POLICY COMMITTEE**

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 5 AUGUST 2025

COMMENCING AT 7:39 PM

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## **1 INTRODUCTION**

### **ATTENDANCE**

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Cr S Peterson (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Chief Executive Officer, Director Corporate and Commercial Services, Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Manager Corporate Governance, Manager Executive Support, Executive Support Officer, Manager Engineering Services

### **APOLOGIES AND LEAVE OF ABSENCE**

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Nil

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

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Cr Stedman declared a Non-Significant Non-Pecuniary Interest in Item 2.1-2(a) - Donation to Housing Plus as he is employed by Housing Plus.

Cr Whitton declared a Significant Pecuniary Interest in Item 2.1-2(a) - Donation to Housing Plus as he is the Chairman for OCTEC who owns the building in which Housing Plus is a tenant.

**Attachment 3 FPC 5 August 2025 Minutes**
**MINUTES OF FINANCE POLICY COMMITTEE**
**5 AUGUST 2025**
**2 GENERAL REPORTS**
**2.1 SMALL DONATIONS - REQUESTS FOR DONATIONS**

TRIM REFERENCE: 2025/1346

**RESOLVED - 25/377**
**Cr M McDonell/Cr F Kinghorne**

1 That this item be heard and voted on in seriatim.

For: Cr S Peterson (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

*\*Cr Stedman & Cr Whitton left the meeting with the time being 7.40pm\*.*
*Cr Stedman declared a Non-Significant Non-Pecuniary Interest in this item as he is employed by Housing Plus, left the meeting and did not participate in discussion or voting on this item.*
*Cr Whitton declared a Significant Pecuniary Interest in this item as he is the Chairman for OCTEC who owns the building in which Housing Plus is a tenant, left the meeting and did not participate in discussion or voting on this item.*
**RESOLVED - 25/378**
**Cr T Greenhalgh/Cr S Peterson**

2(a) That Council donate \$2,500 to Housing Plus to contribute to purchasing vouchers to use as prizes for the fundraising activities at the White Tie Ball.

For: Cr S Peterson (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr G Power, Cr M Ruddy,

Against: Nil

Absent: Cr J Stedman, Cr J Whitton

*\*Cr Stedman & Cr Whitton returned to the meeting with the time being 7.41pm\**
**RESOLVED - 25/379**
**Cr G Power/Cr D Mallard**

2(b) That Council donate \$962 to Orange Edible Garden Trail Inc to contribute to a financial buffer to ensure continuation of our project in the event of a cancellation.

For: Cr S Peterson (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

Cr McDonell asked what happens with the money if the financial buffer is not needed.

*The Director Corporate & Commercial Services advised that there is an acquittal process after the event where the applicant reports how the money was spent, however it is their responsibility to return any unused funds.*

Cr Whitton asked if there are concerns that Council is underwriting the event.

*The Director Corporate & Commercial Services advised that this can be interpreted as Council underwriting the event for that amount, as the applicant requests that Council cover all costs of the event and that ticket sales go to the profit of the ongoing event, which shows potential to become self-sustainable.*

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**Attachment 3 FPC 5 August 2025 Minutes**

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**MINUTES OF FINANCE POLICY COMMITTEE****5 AUGUST 2025****2.2 SMALL DONATIONS - REQUESTS FOR DONATIONS ADDITIONAL**

TRIM REFERENCE: 2025/1635

**RESOLVED - 25/380****Cr T Mileto/Cr J Whitton**

That Council donate \$5,000 to Orange Push for Palliative to contribute to palliative care items at Orange Hospital.

For: Cr S Peterson (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**THE MEETING CLOSED AT 7:51 PM.**

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**ORANGE CITY COUNCIL**

MINUTES OF THE

**INFRASTRUCTURE POLICY COMMITTEE**

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 5 AUGUST 2025

COMMENCING AT 7:52 PM

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**1    INTRODUCTION****ATTENDANCE**

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Cr J Whitton (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman

Chief Executive Officer, Director Corporate and Commercial Services, Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Manager Corporate Governance, Manager Executive Support, Executive Support Officer, Manager Engineering Services

**APOLOGIES AND LEAVE OF ABSENCE**

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Nil

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

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Nil

**Attachment 4 IPC 5 August 2025 Minutes**
**MINUTES OF INFRASTRUCTURE POLICY COMMITTEE**
**5 AUGUST 2025**
**2 COMMITTEE MINUTES**
**2.1 MINUTES OF THE MAJOR PROJECTS AND INFRASTRUCTURE COMMUNITY COMMITTEE MEETING 17 JUNE 2025**

TRIM REFERENCE: 2025/1468

**RESOLVED - 25/381**
**Cr T Greenhalgh/Cr S Peterson**

- 1 That Council acknowledge the reports presented to the Major Projects & Infrastructure Community Committee at its meeting held on 17 June 2025.
- 2 That the minutes of the Major Projects & Infrastructure Community Committee from its meeting held on 17 June 2025 be adopted.

For: Cr J Whitton (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonnell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman

Against: Nil

Absent: Nil

**2.2 MINUTES OF THE CITY OF ORANGE TRAFFIC COMMITTEE MEETING 8 JULY 2025**

TRIM REFERENCE: 2025/1467

**RESOLVED - 25/382**
**Cr D Mallard/Cr S Peterson**

- 1 That Council acknowledge the reports presented to the City of Orange Traffic Committee at its meeting held on 8 July 2025.
- 2 That Council determine recommendations 3.1, 3.2, 3.3, 3.4, 3.5 and 3.6 from the minutes of the City of Orange Traffic Committee meeting of 8 July 2025.
  - 3.1 *Street Event – 2026 Orange Running Festival*  
That the Conditional Approval for the 2026 Orange Running Festival to be held Sunday 15 March 2026 be endorsed subject to compliance with the attached conditions.
  - 3.2 *Thompson Road Bridge 2*  
That Council installs a new Give Way sign for the northernmost single lane bridge on Thompson Road across the Bell River in accordance with the attached plans.
  - 3.3 *Kite Street Pedestrian Crossing*  
That Council installs new double barrier (BB) line and chevron along the centre line on the western side of the Kite Street Wombat Crossing in accordance with the attached plan.
  - 3.4 *Lysterfield Road and Shiralee Road Lines and Signs*  
That Council adopt the attached signs and line marking plans for the subdivision of north Shiralee for Development Applications DA277/2020, DA211/2021, DA265/2021, DA387/2021 and DA220/2023.
  - 3.5 *Lucknow – No Stopping Sign – Phoenix Mine Road*  
That No Stopping signs be put on the western side of Phoenix Mine Road as per Figure A of this report.
  - 3.6 *Safety and Road Signage at Spring Terrace*  
That the City of Orange Traffic Committee attend an on-site meeting on Forest Road at Spring Terrace to discuss the residents' concerns.
- 3 That the remainder of the minutes of the City of Orange Traffic Committee from its meeting held on 8 July 2025 be adopted.

For: Cr J Whitton (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonnell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman

Against: Nil

Absent: Nil

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**Attachment 4 IPC 5 August 2025 Minutes**

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**MINUTES OF INFRASTRUCTURE POLICY COMMITTEE****5 AUGUST 2025****3 GENERAL REPORTS****3.1 CURRENT WORKS**

TRIM REFERENCE: 2025/1523

**RESOLVED - 25/383****Cr G Power/Cr S Peterson**

That the information provided in the report on Current Works be acknowledged.

For: Cr J Whitton (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman

Against: Nil

Absent: Nil

Cr Mileto asked for clarification on the date that the tenders close for the proposed Sports Precinct.

*The Director Community, Recreation & Cultural Services advised that tenders are due to close at the end of August and that it is subject to determination by NSW Heritage. Council is attempting to expediate the process by continuing works whilst waiting on heritage advisement.*

Cr Whitton asked if NSW Heritage have the ability to stop the project.

*The Director Community, Recreation & Cultural Services advised that the Regional Planning Panel will not progress their consideration of the Development Application without the general terms of approval.*

Cr McDonell asked if the delays are caused by disagreements between Local and State Government.

*The Director Community, Recreation & Cultural Services advised that project management initially was mandated to be overseen by Public Works, however 12 months ago it was transferred to Council to manage.*

Cr Greenhalgh asked if another Development Application needs to be lodged for the athletics track.

*The Director Community, Recreation & Cultural Services advised yes, Council needs to wait until the current Development Application is determined before lodging another.*

Cr Duffy asked if Council has enough money and work crews to repair the damage to roads from the recent wet weather.

*The Director Technical Services advised that over the last fortnight Council had laid 16 tonne of coldmix, crews are patching and resources have been allocated from other roles during this period.*

**THE MEETING CLOSED AT 8:13 PM.**



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**ORANGE CITY COUNCIL****MINUTES OF THE****RECREATION & CULTURE POLICY COMMITTEE**

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 5 AUGUST 2025

COMMENCING AT 8:13 PM

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**1 INTRODUCTION****ATTENDANCE**

Cr T Greenhalgh (Deputy Mayor)(Chairperson), Cr T Mileto (Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Chief Executive Officer, Director Corporate and Commercial Services, Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Manager Corporate Governance, Manager Executive Support, Executive Support Officer, Manager Engineering Services

**APOLOGIES AND LEAVE OF ABSENCE**

Nil

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

Nil

**2 COMMITTEE MINUTES****2.1 MINUTES OF THE SPORT & RECREATION COMMUNITY COMMITTEE MEETING - 18 JUNE 2025**

TRIM REFERENCE: 2025/1353

**RESOLVED - 25/384****Cr J Stedman/Cr S Peterson**

- 1 That Council acknowledge the reports presented to the Sport & Recreation Community Committee at its meeting held on 18 June 2025.
- 2 That the minutes of the Sport & Recreation Community Committee from its meeting held on 18 June 2025 be adopted.

For: Cr T Greenhalgh (Deputy Mayor)(Chairperson), Cr T Mileto (Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**THE MEETING CLOSED AT 8:14 PM.**

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**ORANGE CITY COUNCIL**

MINUTES OF THE

**SERVICES POLICY COMMITTEE**

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 5 AUGUST 2025

COMMENCING AT 8:15 PM

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**1 INTRODUCTION****ATTENDANCE**

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Cr M Ruddy (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr J Stedman, Cr J Whitton

Chief Executive Officer, Director Corporate and Commercial Services, Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Manager Corporate Governance, Manager Executive Support, Executive Support Officer, Manager Engineering Services

**APOLOGIES AND LEAVE OF ABSENCE**

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Nil

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

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Nil

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**Attachment 6 SPC 5 August 2025 Minutes**

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**MINUTES OF SERVICES POLICY COMMITTEE****5 AUGUST 2025****2 COMMITTEE MINUTES****2.1 MINUTES OF THE NAIDOC WEEK COMMITTEE MEETING 26 JUNE 2025**

TRIM REFERENCE: 2025/1386

**RESOLVED - 25/385****Cr J Stedman/Cr G Power**

- 1 That Council acknowledge the reports presented to the NAIDOC Week Community Committee at its meeting held on 26 June 2025.
- 2 That the minutes of the NAIDOC Week Community Committee from its meeting held on 26 June 2025 be adopted.

For: Cr M Ruddy (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**2.2 MINUTES OF THE NAIDOC WEEK COMMITTEE MEETING 2 JULY 2025**

TRIM REFERENCE: 2025/1465

**RESOLVED - 25/386****Cr M McDonell/Cr S Peterson**

- 1 That Council acknowledge the reports presented to the NAIDOC Week Community Committee at its meeting held on 2 July 2025.
- 2 That Council determine recommendation 3.2 from the minutes of the NAIDOC Week Community Committee meeting of 2 July 2025.
  - 3.2 *That the following Expressions of Interest for NAIDOC Week 2025 events be accepted:*
    - a. *NAIDOC Service Day and Street March – Orange City Council*
    - b. *NAIROC – NAIROC Committee*
    - c. *Bundyi Giilang Film Screening – Dark Horse Photography*
    - d. *NAIDOC Service Day BBQ – Homes NSW*
- 3 That the remainder of the minutes of the NAIDOC Week Community Committee from its meeting held on 2 July 2025 be adopted.

For: Cr M Ruddy (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**THE MEETING CLOSED AT 8:18 PM.**

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**ORANGE CITY COUNCIL**

MINUTES OF THE

**REGIONAL & ECONOMIC DEVELOPMENT POLICY COMMITTEE**

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 5 AUGUST 2025

COMMENCING AT 8:18 PM

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**1 INTRODUCTION****ATTENDANCE**

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Cr T Mileto (Mayor)(Chairperson), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Chief Executive Officer, Director Corporate and Commercial Services, Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Manager Corporate Governance, Manager Executive Support, Executive Support Officer, Manager Engineering Services

**APOLOGIES AND LEAVE OF ABSENCE**

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Nil

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

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Nil

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**Attachment 7 REDPC 5 August 2025 Minutes**

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**MINUTES OF REGIONAL & ECONOMIC DEVELOPMENT POLICY COMMITTEE****5 AUGUST 2025****2 COMMITTEE MINUTES****2.1 MINUTES OF THE CLIFTON GROVE COMMUNITY COMMITTEE MEETING 5 JUNE 2025**

TRIM REFERENCE: 2025/1479

**RESOLVED - 25/387****Cr F Kinghorne/Cr K Duffy**

- 1 That Council acknowledge the reports presented to the Clifton Grove Community Committee at its meeting held on 5 June 2025.
- 2 That the minutes of the Clifton Grove Community Committee from its meeting held on 5 June 2025 be adopted.

For: Cr T Mileto (Mayor)(Chairperson), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**2.2 MINUTES OF THE SPRING HILL COMMUNITY COMMITTEE MEETING 10 JUNE 2025**

TRIM REFERENCE: 2025/1476

**RESOLVED - 25/388****Cr M Ruddy/Cr M McDonell**

- 1 That Council acknowledge the reports presented to the Spring Hill Community Committee at its meeting held on 10 June 2025.
- 2 That Council determine recommendations 4.3.2 from the minutes of the Spring Hill Community Committee meeting of 10 June 2025:  
*4.3.2 - That Council approve the allocation of \$3,000 from the Spring Hill budget for Spring Hill Cemetery - gravel & fencing update works.*
- 3 That Council approve the remainder of the minutes of the Spring Hill Community Committee from its meeting held on 10 June 2025 be adopted.

For: Cr T Mileto (Mayor)(Chairperson), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

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**Attachment 7 REDPC 5 August 2025 Minutes**

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**MINUTES OF REGIONAL & ECONOMIC DEVELOPMENT POLICY COMMITTEE****5 AUGUST 2025****2.3 MINUTES OF THE LUCKNOW COMMUNITY COMMITTEE MEETING 16 JUNE 2025**

TRIM REFERENCE: 2025/1481

**RESOLVED - 25/389****Cr M McDonell/Cr T Greenhalgh**

- 1 That Council acknowledge the reports presented to the Lucknow Community Committee at its meeting held on 16 June 2025.
- 2 That Council determine recommendation 4.2.1 from the minutes of the Lucknow Community Committee meeting of 16 June 2025, for the value of \$25,000  
*4.2.1 That Council refunds 50% of the Lucknow Community Committee's contribution back to the Committee from the Lucknow footpath project.*
- 3 That the Lucknow Community Committee commit up to \$5,000 of their allocated community fund toward a campaign to boost Lucknow visitation, including social media, radio and newspaper advertising.
- 4 That the remainder of the minutes of the Lucknow Community Committee from its meeting held on 16 June 2025 be adopted.

For: Cr T Mileto (Mayor)(Chairperson), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

Cr Peterson asked for clarification on if there was a loss to Council as the footpath came in substantially under budget.

*The Director Corporate & Commercial Services advised that the \$25,000 will come from the existing budget for footpaths, which means there will be \$25,000 less spent this financial year on other footpaths.*

**2.4 MINUTES OF THE SISTER CITIES COMMUNITY COMMITTEE 1 JULY 2025**

TRIM REFERENCE: 2025/1513

**RESOLVED - 25/390****Cr T Greenhalgh/Cr D Mallard**

- 1 That Council acknowledge the reports presented to the Sister Cities Community Committee at its meeting held on 1 July 2025.
- 2 That the minutes of the Sister Cities Community Committee from its meeting held on 1 July 2025 be adopted.

For: Cr T Mileto (Mayor)(Chairperson), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr M McDonell, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

**QUESTION TAKEN ON NOTICE****Cr M McDonell**

Cr McDonell asked when the signing of the MOU with Zaporizhzhia as mentioned in the Sister Cities Community Committee Minutes of 29 April 2025 will occur.

**THE MEETING CLOSED AT 8:24 PM.**

**5.3 DEVELOPMENT APPLICATION DA 748/2024(1) - 184 LEEDS PARADE**

RECORD NUMBER: 2025/1643

AUTHOR: Ben Hicks, Senior Planner

**EXECUTIVE SUMMARY**

Application lodged	16 December 2024
Applicant/s	MAAS Group Properties Leeds Pty Limited
Owner/s	MAAS Group Properties Leeds Pty Limited
Land description	Lot 23 DP1306339 - 184 Leeds Parade, Orange
Proposed land use	Manufactured Home Estate (410 dwelling sites), Community Amenities, Open Space and Associated Civil Works
Value of proposed development	\$40,406,229.00 (incl. GST)

The application seeks consent for the establishment of a Manufactured Home Estate (MHE) at 184 Leeds Parade, Orange, comprising 410 dwelling sites with community amenities, open space, and associated civil works.

Council is advised that pursuant to Section 2.19(1) and Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021*, the proposal qualifies as regionally significant development due to its estimated value exceeding \$30 million. Accordingly, the Western Regional Planning Panel (WRPP) is the consent authority.

The purpose of this report is to inform Council that staff assessment of the development application has been completed, and Council may now make a written submission to the WRPP on the proposed development. Should Council wish to make a submission to the WRPP, Council will need to nominate specific planning matters to be addressed so that arrangements may be made for a letter to be tabled for the consideration of the WRPP.

It should be noted that in accordance with the Sydney & Regional Planning Panels Operational Procedures, a Council submission cannot be specifically referenced in the assessment report or recommendations prepared by the Council staff.

The planning assessment report, recommended notice of determination and plans for the development are attached to assist Council in making a submission on the matter. A copy of the Statement of Environmental Effects and supporting documentation accompanying the development application can be made available if requested.

Council is also advised that the development application is the subject of a Class 1 Appeal in the Land and Environment Court of NSW, lodged on the basis of deemed refusal. Notwithstanding the appeal, the application will still be determined by the WRPP. The status and continuation of the appeal may be affected by the outcome of the Panel's decision.

The application is scheduled for determination by the WRPP on 2 September 2025.

**LINK TO DELIVERY/OPERATIONAL PLAN**

The recommendation in this report relates to the Delivery/Operational Plan Strategy "7.3 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:**

- 1 That the information contained in the report for development application DA 748/2024(1) for *Manufactured Home Estate (410 Dwelling Sites), Community Amenities, Open Space and Associated Civil Works* at Lot 23 DP 1306339 - 184 Leeds Parade, Orange be acknowledged.**
- 2 That Council determine whether or not it makes a submission on the application to the Western Regional Planning Panel, and if resolved to do so, specify the reasons for its position.**

**DIRECTOR'S COMMENT**

The proposed manufactured home estate comprises 410 dwelling sites and associated private roads, on-site visitor parking, sales and administration offices and indoor and outdoor amenities including a gym, indoor swimming pool, cinema, function rooms, tennis/pickleball court, bowling green, children's playground, pocket parks, walking trails and other outdoor recreation spaces.

I note in the attached planning assessment report that Council staff have identified significant environmental, social, and economic issues that render the development unsuitable for the site in its current form. The extent of earthworks, vegetation clearance, and modification of natural drainage patterns poses a substantial risk to the site's ecological values. These matters in my view remain insufficiently addressed in the application.

I support the recommendation for refusal. The application appears to fail the decision preconditions in Housing SEPP s125: it does not demonstrate adequate transport services for a 410-site, medium-density estate nor reasonable access to essential community facilities; and it does not comply with the Regulations for MHEs (notably open space, and setbacks).

The density, layout and bulk earthworks would materially and unnecessarily alter a visually prominent landform at a city gateway, with insufficient landscaping and canopy to mitigate urban heat or visual impacts. The scale is considered to be at odds with established residential character and density in the Discovery Hill context. Critical information gaps remain around earthworks/groundwater and enforceable stormwater outcomes. On balance, approval would not be in the public interest under s4.15 of the Act.

The consent authority for this development is the Western Regional Planning Panel. The purpose of this report is to inform Council that staff assessment of the development application has been completed, and Council may now make a written submission to the WRPP on the proposed development. Should Council wish to make a submission to the WRPP, Council will need to nominate specific planning matters to be addressed so that arrangements may be made for a letter to be tabled for the consideration of the WRPP.

**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.



**SUPPORTING INFORMATION**

The application seeks development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* (the “EP&A Act”) for the establishment of a manufactured home estate at 184 Leeds Parade, Orange. The proposed manufactured home estate comprises 410 dwelling sites and associated private roads, onsite visitor parking, sales and administration offices and indoor and outdoor amenities including a gym, indoor swimming pool, cinema, function rooms, tennis/pickleball court, bowling green, children’s playground, pocket parks, walking trails and other outdoor recreation spaces. Ancillary works including bulk earthworks to substantially modify the site’s landform, the construction of a roundabout on Leeds Parade, the provision of utilities, services and stormwater management infrastructure, perimeter and internal fencing and landscaping also form part of the application.

The development comprises regionally significant development under *State Environmental Planning Policy (Planning Systems) 2021*. Pursuant to Section 4.5 of the EP&A Act, the Western Regional Planning Panel is the consent authority for the application. The application is integrated development under Section 4.46 of the EP&A Act as it requires concurrent approvals under Section 138 of the *Roads Act 1993* and Section 100B of the *Rural Fires Act 1997*.

The proposed development comprises “traffic-generating development” under Clause 2.122 and Schedule 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

The site forms part of the Discovery Hill residential precinct, and occupies an elevated and visibly prominent location at the intersection of the Northern Distributor Road and Leeds Parade, a key entry and visual gateway to the Orange urban area. The site comprises bush fire prone land in accordance with the NSW Rural Fire Service’s Bush Fire Prone Land Map.

Permissibility for the proposed land use is provided by Chapter 3, Part 8 of *State Environmental Planning Policy (Housing) 2021* (the “Housing SEPP”). Subject to certain exclusions (Schedule 6), Section 122 of the SEPP allows development consent for a manufactured home estate to be granted in relation to land within the City of Orange on which development for the purposes of a caravan park may be carried out. The subject site is zoned as R1 General Residential and, as such, consent for a manufactured home estate may be granted under the SEPP’s provisions.

It should be noted that “land within one or more of the categories described in Schedule 6” of the SEPP is excluded from the operation of section 122. This includes certain land described under clause 6 of Schedule 6, being “[l]and which under any environmental planning instrument is within an area or zone identified in that instrument by the description ... environmental protection”. Given the site is described as “groundwater vulnerability” on the Orange LEP 2011’s Groundwater Vulnerability Map and the Panel’s previous interpretation of this in relation to the matter in PPSWES-40, Council has sought legal advice in order to clarify whether land within the subject site should be excluded from the operation of Chapter 3, Part 8 of the Housing SEPP. While this advice is inconclusive, it does indicate that, given the comparatively more restrictive wording of the Housing SEPP’s provisions compared to the relevant statutory provisions in PPSWES-40, such an argument would be more likely to fail than succeed. Notwithstanding, the interpretation of the SEPP’s provisions in relation to the current application remains open to determination by the Panel.

The attached planning assessment has identified significant environmental, social, and economic issues that render the development unsuitable for the site in its current form. Key issues in this regard are:

- (a) The application proposes a form and density of development that are incompatible with the established and emerging character of the Discovery Hill precinct and that fail to ensure the development is integrated with its surrounding residential context. When combined with the detrimental visual impact of the development described below, the application is considered to be unsuitable given its location, design and relationship with the character of surrounding residential areas.
- (b) The development entails significant and detrimental visual impact on the locality. To this end, the development density and tightly-packed nature of dwelling sites proposed for the site, combined with the site's visual prominence, the excessive extent of landform modification proposed and the inadequate provision for urban tree canopy, means that the development is considered to be incongruous with the scenic qualities and landscape character of the site and its wider setting. Given the opportunities evident for a lower development density and a site layout more in keeping with the site's natural topography and highly visible location, this impact is considered to be unacceptable.
- (c) The proposal does not adequately demonstrate that it meets the community's housing needs. To this end, the application does not demonstrate beneficial or sustainable effects on long-term housing affordability, accessibility or diversity within Orange's housing market. When combined with the social impact of the development described below, the proposed scale and density of housing proposed to be provided are considered to be unsuitable for the location.
- (d) The application does not adequately demonstrate the suitability of the development in relation to residents' likely access to public transport and essential community facilities and services. To this end, the proposed density of development is considered to be incompatible with the site's location and its distance from existing public transport and community facilities and services, and is considered to entail unacceptable social impact.
- (e) The application entails vegetation clearing and significant landform modification (cut and fill) that are not compatible with the site's environmental and landscape qualities and that entail unacceptable environmental impacts. To this end, the application does not demonstrate adequate consideration of measures to avoid or minimise the likely impacts of the development on groundwater, minimise cut and fill by responding to the site's natural topography, protect the amenity and geological stability of adjoining land holdings, and protect remnant native vegetation and habitat.
- (f) The application does not demonstrate adequate consideration of the environmental comfort and amenity of estate residents, including consideration of measures for urban heat mitigation and urban tree canopy coverage, provision for pedestrian safety and the provision of a mix of amenities and recreation spaces in accessible locations.

In considering the matters described above, it is important to note that the proposal does not comply with key requirements of Chapter 3, Part 8 of the Housing SEPP and Part 2 of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (the "LGMHEPCG&MD Regulation"). These include requirements under the SEPP relating to the provision of transport services and the availability of community facilities and services, and standards under the Regulation relating to the provision of on-site community amenities, the provision of on-site visitor car parking, the provision of minimum setbacks between dwelling sites and the estate's boundaries and the design and layout of internal roads.

Further, the proposal does not comply with several key controls under the Orange Local Environmental Plan 2011 and Development Control Plan 2004, including zone objectives, stormwater management, groundwater vulnerability, earthworks, and tree preservation requirements.

The application was advertised and exhibited for a period of 21 days in accordance with the Orange City Council Planning & Development Community Participation Plan 2023. A total of 34 submissions were received in response to this. The submissions raise a number of issues that are relevant to the consideration of the public interest in relation to the application. These include concerns regarding the suitability of the proposed scale and density of the development, its overall design and character, the amenity of the existing residential locality, social impacts, traffic impacts, the availability of onsite car parking, the capacity of infrastructure to service the development and other environmental impacts. The issues raised in the public submissions received are considered in the attached planning assessment report.

Throughout the application process, Council staff have provided the applicant with multiple opportunities to provide additional supporting information and/or amendments to facilitate an acceptable development outcome for the site. The applicant has not been willing to make substantive changes in response to the concerns raised by Council.

The development does not satisfy the relevant statutory preconditions, or objectives of the relevant planning controls. Accordingly, it is recommended that the Western Regional Planning Panel refuse consent to the application.

**ATTACHMENTS**

- 1 Report to WRPP, D25/41931 [↓](#)
- 2 Draft Notice of Refusal, NA25/294 [↓](#)
- 3 Plans (all photos of people have been redacted), D25/90958 [↓](#)
- 4 Submissions x 34 (redacted), D25/22580 [↓](#)
- 5 Appendix A - response from RFS (redacted), D25/94023 [↓](#)
- 6 Appendix B - response from TfNSW (redacted), D25/94021 [↓](#)

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**Attachment 1    Report to WRPP**


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D25/41931  
**REPORT TO            WESTERN REGION PLANNING PANEL MEETING**  
  
**FROM                 SENIOR PLANNER**  
  
**DATE                 14 JULY 2025**  
  
**ON                     DEVELOPMENT APPLICATION**  
**184 LEEDS PARADE, ORANGE**  
**MANUFACTURED HOME ESTATE (410 DWELLING SITES), COMMUNITY**  
**AMENITIES, OPEN SPACE AND ASSOCIATED CIVIL WORKS**  
**PAN-494093 - PR30176**

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<b>Application Lodged</b>	16 December 2024
<b>Development Application No</b>	DA 748/2024(1)
<b>Plan No/s</b>	(sheet/s)
<b>Applicant</b>	MAAS Group Properties Leeds Pty Limited 20L Sheraton Road DUBBO NSW 2830
<b>Owner/s</b>	MAAS Group Properties Leeds Pty Limited 20L Sheraton Road DUBBO NSW 2830
<b>Land Description</b>	Lot 23 DP1306339 - 184 Leeds Parade, Orange
<b>Proposed Land Use</b>	Manufactured Home Estate (410 dwelling sites), Community Amenities, Open Space and Associated Civil Works
<b>Value of Proposed Development</b>	\$40,406,229.00
<b>Provisions of LEP 2011 (amended)</b>	R1 General Residential
<b>Details of Advertisement of Project</b>	Advertised and Notified in accordance with the Orange Community Participation Plan 2023. 34 submissions received.
<b>Recommendation</b>	Refusal

**Attachment 1 Report to WRPP**

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**EXECUTIVE SUMMARY**

Application lodged	16 December 2024
Applicant/s	MAAS Group Properties Leeds Pty Limited
Owner/s	MAAS Group Properties Leeds Pty Limited
Land description	Lot 23 DP1306339 - 184 Leeds Parade, Orange
Proposed land use	Manufactured Home Estate (410 Dwelling Sites), Community Amenities, Open Space and Associated Civil Works
Value of proposed development	\$40,406,229.00 (incl. GST)

The application seeks development consent under Part 4 of the *Environmental Planning and Assessment Act 1979* (the "EP&A Act") for the establishment of a manufactured home estate at 184 Leeds Parade, Orange. The proposed manufactured home estate comprises 410 dwelling sites and associated private roads, onsite visitor parking, sales and administration offices and indoor and outdoor amenities including a gym, indoor swimming pool, cinema, function rooms, tennis/pickleball court, bowling green, children's playground, pocket parks, walking trails and other outdoor recreation spaces. Ancillary works including bulk earthworks to substantially modify the site's landform, the construction of a roundabout on Leeds Parade, the provision of utilities, services and stormwater management infrastructure, perimeter and internal fencing and landscaping also form part of the application.

Dwelling sites proposed in the application generally range between 225m<sup>2</sup> and 400m<sup>2</sup> in size, with the majority (80.2%) comprising sites 300m<sup>2</sup> or less in size. The installation of individual dwellings ("manufactured homes") does not form part of the application and is subject to separate local approval requirements under Section 68 of the *Local Government Act 1993*.

The development comprises regionally significant development under *State Environmental Planning Policy (Planning Systems) 2021*. Pursuant to Section 4.5 of the EP&A Act, the Western Regional Planning Panel is the consent authority for the application. The application is integrated development under Section 4.46 of the EP&A Act as it requires concurrent approvals under Section 138 of the *Roads Act 1993* and Section 100B of the *Rural Fires Act 1997*. The proposed development comprises "traffic-generating development" under Clause 2.122 and Schedule 3 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*. The relevant advice issued by Transport for NSW in this regard is addressed in the body of this report.

The site forms part of the Discovery Hill residential precinct identified in the Orange Local Housing Strategy (adopted June 2022). It occupies an elevated and visibly prominent location at the intersection of the Northern Distributor Road and Leeds Parade, a key entry and visual gateway to the Orange urban area. The site comprises Bushfire prone land as shown on the NSW Rural Fire Service's Bushfire Prone Land Map.

Permissibility for the proposed land use is provided by Chapter 3, Part 8 of *State Environmental Planning Policy (Housing) 2021* (the "Housing SEPP"). Subject to certain exclusions, Section 122 of the SEPP allows development consent for a manufactured home estate to be granted in relation to land on which development for the purposes of a caravan park may be carried out. The subject site is zoned as R1 General Residential and, as such, consent for a manufactured home estate may be granted under the SEPP's provisions.

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**Attachment 1 Report to WRPP**

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It should be noted that “land within one or more of the categories described in Schedule 6” of the SEPP is excluded from the operation of Section 122. This includes certain land described under Clause 6 of Schedule 6, being “[l] and which under any environmental planning instrument is within an area or zone identified in that instrument by the description ... environmental protection”. Given the site is described as “groundwater vulnerability” on the Orange LEP 2011’s Groundwater Vulnerability Map and the Panel’s previous interpretation of this in relation to the matter in PPSWES-40.

Council has sought legal advice in order to clarify whether land within the subject site should be excluded from the operation of Chapter 3, Part 8 of the Housing SEPP. While this advice is inconclusive, it does indicate that, given the comparatively more restrictive wording of the Housing SEPP’s provisions compared to the relevant statutory provisions in PPSWES-40, such an argument would be more likely to fail than succeed. Notwithstanding, the interpretation of the SEPP’s provisions in relation to the current application remains open to determination by the Panel.

The application presents significant issues and likely impacts, including environmental, social and economic impacts on the site and surrounding locality. To this end, and notwithstanding the proposed development’s permissibility issues under the Housing SEPP, the application proposes a density, scale and form of development that are considered to be unsuitable for the site. Relevant considerations in this regard include:

- The density and scale of the proposed development (comprising 410 dwellings at a gross site density of 21.1 dwellings per hectare), which is considered to be inappropriate due to the site’s inaccessibility to existing public transport service and community facilities and which is incongruous with the established density and pattern of development within the adjoining Discovery Hill residential precinct (8.3 residential lots per hectare),
- The impacts of the proposed density, scale and layout of the development on the site’s natural landform and scenic attributes, including the excessive degree of cut and fill required to facilitate the proposed access road layout and mix of dwelling site sizes,
- The development’s non-compliance with minimum regulatory standards for the provision of community amenities and recreation areas under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (the “LGMHEPCG&MD Regulation”), with the application demonstrating the proposed dedication of just over 6% of the site area for this purpose compared to the Regulation’s minimum requirement of 10% of the site area,
- The development’s non-compliance with minimum regulatory standards for the provision of setbacks to adjoining private and public land under the LGMHEPCG&MD Regulation,
- Inadequate provision for soft landscaping and urban tree canopy within the submitted ‘Landscape Masterplan’, including inadequate provision for deep soil zones suitable for large trees and shading and amenity for internal roads,
- Inadequate consideration of internal pedestrian movement requirements, including those for amenity, shading and safety,
- Unsatisfactory mitigation of likely visual impacts of the development, with the density and tightly-packed nature of built forms proposed for the site, combined with the site’s visual prominence, the excessive extent of cut, fill and land shaping, and the inadequate provision for community open space, site landscaping and urban tree canopy, meaning that the development entails unacceptable and avoidable visual impacts on the scenic qualities of the locality.



**Attachment 1 Report to WRPP**

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The application was advertised and exhibited for a period of 21 days in accordance with the Orange City Council Planning & Development Community Participation Plan 2023. A total of 34 submissions were received in response to this. The submissions raise a number of issues that are relevant to the consideration of the public interest in relation to the application. These include concerns regarding the suitability of the proposed scale and density of the development, its overall design and character, the amenity of the existing residential locality, social impacts, traffic impacts, the availability of onsite car parking, the capacity of infrastructure to service the development and other environmental impacts. The issues raised in the public submissions received are addressed below in the body of this report.

Throughout the application process, Council staff have provided the applicant with multiple opportunities to provide additional supporting information and/or amendments to facilitate an acceptable development outcome for the site. While the applicant has provided amendments and clarifications in relation to certain issues, these are not considered to be adequate to address the concerns raised by Council.

The development does not satisfy the relevant statutory preconditions, or objectives of the relevant planning controls. Accordingly, it is recommended that the Western Regional Planning Panel refuse consent to the application.



Figure 1 - locality plan

**DECISION FRAMEWORK**

The proposed development requires development consent under Part 4 of the EP&A Act. The development is categorised as “general development over \$30 million” in accordance with Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* and as such comprises regionally significant development under that policy. Pursuant to Section 4.5 of the EP&A Act, the Western Regional Planning Panel is the consent authority for the application.

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**Attachment 1 Report to WRPP**

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The application is integrated development under Section 4.46 of the EP&A Act as it requires concurrent approvals under Section 138 of the *Roads Act 1993* and Section 100B of the *Rural Fires Act 1997*. To this end, the NSW Rural Fire Service has issued 'General Terms of Approval' and a Bushfire Safety Authority in accordance with Section 100B of the *Rural Fires Act 1997* (NSW Rural Fire Service, 4 February 2025 - copy attached as Appendix A to this report).

Outside of these requirements, Chapter 3, Part 8 of the Housing SEPP and Part 2, Division 3 of LGMHECPCG&MD Regulation provide the principal development controls and standards that apply to the development insofar as it comprises development for the purposes of a "manufactured home estate".

To this end, Chapter 3, Part 8 of the Housing SEPP establishes a State-wide development consent pathway for manufactured home estates. The SEPP's provisions apply to land within the City of Orange, and in broad terms allow consent to be granted for a manufactured home estate on land where, subject to certain exclusions, development for the purposes of a caravan park is permitted (i.e., generally speaking, where the land is zoned as RU5 Village, R1 General Residential or RE2 Private Recreation - see Housing SEPP, Section 122). This is the planning approval pathway by which the current application seeks development consent.

Subsection 125(2) of the Housing SEPP requires a consent authority to consider the requirements of Part 2, Division 3 of LGMHECPCG&MD Regulation when determining a development application for a manufactured home estate. To this end, Part 2, Division 3 of the Regulation sets out a range of standards that are required to be met by the development, including requirements relating to, among other things, the provision of community amenities, the minimum size of dwelling sites, setbacks to adjoining land, servicing and the design of internal roads.

The operation of a manufactured home estate requires Council's approval under Section 68 of the *Local Government Act 1993*. This applies independently of any requirement for development consent that may apply under the EP&A Act. Where a development consent for a manufactured home estate is to be granted in accordance with Chapter 3, Part 8 of the Housing SEPP, Subsection 123(2) of the SEPP requires that a condition of consent be imposed requiring approval to operate the manufactured home estate to be obtained in accordance with Chapter 7, Part 1 of the *Local Government Act 1993*.

The application's consistency with the requirements of the Housing SEPP and LGMHECPCG&MD Regulation are addressed in the following sections of this report.

For the purposes of Section 2.122 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*, the proposed development is considered to comprise "traffic-generating development" (ie, it comprises "residential accommodation" comprising "300 or more dwellings"). The relevant advice from Transport for NSW in this regard has been considered as part of the current assessment and is attached as Appendix B to this report.

Other planning instruments relevant to the development include *State Environmental Planning Policy (Industry and Employment) 2021*, *State Environmental Planning Policy (Resilience and Hazards) 2021*, *Orange Local Environmental Plan 2011* (the "Orange LEP 2011") and *Orange Development Control Plan 2004* (the "Orange DCP 2004"). The proposal's consistency with the relevant requirements of these instruments is addressed in following sections to this report.

The Orange City Council Planning & Development Community Participation Plan 2023 sets out Council's requirements for advertising and notification in relation to development applications. The application has been exhibited for a period of 21 days in accordance with the plan's requirements. A total of 34 submissions were received in response to this.



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**Attachment 1 Report to WRPP**

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**FINANCIAL IMPLICATIONS**

Nil

**POLICY/GOVERNANCE IMPLICATIONS**

Nil

**RECOMMENDATION**

That the Western Region Planning Panel, pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*, refuse development application DA 748/2024(1) for a Manufactured Home Estate (410 Dwelling Sites), Community Amenities, Open Space and associated Civil Works at Lot 23 DP 1306339, 184 Leeds Parade, Orange, in accordance with the reasons included in the attached Notice of Refusal.

**THE PROPOSAL**

The proposed development comprises the establishment and operation of a manufactured home estate ("MHE") with a maximum of 410 manufactured home sites, together with the following constituent parts:

- Eight (8) recreational areas, of which five (5) are proposed to function as combined stormwater basins and recreation spaces;
- A controlled (gated) entry point to the MHE, together with two designated emergency egress points;
- Construction of an internal road network;
- External roadworks, including the upgrade of Leeds Parade, the construction of a new roundabout at the site frontage, and a secondary roundabout and access road proposed to be dedicated to Orange City Council as public road;
- Construction of fifty-nine (59) visitor car parking spaces, inclusive of five (5) accessible spaces;
- Provision for essential utility infrastructure to service the development, including water, sewerage (with the construction of a sewer pump station), stormwater management, electricity, and telecommunications connections;
- Site preparation works, including bulk earthworks, grading, construction of retaining walls, and installation of perimeter and internal fencing;
- Construction and use of a range of communal facilities and ancillary structures, including but not limited to indoor swimming pool, tennis and/or pickleball court, lawn bowls green, indoor gymnasium, sales and administration offices, cinema, dining and function spaces, multi-purpose rooms, and caravan storage area;
- Landscaping works, comprising perimeter landscape buffer planting, street tree planting, and landscape treatment of individual dwelling sites and communal open space.

The proposed development is to be established as a Land Lease Community (LLC). A Land Lease Community in New South Wales is a form of residential development where residents own or rent their homes but lease the land on which the home is situated from the community operator.

**Attachment 1 Report to WRPP**

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These communities are governed by the *Residential (Land Lease) Communities Act 2013* and regulated by the NSW State Government. The particulars of this arrangement are not material to assessment under the *Environmental Planning and Assessment Act 1979*.

Approval to operate the manufactured home estate and to install dwellings will be required under Section 68 of the *Local Government Act 1993*, to be addressed by way of separate applications in the event that development consent is granted for the proposed use, being this application.

The spatial configuration of the proposal is depicted at Figure 2 below.



**Figure 2 - proposed site plan**

**APPLICATION HISTORY**

The proposal history is summarised below:

<b>Date</b>	<b>Summary of Actions</b>
10 November 2022	Pre-DA meeting with applicant regarding a preliminary concept design for a manufactured home estate comprising 338 dwelling sites.
16 November 2022	Pre-lodgement advice issued to applicant (email dated 16 November 2022).
15 October 2024	Pre-DA meeting with applicant regarding a revised concept design comprising 410 dwelling sites. Council agrees to issue written pre-lodgement advice.
22 November 2024	Development application lodged.
27 November 2024	Application returned by Council (Ref: D24/132848). Pre-DA advice provided from October 2024 meeting.
2 December 2024	Letter from Coors Chambers Westgarth (on behalf of applicant) disputing the return of the DA lodged on 22 November 2024.
16 December 2024	Development application re-lodged.
18 December 2024	DA referred to external agencies - Transport for NSW, Rural Fire Service, and Essential Energy.
19 December 2024	Essential Energy referral received.

**Attachment 1 Report to WRPP**

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9 January 2025	Council issues request for information (RFI).
13 January 2025	Council advertises application and places it on exhibition for 21 days in accordance with the Orange City Council Planning & Development Community Participation Plan 2023.
30 January 2025	Applicant's response to Council RFI.
4 February 2025	RFS General Terms of Approval issued.
17 February 2025	Transport for NSW request for information.
3 March 2025	Advice of submissions provided to applicant and request for response.
11 March 2025	Response to submissions received.
18 March 2025	WRPP preliminary briefing.
8 April 2025	WRPP site inspection.
24 April 2025	Applicant response to TfNSW RFI, waste and city presentation issues, and WRPP preliminary briefing matters.
29 April 2025	WRPP briefing.
9 May 2025	Final request for amendments issued to applicant.
13 May 2025	Meeting with applicant to discuss final request.
21 May 2025	Applicant's response to Council's / Panel's final request.
22 May 2025	TfNSW decision received.
26 June 2025	Notification that Class 1 appeal in the Land and Environment Court has been lodged.
2 September 2025	Panel determination meeting scheduled.

**SITE AND CONTEXT**
Location and legal description

The subject site comprises Lot 23 DP1306339, known as No. 184 Leeds Parade, Orange (see Figure 3). The site has an area of 19.45 hectares.



**Figure 3 - aerial photograph of subject site**

The site has a triangular geometry with extensive frontage to the Northern Distributor Road (716.0m) and Lone Pine Avenue (617.6m). The site's Leeds Parade boundary enfolds an existing residential land holding (Lot 6 DP 1065309, known as No. 198 Leeds Parade). This property has its own access handle to Leeds Parade, however the existing driveway serving it traverses No. 184 Leeds Parade and is proposed to be removed as part of the current development application. It should be noted that the construction of a new road opening to provide access to Leeds Parade from No. 184 Leeds Parade is not proposed as part of the application (see description of the proposed works under 'The Proposal' below). To the south, the site has an extended frontage (750.7m) to the existing Discovery Hill residential neighbourhood and public park ("Discovery Hill Park"). This boundary also enfolds an existing residence (Lot 65 DP 719110, known as No. 32 Sullivan Circuit) that previously formed part of a former agricultural land holding.

#### Zoning and planning layers

The site is zoned as R1 General Residential under the Orange LEP 2011 (see Figure 4). The site is also mapped as "Groundwater Vulnerable" on the Orange LEP 2011's Groundwater Vulnerability Map, meaning that development is subject to assessment according to Clause 7.6 of the LEP.

The site is mapped as "Vegetation Category 3" and "Vegetation Buffer" on the NSW Rural Fire Service's Bushfire Prone Land Map (see Figure 5). Accordingly, development on the site is subject to the requirements of Section 100B of the *Rural Fires Act 1997* and *Planning for Bushfire Protection*.



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Figure 4 - land use zoning context (Orange LEP 2011)



Figure 5 - bushfire prone land (NSW Rural Fire Service Bushfire Prone Land Map)

#### Public road and land interfaces

The site has frontages to three public land parcels (including the existing 'Discovery Hill Park', Lot 321 DP 1183093) owned by Orange City Council and several public road reserves (including Leeds Parade, the Northern Distributor Road, Sheldon Crescent, Blanche Avenue, Sullivan Circuit and Warruga Street/Honeyman Drive) (see Figure 6). Warruga Street is a semi-formed public road that is required to be upgraded to full completion in order to facilitate the development's proposed emergency egress to Sullivan Circuit (see 'Traffic and Transport' in this report).



**Figure 6 - existing public land (yellow) and public road reserve (brown) context**

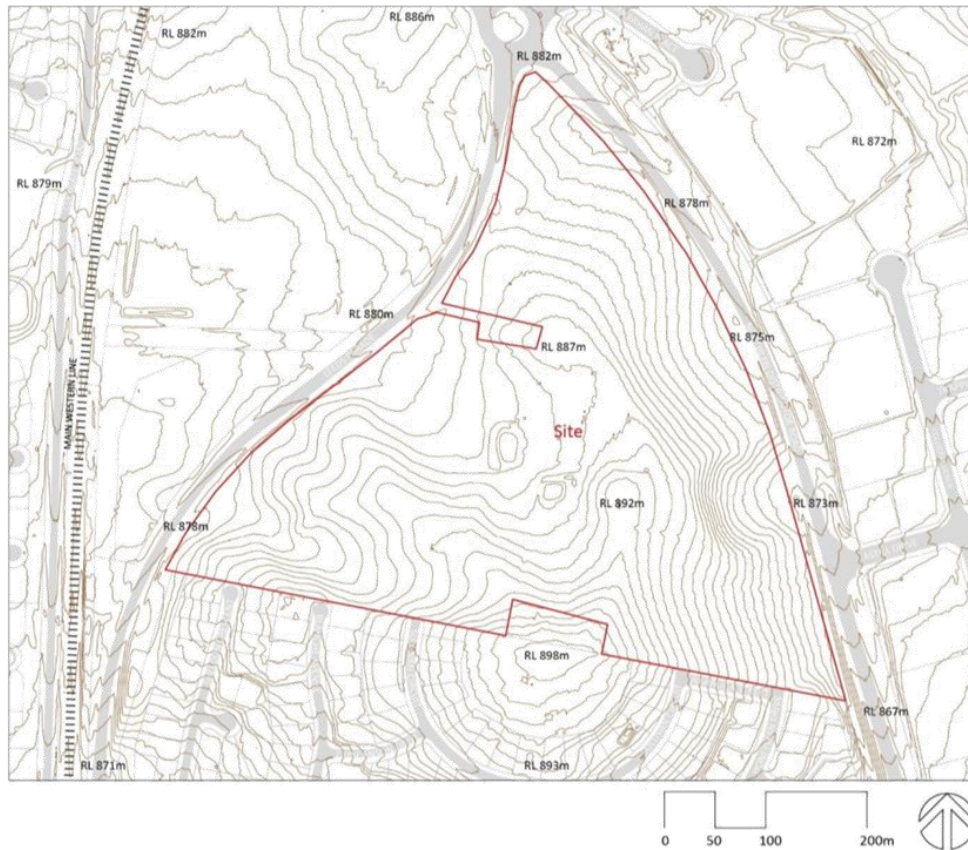
#### Elevation and topography

The site is naturally elevated and comprises the northern-facing flanks of a prominent local hill ("Discovery Hill"). Local ridgelines and depressions accentuate the site's distinctive morphology, which serves as a noticeable scenic element marking part of the visual entry to the Orange urban area from the intersection of the Northern Distributor Road and Leeds Parade (see Figure 7 and Photographs 1, 2 and 3 below).

Existing ground level within the site varies between 897.5m AHD at the highest point along the southern boundary to 872.5m AHD at the lowest. The site exhibits a sharp acclivity when viewed from its Northern Distributor Road frontage, particularly within the southern half of the frontage where slopes are generally above 10% and greater than 20% and 30% in some sections.

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Sharp changes in level are also characteristics of the site's landform along its southern boundary and southern-most flanks to Leeds Parade, with slopes above 10% (and as high as 16%) evident (see Figure 8 and Photographs 4, 5 and 6 below).



**Figure 7 - existing topography (1m contours) as shown in Orange City Council GIS**



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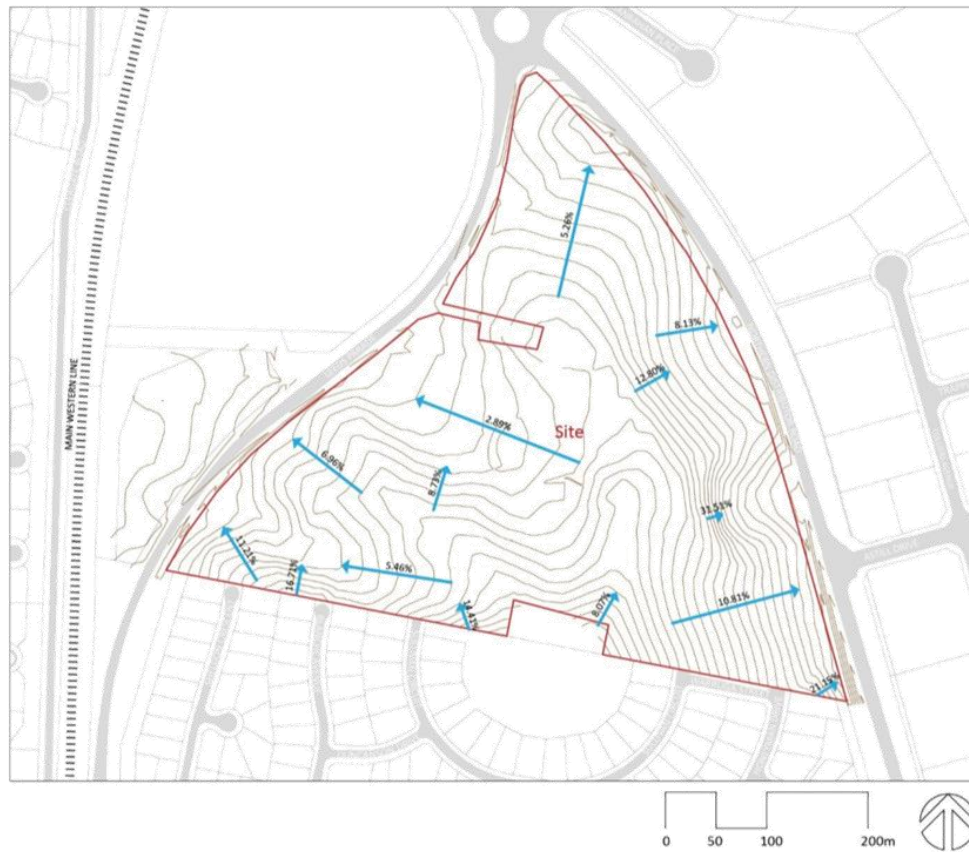


Figure 8 - existing slopes based on submitted Detail Survey Plan



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**Photograph 1 - view looking west towards the site from Astill Drive**



**Photograph 2 - view looking south towards the site from the Northern Distributor Road**

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**Photograph 3 - view looking east towards the site from Clergate Road**



**Photograph 4 - view looking south along the Northern Distributor Road (subject site on the right)**

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**Photograph 5 - view looking north along Leeds Parade (subject site on the right)**



**Photograph 6 - view looking east towards the site from Leeds Parade  
showing the southern interface with Discovery Hill**



Local context

The immediate urban context for the site is formed by the existing Discovery Hill residential precinct to the south (see Photographs 7, 8 and 9). This is a relatively new precinct, which has developed in stages since the late 1990s as a low-density residential precinct typified by detached dwelling houses on conventional (i.e., 700-800m<sup>2</sup>) lots set within a public road network (i.e., 20m-wide road reserves with 4.5m-wide verges). Smaller lots are evident on some corners, where landholders have opted to take advantage of the dual street frontage to subdivide and create the opportunity for smaller dwellings. Several lots within the precinct are yet to be built upon.

To the north and west and on the other sides of Leeds Parade and the Northern Distributor Road, the site is framed by employment lands comprising a combination of E3 Productivity Support, E4 General Industrial and SP3 Tourist zones. Narrambla Business Park is located to the north-east and forms the majority of the site's Northern Distributor Road frontage. Land to the west (No. 185 Leeds Parade) is subject to a mix of E3, E4 and SP3 zones and remains undeveloped at this time (see Figures 3 and 4 above).

More broadly, the site forms part of Orange's north-eastern residential edge. This encompasses a more or less continuous band of urban residential neighbourhoods and precincts that are generally bounded by the Northern Distributor Road and set within the undulating hillsides that characterise the city's natural landform north of the historical town grid. A consistent feature of these areas is their leafy and well treed presentation to the Northern Distributor Road and areas further north, with buildings visibly set within the mature tree canopy and located in response to undulations in the land's natural topography. Photographs 10 and 11 show the existing character of the site's context in this regard, highlighting the existing character and impression created by the historical development of North Orange (Photograph 10) and the Dalton Street/Ophir Road precinct (Photograph 11).



**Photograph 7 - view looking east along Phillip Street,  
which forms the southern boundary of the Discovery Hill precinct (left)**

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**Photograph 8 - view looking west towards the North Orange residential area and Leeds Parade from Honeyman Drive, Discovery Hill**



**Photograph 9 - view looking east along Honeyman Drive, Discovery Hill**



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**Photograph 10 - view looking west towards the North Orange residential area from Discovery Hill Park (subject site on the right)**



**Photograph 11 - view looking east from the Northern Distributor Road (subject site on the right) towards the existing East Orange (Dalton Street/Ophir Road) residential area, with the Fredericks Valley hills in the background**

**Attachment 1 Report to WRPP**

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**STRATEGIC PLANNING ASSESSMENT**

Local strategic policies relevant to the application include the Orange Local Strategic Planning Statement, Orange Local Housing Strategy and 'Greening Orange - Our Urban Forest Strategy'.

Orange Local Strategic Planning Statement

The Orange Local Strategic Planning Statement sets out Council's overall long-term vision for land use planning and development within the City of Orange. While the statement's provisions apply at a general level, there are implications of these for larger scale development sites. Planning priorities and actions relevant to Council's assessment of the proposed development are summarised in Table 1 below.

Planning Priority	Action
<u>Planning Priority 2</u> <i>Support the delivery of new homes in residential release areas, including North Orange and Shiralee, and increase the range of housing options in existing urban areas</i>	<ul style="list-style-type: none"> <li>Council require new subdivisions, greenfield estates and rezoning proposals to include measures that respond to and incorporate green grids and networks.</li> </ul>
<u>Planning Priority 10</u> <i>Improve access to, from and within Orange, and encourage active transport</i>	<ul style="list-style-type: none"> <li>Require Greenfield subdivisions involving new roads to include footpaths and pedestrian friendly layouts by minimising path gradients and maximising permeability with mid-block connections.</li> </ul>
<u>Planning Priority 13</u> <i>Protect, conserve and enhance Orange's urban tree canopy, landform, waterways and bushland</i>	<ul style="list-style-type: none"> <li>Require multi dwelling housing to include a minimum area of deep-root landscaping for trees, proportional to the scale of the development.</li> <li>Council seek to preserve and enhance the urban tree canopy throughout Orange and establish a target canopy coverage rate for the urban areas accompanied by a replacement planting ratio within the DCP.</li> </ul>
<u>Planning Priority 16</u> <i>Adapt to the impacts of hazards and climate change</i>	<ul style="list-style-type: none"> <li>Consider initiatives that respond to the impacts of climate change, mitigate the urban heat island effect and reduce vulnerability to extreme heat.</li> </ul>

**Table 1 – Orange Local Strategic Planning Statement Planning Priorities and Actions**

Orange Urban Forest Strategy

'Greening Orange - Our Urban Forest Strategy' was adopted by Council on 12 August 2024 and establishes a strategic target to increase the overall tree canopy coverage for the Orange urban area from 17.3% to 20% by 2050.

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Given that there are few opportunities to increase urban tree canopy coverage within the city's older portions, the establishment of generous urban tree canopy coverage, including roadside and open space planting, within newly developing residential precincts is essential to achieving this target. Achieving viable and healthy tree canopy coverage within new precincts is also required in order to support achievement of the strategy's other actions and outcomes in relation to the key themes of "green and shade", "sustain and protect" and "innovate and enhance".

Orange Local Housing Strategy

The Orange Local Housing Strategy was adopted by Council on 7 June 2022 and sets out Council's strategic priorities for housing growth, affordability and diversification. While the strategy's housing priorities apply at a general and overall level to residential development within the City of Orange, the strategy also sets out specific expectations and provisions in relation to priority landholdings and precincts. In this regard, the strategy defines the subject site as being an infill site located within the "Discovery Hill Precinct" and sets out an expectation for development on the subject site of around 100 new dwellings (see Table 2 below).

Outer Infill Areas	0 - 5 years	5 - 10 years	10 - 15 years	15 - 20 years	Total
Rosedale Gardens***	100	50	150	150	450 (**700)
Burrendong Way 1	-	-	15	-	15
Burrendong Way 2	24	24	24	24	96
Burrendong Way 3	40	30	40	40	150
Ophir Road 1	110	40	40	20	210
Ophir Road 2	-	-	-	22	22
Miriam Drive	24	-	-	-	24
Phillip Street	-	25	20	15	50
Paterson Gardens	100	44	-	-	144
Forest Road	-	-	-	75	75
Whitton Place	-	-	-	13	13
Borrodell Drive	-	-	-	214	214
Cargo Road	-	-	-	76	76
<b>Discovery Hill</b>	<b>20</b>	<b>25</b>	<b>25</b>	<b>30</b>	<b>100</b>
Towac Equine Precinct	20	-	-	-	20
Life Sciences	-	-	-	550*	0-550
Charles Sturt Land Holding	-	TBD	TBD	TBD	TBD

**Table 2 - Residential Supply - Outer Infill Areas (Orange Local Housing Strategy, Table 9-1)**

While the strategy does not set a binding target for the provision of new housing on the site, the strategy's anticipated housing delivery is consistent with the location of the site's location on the edge of the established urban area, its relationship to the existing low density character of the adjoining Discovery Hill neighbourhood, the relative inaccessibility to services and public transport and the challenges presented by its steep and undulating topography.

Consistent with the reasoning in *Stockland Development Pty Ltd v Manly Council* [2004] NSWLEC 472, the Orange Local Housing Strategy is a highly relevant consideration under Section 4.15(1)(e) of the EP&A Act. While not determinative in the manner of an Environmental Planning Instrument, the Strategy should be accorded significant weight in assessment and determination of an application, particularly where it provides clear direction for housing supply and growth management for the City.



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The Strategy is up-to-date, evidence-based, publicly exhibited, formally adopted by Council, and its directions have been applied consistently.

**ENVIRONMENTAL PLANNING ASSESSMENT****Environmental Planning and Assessment Act 1979****Part 1 Preliminary****Section 1.7 - Application of Part 7 of the *Biodiversity Conservation Act 2016* and Part 7A of the *Fisheries Management Act 1994***

Section 1.7 of the EP&A Act identifies that Part 7 of the *Biodiversity Conservation Act 2016* (BC Act) and Part 7A of the *Fisheries Management Act 1994* have effect in connection with terrestrial and aquatic environments.

A Biodiversity Assessment Report (BAR) prepared by AREA Environmental & Heritage Consultants (May 2023) was submitted in support of the development application and aims to address the requirements of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act) and Part 7A of the *Fisheries Management Act 1994*.

There are four triggers known to insert a development into the Biodiversity Offset Scheme (i.e. the need for a BDAR to be submitted with a DA):

- Trigger 1: development occurs in land mapped on the Biodiversity Values Map (OEH) (clause 7.1 of BC Regulation 2017);
- Trigger 2: development involves clearing/disturbance of native vegetation above a certain area threshold (clauses 7.1 and 7.2 of BC Regulation 2017); or
- Trigger 3: development is otherwise likely to significantly affect threatened species (clauses 7.2 and 7.3 of BC Act 2016).

The fourth trigger (development proposed to occur in an Area of Outstanding Biodiversity Value (clause 7.2 of BC Act 2016) is generally not applicable to the Orange LGA; as no such areas are known to occur in the LGA. No further comments will be made against the fourth trigger.

**Trigger 1 - Biodiversity Values Map**

The site is not mapped on the Biodiversity Values Map, and thus, Trigger 1 under Clause 7.1 of the Biodiversity Conservation Regulation 2017 is not activated.

**Trigger 2 - Clearing Threshold**

The BAR identifies that approximately 19.45 hectares will be disturbed. The assessment states that most of this area is highly modified agricultural land, dominated by exotic pasture grasses, and that remnant native vegetation is limited, minor, and fragmented. The BAR suggests that the site is "Category 1 - exempt land" and therefore does not trigger the clearing thresholds under Clause 7.2 of the BC Regulation 2017.

However, it is noted that while the subject land was previously used for agricultural purposes, it is currently zoned R1 General Residential under the Orange LEP 2011. 'Category 1 - exempt land' applies only to land zoned for agriculture (e.g. RU1 zoning). The subject land is excluded from the operation of the Local Land Services (LLS) Act 2013 under mapping published in Part 5A of the Act.

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As such, the approach adopted in the BAR to the clearing thresholds is not correct. The correct approach requires consideration of the minimum lot size applicable to the land as prescribed by the relevant environmental planning instrument, or in the absence of such a standard, the actual size of the allotment, in accordance with Clause 7.2 of the Biodiversity Conservation Regulation 2017.

While the actual extent of remnant native vegetation on site is described as limited, the proposal will require the removal of all native trees onsite, including at least one mature, naturally occurring *Eucalyptus viminalis* (Manna Gum), and two additional possibly planted Eucalyptus trees. Despite the deficiencies in the BAR's approach to the clearing threshold assessment, it is acknowledged that the total quantum of clearing proposed is unlikely to exceed the statutory thresholds for entry into the Biodiversity Offset Scheme under Clause 7.2 of the Biodiversity Conservation Regulation 2017, having regard to the actual site area.

Nevertheless, the complete removal of all extant native vegetation on the site, and in particular the single, mature Manna Gum, is a matter of significant concern. The proposal does not demonstrate that retention of significant trees has been adequately considered or prioritised, as required under the *Biodiversity Conservation Act 2016*. The Act requires that impacts on biodiversity, are genuinely avoided and minimised in the first instance, before any reliance is placed on offsets or compensatory measures.

The applicant's explanation that removal is necessary due to a conflict with stormwater management infrastructure is not accepted. The documentation does not demonstrate that alternative design solutions have been adequately explored to facilitate the retention of significant native vegetation. The failure to consider alternatives is not consistent with the obligation to avoid and minimise impacts on native vegetation as a first step in the design process. The current approach, which prioritises engineering convenience over the retention of significant native vegetation, should not be supported.

**Trigger 3 - Likely Significant Impacts to Threatened Species and Ecological Communities**

With regard to the third trigger, the test for determining whether proposed development is otherwise likely to significantly affect threatened species is listed in the BC Act 2016, under s7.3:

- (a) *in the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of the species such that a viable local population of the species is likely to be placed at risk of extinction,*
- (b) *in the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:*
  - (i) *is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or*
  - (ii) *is likely to substantially and adversely modify the composition of the ecological community such that its local occurrence is likely to be placed at risk of extinction,*

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- (c) *in relation to the habitat of a threatened species or ecological community:*
  - (i) *the extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and*
  - (ii) *whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and*
  - (iii) *the importance of the habitat to be removed, modified, fragmented or isolated to the long-term survival of the species or ecological community in the locality,*
- (d) *whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly),*
- (e) *whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.*

The report provides that the subject site is dominated by exotic species, with remnant native vegetation limited to a single naturally occurring mature *Eucalyptus viminalis* (Manna Gum) and two additional *Eucalyptus* trees. Three small hollows were recorded in the Manna Gum. The survey work did not record the presence of any threatened flora or fauna species within the site, and the tests of significance conclude that no listed species or ecological communities are likely to be significantly impacted.

Notwithstanding, the site retains some habitat values, particularly in association with the extant mature trees and remnant vegetation and associated hollows, and there remains a risk of cumulative and incremental impacts on local biodiversity, particularly given the ongoing loss of mature trees and fragmentation of native vegetation in the region.

It is noted that the desktop assessment identified the potential for the critically endangered ecological community (CEEC) White Box-Yellow Box-Blakely's Red Gum Grassy Woodland to occur onsite, but this was field-verified as absent due to significant modification. While the field verification is accepted, the removal of all remaining native trees from the site, including the mature Manna Gum, further diminishes local habitat values. The fact that the remainder of the site is largely cleared does not justify the complete removal of the remaining mature native trees, which continue to provide important ecological functions, landscape character, and potential habitat value within an otherwise modified environment.

**Part 4 Development Assessment and Consent****Section 4.10 - Designated development**

The *Environmental Planning and Assessment Regulation 2021* contains provisions identifying certain large-scale, intensive, or potentially offensive developments as designated development. Having regard to Schedule 3 of the Regulation, the proposed development does not fall within any category of designated development.

**Section 4.15 - Evaluation**

Section 4.15 of the *Environmental Planning and Assessment Act 1979* requires Council to consider various matters, of which those pertaining to the application are listed below.

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***Provisions of any environmental planning instrument s4.15(1)(a)(i)*****Orange Local Environmental Plan 2011****Part 1 - Preliminary****Clause 1.2 - Aims of Plan**

The broad aims of the LEP are set out under Subclause 2. Those relevant to the application are as follows:

- (a) *to encourage development which complements and enhances the unique character of Orange as a major regional centre boasting a diverse economy and offering an attractive regional lifestyle,*
- (b) *to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Orange in a way that allows present and future generations to meet their needs by implementing the principles for ecologically sustainable development,*
- (c) *to conserve and enhance the water resources on which Orange depends, particularly water supply catchments,*
- (d) ...
- (e) *to provide a range of housing choices in planned urban and rural locations to meet population growth,*
- (f) *to recognise and manage valued environmental heritage, landscape and scenic features of Orange.*

In consideration of the above:

- (a) The proposal introduces a built form, site layout, and development density that is inconsistent with and does not reinforce the prevailing low-density character, subdivision pattern, and urban structure of the locality and Orange in general.
- (b) The application fails to demonstrate social or economic benefit for Orange; no substantiated evidence is provided to support claims of affordability, social mix, or sustainable development outcomes.
- (c) The proposal does not provide for the effective protection of groundwater resources, with extensive earthworks and site regrading posing a risk to groundwater function and quality.
- (d) The proposal does not address the need for a diversity of housing types, tenure, or genuine affordable housing product, nor does it provide evidence of meeting the housing needs of low-income, aged, or disabled residents.
- (e) Significant alteration of the site's prominent landform, insufficient landscaping, and inadequate visual mitigation result in adverse impacts on the scenic and landscape qualities of the site and its surrounds.

**Clause 1.6 - Consent Authority**

Pursuant to Clause 1.6 of the LEP, Council is the consent authority for development applications made under the LEP, except as otherwise provided by the Act.

Section 4.5(b) of the Act provides that, in the case of development of a kind declared by an environmental planning instrument as regionally significant development, the regional planning panel for the area is the consent authority.



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The proposed development is declared to be regionally significant development under Schedule 6, Section 2 of SEPP (Planning Systems) 2021, being general development that has a capital investment value exceeding \$30 million (\$40m).

Accordingly, by operation of Section 4.5(b) of the Act and Schedule 6 of the SEPP (Planning Systems) 2021, the consent authority for the determination of this application is the Western Regional Planning Panel.

**Clause 1.7 - Mapping**

The subject site is identified on the LEP maps in the following manner:

Land Zoning Map:	<b>R1 General Residential</b>
Lot Size Map:	No Minimum Lot Size
Heritage Map:	Not a heritage item or conservation area
Height of Buildings Map:	No building height limit
Floor Space Ratio Map:	No floor space limit
Terrestrial Biodiversity Map:	No biodiversity sensitivity on the site
Groundwater Vulnerability Map:	<b>Groundwater vulnerable</b>
Drinking Water Catchment Map:	Not within the drinking water catchment
Watercourse Map:	Not within or affecting a defined watercourse
Urban Release Area Map:	Not within an urban release area
Obstacle Limitation Surface Map:	No restriction on building siting or construction
Additional Permitted Uses Map:	No additional permitted use applies
Flood Planning Map:	<b>Within a flood planning area (Blackmans Swamp PMF)</b>

Those matters that are of relevance are addressed in detail in the body of this report.

**Clause 1.9A - Suspension of Covenants, Agreements and Instruments**

This clause provides that covenants, agreements and other instruments which seek to restrict the carrying out of development do not apply with the following exceptions:

- (a) *to a covenant imposed by the Council or that the Council requires to be imposed, or*
- (b) *to any relevant instrument under Section 13.4 of the Crown Land Management Act 2016, or*
- (c) *to any conservation agreement under the National Parks and Wildlife Act 1974, or*
- (d) *to any Trust agreement under the Nature Conservation Trust Act 2001, or*
- (e) *to any property vegetation plan under the Native Vegetation Act 2003, or*
- (f) *to any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995, or*
- (g) *to any planning agreement under Subdivision 2 of Division 7.1 of the Environmental Planning and Assessment Act 1979.*

Council staff are not aware of the title of the subject property being affected by any of the above.

**Part 2 - Permitted or Prohibited Development**

The subject land, Lot 23 DP 1306339 (184 Leeds Parade, Orange), is zoned R1 General Residential under the Orange Local Environmental Plan 2011. The proposal seeks consent for a manufactured home estate comprising 410 dwelling sites, community amenities, open space and associated civil works.

In terms of the development's permissibility under the LEP, it is important to note that "manufactured home estate" is not in and of itself a defined land use under the *Standard Instrument - Principal Local Environmental Plan 2006*. For the purposes of the SEPP, "manufactured home estate" is defined as "land on which manufactured homes are, or are to be, erected". The SEPP provides the following definition for "manufactured home":

**manufactured home** means a self-contained dwelling (that is, a dwelling that includes at least 1 kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling -

- (a) that comprises 1 or more major sections that are each constructed, and assembled, away from the manufactured home estate and transported to the estate for installation on the estate, and
- (b) that is not capable of being registered under the Traffic Act 1909, and includes any associated structures that form part of the dwelling.

The applicant has advanced permissibility for the proposed development on the basis of Section 122 of *State Environmental Planning Policy (Housing) 2021* ("Housing SEPP"). This provides that development for the purposes of a manufactured home estate may be carried out with consent on any land, subject to certain exclusions, where development for the purposes of a caravan park may be carried out. Caravan parks are permitted with consent in the R1 General Residential zone. Land excluded from the operation of Section 122 of the SEPP includes, among other things, "land within one or more of the categories described in Schedule 6" of the SEPP. This includes certain land described under Clause 6 of Schedule 6, being "[l] and which under any environmental planning instrument is within an area or zone identified in that instrument by the description ... environmental protection".

In relation to the potential application of Schedule 6 to the proposed development, it should be noted that land within the subject site is identified as "groundwater vulnerability" on the Orange LEP 2011's Groundwater Vulnerability Map. In this regard, reference is made to the Panel's determination in PPSWES-40<sup>[1]</sup>, in which it accepted the view that the identification of land as "groundwater vulnerability" under the LEP constituted its designation as "environment protection" within the meaning of Chapter 4, Section 4.8 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (the "Resilience and Hazards SEPP").

As part of its assessment of the current application, Council has sought legal advice in order to clarify whether land within the subject site should be excluded from the operation of Section 122 of the Housing SEPP on similar grounds to those relied upon in the determination of PPSWES-40. While this advice is inconclusive, it does indicate that, given the comparatively more restrictive wording of the Housing SEPP's provisions compared to the corresponding provisions of the Resilience and Housing SEPP, such an argument would be more likely to fail than succeed. Notwithstanding, the interpretation of the Housing SEPP's provisions in relation to the current application remains open to determination by the Panel.

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<sup>[1]</sup> [Demolition of a Heritage Item \(Caldwell House\) | Planning Portal - Department of Planning and Environment](#)

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Were the subject site to be determined to be excluded under Section 122 of the Housing SEPP, the proposed development would be prohibited.

**Objectives of zone R1 General Residential**

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure development is ordered in such a way as to maximise public transport patronage and encourage walking and cycling in close proximity to settlement.*
- *To ensure that development along the Southern Link Road has an alternative access.*

In consideration of the above:

- The application does not address the distinct housing needs of the Orange community. No local needs assessment or evidence is provided to demonstrate that development at the proposed scale and density is warranted or appropriate, having regard to the demographic profile and priorities identified in the Orange Local Housing Strategy 2022.
- There is no variety in housing within the proposed development. The intent of the zone objective is to achieve a genuine mix of housing types, densities, and tenure within new neighbourhoods, not simply to provide a single, uniform product that is different from adjoining areas. The proposed development comprises only one housing product at a uniform density and does not offer any material variety in type, tenure, or form. This is fundamentally inconsistent with the objective of providing for a variety of housing types and densities.
- The application does not include an assessment of whether the proposed facilities are sufficient to meet the daily needs of future residents, nor does it provide information about the accessibility of existing services and infrastructure. In the absence of a social needs assessment or similar analysis, it is not possible to determine if this objective is achieved.
- The proposal does not demonstrate integration with public transport or provide for walking and cycling connectivity to surrounding areas. There is no evidence of measures to support sustainable transport options as required by this objective.

**Clause 2.7 - Demolition Requires Development Consent**

This clause triggers the need for development consent in relation to a building or work. It is noted that the subject site contains several existing farm outbuildings. However, development consent authorising the demolition of these structures, together with associated remediation works, has already been granted by Council under Development Application DA 27/2023(1). Accordingly, to the extent that demolition of these buildings is concerned, no further development consent is required under the present application.

**Part 3 - Exempt and Complying Development**

The application is not exempt or complying development.

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**Part 4 - Principal Development Standards**

The application is not subject to any development standards contained within Part 4.

**Part 5 - Miscellaneous Provisions****5.22 - Special Flood Considerations**

This clause applies to sensitive and hazardous development on land located between the flood planning area and the probable maximum flood. For other development, it applies to land that the consent authority determines, in the event of a flood, may:

- (i) pose a significant risk to life, or
- (ii) require the evacuation of people or involve other safety considerations.

Before any consent is issued, the consent authority must consider whether the proposed development will affect the safe occupation and efficient evacuation of people during a flood, incorporates appropriate measures to manage risks to life in the event of a flood, and causes any adverse environmental impacts during a flood.

The subject site is mapped within the Blackmans Swamp Creek PMF extent. The proposed manufactured home estate does not meet the definition of a 'sensitive land use' under Clause 5.22(5), although it is noted that caravan parks are. Council does not consider the site to be land that, in the event of a flood, would pose a particular risk to life, necessitate evacuation, or otherwise raise safety concerns as contemplated by Clause 5.22(2)(b) due to the following reasons:

- Council's Technical Services assessment confirms that the only flood-affected portion of the site is in the northern corner near the NDR roundabout, subject to 1% AEP (including PMF) overland flow.
- The submitted civil engineering plans provide for this area to be reshaped for stormwater detention and treatment.
- Engineering conditions will require adjoining allotments to be constructed at least 500mm above the top water level of the detention basin and overland flow paths, should the application be approved.
- The remainder of the site is not subject to flood hazard.

On this basis, the proposal is considered to satisfy Clause 5.22. Flood risk to life and property has been appropriately addressed through the proposed civil works and the recommended engineering conditions.

**Part 6 - Urban Release Area**

Not relevant to the application. The subject site is not located in an Urban Release Area.

**Part 7 - Additional Local Provisions****7.1 - Earthworks**

The objectives of this clause are as follows -

- (a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,
- (b) to allow earthworks of a minor nature without requiring separate development consent.



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This clause establishes a range of matters that must be considered prior to granting development consent for any application involving earthworks, which includes:

- (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development*
- (b) *the effect of the development on the likely future use or redevelopment of the land*
- (c) *the quality of the fill or the soil to be excavated, or both*
- (d) *the effect of the development on the existing and likely amenity of adjoining properties*
- (e) *the source of any fill material and the destination of any excavated material*
- (f) *the likelihood of disturbing relics*
- (g) *the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area*
- (h) *any measures proposed to minimise or mitigate the impacts referred to in paragraph (g).*

In consideration of the relevant matters:

- The submitted geotechnical and groundwater reports are insufficient to satisfy the requirements of Clause 7.1(a). Groundwater was encountered at shallow depths of 1 to 2m (Macquarie Geotech, January 2023), but the geotechnical assessment is limited to foundation and soil conditions and does not provide any site-specific analysis or modelling of how significant cut and fill operations up to 5m may alter groundwater flows or disrupt existing drainage patterns. Similarly, the groundwater report by Envirowest (September 2022) is a desktop review with no site investigations or detailed analysis of the impacts of large-scale earthworks on subsurface hydrology, surface drainage, or groundwater dependent ecosystems.
- The proposed bulk earthworks and extensive site regrading will substantially alter the site's existing landform. The scale of modification may constrain the site's suitability for future use or redevelopment, as required to be considered by Clause 7.1(b), by creating significant level differences and limiting flexibility for alternative layouts or land uses, for example, integration with adjoining land to the south. There is no assessment provided as to how the altered topography will affect the site's adaptability for future use or redevelopment.
- In relation to 7.1(c), It is understood that the proposal intends to achieve a balance in cut/fill volumes, thus achieving suitable re-use of onsite material.
- Concerning Clause 7.1(d), the visual and amenity impacts of substantial landform changes, including retaining walls and abrupt level changes at site boundaries and adjoining residential development, have not been adequately assessed in the application or the submitted Visual Impact Assessment.
- For Clause 7.1(e), the applicant advises that all fill and excavated soil will be managed in accordance with future CEMP requirements. Reliance on a future CEMP does not demonstrate that these matters have been adequately considered prior to determination, as required by the clause.
- In relation to 7.1(f), an AHIMS search has been undertaken, and no Aboriginal heritage sites or relics have been identified on the subject land. Notwithstanding, if consent were to be granted, it should be subject to standard conditions regarding unexpected finds during earthworks.
- The site is not in proximity to any waterway, drinking water catchment or environmentally sensitive area (7.1(g), and there are no identified impacts (7.1(h)).

**7.3 - Stormwater Management**

The objective of this clause is to minimise the impacts of urban stormwater on the land to which the development applies and on adjoining downstream properties, native bushland and receiving waters.

This clause applies to all industrial, commercial and residential zones.

Clause 7.3(3) specifies that consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) *is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting onsite infiltration of water*
- (b) *includes, where practical, onsite stormwater retention for use as an alternative supply to mains water, groundwater or river water; and*
- (c) *avoids any significant impacts of stormwater runoff on adjoining downstream properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.*

The application is supported by an engineering design and Stormwater Management Report prepared by Barker Ryan Stewart, which addresses both stormwater quantity and quality associated with the proposed development. The report outlines a stormwater management strategy comprising multiple onsite detention (OSD) basins, rainwater tanks, bioretention basins, and gross pollutant traps (GPTs) to manage runoff and improve water quality.

However, one area of concern relates to the enforceability and delivery of the rainwater tank requirement. The application does not include any mechanism or binding commitment to ensure that rainwater tanks will be installed, as future dwellings will not be subject to individual development consent, and there is no mechanism under Section 68 approvals to ensure this requirement is enforced.

Council's Technical Services have advised that If rainwater tanks are not installed as assumed in the modelling, there would be a significant reduction in onsite retention and reuse of stormwater, resulting in greater volumes of runoff entering the detention basins and downstream drainage system. This would increase the frequency and magnitude of stormwater discharges, potentially overwhelming the OSD and bioretention systems and elevating the risk of downstream flooding and adverse environmental impacts.

Accordingly, while the proposed stormwater management strategy generally addresses the requirements of Clause 7.3, Council cannot be satisfied that the intended outcomes will be achieved in the absence of enforceable provisions securing the delivery of rainwater tanks.

**7.6 - Groundwater Vulnerability**

This clause seeks to protect hydrological functions of groundwater systems and protect resources from both depletion and contamination. Orange has a high-water table and large areas of the LGA, including the subject site, are identified with "Groundwater Vulnerability" on the Groundwater Vulnerability Map. This requires that Council consider:

- (a) *whether or not the development (including any onsite storage or disposal of solid or liquid waste and chemicals) is likely to cause any groundwater contamination or have any adverse effect on groundwater dependent ecosystems, and*
- (b) *the cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.*

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Furthermore, consent must not be granted unless Consent Authority is satisfied that:

- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) *if that impact cannot be reasonably avoided - the development is designed, sited and will be managed to minimise that impact,*
- (c) *if that impact cannot be minimised - the development will be managed to mitigate that impact.*

The geotechnical report (Macquarie Geotech, January 2023) confirms that groundwater was encountered at relatively shallow depths (1.0-2.0m below ground level). The groundwater report (Envirowest Consulting, September 2022) provides only a narrow assessment focused on contamination risk from future residential land use and fails to consider the broader and more significant impacts associated with the scale and intensity of the proposed development, particularly the extensive bulk earthworks, land shaping, and site regrading required to establish the manufactured home estate. These works have the potential to alter groundwater flows, disrupt existing hydrological functions, and impact both groundwater dependent ecosystems and the cumulative health of the aquifer. No evidence has been submitted to demonstrate otherwise.

As such, the application fails to demonstrate that the development will be designed, sited, or managed to avoid or minimise significant adverse environmental impact on groundwater resources, as required by the clause.

**Clause 7.11 - Essential Services**

Clause 7.11 applies and states:

*Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:*

- (a) *the supply of water,*
- (b) *the supply of electricity,*
- (c) *the disposal and management of sewage,*
- (d) *storm water drainage or onsite conservation,*
- (e) *suitable road access.*

The applicant has demonstrated, via supporting engineering documentation, that reticulated water, sewerage, drainage and suitable road access can be provided to service the development. However, no detailed information has been submitted regarding the provision of electricity supply to each dwelling site.

**State Environmental Planning Policies**

The following SEPPs applicable to the proposed development:

- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*



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**State Environmental Planning Policy (Housing) 2021****Chapter 3 Diverse housing, Part 8 Manufactured home estates****Section 118 Aims and strategies**

(1) *The aims of this Part are -*

- (a) *to facilitate the establishment of manufactured home estates as a contemporary form of medium density residential development that provides an alternative to traditional housing arrangements, and*
- (b) *to provide immediate development opportunities for manufactured home estates on the commencement of this Part, and*
- (c) *to encourage the provision of affordable housing in well-designed estates, and*
- (d) *to ensure that manufactured home estates are situated only in suitable locations and not on land having important resources or having landscape, scenic or ecological qualities that should be preserved, and*
- (e) *to ensure that manufactured home estates are adequately serviced and have access to essential community facilities and services, and*
- (f) *to protect the environment surrounding manufactured home estates, and*
- (g) *to provide measures which will facilitate security of tenure for residents of manufactured home estates.*

The application does not adequately demonstrate consistency with the aims and strategies of Chapter 3, part 8 of *State Environmental Planning Policy (Housing) 2021* as follows:

**Urban Design Quality**

The proposed residential density and concept layout do not adequately reflect the SEPP's aim to "*encourage ... well designed estates*" (Section 118(1)(c)), having particular regard to the following:

- (a) Failure to address the site's elevated and visually prominent location, which marks the northern urban edge of Orange, and the implications of this prominence for visual impact and urban form.
- (b) Inadequate response to the site's distinctive and highly expressive landform, surface hydrology, and geology, which should serve as fundamental elements informing the site layout and built form.
- (c) Lack of compatibility with the surrounding low-density setting and established pattern of detached residential development in Discovery Hill, including adverse amenity impacts on adjoining residential properties arising from bulk, scale, and proximity.
- (d) Absence of walking accessibility to shops, public transport, and other essential community facilities and services, resulting in increased travel distances and reliance on private vehicles.
- (e) Insufficient provision for long-term amenity and health, including urban heat mitigation, effective tree canopy, and shading within dwelling sites and communal areas.

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- (f) Lack of staging and infrastructure planning to ensure effective and timely delivery of utility networks and onsite facilities.
- (g) The proposed layout does not adequately break up the visual intensity and composite massing of built forms, nor does it provide for generous communal green spaces or transitions in dwelling density at sensitive interfaces.
- (h) The submitted landscape and visual impact assessments do not address the role of the site as a visual gateway to Orange, or the importance of maintaining the established character of the northern urban edge as defined by detached dwellings within richly vegetated settings.

Suitability of the Location

The application does not adequately reflect the SEPP's aim "to ensure manufactured home estates are situated only in suitable locations ..." (Section 118(1)(d)). Specifically:

- (a) The site's remoteness from existing concentrations of shops, centres and community facilities required to support concentrations of medium density residential development at the scale proposed. The Social Impact Assessment highlights that the site is 2-5 km from supermarkets, schools, health centres, and community facilities, and that none of these essential services, nor public transport, are within a practical walking distance.
- (b) The absence of public transport services within convenient walking distance (400m) of the proposed dwelling sites and the associated demands on private car travel.
- (c) The visual prominence of the site and its aesthetic role in defining the city's urban edge, historically characterised by low-density residential settings.
- (d) The site's natural landform and hydrology, which is marked by steep and highly variable slopes, pronounced peaks and significant undulations that, while serving as important elements of the site's scenic character and natural landscape, are generally incompatible with the extent and intensity of small lot and block layouts proposed.
- (e) The significant discrepancy between the proposed site density (21 dwelling sites per hectare) and the site's low-density residential setting, which maintains an average density of approximately 8.3 dwellings per hectare.

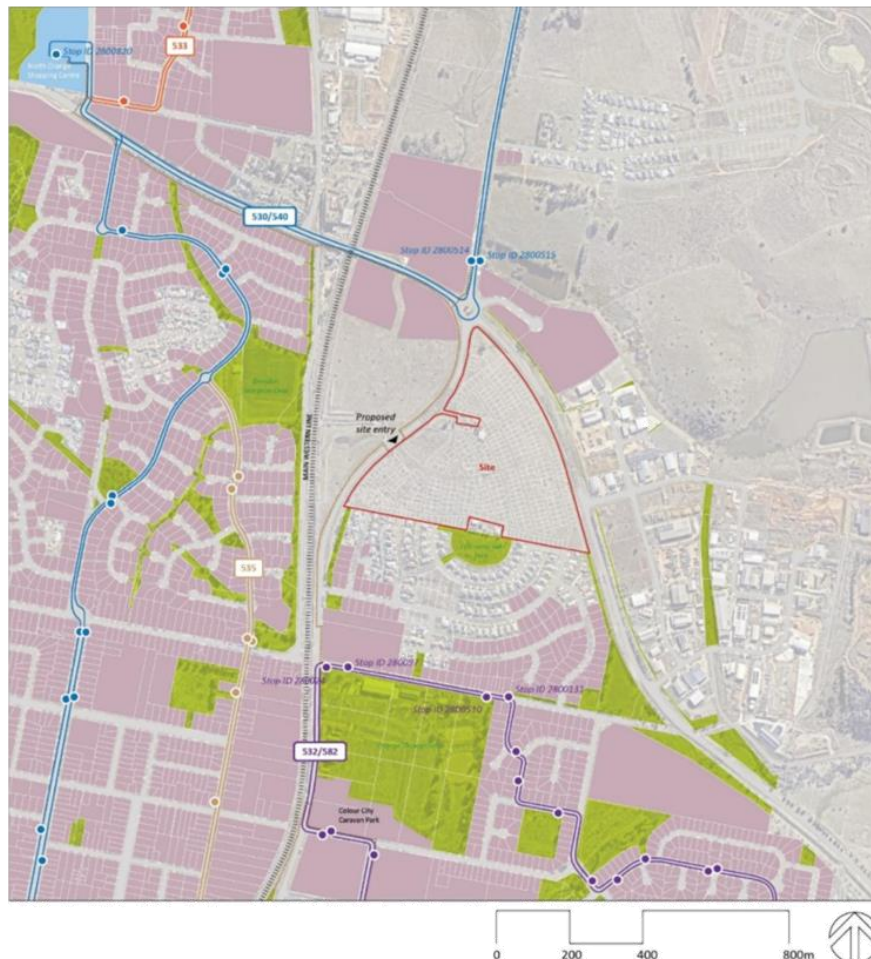
Access to Essential Community Facilities and Services

The proposal does not adequately address how the proposed estate will meet the SEPP's aim "to ensure that manufactured home estates ... have access to essential community facilities and services" (Section 118(1)(e)) nor demonstrate that "sufficient community facilities and services ... are or will be available and reasonably accessible to the residents of the manufactured home estate" (Section 125(1)(c)). It is noted in this regard that the submitted 'Social Impact Assessment' (Barr Planning, 18 November 2024) highlights the considerable limitations of the site in terms of its remoteness from and inaccessibility to essential community facilities and services (Page 16, Table 2). Critically, no social needs assessment has been provided to determine what future residents will require, and whether existing services or proposed facilities are sufficient. In this regard, the consent authority cannot be satisfied that the development will provide adequate access to essential community facilities and services.

Provision of Adequate Transport Services

The proposal does not demonstrate that the estate “is or will be provided with adequate transport services” (Section 125(1)(b)). Given the scale and density of the proposed development as a medium density housing project (410 dwellings at an overall estate density of 21.1 dwellings per hectare), a particular concern is the relative inaccessibility of proposed dwelling sites to public transport (i.e., local bus) services.

The existing public transport context for the subject site is shown in Figure 9 below. This shows bus routes and stops operating in areas surrounding the site, with land holdings located within 400m of a bus stop shown as “pink”. While the Housing SEPP does not prescribe a minimum required distance to public transport facilities, a walking distance of 400m is generally accepted as a benchmark for determining what might reasonably be considered to comprise a convenient walking distance in relation to low frequency local public transport services, the implication being that lengthier walking distances are very likely to inhibit access to and use of these services (see, for example, Dickson C’s findings in Oxford Street Holdings Pty Ltd v Mid-Coast Council [2019] NSWLEC 1283).



**Figure 9 - existing public bus context (sites located within 400m of a bus stop shown as pink)**

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The measured walking distances to bus stops located closest to the subject site are described in Table 3 below. These distances are measured from the boundary of the site at the location of the proposed estate entrance to Leeds Parade. It is important to note in this regard that, as illustrated in Figure 10 and Table 4, no dwelling site is proposed to be located within 100m of the Leeds Parade entrance, while the overwhelming majority (93.2%) are proposed to be located more than 200m from the Leeds Parade entrance (with nearly half, or 46.8%, located more than 400m from the entrance).

Stop ID	Bus Route	Walking distance from estate entrance Leeds Parade (m)	Walking distance from emergency egress (Sullivan Circuit) (m)
280024	582 (Orange City Centre to East Orange Loop)	730.7	718.9
2800510	582 (Orange City Centre to East Orange Loop)	-	665.8
280097	532 (East Orange to Orange City Centre Loop)	777.9	766.1
2800131	532 (East Orange to Orange City Centre Loop)	-	594.6
2800514	530 (Bathurst to Orange) & 540 (Orange Hospital to CSU)	586.2	-
2800515	530 (Orange to Bathurst) & 540 (CSU to Orange Hospital)	607.5	-

**Table 3 - walking distances to bus stops**



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**Figure 10 - walking distances from proposed dwelling sites to the Leeds Parade estate entry/exit**

<b>Walking distance from estate entrance (Leeds Parade)</b>	<b>Number of Dwelling Sites</b>	<b>Share of Total</b>
>100-200m	28	6.8%
>200-300m	95	23.2%
>300-400m	95	23.2%
>400-500m	109	26.6%
>500-600m	74	18.0%
>600m	9	2.2%
<b>Total</b>	<b>410</b>	<b>100.0%</b>

**Table 4 - walking distances between dwelling sites and Leeds Parade entrance**

On the basis of the assessment described above, Council considers that the current level of transport services accessible to the subject site is inadequate for the proposed development. Furthermore, Council is not aware of any proposal to vary or add to existing bus networks in order to provide services accessible to the site. It is further noted that public transport, including school bus routes, is unlikely ever to directly service the site, as the roads within the manufactured home estate are private and not available for public bus operations.



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The absence of accessible public transport options means that, in its current form, the application does not demonstrate that the site can support the scale and intensity of medium density residential development proposed.

**Section 122 Where development for the purposes of a manufactured home estate may be carried out**

*Development for the purposes of a manufactured home estate may be carried out pursuant to this Part on any land on which development for the purposes of a caravan park may be carried out, except -*

- (a) land within one or more of the categories described in Schedule 6, or*
- (b) land dedicated or reserved under the [National Parks and Wildlife Act 1974](#), or*
- (c) land within a Crown reserve.*

As alluded to earlier in this report the applicant has advanced permissibility for the proposed development on the basis of Section 122 of *State Environmental Planning Policy (Housing) 2021* ("Housing SEPP"). This provides that development for the purposes of a manufactured home estate may be carried out with consent on any land, subject to certain exclusions, where development for the purposes of a caravan park may be carried out. Caravan parks are permitted with consent in the R1 General Residential zone.

Land excluded from the operation of Section 122 of the SEPP includes, among other things, "land within one or more of the categories described in Schedule 6" of the SEPP. This includes certain land described under Clause 6 of Schedule 6, being "[l]and which under any environmental planning instrument is within an area or zone identified in that instrument by the description ... environmental protection".

In relation to the potential application of Schedule 6 to the proposed development, it should be noted that land within the subject site is identified as "groundwater vulnerability" on the Orange LEP 2011's Groundwater Vulnerability Map. In this regard, reference is made to the Panel's determination in PPSWES-40<sup>[1]</sup>, in which it accepted the view that the identification of land as "groundwater vulnerability" under the LEP constituted its designation as "environment protection" within the meaning of Chapter 4, Section 4.8 of *State Environmental Planning Policy (Resilience and Hazards) 2021* (the "Resilience and Hazards SEPP").

As part of its assessment of the current application, Council has sought legal advice in order to clarify whether land within the subject site should be excluded from the operation of Section 122 of the Housing SEPP on similar grounds to those relied upon in the determination of PPSWES-40. While this advice is inconclusive, it does indicate that, given the comparatively more restrictive wording of the Housing SEPP's provisions compared to the corresponding provisions of the Resilience and Housing SEPP, such an argument would be more likely to fail than succeed. Notwithstanding, the interpretation of the Housing SEPP's provisions in relation to the current application remains open to determination by the Panel.

**Section 123 Development consent required for manufactured home estates**

- (1) Development for the purposes of a manufactured home estate permitted to be carried out by this Part may be carried out only with the development consent of the council.*

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<sup>[1]</sup> [Demolition of a Heritage Item \(Caldwell House\) | Planning Portal - Department of Planning and Environment](#)

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- (2) *A council must not consent to any such development unless it imposes, as a condition of the consent, a requirement that an approval to operate a manufactured home estate on the land on which the development is to be carried out must be obtained under Part 1 of Chapter 7 of the [Local Government Act 1993](#).*
- (3) *Nothing in this Part requires a separate development consent to authorise the placing of each manufactured home within a manufactured home estate.*

In consideration of the above:

- The permissibility of the proposal under Clause 122(a) and Schedule 6 of the State Environmental Planning Policy (Housing) 2021 is a matter for the Panel to determine having regard to the advice previously provided in this report.
- If the exclusion in Clause 122(a) is found to apply, the proposal would be prohibited and not eligible for consent. In that case, the requirement to impose a condition regarding approval to operate under the Local Government Act 1993 would not arise.
- If the exclusion in Clause 122(a) is found not to apply, the development would be permissible subject to the granting of consent, at which point the consent authority would be required to impose a condition requiring approval to operate under Part 1 of Chapter 7 of the Local Government Act 1993.
- It is noted that this Part does not require separate development consent for the placement of individual manufactured homes within a manufactured home estate. In the event that a manufactured home estate were permissible, the installation of each manufactured home would instead be regulated and require approval under Section 68 of the Local Government Act 1993.

**Section 125 Matters to be considered by councils**

- (1) *A council may grant a development consent pursuant to this Part allowing development for the purposes of a manufactured home estate only if it is satisfied -*
- (a) *that each of the sites on which a manufactured home is or will be installed within the manufactured home estate is or will be adequately provided with reticulated water, a reticulated sewerage system, drainage and electricity, and*
  - (b) *that the manufactured home estate is or will be provided with adequate transport services, and*
  - (c) *that sufficient community facilities and services, whether situated within or outside the estate, are or will be available and reasonably accessible to the residents of the manufactured home estate, and*
  - (d) *that the development will not have an adverse effect on any -*
    - *conservation area*
    - *heritage item*
    - *waterway or land having special landscape, scenic or ecological qualities,**which is identified in an environmental planning instrument applicable to the land concerned.*

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- (2) *A council may grant a development consent pursuant to this Part allowing development for the purposes of a manufactured home estate only after it has considered the following -*
- (e) *the cumulative impact of the proposed development and other manufactured home estates in the locality,*
  - (f) *any relevant guidelines issued by the Director,*
  - (g) *the provisions of the Local Government (Manufactured Home Estates) Transitional Regulation 1993.*

In consideration of the above:

- The applicant has demonstrated, via supporting engineering documentation, that reticulated water, sewerage, and drainage can be provided to service the development. However, no detailed information has been submitted regarding the provision of electricity supply to each dwelling site.
- As addressed in the preceding assessment, the proposal fails to demonstrate that adequate transport services will be provided to meet planning standards and the needs of future residents.
- The application does not include a social needs assessment or otherwise demonstrate that community facilities and services, whether on- or off-site, are sufficient or reasonably accessible for residents.
- The proposal does not adequately address or mitigate potential adverse impacts on the site's environmental and landscape qualities, particularly having regard to groundwater and land form.
- There are no existing manufactured home estates in the locality; however, a caravan park providing both short-term and long-term accommodation is situated within approximately 800m of the subject site.
- No relevant guidelines have been identified.
- The provisions of the Local Government (Manufactured Home Estates) Transitional Regulation 1993 has been superseded by the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021. Council's assessment of the proposal against the current Regulation identifies significant areas of non-compliance.

In this regard, it is considered that the application does not satisfy the preconditions for the granting of development consent under Section 125 of the Housing SEPP.

**State Environmental Planning Policy (Planning Systems) 2021****2.19 Declaration of regionally significant development: Section 4.5(b)**

- (1) *Development specified in Schedule 6 is declared to be regionally significant development for the purposes of the Act.*

**Schedule 6 Regionally significant development****2 General development over \$30 million**

*Development that has an estimated development cost of more than \$30 million.*

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The proposed development is identified as regionally significant development under Clause 2.19(1) of the Planning Systems SEPP, as it is captured by Schedule 6, Item 2 - General development over \$30 million. The application nominates an estimated development cost of \$41,564,987 including GST (as per the submitted Corbett Scott Quantity Surveying report, dated 27 November 2024).

Accordingly, the application is required to be determined by the Western Region Planning Panel under Section 4.5 of the Environmental Planning and Assessment Act 1979.

**State Environmental Planning Policy (Resilience And Hazards) 2021****Chapter 4 - Remediation of Land****4.6 - Contamination and Remediation to be Considered in Determining Development Application**

- (1) *A consent authority must not consent to the carrying out of any development on land unless:*
  - (a) *it has considered whether the land is contaminated, and*
  - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
  - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*
- (2) *Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in Subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*
- (3) *The applicant for development consent must carry out the investigation required by Subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.*
- (4) *The land concerned is:*
  - (a) *land that is within an investigation area,*
  - (b) *land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
  - (c) *to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital -land:*
    - (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*



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- (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

The subject site has a history of agricultural use, including orcharding and grazing, and contains several structures that were known to include asbestos-containing materials. Detailed contamination investigations and a Remediation Action Plan (RAP) have previously been prepared for the land by Envirowest Consulting (reference R14463rap, dated 27 September 2022). The RAP identified a range of contamination sources, including asbestos in one of the sheds and surrounding soils, legacy agricultural activities, and areas of fill.

Remediation of the identified contamination on the site has already been approved and conditioned under DA 27/2023(1). Council's Senior Environmental Health Officer has recommended that a validation report be submitted to Council upon completion of remediation works, in accordance with the relevant EPA Guidelines for Consultants Reporting on Contaminated Land (2020) and Guidelines for the NSW Site Auditor Scheme 2017. No works under the current application (DA 748/2024(1)) may commence until remediation is completed and a validation report has been provided to Council's satisfaction. This requirement can be addressed through a deferred commencement condition or as a prior-to-works/Construction Certificate condition, should consent be granted.

**State Environmental Planning Policy (Industry And Employment) 2021**Chapter 3 - Advertising and Signage and Schedule 5

The proposed signage lacks sufficient detail to assess compliance with Chapter 3 and Schedule 5 of the SEPP. To this end, signage will need to be dealt with via separate application.

**State Environmental Planning Policy (Transport and Infrastructure) 2021**Clause 2.118 - Development with Frontage to Classified Road

The primary objective of this clause is to ensure that new development does not compromise the effective and ongoing operation and function of classified roads. The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:

- (a) *where practicable, vehicular access to the land is provided by a road other than the classified road, and*
- (b) *the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*
  - (i) *the design of the vehicular access to the land, or*
  - (ii) *the emission of smoke or dust from the development, or*
  - (iii) *the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) *the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.*

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In consideration of the above matters:

- The Northern Distributor Road (NDR) adjoins the site to the east. The road is classified as a state road and is under the control of TfNSW. The site does not have an existing access to the NDR, and no new access is proposed. All vehicular access is proposed via Leeds Parade.
- Potential dust emissions will arise primarily during large-scale construction works. As outlined under s4.15(1)(b) "Construction Impacts," insufficient detail has been provided on dust management. Ongoing use of the site is unlikely to generate significant smoke or dust that would affect safety, efficiency and ongoing operation of the NDR.
- The eastern extent of the site, adjacent to the NDR, and the western frontage to Leeds Parade contain dwelling sites that will be exposed to elevated traffic noise and emissions. No site-based noise mitigation measures, such as earth mounding or increased setbacks, have been incorporated, despite Council's established practice in similar contexts. Reliance on future dwelling construction under the Section 68 process is inadequate. Refer to further discussion on this issue under Section 4.15(1)(b) "Noise Impacts" of the report. While proposed landscaping may assist in addressing vehicle emissions, this has not been adequately addressed.

#### 2.121 - Traffic-Generating Development

The proposed manufactured home estate is classified as residential accommodation for the purposes of Schedule 3 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. The development comprises 410 dwellings, exceeding the 300 or more dwellings threshold under Column 2, and the 75 or more dwellings threshold under Column 3 for a site with access to a classified road or to a road that connects to a classified road within 90m of the connection.

Accordingly, the proposal is traffic-generating development and required concurrence from Transport for NSW.

A Traffic Impact Assessment submitted with the application demonstrates that the surrounding road network, including the Leeds Parade/Northern Distributor Road intersection, can accommodate the forecast traffic volumes generated by the development, subject to intersection upgrades.

TfNSW has reviewed the application and raised no objection, subject to its recommended conditions being imposed on any consent.

#### Subdivision 2 Development likely to affect an electricity transmission or distribution network

##### 2.48 Determination of development applications - other development

- (1) *This section applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following -*
- (a) *the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,*
  - (b) *development carried out -*
    - (i). *within or immediately adjacent to an easement for electricity purposes (whether or not the electricity infrastructure exists), or*
    - (ii). *immediately adjacent to an electricity substation, or*
    - (iii). *within 5m of an exposed overhead electricity power line,*



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In consideration of this clause, the application was referred to Essential energy. No concerns subject to standard conditions.

***Provisions of any draft environmental planning instrument that has been placed on exhibition 4.15(1)(a)(ii)***

There are no draft Environmental Planning Instruments currently on exhibition that relate to the subject land or proposed development.

***Provisions of any development control plan s4.15(1)(a)(iii)***

**Orange Development Control Plan 2004**

Development Control Plan 2004 ("the DCP") applies to the subject land. An assessment of the proposed development against the relevant Planning Outcomes will be undertaken below.

**DCP 2004-0 Tree Preservation**



DCP 2004 - 0.4-2 prescribes the following Interim Planning Outcomes for Tree Preservation:

- 1 *Trees prescribed by this DCP must not be ringbarked, cut down, topped, lopped or wilfully destroyed without the Council's approval and landowner's consent.*
- 2 *This clause applies to Eucalypts of any size belonging to the White Box, Yellow Box and Blakely's Red Gum Endangered Ecological Communities, including species indicated as affected in the tree preservation table.*
- 3 *This clause applies to any tree, native or exotic, with a trunk diameter equal to or greater than 300mm at breast height.*
- 4 *This clause does not apply to species indicated as exempt in the tree preservation table.*
- 5 *An application for the Council's approval must be accompanied by an appropriately qualified specialist (arborist) report.*

The site contains several native trees subject to the above provisions, including:

- (a) One large *Eucalyptus viminalis* (Manna Gum) (DBH > 80 cm), located in the northernmost corner of the site, with three small hollows recorded.
- (b) Two medium Eucalyptus species (likely *E. mannifera*, DBH 30-49 cm) located on the fence line of the existing dwelling at 198 Leeds Parade.
- (c) One unidentified native species (not recorded in the biodiversity assessment), located on the west side of the site.

No Arboricultural report has been submitted with the application, and accordingly, the proposal does not comply with the requirements of DCP 2004 - 0.4-2. Any works affecting these trees including removal cannot be supported without the requisite specialist assessment. The biodiversity assessment provided does not meet the required standard, as it lacks an objective visual inspection of each tree and provides minimal detail regarding tree significance, retention value, or Safe and Useful Life Expectancy (SULE). No options for tree retention have been identified or assessed.

	1. <i>Eucalyptus viminalis</i> (Manna Gum) – located in the northernmost corner of the site.
	2. <i>Eucalyptus</i> species x 2 (likely <i>E. mannifera</i> ) - located on the fence line of the existing dwelling at 198 Leeds Parade. 3. Unidentified native species - western side of the site.

**Table 5 - trees subject to DCP Tree Preservation Provisions**

#### **DCP 2004-7 Development in residential areas**

Chapter 7 of the *Orange Development Control Plan 2004* contains controls that ordinarily apply to residential development, including matters such as privacy, solar access, and residential amenity. The proposed development is more appropriately characterised as a manufactured home estate rather than “residential accommodation” or “multi dwelling housing.” As such, the specific residential controls in Chapter 7 are not directly applicable. The DCP contains no provisions specifically addressing manufactured home estates, with the relevant requirements instead set out under the *State Environmental Planning Policy (Housing) 2021* and the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

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While the Chapter 7 controls do not apply directly, the matters they address remain relevant when considering the likely impacts of the proposed development on adjoining established residential properties particularly 198 Leeds Parade and properties in the Discovery Hill area that directly adjoining the subject land. In this regard, there is insufficient information to demonstrate that the proposal will maintain acceptable standards of privacy, solar access, visual amenity etc for these adjoining properties.

***Provisions prescribed by the regulations s4.15(1)(a)(iv)***

Environmental Planning and Assessment Regulation 2021

The provisions of Clauses 61 (Demolition of a Building), 62 (Fire Safety Considerations), 64 (Buildings to be Upgraded), and 66A (Council Related Development) of the Environmental Planning and Assessment Regulation 2021 are not applicable to the subject proposal.

BASIX is not applicable to the proposed development. A Section J energy efficiency statement will be required with the Construction Certificate application for community amenity buildings.

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

This Regulation sets out standards for the design and construction of manufactured home estates and manufactured homes to ensure the safety and amenity of occupants of manufactured homes.

The following table sets out the compliance of the subject proposal with the relevant provisions of the regulation. In summary, the application fails to satisfy multiple mandatory requirements, including minimum open space, operational and management arrangements, visitor and accessible parking, road design, service infrastructure, and setback distances.

<b>Part 2 Manufactured home estates and manufactured homes</b>		
<b>Division 2 Approvals and exemptions</b>		
<b>Subdivision 1 Operation of manufactured home estates</b>		
<b>Clause</b>	<b>Assessment Response</b>	<b>Compliance</b>
<b>6 Factors for consideration before approval is granted</b> <i>(1) The council must not grant an approval unless satisfied the manufactured home estate will be designed, constructed, maintained and operated in accordance with Division 3.</i> <i>(2) Before approving the operation of a manufactured home estate on flood liable land, the council must consider the principles in the Floodplain Development Manual.</i>	While the application includes particulars regarding the proposed design and construction of the manufactured home estate, it is deficient in respect of operational detail. No Plan of Management or equivalent operational framework has been submitted. In the absence of such material, the consent authority cannot be satisfied that the manufactured home estate will be operated and maintained in accordance with the legislative requirements. It is further noted that this deficiency was a particular issue in <i>TMT Devco Pty</i>	<b>No</b>

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	<i>Limited v Cessnock City Council</i> [2016] NSWLEC 1161, where the absence of Plan of Management was found to be a significant impediment to the grant of consent.	
<b>7 Matters to be specified in approval</b>  <i>An approval must specify, by reference to a plan, the number, size and location of the dwelling sites allowed by the approval.</i>	Should approval be granted, the number, size, and location of dwelling sites would be specified by reference to the submitted site plan.	<b>Conditional</b>
<b>8 Conditions of approval</b> <i>An approval is subject to the condition that the manufactured home estate is designed, constructed, maintained and operated in accordance with Division 3.</i> <b>Note -</b> <i>The council may also impose conditions on the grant of an approval under the Act, Section 94.</i>	Any approval granted should be subject to the condition that the estate is designed, constructed, maintained, and operated in accordance with Division 3. It is noted, however, that the application is deficient in respect of operational detail.	<b>Conditional</b>
<b>Division 3 Manufactured home estates</b> <b>Subdivision 1 Land and dwelling site requirements</b>		
<b>Clause</b>	<b>Assessment Response</b>	<b>Compliance</b>
<b>12 Minimum size of estate</b> <i>A manufactured home estate must not have an area of less than -</i> <i>(a) 1 hectare, or</i> <i>(b) if a lesser area is permitted on the land by an environmental planning instrument, the lesser area.</i>	The site area exceeds 1 hectare, with a total area of 19.45ha. Accordingly, the application satisfies the minimum area requirement for a manufactured home estate.	<b>Yes</b>
<b>13 Community amenities</b> <i>(1) A minimum of 10% of the total land area of a manufactured home estate must be reserved for recreation or other communal activities.</i> <i>(2) The council may allow a lower percentage, not less than 6% of the total land area of the manufactured home estate, to be reserved for recreation or other communal activities.</i>	The application suggests that 2.3 hectares (approximately 13% of the total site area) is reserved for recreation or communal activities. However, this calculation includes several areas that are proposed to serve a dual function as stormwater detention basins, comprising a total area of 9,559m <sup>2</sup> .  Clause 13(1) requires that "at least 10% of the total land area...	<b>No</b>



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<p>(3) Before allowing a lower percentage, the council must consider -</p> <p>(a) the type and range of amenities to be provided, and</p> <p>(b) other matters the council considers relevant.</p>	<p>be <u>reserved for recreation or other communal activities</u>" (emphasis added). The phrase "reserved for" contemplates land set aside specifically for the designated purpose of recreation or community use. It cannot reasonably be interpreted to include land which primary function is to accommodate infrastructure, such as stormwater detention basins.</p> <p>Areas set aside for stormwater detention are typically subject to regular inundation, debris accumulation, and maintenance activities, rendering them unsuitable for safe, accessible, and sustained recreational use and therefore dual usage is not supported.</p> <p>Council's Technical Services assessment has further evaluated the proposed basins, advising that all stormwater detention and bio-retention basins are incapable of being used for recreation, as they function as stormwater control measures that contain stormwater to varying extents year-round. Consequently, the footprints of the basins and areas below basin walls must be excluded from recreation use calculations. The Technical Services assessment specifically concluded that significant portions of the areas identified as recreation space are practically unusable due to steep grades, basin floors, and road infrastructure, as detailed below:</p> <ul style="list-style-type: none"> <li>• Basin A (1951m<sup>2</sup>): 101m<sup>2</sup> road, 909m<sup>2</sup> basin floor (unusable), and 868m<sup>2</sup> with</li> </ul>	
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	<p>~27% grade (effectively unusable).</p> <ul style="list-style-type: none"> <li>• Basin B (682m<sup>2</sup>): Fully unusable, as it is a 1.4m deep basin enclosed by retaining walls.</li> <li>• Basin C (2853m<sup>2</sup>): 87m<sup>2</sup> road, 673m<sup>2</sup> basin floor (unusable), and 812m<sup>2</sup> with ~21% grade (effectively unusable).</li> <li>• Basin D (1734m<sup>2</sup>): 70m<sup>2</sup> road, 489m<sup>2</sup> basin floor (unusable), and 510m<sup>2</sup> with ~22% grade (effectively unusable).</li> <li>• Basin E (666m<sup>2</sup>): 203m<sup>2</sup> basin floor (unusable), and 294m<sup>2</sup> with ~34% grade (effectively unusable).</li> <li>• SE Basin (2328m<sup>2</sup>): 87m<sup>2</sup> road, 694m<sup>2</sup> basin floor (unusable), and 1353m<sup>2</sup> with ~27% grade (effectively unusable).</li> </ul> <p>Accordingly, when these areas are excluded, the actual provision for recreation or communal activities is reduced to approximately 1.34 hectares (6.9% of the total site area), which is substantially below the minimum 10% required by the Regulation.</p> <p>While it is noted that Subclause (2) permits Council to consider a reduced open space area, having regard to the matters listed in Subclause (3), such a reduction is not supported in this instance due to the following:</p> <p>a) The application is not supported by a Social Needs Assessment, despite repeated requests. This</p>	
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	<p>information is necessary to determine what level and type of open space provision is required for the development, and its absence precludes any reasonable consideration of a reduced area;</p> <p>b) The application is inconsistent with current best practice and strategic policy guidance for the provision of urban open space. The Greener Places Design Guide (NSW Department of Planning, 2023) establishes clear benchmarks for quality, accessibility, size, and configuration of public open space in new development. The open space proposed by the application does not meet the standards in the guide, as it is irregular in form, fragmented, and not suitably located and or designed to deliver a high level of amenity or usability for future residents; and</p> <p>c) It is considered that the only obstacle to achieving the required open space is the applicant's decision to pursue an overly intensive development outcome and poor site planning.</p>	
<b>14 Size of dwelling sites</b> <i>A dwelling site must have an area of at least 130m<sup>2</sup>.</i>	The submitted plans demonstrate that each proposed dwelling site meets or exceeds the minimum area of 130m <sup>2</sup> .	<b>Yes</b>
<b>15 Site identification</b> <i>(1) A dwelling site must be numbered or identified with its site boundaries clearly outlined.</i>	The proposal includes a lot layout plan suitable for this purpose.	<b>Conditional</b>

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(2) The site identification must be easily recognised.		
<b>Division 3 Manufactured home estates</b> <b>Subdivision 2 Setbacks</b>		
Clause	Assessment Response	Compliance
<b>16 Dwelling sites to have road frontage</b> <i>A dwelling site must have vehicular access to an access road.</i>	Each proposed dwelling site will have vehicular access to an internal access road.	<b>Yes</b>
<b>17 Setbacks of community buildings</b> (1) A community building must not be located closer than 10m to the boundary of a manufactured home estate or dwelling site. (2) The council may allow a lesser distance of at least 2m if satisfied the community building has been or will be properly screened, fenced, enclosed or otherwise treated.	Proposed primary community buildings will be positioned greater than 10m from the boundary of the manufactured home estate or dwelling site.  The secondary community building will be within 10m of the adjacent dwelling sites. The applicant submits that, due to proposed earthworks, retaining walls, fencing, and landscaping, the reduced setback will not result in adverse overshadowing or privacy impacts.  Having regard to these points, it is considered that the reduced setback may be acceptable in this instance. However, if the Panel is not satisfied that a lesser setback is appropriate, the standard 10m setback should apply.	<b>Council/Panel Discretion</b>
<b>18 Setbacks of dwelling sites from road frontages</b> (1) A dwelling site must not be located closer than - (a) 10m to a public road, or (b) 3m to another boundary of the manufactured home estate.  <i>The council may allow a lesser distance if satisfied the dwelling site has been or will be properly screened, fenced, enclosed or otherwise treated.</i>	The proposal includes 14 allotments along the southern boundary (Lots 211, 203–205, 199–200, 180–187) situated within 10m of a public road, and all allotments in this group (Lots 180–211), as well as Lots 126–133 and 136–142 around the existing dwelling at 198 Leeds Parade, located within 3m of the estate boundary.  Although the Regulation permits Council to accept a reduced setback where adequate screening or fencing is provided, the application does not include	<b>No</b>

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	<p>sufficient information or justification to support a variation, apart from a general notation that fencing and screening will be provided. No detail is provided to allow assessment of amenity impacts or the adequacy of proposed screening measures.</p> <p>Furthermore, there is no apparent reason why the proposal could not comply with the required setbacks, and the non-compliance appears to be simply a result of overdevelopment of the site and poor site planning.</p>	
<p><b>19 Use of buffer zones</b>  <i>Nothing in this Part prevents land within a required setback from being used for -</i>  <i>(a) community amenities, access roads, car parking spaces, footpaths or landscaping, or</i>  <i>(b) a similar purpose allowed by the council.</i></p>	<p>The proposal includes these items within the required setbacks, including as buffering to adjoining land uses.</p>	<p><b>Yes</b></p>
<p><b>Division 3 Manufactured home estates</b>  <b>Subdivision 3 Roads</b></p>		
<b>Clause</b>	<b>Assessment Response</b>	<b>Compliance</b>
<p><b>20 Entrance and exit roads</b>  <i>(1) A road forming an entrance to or exit from a manufactured home estate must be at least 8m wide.</i>  <i>(2) For a divided road, the width of the sealed portion of the road on either side of the median strip must be at least 5m.</i>  <i>(3) The council may specify, in an approval, the way in which an entrance or exit road must meet the sealed portion of other access roads.</i></p>	<p>The proposed entrance and exit road is 20m wide at the entry point, reducing to 13m further within the site, both of which exceed the minimum width requirements. Within the divided section of the entrance road, each carriageway has a sealed width of at least 5m, thereby satisfying the requirements of Clause 20(2) of the Regulation.</p> <p>In respect of Item 3, Council's Technical Services have advised as follows:</p> <ul style="list-style-type: none"> <li>A four-leg roundabout is to be provided at the</li> </ul>	<p><b>Yes</b></p>

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	<p>intersection of Leeds Parade and Road 1.</p> <ul style="list-style-type: none"> <li>The access route from the Leeds Parade roundabout to the internal roundabout must be designed to accommodate the turning paths of a 12.5m heavy rigid vehicle.</li> </ul>	
<p><b>21 Width of roads</b></p> <p>(1) The width of the road reserve must be at least -</p> <p>(a) 8.5m for a major access road, and</p> <p>(b) 6m for a minor access road.</p> <p>(2) The width of the sealed portion of an access road must be at least -</p> <p>(a) 6m for a major access road, and</p> <p>(b) 4m for a minor access road.</p> <p>(3) If a minor access road exceeds 80m in length, a passing bay must be provided within the road reserve.</p> <p>(4) Passing bays must be provided at intervals of no more than 100m.</p> <p>(5) The width of the sealed portion of an access road at a passing or parking bay must be at least -</p> <p>(a) 8.5m for a major access road, and</p> <p>(b) 6m for a minor access road.</p>	<p>All roads within the estate are designed to meet or exceed a road reserve width of 8.5m and are therefore considered major access roads for the purposes of Clause 21. The sealed carriageway width is 6m throughout, which accords with the requirements for major access roads. No minor access roads are proposed.</p> <p>However, in relation to passing bays, the proposal seeks to reduce the required frequency, relying on the presence of intersections and the consistent adoption of major access road widths. This approach is inconsistent with Clause 21(4), which expressly requires that passing bays be provided at intervals of no more than 100m. The Regulation does not confer any discretion to accept a lesser standard for passing bay frequency. Accordingly, the proposal fails to comply with Clause 21(4).</p>	<b>No</b>
<p><b>22 Speed restrictions as part of road design</b></p> <p>Access roads must be designed to limit the speed at which vehicles may travel on the roads to - 30 kilometres per hour for major access roads, and</p>	<p>It is not demonstrated that the proposed road network incorporates design measures (such as signage, traffic calming, or geometric controls) to achieve the speed limits required by the Regulation.</p> <p>Non-</p>	<b>No</b>

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15 kilometres per hour for minor access roads.	compliance/insufficient information.	
<b>23 Visitor parking</b> (1) A manufactured home estate must contain at least the following number of visitor parking spaces - (a) for a manufactured home estate containing no more than 35 sites - 8 spaces, (b) for a manufactured home estate containing more than 35 sites, but no more than 70 sites -12 spaces, (c) for a manufactured home estate containing more than 70 sites, but no more than 105 sites -16 spaces, (d) for a manufactured home estate containing more than 105 sites -20 spaces plus 1 additional space for every 7 sites above 140 sites. (2) Each parking space must have minimum dimensions of - (a) for angle parking - 5.4m by 2.5m, or (b) otherwise - 6.1m by 2.5m. (3) Visitor parking spaces must be clearly identified.	Based on 410 dwelling sites, Clause 23(1)(d) requires a minimum of 20 visitor parking spaces plus 1 additional space for every 7 sites above 140: <ul style="list-style-type: none"> <li>Total sites above 140 = 410 - 140 = 270</li> <li>Additional spaces required = <math>270 \div 7 = 38.57</math> (rounded up to 39)</li> <li>Total required visitor spaces = 20 + 39 = 59</li> </ul> It appears that the landscape masterplan, though not specifically annotated, nominates 59 visitor parking spaces, which would satisfy the minimum numerical requirement.  However, there is no consistency across the submitted plans and documentation regarding the location, dimensions, or identification of the proposed visitor parking spaces. The application fails to demonstrate compliance with the minimum dimension requirements of Clause 23(2), nor does it address the identification requirement under Clause 23(3). The engineering documentation provides no detail in relation to visitor parking. Accordingly, while the proposal appears numerically compliant on the landscape plan, it fails to demonstrate compliance with the Regulation in all other material respects.	<b>No</b>

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<p><b>24 Visitor parking for people with disabilities</b></p> <p>(1) A manufactured home estate must contain -</p> <p>(a) at least 1 visitor parking space for people with a disability (a disabled parking space), or</p> <p>(b) if the manufactured home estate contains 100 sites or more - at least 1 additional disabled parking space for -</p> <p>(i). the first 100 sites, and</p> <p>(ii). every further 100 sites, and</p> <p>(iii). a remaining part, if any, of 100 sites.</p> <p><b>Example -</b></p> <p>A manufactured home estate containing 235 sites must contain at least 3 disabled parking spaces.</p> <p>(2) A disabled parking space must be -</p> <p>(a) provided in accordance with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off street car parking, and</p> <p>(b) clearly identified as a disabled parking space.</p> <p>(3) A disabled parking space may be counted as a visitor parking space.</p>	<p>No accessible (disabled) visitor parking spaces are identified on the submitted plans.</p>	<p><b>No</b></p>
<p><b>25 Road surfaces</b></p> <p>All access roads, including all passing and parking bays, must -</p> <p>(a) have an all-weather sealed or other surface finish specified in the approval, and</p> <p>(b) be adapted to the land to enable adequate drainage and remove excessive grades.</p>	<p>In relation to (a), the engineering documentation specifies all-weather sealed surfaces for roads.</p> <p>In relation to (b), the roads have not been designed to respond to the existing topography of the site. Instead, the applicant proposes extensive earthworks and land reshaping to achieve road grades that could otherwise be delivered with only minor</p>	<p><b>(a) Yes/conditional (b) No</b></p>



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	<p>adjustments to the natural landform. This approach is contrary to the intent of Clause 25(b), which requires that roads be <u>adapted to the land</u>, not that the land be fundamentally re-engineered to suit the proposed development.</p> <p>This approach is not only at odds with the plain meaning of the provision but also departs from established planning and engineering practice within the locality, as evidenced by the more modest interventions undertaken in the Discovery Hill residential area to the south.</p>	
<b>26 Lighting</b> <i>All access roads must be adequately lit between sunset and sunrise.</i>	No details regarding street lighting or illumination of access roads have been provided in the application.	<b>No</b>
<b>Division 3 Manufactured home estates</b> <b>Subdivision 4 Utility services</b>		
Clause	Assessment Response	Compliance
<b>27 Water supply</b> (1) <i>A manufactured home estate must be -</i> (a) <i>connected to a mains water supply, or</i> (b) <i>provided with an alternative water supply service as specified in the approval.</i> (2) <i>A dwelling site must be -</i> (a) <i>connected to the water supply service for the manufactured home estate, and</i> (b) <i>provided with -</i> (i) <i>a separate water meter, and</i> (ii) <i>a separate water service isolating valve.</i>	<p>Engineering plans indicate that the estate will be connected to mains water, with service reticulation proposed throughout. While individual water meters and isolating valves are not specifically detailed on the plans, the submitted written documentation states that each dwelling site would be provided with these provisions. Compliance with the Plumbing and Drainage Act 2011, relevant guidelines and the requirements of relevant statutory authorities can be secured by condition in the event of approval.</p>	<b>Yes/Conditional</b>

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<p>(3) <i>The water supply service must comply with -</i></p> <p>(a) <i>the Plumbing and Drainage Act 2011 and the regulations made under that Act, and</i></p> <p>(b) <i>the requirements of a relevant statutory body.</i></p> <p>(4) <i>The water supplied for human consumption or domestic purposes must comply with the Australian Drinking Water Guidelines 6 published in October 2011 by the National Health and Medical Research Council.</i></p>		
<p><b>28 Sewerage</b></p> <p>(1) <i>A manufactured home estate must be -</i></p> <p>(a) <i>connected to a main sewer, or</i></p> <p>(b) <i>provided with an alternative sewage disposal system as specified in the approval.</i></p> <p>(2) <i>A dwelling site must be connected to the sewage disposal system for the manufactured home estate.</i></p> <p>(3) <i>The sewage disposal system must comply with -</i></p> <p>(a) <i>the <a href="#">Plumbing and Drainage Act 2011</a> and the regulations made under that Act, and</i></p> <p>(b) <i>the requirements of a relevant statutory body.</i></p>	<p>Engineering plans indicate that the estate will be connected to the main sewer, with service reticulation proposed throughout. Each dwelling site is shown as being connected to the proposed sewerage system. Compliance with the Plumbing and Drainage Act 2011 and the requirements of relevant statutory authorities can be secured by condition in the event of approval.</p>	<p><b>Yes/Conditional</b></p>
<p><b>29 Drainage</b></p> <p>(1) <i>A manufactured home estate must be provided with a stormwater drainage system as specified in the approval.</i></p> <p>(2) <i>A dwelling site must be -</i></p> <p>(a) <i>connected with the stormwater drainage system for the</i></p>	<p>Engineering plans indicate that a stormwater drainage system is proposed to service the estate, with each dwelling site shown as being connected to this system. Compliance with the Plumbing Code of Australia and any requirements of relevant statutory authorities would be required as a condition of</p>	<p><b>Yes/Conditional</b></p>

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<p><i>manufactured home estate, or</i></p> <p><i>(b) provided with an onsite stormwater drainage system.</i></p> <p><i>(3) A stormwater drainage system must comply with—</i></p> <p><i>(a) The Plumbing Code of Australia, and</i></p> <p><i>(b) the requirements of a relevant statutory body.</i></p>	<p>approval, should consent be granted.</p>	
<p><b>30 Electricity supply</b></p> <p><i>(1) A dwelling site must be supplied with electricity from a reticulated electricity service by an electrical circuit connected to a separate electricity meter.</i></p> <p><i>(2) The electrical circuit must be installed in accordance with the Australian/New Zealand Wiring Rules.</i></p> <p><i>(3) The maximum capacity of the electrical circuit supplying a dwelling site is not required to be more than 32 amperes if the site is provided with gas, whether by a reticulated gas service or onsite gas containers.</i></p> <p><i>(4) If a dwelling site is provided with electricity otherwise than by a direct connection to the local electricity supply authority's electricity main, the occupant of the dwelling site may only be charged reasonable charges for the supply of the electricity.</i></p>	<p>The application does not provide specific detail on the provision of electricity supply connections to each dwelling site.</p>	<p><b>No</b></p>
<p><b>31 Telephone lines</b></p> <p><i>Telephone services, if available, must be provided by a telephone connection that is available to each dwelling site within the manufactured home estate.</i></p>	<p>The application does not provide specific detail on the provision of telephone connections to each dwelling site.</p>	<p><b>No</b></p>
<p><b>32 Common trenches</b></p> <p><i>A common trench may be used for the installation of services in</i></p>	<p>Noted. The engineering design does not specifically address the use of common trenches for the installation of services. However,</p>	<p><b>N/A</b></p>

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<i>accordance with guidelines provided in AMCORD.</i>	Clause 32 is permissive only, and there is no mandatory requirement for the use of common trenches.	
<b>Division 3 Manufactured home estates</b> <b>Subdivision 5 General</b>		
<b>Clause</b>	<b>Assessment Response</b>	<b>Compliance</b>
<b>33 Garbage removal</b> <i>Arrangements specified in an approval must be implemented and maintained -</i> <i>(a) for the removal of garbage, and</i> <i>(b) to keep garbage receptacles in a clean and sanitary condition.</i>	The application provides limited detail regarding garbage removal. The Waste Management Plan indicates that residents will be responsible for moving bins to the kerb for collection by a nominated private contractor, with the site manager to oversee communal waste. A letter from waste contractor JR Richards confirms the contractor can service the site. However, the plan does not specify bin storage locations, capacities, or mechanisms for ensuring cleanliness and compliance. While general arrangements are outlined, the application does not fully address all requirements necessary for specification in an approval. The absence of an overarching Plan of Management, as discussed under Clause 6, further undermines the adequacy of operational arrangements.	<b>No</b>
<b>34 Fire hydrants</b> <i>(1) No part of a dwelling site or community building within a manufactured home estate may be located more than 90m from a fire hydrant.</i> <i>(2) A fire hydrant located within a manufactured home estate must be -</i> <i>(a) a double-headed pillar-type fire hydrant, and</i>	The submitted engineering drawings do not include a fire hydrant layout to demonstrate compliance.	<b>No</b>

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(b) maintained to the standard specified in the approval.		
<p><b>35 Buildings</b></p> <p>(1) A building must not be erected on a manufactured home estate unless the approval allows the erection of the building.</p> <p>(2) An approval may allow only the following kinds of buildings to be erected on the manufactured home estate -</p> <p>(a) community buildings,</p> <p>(b) brick or masonry walls to erect -</p> <p>(i). separating walls between adjoining manufactured homes, or</p> <p>(ii). external facades to manufactured homes.</p> <p>(3) The approval may allow the erection of a brick or masonry wall to erect an external facade to a manufactured home only if -</p> <p>(a) the dwelling site on which the manufactured home is located is a neighbourhood lot, and</p> <p>(b) the owner of the manufactured home is the owner of the neighbourhood lot.</p> <p><b>Note -</b></p> <p>The erection of a building, including a community building or brick or masonry wall, may require development consent under the <a href="#">Environmental Planning and Assessment Act 1979</a>.</p> <p>(4) In this section -</p> <p><b>neighbourhood lot</b> has the same meaning as in the <a href="#">Community Land Development Act 1989</a>.</p>	<p>This DA seeks development consent for the erection of community buildings and civil works to establish the MHE site. Individual manufactured homes will be subject to separate approval under Section 68 of the Local Government Act 1993.</p>	<p><b>Yes</b></p>



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<p><b>36 Use of manufactured home estates</b></p> <p>(1) A manufactured home estate must not be used -</p> <p>(a) for a commercial purpose other than a manufactured home estate or an associated purpose, or</p> <p>(b) for the manufacture, construction or reconstruction of moveable dwellings.</p> <p>(2) A manufactured home may be used for exhibition purposes.</p> <p>(3) A manufactured home installed in a manufactured home estate may be renovated, maintained and repaired.</p> <p><b>Example -</b></p> <p>Renovation, maintenance and repairs may include painting and the replacement of wall cladding or roof sheeting.</p>	<p>The proposed use of the site as a manufactured home estate for residential purposes is consistent with the requirements of this clause. There is no indication in the application of any non-compliant commercial use or the manufacture, construction or reconstruction of moveable dwellings. Ongoing compliance with this clause would remain a matter for future management and enforcement. As with other operational aspects, the absence of a comprehensive Plan of Management is noted.</p>	<p><b>Yes (subject to ongoing management)</b></p>
<p><b>37 Community map</b></p> <p>The holder of an approval must provide the council with a copy of the community map for the manufactured home estate -</p> <p>(a) as soon as practicable after an amendment is made to the map, and</p> <p>(b) at other times reasonably required by the council.</p>	<p>No community map has been submitted with the application.</p>	<p><b>No</b></p>
<p><b>38 Access to approval and community map</b></p> <p>The holder of an approval must ensure that copies of the following documents are available for inspection, free of charge, by an occupant of the manufactured home estate -</p> <p>(a) the approval for the manufactured home estate,</p> <p>(b) the current community map,</p> <p>(c) this Regulation.</p>	<p>The application does not detail how occupants will be provided with free access to the approval, community map, and the Regulation</p>	<p><b>No</b></p>

***The likely impacts of the development s4.15(1)(b)***

Landscape and visual character

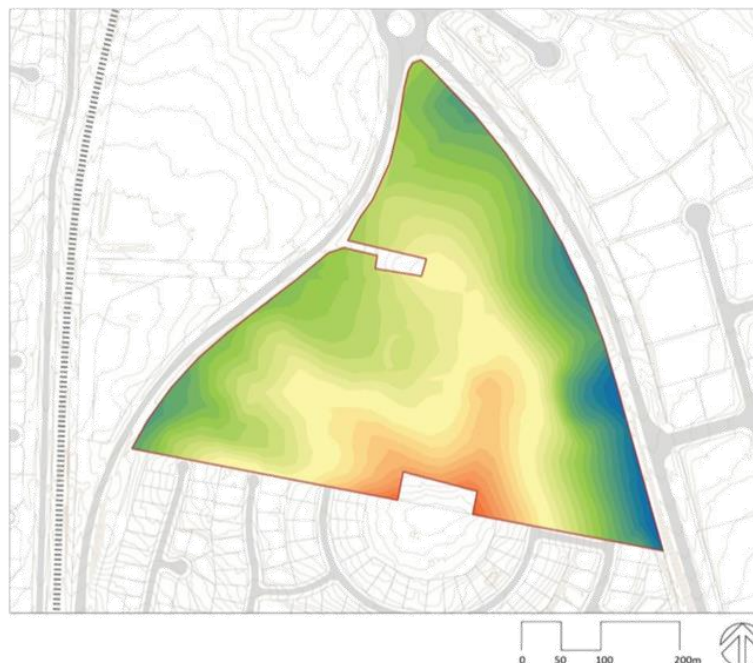
The elevated and naturally undulating profile of the site's existing topography is considered to be a key visual feature of the locality, particularly when viewed from the north, north-east and west (see Photographs 1 to 6 earlier in this report). To this end, development of the site has an important role in ensuring the continuation of the established 'green' character and presentation of residential neighbourhoods along the city's northern and north-eastern urban periphery (see Photographs 10 and 11 above).

Important aspects of the development in this regard are:

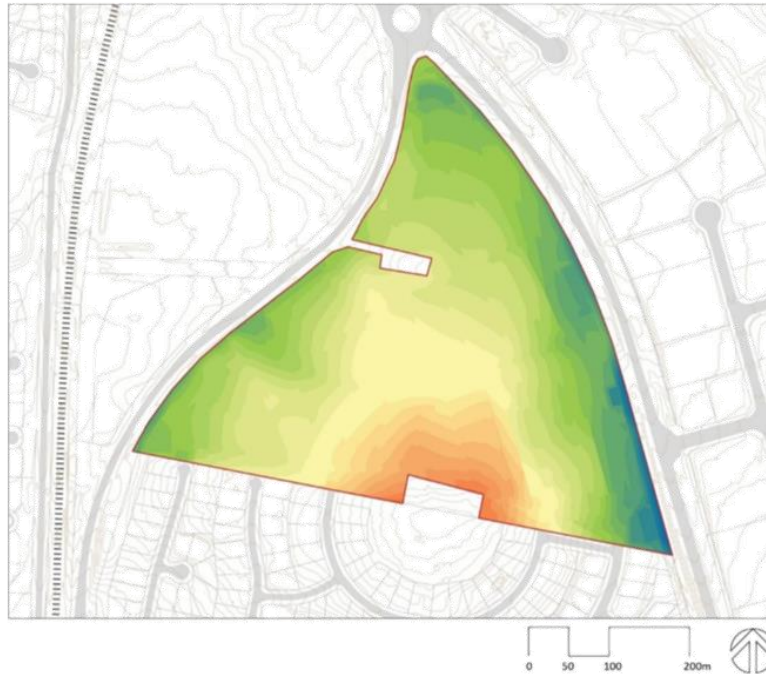
- The dramatic extent of land shaping proposed,
- The orientation, density and tightly-packed form of the proposed dwelling site layout, and
- The lack of responsiveness to the site's natural topography implied by the proposed access road layout.

When considered in combination, these are considered to entail significant and detrimental impacts on the scenic and visual character of both the site and its wider setting as a visibly prominent element within Orange's urban periphery.

Figures 11 and 12 below illustrate the change in landform implied by the proposed development. This entails a dramatic change from the site's natural topographic profile and character, with the submitted 'Bulk Earthworks Plan' (Revision C) indicating a combined cut and fill volume of 270,532m<sup>3</sup>. This implies an average change in level of 1.39m (up or down) across the 19.45 hectare site. It is notable that no part of the site is proposed to remain unaffected by these works to one degree or another.



**Figure 11 - existing (pre-development) topographic profile (based on submitted Detail Survey Plan)**



**Figure 12 - proposed (post-development) topographic profile  
(based on submitted Civil Engineering Design)**

A key impact of the proposed earthworks is to flatten and broaden the elevated portion of the site. However, this has the effect of both bringing development in proximity to the site's Leeds Parade and Northern Distributor Road edges at a higher level than would otherwise occur, while at the same time compressing the required changes in level when measured from the road frontages. This is proposed to be facilitated by the construction of retaining walls and benching that are considered to be of a scale and extent that is both impractical and detrimental to the site's existing landscape character.

It is evident that the excessive extent of proposed earthworks is directly related to the proposed density and layout of the development. Because of the high number, orientation, small sizes and shallow depths of dwelling sites proposed to be located over the site's steeper portions, a far greater degree of cut and fill is required than might otherwise occur. The effects of this are exacerbated by the visual character of the resulting built forms that is implied by the proposed road and block layout. This positions blocks running lengthwise to the site's Northern Distributor Road frontage, minimising opportunities for visual breaks to occur between the tightly packed built forms and instead creating an extended 'walled' (or 'stadium') effect when viewed from this aspect. Given the relatively high visual prominence of the site, this aspect of the development is considered to be incompatible with the site's intrinsic landscape character and, more broadly, its setting within the urban periphery of North Orange.

The deficiencies of the submitted Landscape Masterplan compound the above concerns. The proposed extent and distribution of tree canopy within the development is considered to be inadequate, with most "street tree planting" positioned within private dwelling sites rather than in road reserves/natured strip.

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This arrangement will deliver little shading or visual relief to shared road corridors and will do little to break up the visual mass of the tightly packed built form identified above.

While the planting schedule nominates species capable of medium to large canopies, the narrow setbacks, high density of dwellings, small dwelling sites, extensive retaining walls, and predominance of hardstand areas leave insufficient deep soil zones to support healthy root growth. In practice, this will limit the ability of trees to reach their intended size and form, reducing their long-term contribution to landscape character, microclimate regulation, and residential amenity.

The masterplan also fails to incorporate substantial, continuous deep soil areas across the site. Without this, opportunities to establish mature canopy cover, mitigate the heat-retaining effect of the development's high site coverage, and integrate the built form into its broader landscape setting are severely constrained.

The treatment of "community open space" is problematic, with stormwater detention and bioretention basins being counted towards open space provision. These dual-use spaces cannot not be relied upon to meet the minimum requirements under Section 13 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.

The conflict between the dense vegetation screening proposed in the visual impact assessment and the NSW RFS bushfire requirements further undermines the landscape outcome. See further discussion under s4.15(1)(b) "Bushfire Risk Management" below.

To this end, the development is considered to be unsuitable given its location, design and relationship with the character of the surrounding area.

#### Earthworks

The application is deficient in that the information submitted does not provide an adequate basis for a detailed assessment of the likely impacts arising from the proposed earthworks, as required under Section 4.15(1)(b) of the Act. Despite clear and specific requests for further information, the following critical details remain outstanding:

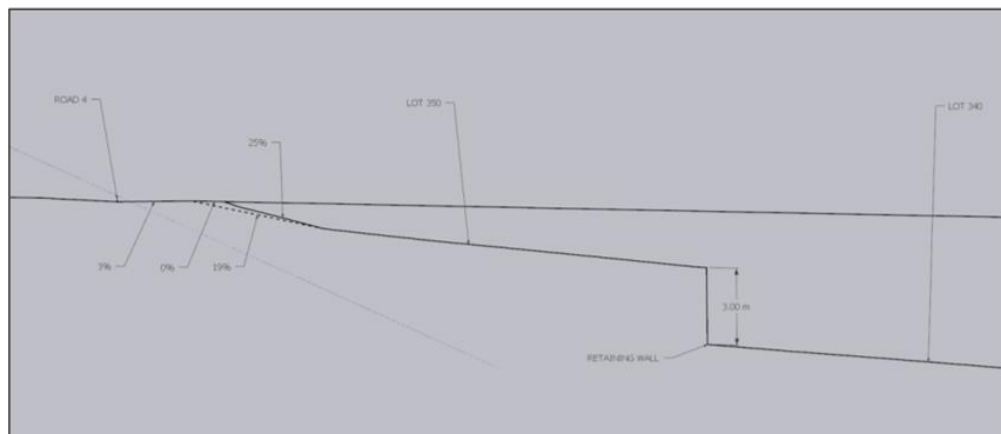
1. Detailed sectional drawings illustrating the proposed changes in ground level at the site's interface with adjoining land, including both existing and proposed levels for the subject site and estimated levels for adjoining properties and public road reserves;
2. A thorough slope analysis, mapping both pre- and post-development gradients across the site;
3. Plans clearly depicting pre and post-development levels (AHD) and contours for the entire site;
4. Comprehensive details regarding the location, extent, and height of proposed benching associated with the development;
5. Three-dimensional visualisations of the pre- and post-development landform.

The absence of this information precludes Council from undertaking a complete and informed assessment of the proposal's physical, environmental, and amenity impacts. As such, the application cannot be properly assessed or supported in its current form.



The available material indicates significant concerns, including:

- Allotment entry grades exceeding 25% (well above the 19% maximum generally regarded as technically feasible), rendering vehicular access impractical;
- Multiple retaining walls of 3m or more in height, creating substantial adverse amenity, character, and visual impacts, including a continuous “stadium” or “walled” effect along the Northern Distributor Road; and
- Extensive modification of the natural landform inconsistent with the site’s topography and broader landscape character.



**Figure 13 - typical cross-section between lots prepared by Council staff showing height of retaining walls between lots and site grades**

#### Noise Impacts

The subject site is directly exposed to substantial and ongoing noise sources, including the Northern Distributor Road, Leeds Parade, and the Narrambla Industrial Estate. In the context of residential subdivisions in North Orange and other areas adjacent to major transport corridors and industrial areas, Council has consistently required a combination of site-based noise mitigation measures to ensure the long-term amenity of future residents. These typically include the provision of landscape mounding within boundary buffer strips and increased dwelling setbacks through larger allotment sizes from noisy frontages, in addition to specific construction standards for buildings.

In this application, the proposed approach is to rely solely on the construction of dwellings to meet internal noise standards. No site-based noise mitigation measures such as earth mounding or increased setbacks have been incorporated into the development layout, despite Council’s requests. This represents a departure from established Council practice, which recognises that the most effective way to “design out” the risk of noise exposure is to address it at the subdivision and estate planning stage, not leaving it entirely to individual dwellings construction.

The applicant suggests that, if there are concerns, any additional noise controls could be imposed via the Section 68 approval process for individual manufactured homes. This position is not supported. The Section 68 process is limited in scope and does not permit the imposition of estate-wide or subdivision-scale noise mitigation requirements, nor does it allow for alterations to the estate layout once development consent has been granted.



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As such, the opportunity to secure comprehensive and enforceable noise mitigation for the estate is lost if these measures are not incorporated at the DA stage. It should also be noted that the suggestion that future dwelling construction will simply comply with the submitted noise report is problematic, as there is no mechanism under Section 68 to require or enforce such compliance.

**Bushfire Risk Management**

The site is mapped as Bushfire-prone land (Category 3 vegetation and buffer). The proposed development is classified as a Special Fire Protection Purpose (SFPP) under Section 100B(6)(i) of the *Rural Fires Act 1997*, as further prescribed by Clause 47(a) of the *Rural Fires Regulation 2022*, which includes a “manufactured home estate” as defined under the *State Environmental Planning Policy (Housing) 2021*. The development also is integrated development within the meaning of Section 4.46 of the *Environmental Planning and Assessment Act 1979*. As such, a Bushfire Safety Authority is required from the NSW Rural Fire Service prior to any development consent being granted.

The application was referred to the NSW RFS, which issued General Terms of Approval and a Bushfire Safety Authority on 4 February 2025. While the receipt of a Bushfire Safety Authority from the NSW RFS establishes that the proposal is capable of meeting minimum statutory requirements, this is subject to strict compliance with the General Terms of Approval.

The proposed development, however, relies on dense vegetation screening as a fundamental component of mitigating significant visual impacts along major roads. This dense planting is inherently incompatible with the conditions imposed by the RFS. Achieving the required visual screening necessarily involves landscaping treatments which directly contravene bushfire safety requirements. Conversely, complying with bushfire management conditions precludes implementing adequate visual mitigation. This conflict is also evident when comparing the landscape plan and visual impact assessment with the RFS requirements.

Consequently, the proposal either presents an unacceptable bushfire risk or fails to provide adequate mitigation of visual impacts. In either case, this conflict represents a critical and determinative issue for the development application.

**Traffic and Transport**

The proposal has been assessed with regard to traffic generation, active transport, and emergency access.

In relation to traffic-generating development, Transport for NSW has reviewed the application and advised that the surrounding road network, including the Leeds Parade/Northern Distributor Road intersection, is capable of accommodating the additional vehicle movements expected from the development, subject to the implementation of recommended design measures.

Public transport access is however considered to be inadequate. The site is remote from bus routes and there is no commitment to extend or modify services, and buses cannot operate within the estate’s private road network. This will result in a high reliance on private vehicles, contrary to the requirement for adequate transport services for development of this scale.

It remains unclear how the emergency access points would function in practice, including the means of restricting use to emergency vehicles only. In the absence of physical controls, there is a strong likelihood these points could be used by residents, creating potential traffic impacts in the Discovery Hill area. Conversely, if such controls are installed, the impact on emergency response times and whether the arrangements would be acceptable to emergency services remain uncertain.

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The proposal does not provide a comprehensive or dedicated active transport network. Within much of the estate, pedestrian movement would occur on the shared road surface, with only limited sections offering a narrow (0.8 m) footpath on one side of the street. Verge widths are minimal, and no continuous separated pedestrian or cycle paths are proposed, offering little physical separation between vehicles and pedestrians and reducing safety and amenity.

Beyond the estate, active transport connections to surrounding areas are poor. There is no safe or direct link to key destinations such as nearby neighbourhoods, schools, shops, or public transport stops. The absence of dedicated cycleways or continuous footpaths linking the site to the wider network further limits the practicality of walking or cycling for everyday trips.

#### Construction Impacts

The proposed development involves large-scale civil works, including bulk earthworks, road construction, and infrastructure provision. These activities have the potential to cause significant disruption to nearby residents, businesses, and road users. Impacts may include noise, dust, traffic, disruption to services, and lasting effects on visual amenity. Construction impacts are a fundamental element of the development and must be considered as part of the overall assessment.

Construction-phase impacts, such as noise and dust, are often manageable through conditions of consent for smaller developments. However, due to the scale and extent of works proposed in this case, there is a significant degree of uncertainty about how these impacts will be managed. While the applicant has indicated that a Construction Environmental Management Plan (CEMP) will be prepared at a later stage to address these issues, deferring the assessment of significant construction impacts is inconsistent with established legal principles<sup>1</sup>, which establish that key environmental impacts be considered and assessed at the time of determination, not deferred to future documentation or applications. There is also a lack of detail regarding development staging and timing.

In addition to the temporary impacts experienced during the construction phase, there are also permanent impacts that will result from the completed construction works. Of particular concern are the ongoing effects on the interface with adjoining properties, as well as on local amenity and visual character. These permanent impacts have not been adequately addressed by the applicant, despite repeated requests from Council staff for further information. Refer to the further assessment comments on these issues under s4.15(1)(b) "Earthworks" and "Local Character" above.

Overall, insufficient information has been provided to allow Council to properly assess the construction impacts of the proposal, both during the works and following completion. Concerns regarding construction impacts were also a prominent theme in submissions from nearby residents. The lack of detailed information at this stage has therefore not adequately addressed the legitimate concerns raised by the community.

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<sup>1</sup> see *Hoxton Park Residents Action Group Inc v Liverpool City Council* [2011] NSWCA 349; *Bay Simmer Investments Pty Ltd v State of New South Wales* [2017] NSWCA 135; *Ballina Shire Council v Palm Lake Works Pty Ltd* [2020] NSWLEC 41

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Social impacts

The application includes a 'Social Impact Comment' (Barr Planning, November 2024) that ostensibly sets out to describe the "likely social impacts of the proposal in accordance with Section 4.15(1)(b) of the *Environmental Planning and Assessment Act, 1979*". However, the document does not accurately identify or address the site and its context, the likely social impacts of the development, nor the likely social needs of estate residents. An important shortcoming of the document is that it only considers "social impacts" in terms of the likely "societal risk" of the development on its surrounding "social locality" (concepts that remain undefined by the document itself), and does not address the development's suitability or impacts in terms of meeting the likely social needs of estate residents. The following points are relevant in this regard:

- The Social Impact Comment does not address the site's remoteness from existing public transport services, the availability of which is integral to the ability of residents to access essential facilities and services and to the achievement of an overall sustainable mode share for non-car based travel generated by the development. The document states that there are "six public bus stops located around the site" (Page 9). In reality, there are no operational bus stops located or planned within convenient walking distance of the site, with the nearest stops located in Leeds Parade to the north of the Northern Distributor Road (local bus routes 530 and 540) and in Phillip Street (local routes 532 and 582). Further comments on this aspect of the application are provided under 'Access to Transport Services' above.
- The Social Impact Comment incorrectly states that the site is "largely surrounded by vacant employment land or existing residential development" (Page 9). Employment land located north of the site comprises the Narrambla Industrial Estate. In reality, this land is well utilised and serves as the location for a considerable number of industrial enterprises, the operation of which entail important acoustic impacts that the development has not adequately addressed (see 'Noise impacts' in this report).
- The document asserts that the "proposed development is likely to have a low societal risk yet has the potential to deliver social benefit through the provision of diverse housing at an affordable price point" (Page 22). However, no evidence is provided to support this assertion. It should be noted that in its request for information issued on 9 January 2025, Council asked that the applicant provide additional material to "address the quantitative extent to which the proposed development will influence housing affordability within the City". These data have not been provided.
- The Social Impact Comment does not adequately or accurately address the site's remoteness from existing social infrastructure, nor the associated likely impacts of this on the ability of estate residents to access community facilities and services. This is particularly important in light of the development's considerable scale and relatively high population density when compared to other city edge locations in Orange, its inaccessibility to public transport and community facilities, and the likely additional living costs and inconvenience these imply for residents.

To this end, Table 2 of the document (Pages 16-18) identifies the significant travel distances required for estate residents to access the existing facilities and locations but provides no assessment of the likely impacts of this on estate residents.



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The document comments that “access to existing supporting social infrastructure such as health, education and food outlet facilities are in close proximity to the development” (Pages 20-21), a conclusion that is not supported by the data provided in Table 2.

The measures recommended by the Social Impact Comment to “enhance positive social impacts and manage or mitigate negative social impacts” (Page 22) are considered to be inadequate, both in their failure to accurately identify the likely significant impacts of the development and in their associated irrelevance to the actual shortcomings of the development in terms of its negative impacts for estate residents and the site’s surrounding environment.

***The suitability of the site s4.15(1)(c)***

The foregoing assessment demonstrates that the subject land is not suitable for the proposed development:

- The extent of earthworks, site regrading, and modification of landform required to facilitate the proposal will result in significant disruption to existing drainage patterns and may adversely affect shallow groundwater conditions, with insufficient assessment or mitigation provided.
- The presence of shallow groundwater and the lack of comprehensive site-specific geotechnical and groundwater analysis raise substantial risks to the ongoing stability and environmental function of the site.
- The proposal does not adequately demonstrate how impacts to adjoining properties, and the amenity of the locality.
- The intensity and form of the proposed development is incompatible with the existing character and planning context of the surrounding area.
- Insufficient information has been provided to satisfy the relevant jurisdictional preconditions and regulatory standards as set out in the applicable planning controls.
- The unresolved question of permissibility further constrains the development potential of the site.

***Any submissions made in accordance with this Act or the regulations s4.15(1)(d)***

The proposal was notified in accordance with the Council’s Community Participation Plan from 23 January 2025 until 21 February 2025. A total of 34 submissions were received (1 outside exhibition period) comprising 32 objections and 1 submission in favour of the proposal. The submissions have been considered by Council officers and key themes have been identified as either concerns from those submissions that are in opposition to the development, and comments of support for those submissions in support of the development.

**Submissions in Support of the Proposal**

The submission in favour is summarised as follows:

- Expressed the view that the proposed development is of high quality and suggested it will enhance the value of neighbouring properties.

The points raised in support of the proposal are noted by Council staff.

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**Submissions Against the Proposal**

The table below presents the principal themes raised in the submissions against and Council's assessment response. Individual submissions may discuss these matters in greater detail.

Concern	Assessment Response
<u>Neighbourhood Character</u> <ul style="list-style-type: none"> <li>The proposed density (410 dwellings) is considered excessive and not in keeping with the character of Orange</li> <li>Size of allotments</li> <li>Lack of green space/recreational areas, no nature strips</li> <li>Uncertainty around interface treatment with adjoining properties amenity, privacy for adjoining</li> <li>Visual impacts</li> </ul>	<ul style="list-style-type: none"> <li>There is a significant discrepancy between the proposed site density (21 dwelling sites per hectare) and the surrounding low-density residential setting, which has an average density of approximately 8.3 dwellings per hectare. This scale and intensity would result in adverse impacts on local character, amenity and integration with the surrounding neighbourhood, as detailed in the body of the report.</li> <li>While the proposed dwelling site sizes meet or marginally exceed the minimum requirements under the Regulations, they are substantially smaller than those in the surrounding residential area, resulting in a pattern of development that is inconsistent with the established character.</li> <li>The proposal provides a minimal amount of green space and recreational areas, with limited provision for nature strips, landscaped verges or tree-lined streets that are typical in nearby residential areas and Orange in general.</li> <li>The interface treatment with adjoining properties lacks detail and does not demonstrate how adverse amenity and privacy impacts will be avoided.</li> <li>The visual impacts arising from the density, building pattern and lack of landscape integration are considered incompatible with the character of the locality.</li> </ul>
<u>Traffic, Access, Parking, and Pedestrian</u> <ul style="list-style-type: none"> <li>Increased traffic, congestion, and insufficient access points (especially "one way in and out").</li> <li>Concerns about emergency access use generally and the impact on local streets.</li> </ul>	<ul style="list-style-type: none"> <li>A traffic impact assessment supports the proposed single access arrangement, with the intersection to be upgraded to meet required standards based on projected traffic volumes. The development is classified as traffic-generating and required concurrence from Transport for NSW, who have reviewed the proposal and raised no</li> </ul>



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<ul style="list-style-type: none"> <li>• Insufficient parking for residents, visitors, and service vehicles (including removalists and caravans), and no ability for street parking due to the width of internal roads.</li> <li>• Households are likely to have more than one vehicle.</li> <li>• Minimal dedicated pedestrian walking paths.</li> </ul>	<p>objection, subject to recommended conditions.</p> <ul style="list-style-type: none"> <li>• It remains unclear how the emergency access points will operate in practice, including how access will be restricted to emergency vehicles only. There is a real possibility these could be used by residents in the absence of any physical controls. Conversely, if physical controls are installed, it is uncertain how this may impact emergency response and access and if such arrangements would even be accepted by emergency services.</li> <li>• Having said that, Council would have preferred an integrated road and pedestrian connection to link with Discovery Hill to the south, as was always intended in the spatial design for this area, obviously including appropriately sized roads, footpaths, and verges.</li> <li>• In relation to parking, the proposal appears to provide only the absolute minimum required under the Regulations, although there is conflicting information submitted across the plans provided, as raised in the body of the report. From a common-sense perspective, this is likely to be insufficient, particularly given the scale of the development and the lack of any ability for street parking due to the width of the internal roads, remoteness and from public transport facilities i.e. meaning the development will be highly car dependent. The applicant advises that each site would have at least one parking space. A dedicated caravan storage area is proposed.</li> </ul>
<p><u>Infrastructure and Service Impacts</u></p> <ul style="list-style-type: none"> <li>• Sufficiency of Orange's water supply to meet additional demand.</li> <li>• Adequacy of reticulated water and sewer systems, electrical supply, telecommunications, and internet</li> <li>• Increase in Council rates to upgrade infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Water security for future growth is addressed in Council's Local Housing Strategy (July 2022). The strategy confirms that Orange's water supply is expected to be sufficient to meet demand through to at least 2041, supporting a projected population of 52,000. The current population as of 2024 is 42,642. Water security modelling</li> </ul>

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<ul style="list-style-type: none"> <li>• Pressure local services such as medical, schools etc</li> </ul>	<p>is further extended to 2060 to account for potential impacts from drought, bushfire, and climate change. Council continues to monitor supply and demand and reviews its strategy every five years. The proposed development can be accommodated within the city's projected water supply capacity.</p> <ul style="list-style-type: none"> <li>• The developer will be responsible for upgrading and providing all essential services to the site. Council's Technical Services Department advise that this is possible, subject to meeting Council's requirements. Similarly, the provision of electricity and telecommunications is the developer's responsibility. However, as noted in the body of the assessment report, there is a lack of detail concerning these services, which is required to be provided in accordance with the relevant regulations.</li> <li>• Council rates will not increase as a result of the development. All costs associated with providing and upgrading services to the site, including any infrastructure upgrades, are the responsibility of the developer.</li> <li>• No information has been submitted regarding impacts on local services. A social needs assessment requested by Council has not been provided, and the submitted social impact assessment is insufficient in this regard.</li> </ul>
<p><u>Bushfire Risk</u></p> <ul style="list-style-type: none"> <li>• General concerns regarding the site's bushfire-prone status, bushfire safety, and potential impacts on insurance premiums.</li> </ul>	<ul style="list-style-type: none"> <li>• The bushfire-prone designation applies only to the subject land and adjoining land to the west of Leeds Parade. The established residential area of Discovery Hill to the south is not affected by this classification.</li> <li>• Insurance premiums are not a matter for consideration under the Environmental Planning and Assessment Act 1979.</li> <li>• Council considers that the proposal presents an unacceptable bushfire risk for the future development site itself, given the reliance on dense visual screening to mitigate the visual impacts</li> </ul>

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	of the development, which is incompatible with RFS bushfire safety requirements.
<u>Construction Impacts</u> <ul style="list-style-type: none"> <li>Noise, dust and vibration generated by construction works.</li> <li>Disruption to daily life and local amenity for nearby residents.</li> <li>Increased traffic and road safety issues due to construction vehicles.</li> <li>Duration and management of construction activities.</li> </ul>	<ul style="list-style-type: none"> <li>The application lacks sufficient detail to suitably assess and address these concerns.</li> </ul>
<u>Economic Impacts</u> <ul style="list-style-type: none"> <li>Concerns the development will lower surrounding property values</li> </ul>	<ul style="list-style-type: none"> <li>Property values are not a relevant matter for consideration under the EP&amp;A Act.</li> </ul>
<u>Social and Community Impacts</u> <ul style="list-style-type: none"> <li>Uncertainty about the target demographic (retirement, senior living, general)</li> <li>Concerns about safety, potential for crime, antisocial behaviour associated with low-income housing</li> <li>Segregation or isolation arising from the proposal being a gated estate.</li> </ul>	<ul style="list-style-type: none"> <li>Refer to detail comment in the body of this report concerning social impacts.</li> <li>The applicant refers to findings from a report prepared by "BDO (2023)", which is said to identify safety, manageable living, community life, and reduced maintenance as key motivations for residents of manufactured home estates.</li> <li>The applicant advises that development consent is not being sought for Seniors Living as defined under the Housing SEPP.</li> <li>Occupation by any particular income group or socio-economic status is not a matter for consideration under the Environmental Planning and Assessment Act 1979.</li> <li>A Crime Prevention Through Environmental Design (CPTED) report has been submitted with the application. However, it is considered the report is of limited probative value. It was prepared after the design was complete, is based solely on a desktop review without a site inspection and largely restates plan elements without demonstrating that the design has been informed or improved by CPTED principles.</li> </ul>

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	<ul style="list-style-type: none"> <li>The proposed layout presents as “turning its back” on the established Discovery Hill neighbourhood to the south, resulting in both a physically disconnected interface and reduced opportunity for social integration between communities. This outcome is contrary to Council’s preferred principles for achieving connected, inclusive, and well-integrated residential areas.</li> </ul>
<u>Environmental Impacts</u> <ul style="list-style-type: none"> <li>Submissions raise general concerns regarding environmental impacts but do not identify specific issues.</li> </ul>	<ul style="list-style-type: none"> <li>Council staff hold significant concerns regarding the environmental impacts of the proposal, particularly its potential effects on biodiversity and groundwater resources. The extent of earthworks, vegetation clearance, and modification of natural drainage patterns poses a substantial risk to the site’s ecological values. These matters remain insufficiently addressed in the application.</li> </ul>

***public Interest s4.15(1)(e)***

The proposed development is not considered to be in the public interest, having regard to its fundamental inconsistency with Council’s adopted strategic planning framework, its non-compliance with applicable development controls, and the nature and number of public submissions received.

**DEVELOPMENT CONTRIBUTIONS**
Section 7.11 of the Environmental Planning and Assessment Act 1979

In accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the Orange Development Contributions Plan 2024 (LGA remainder), a contribution towards the provision of the following public facilities would be required should consent be granted:

Open Space and Recreation	@ \$2,529.73 x 409 additional lots/dwellings	\$1,034,659.50
Community and Cultural	@ \$331.81 x 409 additional lots/dwellings	\$135,710.29
Roads and Traffic Management	@ \$6,251.38 x 409 additional lots/dwellings	\$2,556,814.40
Stormwater Drainage	@ \$60.71 x 409 additional lots/dwellings	\$24,830.39
Local Area Facilities	-	-
Plan Preparation & Administration	@ \$110.11 x 409 additional lots/dwellings	\$45,034.99
<b>TOTAL</b>		<b>\$3,797,049.40</b>

The contribution will be indexed quarterly in accordance with the Orange Development Contributions Plan 2024 (LGA Remainder).

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If development consent is granted, payment of the required contributions would be imposed as a condition of consent, with payment to be made prior to the issue of an activity approval for the operation of the manufactured home estate under Section 68 of Local Government 1993.

Section 64 of the Local Government Act 1993

Council's Technical Services advise that water, sewer, and drainage headworks charges will apply to the proposed development. The assessment of water, sewer and drainage equivalent tenements (ETs) and notification of applicable charges will be undertaken under the Section 307 process of the Water Management Act 2000.

**SUMMARY**

The proposal for a manufactured home estate at 184 Leeds Parade presents major unresolved issues, including significant visual and landscape impacts, excessive earthworks, inadequate noise and bushfire mitigation, insufficient open space and landscaping, and unaddressed transport, social, and construction impacts. Key information gaps prevent a full assessment, and the development falls well below expected standards for amenity, design, and environmental performance.



**Attachment 2 Draft Notice of Refusal**

 <b>ORANGE</b> CITY COUNCIL	<b>ORANGE CITY COUNCIL</b>  Development Application No <b>DA 748/2024(1)</b>  NA25/ Container PAN-494093
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**NOTICE OF DETERMINATION  
OF A DEVELOPMENT APPLICATION**

issued under the *Environmental Planning and Assessment Act 1979*  
Section 4.18

**Development Application**

Applicant Name: MAAS Group Properties Leeds Pty Limited  
Applicant Address: 20L Sheraton Road  
DUBBO NSW 2830

Land to Be Developed: Lot 23 DP1306339 - 184 Leeds Parade ORANGE  
Proposed Development: Manufactured Home Estate (410 dwelling sites), Community Amenities,  
Open Space and Landscaping

**Building Code of Australia  
Building Classification:**

Class not applicable

**Determination made under  
Section 4.16**

Made On: 2 September 2025  
Determination: **APPLICATION REFUSED**

**Reason(s) for Refusal:**

1. The proposed development does not satisfy the preconditions for the granting of consent prescribed by section 125 of *State Environmental Planning Policy (Housing) 2021*, relating to the provision of essential utilities, adequate transport services, accessible community facilities.
2. The proposed development is inconsistent with the objectives of the R1 General Residential zone under the *Orange Local Environmental Plan 2011*, as it fails to adequately provide for the housing needs of the community, deliver a variety of housing types and densities, ensure integration with public transport or adequate access to community facilities and services.
3. The proposed development does not adequately address the matters requiring consideration under clause 7.1 (Earthworks) of the *Orange Local Environmental Plan 2011*, as the application lacks sufficient information for the consent authority to be satisfied as to the likely impacts of the proposed earthworks in relation to the matters specified in subclause (3).
4. The proposed development does not satisfy the preconditions for the granting of consent prescribed by clause 7.3 (Stormwater Management) of the *Orange Local Environmental Plan 2011*, as the proposal fails to demonstrate compliance with subclause (3)(c).
5. The proposed development does not satisfy the preconditions for the granting of consent prescribed by clause 7.6 (Groundwater Vulnerability) of the *Orange Local Environmental Plan 2011*, as the application lacks sufficient information for the consent authority to be satisfied that it has adequately addressed the objectives and matters under clause 7.6.
6. The proposed development does not adequately address the requirements of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.
7. The proposed development does not satisfy the tree preservation

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**Attachment 2 Draft Notice of Refusal**

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requirements of the *Orange Development Control Plan 2004* by reason of the absence of an arboricultural report and the failure to provide proper assessment of the significance, retention value, or retention options for prescribed trees on the site.

8. The proposed development presents an unacceptable bush fire risk having regard to section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, as the proposed vegetation screening contravenes the General Terms of Approval issued by the NSW Rural Fire Service.
9. The proposed development presents unacceptable construction impacts having regard to section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*.
10. The proposed development entails unacceptable noise impacts in relation to the design and location of proposed dwelling sites and recreation spaces relative to existing noise sources having regard to section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*.
11. The proposed development entails unacceptable likely social impacts having regard to section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, by virtue of its failure to adequately provide for the likely social needs of residents, including ensuring their reasonable accessibility to community facilities and services, the provision of adequate transport services, the provision of adequate community amenities and recreation facilities, the provision of a reasonable diversity of affordable housing types and sizes, and the provision of safe and adequate pedestrian infrastructure suitable for a diversity of abilities.
12. The proposed development entails unacceptable likely visual impacts having regard to section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, by virtue of the proposed form and density of the development, the proposed extent and nature of landscape modification, the proposed extent and location of benching (cut and fill), the absence of adequate provision for urban tree canopy establishment, and the incompatibility of the development with the established character of the locality.
13. The proposed development is not in the public interest having regard to section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, by virtue of the inconsistencies with the relevant planning controls described above, the likely impacts of the development and the number and nature of the public submissions received.

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**Right of Appeal:****Applicant:**

If you are dissatisfied with this decision, Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court. Pursuant to Section 8.10, an applicant may only appeal within 6 months after the date the decision is notified.

**Objector:**

The *Environmental Planning and Assessment Act 1979* does not give a right of appeal against this determination to an objector.

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**Signed:**

On behalf of the consent authority:

**Signature:****Name:**

Paul Johnston  
**MANAGER DEVELOPMENT ASSESSMENT**

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**Date:**

2 September 2025

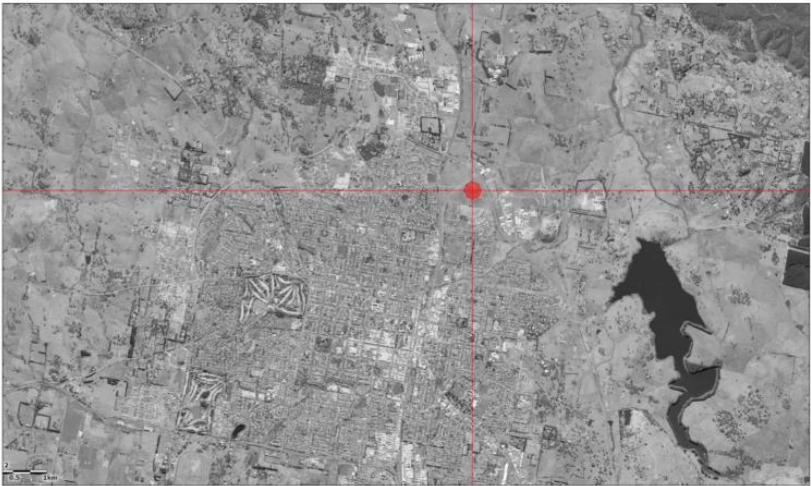
DEVELOPMENT APPLICATION

24048 Leeds Parade Manufactured Home Estate - Leeds Parade, Orange  
COMMUNITY FACILITY & CLUBHOUSE FACILITY  
MAAS Group Properties

SCHEDULE OF DRAWINGS	
DA001	COVER PAGE
DA010	SITE PLAN
DA011	SITE DEMOLITION PLAN
DA020	SITE HISTORY
DA030	SITE LOCATION & ANALYSIS
DA070	SIGNAGE SCHEDULE
DA101	COMMUNITY FACILITY SITE PLAN
DA110	COMMUNITY FACILITY GROUND FLOOR PLAN
DA111	COMMUNITY FACILITY ROOF PLAN
DA120	COMMUNITY FACILITY ELEVATIONS
DA121	COMMUNITY FACILITY ELEVATIONS
DA130	COMMUNITY FACILITY SECTION AA & BB
DA131	COMMUNITY FACILITY SECTION CC & DD
DA150	COMMUNITY FACILITY SHADOW DIAGRAMS
DA151	COMMUNITY FACILITY SHADOW DIAGRAMS
DA201	CLUBHOUSE FACILITY SITE PLAN
DA210	CLUBHOUSE FACILITY GROUND FLOOR PLAN
DA211	CLUBHOUSE ROOF PLAN
DA220	CLUBHOUSE FACILITY ELEVATIONS
DA230	CLUBHOUSE FACILITY SECTIONS
DA250	CLUBHOUSE FACILITY SHADOW DIAGRAMS
DA251	CLUBHOUSE FACILITY SHADOW DIAGRAMS
DA300	TYPICAL RESIDENTIAL LAYOUTS



SITE LOCATION



SITE CONTEXT

Survey By: Barker Ryan Stewart  
Ref: 210713 Date: 08.02.22

FOR AUTHORITY APPROVAL ONLY  
NOT FOR CONSTRUCTION

PO Box 601 Katoomba  
NSW 2285 Ph: 06542425  
Registered Architect: Daniel Hadley B209  
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Consultants

Survey  
Barker Ryan Stewart  
210713/22  
4 phillips@orange.nsw.gov.au  
Town Planner  
Meredith Jones  
4 060 756 007  
4 m.jones@orange.nsw.gov.au

Design Engineer  
Barker Ryan Stewart  
210713/22  
4 phillips@orange.nsw.gov.au  
Landscape Consultant  
Landscape Consultant  
4 060 756 007  
4 l.jones@orange.nsw.gov.au

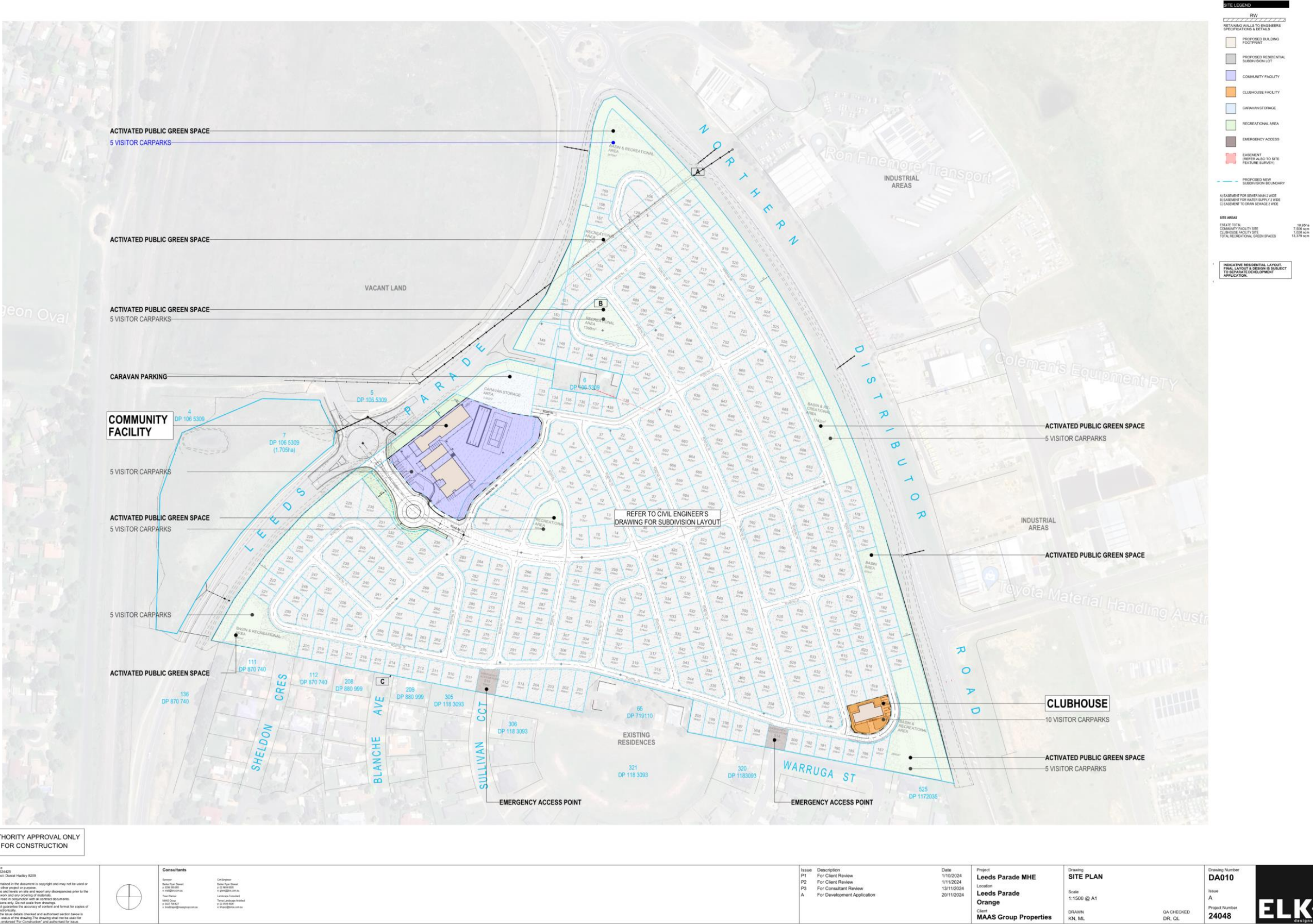
Issue	Description	Date	Project	Drawing	Drawing Number
P2	Client Review	27/07/2022	Leeds Parade MHE	COVER PAGE	DA001
P3	For Client Review	1/10/2024	Location	Scale @ A1	Issue A
P4	For Client Review	1/11/2024	Leeds Parade	DRAWN KN, ML	Project Number 24048
A	For Development Application	20/11/2024	Orange	QA CHECKED DR, QL	
			Client MAAS Group Properties		







Attachment 3 Plans (all photos of people have been redacted)











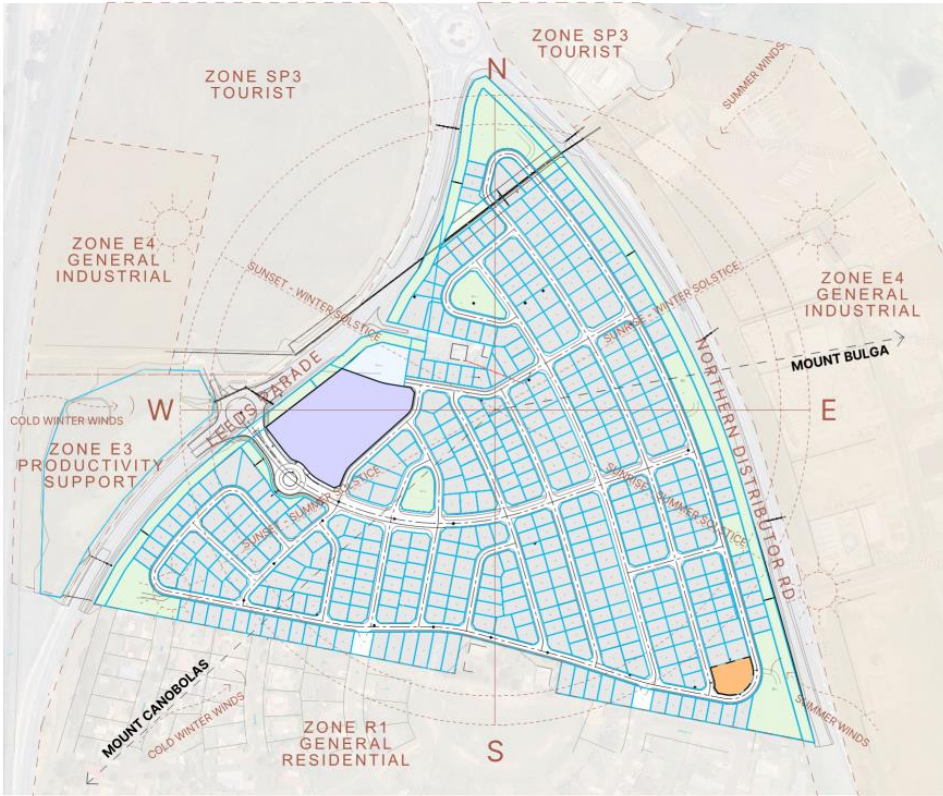








Attachment 3 Plans (all photos of people have been redacted)



SITE LOCATION & ANALYSIS

SITE DESCRIPTION & SURROUNDS

- THE SITE IS KNOWN AS 184 LEEDS PARADE, ORANGE AND HAS A TOTAL SITE AREA OF 20.66HA
- ORANGE IS LOCATED APPROXIMATELY 260KM WEST OF SYDNEY IN NEW SOUTH WALES.
- THE ORANGE REGION IS THE TRADITIONAL LAND OF THE WIRADJURI PEOPLE. THE WIRADJURI NATION IS DEFINED BY THREE RIVERS, THE LACHLAN (GALARI), MACQUARIE (WAMBOOL) AND MURRUMBIDJEE (MURRUMBIDJERI) RIVERS MAKING IT THE LARGEST INDIGENOUS NATION IN NEW SOUTH WALES.
- A SIGNIFICANT NEARBY LANDMARK IS MOUNT CANOBOLAS WITH A PEAK ELEVATION OF APPROXIMATELY 1,395M AHD.
- ORANGE WAS PROCLAIMED A VILLAGE IN 1846. IT HAS GROWN VASTLY FROM ITS RICH MINING PAST HAVING RECORDED THE FIRST PAYABLE GOLD IN AUSTRALIA AT OPHIR.
- IT WAS THEN THE FERTILE LAND THAT ALLOWED THE REGION TO GROW FURTHER THROUGH FARMING AND GRANARIES.
- ORANGE BECAME A MUNICIPALITY IN 1860.
- CONTINUED BUILDING ACTIVITY AND AN EVER-GROWING POPULATION HAS SEEN ORANGE BECOME A PROLIFIC REGIONAL CITY DESTINATION.



VIEW TO MOUNT BULGA



VIEW TO MOUNT CANOBOLAS

STREET VIEW

CARVED TREES

CARVED TREES WERE USED TO MARK BURIAL GROUNDS THROUGHOUT THE WIRADJURI LANDSCAPE. THE CARVINGS FEATURE TRADITIONAL GEOMETRIC DESIGNS. APPROXIMATELY 7,500 CARVED OR MODIFIED TREES HAD BEEN RECORDED ACROSS NSW. 100 STILL STAND IN THEIR ORIGINAL LOCATIONS.

\*A SHORT HISTORY OF ORANGE - ORANGE REGIONAL MUSEUM

POTENTIAL DESIGN TRANSLATIONS

- GEOMETRIC/CURVED BUILDING FORMS
- GEOMETRIC/CURVED VIEW CORRIDORS AND BREAKS IN BUILDINGS
- GEOMETRIC/CURVED PATTERNS INCORPORATED INTO BUILDING FABRIC/FAÇADE
- NATURAL/NEUTRAL COLOUR PALETTES



CARVED TREES

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NOT FOR CONSTRUCTION

PO Box 601 Katoomba  
NSW 2259 ph: 065442425  
Registered Architect: Daniel Huxley B209  
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Consultants  
Author: Daniel Huxley  
Drawn: Daniel Huxley  
Checked: Daniel Huxley  
Issue: Daniel Huxley  
Scale: 1:3000 @ A1  
Project: 24048

Design: Daniel Huxley  
Drawn: Daniel Huxley  
Checked: Daniel Huxley  
Issue: Daniel Huxley  
Scale: 1:3000 @ A1  
Project: 24048

Issue: Daniel Huxley  
Description: For Client Review  
For Client Review  
For Development Application

Date: 1/10/2024  
1/11/2024  
20/11/2024

Project: Leeds Parade MHE  
Location: Leeds Parade  
Orange  
Client: MAAS Group Properties

Drawing: SITE LOCATION & ANALYSIS  
Scale: 1:3000 @ A1  
DRAWN: KN, ML  
QA CHECKED: DR, QL

Drawing Number: DA030  
Issue: A  
Project Number: 24048

ELK designs











**Attachment 3 Plans (all photos of people have been redacted)**



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PO Box 601 Kotara  
NSW 2289 Ph 45624425  
Nominated Architect: Daniel Haidley 8209  
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**Consultants**

**Symcor**  
Baron Ryan Stewart  
c/ 8796 190-000  
e/ [mail@symcor.com.au](mailto:mail@symcor.com.au)

**Town Planner**  
MAAG Group  
c/ 0427 708-627  
e/ [brockington@maaggroup.com.au](mailto:brockington@maaggroup.com.au)

Civil Engineer  
 Barker Ryan Stewart  
 p: 02 9654 0005  
 e: gswain@brs.com.au  
 Landscape Consultant  
 Tarral Landscape Architect  
 p: 02 4573 4028  
 e: whopie@tarral.com.au

1	Client Review
2	Client Review
3	For Client R
4	For Client R
5	For Consult
	For Develop

Review  
Application

16/08/2022	L
26/08/2022	L
1/10/2024	L
1/11/2024	L
13/11/2024	C
20/11/2024	

## Ends Parade

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COMMUNITY FA  
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#### QUALITY SITE P

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**A101**

511

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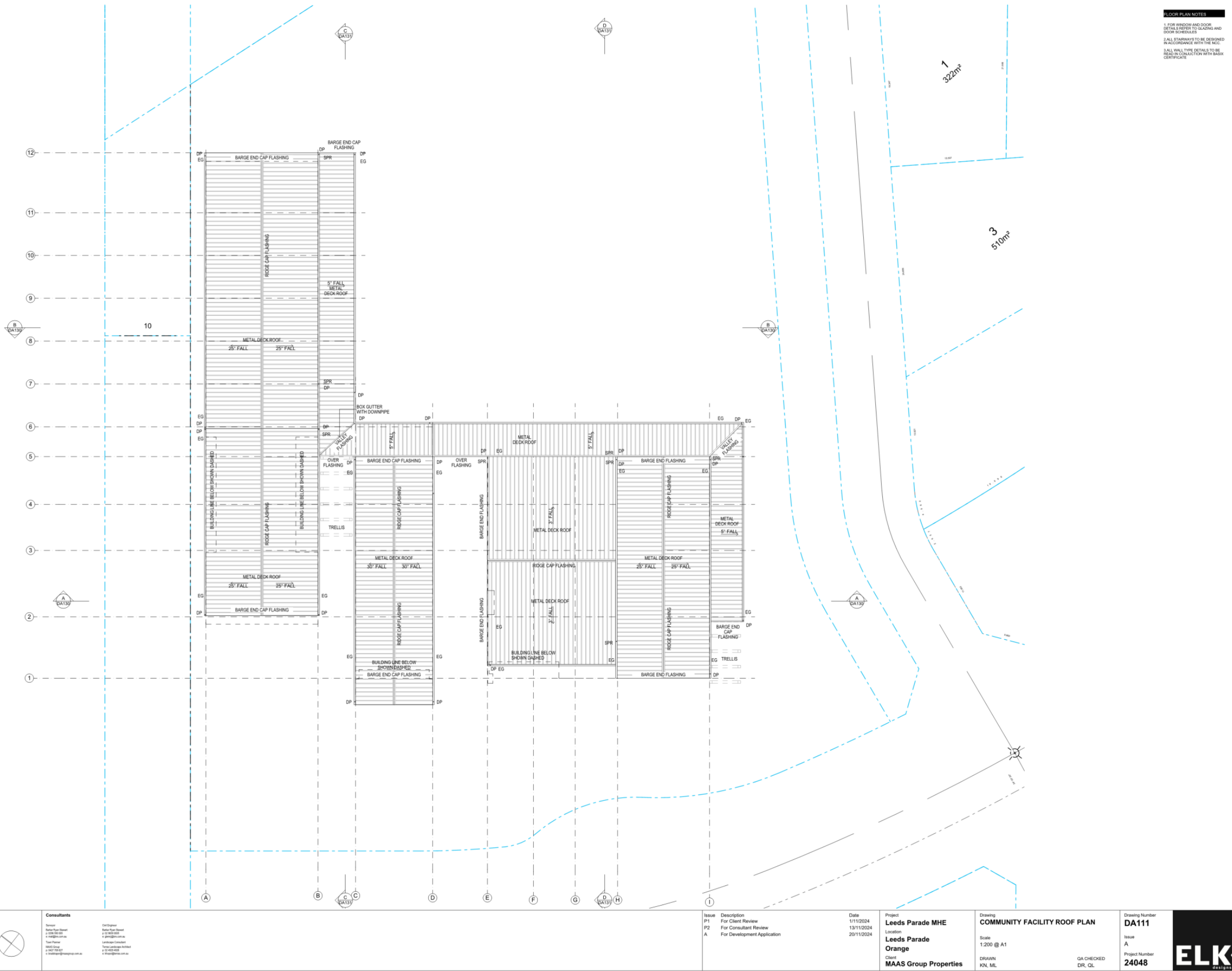
Attachment 3 Plans (all photos of people have been redacted)







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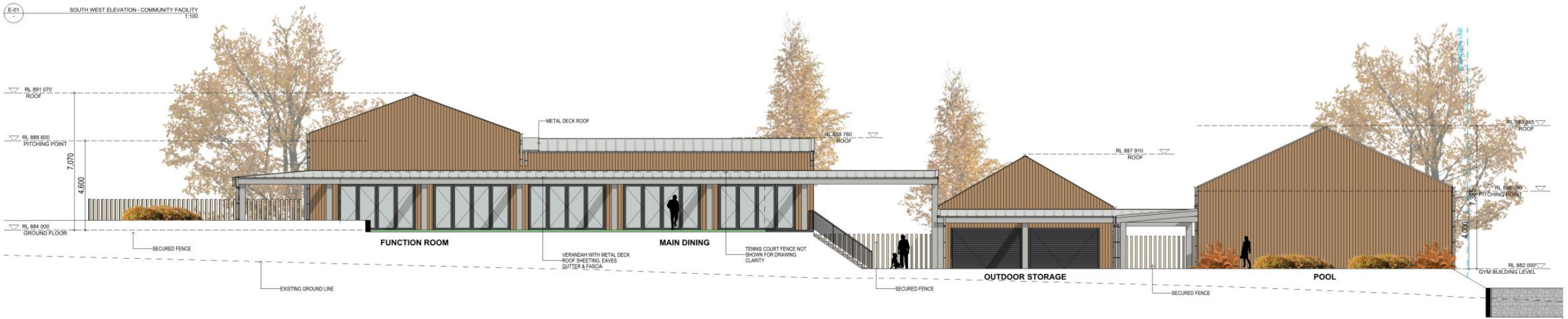






### ELEVATION NOTES

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEER'S DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEER'S DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDER.
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNER'S DOCUMENTATION



<div>KO Box 621 Kiptara N07F 2208 PH 490425 Normantek Architect, Daniel Hadley 9209</div> <div>Notes</div> <div>The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.</div> <div>Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.</div> <div>Drawings are to be read in conjunction with all contract documents.</div> <div>Use legend dimensions only. Do not scale from drawings.</div> <div>E.L.K. Design is not responsible for the accuracy of content and format for copies of drawings used electronically.</div> <div>The completion of the issue details checked and authorized section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed for Construction and submitted for issue.</div>	<div>Consulents</div> <table><tr><td>Support</td><td>On Engineer</td></tr><tr><td>Before Run Sheet</td><td>Before Run Sheet</td></tr><tr><td>1 2306 001</td><td>1 2306 001</td></tr><tr><td>2 2306 002</td><td>2 2306 002</td></tr><tr><td>3 2306 003</td><td>3 2306 003</td></tr><tr><td>4 2306 004</td><td>4 2306 004</td></tr><tr><td>5 2306 005</td><td>5 2306 005</td></tr><tr><td>6 2306 006</td><td>6 2306 006</td></tr><tr><td>7 2306 007</td><td>7 2306 007</td></tr><tr><td>8 2306 008</td><td>8 2306 008</td></tr><tr><td>9 2306 009</td><td>9 2306 009</td></tr><tr><td>10 2306 010</td><td>10 2306 010</td></tr><tr><td>11 2306 011</td><td>11 2306 011</td></tr><tr><td>12 2306 012</td><td>12 2306 012</td></tr><tr><td>13 2306 013</td><td>13 2306 013</td></tr><tr><td>14 2306 014</td><td>14 2306 014</td></tr><tr><td>15 2306 015</td><td>15 2306 015</td></tr><tr><td>16 2306 016</td><td>16 2306 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Review</td><td>11/10/2024</td><td>Location</td><td></td><td></td></tr><tr><td>P3</td><td>For Client Review</td><td>11/11/2024</td><td>Leeds Parade</td><td></td><td></td></tr><tr><td>P4</td><td>For Consultant Review</td><td>13/11/2024</td><td>Orange</td><td></td><td></td></tr><tr><td>P5</td><td>For Development Application</td><td>20/11/2024</td><td></td><td></td><td></td></tr></table> <table><tr><td>Scale</td><td>Issue</td><td>Project Number</td></tr><tr><td>1:100 @ A1</td><td>A</td><td>24048</td></tr><tr><td>QA CHECKED</td><td></td><td></td></tr><tr><td>DR, QL</td><td></td><td></td></tr></table>	Issue	Description	Date	Project	Drawing	Drawing Number	P1	Client Review	30/08/2022	Leeds Parade MHE	COMMUNITY FACILITY ELEVATIONS	DA120	P2	For Client Review	11/10/2024	Location			P3	For Client Review	11/11/2024	Leeds Parade			P4	For Consultant Review	13/11/2024	Orange			P5	For Development Application	20/11/2024				Scale	Issue	Project Number	1:100 @ A1	A	24048	QA CHECKED			DR, QL		
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P2	For Client Review	11/10/2024	Location																																																																																																																																																																																																																																																											
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Attachment 3 Plans (all photos of people have been redacted)



FOR AUTHORITY APPROVAL ONLY  
NOT FOR CONSTRUCTION

PO Box 601 Katoona  
NSW 2586 ph: 08434265  
Notified Architect: Daniel Hadley B209

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Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.

Drawings are to be read in conjunction with all relevant documents.

Use figured dimensions only. Do not scale from drawings.

E.L.C. Designs cannot guarantee the accuracy of content and format for copies of drawings issued electronically.

The completion of the issue details checked and authorised section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed 'For Construction' and authorised for use.

**Consultants**

Author Bryan Van Dessel 2 080 00 0000 b.van@elkdesigns.com.au	Design Bryan Van Dessel 2 080 00 0000 b.van@elkdesigns.com.au	Check Landscape Consultant 2 080 00 0000 l.c@elkdesigns.com.au
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Issue	Description	Date
P1	Client Review	30/08/2022
P2	For Client Review	1/10/2024
P3	For Client Review	1/11/2024
P4	For Consultant Review	13/11/2024
A	For Development Application	20/11/2024

Project  
**Leeds Parade MHE**  
Location  
**Leeds Parade**  
**Orange**  
Client  
**MAAS Group Properties**

Drawing  
**COMMUNITY FACILITY ELEVATIONS**  
Scale  
1:100 @ A1  
DRAWN  
KN, ML  
QA CHECKED  
DR, QL

Drawing Number  
**DA121**  
Issue  
**A**  
Project Number  
**24048**  
**ELK designs**







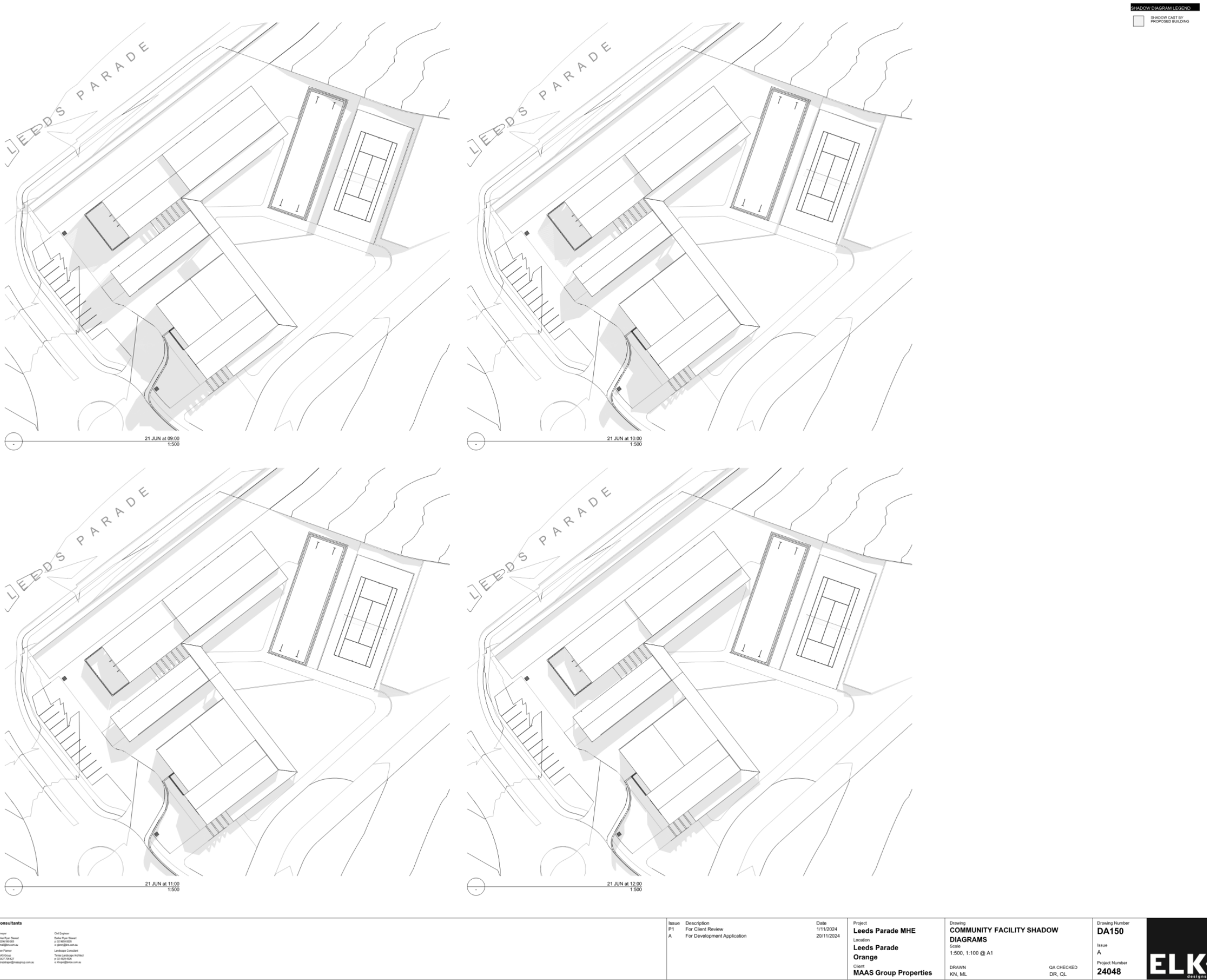








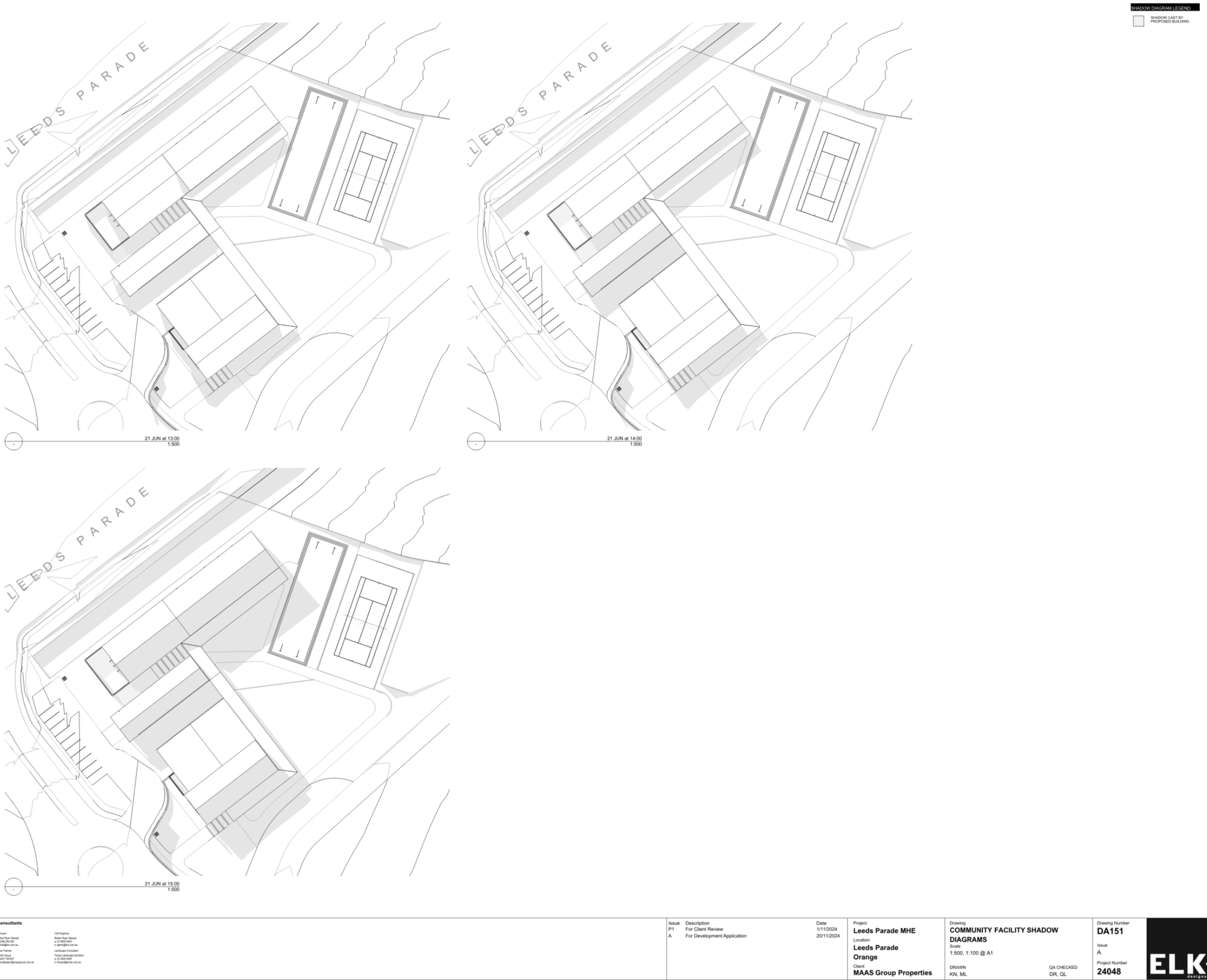
Attachment 3 Plans (all photos of people have been redacted)







Attachment 3 Plans (all photos of people have been redacted)



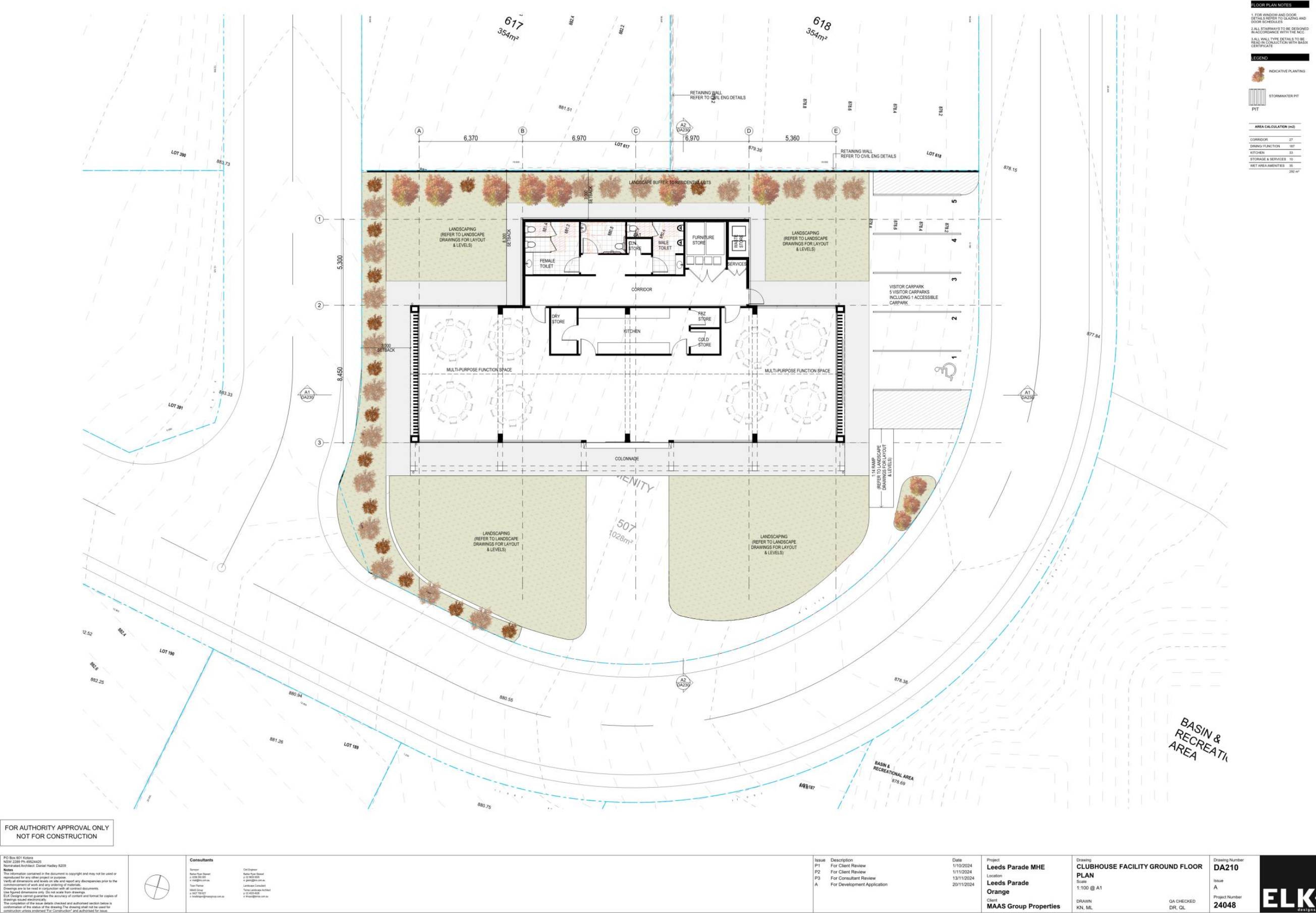








Attachment 3 Plans (all photos of people have been redacted)







PO Box 851 Kaitake  
NORF 2209 Ph 49542425  
Norman Architects, Daniel Hickey R209

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**Consultants**

Contractor	Dig Design
Subcontractors	Solar Farm Street
P1	1200 1000
P2	1200 1000
A	1200 1000
Top Floor	Landscape Consultant
Bottom Floor	Design Services Architect
1200 1000	1200 1000
1200 1000	1200 1000

Issue	Description	Date
P1	For Client Review	1/11/2024
P2	For Consultant Review	13/11/2024
A	For Development Application	20/11/2024

Project

**Leeds Parade MHE**

Location

**Leeds Parade Orange**

Client

**MAAS Group Properties**

Drawing

**CLUBHOUSE ROOF PLAN**

Scale

**1:100 @ A1**

DRAWN

**KN, ML**

GA CHECKED

**DR, QL**

Drawing Number

**DA211**

Issue

**A**

Project Number

**24048**

**ELK**

designs



The architectural drawings show the Clubhouse building from four perspectives: North, East, South, and West. The building is a long, low-profile structure with a metal deck roof and large glass windows. It is situated on a sloping site with trees and a retaining wall. The drawings include elevation notes and a list of references.

**ELEVATION NOTES**

1. REFER TO EXTERNAL FINISHES FOR SELECTED MATERIALS AND COLOURS
2. REFER TO CONSULTING ENGINEERS' DRAWINGS FOR STORMWATER DETAILS
3. FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS' DOCUMENTATION
4. DOWNPIPE POSITIONS ARE INDICATIVE ONLY. POSITION OF DOWNPIPES TO BE CONFIRMED BY BUILDING
5. FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS' DOCUMENTATION

**North Elevation - Clubhouse (E-11)**  
 This elevation shows the building's profile from the north. It features a long, low structure with a metal deck roof and large glass windows. The building is situated on a sloping site with trees and a retaining wall. The elevation includes a scale of 1:100 and a north arrow.

**East Elevation - Clubhouse (E-12)**  
 This elevation shows the building's profile from the east. It features a long, low structure with a metal deck roof and large glass windows. The building is situated on a sloping site with trees and a retaining wall. The elevation includes a scale of 1:100 and a north arrow.

**South Elevation - Clubhouse (E-10)**  
 This elevation shows the building's profile from the south. It features a long, low structure with a metal deck roof and large glass windows. The building is situated on a sloping site with trees and a retaining wall. The elevation includes a scale of 1:100 and a north arrow.

**West Elevation - Clubhouse (E-13)**  
 This elevation shows the building's profile from the west. It features a long, low structure with a metal deck roof and large glass windows. The building is situated on a sloping site with trees and a retaining wall. The elevation includes a scale of 1:100 and a north arrow.



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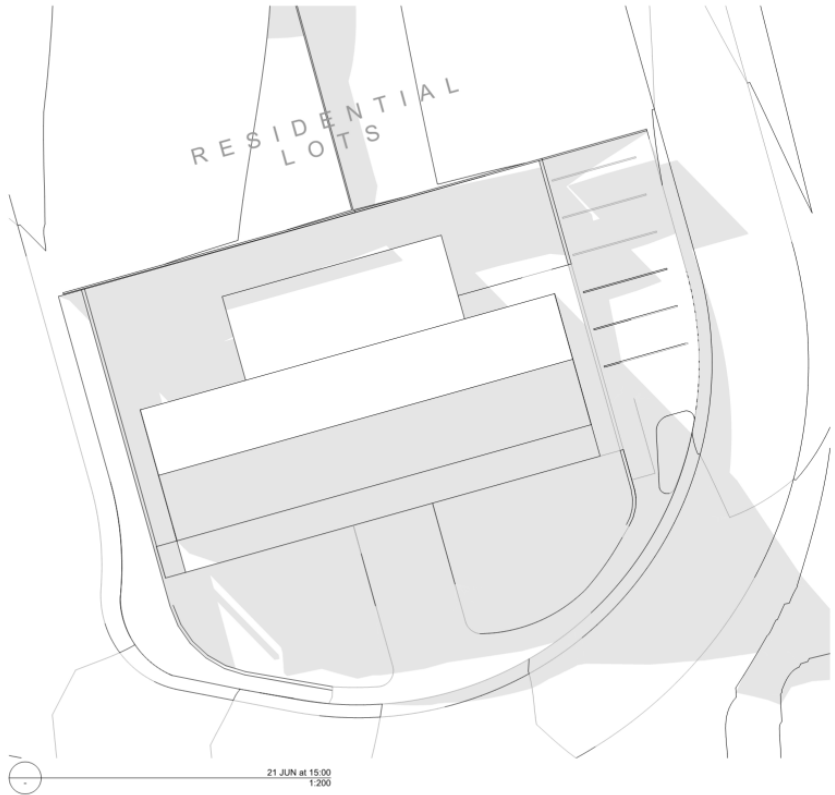
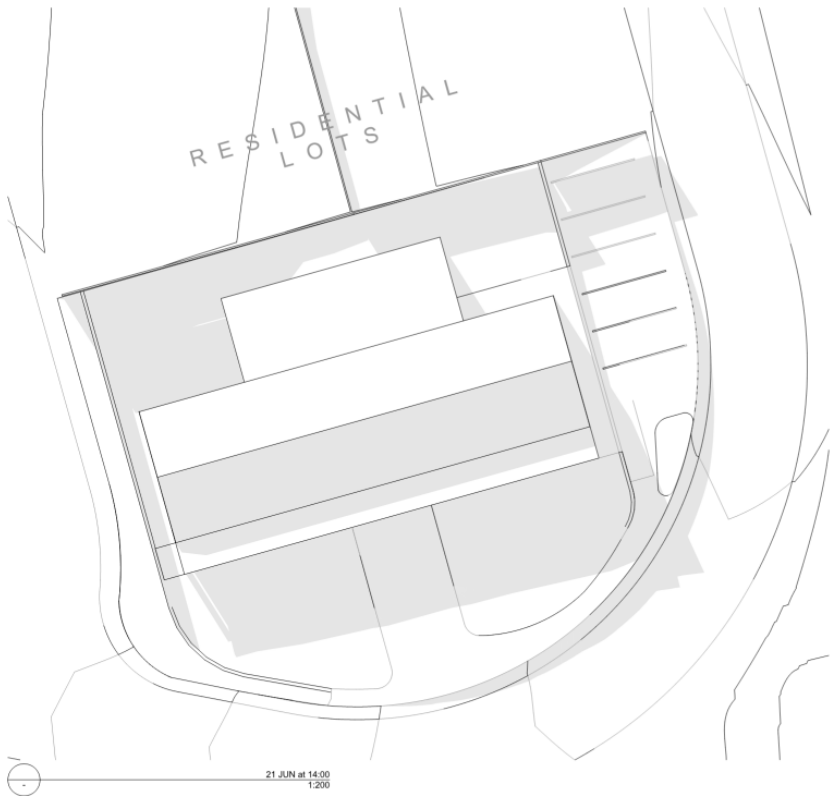
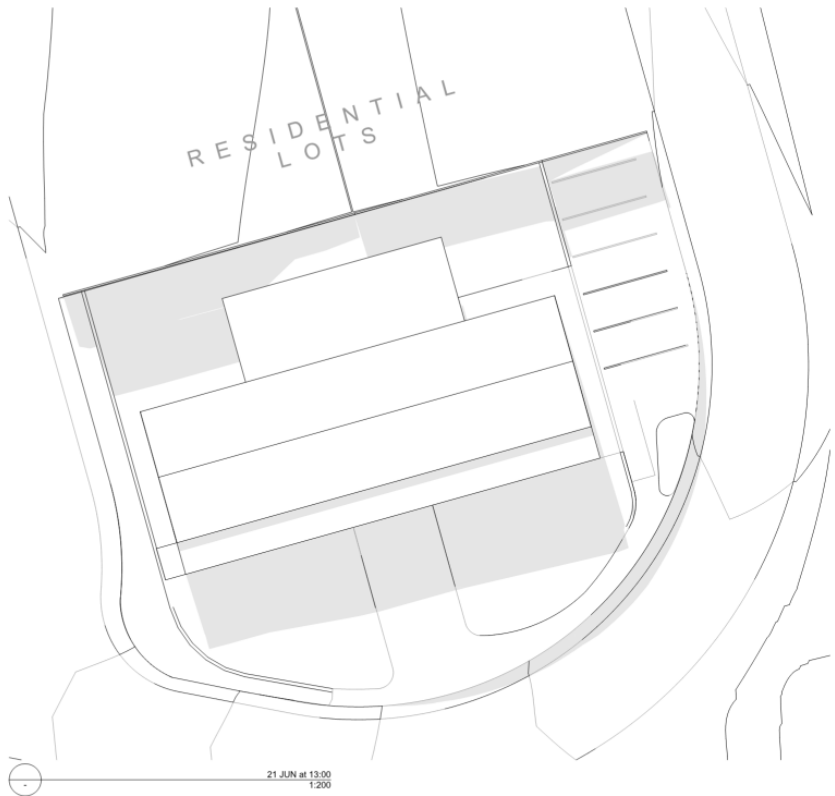


<div>KO Box 621 Kiptara N07F 2208 PH 4904245 Normalized Architect, Daniel Hadley S209</div> <div><b>Notes</b>  The information contained in this document is copyright and may not be used or reproduced for any other project or purpose.  Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials.  Drawings are to be read in conjunction with all control documents.  Use beyond drawings only. Do not scale from drawings.  E.L.K. Design cannot guarantee the accuracy of content and format for copies of drawings used electronically.  The completion of the issue details checked and authorized section below is confirmation of the status of the drawing. 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FOR AUTHORITY APPROVAL ONLY  
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<div>PO Box 601 Kijara NOR 2200 PH #50243 Nominating Architect: David Hestley #209</div>	<div>Consultants</div> <div><div><div>Surveyor Suter Run Survey c/o MRS 400 srun@msr.com.au</div><div>Notes The information contained in the document is copyright and may not be used or reproduced for any other project or purposes. Verify all dimensions and levels on site and report any discrepancies prior to the commencement of work and any ordering of materials. Drawings are to be read in conjunction with all contract documents. Use figured dimensions only. Do not scale from drawings. ELK Design cannot guarantee the accuracy of content and format for copies of drawings issued electronically. The completion of the issue details checked and confirmed section below is confirmation of the status of the drawing. The drawing shall not be used for construction unless endorsed by the Constructor(s) and submitted for issue.</div></div><div><div>Old Engineer Suter Run Survey c/o MRS 400 srun@msr.com.au</div><div>Tree Planner Lindbrook Consulting Nominating Architect c/o MRS 400 srun@msr.com.au</div></div></div>	<div><div><div>Issue</div><div>Description</div><div>Date</div></div><div><div>P1</div><div>For Client Review</div><div>1/11/2024</div></div><div><div>A</div><div>For Development Application</div><div>20/11/2024</div></div></div>	<div><div>Project</div><div>Leeds Parade MHE</div><div>Location</div><div>Leeds Parade</div><div>Orange</div><div>Client</div><div>MAAS Group Properties</div></div>	<div><div>Drawing</div><div>CLUBHOUSE FACILITY SHADOW</div><div>DIAGRAMS</div><div>Scale</div><div>1:200, 1:100 @ A1</div><div>QA CHECKED</div><div>DRN, KM, ML</div><div>DR, QL</div></div>	<div><div>Drawing Number</div><div>DA251</div><div>Issue</div><div>A</div><div>Project Number</div><div>24048</div></div>	<div><div>ELK</div><div>designs</div></div>
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Attachment 3 Plans (all photos of people have been redacted)







Attachment 3 Plans (all photos of people have been redacted)







# LANDSCAPE MASTERPLAN

TLA SUBMISSION

14350.5-Leeds Parade-MP\_E

**Leeds Parade MHE**

*MAAS Group*

20 May 2025





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Landscape Vision

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*We have a plan*



Masterplan  
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 Section Entry Road  
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 Secondary Community Facilities  
 Reimagined Bioretention Basin  
 Dog Park  
 Northern Distributor Road Buffer Planting  
 Main Avenue  
 Typical Street

04

## STRATEGIES

*Study of plan*



Circulation  
 Recreation Spaces  
 WSUD & Hydrology  
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### Acknowledgement of Country

Terras acknowledge the Traditional Custodians of the lands on which we work and live. We pay our respects to the elders, past, present and emerging and recognise their continuing connection to Country and contribution to this land.

DRAFT - 20/05/2025





01 ANALYSIS

# LOCAL CONTEXT



## LEGEND

	SITE BOUNDARY
	MAJOR ROAD
	MINOR ROAD
	SUMMER HILL CREEK

## SITE ANALYSIS

The site is located approximately 6km south of Orange CBD and bordered by Leeds Parade and Northern Distributor Road.

The site can be viewed as an extension of the suburban residential area to the south, (Sullivan Circuit) with an entry connection from Leeds Parade.

The site is bordered to the north-east by an existing industrial commercial precinct. The site gently slopes along Leeds Parade, with undulating slopes on the eastern side of the site bordering the Northern Distributor.

1 SITE ANALYSIS  
L101 Scale: 1:20000

20/05/2025

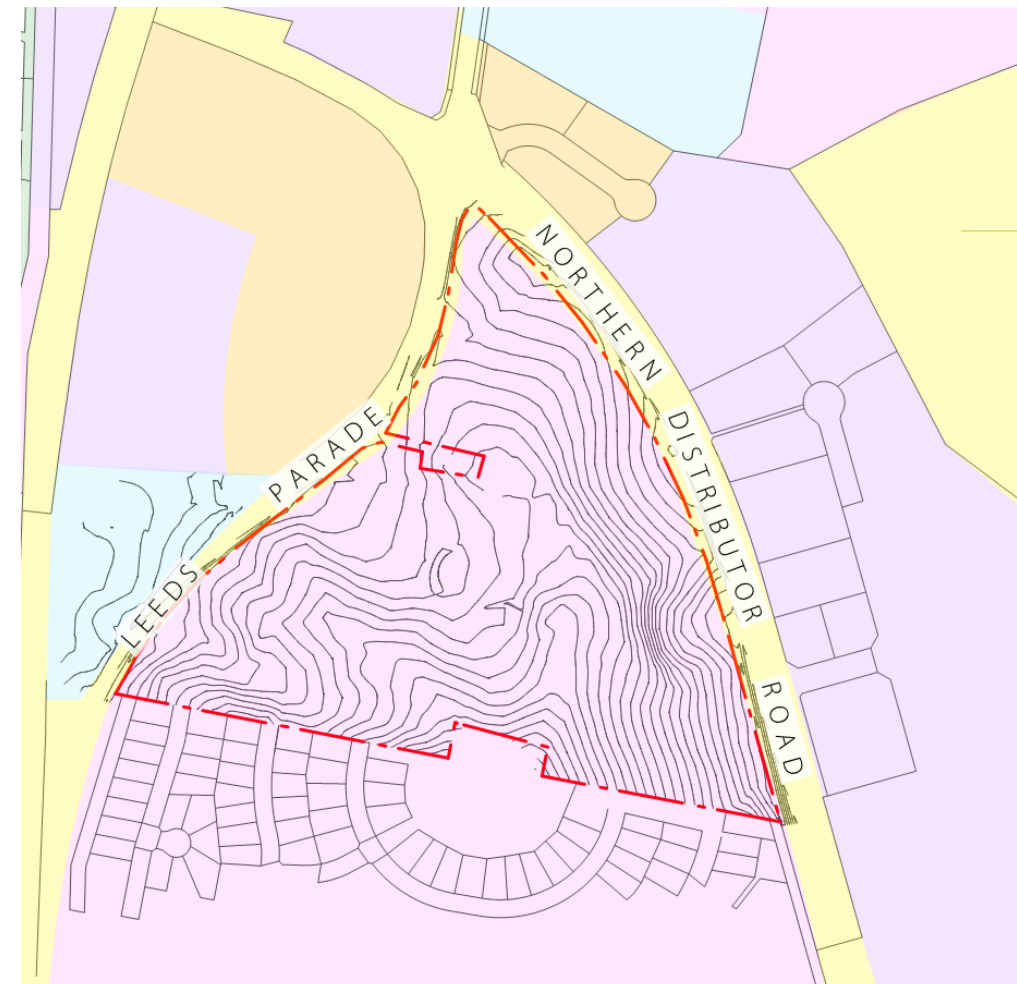
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landscape architects





01 ANALYSIS

# LOCAL ANALYSIS



## NOTES

Existing circulation within site is limited to private residential lots and their uses

The land has been rezoned by Maitland City Council to increase the R1 - General residential area. Environmental Conservation and Management areas remain in place to protect and manage existing, Wallis Creek and associated vegetation

## EXISTING CIRCULATION



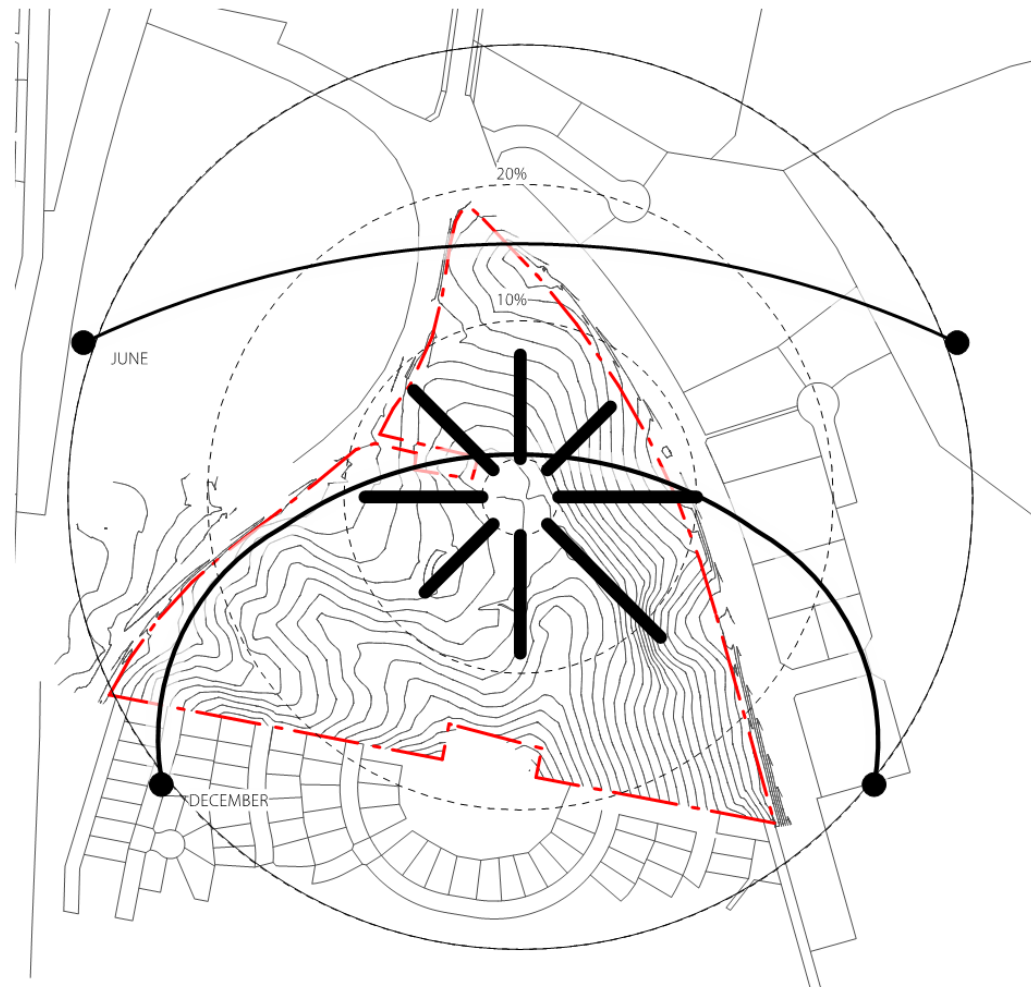
## ZONING / SPATIAL TYPES





01 ANALYSIS

# LOCAL ANALYSIS



NATURAL SYSTEMS

 SITE BOUNDARY

Wind rose 9am Bathurst Agricultural Station ([http://www.bom.gov.au/cgi-bin/climate/cgi\\_bin/scripts/windrose\\_selector.cgi?period=Annual&type=9&location=63005](http://www.bom.gov.au/cgi-bin/climate/cgi_bin/scripts/windrose_selector.cgi?period=Annual&type=9&location=63005))



TOPOGRAPHY

 SITE BOUNDARY  
 EXISTING VEGETATION AS PER SURVEY  
 INDICATIVE EXISTING VEGETATION: AS PER NEARMAPS

## NOTES

Wind of the Central Tablelands can be largely categorised by its south-easterly direction.

Sun calculations demonstrate a low sun angle with shorter days in Winter, making north-eastern to north-western sun access vital during this time. Summer sun is dictated by a higher sun angle with longer days.

The topography of the land can be described as gently sloping along the southern boundary, with small undulating hills occurring along the eastern interface with the Northern Distributor Road.





01 ANALYSIS

# SITE CHARACTER

## NOTES

The site is characterised by a rural outlook, with views out to hills and trees in the distance. The site is bordered by a main road (the Northern Distributor Road) to the east, with industrial/commercial businesses occurring nearby. The site also has views out to existing suburban residential areas to the west and south.







01 ANALYSIS

# HISTORY & HERITAGE

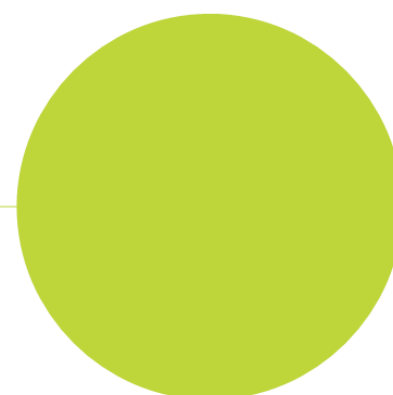
## ANCIENT AND GEOLOGICAL CONTEXT



Undulating to rolling low hills north of Orange with Red Earths on upper slopes and shallow Lithosols on crests and sideslopes. Yellow Earths appear on lower slopes with **Brown Solodic** and **Yellow Solodic** Soils in drainage depressions.

Medium to soft metasediments including slates, phyllites and siltstones on the **Orange Shale Beds**, which are largely derived from andesitic volcanics; welded tuffs of intermediate composition, agglomerates, conglomerates and andesitic volcanics which often outcrop in ridges on a north-east to north-west axis. Other rocks include **coarse grained intermediate rocks** and some ultrabasics associated with the Links Andesite.

## FIRST NATIONS PEOPLE



The Wiradjuri are the largest Aboriginal group in central New South Wales, by area and population, and second largest in Australia, with lands stretching west from the Great Dividing Range to Hay and Nyngan, and to Gunnedah to the north and Albury to the south.

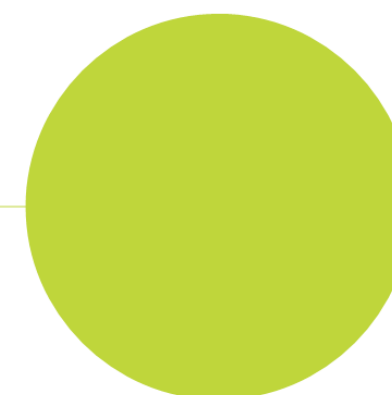
They survived as skilled hunter-fisher-gatherers, in family groups or clans, and many still use knowledge of hunting and gathering techniques as part of their customary life.

The Wiradjuri, together with the Gamilaraay (who however used them in bora ceremonies), were particularly known for their use of **carved trees** which functioned as taphoglyphs, marking the burial site of a notable medicine-man, ceremonial leader, warrior or orator of a tribe. On the death of a distinguished Wiradjuri, initiated men would strip the bark off a tree to allow them to incise symbols on the side of the trunk which faced the burial mound. The craftsmanship on remaining examples of this funeral artwork displays notable artistic power. Tree carving was **used to mark ceremonial grounds** and burial sites of important people. Most of the carvings are **geometric designs with ovals, swirls** and other shapes. Each tree was unique in its design.

The Wiradjuri diet included yabbies and fish such as Murray cod from the rivers. In dry seasons, they ate kangaroos, emus and food gathered from the land, including fruit, nuts, yam daisies (*Microseris lanceolata*), wattle seeds, and orchid tubers. The Wiradjuri travelled into Alpine areas in the summer to feast on Bogong moths.

The Wiradjuri were also known for their handsome possum-skin cloaks stitched together from several possum furs.

## EUROPEAN OVERLAY



In 1822 Captain Percy Simpson arrived in the Wellington District and established a convict settlement which was called "Blackman's Swamp" after James Blackman.

Initial occupation by graziers began in late 1829, and tiny settlements eventually turned into larger towns as properties came into connection with the road.

A significant **gold** find in Australia was made in 1851, resulting in a sporadic population movement which is known as the Australian gold rush. Additional gold finds in nearby areas led to the establishment of Orange as a central trading centre for the gold.

The growth of Orange continued as the conditions were well suited for agriculture, and in 1860 it was proclaimed a municipality. The railway from Sydney reached Orange in 1877.

Orange is a well-known fruit growing district, and produces apples, pears, and many stone fruits such as cherries, peaches, apricots, and plums. In recent years, a large number of **vineyards** have been planted in the area for rapidly expanding wine production. The growth of this **wine industry**, coupled with the further development of Orange as a **gourmet food capital**, has ensured Orange's status as a prominent tourism destination.



01 ANALYSIS

# VEGETATION COMMUNITIES

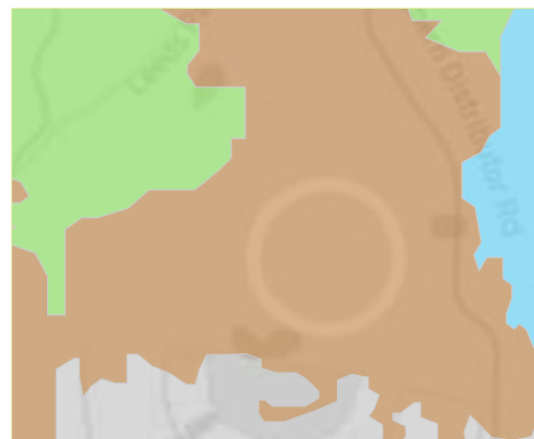


## PRE CLEARING VEGETATION

### Central Tableland Dry Slopes Stringybark-Box Forest (ID 3734)

A tall dry grassy sclerophyll open forest of sheltered slopes and gullies in rugged hills of westward draining catchments of the Turon, Fish and Abercrombie rivers in the Central Tablelands. Commonly on sandstone substrates with occasional samples on mapped mudstone, siltstone or conglomerate rocks. A mid-dense tree canopy. The shrub layer is sparse to patchy, the ground layer commonly has a diverse mix of grasses.

Species present include, but are not limited to:  
Canopy Species: *Eucalyptus macrorhyncha*, *Eucalyptus goniocalyx*  
Mid-Stratum: *Bursaria spinosa*, *Hibbertia obtusifolia*,  
Ground-Stratum: *Poa sieberiana*, *Dichelachne micrantha*, *Elymus scaber*, *Microlaena stipoides*, *Lomandra filiformis*, *Dianella revoluta*



Pre Clearing Vegetation of the site & surrounds (Trees Near Me)



## POST CLEARING VEGETATION

### Central Tableland Red Stringybark Grassy Forest (ID: 3370)

A tall to very tall dry grassy sclerophyll open forest of south-west parts of the Central Tablelands.

A mid-dense canopy very frequently contains *Eucalyptus macrorhyncha*, occasionally in association with *Eucalyptus goniocalyx*. The shrub layer is generally sparse. The ground layer is predominantly grassy.

Species present include, but are not limited to:  
Canopy Species: *Eucalyptus macrorhyncha*, *ucalyptus goniocalyx*.  
Mid-Stratum: *Acacia dealbata*, *Hibbertia obtusifolia*  
Ground-Stratum: *Poa sieberiana*, *Microlaena stipoides*, *Rytidosperma racemosum* and *Elymus scaber*



Post Clearing vegetation on the site (Trees Near Me).



## POST CLEARING VEGETATION

### Southwest Ranges White Box Woodland (ID 3406)

A tall sclerophyll woodland to open forest with a mid-stratum that is sparse or absent and a mid-dense grassy ground layer that occurs on slopes in the undulating to hilly terrain from Tumut to Mudgee on the South and Central-west Slopes and the western margin of the tablelands. Canopy trees with mid-dense ground layer.

Species present include, but are not limited to:  
Canopy Species: *Eucalyptus albens*, *Eucalyptus melliodora*, *Eucalyptus blakelyi*  
Mid-Stratum: *Lissanthe strigosa* or *Acacia implexa*  
Ground-Stratum: *Poa sieberiana*, *Lomandra filiformis*, *Geranium solanderi* and *Hydrocotyle laxiflora*, with *Elymus scaber*, *Lomandra multiflora* subsp. *multiflora*, *Microlaena stipoides*, *Themeda triandra*



Post Clearing vegetation site surrounds (Trees Near Me).

### LEGEND

- PLANT COMMUNITY TYPE: Central Tableland Red Stringybark Grassy Forest (ID: 3370)
- PLANT COMMUNITY TYPE: Central Tablelands Dry Slopes Stringybark-Box Forest (ID: 3734)
- PLANT COMMUNITY TYPE: Southwest Ranges White Box Woodland (ID: 3406)













02 VISION

# LANDSCAPE VISION

## CONNECTION TO COUNTRY



As a landscape architecture practice that deals with land, places, culture, history and the natural environment, everything we do is on Country and it is our responsibility to care for country. We are committed to understand more about the Traditional Owners of this land, and their deep cultural connections to Country. Our ambition is to:

- Reduce the impacts of natural events through sustainable land and water use practices
- Value and respect Aboriginal cultural knowledge and language and engage with truth
- Ensure Country is cared for appropriately and sensitive sites are protected

## HUMAN CONNECTIONS



Provide legible and easily accessible links through the site at a human scale to encourage walking and cycling. Creating opportunities for active and passive recreation and a variety of recreation experiences.

The environments in which we live profoundly affect us. Positive relationships and connections to natural and built landscapes impact our health and well-being in a variety of ways. Including reducing stress and minimizing anxiety.

It is our intention to foster connections for the people to Live, Work, Play, Gather, and Learn.

## CLIMATE POSITIVE DESIGN



As stewards of the environment, landscape architects must advocate for climate positive outcomes. As designers of the built environment we need to ensure the future of our planet by reducing carbon footprints and increasing sequestration. CPD can mean:

- Retention of as many trees on site as possible
- Reduce demolition and recycle and reuse materials
- Reduce the extent of high carbon elements
- Maximise soft surfaces and soil root plate volumes
- Increase biodiversity
- Design for longevity
- Utilise WSUD principles

## SITE SPECIFIC DESIGN



Design which preserves, enhances, and creates strong visual and physical connections to the natural features inherent to the site, whether they are a stand of trees, the topography of a site, a body of water, or a distant view.

## LANDSCAPE VISION

*To tell the story of the rural character of Orange and its relationship to the land, industry and agriculture through thoughtful landscape initiatives that celebrate the site's entire history and assist in creating meaningful connections to its future intended purposes.*

DRAWN: DATE: SCALE:  
JOB NUMBER: PHASE: DWG No: REV:

- 20/05/2025

  
 terras  
 landscape architects





03 LANDSCAPE MASTERPLAN

# LANDSCAPE MASTERPLAN

DRAWN: DATE: SCALE:  
JOB NUMBER: PHASE: DWG No: REV:

- 20/05/2025

  
landscape architects



03 LANDSCAPE MASTERPLAN

# MASTERPLAN

## LEGEND

	SITE BOUNDARY
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO BE RETAINED
	EVERGREEN TREE PLANTING
	DECIDUOUS TREE PLANTING
	BUFFER TREE PLANTING
	SHRUB & HEDGE PLANTING
	TURF AREA
	MASS PLANTING
	MASS PLANTING: BUFFER
	BIORETENTION BASIN
	TURFED ON SITE DETENTION BASIN
	ASSET PROTECTION ZONE (APZ)

## NOTES

- 10m wide APZ buffer. Hedge to screen fences. Mix of tall/medium endemic trees, no shrubs below. Turf below maintained to APZ requirements.
- Main entry to development.
- Main community facility.
- Caravan parking.
- Existing residence to be retained. Adjoining lots to include privacy screening planting.
- Playground and field.
- Bio basin and detention basin to be community open space with canopy planting.
- 10m vegetated buffer along Northern Distributor Road. Shrub planting along property fencelines to form screen. Mix of tall/ medium endemic trees to have minimum mature canopy separation of 2m and turf below maintained to 100mm height. No shrubs below trees.
- Dog Park
- Bio basin with canopy tree planting surrounding
- Pocket park
- Community Clubhouse
- Open space with bio retention and detention basin
- Emergency exit
- Event lawn provided in detention basin.







03 LANDSCAPE MASTERPLAN

# COMMUNITY FACILITIES



## LEGEND

[Red dashed line]	SITE BOUNDARY
[Red circle with dot]	EXISTING TREES TO BE REMOVED
[Green circle with dot]	EXISTING TREES TO BE RETAINED
[Green circle]	EVERGREEN TREE PLANTING
[Light green circle]	DECIDUOUS TREE PLANTING
[Green circle with cross]	BUFFER TREE PLANTING
[Green line]	SHRUB & HEDGE PLANTING
[Light green square]	TURF AREA
[Green square]	MASS PLANTING
[Dark green square]	MASS PLANTING: BUFFER
[Green square with cross]	BIORETENTION BASIN
[Light green square]	TURBED ON SITE DETENTION BASIN
[Grey square]	CONCRETE
[Orange square]	COLOURED CONCRETE
[Patterned square]	FEATURE CONCRETE
[Line with cross]	FENCING
[Red hatched square]	ASSET PROTECTION ZONE (APZ)

## NOTES

- Carpark entry
- Feature tree planting *Quercus palustris* 'Pringreen', with gravel below. Rows of lavender between trees to establish connection to viticulture within the region.
- Timber vertical batten fencing between buildings.
- Sandstone block amphitheatre to accommodate level changes and create gathering area.
- Lawn bowling green with retaining wall and battered planting to edge.
- Ramps to provide accessible links across the facilities.
- BBQ area note
- Bioretention basin with appropriate wet/dry species planting. Tree planting to comply with APZ requirements.
- Open lawn area at building level to provide spill out area from function space.
- Tennis court with shelter and seating.
- Sandstone block spectator seating.
- Forecourt area with feature tree planting, open lawn, seating, shelter, bins and bubbler.
- Bus drop off zone.
- Palisade fence with sliding gate to caravan storage area.

1 Community Facilities  
Scale: 1:500

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03 LANDSCAPE MASTERPLAN

# ENTRY ROAD



## LEGEND

- 1 SITE BOUNDARY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- EVERGREEN TREE PLANTING
- DECIDUOUS TREE PLANTING
- BUFFER TREE PLANTING
- SHRUB & HEDGE PLANTING
- TURF AREA
- MASS PLANTING

## NOTES

1. Tree planting native Melaleuca decora and Acer saccharinum creates double lined tree entry avenue
2. Paving feature to mark threshold and slow entry into site.
3. Feature tree planting of deciduous trees within roundabout to give seasonal display.
4. Entry feature signage to be developed.
5. 10m APZ to be planted with scattered trees in turf
6. Hedge provides green screen to property boundaries
7. Planting of Quercus Pringreen as extension of planting theme developed to entry to community facilities provides link through to building from the main entry.
8. 1m wide deco gravel path to building edge to comply with bushfire requirements.

1 Entry Road  
Scale: 1:500





03 LANDSCAPE MASTERPLAN

# SECTION ENTRY ROAD



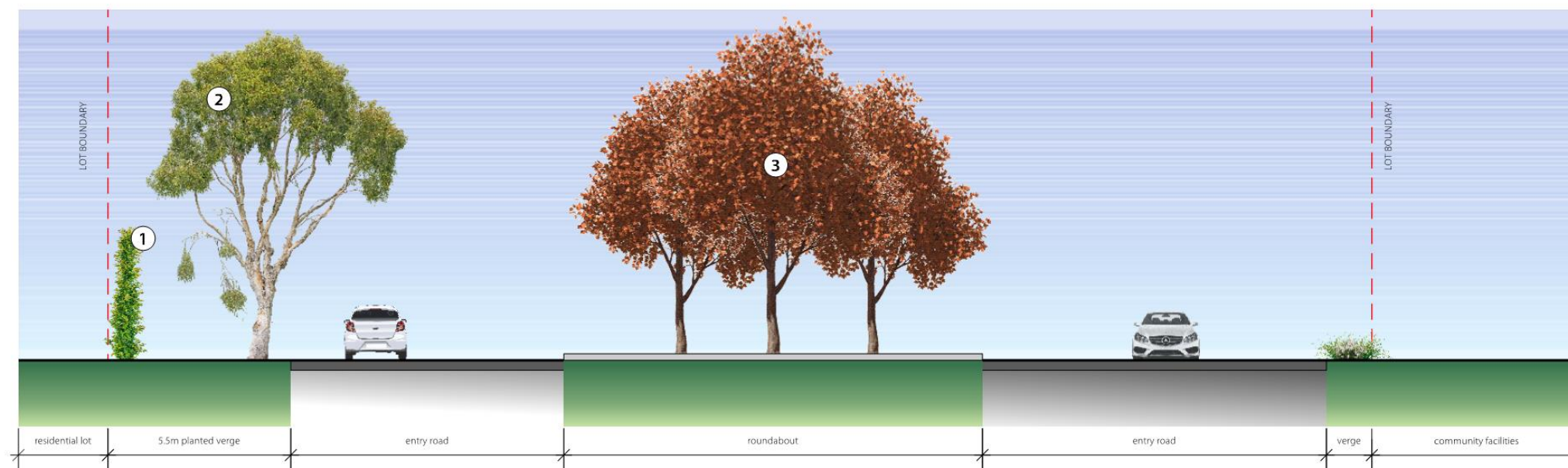
1 Plan: Entry Road  
Scale: 1:500

## LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- EVERGREEN TREE PLANTING
- DECIDUOUS TREE PLANTING
- BUFFER TREE PLANTING
- SHRUB & HEDGE PLANTING
- TURF AREA
- MASS PLANTING

## NOTES

1. Hedge planting to screen residential lot to main entry road.
2. Feature street tree planting Melaleuca decora to form evergreen native avenue.
3. Large deciduous feature tree planting. No planting below to maintain safe viewlines & comply with bushfire requirements.



2 Section: Entry Road  
Scale: 1:150





03 LANDSCAPE MASTERPLAN

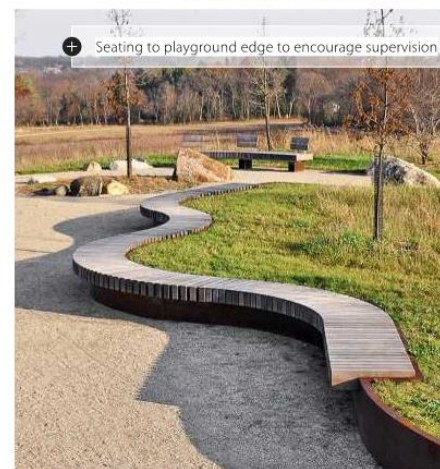
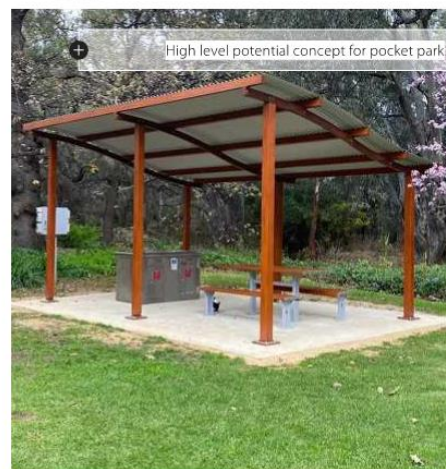
# POCKET PARK



1 Pocket Park  
Scale: 1:500

The Orange City Council Play Strategy 2024-2040 defines a regional plan for the provision of Local, Regional and District Parks with reference to NSW Planning and Infrastructure Guidelines for open space. Provision for play needs to cater to the complete range in age of children and provide stimulation for all aspects of their development (physical, mental, social and emotional), in an equitable distribution throughout the local government area (LGA).

The Play Strategy defines a Local Park as between 0.5-2.0 hectares with requirements for play areas for children and shade and amenity for caregivers. The park area above measures 1600m<sup>2</sup>, falling outside the scope of this strategy. However to space presents an opportunity to create a Pocket Park area incorporating elements of the Local Park definition to provide open outdoor space for families, targeting toddlers and children aged 6-12.



## LEGEND

[Red dashed line]	SITE BOUNDARY
[Red circle with dot]	EXISTING TREES TO BE REMOVED
[Green circle with dot]	EXISTING TREES TO BE RETAINED
[Green circle]	EVERGREEN TREE PLANTING
[Yellow circle]	DECIDUOUS TREE PLANTING
[Green circle]	BUFFER TREE PLANTING
[Green line]	SHRUB & HEDGE PLANTING
[Light green square]	TURF AREA
[Dark green square]	MASS PLANTING
[Grey square]	CONCRETE
[Orange square]	COLOURED CONCRETE
[Brown square]	BARK MULCH
[Black line]	FENCING

## NOTES

1. Open area to allow ball games, running and flexible play.
2. Park shelter with picnic table and provision of bins
3. 2m wide feature coloured concrete path to encourage use of tricycles and childrens bikes.
4. Climbing tower, nets and slides suitable for ages 6+
5. Swings and springers suited for children ages 2+
6. Mulched softfall area. Trees in mass planted bed of sensory grasses, emphasising movement and touch.
7. Seating wall to edge of playground for parental supervision.
8. Mass planting garden bed with fencing to provide buffer to road.
9. Large specimen evergreen shade trees with park bench seating below.
10. Canopy trees to edge to provide shade and reduce urban heat island effect



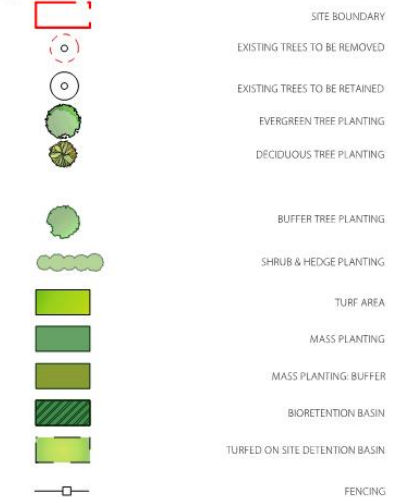


03 LANDSCAPE MASTERPLAN

# SECONDARY COMMUNITY FACILITIES



## LEGEND



## NOTES

1. Open turf area to be flexible space for community events with seating to edge
2. Feature tree planting to formalise entry.
3. Ramped access to provide inclusive access from carpark to facilities.
4. Hedge planting to screen level change and provide green outlook from community centre.
5. Potential walking trail through Northern Distributor buffer planting area to connect open green spaces.
6. Artificial turf/softfall area with outdoor exercise equipment to promote active living.
7. Detention access path
8. Park bench seating
9. Turfed basin area to be used as informal outdoor space.
10. Bioretention basin with planting of suitable species.
11. 10m buffer planting zone
12. Indicative steps and ramps to facilitate access. To be detailed at detail design stage.

8 Community Centre  
Scale: 1:350







03 LANDSCAPE MASTERPLAN

# REIMAGINED BIORETENTION BASIN



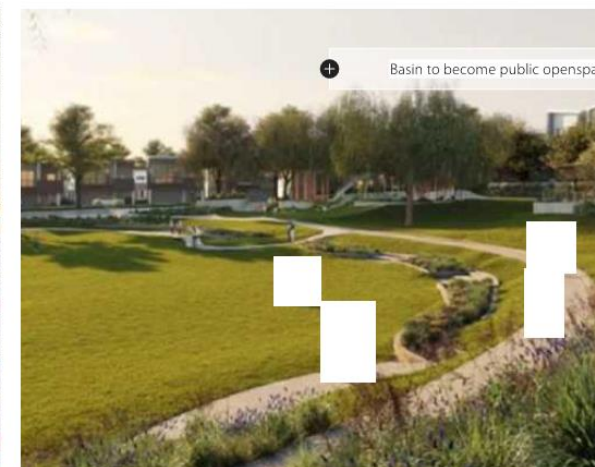
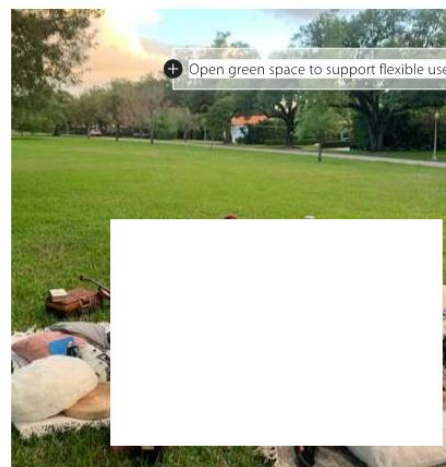
1 Reimagined Bio Basin  
L308 Scale: 1:500

## LEGEND

[Red dashed line]	SITE BOUNDARY
[Red dashed circle]	EXISTING TREES TO BE REMOVED
[Green dashed circle]	EXISTING TREES TO BE RETAINED
[Green solid circle]	EVERGREEN TREE PLANTING
[Green solid circle with crosshatch]	DECIDUOUS TREE PLANTING
[Green solid circle with dots]	BUFFER TREE PLANTING
[Green solid line]	SHRUB & HEDGE PLANTING
[Light green solid area]	TURF AREA
[Dark green solid area]	MASS PLANTING
[Dark green solid area with crosshatch]	MASS PLANTING BUFFER
[Dark green solid area with dots]	BIORETENTION BASIN
[Light green solid area with dots]	TURFED ON SITE DETENTION BASIN
[Grey solid area]	CONCRETE
[Grey dashed line]	FENCING
[Red diagonal lines]	ASSET PROTECTION ZONE (APZ)

## NOTES

1. Turfed area as informal outdoor space with flexible use.
2. Bioretention basin with appropriate planting.
3. Planted Buffer to Leeds Parade to comply with APZ requirements, provides screening to western interface.
4. Native evergreen hedge planting to provide green interface to Leeds Parade screening lot boundary fence.
5. Hedge and tree screening to provide buffer to adjoining residential development.
6. Indicative steps and ramps to facilitate access. To be detailed at detail design stage.







03 LANDSCAPE MASTERPLAN

# DOG PARK

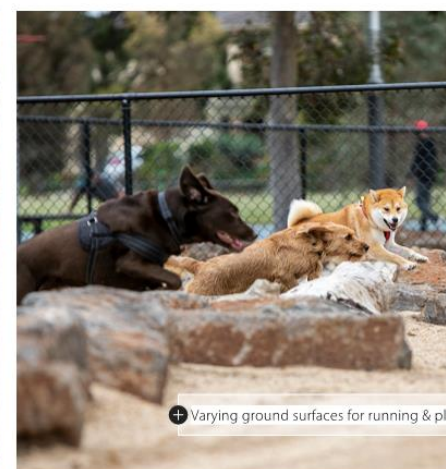
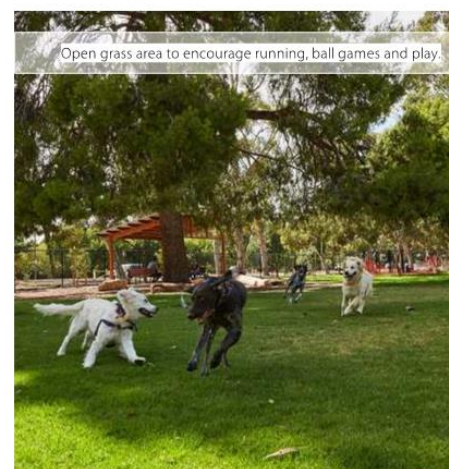


## LEGEND

[Red dashed line]	SITE BOUNDARY
[Red dashed circle]	EXISTING TREES TO BE REMOVED
[Green dashed circle]	EXISTING TREES TO BE RETAINED
[Green solid circle]	EVERGREEN TREE PLANTING
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[Green solid circle]	BUFFER TREE PLANTING
[Green solid circle]	SHRUB & HEDGE PLANTING
[Green solid rectangle]	TURF AREA
[Green solid rectangle]	MASS PLANTING
[Green solid rectangle]	MASS PLANTING BUFFER
[Green solid rectangle]	BIORETENTION BASIN
[Green solid rectangle]	TURFED ON SITE DETENTION BASIN
[Grey solid rectangle]	CONCRETE
[Orange solid rectangle]	COLORLED CONCRETE
[Brown solid rectangle]	BARK MULCH
[Yellow solid rectangle]	SAND
[Black line]	FENCING

## NOTES

- 1800mm chain mesh fence to perimeter, with double gates for security. Water fountain provided at entry for dogs and owners. Indicative steps and ramps to facilitate access. To be detailed at detail design stage.
- Mulched area with dog obstacle course components
- Sand area to provide change in surface an encourage running and digging
- Sandstone logs to provide informal seating
- Turfed basin and open area for ball throwing, running and play.
- Informal open lawn space
- Detention basin planted with suitable species - refer plant schedule
- 1.8m wide connecting footpath.
- Shade trees and picnic benches
- Planting of Melaleuca and footpath extension to provide link to perimeter walkway
- Pedestrian link to perimeter walkway



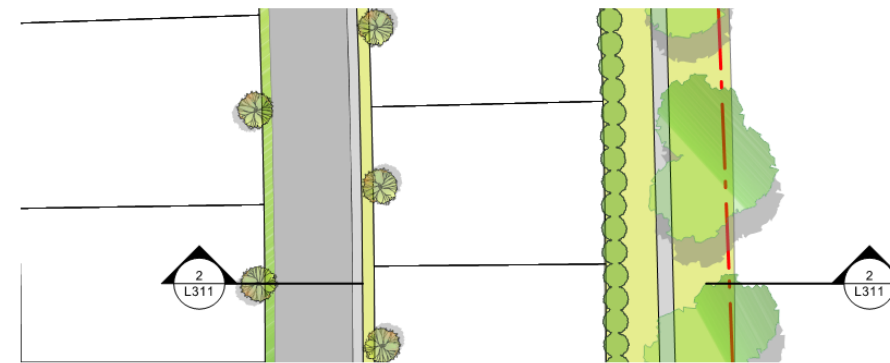
20/05/2025 -





03 LANDSCAPE MASTERPLAN

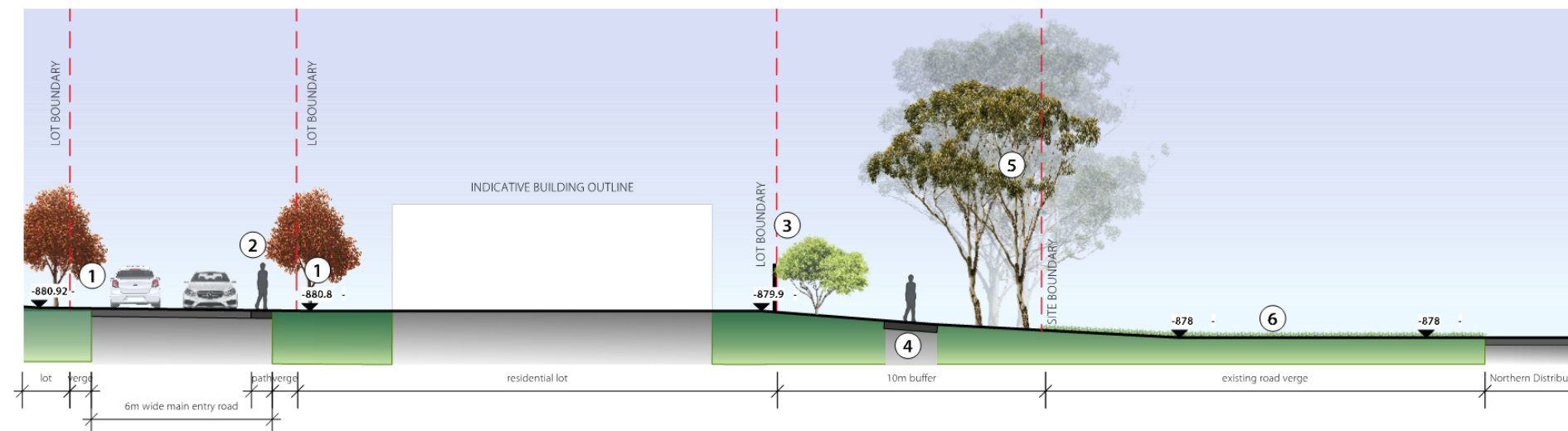
# NORTHERN DISTRIBUTOR ROAD BUFFER PLANTING



1 Plan: Northern Distributor Buffer  
Scale: 1:500

## LEGEND

- 1 SITE BOUNDARY
- 2 EXISTING TREES TO BE REMOVED
- 3 EXISTING TREES TO BE RETAINED
- 4 EVERGREEN TREE PLANTING
- 5 DECIDUOUS TREE PLANTING
- 6 BUFFER TREE PLANTING
- 7 SHRUB & HEDGE PLANTING
- 8 TURF AREA
- 9 MASS PLANTING
- 10 MASS PLANTING BUFFER



2 Elevation: Northern Distributor Buffer  
Scale: 1:200

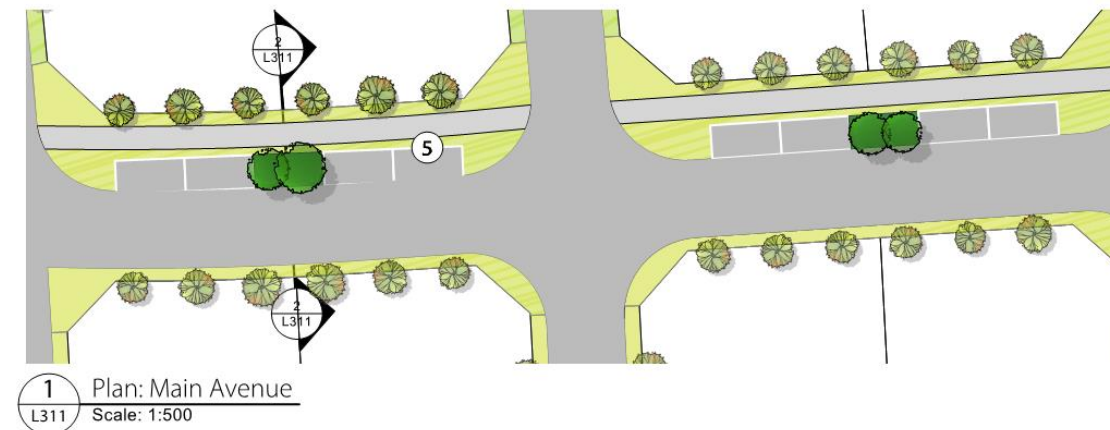
## NOTES

1. Street tree planting 0.5m within lot boundary.
2. Change in road surface to mark 0.8m pedestrian path within streetscape.
3. Shrub plantings to screen fence line form road.
4. Potential 1.8m wide walking track to connect basin areas and provide recreational walk for community.
5. 10m planted buffer to screen development to Northern Distributor Road. Tree plantings require 2m space between mature canopies, underpruning of branches to 2m. Turf below to be maintained at 100mm height.
6. Existing road verge with pasture grasses.



03 LANDSCAPE MASTERPLAN

# MAIN AVENUE

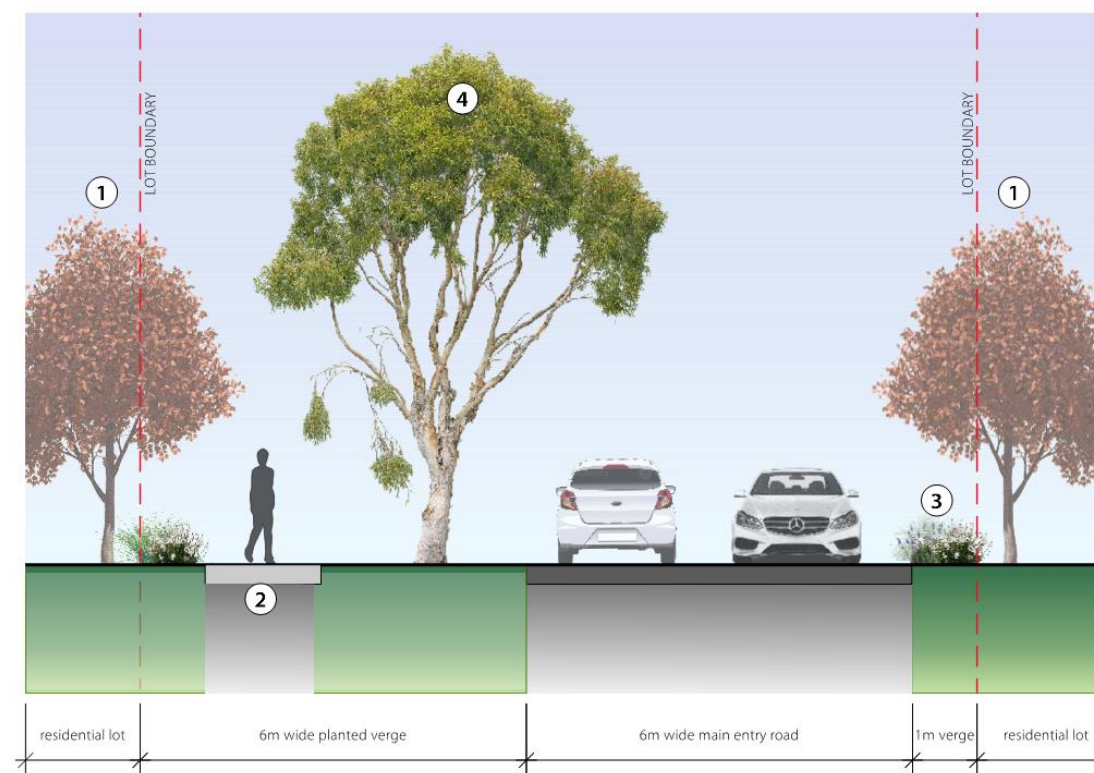


## LEGEND

- 1 SITE BOUNDARY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- EVERGREEN TREE PLANTING
- DECIDUOUS TREE PLANTING
- BUFFER TREE PLANTING
- SHRUB & HEDGE PLANTING
- TURF AREA
- MASS PLANTING

## NOTES

1. Street tree planting of Malus tschonoskii to form deciduous avenue feature and provide seasonal display. Planting set 0.5m within lots
2. 1.8m wide footpath to create central pedestrian link from site entry.
3. Mass planting to verges to create green feature throughout main avenue.
4. Melaleuca decora to form evergreen avenue planting and shade to carpark to reduce the urban heat island effect
5. Parking provided on entry avenue.

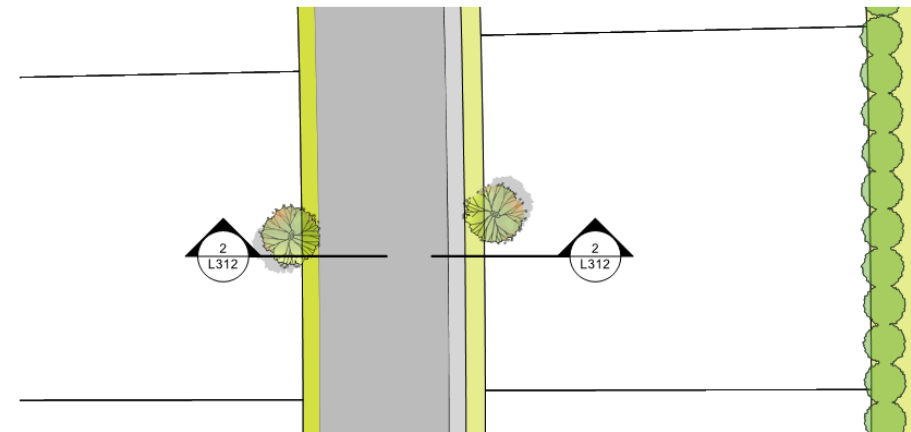




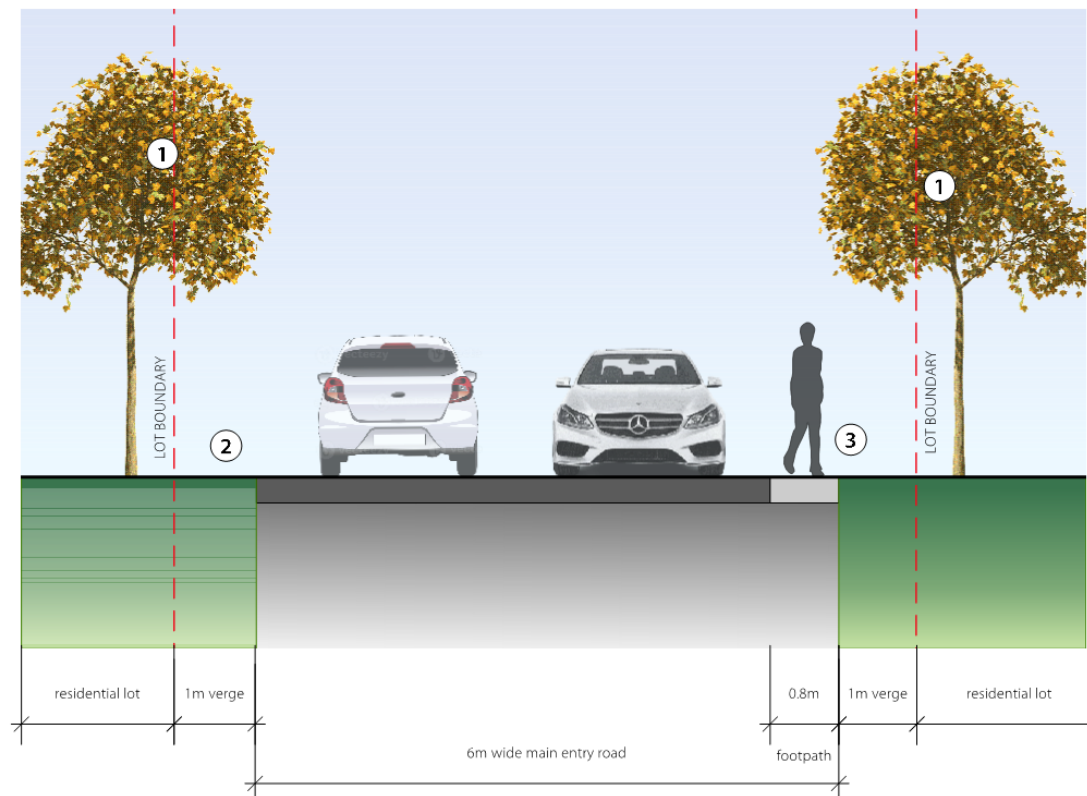


03 LANDSCAPE MASTERPLAN

# TYPICAL STREET



1 Plan: Typical Street  
Scale: 1:300



2 Section: Typical Street  
Scale: 1:75

## LEGEND

	SITE BOUNDARY
	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO BE RETAINED
	EVERGREEN TREE PLANTING
	DECIDUOUS TREE PLANTING
	BUFFER TREE PLANTING
	SHRUB & HEDGE PLANTING
	TURF AREA
	MASS PLANTING
	MASS PLANTING BUFFER
	BIORETENTION BASIN
	TURFED ON SITE DETENTION BASIN
	CONCRETE

## NOTES

1. Small deciduous street trees selected from Orange City Council street tree list.
2. Turfed verges
3. 0.8m wide change in pavement to delineate pedestrian access from road.



04 LANDSCAPE STRATAGIES

# LANDSCAPE STRATEGIES



DRAWN: DATE: SCALE:  
JOB NUMBER: PHASE: DWG No: REV:

- 20/05/2025












04 STRATEGIES

# CIRCULATION



## LEGEND

	SITE BOUNDARY
	Dual path/road
	1.8m WALKING TRAIL
	1.8m PATH
	PROPOSED ROAD





04 STRATEGIES

# RECREATION SPACES



## LEGEND



## NOTES

1. REIMAGINED BASIN AREA: Open green space for flexible use and community gathering. Potential terracing to create amphitheatre.
2. COMMUNITY FACILITY: Community Facility building including open green spaces for events, amphitheatre for gathering, tennis court and lawn bowling green.
3. OPEN GREEN SPACE: Small open green space to provide amenity to nearby houses. Tree planting and picnic benches.
4. POCKET PARK: Park area to include small playground with play equipment targeting age groups 2 - 12 and wide circulation path to support children riding bicycles. Shelter and seating provided for parents, with open grass area for ball games.
5. OPEN SPACE: Open green space area to provide amenity to nearby homes. Turfed area with large tree planting.
6. BASIN AREA: Open turfed area and bioretention basin with appropriate planting. Pathway connection to connect to walking track along Northern Distributor Road.
7. DOG PARK: Open turf area for dog walking and play, including dog activity zones. Shade trees and picnic seating.
8. BASIN AREA: Open space area to provide amenity residents.
9. COMMUNITY FACILITY
10. BASIN AREA: Turfed Basin area for recreational use. Area with outdoor exercise equipment and pathway connection to walking track along Northern Distributor Road.

NOTE: openspaces provide an opportunity to include large tree planting which offer a vegetation buffer to soften the build form of the proposed development from the surrounding development





04 STRATEGIES

# WSUD AND HYDROLOGY



## LEGEND

-  SITE BOUNDARY
-  BIORETENTION BASIN
-  TURF ON SITE DETENTION BASIN

## NOTES

1. Onsite detention basins to be turfed for recreational open space.
2. Bioretention basins throughout the site to be planted with appropriate wet dry native species.



04 STRATEGIES

# TREE PLANTING



## LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- EVERGREEN TREE PLANTING
- DECIDUOUS TREE PLANTING
- BUFFER TREE PLANTING

## NOTES

1. 10m wide native buffer planting to Northern Distributor Road of species from Orange vegetation buffer tree list, refer plant schedule. Planting to provide screening of development along eastern boundary
2. Large and medium sized native trees to provide shade around basins and recreational areas provide opportunity to further break up built form within development
3. Feature tree planting to form green avenue along main entry road.
4. East west street width increased to accommodate large street trees to facilitate additional screening in key locations from views from the north
5. Street tree planting drawn from Orange City Council Street Tree Masterplan. Refer to Schedules
6. North south street width increased to accommodate large street trees to facilitate additional screening in key locations from views from the north and the east
7. 10m wide native buffer planting to Leeds Parade of species from Orange vegetation buffer tree list, refer plant schedule. Planting to provide screening of development along western boundary





04 STRATEGIES

# TREE CANOPY & BUSHFIRE REQUIREMENTS



## LEGEND

-  TREE CANOPY AREA
-  ASSET PROTECTION ZONE
-  INNER PROTECTION AREA

## NOTES

1. 40m wide APZ to include Leeds Parade - (Bushfire Threat Assessment, Firebird Ecosultants. 09/09/2024). APZ area: 25,579m<sup>2</sup>
2. Tree Canopy planting within APZ to not exceed 15% of APZ area (3,836.85m<sup>2</sup>). Proposed canopy cover complies at 3032.5 m<sup>2</sup> (11.8%). All trees to comply with APZ requirements including underpinning to 2m height, and canopy separation of minimum 2m between small clusters of trees.
3. Remaining site classified as Inner Protection area (yellow). Inner Protection Area: 189,769 m<sup>2</sup>.
4. Total tree cover within IPA cannot exceed 15% (28,465 m<sup>2</sup>). Proposed Canopy cover complies - 12,182 m<sup>2</sup> (6.4%)





04 STRATEGIES

# STREET TREE PLANTING

Majority of street trees in Orange are exotic, deciduous trees that come from temperate climates located in the northern hemisphere. Generally, these tree species are well suited to Orange's conditions and climate.

In urban locations there is a preference for utilising deciduous trees as urban street trees, since they defoliate during the autumn and winter months providing more direct light to residences and neighbourhoods. Conversely, in spring and summer, these trees provide shade and protection from the direct summer sun. These exotic species are the primary reason why Orange is known for being the "Colour City."

Our site lies within the Orange Suburban Residential area. The Transition Street Tree Planting Pallet Area applies to this site. This area covers transitional areas between the urban and rural areas within the Orange LGA, including Clifton Grove and Lucknow. This transitional area has generally been organised around land uses and larger parcel areas.

The transitional area also represents the shift to a more traditional bush landscape that exists outside the developed urban areas of Orange. As a result, the primary focus for this area is on the use of native species that can help to ease the shift between urban exotics and bushland natives. The pallet for this area consists of 14 species of native street trees that are currently found within Orange and are more suitable for streets in the transitional area.



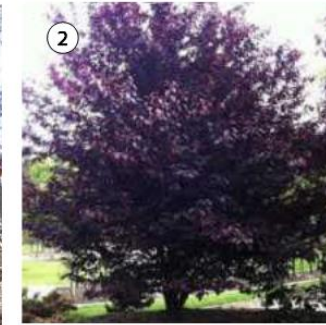
Melaleuca decora, White Feather Honey Myrtle



Acer saccharinum, Silver Maple



Acer palmatum, Japanese Maple



Prunus cerasifera 'Nigra' Purple Leaf Plum



Malus tschonoskii, Pillar Crabapple



Prunus cerasifera 'Oakville Crimson Spire', Ornamental Plum



Pyrus calleryana 'Capital'

## LEGEND



STREET TREE PLANTING:  
*Acer palmatum*  
STREET TREE PLANTING:  
*Malus tschonoskii*  
STREET TREE PLANTING:  
*Prunus cerasifera* 'Oakville Crimson Spire'  
STREET TREE PLANTING:  
*Prunus cerasifera* 'Nigra'  
STREET TREE PLANTING:  
*Pyrus calleryana* 'Capital'  
MAIN ENTRY FEATURE STREET TREE:  
*Melaleuca decora*  
FEATURE STREET TREE:  
*Acer saccharinum*

## NOTES

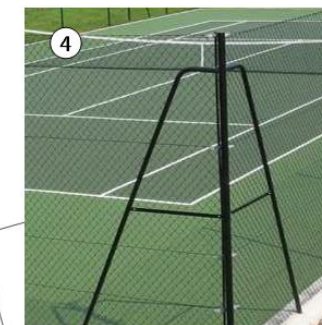
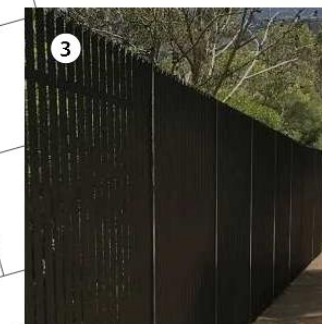
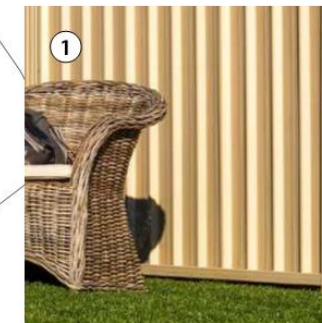
1. Street tree planting of *Acer palmatum*, Japanese Maple.
2. Street tree planting of *Prunus cerasifera* 'Nigra' Purple Leaf Plum.
3. Street tree planting of *Malus tschonoskii*, Pillar Crabapple
4. Street tree planting *Prunus cerasifera* 'Oakville Crimson Spire', Ornamental Plum
5. Street tree planting *Pyrus calleryana* Capital
6. Native planting *Melaleuca decora* within 4m wide verges to form feature along entry road.
7. Street width increased in select locations to accommodate planting of larger street trees. *Acer saccharinum* and *Melaleuca decora* to feature in larger verges to provide additional screening within development





04 STRATEGIES

# FENCING

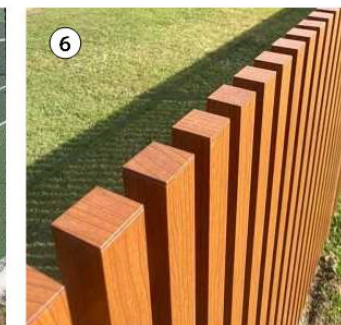


## LEGEND

- SITE BOUNDARY
- FENCE 2: MESH FENCING
- FENCE 3: 1.5m HIGH PALISADE
- FENCE 4: MESH TENNIS COURT FENCE
- FENCE 5: TIMBER BATTEN FENCE TO ARCH DETAIL

## NOTES

1. Colorbond fences to residential lot boundaries.
2. Chain mesh fence to dog park and to edge of playground in pocket park.
3. 1.5m high palisade fence.
4. Mesh tennis court fencing.
5. Fencing would apply to all perimeter lots (Leeds and Northern Distributor Road) conforming to minimum density requirements for noise attenuation measures.
6. Timber batten fencing between community buildings.







04 STRATEGIES

# RECREATIONAL AREAS & VISITOR PARKING



## LEGEND

- SITE BOUNDARY
- APPROXIMATE RECREATION AREA
- VISITOR PARKING SPACES

## NOTES

1. 1999m<sup>2</sup> recreational zone with 2 visitor car parks
2. 7393m<sup>2</sup> & 10 visitor car parks.
3. 1097m<sup>2</sup> recreational zone with 4 visitor car parks.
4. 1656m<sup>2</sup> recreational zone with 5 visitor car parks
5. 753m<sup>2</sup> recreational zone with 4 visitor car parks
6. 9991 m<sup>2</sup> (eastern boundary) recreational zone with 5 visitor car parks
7. 1104m<sup>2</sup> (dog park) recreational zone
8. N/A
9. 927m<sup>2</sup> recreational zone with 5 visitor car parks.
10. 28 parks along main entry avenue

Total Recreational Area: 24,920m<sup>2</sup>  
Total Visitor Car Parks: 63







04 STRATEGIES

# PLANT PALETTE



## GENERAL PLANTING

SHRUBS



*Euonymus Tom Thumb*



*Raphiolepis indica Snow Maiden*



*Eriostomen Profusion*



*Daphne odora*



*Michelia figo*

GROUNDCOVERS



*Diets iridioides*



*Gaura lindheimeri*



*Lavandula dentata (French)*



*Hardenbergia violacea*



*Poa Labillardieri Eskdale*

BASINS



*Carex appressa*



*Isolepis nodosa*



*Juncus usitatus*



*Lomandra Hystrix*



*Carex inversa*







04 STRATEGIES

# PLANT PALETTE



## TREE PLANTING

STREET TREES



*Acer Palmatum*



*Prunus cerasifera 'Nigra'*



*Malus tschonoskii, Pillar Crabapple*



*Prunus cerasifera 'Oakville Crimson Spire'*



*Pyrus calleryana 'Capital'*

FEATURE & DECIDUOUS



*Melaleuca decora*



*Liriodendron tulipifera*



*Fraxinus x Raywoodii*



*Acer negundo*



*Quercus palustris*

PARK & RECREATION



*Callistemon citrinus*



*Callistemon salignus*



*Melaleuca quinquenervia*



*Eucalyptus albens (PCT 3406)*



*Eucalyptus meliodora (PCT 3406)*



*Eucalyptus sideroxylon*



*Melaleuca decora*



*Melaleuca armillaris*



*Eucalyptus cineria*



*Callistemon viminalis*







04 STRATEGIES

# PLANT PALETTE



## BUFFER PLANTING

### PCT AND COUNCIL BUFFER LIST



*Acacia mearnsii*



*Acacia dealbata*



*Eucalyptus gongylocarpa*



*Callistemon sieberi*

### COUNCIL BUFFER LIST



*Banksia ericifolia*



*Callistemon salignus*



*EUCALYPTUS GONIOALAX*



*Eucalyptus radiata*



*Eucalyptus aggregata*



*Grevillea rosmarinifolia*



*Hakea sericea*



*Leptospermum flavescens*



*Leptospermum squarrosum*



*Melaleuca armillaris*



*Melaleuca bracteata*



*Melaleuca ericifolia*



*Melaleuca styphelioides*





04 STRATEGIES

PLANT SCHEDULE

PLANT SCHEDULE - TREES

STREET TREES				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
AcPa-1	Acer palmatum	Japanese Maple	8.0 x 3.0	75L
PrCelg	Prunus cerasifera Nigra	Purple leaved Cherry Plum	5.0 x 4.0	75L
T-Mt	Malus tschonoskii	Flowering Crab Apple	8.0 x 3.0	75L
PruCer1	Prunus cerasifera 'Oakville Crimson Spire'	Cherry Plum	3.0 x 1.0	75L
PyCaCa	Pyrus calleryana 'Capital'	Capital Flowering Pear	8.0 x 1.0	75L
MeDe	Melaleuca decora	White Feather Honeymyrtle	10.0 x 5.0	75L
AcSac	Acer sacharinum	Silver Maple	12.0 x 7.0	75L
RECREATION AREAS, DECIDUOUS & FEATURE TREES				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
CaCi	Callistemon citrinus	Lemon-scented Bottlebrush	4.0 x 2.0	75L
CalSal	Callistemon Salignus	great balls of fire	1.0 x 0.9	75L
MeQui	Melaleuca quinquenervia	broad-leaved paperbark, paper bark tea tree, punk tree,	10.0 x 8.0	75L
Eu-Al	Eucalyptus albens	White Box	15.0 x 6.5	100L
EuMe	Eucalyptus meliodora	Yellow Box	15 x 10	100L
CaVi	Callistemon viminalis	Bottlebrush	6.0 x 6.0	75L
MeDe	Melaleuca decora	White Feather Honeymyrtle	10 x 5.0	75L
MeAr	Melaleuca armillaris	"Giant Honeymyrtle, Bracelet Honeymyrtle"	10 .0 x 8.0	75L
EuCi	Eucalyptus cineria	Argyle Apple	15 x 10	100L
LiTu	Liriodendron tulipifera	Tulip Tree	15 x 8	100L
FrEx	Fraxinus Raywoodii	Claret Ash	12 x 9	100L
AcNe	Acer negrado	Box Elder Maple	10 x8	100L
QuPa	Quercus palustris	Pin Oak	12 x 3	100L

PLANT SCHEDULE - BUFFER PLANTING: LEEDS PARADE/NORTHERN DISTRIBUTOR

TREES				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
AcMe	Acacia mearsii	Black Wattle	5.0 x 5.0	tube
T-Ad	Acacia dealbata	Silver Wattle	5.0 x 5.0	tube
EuGo	Eucalyptus gongylocarpa	Marble Gum	15 x 10	tube
CaSi	Callistemon sieberi	River Bottlebrush	10 x 5	tube
BaEr	Banksia ericifolia	Heath-leaved Banksia	10 x 5	tube
CalSal	Callistemon Salignus	great balls of fire	10 x 5	75L
EuRa	Eucalyptus radiata	Narrow leaved Peppermint	15 x 5	tube
EuAg	Eucalyptus aggregata	Black Gum	15 x 5	tube
MeAr	Melaleuca armillaris	"Giant Honeymyrtle, Bracelet Honeymyrtle"	15 x 2	75L
MeBr	Melaleuca bracteata	Black Tea Tree	6 x3	tube
MeEr	Melaleuca ericifolia	Swamp Paperbark	9 x 3	tube
MeSt	Melaleuca styphelioides	Prickly-leaved Tea Tree	9 x 5	tube
SHRUBS, GRASSES & GROUNDCOVERS				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
GrRo	Grevillea rosmarinifolia	Rosemary Grevillea	1.5 x 1.5	tube
HaSe	Hakea sericea	Needlebush	5 x 2	tube
LeFl	Leptospermum flavescens	Tantoon Tea Tree	2 x 2	tube
LeSq	Leptospermum squarrosum	Pink Tea Tree	3 x 2	tube
LoHy	Lomandra hystrix	Green matrush	1.0 x 1.5	tube
LomLonTan	Lomandra longifolia 'Tanika'	Spiny-head mat rush, spiky-headed mat-rush, basket gr.	1.0 x 2.0	tube
LomLonNya	Lomandra longifolia 'Nyalla'	Spiny-head mat rush, spiky-headed mat-rush, basket gr.	1.0 x 2.0	tube
ThAu	Themeda australis/triandra	Kangaroo Grass	1.0 x 1.5	tube
LoMu	Lomandra multiflora	Many-flowered Mat-rush	1.0 x 1.5	tube

PLANT SCHEDULE - UNDERPLANTING

GENERAL & STREETSCAPE				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
EuJa	Euonymus japonicus	Tom Thumb	0.5 x 0.5	300mm
RhIn	Rhaphiolepis indica	Indian Hawthorn, Snow Maiden	0.745 x 0.5	300mm
ErPr	Eriostemen Profusion	Waxflower	1.0 x 1.0	300mm
DaOd	Daphne odora	Fragrant Daphne	1.0 x 1.0	300mm
MIFi	Michelia figo	Banana Shrub	2.0 x 2.0	300mm
DirMo	Dietes iridioides (Moraea iridioides)	African Iris	0.5 x 0.5	300mm
GaLi	Gaura lindheimeri	"White Gaura, Lindheimer's beeblossom"	0.5 x 0.5	300mm
LaDe	Lavandula dentata (French)	French Lavender	1.0 x 1.0	300mm
HarVio	Hardenbergia violacea 'Meema'	false sarsaparilla, purple coral pea, happy wanderer, nat	0.5 x 1.0	300mm
PoLa	Poa labillardieri	Tussock Grass	1.0 x 1.5	300mm
BASINS				
ID	Botanical Name	Common Name	Scheduled Size	Pot Size
CaAp	Carex appressa	Tall Sedge	1.0 x 1.0	tube
FicNod	Ficinia nodosa	knobby club-rush, knotted club-rush, club rush grass	1.0 x 1.0	tube
JuUs	Juncus usitatus	Common Rush	1.2 x 0.5	tube
LomHysKB	Lomandra hystrix 'Katie Belles'	Mat-rush, mat rush, 'Tropic Belle'	1.0 x 1.5	tube
Caln	Carex inversa	Knob Sedge	0.2 x 0.2	tube
MeNo	Melaleuca nodosa	Ball Honeymyrtle	6.0 x 6.0	tube
MeSt	Melaleuca styphelioides	Prickly-leaved Tea Tree	10.0 x 5.0	tube
AcPa	Acacia parvipinnula	Silver Stem Wattle	6.0 x 4.0	tube
AcUl	Acacia ulicifolia	Prickley Moses	1.5 x 1.0	tube
FiNo	Ficinia nodosa	knobby club-rush	1.0 x 1.0	tube
BuSp	Bursaria spinosa	Blackthorn, Boxthron, Sweet Bursaria	5.0 x 2.5	tube
ImCy	Imperata cylindrica	Blady Grass	1.0 x 1.5	tube
ThAu	Themeda australis/triandra	Kangaroo Grass	1.0 x 1.5	tube
LeJu	Leucopogon juniperinus	Prickly Bearded Heath	1.0 x 1.2	tube
PeLi	Persoonia linearis	Narrow Leaved Geebung	4.0 x 3.0	tube
DaUl	Davlesia ulicifolia	Gorse Bitter Pea	1.5 x 1.2	tube
HyFl	Hymenosporum flavum	Native frangipani	6.0 x 6.0	tube
CoRe	Correa reflexa	Native Fuchsia	1.2 x 1.0	tube
GrLi	Grevillea linearifolia	"Linear-leaf Grevillea, White Spider Flower"	2.5 x 2.0	tube
CalSal	Callistemon Salignus	great balls of fire	1.0 x 0.9	75L
GaAs	Gahnia aspera	Rough Saw-sedge	1.0 x 1.0	tube
GaCl	Gahnia clarkii	Saw Sedge	1.0 x 1.0	tube
DiCa	Dianella caerulea	Paroo Lily, Blue Flax-lily	1.0 x 1.5	tube
DiRe	Dianella revoluta	"Spreading Flax Lily, Blueberry Lily, Blue Flax Lily"	1.0 x 1.5	tube
DiRe-1	Dichondra repens	Kidney Weed	0.1 x 2.0	tube
HiSc	Hibbertia scandens	Golden Guinea Flower, Snake Vine	0.3 x 2.0	tube





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**Attachment 3   Plans (all photos of people have been redacted)**

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 1

**From:**  
**Sent:** Wednesday, 22 January 2025 8:07 PM  
**To:** Orange City Council  
**Cc:**  
**Subject:** Development Application Notice

Attention: Mr. Paul Johnston  
Manager Development Assessments

Dear Mr Johnston,  
Your Reference: D25/5215 PAN-494093 Dated 16/01/25

Thank you for informing us of the future development at Lot 23 DP 1306339 - 184 Leeds Parade, Orange.

We are very pleased to hear of the above development. A development of this quality will greatly enhance the values of the neighbouring properties.

Thank you for your good management.

Regards,



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**Attachment 4 Submissions x 34 (redacted)**

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Chief Executive Officer Orange City Council PO Box 35 Orange NSW 2800

[council@orange.nsw.gov.au](mailto:council@orange.nsw.gov.au)

RE: Objection to Development Application DA 748/2024(1) - PAN-494093 184 Leeds Parade, Orange NSW

Dear Chief Executive Officer,

I am writing to formally object to the Development Application DA 748/2024(1) - PAN-494093 for a proposed 410-site Manufactured Home Estate at 184 Leeds Parade, Orange. As a resident whose property directly adjoins one of the emergency access points, I have serious concerns about this development's impact on our community.

**Economic and Social Impact Concerns:**

1. **Market Viability and Social Housing Risks** While this development will likely be marketed as a retirement village, the demographic data for Orange and surrounding regions indicates insufficient numbers of low-income retirees to sustain a 410-unit development. This creates a significant risk that the operator will need to accept other low-income residents, potentially shifting away from the original intended purpose and changing the development's character.
2. **Property Value Impact** Based on comparable developments in regional areas, surrounding properties could experience value decreases of up to 15%. This represents a significant financial impact on existing homeowners who have invested in this area specifically for its current character and amenity.

**Safety and Infrastructure Concerns:**

3. **Emergency Access and Traffic Safety** As a resident whose property is located at one of the emergency access points, I have serious safety concerns:
  - The single main entrance for 410 households will create significant traffic congestion on Leeds Parade
  - The emergency access points on Sullivan Circuit will likely become unofficial shortcuts ("rat runs"), creating safety hazards for local children who play in these streets
  - The site's location on bush fire-prone land raises additional safety concerns, particularly given its classification as a Special Fire Protection Purpose development
4. **Infrastructure Strain** The development will place significant pressure on existing infrastructure:
  - Current water supply is at 85% capacity

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**Attachment 4 Submissions x 34 (redacted)**

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- Additional load on sewerage systems
- Increased traffic on local roads not designed for high-volume use These issues will likely lead to increased council rates for existing residents to fund necessary upgrades.

**Community Impact:**

5. **Neighbourhood Character** The proposed development's scale and density are incompatible with the existing neighbourhood character. A 410-unit gated community represents a significant departure from the current residential pattern and will fundamentally alter the area's character.
6. **Privacy and Security** The development poses several concerns for adjacent properties:
  - Increased foot and vehicle traffic near residential boundaries
  - Potential security risks due to emergency access points becoming thoroughfares
  - Loss of privacy for properties backing onto the development
7. **Construction Impact** The extended construction period for a 410-lot development will create:
  - Prolonged noise disruption
  - Increased heavy vehicle traffic
  - Dust and environmental impacts
  - Safety risks for local children

**Insurance and Risk:**

8. **Insurance Implications** The development's location in a bush fire-prone area, combined with its high-density nature, may lead to increased insurance premiums for surrounding properties as insurers reassess area risk ratings.

**Request:**

Given these significant concerns, I request that the Western Regional Planning Panel reject this development application in its current form. At minimum, the following modifications should be considered:

- Reduction in the number of dwelling sites
- Additional main access points to distribute traffic flow
- Enhanced buffer zones between the development and existing residences

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**Attachment 4 Submissions x 34 (redacted)**

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- The impact on our children's physical activity levels if outdoor play becomes too dangerous

Request:

I implore you to reject this development application in its current form. At the very minimum, please consider:

- Removing the emergency access points near residential streets where children play
- Significantly reducing the number of dwelling sites to minimize traffic impact
- Installing permanent barriers to prevent access points becoming thoroughfares
- Implementing strict controls on construction vehicle routes to protect children's safety

As a mother, I cannot stand by and watch our safe, family-friendly neighborhood be transformed into a high-traffic zone that puts our children at risk. I urge you to prioritize the safety and wellbeing of our existing community's children in your decision-making process.

Yours sincerely,

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**Attachment 4 Submissions x 34 (redacted)**

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Submission 3 (1 of 2 submissions)

**Date:** 03 Feb 2025

**Orange City Council**

PO Box 35

Orange NSW 2800

Phone: 02 6393 8000

Dear Sir/Madam,

OBJECTION TO DEVELOPMENT APPLICATION DA 748/2024(1) - PAN-494093 184 Leeds Parade, Orange, NSW

To: Western Regional Planning Panel

RE: Formal Objection to Proposed Manufactured Home Estate Development DA 748/2024(1) - PAN-494093, 184 Leeds Parade, Orange

**Executive Summary** This submission presents a formal objection to the proposed Manufactured Home Estate (MHE) development at 184 Leeds Parade, Orange. The objection is based on comprehensive analysis of planning considerations, supported by empirical evidence and relevant policy frameworks.

**Site Context and Planning Framework** The subject site is located within Orange's eastern gateway precinct, characterized by:

- Mixed residential and light industrial land uses
- Location within the 3rd SEIFA decile
- Classification as bushfire-prone land
- Primary access via Leeds Parade

**Grounds for Objection**

1. Strategic Planning Inconsistencies

The proposal conflicts with multiple strategic planning obj

a) Housing Supply and Demand

- Current housing growth: 450 new dwellings (2021-2
- Projected affordable housing need: 250-300 units b
- Proposed development: 410 dwellings



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**Attachment 4 Submissions x 34 (redacted)**

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- Impact: 137% of total projected affordable housing need concentrated in one location

b) Social Planning Framework The development contradicts Orange City Council's Affordable Housing Policy (2023) by:

- Concentrating disadvantage in an already low SEIFA area (3rd decile)
- Creating physical separation from community services
- Failing to promote integrated community development

## 2. Infrastructure Capacity Constraints

Current infrastructure capacity analysis reveals significant concerns:

- Water Supply Zone: Operating at 85% capacity
- Educational Facilities:
  - Orange East Public School: 95% capacity
  - Orange High School: 92% capacity
- Emergency Services: exceeds NSW 10-minute target by 20%

## 3. Access and Safety Considerations

Critical safety deficiencies include:

- Single formal entrance point
- Two emergency access points via Sullivan Circuit
- Non-compliance with NSW Rural Fire Service (2019) multiple access requirements
- Bushfire evacuation constraints

## 4. Social Sustainability Issues

Research-based concerns include:

- Physical isolation from essential services:
  - 6.8 km from Orange Health Service
  - 3.2 km from City Centre
  - 2.8 km from Railway Station
  - 2.5 km from nearest supermarket
- AHURI (2021) findings regarding social integration challenges

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**Attachment 4 Submissions x 34 (redacted)**

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- AIFS (2023) data on participation reduction in isolated developments

5. Economic Impact Assessment

The development presents significant economic planning concerns: a) Resident Financial Vulnerability

- Limited security of tenure (National Shelter, 2021)
- Insurance accessibility challenges in bushfire-prone areas
- Ongoing site fee obligations

b) Community Economic Impact

- Infrastructure upgrade requirements
- Service delivery costs
- Property value implications for surrounding areas

Planning Merit Assessment

The proposal fails to satisfy key planning merit criteria:

1. Strategic Planning Alignment
  - Contradicts integrated housing objectives
  - Exceeds demonstrated housing need
  - Conflicts with social sustainability goals
2. Site Suitability
  - Inadequate emergency access
  - Bushfire risk exposure
  - Infrastructure capacity limitations
3. Public Interest
  - Social isolation risks
  - Community integration challenges
  - Infrastructure strain

Conclusion

Based on the evidence presented, this development application should be refused on the following grounds:

1. Inconsistency with strategic planning framework

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**Attachment 4 Submissions x 34 (redacted)**

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2. Infrastructure capacity constraints
3. Emergency access deficiencies
4. Social sustainability impacts
5. Economic planning concerns

The proposed development, while attempting to address affordable housing needs, fails to align with established planning principles and poses significant risks to both future residents and the broader community.

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**Attachment 4 Submissions x 34 (redacted)**

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Submission 4

To: Western Regional Planning Panel C/-Chief Executive Officer

Orange City Council  
PO Box 35  
Orange NSW 2800  
Phone: 02 6393 8000

**OBJECTION TO DEVELOPMENT APPLICATION DA 748/2024(1) - PAN-494093 184  
Leeds Parade, Orange, NSW**

I write as a concerned member of the Orange community to strongly object to the proposed Manufactured Home Estate development at 184 Leeds Parade. This development threatens to undermine our community's social fabric and contradicts our shared vision for an inclusive, sustainable Orange.

While this development is being marketed as a retirement facility, demographic data suggests there may be insufficient numbers of retirees in the Orange region to sustain a development of this scale. This raises serious concerns about potential changes in the tenant mix over time, which could fundamentally alter the development's character and impact on the surrounding community.

**Community Context**

Orange has evolved as a close-knit regional city where neighbours know each other, where children can safely walk to school, and where community support networks have developed organically over generations. Our eastern gateway, where this development is proposed, represents more than just an entrance to our city - it represents our community's values and aspirations.

The proposed development threatens this character in several critical ways:

**1. Social Equity and Community Integration**

The decision to locate 410 manufactured homes in an area already identified within the 3rd SEIFA decile raises serious ethical concerns about social equity and fairness. This development would:

- Concentrate disadvantage in an already struggling area
- Create a visible divide between "us and them" in our community
- Potentially label residents as "different" or "less than" their neighbours
- Risk creating a modernized version of housing commission estates that historically proved problematic

As one community elder noted, "Orange grows strongest when we grow together, not apart."



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**Attachment 4 Submissions x 34 (redacted)**

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**2. Human Dignity and Quality of Life**

The proposed development raises serious concerns about human dignity:

- Residents will face a 6.8km journey to access healthcare
- Essential services like supermarkets lie 2.5km away
- Public transport options are severely limited
- Community facilities are distant and often inaccessible

Would any of us choose to live under these conditions? Should we accept this for our most vulnerable neighbours?

**3. Community Well-being and Social Isolation**

Research by the Australian Institute of Family Studies (2023) highlights devastating consequences of social isolation:

- 45% reduction in community participation
- Increased rates of depression and anxiety
- Reduced access to employment opportunities
- Limited interaction with broader community networks

"When we isolate people, we damage not just their lives, but our whole community's potential."

**4. Family and Social Support Networks**

The development's scale and location will:

- Separate extended families who provide mutual support
- Reduce access to informal community support networks
- Create barriers to maintaining existing social connections

**5. Safety and Security Concerns**

Beyond physical safety issues, there are deeper social security concerns:

- Single entrance creates a literal and metaphorical barrier
- Emergency access issues signal that residents' safety is secondary
- Bushfire risks particularly threaten those who cannot afford insurance
- Limited escape routes create psychological stress

**6. Economic Justice**

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**Attachment 4 Submissions x 34 (redacted)**

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The financial structure of MHEs raises serious social justice concerns:

- Residents own depreciating homes but not appreciating land
- Site fees can increase without effective controls
- Insurance challenges in bushfire zones create financial vulnerability
- Limited capacity to build equity or financial security

7. Impact on Existing Communities

The development threatens established community dynamics:

- Straining community services designed for organic growth
- Risking the viability of existing support networks
- Creating pressure on already stretched emergency services

8. Future Generation Implications

This development sets a concerning precedent for our city's future:

- Normalizing segregated housing solutions
- Accepting lower standards for vulnerable residents
- Creating long-term social division
- Establishing barriers to social mobility

Planning Policy Context

The Orange City Council's Affordable Housing Policy emphasizes: "Our community grows stronger through integration, not separation. Housing solutions must enhance, not diminish, our social fabric."

This development directly contradicts these principles by:

- Isolating vulnerable residents
- Concentrating disadvantage
- Creating physical and social barriers
- Undermining community cohesion

Alternative Approaches

Instead of this development, we should consider:

- Integrated small-scale developments throughout Orange
- Mixed-income housing projects

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**Attachment 4 Submissions x 34 (redacted)**

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- Community-led housing initiatives
- Sustainable, connected housing solutions

**Conclusion**

This development represents more than just planning statistics - it represents real lives, families, and futures. As a community, we have a moral obligation to:

- Reject housing solutions that segregate and stigmatize
- Demand development that enhances our social fabric
- Protect our most vulnerable residents
- Ensure housing solutions that promote dignity and inclusion

I urge the Planning Panel to reject this application not just on technical grounds, but on the fundamental principle that our community deserves better. Every resident of Orange, regardless of income or circumstance, deserves to feel part of our community, not separated from it.

The true measure of our city's progress lies not in the number of houses we build, but in the strength of the communities we create.

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 5

Mr Ben Hicks  
Development Assessments  
Orange City Council  
135 Byng Street  
Orange 2800

Dear Ben

Re: 184 Leeds Parade Orange

Thank you for meeting with my brother and I recently concerning the Leeds Parade development.

My father , who has been a resident at this area for more than 71 years, and previous owner of the land in question, has asked me to contact you on his behalf. He is most concerned with the development application and the effects it will have, if approved , on the quality of his life.

The family has submitted a letter to Mr Paul Johnston communicating the many perceived problems that could eventuate if the plan, in its current format, could cause.

The purpose of this letter is just to confirm the three points I raised with you, just in respect to

1. Access to his home is currently from a lane at the end of  
Legal access was given around 2007 as compensation for council acquiring a portion of his land to allow the extension of Leeds Parade. It was your opinion that this would continue without change. The family maintain this lane with regular moving and weed control.
2. Fencing on the western and eastern boundaries of his property we assume, would be the responsibility of the developer. preference for the northern boundary, which adjoins a yet to be completed street, would be a 2 metre colour bond fence. The cost of this would need to be negotiated. From



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**Attachment 4 Submissions x 34 (redacted)**

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the plans it appears that the edge of the planned street finishes right against the fence. This would be unsafe for pedestrians and cars . A nature strip or buffer zone of 2 to 3 metres from the fence to the edge of the street may alleviate this problem. Some tree plantings on the nature strip would enhance the area.

3. The cost of the street/road adjoining the northern boundary would be paid by the developer, no contribution would be required from Herb.

We would appreciate any updates that could be provided especially in relation to the size of the building blocks and width of roads in the estate.

One again, thank you for giving us your time and if you want to contact me by email you can do so at

Yours Faithfully

5<sup>th</sup> February 2025

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 6

Mr Paul Johnston  
Manager Development Assessments  
Orange City Council  
135 Byng Street  
Orange 2800

Dear Mr Johnston

Re: 184 Leeds Place Orange

We have recently received your letter concerning this development and have downloaded the proposed plan for the area.

We were surprised and shocked by the plan to accommodate 410 dwellings on this site. We were always under the impression that this housing estate would be an extension of Discovery Hill estate. Instead, this plan seems to be an exercise in putting as many pre fabricated back to back and side to side buildings together, with no regard to the comfort and quality of life for the residents. It appears not to be a housing estate, it looks more like an oversized tourist park. The social and logistic problems caused by having too many people in a small area will remain forever, there is no quick fix to this if it goes ahead.

The city of Orange is known everywhere as the “Colour City” but if this development goes ahead in its current format, it will be referred to as the “Orange Ghetto”. The city of Orange has many qualities that make it a great place to live including wide tree lined streets, lovely parks, and pleasant housing estates. This proposal, in its current format, has none of these.

Our main areas of concern are:

1. The housing blocks in the new Orange estates are typically in the range of 400 to 800 square metres. This allows for a comfortable home, a backyard for entertaining, and front yard with a garden that has street appeal. There are less than 10 blocks in the proposed estate that are more than 400 square meters in size, the majority are less than 300 square meters. What type of dwelling will this accommodate and will there be any space for families to live a normal life?.

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**Attachment 4 Submissions x 34 (redacted)**

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2. Some of the streets are only 8.5 meters wide. This does not allow a lot of room for 2 cars to pass side by side. Even more difficult if a vehicle is parked in front of the dwellings. Has any thought been given to the waste removal trucks that have to negotiate these narrow streets?.
3. It would appear that there is no additional parking for visitors. With the blocks being so small with narrow street frontage, where will these people park?.
4. For an estate of this magnitude, there appears to be minimal green areas and walking paths. Also, are there nature strips for the safety of people who like to take a morning or afternoon stroll?.
5. There is only one entry and exit point, which is off Leeds Parade. Moving over 400 cars in the morning rush to work and return that afternoon onto an already busy Leeds Parade must cause severe traffic problems.

Whilst council staff are skilled in planning and development, could we please make the following recommendations:

1. The minimum block to be no less than 400 square meters. This allows for a reasonable sized dwelling, entertaining and play areas, and space between neighbours
2. All streets to be at least 10 metres wide to allow for the orderly flow of traffic. Also, nature strips of 2 metres on either side of the road for the safety of residents.
3. Designated visitor parking areas.
4. The green space areas need to be doubled. A bowling green and small swimming pool is no substitute for parks, playing fields, and playground for children to unwind and families to socialise.
5. If Sullivan Circuit west and east was extended into the estate with no side streets, whilst this would slightly increase the traffic flow in Honeyman Drive, it would take the pressure off the one proposed exit/entry onto Leeds Parade.

We ask council staff and councillors to consider the following:

1. Is this a housing development that the city of Orange would be proud of?
2. Would you choose to live there and raise your family there?
3. Would you recommend to your family and friends to live there?
4. Would you be proud to show visitors to our city this development?

If your answer to any of these is no, please carefully consider the application and make the appropriate changes. We know that there is generally a shortage of houses,

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**Attachment 4 Submissions x 34 (redacted)**

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but a wrong decision now will have consequences well into the future. It will then be up to Orange City Council and Orange Police to fix the problems. We would encourage all that are considering this application to visit Discovery Hill estate, this is a perfect example of how to convert a rural area into an attractive housing estate.

We are not against development, the block of land that was sold was intended to be a pleasant houses estate with its rural outlook and gently rolling hills. When the developer has left the city (he has no connection here anyway) the problems created will still be with us.

It would be appreciated if you would acknowledge receipt of this letter.

Yours Faithfully

3<sup>rd</sup> February 2025



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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 7

The Chief Executive Officer,  
Orange City Council,  
P.O. Box 35,  
Orange NSW 2800.

Dear Sir,

RE: DA 748/2024(1) – PAN 494093. 184 Leeds Parade Orange NSW

I am the owner of property being

Recently, my brother and I attended a meeting with Ben Hicks at your office to discuss some concerns we have with the proposed development. Ben was able to provide satisfactory responses to some of our concerns and I must admit he conducted himself in a professional and caring manner but not all concerns were satisfied.

In My opinion, the developers have little or no regard for mine or future occupants living standards and quality of life. The concept is extremely unfair and appears to be (for want of a better term) a ghetto style development.

Some other points of concern are :

1. Proposed position of homes around my boundary number , this number of homes is unacceptable to me and would seriously affect my privacy and peaceful existence. I am also of the opinion my house value will decrease due to the nature of the proposed development. I respectfully request the developers rethink the size and layout of the proposed land blocks to a more acceptable land size (600 to 800). Another option would be to reposition the roads around my boundaries which would produce a more acceptable result for my privacy and peaceful existence.
2. Are the proposed dwellings to be single or double storey?

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**Attachment 4 Submissions x 34 (redacted)**

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3. On the proposed plan, lot 126 on my southern boundary extends across my front boundary. This block should be reduced in size to the same size as other blocks on the southern side.
4. Will I be granted right of way to exit my property to Leeds Parade or will I be connected to the proposed road system? If exit is via Leeds Parade will this exit be sealed and maintained by council?
5. Will my property be connected (at developers cost) to all existing utilities (water, storm water, sewerage, electricity, Telstra)
6. Will the existing fencing around my boundary be replaced (at developers cost) with six foot high colour bond fencing.
7. When will this proposed development commence?
8. Caravan parking area. How will this area be entered? Leeds Parade or via proposed road network?

I request the developers to respectfully reconsider the proposed development and to take into consideration some of the concerns I have presented.

I can be contacted on

Thank you and regards,

10/2/2025

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**Attachment 4 Submissions x 34 (redacted)**

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Submission 8 (2 of 2 submissions)

**The Mayor**

Orange City Council  
PO Box 35  
Orange NSW 2800

10 February 2025

Dear Mayor Mileto,

**Re: Concerns Regarding the Proposed Manufactured Home Estate at 184 Leeds Parade, Orange**

I am writing to you a second time as you have not yet responded or acknowledged my email (detailed below) sent on the 3 February 2025.

I hope this letter finds you well. As a resident and concerned member of the Orange community, I would like to bring to your attention several issues surrounding the proposed development of a Manufactured Home Estate (MHE) at 184 Leeds Parade, which includes the construction of **410 mobile dwellings**. While the development is being marketed as a retirement facility, demographic data suggests there may be insufficient numbers of retirees in the Orange region to sustain a development of this scale. This raises serious concerns about potential changes in the tenant mix over time, which could fundamentally alter the development's character and impact on the surrounding community.

While I understand and appreciate Orange City Council's ongoing commitment to addressing the need for affordable housing, I respectfully submit the following concerns regarding the proposed development and its potential impact on the city's social cohesion and long-term liveability.

**1. Social Cohesion and Community Integration**

A development of this scale, consisting of a high concentration of low-income dwellings, could significantly alter the social fabric of our city. While affordable housing is essential, such a large and concentrated community of low-income residents, without adequate integration into the broader social and economic landscape, may lead to social isolation. This could undermine the sense of community and the cohesiveness we currently enjoy.

As you've mentioned in past statements, maintaining social harmony and a balanced community is critical to the future of Orange. The potential for increased social stratification within such a large estate may inadvertently affect the cohesion that you, and many of us, hold dear.

**2. Concentration of Low-Income Dwellings in Comparison to Other Regional Centres**

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**Attachment 4 Submissions x 34 (redacted)**

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Upon reviewing the proposal, it is apparent that the development of 410 dwellings in one area represents a significant concentration of low-income housing in the city. By comparison, cities like Bathurst and Dubbo have worked towards a more balanced distribution of affordable housing across various areas. The proposed development could place undue pressure on already stretched services and infrastructure while creating an imbalance between housing types in Orange.

This concentration could further contribute to the stigmatization of affordable housing, as has been observed in similar developments elsewhere. The need to ensure that affordable housing is distributed in a manner that complements existing residential areas—rather than creating an enclave—should be a priority to avoid reinforcing negative stereotypes and divisions within our city.

**3. Potential Strain on Local Infrastructure and Services**

A development of this size could significantly strain the city's infrastructure, including roads, utilities, and public services. The remote location of the proposed estate—on the outskirts of Orange—would limit the accessibility to essential services, including healthcare, education, and employment opportunities, for many of the future residents. The lack of easy access to public transport or social amenities could result in further social isolation, particularly for the elderly and low-income families.

As you have previously highlighted, ensuring that all residents of Orange have access to essential services is crucial to the ongoing success of our city's growth and liveability.

**4. Comparing Orange's Housing Strategy with Nearby Regional Cities**

Given your commitment to fostering a diverse, thriving, and socially connected community, I would like to urge you to consider the housing strategies employed by other regional centres like Bathurst and Dubbo. These cities have demonstrated a more integrated approach to affordable housing, focusing on mixed housing developments that encourage community engagement and avoid social segregation. By taking a more holistic approach, we can help mitigate the risk of creating an area that might be seen as isolated from the rest of the community.

**Conclusion**

In light of the above, I respectfully urge you to carefully consider the implications of this large-scale Manufactured Home Estate being approved by the Western Regional Planning Panel. While affordable housing remains a critical priority, we must ensure that the development aligns with the values of inclusion, social cohesion, and equitable access to services for all residents of Orange.

I trust that you will consider the long-term impact of this proposal on the broader community and take appropriate steps to ensure that future development in Orange contributes to the creation of a vibrant, integrated, and cohesive city.



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**Attachment 4 Submissions x 34 (redacted)**

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Thank you for your attention to this matter.

Yours sincerely,

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**Attachment 4 Submissions x 34 (redacted)**

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Submission 9

The Chair Western Regional Planning Panel c/o Chief Executive Officer Orange City Council

PO Box 35

Orange NSW 2800

**RE: Objection to Development Application DA 748/2024(1) - PAN-494093 184 Leeds Parade, Orange NSW**

Dear Sir/Madam,

I am writing to formally object to the proposed Manufactured Home Estate (MHE) development at 184 Leeds Parade, Orange. After reviewing the development application, I have serious concerns about its suitability for our community.

While marketed as a retirement village, Orange's demographics raise significant concerns. Our region lacks sufficient numbers of low-income retirees to sustain a 410-dwelling development. This will likely result in the operator accepting other low-income residents, diverging from the original intent of MHE legislation.

Research shows MHEs often face several challenges that would be particularly problematic in Orange:

- Limited tenant rights due to land-lease arrangements
- High ongoing costs for residents through site fees and utilities
- Vulnerability to operator financial difficulties or changes in ownership
- Difficulty selling homes due to the limited market for such properties

Specific objections to this development include:

**Property Values:** The introduction of a large-scale MHE will likely decrease surrounding property values due to its high density and potential socioeconomic impacts.

**Bushfire Risk and Insurance:** The development's location on bushfire-prone land poses significant risks. This will likely increase insurance premiums for all nearby properties as insurers reassess area risk ratings.

**Traffic and Access:** A single main entrance for 410 households will create substantial traffic congestion on Leeds Parade. The two emergency access points on Sullivan Circuit will likely become unofficial shortcuts, endangering local residents, especially children.

**Emergency Services:** Orange's emergency response times currently exceed NSW targets by 2 minutes. Adding hundreds of new residents will further strain these critical services, potentially putting lives at risk.

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**Attachment 4 Submissions x 34 (redacted)**

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Infrastructure Capacity: The existing infrastructure cannot adequately support this development. Residents will likely experience:

- Reduced water pressure
- Internet service degradation
- Power supply issues during peak usage

Healthcare Access: Orange Health Service and local medical centres are already at capacity. This development will significantly increase wait times and reduce healthcare accessibility for all residents.

Community Impact: The development threatens our neighbourhood's character through:

- Incompatible density and scale
- Potential increase in crime and antisocial behaviour
- Loss of privacy for adjacent properties
- Creation of social divisions within our community

Construction Disruption: The extended construction period will severely impact nearby residents through noise, dust, and increased heavy vehicle traffic.

Based on these significant concerns, I strongly urge the Western Regional Planning Panel to reject this development application. The proposed MHE would have severe negative impacts on our community's character, infrastructure, and quality of life.

Yours sincerely,

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**Attachment 4 Submissions x 34 (redacted)**

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Submission 10

**The Chair**

Western Regional Planning Panel  
C/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

**RE: Objection to Development Application DA 748/2024(1) - PAN-494093**  
**184 Leeds Parade, Orange NSW**

Dear Sir/Madam,

I am writing to formally object to Development Application DA 748/2024(1) for the proposed Manufactured Home Estate (MHE) at 184 Leeds Parade, Orange. After reviewing the development proposal and its potential impact on the local community, infrastructure, and environment, I believe there are significant concerns that need to be addressed before any approval is granted.

The primary issue is the proposed reliance on a retirement village model. There is insufficient demand for a development of this size in the region, particularly for low-income retirees. As a result, it is likely that the developers will need to open the estate to a wider range of low-income residents, as required by Manufactured Home Estate (MHE) legislation. This could alter the demographic makeup of the area, potentially leading to social and economic challenges that do not align with the current community structure.

In addition to concerns about the development's demographic impact, the following points outline several other risks and drawbacks:

**1. Impact on Property Values:**

Similar developments in regional areas have shown a reduction in property values by up to 15%. This poses a serious financial risk for local homeowners, potentially leading to a loss of equity in their properties.

**2. Strain on Local Infrastructure:**

With existing infrastructure already under strain, especially the water supply which is operating at 85% capacity, the addition of 410 new homes will require significant upgrades to essential services, including roads, water, and sewerage systems. This would likely lead to higher council rates to cover these costs.

**3. Increased Insurance Premiums:**

The development's location in a bushfire-prone zone raises concerns that neighbouring properties will face higher insurance premiums. Insurers often adjust rates based on nearby developments, especially in fire-risk areas, which could lead to additional financial burdens for local homeowners.



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**Attachment 4 Submissions x 34 (redacted)**

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**4. Traffic and Access Issues:**

The proposed development includes only one primary access point for 410 households, which would significantly increase traffic congestion on Leeds Parade. This could lead to longer travel times and increased inconvenience for local residents.

**5. Emergency Access Concerns:**

With only one entrance planned for emergency access, the risk of overcrowding and blocked routes increases. Local emergency response times are already above the NSW target by two minutes, and adding over 400 new households will likely worsen this, posing a risk to residents in emergencies.

**6. Altered Neighbourhood Character:**

The scale and density of the proposed 410-unit development are inconsistent with the existing rural and residential character of the area. The visual and environmental impact of such a large development will likely diminish the aesthetic appeal that local residents currently enjoy.

**7. Infrastructure and Service Pressures:**

The addition of 400+ new homes will place a considerable burden on local services, particularly water, electricity, and internet infrastructure. Local residents may experience issues such as low water pressure, slower internet speeds, and electricity supply problems during peak usage times.

**8. Healthcare Capacity Strain:**

Orange Health Service is already experiencing significant pressure with long wait times for medical appointments. The additional population from 410 new households will only exacerbate this issue, further stretching local healthcare resources and increasing delays in medical care.

**9. Potential for Increased Crime:**

High-density developments, particularly those without adequate community engagement, can contribute to higher crime rates and anti-social behaviour. The proposed MHE could result in similar issues, creating safety concerns for the existing local residents.

**10. Privacy Concerns:**

The proximity of the new development to existing homes will result in a loss of privacy due to increased foot traffic and vehicle movement. The higher density of new homes will negatively impact the quiet, private nature of the current residential environment for nearby homeowners.

**11. Social Fragmentation:**

Introducing a Manufactured Home Estate could create a social divide between new residents and the existing community, particularly if the development attracts a

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**Attachment 4 Submissions x 34 (redacted)**

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different socio-economic or demographic group. This could erode the sense of community and cohesion that currently exists within the area.

**12. Noise and Disruption During Construction:**

The construction of such a large-scale development will inevitably result in significant noise and disruption for local residents. The construction period could extend over several years, causing long-term disturbance and a decline in the quality of life for those living nearby.

Given these concerns, I strongly urge the Western Regional Planning Panel and the Orange City Council to reconsider the approval of this development. The risks and negative impacts on the local community, infrastructure, and environment far outweigh any potential benefits this project may offer.

Thank you for taking the time to consider these objections. I trust you will carefully evaluate the potential consequences of this development for the future of Orange and its residents before making a final decision.

Kind regards,

**The Chair**  
**Western Regional Planning Panel**  
**C/o Chief Executive Officer**  
**Orange City Council**  
**PO Box 35**  
**Orange NSW 2800**

**RE: Objection to Development Application DA 748/2024(1) - PAN-494093**  
**184 Leeds Parade, Orange NSW**

Dear Sir/Madam,

I am writing to formally voice my objections to Development Application DA 748/2024(1) concerning the proposed Manufactured Home Estate (MHE) at 184 Leeds Parade, Orange. I am deeply concerned about the significant impact this project could have on both the local community and the surrounding environment. While the development is being marketed as a retirement village, I believe it raises a number of issues that must be seriously considered before any approval is granted.

Firstly, I am sceptical about the sustainability of the retirement village model being proposed. The local population of low-income retirees is not large enough to support a development of this scale. As a result, it seems highly probable that the developers will have to open the estate to other low-income residents, as stipulated by Manufactured Home Estate (MHE) legislation. This could result in a shift in the community demographic, leading to potential social and economic issues.

Moreover, several critical concerns regarding Manufactured Home Estates in regional areas like Orange include:

**1. Impact on Property Values:**

Historical evidence suggests that similar developments have led to a decrease in surrounding property values by up to 15%. Homeowners in the area may face significant financial risk, potentially leading to a loss of equity.

**2. Strain on Local Infrastructure:**

The proposed development of 410 new homes would place significant pressure on local infrastructure. With services such as water already operating at 85% capacity, substantial upgrades to roads, water, and sewerage systems would be required, likely resulting in increased council rates that would burden the entire community.

**3. Traffic Congestion and Access Issues:**

The proposal includes only one main access point for 410 households. This would exacerbate the already existing traffic congestion on Leeds Parade, and local residents are concerned about the increased vehicle volume. Emergency access and response

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**Attachment 4 Submissions x 34 (redacted)**

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times are also a concern, as the additional traffic could block emergency routes, and response times are already above the NSW target by two minutes.

**4. Impact on Insurance Costs:**

The development's location in a bushfire-prone zone raises concerns that neighbouring properties may experience increased insurance premiums. Insurers often assess risk based on proximity to such developments, and this could result in higher insurance costs for local homeowners.

**5. Loss of Neighbourhood Character:**

The size and density of the proposed development are incompatible with the rural and residential character of the surrounding area. The addition of 410 manufactured homes would drastically alter the visual landscape, diminishing the quiet, residential charm that current residents value.

**6. Pressure on Local Services and Medical Facilities:**

Orange Health Service is already experiencing significant strain, with long waiting times for medical appointments. The addition of over 400 new low-income households would further burden these services, potentially increasing wait times for all residents seeking medical care.

**7. Social and Cultural Divide:**

The introduction of a Manufactured Home Estate could create a division between new residents and the existing community, particularly if the new development attracts a different socio-economic group. This could disrupt the sense of cohesion and unity that currently exists within the area.

**8. Potential for Increased Crime and Anti-Social Behaviour:**

High-density developments, especially those lacking strong community engagement, have the potential to increase crime and anti-social behaviour. This could raise safety concerns for existing residents.

**9. Loss of Privacy and Quality of Life:**

Local residents near the proposed development may experience a loss of privacy due to the influx of new residents, increased foot traffic, and more vehicle movement. This could significantly impact the quality of life for those currently enjoying a quiet, residential environment.

**10. Noise and Disruption During Construction:**

The construction phase would result in substantial noise and disruption, potentially lasting for several years. Local residents in close proximity to the site would experience a significant decrease in their quality of life due to these ongoing disturbances.

Given these concerns, I strongly urge the Western Regional Planning Panel and Orange City Council to reconsider the approval of this development. The potential risks and



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**Attachment 4 Submissions x 34 (redacted)**

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negative impacts on the local community, infrastructure, and environment far outweigh any potential benefits this project might bring.

Thank you for taking the time to review my objections. I trust that you will consider these important issues carefully before making a final decision regarding this development.

Kind regards,

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 12

Chief Executive Officer

Orange City Council

PO Box 35

Orange NSW 2800

[council@orange.nsw.gov.au](mailto:council@orange.nsw.gov.au)

RE: Objection to Development Application DA 748/2024(1) - PAN-494093 184 Leeds Parade, Orange NSW

Dear Chief Executive Officer,

I am writing as a deeply worried mother and resident regarding the Development Application DA 748/2024(1) - PAN-494093. The proposed 410-site Manufactured Home Estate at 184 Leeds Parade creates genuine fear for my children's safety and the future of our peaceful neighbourhood.

**Safety of Our Children:** I want to be able to watch my children and their friends playing on Sullivan Circuit, riding their bikes, and walking to and from school when they become older. Our street is currently a safe haven where parents can let them play with peace of mind. The proposed development threatens to destroy this safety in several concerning ways:

- The emergency access points will inevitably become shortcuts for impatient residents, turning our quiet street into a dangerous thoroughfare
- With potentially 800+ new residents (assuming two per household), there will be countless unknown vehicles using these access points, making it impossible for us as parents to know who is driving through our children's play areas
- The increased traffic will make it unsafe for our children to continue their daily walks to school
- During school holidays, when the children are playing outside all day, they'll be at constant risk from increased traffic

**Current Community Values:** Our street is more than just a road - it's where the neighbourhood children learned to ride their bikes, where they draw hopscotch with chalk, and where they've built lasting friendships with neighbourhood kids. This development threatens to rob them of these precious childhood experiences that we, as parents, specifically chose this neighbourhood to provide.

**Infrastructure and Safety Concerns:** As a mother, I have additional serious concerns about safety and infrastructure for the residences of the development:

1. Emergency Response Times

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**Attachment 4 Submissions x 34 (redacted)**

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- With one main entrance serving 410 households, how will emergency services reach children quickly when needed?
- During bush fire season, how will families with young children evacuate safely with such limited access points?
- 2. Construction Safety The extended construction period poses significant risks:
  - Heavy vehicles using our residential streets where children play
  - Construction dust affecting our children's health
  - Noise disruption during afternoon nap times for younger children
  - Safety hazards from construction activities near our homes
- 3. Future Community Safety The development's marketing as a retirement village raises serious concerns:
  - With insufficient retirees in the Orange area to fill 410 units, what guarantees do we have about future residents?
  - How will this affect the safety of our children as they grow into teenagers?
  - What measures will be in place to protect our children's right to play safely in their own street?

Personal Impact: As a mother who chose this neighborhood for its family-friendly atmosphere, I'm devastated by the potential changes this development will bring:

- Loss of the safe environment where my children can play freely
- Increased anxiety about letting them play outside unsupervised
- Constant worry about traffic and unknown vehicles using our street as a shortcut
- The heartbreaking possibility of having to restrict their outdoor activities

Economic Concerns: While property values and council rates are important, my primary concern is the human cost:

- The stress on families having to constantly supervise outdoor play
- The loss of children's independence and freedom
- The potential need to drive children to activities they currently walk to safely
- The impact on our children's physical activity levels if outdoor play becomes too dangerous

Request: I implore you to reject this development application in its current form. At the very minimum, please consider:

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**Attachment 4 Submissions x 34 (redacted)**

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- Removing the emergency access points near residential streets where children play
- Significantly reducing the number of dwelling sites to minimize traffic impact
- Installing permanent barriers to prevent access points becoming thoroughfares
- Implementing strict controls on construction vehicle routes to protect children's safety

As a mother, I cannot stand by and watch our safe, family-friendly neighbourhood be transformed into a high-traffic zone that puts our children at risk. I urge you to prioritize the safety and wellbeing of our existing community's children in your decision-making process.

Yours sincerely,



The Chair  
Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

RE: Objection to Development Application DA 748/2024(1) – PAN-494093 Proposed  
Manufactured Home Estate at 184 Leeds Parade, Orange

Dear Sir/Madam,

I am writing to formally oppose Development Application DA 748/2024(1) for the  
proposed 410-dwelling Manufactured Home Estate (MHE) at 184 Leeds Parade, Orange.

My objections are based on a range of concerns that I believe could have significant  
consequences for our community. While this development is being presented as a  
retirement village, the proposal raises several serious issues that must be carefully  
considered:

**Demographic and Social Concerns**

The scale of this development appears to be based on an unrealistic demographic  
foundation. Our area simply does not have the necessary number of low-income  
retirees to support a 410-dwelling development. Additionally, under the Manufactured  
Home Estate legislation, the developers may be compelled to accept residents outside  
of their intended target group, which could lead to social disruption and economic  
strain within the community.

**Traffic and Safety Issues**

The proposed traffic management plan, particularly the inclusion of two emergency  
access points onto Sullivan Circuit, presents a major safety concern. These routes,  
while designed for emergency use only, are highly likely to become unofficial shortcuts  
or 'rat runs' as residents attempt to avoid congestion at the main entrance. This would  
increase traffic on what are currently quiet residential streets, significantly altering the  
character and safety of the area.

The safety of children in the local area is particularly concerning. Sullivan Circuit, like  
many other residential streets in Orange, is a place where children safely play, ride  
bikes, and walk to school. The introduction of additional traffic could create dangerous  
conditions in an area that is accustomed to minimal vehicle movement. The sudden  
increase in traffic would create unforeseen hazards, particularly for families who are not  
expecting such disruptions.

The single main entrance for the development will also create traffic bottlenecks. With  
410 dwellings, this could result in up to 800 vehicle movements during peak hours,

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**Attachment 4 Submissions x 34 (redacted)**

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leading to significant congestion at the entrance. This, in turn, will likely push residents to use the emergency access points as alternative routes, even if barriers or signage are in place. This behaviour has been observed in similar developments, where physical measures have proven insufficient to prevent such actions.

**Infrastructure Strain**

Our local infrastructure is already operating at full capacity. The water supply is running at 85% capacity, and emergency services are already two minutes behind NSW response targets. The addition of over 400 new households would place an unsustainable strain on our water, sewerage, road systems, power supply, and emergency services. Furthermore, local medical facilities, especially Orange Health Service, are under considerable pressure, and this development would only exacerbate the situation.

**Economic Impact**

The potential economic consequences for existing residents cannot be ignored. Similar developments in regional areas have resulted in property value declines of up to 15%. This, coupled with likely increases in council rates to fund necessary infrastructure upgrades and higher insurance premiums due to the bushfire-prone nature of the area, would create a significant financial burden for local homeowners.

**Social and Community Impact**

The development risks dividing our community. Beyond the inevitable disruption caused by construction, there is the potential for physical and socio-economic segregation. New residents may not integrate well with existing residents, creating divisions that could negatively affect the social fabric of the area. In addition, local residents would experience a loss of privacy and the peaceful enjoyment of their homes.

**Long-Term Community Effects**

Of particular concern is the long-term impact on the character of our community. This development would introduce a concentrated area of low-income housing that is not compatible with the current rural-residential character of the area. The social and economic challenges this could create would likely extend well beyond the immediate vicinity of the development, affecting the broader Orange community.

In conclusion, I strongly urge the Western Regional Planning Panel to reject this development application. The risks and negative impacts on our community far outweigh any potential benefits, and the proposed scale of the development is incompatible with the existing infrastructure and character of Orange.

Thank you for considering these serious concerns.

Yours faithfully,

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 14

The Chair  
Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

RE: Objection to DA 748/2024(1) – PAN-494093 Proposed Manufactured Home Estate, 184 Leeds Parade, Orange

Dear Sir/Madam,

I am writing to formally object to Development Application DA 748/2024(1) for the proposed Manufactured Home Estate (MHE) at 184 Leeds Parade, Orange, which is currently under consideration by the Western Regional Planning Panel.

This proposed development, while marketed as a retirement village, presents several serious concerns that need to be addressed, particularly regarding demographic fit, infrastructure capacity, and potential social impacts. Below, I have outlined the key issues that I believe warrant close scrutiny.

**Demographic and Housing Issues**

- There is insufficient low-income retiree population in Orange and surrounding areas to support a development of 410 dwellings.
- MHE legislation could require developers to accept residents beyond the intended demographic, which could disrupt the social and economic balance of the community.

**Traffic and Safety Concerns**

- The two emergency access points proposed for Sullivan Circuit pose significant safety risks. These routes are likely to become de facto "rat runs," creating unnecessary traffic through local streets and compromising safety.
- Local children, who currently enjoy playing in quiet residential streets, would be exposed to dangerous traffic conditions.
- With a single main entrance for the development, traffic congestion would become a major issue, further increasing the likelihood that residents will use the emergency routes. This could place additional strain on the safety of the area.

**Pressure on Local Infrastructure and Services**

- The local water supply is already operating at 85% capacity, and further demand from this development will strain resources.

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**Attachment 4 Submissions x 34 (redacted)**

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- Existing infrastructure, including roads, traffic management, water, sewerage, and power systems, is already under pressure.
- Medical services in Orange, particularly Orange Health Service, are also stretched thin, and the addition of over 400 new households will exacerbate these issues.
- Emergency services are already two minutes behind state response targets, and this development could further hinder response times.

**Economic Impact and Property Values**

- Similar developments in regional areas have caused property values to drop by as much as 15%.
- The development could result in substantial financial losses for local homeowners.
- Increased council rates will likely be necessary to upgrade infrastructure, placing further financial strain on the community.
- Additionally, insurance premiums are expected to rise due to the bushfire-prone location of the development.

**Social and Community Disruption**

- The development could create a divide between new residents and the existing community, with potential socio-economic segregation.
- The prolonged construction phase would create noise and disruption, negatively affecting the quality of life for local residents.
- Existing residents would lose their privacy and the peaceful enjoyment of their properties.

**Long-Term Community Impact**

- This development is incompatible with the rural and residential character of the area.
- The creation of a concentrated low-income housing area could lead to social and economic challenges, not just in the immediate vicinity but throughout the broader community.

The proposed emergency access points represent a particularly concerning safety risk. What are intended as emergency routes are likely to become secondary access points, funneling additional traffic into an already quiet residential area. This could severely impact the safety of local children who currently play freely in the street, fundamentally altering the neighbourhood's character.

The scale and nature of this development are not compatible with the current infrastructure capacity of Orange, nor the needs of its residents. The risks to community safety,



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**Attachment 4 Submissions x 34 (redacted)**

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infrastructure, property values, and the social fabric of the area far outweigh any potential benefits.

I strongly urge the Western Regional Planning Panel to reject this application, as it poses a significant threat to the well-being of both the local community and the broader environment.

Thank you for your attention to these concerns.

Sincerely,

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**Attachment 4 Submissions x 34 (redacted)**

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**Submission 15**

The Chair  
Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

RE: Objection to Development Application DA 748/2024(1) – PAN-494093 Proposed  
Manufactured Home Estate at 184 Leeds Parade, Orange

Dear Sir/Madam,

I am writing to formally oppose Development Application DA 748/2024(1) for the proposed 410-dwelling Manufactured Home Estate (MHE) at 184 Leeds Parade, Orange. After reviewing the proposal, I have significant concerns regarding its potential impact on our community. These concerns span several critical areas, as outlined below:

**1. Traffic and Safety Concerns**

- The placement of two emergency access points onto Sullivan Circuit raises serious safety issues.
  - These access points could quickly become unofficial 'rat runs', increasing traffic on residential streets.
  - This would fundamentally change the character of the area, making it more congested and unsafe for local families.
- Sullivan Circuit, a quiet street where children currently play, ride bikes, and walk to school, would be exposed to unpredictable traffic patterns.
  - Increased traffic flow through emergency access points creates a risk to children's safety.
- The single main entrance for the development will lead to substantial congestion.
  - With 410 dwellings, this could result in up to 800 vehicle movements during peak times.
  - Residents are likely to seek alternative routes through emergency access points, despite barriers or signage.
  - Experience with similar developments shows that this behaviour is common, putting further strain on the local area.

**2. Demographic and Social Issues**

- The proposed development is based on an unrealistic demographic foundation.

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**Attachment 4 Submissions x 34 (redacted)**

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- There are insufficient low-income retirees in the region to support a 410-dwelling estate.
  - Under the Manufactured Home Estate legislation, developers may be required to accept residents outside the target demographic, potentially disrupting the social balance of the area.
- The risk of unintended social consequences could result in a significant shift in the socio-economic composition of the neighbourhood.
  - This could lead to social divides and tensions between new and existing residents.

**3. Infrastructure Strain**

- Local infrastructure is already under significant pressure, and the addition of over 400 new households would exacerbate existing problems.
  - The water supply is operating at 85% capacity.
  - Emergency services are already two minutes behind the state's response target.
  - The local road systems, power, sewerage, and medical facilities (especially Orange Health Service) are all struggling to meet current demands.
  - Adding this number of new dwellings would place an unsustainable burden on these essential services.

**4. Economic Impact**

- The financial impact on existing residents is a significant concern.
  - Similar developments in regional areas have led to property value decreases of up to 15%.
  - Local property values could see a substantial decline as a result of this development.
  - Increased council rates would likely be required to fund the necessary infrastructure upgrades, putting further financial pressure on residents.
  - Higher insurance premiums are also anticipated due to the bushfire-prone nature of the location.

**5. Social and Community Disruption**

- Beyond construction disruption, this development could cause long-term harm to the social fabric of the community.

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**Attachment 4 Submissions x 34 (redacted)**

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- It risks creating a divided community, with socio-economic segregation between new and existing residents.
- Local residents would lose privacy and the peaceful enjoyment of their properties.

**6. Long-Term Community Character and Compatibility**

- The proposed development is incompatible with the rural-residential character of the area.
  - It would create a concentrated area of potentially low-income housing that clashes with the existing environment.
  - This could introduce long-term social and economic challenges that extend beyond the immediate vicinity of the development.

In conclusion, I urge the Western Regional Planning Panel to reject this development application. The risks associated with this proposal, including the strain on infrastructure, safety concerns, and social disruption, far outweigh any perceived benefits. The scale of the development is simply incompatible with the current infrastructure and character of Orange.

Thank you for your time and careful consideration of these serious issues.

Yours faithfully,



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**Attachment 4 Submissions x 34 (redacted)**

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Submission 16

The Chair  
Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

**RE: Development Application DA 748/2024(1) - PAN-494093**  
**Objection to Proposed Manufactured Home Estate - 184 Leeds Parade, Orange NSW**

Dear Sir/Madam,

I am writing to formally lodge my strong objection to Development Application DA 748/2024(1) for the proposed 410-dwelling Manufactured Home Estate at 184 Leeds Parade, Orange. As a resident of Honeyman Drive, I have several serious concerns regarding the implications of this development on our neighbourhood, the existing infrastructure, and the broader community.

First and foremost, I find the scale of the development troubling. Our region simply does not have a large enough population of low-income retirees to sustain such a substantial project. This mismatch between the intended demographic and the reality of our local population could lead to the inclusion of individuals outside of the target demographic. This would result in unintended social consequences, potentially creating tensions within our community and leading to a fundamental shift in the area's character.

Of even greater concern is the potential for traffic disruptions that this development will cause. As Honeyman Drive connects directly to Leeds Parade, it is inevitable that residents of the new estate will use Sullivan Circuit as an alternative access point, especially given the fact that the proposed development only includes a single main entrance. The addition of two emergency access points on Sullivan Circuit will only exacerbate this issue, as residents seek to avoid traffic congestion at the main entry point. This will likely result in heavy traffic spilling onto Honeyman Drive, which could create a 'rat run' through what is currently a peaceful, quiet residential area. The effect of this would be felt by all local residents, altering the current atmosphere and livability of our streets.

Additionally, there is a significant concern about the strain that this development will place on our local infrastructure. Currently, our water supply system is operating at 85% capacity, and emergency response times exceed the target by two minutes. The impact of an additional 400+ households would place unsustainable pressure on these already stressed services, potentially leading to delayed response times and decreased service quality. Such an influx of new residents would make it extremely difficult for our community to manage without substantial infrastructure improvements.

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**Attachment 4 Submissions x 34 (redacted)**

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The broader traffic impact is another issue of concern. It has been estimated that this development will generate upwards of 800 vehicle movements during peak hours. This additional traffic will have a ripple effect on surrounding streets, with congestion and bottlenecks likely to become a daily problem for all of us. Historical trends from similar developments indicate that emergency access points often become alternative routes for residents, further exacerbating the traffic burden on the area. In such a case, local streets like Honeyman Drive will undoubtedly bear the brunt of this added pressure.

There are also considerable economic consequences to consider. Studies of similar developments in regional areas have shown property values decreasing by up to 15%. This reduction in property values would result in financial losses for existing homeowners, particularly those who rely on the value of their homes for retirement or future plans. Furthermore, to accommodate the infrastructure needs of such a large development, the local council would likely need to implement rate increases to fund upgrades, further burdening existing residents financially. Moreover, the development's location in a bushfire-prone area could also result in higher insurance premiums for residents, adding another financial strain to our already stretched community.

Finally, the proposed development would fundamentally alter the established character of our neighbourhood. While I understand the need for growth and development, it should not come at the expense of the peaceful, residential nature of our area. The sheer scale of the development, combined with the lack of sufficient supporting infrastructure, makes it incompatible with the community we have worked hard to build. This is not merely a matter of personal preference; it is about preserving the quality of life for existing residents, ensuring that future growth is managed sustainably and responsibly.

In light of these numerous concerns, I strongly urge the Western Regional Planning Panel to reject this development application. If the development is to move forward, significant modifications will be required to ensure it aligns with the needs and characteristics of our community, and that local infrastructure can adequately support it.

Thank you for your attention to these important matters. I trust that the Western Regional Planning Panel will take these concerns seriously when reviewing the application.

Yours sincerely,

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 17

The Chair  
Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

Re: Objection to Development Application DA 748/2024(1) – PAN-494093  
Proposed Manufactured Home Estate at 184 Leeds Parade, Orange

Dear Panel Members,

I am writing to formally oppose the proposed Manufactured Home Estate (MHE) development at 184 Leeds Parade, Orange. After carefully reviewing the development application, I have significant concerns about the potential impacts on our community and the compatibility of this project with the area.

The development, marketed as a retirement village, is based on an unrealistic demographic expectation. Our region does not have the population of low-income retirees required to support a 410-dwelling estate. This demographic misalignment would likely force developers to accept a wider range of low-income residents, deviating from the original intent of MHE legislation.

Research into existing MHEs raises additional concerns that are particularly relevant to this proposal:

- Residents face limited tenancy rights due to land-lease arrangements.
- Site fees and utility charges place a heavy financial burden on residents.
- Operators' financial difficulties often leave residents vulnerable.
- The properties are difficult to sell, given the limited market for MHEs.

In addition to these broader concerns, the proposed development presents several risks to the local community:

**1. Local Property Market Impact**

The addition of high-density, low-income housing could lead to a decrease in surrounding property values. This decline would not only affect immediate neighbours but could also ripple through the wider community.

**2. Bushfire and Insurance Concerns**

The site's location in a bushfire-prone area presents serious safety risks. As a result, local residents would likely face higher insurance premiums, as insurers reassess the risk profile of the entire area.

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**Attachment 4 Submissions x 34 (redacted)**

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**3. Traffic Management and Safety**

The proposed development's single entrance for 410 dwellings will create significant congestion on Leeds Parade. More concerning is the likelihood that emergency access points on Sullivan Circuit will become unofficial shortcuts, putting local residents, especially children, at risk.

**4. Emergency Services**

Our emergency response times are already two minutes behind the NSW targets. Adding hundreds of new residents will further strain these vital services, potentially resulting in delayed response times in emergency situations.

**5. Infrastructure Strain**

Our current infrastructure is already stretched to capacity, and this development would only exacerbate these issues. Potential consequences include:

- Reduced water pressure
- Poor internet connectivity
- Unreliable power supply during peak demand

**6. Healthcare Access**

Local medical services, particularly Orange Health Service and nearby clinics, are already under significant pressure. The proposed development would place further strain on these facilities, resulting in longer wait times and reduced accessibility for all residents.

**7. Community Character**

The development could alter the character of our neighbourhood in the following ways:

- The density and scale of the buildings are incompatible with the surrounding area.
- There is an increased risk of antisocial behaviour.
- Neighbouring properties would lose privacy due to the scale of the development.
- The community could experience social fragmentation due to the differences in socio-economic status.

**8. Construction Impact**

The prolonged construction period would result in noise, dust, and heavy vehicle movements, disrupting the quality of life for nearby residents.

Given the numerous and substantial concerns outlined above, I strongly urge the Western Regional Planning Panel to reject this development application. The proposed MHE presents unacceptable risks to our community's character, infrastructure capacity, and overall quality of life.



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**Attachment 4 Submissions x 34 (redacted)**

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Thank you for your consideration.

Yours faithfully,

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**Attachment 4 Submissions x 34 (redacted)**

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Submission 18

*Dear Sir,*

Development Services Section Western Regional Planning Panel c/o Orange City Council PO Box 35, Orange NSW 2800

REGARDING: Development Application DA 748/2024(1) Manufactured Home Estate Development - 184 Leeds Parade, Orange Planning Reference: PAN-494093

As a resident directly impacted by the proposed development, I write to register my strong objection to the planned 410-dwelling manufactured home estate.

#### Traffic Impact Analysis

The most pressing concern relates to traffic management and its severe implications for our local community. Our analysis indicates the development will generate approximately 800 additional vehicle movements during peak periods. The current design's reliance on a single primary entrance and two emergency access points via Sullivan Circuit presents significant risks to local residents, particularly those of us residing in Blanche Avenue. We have already observed that emergency access routes inevitably become default thoroughfares in similar developments, and Honeyman Drive will undoubtedly experience unprecedented traffic volumes. This will transform our peaceful residential streets into high-traffic corridors, severely compromising the safety and well-being of local residents.

#### Infrastructure Capacity Assessment

The development threatens to overwhelm our existing infrastructure in several critical ways. Our water supply systems are already operating at 85% capacity, leaving minimal room for additional demand. Emergency response times currently exceed acceptable limits, and essential services are already struggling to meet current community needs. The addition of 410 new dwellings would place an unsustainable burden on these already strained resources.

#### Demographic and Economic Implications

Extensive market research has revealed several concerning implications of this development. There appears to be limited demand for retirement-focused accommodation of this scale in our area, raising questions about the project's long-term viability. Property analysts project a potential 15% reduction in local property values, while residents face the prospect of increased council rates to support necessary infrastructure upgrades. Furthermore, the development's location in a bushfire-prone area will likely result in higher insurance costs for all residents.

#### Community Impact

The proposed development's scale fundamentally conflicts with our established neighborhood character. While we acknowledge the importance of development and growth, it must not come at the expense of existing residents' quality of life. The current

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**Attachment 4 Submissions x 34 (redacted)**

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proposal fails to demonstrate any meaningful compatibility with our community's needs or infrastructure capabilities. The transformation of our quiet residential streets into busy thoroughfares would irreversibly damage the peaceful character that drew many of us to this area.

**Recommendation**

Based on these substantiated concerns, I strongly advocate for one of two outcomes: either a complete rejection of the current application or a fundamental redesign that properly addresses these critical issues. The Western Regional Planning Panel must prioritize the protection of existing residents while considering future development proposals. The current plan's deficiencies in traffic management, infrastructure capacity, and community integration make it unsuitable for approval in its present form.

I trust you will give due consideration to these serious concerns as you evaluate this proposal.

Yours sincerely,

**Attachment 4 Submissions x 34 (redacted)**

ie Chair

estern Regional Planning Panel  
Orange City Council CEO.

Submission 19

Box 35

Orange NSW 2800

Development Application DA 748/2024(1)-PAN-494093

Objection to proposed Manufactured Home Estate

184 Leeds Parade Orange NSW 2800

Dear Sir/Madam

This letter is a formal objection to the proposed Development Application DA 748/2024(1) for a 410 dwelling manufacture Home estate at 184 Leeds Parade Orange NSW 2800.

As a home owner/resident of Orange NSW 2800 I have grave concerns this development will have on our lovely streets and surrounding areas/neighbourhood.

The proposed 410 dwellings is far too many for the actual parcel of land and would now class the area as bush fire hazard area and that will impact on our safety and home insurer premiums will rise and most likely the value of our properties will decrease as proven in other areas these estates have been developed beforehand.

The flow of traffic will also become a problem as Leeds Parade is a major road to travel into Orange CBD and has road to travel into north Orange has



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**Attachment 4 Submissions x 34 (redacted)**

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town in recent years. The two access points in Sullivan Circuit will also make the neighbouring streets more busy and dangerous as most of the area has no footpaths and often people walk on the roads because of the unevenness of the grass roadsides.

I believe the infrastructure in this area will need substantial upgrades so that will most likely impact on the cost of our water and residential rates further pushing up the cost of living.

I believe this development will impact on the lovely quiet neighbourhood and every single household already established in this area.

I hope the concerns raised about this proposed manufactured home estate being built in Leeds Parade will be heard and the Western Regional Planning Panel will reject this application based on the obvious issues it will create.

Yours sincerely

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**Attachment 4 Submissions x 34 (redacted)**

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Submission 20

The Chair  
Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

Re: Objection to Development Application DA 748/2024(1) – PAN-494093  
Proposed Manufactured Home Estate at 184 Leeds Parade, Orange

Dear Panel Members,

I am writing to formally oppose the proposed Manufactured Home Estate (MHE) development at 184 Leeds Parade, Orange. After thoroughly reviewing the development application, I have significant concerns about its potential impact on the local community and its compatibility with the area.

The premise of this development as a retirement village is questionable. Our region does not have the population of low-income retirees needed to support 410 dwellings. This demographic mismatch would likely force developers to accept a broader range of low-income residents, deviating from the original purpose of the MHE legislation.

Research into existing MHEs highlights several concerns, such as limited tenancy rights for residents under land-lease arrangements, financial burdens created by ongoing site fees and utility charges, and the vulnerability of residents when operators face financial difficulties. Furthermore, properties in such estates can be difficult to sell due to the limited market for MHEs, which is another risk that could negatively impact the area.

The proposed development poses several risks to our community. The introduction of high-density, low-income housing could lead to a decline in surrounding property values, affecting not just immediate neighbours but also the broader community. Additionally, the site's location in a bushfire-prone area raises significant safety issues. This would likely result in increased insurance premiums for local residents as insurers adjust their risk assessments for the area.

The proposed single entrance for 410 dwellings will create congestion on Leeds Parade, and the emergency access points on Sullivan Circuit are of particular concern. While intended for emergency use only, these points could become unofficial shortcuts, introducing unwanted traffic into quiet residential streets and increasing safety risks, particularly for children.

Emergency services are already operating at capacity, with response times exceeding NSW targets by two minutes. Adding hundreds of new residents would further strain these vital services, potentially delaying response times in emergency situations. Similarly, our local infrastructure, including water supply, power, and internet services,

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**Attachment 4 Submissions x 34 (redacted)**

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is already under pressure and would be unable to cope with the demands of such a large-scale development. This would likely result in reduced water pressure, unreliable internet, and power outages during peak periods.

The proposed development would also place a strain on local healthcare services. Orange Health Service and nearby medical centres are already under significant pressure. This development would further stretch these facilities, leading to longer wait times and reduced accessibility for existing residents.

Beyond the practical concerns, the development threatens the character of our community. The density and scale of the buildings are incompatible with the surrounding rural-residential area, and the addition of low-income housing could create social divisions within the community. Local residents would also lose privacy and the quiet enjoyment of their properties. The prolonged construction period would further disrupt nearby residents, causing noise, dust, and heavy vehicle movements that would significantly affect their quality of life.

Given these substantial concerns, I strongly urge the Western Regional Planning Panel to reject this development application. The risks posed by this proposal, including its impact on the community's character, infrastructure, and quality of life, far outweigh any potential benefits.

Thank you for your consideration of these important issues.

Yours faithfully,

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**Attachment 4 Submissions x 34 (redacted)**

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Submission 21

The Chair Western Regional Planning Panel Development Assessment Division ~~Orange~~  
City Council PO Box 35 Orange NSW 2800

Reference: Objection to Development Application DA 748/2024(1) Location: 184 ~~Leeds~~  
Parade, Orange Planning Reference: PAN-494093

Dear Sir/Madam,

I write to express my grave concerns regarding the proposed 410-unit Manufactured Home Estate development at Leeds Parade. As a resident who will be directly affected by this development, I wish to highlight several significant issues that warrant serious consideration.

The most alarming aspect of this proposal is its impact on local traffic flow. Our street, Blanche Avenue, connects to Leeds Parade solely through Honeyman Drive. The development's proposed single entrance and two emergency access points on Sullivan Circuit will inevitably lead to severe traffic congestion. Engineering assessments indicate approximately 800 vehicle movements during peak hours, which would transform our quiet residential streets into busy thoroughfares. The Honeyman Drive and Leeds Parade intersection, already challenging during peak times, would become particularly hazardous under these conditions.

Experience from comparable developments has consistently shown that designated emergency access routes quickly become regular shortcuts. This pattern would severely impact Blanche Avenue residents, who already face daily challenges navigating local traffic. The proposed layout would not only compromise our safety but fundamentally alter the peaceful character of our neighborhood.

Furthermore, this development would place unprecedented strain on local infrastructure. Our water supply system currently operates at 85% capacity, while emergency services are already struggling to meet response time targets. The addition of 410 new households would exacerbate these existing pressures to potentially dangerous levels.

The economic implications for current residents are equally concerning. Property valuations suggest a potential 15% decrease in local housing prices, while the development's location in a bushfire-prone area would likely result in increased insurance costs. Residents would also face higher council rates to fund the necessary infrastructure upgrades.

Demographic studies indicate insufficient demand for retirement-focused housing of this scale in our area. This raises serious questions about the development's long-term viability and potential future use, which could significantly impact our community's social fabric.



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**Attachment 4 Submissions x 34 (redacted)**

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Given these substantial concerns, I strongly urge the Panel to either reject this application or require major modifications that address these critical issues. Any approved development must prioritize existing residents' safety and well-being through comprehensive traffic management solutions and adequate infrastructure planning.

Thank you for considering these important matters. I trust you will make a decision that protects the interests of current residents while planning for sustainable future growth.

Yours faithfully,

**The Chair**

Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange, NSW 2800

**RE: Objection to Development Application DA 748/2024(1) – Proposed  
Manufactured Home Estate at 184 Leeds Parade, Orange**

Dear Sir/Madam,

I am writing to formally object to Development Application DA 748/2024(1), which proposes the development of a 410-dwelling Manufactured Home Estate at 184 Leeds Parade, Orange. As a resident of Honeyman Drive, I am concerned about the impact this large-scale project will have on our community, particularly regarding traffic congestion, strain on infrastructure, and potential social consequences.

A primary concern is the increase in traffic that the development will inevitably bring. Honeyman Drive, which directly connects to Leeds Parade, is likely to see increased traffic as residents of the new estate use Sullivan Circuit as a secondary exit. While the development includes a main entrance, the placement of two emergency access points on Sullivan Circuit creates the risk of traffic overflow onto Honeyman Drive. This will alter the peaceful residential character of our streets and create a "rat run" through the neighbourhood.

The scale of the development is another key concern. With over 400 new households, this project would place a considerable strain on our already stretched local infrastructure and services. Our emergency services are already struggling with response times that exceed acceptable standards, and the introduction of so many new residents would exacerbate these challenges, leading to further delays in emergency response.

The traffic generated by the development is expected to be substantial, with around 800 vehicle movements during peak hours. This will likely spill over into surrounding streets, creating congestion and changing the character of our area. Similar developments have shown that emergency access points often become "rat runs," causing significant traffic issues in nearby residential streets.

I am also concerned about the demographic assumptions of the development. Our region does not have a sufficient population of low-income retirees to support a large-scale Manufactured Home Estate. As such, it is likely that the development will attract residents outside the intended demographic, which could result in social challenges for our community.

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**Attachment 4 Submissions x 34 (redacted)**

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The financial impact on current residents is another important consideration. Similar developments have led to decreases in property values of up to 15%, which would place a financial burden on homeowners. Additionally, there will likely be an increase in council rates to fund the necessary infrastructure upgrades, and higher insurance premiums could result from the bushfire-prone nature of the site.

For these reasons, I strongly urge the Western Regional Planning Panel to reject this application or require substantial modifications to make the development more compatible with the existing infrastructure and character of the community.

Thank you for your time and consideration.

Yours faithfully,

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**Attachment 4 Submissions x 34 (redacted)**

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Submission 23

**To:** Tony Mileto  
**Subject:** Leeds Place Development

Hi Tony

Please note a copy of a letter that I have sent to Paul Johnston concerning the proposed Leeds Place development.

My father and brother are directly affected if it goes through in its current form.

It would be appreciated if you would circulate this letter to the other concil

You can contact me at work on                      or at home                      or email

Many thanks

6<sup>th</sup> February 2025



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**Attachment 4 Submissions x 34 (redacted)**

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Mr Paul Johnston  
Manager Development Assessments  
Orange City Council  
135 Byng Street  
Orange 2800

Dear Mr Johnston

Re: 184 Leeds Place Orange

We have recently received your letter concerning this development and have downloaded the proposed plan for the area.

We were surprised and shocked by the plan to accommodate 410 dwellings on this site. We were always under the impression that this housing estate would be an extension of Discovery Hill estate. Instead, this plan seems to be an exercise in putting as many pre fabricated back to back and side to side buildings together, with no regard to the comfort and quality of life for the residents. It appears not to be a housing estate, it looks more like an oversized tourist park. The social and logistic problems caused by having too many people in a small area will remain forever, there is no quick fix to this if it goes ahead.

The city of Orange is known everywhere as the “ Colour City “ but if this development goes ahead in its current format, it will be referred to as the “ Orange Ghetto “. The city of Orange has many qualities that make it a great place to live including wide tree lined streets, lovely parks, and pleasant housing estates. This proposal, in its current format, has none of these.

Our main areas of concern are:

1. The housing blocks in the new Orange estates are typically in the range of 400 to 800 square metres. This allows for a comfortable home, a backyard for entertaining, and front yard with a garden that has street appeal. There are less than 10 blocks in the proposed estate that are more than 400 square meters in size, the majority are less than 300 square meters. What type of dwelling will this accommodate and will there be any space for families to live a normal life?.

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**Attachment 4 Submissions x 34 (redacted)**

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2. Some of the streets are only 8.5 meters wide. This does not allow a lot of room for 2 cars to pass side by side. Even more difficult if a vehicle is parked in front of the dwellings. Has any thought been given to the waste removal trucks that have to negotiate these narrow streets?.
3. It would appear that there is no additional parking for visitors. With the blocks being so small with narrow street frontage, where will these people park?.
4. For an estate of this magnitude, there appears be to minimal green areas and walking paths. Also, are there nature strips for the safety of people who like to take a morning or afternoon stroll?.
5. There is only one entry and exit point, which is off Leeds Parade. Moving over 400 cars in the morning rush to work and return that afternoon onto to an already busy Leeds Parade must cause severe traffic problems.

Whilst council staff are skilled in planning and development, could we please make the following recommendations:

1. The minimum block to be no less than 400 square meters. This allows for a reasonable sized dwelling, entertaining and play areas, and space between neighbours
2. All streets to be at least 10 metres wide to allow for the orderly flow of traffic.  
Also, nature strips of 2 metres on either side of the road for the safety of residents.
3. Designated visitor parking areas.
4. The green space areas need to be doubled. A bowling green and small swimming pool is no substitute for parks, playing fields, and playground for children to unwind and families to socialise.
5. If Sullivan Circuit west and east was extended into the estate with no side streets, whilst this would slightly increase the traffic flow in Honeyman Drive, it would take the pressure off the one proposed exit/entry onto Leeds Parade.

We ask council staff and councillors to consider the following:

1. Is this a housing development that the city of Orange would be proud of?
2. Would you choose to live there and raise your family there?
3. Would you recommend to your family and friends to live there?
4. Would you be proud to show visitors to our city this development?

If your answer to any of these is no, please carefully consider the application and make the appropriate changes. We know that there is generally a shortage of houses,

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**Attachment 4 Submissions x 34 (redacted)**

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but a wrong decision now will have consequences well into the future. It will then be up to Orange City Council and Orange Police to fix the problems. We would encourage all that are considering this application to visit Discovery Hill estate, this is a perfect example of how to convert a rural area into an attractive housing estate.

We are not against development, the block of land that was sold was intended to be a pleasant houses estate with its rural outlook and gently rolling hills. When the developer has left the city (he has no connection here anyway) the problems created will still be with us.

It would be appreciated if you would acknowledge receipt of this letter.

Yours Faithfully

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 24

**From:**  
**Sent:** Thursday, 20 February 2025 1:02 PM  
**To:** Orange City Council  
**Cc:**  
**Subject:** Integrated DA 748/2024(1) - 184 Leeds Parade - objection

Attention: Chief Executive Officer, Orange City Council

Dear Sir/Madam

I write with regard to the proposed MHE development at 184 Leeds Parade. I am the non-resident owner of Orange, in the neighbouring existing estate. The property is occupied by working in Orange and previously included one of my . This is my only investment property.

As a non-resident, I appreciate that I do not know the social economic environment of the Orange region, but I do wish to voice my objection to the density of the 410 dwellings that are proposed at 184 Leeds Parade.

I think that the intense density of these dwellings is not in keeping with Orange or other neighbouring towns and villages. It seems decidedly incongruous. I understand the need for more and cheaper accommodation and that Orange City Council is seeking to meet the needs of an expanding population. I have reviewed the plans for the location, which show in significant detail landscapes, greenspaces, the community buildings etc, but I could not see plans for these manufactured homes. I noted various error, including aWith such small blocks and the immediacy of the roadways, it seems to me that the developer has not sufficiently considered the impact of such a dense population on the city of Orange. If the average occupancy is say 2.5 people per dwelling, this would equate to over a thousand people living in extremely close proximity to each other. This is not an aged care village where perhaps many residents have one car per dwelling. I rather imagine that there will be multiple cars for many of these properties, which I fail to see how the traffic and parking of so many residents' vehicles plus other service providers, including removalist vans etc can be accommodated. I note the provision of a small facility for caravan parking but this seems inadequate.

I am also concerned at what the true purpose of the two emergency access points are - directly linking to the two ends of Sullivan Circuit. Is the ultimate intention to have vehicular access to the neighbouring estate and have many cars driving down through to reach Orange more quickly?

Given the topography of the existing estate, the new development would, for the most part, not be visible to the existing dwelling. Rather, it is the sheer number of dwellings and therefore the expanded population of people in the area that is the cause of my concern, to the orange community and personally, to the anticipated adverse impact on the neighbouring estate, notably for me to my property. I lived much of my life in



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**Attachment 4 Submissions x 34 (redacted)**

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country towns, including now in Dural, NSW, so I seek for others a less densely populated area in which to live and work.

I assume that if this development is changed, it would still go ahead, with the community facilities similar to those shown, but with fewer dwellings, larger blocks, a lower population and greater space between the properties, not that no development will take place at this location. I'd like to think too that the estate was not developed using manufactured homes and that ultimate property ownership was the main aim, not using a land-lease arrangement.

My contact details are:

Please contact me as necessary.

Yours faithfully

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 25

**From:**  
**Sent:** Friday, 21 February 2025 11:25 AM  
**To:** Orange City Council  
**Subject:** DA748/2024(1) 184 Leeds Parade, Orange

21/02/2025

To the Chief Executive Officer,

I am writing to voice my disapproval for the proposed development site.

1. My main concerns are access to and from this development. Car access to these areas will rise greatly considering most sites will own 2 cars meaning approximately 800 extras cars on the road in our neighbourhood with from what I see, One way in and one way out.
2. I am presuming this area is going to be targeted for low income housing which brings me to my next objection. The housing prices in this area will come down.
3. Water supply for this new development. Will this just be on the same as the rest of the town? If so what steps have been taken to ensure the supply can be maintained for the years to come.

I for one do not like this proposal and speaking to the people in the neighbourhood about this I haven't found anyone who approves.

*Kind regards,*

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 26

The Chair  
Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

RE: Objection to Development Application DA 748/2024(1) – PAN-494093 Proposed  
Manufactured Home Estate at 184 Leeds Parade, Orange NSW

Dear Sir/Madam,

I am writing to formally object to the development application DA 748/2024(1) for the proposed Manufactured Home Estate (MHE) at 184 Leeds Parade, Orange, which is currently before the Western Regional Planning Panel.

This proposal, marketed as a retirement village, faces significant challenges when it comes to demographic alignment and the capacity of local infrastructure. Several critical areas of concern must be addressed, which I outline below:

**1. Demographic and Housing Misalignment**

- The number of low-income retirees in Orange and surrounding areas is insufficient to support a 410-dwelling development.
- MHE legislation may require the acceptance of residents outside the target demographic, creating potential social and economic disruptions within the community.

**2. Safety and Traffic Hazards**

- The proposed emergency access points onto Sullivan Circuit pose extreme safety risks:
  - There is a high likelihood that these routes will become unofficial "rat runs", increasing traffic through local streets.
  - The safety of local children playing in residential areas is a significant concern.
  - The main entrance will create congestion, pushing traffic through these emergency routes.
  - The resulting traffic increase would pose additional risks to children's safety.

**3. Infrastructure and Service Strain**

- The local water supply is already running at 85% capacity.

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**Attachment 4 Submissions x 34 (redacted)**

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- Existing infrastructure is under significant pressure, including:
  - Roads and traffic management
  - Water and sewerage systems
  - Power and internet services
  - Local medical facilities such as Orange Health Service
- Emergency response times are already two minutes behind the state target.
- The addition of over 400 new households will exacerbate these existing problems.

**4. Economic and Property Value Impacts**

- Property values in other regional areas with similar developments have dropped by up to 15%.
- Local property values could see significant declines, potentially in the tens of thousands of dollars.
- Increased council rates are likely due to the need for infrastructure upgrades.
- Higher insurance premiums may result from the development's location in a bushfire-prone area.

**5. Social and Community Disruption**

- The development could create a social divide between existing and new residents.
- Socio-economic segregation could emerge, leading to tensions within the community.
- Prolonged construction noise and disruption would affect local residents' quality of life.
- Neighbours would lose privacy and quiet enjoyment of their properties.

**6. Long-term Community Impact**

- The development is not compatible with the area's current rural and residential character.
- It could lead to the creation of an isolated, concentrated low-income housing zone.



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**Attachment 4 Submissions x 34 (redacted)**

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- The social and economic challenges could extend beyond the immediate area, affecting the broader community.

The proposed emergency access points represent a major safety risk. While these routes are intended as emergency access, they are likely to become secondary roads, creating high-traffic conditions in previously quiet areas. Local children, who currently enjoy safe play in the streets, would be at increased risk. This would fundamentally alter the character and safety of the neighbourhood.

Considering the cumulative risks to the community, infrastructure, and environment, the proposed development is disproportionate to any potential benefits. It is incompatible with the current structure and capacity of Orange's infrastructure and the needs of its residents.

I strongly urge the Western Regional Planning Panel to reject this application. The development poses a significant threat to the social, economic, and environmental well-being of Orange and its residents.

Thank you for your careful consideration of these concerns.

Sincerely,

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 27

The Chair

Western Regional Planning Panel

c/o Chief Executive Officer

Orange City Council

PO Box 35

Orange NSW 2800

RE: Objection to Development Application DA 748/2024(1) – PAN-494093 Proposed Manufactured Home Estate at 184 Leeds Parade, Orange NSW.

Dear Sir/Madam,

I am writing to formally object to the development application DA 748/2024(1) for the proposed Manufactured Home Estate (MHE) at 184 Leeds Parade, Orange, which is currently before the Western Regional Planning Panel.

This proposal, marked as a retirement village faces significant challenges when it comes to demographic alignment and the capacity of local infrastructure. Several critical areas of concern must be addressed, following on from our first letter, we will outline below:

**1. Impact to Parking and Traffic:**

- The proposed development has proposed to have emergency exits directly out the front of our dwelling (2 Sullivan Circuit). This not only will restrict our parking, but we also hold great concern this will become a regularly used thoroughfare instead of only emergencies. It holds great safety concern for our family and the surrounding neighbours' families who utilised these quiet streets.

**2. Environmental Concerns:**

- The proposed construction of this project will result in the loss of significant greenspace and the loss of natural habitat and ecosystem.
- The air pollution will directly impact our house within the duration of the construction period, meaning we will have to ensure our doors and windows will be always closed.

**3. Loss of Privacy:**

- The proposed development will lead to significant loss of privacy with between three-six dwellings looking personally into our yard which faces our bathroom and bedrooms. It will see the loss of privacy for surrounding neighbours which will lead to the reduction of enjoyment of our homes.

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**Attachment 4 Submissions x 34 (redacted)**

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**4. Overcrowding:**

- The development of 410-dwellings in such small plots will see the strain on the already struggling health system.
- It will put strain on all the local utilities such as electricity, sewage and water which is already struggling to supply the current population.

**5. Incompatibility with the Neighbourhood:**

- The proposed development would see an overpopulated dwelling impact the view from our house which will impact the overall value of our house.
- The impact on our solar panels from the dwellings built on the northern side of our house.

**6. Noise Disruption:**

- There will be long-term noise disturbances for local residents, this will be incredibly difficult for our newborn and for our shiftwork. This will directly impact the quality of life considering the length of the proposed construction.

I strongly urge the Western Regional Planning Panel to reject this application. The development poses a significant threat to the social, economic, and the environmental well-being of Orange and its residents.

Thank you for your careful consideration of these concerns.

Sincerely,

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 28

The Chair  
Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

**RE: Development Application DA 748/2024(1) - PAN-494093**  
**Objection to Proposed Manufactured Home Estate - 184 Leeds Parade, Orange NSW**

Dear Sir/Madam,

I write to formally object to Development Application DA 748/2024(1) for the proposed 410-dwelling Manufactured Home Estate at 184 Leeds Parade, Orange. As a resident of Honeyman Drive, I have numerous concerns regarding the adverse effects this development will have on our community, traffic flow, local infrastructure, and overall livability.

A primary concern is the demographic assumptions underlying this proposal. Our region does not have the necessary population of low-income retirees to sustain such a large-scale development. This demographic mismatch means that residents outside the intended demographic could be accepted into the estate, leading to unintended social consequences. These potential social tensions could significantly alter the peaceful nature of our community and disrupt the harmonious environment that has long been a defining characteristic of our neighbourhood.

The proposed development also poses significant traffic concerns. Honeyman Drive's direct connection to Leeds Parade makes it an unavoidable access point for residents of the new development seeking alternative routes. The inclusion of two emergency access points on Sullivan Circuit will likely result in traffic overflow onto Honeyman Drive, effectively turning our quiet residential street into an unofficial exit route. This will drastically increase traffic volumes, introducing noise, congestion, and safety hazards into our previously peaceful streets.

The development will also place substantial strain on local infrastructure. With the region's water supply already at 85% capacity and emergency response times exceeding NSW targets, the addition of over 400 households will exacerbate existing issues. Local emergency services will be stretched even further, and delays in response times will be inevitable. The additional 800 vehicle movements during peak hours will further burden local roads, creating congestion and potential safety risks for current residents.

From an economic perspective, similar developments in regional areas have seen property values decrease by up to 15%. Such a decline would be detrimental to homeowners in the area. Additionally, infrastructure upgrades required to accommodate the development will likely lead to increased council rates, further impacting residents financially. The location of



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**Attachment 4 Submissions x 34 (redacted)**

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the development in a bushfire-prone area would also result in higher insurance premiums, further adding to the financial burden for local homeowners.

Lastly, the proposed development threatens to fundamentally alter the character of our established neighbourhood. Our area is known for its quiet, family-friendly atmosphere, and this large-scale project would fundamentally change the nature of our residential streets. Growth is important for the future of Orange, but it must be managed thoughtfully, ensuring that the integrity and quality of existing communities are preserved.

For these reasons, I strongly urge the Western Regional Planning Panel to reject this development application. If the development is approved, substantial modifications will be necessary to ensure it aligns with the infrastructure capacity and character of our neighbourhood.

Thank you for considering my concerns.

Yours faithfully,

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 29

The Chair  
Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange NSW 2800

**RE: Development Application DA 748/2024(1) - PAN-494093**  
**Objection to Proposed Manufactured Home Estate - 184 Leeds Parade, Orange NSW**

Dear Sir/Madam,

I write to formally object to Development Application DA 748/2024(1) for the proposed 410-dwelling Manufactured Home Estate at 184 Leeds Parade, Orange. As a resident of Honeyman Drive, I have numerous concerns regarding the adverse effects this development will have on our community, traffic flow, local infrastructure, and overall livability.

A primary concern is the demographic assumptions underlying this proposal. Our region does not have the necessary population of low-income retirees to sustain such a large-scale development. This demographic mismatch means that residents outside the intended demographic could be accepted into the estate, leading to unintended social consequences. These potential social tensions could significantly alter the peaceful nature of our community and disrupt the harmonious environment that has long been a defining characteristic of our neighbourhood.

The proposed development also poses significant traffic concerns. Honeyman Drive's direct connection to Leeds Parade makes it an unavoidable access point for residents of the new development seeking alternative routes. The inclusion of two emergency access points on Sullivan Circuit will likely result in traffic overflow onto Honeyman Drive, effectively turning our quiet residential street into an unofficial exit route. This will drastically increase traffic volumes, introducing noise, congestion, and safety hazards into our previously peaceful streets.

The development will also place substantial strain on local infrastructure. With the region's water supply already at 85% capacity and emergency response times exceeding NSW targets, the addition of over 400 households will exacerbate existing issues. Local emergency services will be stretched even further, and delays in response times will be inevitable. The additional 800 vehicle movements during peak hours will further burden local roads, creating congestion and potential safety risks for current residents.

From an economic perspective, similar developments in regional areas have seen property values decrease by up to 15%. Such a decline would be detrimental to homeowners in the area. Additionally, infrastructure upgrades required to accommodate the development will likely lead to increased council rates, further impacting residents financially. The location of

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**Attachment 4 Submissions x 34 (redacted)**

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the development in a bushfire-prone area would also result in higher insurance premiums, further adding to the financial burden for local homeowners.

Lastly, the proposed development threatens to fundamentally alter the character of our established neighbourhood. Our area is known for its quiet, family-friendly atmosphere, and this large-scale project would fundamentally change the nature of our residential streets. Growth is important for the future of Orange, but it must be managed thoughtfully, ensuring that the integrity and quality of existing communities are preserved.

For these reasons, I strongly urge the Western Regional Planning Panel to reject this development application. If the development is approved, substantial modifications will be necessary to ensure it aligns with the infrastructure capacity and character of our neighbourhood.

Thank you for considering my concerns.

Yours faithfully,

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**Attachment 4 Submissions x 34 (redacted)**

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**Submission 30**

The Chair Western Regional Planning Panel c/o Chief Executive Officer Orange City Council PO Box 35 Orange NSW 2800

RE: Critical Concerns Regarding Development Application DA 748/2024(1) Proposed Manufactured Home Estate - 184 Leeds Parade, Orange

Panel Members,

I submit this formal objection to Development Application DA 748/2024(1) for the proposed Manufactured Home Estate (MHE) at 184 Leeds Parade, which currently awaits your consideration.

The proposed development presents a multitude of profound challenges that fundamentally compromise the integrity and well-being of our local community. Far beyond a simple housing proposal, this project threatens to destabilise the delicate social and infrastructural balance of Orange.

Key Areas of Significant Concern:

**1. Demographic Misalignment**

- Demographic analysis reveals a critical mismatch between the proposed development and local retiree population
- Manufactured Home Estates legislation may force acceptance of residents beyond the intended target group
- Substantial risk of creating unintended social and economic disruptions

**2. Traffic and Community Safety Vulnerabilities**

- Proposed emergency access points on Sullivan Circuit represent an unacceptable safety risk:
  - Extreme potential for transformation into unofficial through-routes
  - Direct threat to children's safety in residential areas
  - Permanent alteration of neighbourhood traffic dynamics
- Single access point guaranteed to create severe traffic congestion
- Potential for daily misuse of emergency routes
- Dramatic increase in vehicular movement through previously tranquil streets

**3. Critical Infrastructure Pressures**

- Existing infrastructure already operating near capacity:



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**Attachment 4 Submissions x 34 (redacted)**

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- Water supply at 85% current capacity
- Significant strain on:
  - Road networks
  - Utilities infrastructure
  - Medical services
- Current emergency response times already exceed recommended standards
- Additional 400+ households will catastrophically overwhelm existing resources

**4. Economic Implications**

- Precedent of similar developments shows potential property value decline of up to 15%
- Anticipated substantial financial losses for existing homeowners
- Inevitable increase in council rates
- Heightened insurance costs due to bushfire-prone location

**5. Social Fragmentation Risks**

- Potential creation of a stark socio-economic divide
- Risk of community segregation
- Prolonged construction disruption
- Significant erosion of residential amenity
- Comprehensive loss of neighbourhood privacy and tranquillity

**6. Long-Term Community Impact**

- Fundamental incompatibility with existing neighbourhood character
- Risk of creating an isolated, concentrated low-income housing precinct
- Potential for generating sustained social and economic challenges

The emergency access routes present a particularly alarming scenario. What are ostensibly designed as emergency pathways are overwhelmingly likely to become secondary traffic conduits. The immediate consequence would be transforming safe, child-friendly residential streets into high-risk thoroughfares.

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**Attachment 4 Submissions x 34 (redacted)**

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This development represents far more than a housing project—it is a potential catalyst for comprehensive community destabilisation. The risks comprehensively outweigh any potential benefits, threatening the social fabric, economic stability, and quality of life for existing residents.

I implore the Western Regional Planning Panel to thoroughly examine these concerns and ultimately reject this development application. The proposed Manufactured Home Estate poses an unacceptable risk to Orange's community well-being.

Your careful and considered evaluation is respectfully requested.

Yours faithfully,

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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 31

Development Services Section Western Regional Planning Panel c/o Orange City Council  
Council PO Box 35, Orange NSW 2800

REGARDING: Development Application DA 748/2024(1) Manufactured Home Estate  
Development - 184 Leeds Parade, Orange Planning Reference: PAN-494093

As a resident directly impacted by the proposed development, I write to register my  
strong objection to the planned 410-dwelling manufactured home estate.

#### Traffic Impact Analysis

The most pressing concern relates to traffic management. Our community faces the  
prospect of approximately 800 additional vehicle movements during peak periods. The  
current design, featuring a single primary entrance and two emergency access points  
via Sullivan Circuit, presents significant risks to local residents, particularly those of us  
residing in Blanche Avenue.

The inevitable consequences include:

- Emergency access routes becoming default thoroughfares
- Honeyman Drive experiencing unprecedented traffic volumes
- Our residential streets transforming into high-traffic corridors
- Compromised safety for local residents

#### Infrastructure Capacity Assessment

The development threatens to overwhelm existing infrastructure:

- Water supply systems currently operating at 85% capacity
- Emergency response times already exceeding acceptable limits
- Essential services struggling to meet current demand

#### Demographic and Economic Implications

Market research raises serious questions about:

- Limited demand for retirement-focused accommodation
- Potential 15% reduction in local property values
- Increased council rates to support infrastructure upgrades
- Higher insurance costs due to bushfire risk classification

#### Community Impact

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**Attachment 4 Submissions x 34 (redacted)**

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The proposed development's scale conflicts with our established neighborhood character. While development has its place, it must not compromise existing residents' quality of life. The current proposal fails to demonstrate compatibility with our community's needs and infrastructure capabilities.

Recommendation

Based on these substantiated concerns, I strongly advocate for either:

1. Complete rejection of the current application, or
2. Fundamental redesign addressing these critical issues

The Western Regional Planning Panel must prioritize the protection of existing residents while considering future development proposals.

I trust you will give due consideration to these serious concerns.

Yours sincerely,



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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 32

**The Chair**

Western Regional Planning Panel  
c/o Chief Executive Officer  
Orange City Council  
PO Box 35  
Orange, NSW 2800

**RE: Objection to Development Application DA 748/2024(1) – Proposed  
Manufactured Home Estate at 184 Leeds Parade, Orange**

Dear Sir/Madam,

I wish to formally express my objection to Development Application DA 748/2024(1), which proposes a 410-dwelling Manufactured Home Estate at 184 Leeds Parade, Orange. As a resident of Honeyman Drive, I am deeply concerned about the potential impact of this development on our community.

My primary concern is the significant increase in traffic it would bring. Honeyman Drive provides direct access to Leeds Parade, and it is highly likely that residents of the proposed estate would use Sullivan Circuit as an unofficial second exit. Although the development includes a single main entrance, the placement of two emergency access points on Sullivan Circuit poses a serious risk. This could lead to traffic overflow onto Honeyman Drive, turning our quiet residential streets into a 'rat run' and disrupting the peaceful character of our neighbourhood.

The scale of the development is another major issue. With over 400 new households, the strain on local infrastructure and services would be immense. Our infrastructure and essential services are already under significant strain, operating at or near capacity. The addition of so many new residents would place an unsustainable burden on these systems, which are already struggling to meet current demands.

Emergency services, in particular, are stretched thin, with response times already exceeding acceptable standards. Introducing hundreds of new households would only exacerbate these challenges, further compromising the reliability and efficiency of these critical services.

The broader traffic implications are equally troubling. The development is expected to generate around 800 vehicle movements during peak hours, which would inevitably spill into surrounding streets. This would fundamentally alter the character of our peaceful residential area. Similar developments have shown that emergency access points often become 'rat runs' as residents try to avoid congestion at the main entrance.

I also question the demographic feasibility of this project. Our region does not have a large enough population of low-income retirees to support a development of this size.

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**Attachment 4 Submissions x 34 (redacted)**

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Under current legislation, this could lead to the inclusion of residents outside the intended demographic, potentially causing unintended social consequences for our community.

The economic impact on current residents cannot be ignored. Similar developments in regional areas have led to property value decreases of up to 15%. This, combined with likely increases in council rates to fund necessary infrastructure upgrades and higher insurance premiums due to the site's bushfire-prone location, would place a significant financial burden on existing homeowners.

Finally, the proposed development threatens to alter the character of our established neighbourhoods. While I understand the need for growth, it should not come at the expense of existing community amenity and infrastructure capacity. The scale of this development is simply incompatible with the current infrastructure and character of our area.

For these reasons, I strongly urge the Western Regional Planning Panel to reject this application. At the very least, significant modifications would be needed to ensure the development aligns with our community's infrastructure capacity and character.

Thank you for considering my concerns.

Yours faithfully,

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**Attachment 4 Submissions x 34 (redacted)**

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**Submission 33**

The Chair Western Regional Planning Panel Development Assessment Division Orange.  
City Council PO Box 35 Orange NSW 2800

Reference: Objection to Development Application DA 748/2024(1) Location: 184 Leeds Parade, Orange Planning Reference: PAN-494093

Dear Sir/Madam,

This submission outlines significant concerns regarding the proposed 410-unit Manufactured Home Estate development at Leeds Parade, Orange.

The primary issue centers on traffic management implications. Blanche Avenue residents currently access Leeds Parade exclusively via Honeyman Drive. The development's proposed single entrance and two emergency access points on Sullivan Circuit present significant traffic management challenges. Engineering assessments project approximately 800 vehicle movements during peak hours, which would substantially impact local traffic patterns. The Honeyman Drive and Leeds Parade intersection would face increased congestion and elevated accident risks under these conditions.

Evidence from comparable developments demonstrates that designated emergency access routes invariably become regular shortcuts. This established pattern would create additional traffic burden throughout the surrounding street network. The proposed layout would compromise both road safety and the established residential environment.

Infrastructure capacity presents another critical consideration. The current water supply system operates at 85% capacity, while emergency services already exceed response time targets. The addition of 410 new households would place excessive demand on these essential services.

Economic analysis indicates several adverse implications. Property valuations project a potential 15% decrease in local housing values. The development's location in a bushfire-prone area suggests increased insurance costs for the broader community. Additional infrastructure requirements would necessitate increased council rates.

Demographic studies indicate insufficient market demand for retirement-focused housing of this scale in this location. This raises concerns about the development's long-term viability and potential future usage patterns, with implications for community planning and resources.

Based on these objective factors, this submission recommends either rejection of the current application or substantial modifications to address these critical issues. Any approved development must incorporate comprehensive traffic management solutions and adequate infrastructure planning to maintain community standards.

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Attachment 4 Submissions x 34 (redacted)

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The Panel's careful consideration of these matters is appreciated.

Yours faithfully,

I am concerned that this Facility will bring anti-social activity to our area. The word "Gated" sounds more like a prison than a retirement home. With growing crime in town, I have always felt somewhat safe in our community. I have heard of other towns putting in a "Gated" community, and it only attracts more crime.

This project would also have an impact on traffic on Leeds parade and ours & our surrounding neighbours quite streets. The northern Distributor road and Leeds parade will eventually end up w 40-50 km ph speed limit which would more congestion and neg driving. I see this also de-valuing all properties in t area. I have worked hard for our town And I have no reason except for this ridiculous project to move us out.

19.2.25



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**Attachment 4 Submissions x 34 (redacted)**

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## Submission 34

The Chair Western Regional Planning Panel c/o Chief Executive Officer Orange City Council

PO Box 35

Orange NSW 2800

**RE: Objection to Development Application DA 748/2024(1) - PAN-494093 184 Leeds Parade, Orange NSW**

Dear Sir/Madam,

I am writing to formally object to the development application DA 748/2024(1) for the proposed Manufactured Home Estate (MHE) at 184 Leeds Parade, Orange, currently before the Western Regional Planning Panel. While the development is being marketed as a retirement village, I have serious concerns regarding the impact it will have on the local community, infrastructure, and the environment.

One of the main issues is the proposed development's reliance on a retirement village model. The number of low-income retirees in Orange and surrounding areas is insufficient to sustain such a large-scale MHE, and it is highly likely that the developers will have to accept other low-income residents, as required by the Manufactured Home Estates (MHE) legislation. This could lead to an influx of residents whose needs may not align with the community's current demographic, which could cause social and economic issues.

In addition, there are several other disadvantages of Manufactured Home Estates, particularly in a regional setting like Orange. For example:

1. **Property Value Impact:** Similar developments in regional areas have shown a decrease in surrounding property values by up to 15%. This could result in tens of thousands of dollars being wiped off the value of local homes, making this development a significant financial risk for homeowners in the area.
2. **Higher Council Rates:** With local infrastructure already under strain, particularly the water supply at 85% capacity, the development of 410 new homes will likely require substantial upgrades to roads, water, and sewerage. This will undoubtedly result in increased council rates to cover the costs of these infrastructure improvements.
3. **Insurance Costs:** The proposed development's location in a bushfire-prone area could result in higher insurance premiums for neighbouring properties. Insurers frequently reassess risk ratings based on developments in fire-prone zones, potentially making it more expensive for local homeowners to insure their properties.

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**Attachment 4 Submissions x 34 (redacted)**

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4. **Traffic Congestion:** The development proposes only one main entrance for 410 households, which will lead to hundreds of additional vehicle movements daily. This will cause significant traffic congestion on Leeds Parade, creating difficulties for local residents and increasing travel times.
5. **Emergency Access Issues:** The development only plans for one primary access point, meaning that residents may resort to using emergency access routes via Sullivan Circuit as shortcuts. This raises safety concerns, especially for local children, as these routes could become hazardous.
6. **Emergency Response Times:** Current emergency response times already exceed the NSW target by two minutes, and adding over 400 new low-income households will likely exacerbate this issue. Longer wait times for police, fire, and medical services could put local residents at greater risk in the event of an emergency.
7. **Neighbourhood Character:** The scale and density of the proposed development are incompatible with the existing neighbourhood. The visual impact of a 410-unit MHE will disrupt the area's character, leading to a loss of the rural and residential charm that current residents enjoy.
8. **Infrastructure Strain:** The addition of 400+ households will strain existing infrastructure, particularly water, power, and internet services. Local residents can expect to experience disruptions such as low water pressure, slow internet speeds, and power supply issues during peak times.
9. **Impact on Community Services:** Local medical services, including Orange Health Service, are already under significant pressure, with long wait times for patients. The proposed development will only increase this strain, leading to even longer waiting times for medical care.
10. **Potential for Increased Crime:** High-density developments, particularly those with limited community engagement or policing, are sometimes linked with increased crime or anti-social behaviour. The proposed development could have similar impacts, creating safety concerns for existing residents.
11. **Loss of Privacy:** The residents of properties adjacent to the proposed MHE may experience a loss of privacy due to increased foot traffic, vehicle movement, and the proximity of new homes. This will affect their quality of life, particularly in a residential area that currently enjoys privacy and quiet.
12. **Social and Cultural Divide:** The introduction of a MHE could create a perceived divide between the new residents and the existing community, especially if the development attracts a different socio-economic or demographic group.

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**Attachment 4 Submissions x 34 (redacted)**

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**13. Noise and Disruption:** The construction phase for such a large-scale development will likely generate significant noise and disruption for local residents. This will affect their quality of life, with construction activity potentially lasting for years.

Given these numerous concerns, I strongly urge the Council and the Western Regional Planning Panel to reconsider approving this development. The risks and potential negative impacts on the local community, environment, and infrastructure are too great to justify this scale of development in a region that is already experiencing significant challenges.

Thank you for considering my objections. I trust that you will carefully weigh the potential consequences of this development for Orange and its residents.

Kind regards,

**Attachment 5 Appendix A - response from RFS (redacted)**

## Appendix A



Orange City Council  
PO Box 35  
ORANGE NSW 2800

Your reference: (CNR-77119) DA 748/2024(1)  
Our reference: DA20241218005359-Original-1

**ATTENTION:** Ben Hicks

Date: Tuesday 4 February 2025

Dear Sir/Madam,

**Integrated Development Application**  
**s100B – SFPP – Manufactured Home Estate**  
**184 Leeds Pde Orange NSW 2800, 23//DP1306339**

I refer to your correspondence dated 20/12/2024 seeking general terms of approval for the above Integrated Development Application.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted. General Terms of Approval, under Division 4.8 of the *Environmental Planning and Assessment Act 1979*, and a Bush Fire Safety Authority, under section 100B of the *Rural Fires Act 1997*, are now issued subject to the following conditions:

**Asset Protection Zones**

***Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.***

1. At the commencement of building works or the issue of a subdivision certificate (whichever comes first), and in perpetuity to ensure ongoing protection from the impact of bush fires, the entire site must be managed as an Inner Protection Area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*. When establishing and maintaining an IPA the following requirements apply:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and

1

**Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



**Attachment 5 Appendix A - response from RFS (redacted)**

**RFS**


- leaves and vegetation debris should be removed.

2. At the issue of a subdivision certificate, and in perpetuity to ensure ongoing protection from the impact of bush fires, suitably worded instrument(s) created pursuant to section 88 of the *Conveyancing Act 1919* must be placed on the proposed public recreation and community facility lots as shown on the APZ plan at Figure 4 of the report prepared by Firebird dated 18 November 2024 which requires the provision of the specified asset protection zones (APZs) and prohibits the construction of buildings other than class 10b structures within these APZs. The name of authority empowered to release, vary or modify the instrument shall be Cabonne Council.

When establishing and maintaining an inner protection area (IPA) the following requirements apply in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*:

- tree canopy cover should be less than 15% at maturity;
- trees at maturity should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above the ground;
- tree canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees;
- large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover; and
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.
- grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and
- leaves and vegetation debris should be removed.

**Construction Standards**

***Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.***

3. New dwellings on proposed Lots 88, 102-105, 123-128, 138-152, 211-223, 228-230, 235-239, and 244-248 (identified as subject to BAL 12.5 by Figure 5 of the report prepared by Firebird dated 18 November 2024) must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2021* as appropriate and Section 7.5 of *Planning for Bush Fire Protection 2019*.

4. An updated Approval to Operate (issued under Section 68 of the *Local Government Act 1993*) shall include the BAL Contour Plan at Figure 5 of the report prepared by Firebird dated 18 November 2024 and require each new dwelling to be constructed in accordance with the above conditioned BAL rating. Furthermore, a suitably worded instrument(s) must be created pursuant to Section 88 of the *Conveyancing Act 1919* clearly outlining the applicable BAL for each dwelling.

**Access - Internal Roads**

***Intent of measures: to provide safe operational access for emergency services personnel in suppressing a bush fire, while residents are accessing or egressing an area.***

5. Non-perimeter roads must comply with the general requirements of Table 6.8b of *Planning for Bush Fire Protection 2019* and the following:



**Attachment 5 Appendix A - response from RFS (redacted)**


# RFS



- minimum 5.5m carriageway width kerb to kerb;
- parking is provided outside of the carriageway width;
- hydrants are located clear of parking areas;
- roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m;
- curves of roads have a minimum inner radius of 6m;
- the road crossfall does not exceed 3 degrees; and
- a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided.

**Water and Utility Services**

***Intent of measures: to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.***

6. The provision of water, electricity and gas must comply the following in accordance with Table 6.8c of *Planning for Bush Fire Protection 2019*:

- reticulated water is to be provided to the development where available;
- fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005;
- hydrants are and not located within any road carriageway;
- reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads;
- fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005;
- all above-ground water service pipes are metal, including and up to any taps;
- where practicable, electrical transmission lines are underground;
- where overhead, electrical transmission lines are proposed as follows:
  - lines are installed with short pole spacing (30m), unless crossing gullies, gorges or riparian areas; and
  - no part of a tree is closer to a power line than the distance set out in accordance with the specifications in *ISSC3 Guideline for Managing Vegetation Near Power Lines*.
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;
- reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities, and metal piping is used;
- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side;
- connections to and from gas cylinders are metal; polymer-sheathed flexible gas supply lines are not used; and
- above-ground gas service pipes are metal, including and up to any outlets.

**Landscaping Assessment**

***Intent of measures: to provide suitable building design, construction and sufficient space to ensure that radiant heat levels do not exceed critical limits for firefighters and other emergency services personnel undertaking operations, including supporting or evacuating occupants.***

7. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*. In this regard, the following principles are to be incorporated:

- A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building;



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**Attachment 5 Appendix A - response from RFS (redacted)**

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**RFS**

- Planting is limited in the immediate vicinity of the building;
- Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);
- Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA), and less than 30% (OPA) at maturity and trees do not touch or overhang buildings;
- Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies;
- Use smooth bark species of trees species which generally do not carry a fire up the bark into the crown;
- Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter);
- Avoid climbing species to walls and pergolas;
- Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building;
- Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and
- Low flammability vegetation species are used.

**Emergency and Evacuation Planning Assessment**

***Intent of measures: to provide suitable emergency and evacuation arrangements for occupants of SFPP developments.***

**8.** A Bush Fire Emergency Management and Evacuation Plan must be prepared and be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.

The Bush Fire Emergency Management and Evacuation Plan should include planning for the early relocation of occupants.

Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

For any queries regarding this correspondence, please contact \_\_\_\_\_ on 1300 NSW RFS.

Yours sincerely,

**Manager Planning & Environment Services  
Built & Natural Environment**



**RFS**

## **BUSH FIRE SAFETY AUTHORITY**

SFPP – Manufactured Home Estate  
184 Leeds Pde Orange NSW 2800, 23//DP1306339  
RFS Reference: DA20241218005359-Original-1  
Your Reference: (CNR-77119) DA 748/2024(1)

This Bush Fire Safety Authority is issued on behalf of the Commissioner of the NSW Rural Fire Service under s100b of the Rural Fires Act (1997) subject to the attached General Terms of Approval.

This authority confirms that, subject to the General Terms of Approval being met, the proposed development will meet the NSW Rural Fire Service requirements for Bush Fire Safety under *s100b of the Rural Fires Act 1997*.

**Manager Planning & Environment Services  
Built & Natural Environment**

Tuesday 4 February 2025



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**Attachment 6    Appendix B - response from TfNSW (redacted)**

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## Appendix B

Transport for NSW



22 May 2025

TfNSW reference: WST24/00438/003 | SF2024/231828  
Your reference: DA 748/2024(1)

General Manager  
Orange City Council  
By Email: [council@orange.nsw.gov.au](mailto:council@orange.nsw.gov.au)

**Attention: Ben Hicks**

**DA 748/2024(1) - Manufactured Home Estate (410 dwelling sites, community facilities, open space and landscaping) - Lot: 23 DP1306339 - 184 Leeds Parade, Orange**

Dear Ben,

Transport for NSW (TfNSW) is responding to the DA 748/2024(1) referred on 28 April 2025 via the ePlanning Portal.

TfNSW has reviewed the information and is generally **supportive** of the proposed development. Advice is set out in **Attachment 1** to assist the Consent Authority in assessing the development application.

TfNSW notes that in determining the application under Part 4 of the *Environmental Planning & Assessment Act 1979* it is the consent authority's responsibility to consider the environmental impacts of any road works that are ancillary to the development (such as removal of trees, relocation of utilities, stormwater management, etc). Depending on the nature of the works, the Council may require the developer to submit a further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact Development Services (West), on 1300 019 680 or email [development.west@transport.nsw.gov.au](mailto:development.west@transport.nsw.gov.au).

Yours faithfully,

Team Leader Development Services (West)  
Transport Planning  
Planning, Integration and Passenger

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OFFICIAL

Level 1, 51-55 Currajong Street, PARKES NSW 2870  
PO Box 334 PARKES NSW 2870 | DX20256  
Email: [development.west@transport.nsw.gov.au](mailto:development.west@transport.nsw.gov.au) | Phone: 1300 207 783  
[transport.nsw.gov.au](http://transport.nsw.gov.au)

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**Attachment 6    Appendix B - response from TfNSW (redacted)**

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Transport for NSW



Attachment 1

**DA 748/2024(1) – Manufactured Home Estate (410 dwelling sites, community facilities, open space and landscaping) – Lot: 23 DP1306339 – 184 Leeds Parade, Orange**

This attachment relates to TfNSW's response dated 22 May 2025 reference WST24/00438/003.

**Context**

TfNSW understands the subject application:

- Proposes to construct a Manufactured Home Estate that will consist of 410 dwelling homes, community facilities, open space and landscaping. Vehicular access to the site is via Leeds Parade, a local road.
- The nearest affected classified (State) road is Mitchell Highway (HW7), locally known as the Northern Distributor Road.
- Council is seeking advice from TfNSW to assist in its assessment of 'traffic generating development' under s2.122 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW requested additional information on 17 February 2025 including an assessment of the development's traffic and stormwater impacts on the Northern Distributor Road. TfNSW received a referral from Council on 28 April 2025 that included an amended Traffic Impact Assessment (TIA) and letter addressing stormwater impacts.

**TfNSW comments**

TfNSW's primary interests are in the road network, traffic, and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

TfNSW is generally supportive of the proposed development subject to Council's consideration of the following (note, the below are not written as conditions of consent):

1. Stormwater runoff from the development site into the Northern Distributor Road (HW7) must be maintained at pre-development conditions. Council must be satisfied that any stormwater drainage works within Northern Distributor Road (HW7), including scour protection, or modifications to existing infrastructure, is suitably designed to relevant standards prior to final approval of the development.
2. Any works required within the Northern Distributor Road (HW7) will require concurrence from TfNSW in accordance with s138(2) of the *Roads Act 1993*. TfNSW advise Council that any application for works within the road corridor must be referred by Council to TfNSW for concurrence prior to issuing consent for any road work (e.g. stormwater works in the road corridor).
3. Prior to the commencement of construction work affecting the Northern Distributor Road (HW7), the proponent is to contact TfNSW Road Access Unit at [road.access@transport.nsw.gov.au](mailto:road.access@transport.nsw.gov.au) to determine if a Road Occupancy Licence (ROL) is required. In the event an ROL is required, the proponent is to provide the consent number in the ROL application. Please note that up to 10 working days is required for ROL applications to be assessed and processed. Refer to TfNSW website for further information about the ROL process: <https://roads-waterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html>

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OFFICIAL

Level 1, 51-55 Currajong Street, PARKES NSW 2870  
PO Box 334 PARKES NSW 2870 | DX20256  
Email: [development.west@transport.nsw.gov.au](mailto:development.west@transport.nsw.gov.au) | Phone: 1300 019 680  
[transport.nsw.gov.au](http://transport.nsw.gov.au)

2



**5.4 STATEMENT OF INVESTMENTS - JULY 2025**

RECORD NUMBER: 2025/1128

AUTHOR: John Thompson, Chief Financial Officer

**EXECUTIVE SUMMARY**

The purpose of this report is to provide a statement of Council's investments held for the period July 2025.

**LINK TO DELIVERY/OPERATIONAL PLAN**

The recommendation in this report relates to the Delivery/Operational Plan strategy "15.3 Ensure financial stability and support efficient ongoing operation".

**FINANCIAL IMPLICATIONS**

Nil.

**POLICY AND GOVERNANCE IMPLICATIONS**

Nil.

**RECOMMENDATION**

That Council resolves to:

- 1 Note the Statement of Investments for the period July 2025.
- 2 Adopt the certification of the Responsible Accounting Officer.

**FURTHER CONSIDERATIONS**

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

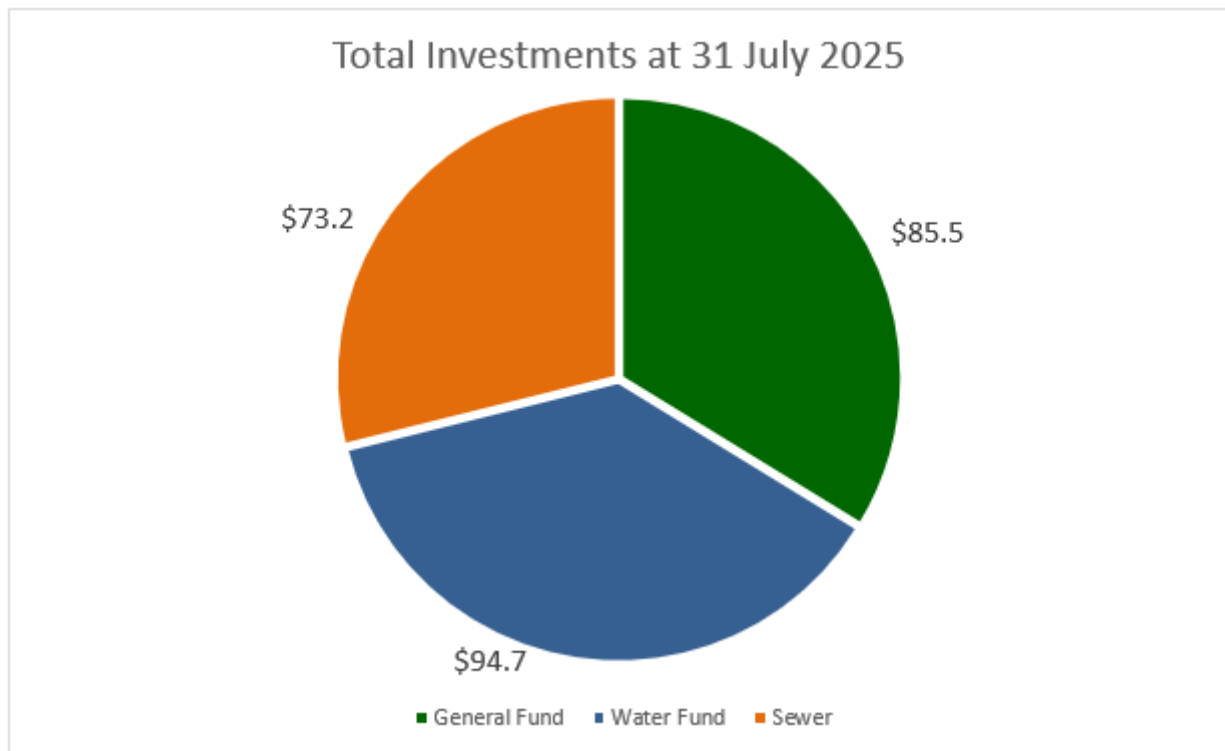
**SUPPORTING INFORMATION****Statement of Investments – July 2025**

The investments held by Council in each fund is shown below:

	30/06/2025	31/07/2025
General Fund	89,149,602	85,531,332
Water Fund	95,734,964	94,656,121
Sewer Fund	70,597,505	73,183,650
<b>Total Funds</b>	<b>255,482,072</b>	<b>253,371,103</b>

**Portfolio Performance**

As at the end of July 2025, Council's investment portfolio remains largely secured through fixed rate term deposits (88%), with the remaining portfolio allocated to FRNs 3%), bonds (2%), and cash (7%).



Overall Council's portfolio remains highly liquid and diversified with approximately 72.58% of assets maturing under 12 months and no exposure to the unrated ADI sector. All investments are within Council's risk appetite as per our investment Policy.

The weighted average interest rate of **Council's investment portfolio** (refer to the **green line** in below chart) for the period ending 31 July 2025 was **4.36 percent**, which is below **Council Policy's target** or '**mandated**' cash rate (refer to the **red line** in the chart below) of **4.60 percent** or 460 basis points (based on a target of 75 basis points above the cash rate for July at 3.85 percent).

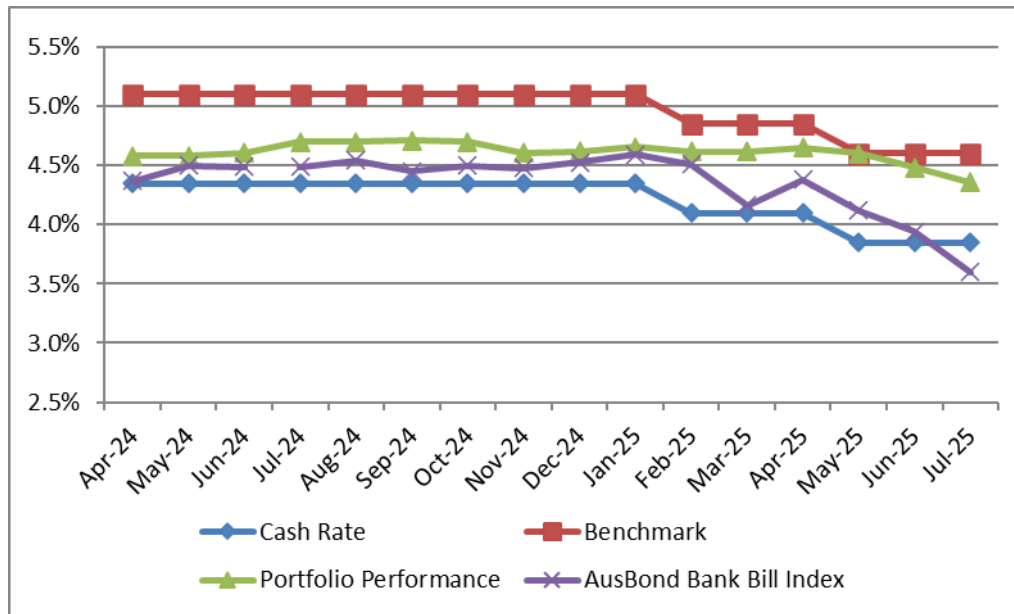
As the official cash rate reduces its 'mandated' target rate of return as per its Investment Policy Council becomes closer in differential. That is while Council acknowledges that it is currently not achieving its 'mandated levels' it also notes that this is a function of the interest rate cycle and has a lag effect to the official cash rates as they both increase and decrease. Official rates are now in a decreasing phase of the cycle.

Council will continue to monitor maturing investments to ensure these are reinvested at optimum investment rates available at the time. Retiring investments are being monitored closely and reinvested to optimise returns in line with Council's Investment Policy.

A review of the current target benchmark is being progressed as part of the broader review of Council's Investment Policy as discussed and agreed at the 26 June 2024 Audit, Risk, and Improvement Committee (ARIC). This was tabled for ARIC in the 4 June 2025 meeting. However, has been extended for review in the December 2025 meeting. Any outcome will be advised to Council in due course.

## 5.4 Statement of Investments - July 2025

Council has also compared its performances to the Bloomberg **AusBond Bank Bill Index** (Baubil or Ausbond) to provide a further benchmark (refer to the **purple line** in the below chart). This index is focused on short term Australian money market investments. For the period July 2025, the AusBond rate was 3.60 percent. The weighted average interest rate of Council's investment portfolio of 4.36 percent exceeded the AusBond rate at the same reporting date. The AusBond rate is supplied to Council by our investment consultants Arlo Advisory Pty Ltd.



Council's Investment Policy also establishes limits in relation to the maturity terms of Council's investments as well as the credit ratings of the institutions with whom Council can invest.

The following tables provide a dissection of Council's investment portfolio as required by the Policy. The Policy identifies the maximum amount that can be held in a variety of investment products or with institutions based on their respective credit ratings.

Table 1 shows the percentage held by Council (holdings) and the additional amount that Council could hold (capacity) for each term to maturity allocation in accordance with limits established by Council's Policy.

*Table 1: Maturity – term limits*

Term to Maturity Allocation	Maximum	Holdings	Capacity
0 - 3 Months	100.00%	28.77%	71.23%
3 - 12 Months	100.00%	43.81%	56.19%
1 - 2 Years	70.00%	10.55%	59.45%
2 - 5 Years	50.00%	16.87%	33.13%
5+ Years	25.00%	0.00%	25.00%



## 5.4 Statement of Investments - July 2025

Table 2 (below) shows the total amount held, and the weighted average interest rate (or return on investment), by credit rating. The credit rating is an independent opinion of the capability and willingness of a financial institution to repay its debts, or in other words, the providers' financial strength or creditworthiness. The rating is typically calculated as the likelihood of a failure occurring over a given period, with the higher rating (AAA) being superior due to having a lower chance of default. However, it is accepted that this lower risk will be accompanied by a lower return on investment.

The level of money held in the bank accounts has been added to the table to illustrate the ability of Council to cover the operational liabilities that typically occur (for example payroll, materials and contracts, utilities).

*Table 2: Credit rating limits*

Credit Rating	Maximum	Holding	Remaining Capacity	Value	Return on investment
Bank Accounts	100.00%	7.46%	92.54%	18,894,091.88	3.75%
AAA	100.00%	0.40%	99.60%	1,009,605.00	4.50%
AA	100.00%	32.26%	67.74%	81,743,555.30	3.80%
A	60.00%	30.12%	29.88%	76,310,729.80	4.76%
BBB & NR	40.00%	29.76%	10.24%	75,413,120.60	4.72%
Below BBB	0.00%	0.00%	0.00%	-	0.00%
				<b>253,371,102.58</b>	

It is noted that Council still holds several investments with a lower than current market deposit interest rate. These investments will incur significant costs to redeem (or break) early and would thus impact Council's expected interest income. These investments will naturally be redeemed at maturity and reinvested into the best performing products at that time. It is important to note there will always be a lag in our performance to the spot interest rate at any time (both on the lower side and the higher side) depending on where we are at in the interest rate cycle.

#### Portfolio advice

Council uses the services of an independent investment advisor in maintaining its portfolio of investments. Council's current investment advisor is Arlo Advisory Pty Ltd. Services provided to Council currently include:

- quarterly portfolio summary reports;
- advice on investment opportunities, in particular Floating Rate Note products;
- advice on policy construction; and
- year-end market values for Floating Rate Note products held by Council.

#### Certification by Responsible Accounting Officer

*Section 212(1) of the Local Government (General) Regulation 2021* requires that a written report be presented each month at an Ordinary Meeting of the Council detailing all money that Council has invested under *Section 625 of the Local Government Act 1993*.

I, John Thompson, hereby certify that all investments have been made in accordance with Section 625 of the *Local Government Act 1993*, Clause 212 of the *Local Government (General) Regulation 2021* and Council's Investment Policy.

#### ATTACHMENTS

- 1 Monthly Investment Report - July 2025, D25/91787 [↓](#)



# Investment Report

01/07/2025 to 31/07/2025

**Attachment 1 Monthly Investment Report - July 2025**
**Portfolio Valuation** as at 31/07/2025

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
NAB	AA-	TD	GENERAL	Annual	02/08/2024	07/08/2025	5.0500	2,000,000.00	2,000,000.00	100,723.29	8,578.08
NAB	AA-	TD	GENERAL	Annual	02/08/2024	14/08/2025	5.2000	2,000,000.00	2,000,000.00	103,715.07	8,832.88
State Bank of India, Sydney Branch	BBB-	TD	GENERAL	At Maturity	22/05/2025	21/08/2025	4.6500	2,000,000.00	2,000,000.00	18,090.41	7,898.63
JUDO BANK	BBB	TD	GENERAL	At Maturity	26/06/2025	28/08/2025	4.2000	3,000,000.00	3,000,000.00	12,427.40	10,701.37
JUDO BANK	BBB	TD	GENERAL	At Maturity	26/06/2025	28/08/2025	4.2000	5,000,000.00	5,000,000.00	20,712.33	17,835.62
NAB	AA-	TD	WATER	Annual	02/08/2024	28/08/2025	5.2000	2,000,000.00	2,000,000.00	103,715.07	8,832.88
Defence Bank	BBB+	TD	SEWER	At Maturity	28/11/2024	04/09/2025	5.1000	2,000,000.00	2,000,000.00	68,745.21	8,663.01
Defence Bank	BBB+	TD	GENERAL	At Maturity	28/11/2024	04/09/2025	5.1000	3,000,000.00	3,000,000.00	103,117.81	12,994.52
AMP Bank	BBB+	TD	GENERAL	At Maturity	05/12/2024	11/09/2025	5.1000	6,000,000.00	6,000,000.00	200,367.12	25,989.04
MyState Bank	BBB	TD	GENERAL	At Maturity	12/06/2025	18/09/2025	4.3500	3,000,000.00	3,000,000.00	17,876.71	11,083.56
Australian Unity Bank	BBB+	TD	SEWER	At Maturity	05/12/2024	18/09/2025	5.1000	1,000,000.00	1,000,000.00	33,394.52	4,331.51
NAB	AA-	TD	GENERAL	At Maturity	05/12/2024	18/09/2025	4.9500	5,000,000.00	5,000,000.00	162,061.64	21,020.55
Rabobank Australia Limited	A	TD	GENERAL	At Maturity	03/07/2025	02/10/2025	4.2800	5,000,000.00	5,000,000.00	17,002.74	17,002.74
Auswide Bank	BBB	TD	WATER	At Maturity	09/01/2025	02/10/2025	5.0000	6,000,000.00	6,000,000.00	167,671.23	25,479.45
NAB	AA-	TD	GENERAL	At Maturity	04/07/2025	09/10/2025	4.2000	3,000,000.00	3,000,000.00	9,665.75	9,665.75
AMP Bank	BBB+	TD	WATER	At Maturity	22/01/2025	09/10/2025	5.0500	4,000,000.00	4,000,000.00	105,704.11	17,156.16
MyState Bank	BBB	TD	WATER	At Maturity	26/06/2025	06/11/2025	4.3000	2,000,000.00	2,000,000.00	8,482.19	7,304.11
Westpac	AA-	TD	GENERAL	At Maturity	14/02/2025	06/11/2025	4.7100	6,000,000.00	6,000,000.00	130,073.42	24,001.64

**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
Westpac	AA-	TD	WATER	Quarterly	25/11/2021	27/11/2025	1.9400	2,000,000.00	2,000,000.00	7,122.19	3,295.34
ING Bank (Australia) Ltd	A	TD	SEWER	Annual	14/12/2023	11/12/2025	5.2000	4,500,000.00	4,500,000.00	146,169.86	19,873.97
ING Bank (Australia) Ltd	A	TD	WATER	Annual	14/12/2023	11/12/2025	5.2000	2,500,000.00	2,500,000.00	81,205.48	11,041.10
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	14/12/2023	11/12/2025	5.2000	3,000,000.00	3,000,000.00	97,446.58	13,249.32
ING Bank (Australia) Ltd	A	TD	WATER	Quarterly	16/12/2022	18/12/2025	4.7000	5,000,000.00	5,000,000.00	29,616.44	19,958.90
ING Bank (Australia) Ltd	A	TD	GENERAL	At Maturity	21/12/2023	18/12/2025	5.0800	3,500,000.00	3,500,000.00	286,915.62	15,100.82
Rabobank Australia Limited	A	TD	GENERAL	At Maturity	24/07/2025	08/01/2026	4.3100	3,000,000.00	3,000,000.00	2,833.97	2,833.97
Suncorp Bank	AA-	TD	WATER	At Maturity	19/06/2025	08/01/2026	4.3700	2,000,000.00	2,000,000.00	10,296.44	7,423.01
Defence Bank	BBB+	TD	SEWER	At Maturity	23/01/2025	08/01/2026	4.9000	5,000,000.00	5,000,000.00	127,534.25	20,808.22
NAB	AA-	TD	GENERAL	At Maturity	17/07/2025	08/01/2026	4.1100	2,000,000.00	2,000,000.00	3,378.08	3,378.08
Suncorp Bank	AA-	TD	SEWER	At Maturity	19/06/2025	15/01/2026	4.3800	4,000,000.00	4,000,000.00	20,640.00	14,880.00
ING Bank (Australia) Ltd	A	TD	SEWER	Annual	11/01/2024	15/01/2026	4.9600	3,000,000.00	3,000,000.00	81,534.25	12,637.81
Westpac	AA-	TD	WATER	At Maturity	23/01/2025	05/02/2026	4.8700	7,000,000.00	7,000,000.00	177,454.79	28,953.15
Westpac	AA-	TD	SEWER	Quarterly	10/02/2022	12/02/2026	2.1500	1,000,000.00	1,000,000.00	4,771.23	1,826.03
Westpac	AA-	TD	WATER	Quarterly	10/02/2022	12/02/2026	2.1500	1,000,000.00	1,000,000.00	4,771.23	1,826.03
Westpac	AA-	TD	GENERAL	Quarterly	10/02/2022	12/02/2026	2.1500	1,000,000.00	1,000,000.00	4,771.23	1,826.03
State Bank of India, Sydney Branch	BBB-	TD	GENERAL	At Maturity	20/02/2025	19/02/2026	5.2000	4,000,000.00	4,000,000.00	92,317.81	17,665.75

**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
Rabobank Australia Limited	A	TD	GENERAL	Annual	05/09/2024	05/03/2026	4.9200	4,000,000.00	4,000,000.00	177,928.77	16,714.52
Westpac	AA-	TD	WATER	Quarterly	04/03/2021	05/03/2026	1.2000	1,500,000.00	1,500,000.00	2,860.27	1,528.77
Westpac	AA-	TD	SEWER	Quarterly	04/03/2021	05/03/2026	1.2000	1,000,000.00	1,000,000.00	1,906.85	1,019.18
P&N Bank	BBB+	TD	WATER	Quarterly	16/03/2023	19/03/2026	4.7000	5,000,000.00	5,000,000.00	29,616.44	19,958.90
JUDO BANK	BBB	TD	WATER	Annual	13/03/2025	02/04/2026	4.6500	5,000,000.00	5,000,000.00	89,815.07	19,746.58
BankVic	BBB+	TD	GENERAL	At Maturity	24/07/2025	09/04/2026	4.1500	3,000,000.00	3,000,000.00	2,728.77	2,728.77
ING Bank (Australia) Ltd	A	TD	WATER	Annual	20/03/2025	09/04/2026	4.6500	2,000,000.00	2,000,000.00	34,142.47	7,898.63
NAB	AA-	TD	SEWER	At Maturity	20/03/2025	09/04/2026	4.6000	3,000,000.00	3,000,000.00	50,663.01	11,720.55
ING Bank (Australia) Ltd	A	TD	WATER	Annual	20/03/2025	16/04/2026	4.6500	2,000,000.00	2,000,000.00	34,142.47	7,898.63
BOQ	A-	TD	WATER	Quarterly	04/07/2025	07/05/2026	4.1000	3,000,000.00	3,000,000.00	9,435.62	9,435.62
Australian Unity Bank	BBB+	TD	SEWER	Annual	01/05/2025	07/05/2026	4.3000	2,000,000.00	2,000,000.00	21,676.71	7,304.11
State Bank of India, Sydney Branch	BBB-	TD	SEWER	At Maturity	03/04/2025	07/05/2026	4.9000	2,000,000.00	2,000,000.00	32,219.18	8,323.29
NAB	AA-	TD	SEWER	At Maturity	10/07/2025	07/05/2026	4.1500	4,000,000.00	4,000,000.00	10,005.48	10,005.48
NAB	AA-	TD	WATER	At Maturity	17/07/2025	04/06/2026	4.1000	2,000,000.00	2,000,000.00	3,369.86	3,369.86
Australian Unity Bank	BBB+	TD	SEWER	At Maturity	05/06/2025	11/06/2026	4.3000	3,000,000.00	3,000,000.00	20,145.21	10,956.16
Australian Unity Bank	BBB+	TD	SEWER	At Maturity	05/06/2025	18/06/2026	4.3000	3,000,000.00	3,000,000.00	20,145.21	10,956.16
Rabobank Australia Limited	A	TD	SEWER	Annual	04/07/2025	06/07/2026	4.0700	2,000,000.00	2,000,000.00	6,244.38	6,244.38
P&N Bank	BBB+	TD	WATER	Quarterly	13/07/2023	16/07/2026	5.7500	2,000,000.00	2,000,000.00	5,671.23	5,671.23



**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
NAB	AA-	TD	SEWER	At Maturity	31/07/2025	06/08/2026	4.1400	3,000,000.00	3,000,000.00	340.27	340.27
NAB	AA-	TD	SEWER	At Maturity	31/07/2025	03/09/2026	4.1300	2,000,000.00	2,000,000.00	226.30	226.30
Westpac	AA-	TD	GENERAL	Quarterly	28/10/2021	29/10/2026	1.7800	1,000,000.00	1,000,000.00	195.07	195.07
Westpac	AA-	TD	SEWER	Quarterly	28/10/2021	29/10/2026	1.7800	1,000,000.00	1,000,000.00	195.07	195.07
Westpac	AA-	TD	WATER	Quarterly	28/10/2021	29/10/2026	1.7800	2,000,000.00	2,000,000.00	390.14	390.14
Westpac	AA-	TD	WATER	Quarterly	28/10/2021	29/10/2026	1.7800	4,500,000.00	4,500,000.00	877.81	877.81
Westpac	AA-	TD	WATER	Quarterly	02/12/2021	03/12/2026	2.0000	1,000,000.00	1,000,000.00	3,287.67	1,698.63
Westpac	AA-	TD	SEWER	Quarterly	02/12/2021	03/12/2026	2.0000	2,000,000.00	2,000,000.00	6,575.34	3,397.26
Westpac	AA-	TD	GENERAL	Quarterly	02/12/2021	03/12/2026	2.0000	2,000,000.00	2,000,000.00	6,575.34	3,397.26
Westpac	AA-	TD	WATER	Quarterly	25/01/2024	28/01/2027	4.8400	1,000,000.00	1,000,000.00	928.22	928.22
State Bank of India, Sydney Branch	BBB-	TD	WATER	At Maturity	24/07/2025	09/02/2027	4.1000	1,000,000.00	1,000,000.00	898.63	898.63
NAB	AA-	TD	SEWER	Quarterly	10/02/2022	09/02/2027	2.3500	1,000,000.00	1,000,000.00	5,215.07	1,995.89
Westpac	AA-	TD	SEWER	Semi-Annual	15/02/2024	18/02/2027	4.8700	1,340,000.00	1,340,000.00	29,500.19	5,542.46
NAB	AA-	BOND	WATER	Semi-Annual	25/02/2022	25/02/2027	2.9000	443,520.90	450,000.00	5,613.29	1,108.36
NAB	AA-	BOND	SEWER	Semi-Annual	25/02/2022	25/02/2027	2.9000	443,520.90	450,000.00	5,613.29	1,108.36
NAB	AA-	TD	WATER	Quarterly	04/07/2025	04/03/2027	4.0000	2,000,000.00	2,000,000.00	6,136.99	6,136.99
Royal Bank of Canada	AAA	BOND	WATER	Semi-Annual	13/07/2022	13/07/2027	4.5000	1,009,605.00	1,000,000.00	2,219.18	2,219.18
AMP Bank	BBB+	FRN	SEWER	Quarterly	13/09/2024	13/09/2027	4.9875	3,413,120.60	3,400,000.00	22,764.86	14,402.26
ANZ Bank	AA-	FRN	SEWER	Quarterly	31/03/2023	31/03/2028	4.6637	1,515,673.50	1,500,000.00	6,133.08	5,941.43

**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
Rabobank Australia Limited	A	TD	WATER	Annual	17/07/2025	21/07/2028	4.2900	2,000,000.00	2,000,000.00	3,526.03	3,526.03
ING Bank (Australia) Ltd	A	FRN	GENERAL	Quarterly	20/08/2024	20/08/2029	4.8143	1,810,729.80	1,800,000.00	17,331.48	7,359.94
Rabobank Australia Limited	A	TD	WATER	Annual	22/08/2024	29/08/2029	4.8500	5,000,000.00	5,000,000.00	228,547.95	20,595.89
Rabobank Australia Limited	A	TD	GENERAL	Annual	29/08/2024	30/08/2029	4.8500	3,000,000.00	3,000,000.00	134,338.36	12,357.53
Rabobank Australia Limited	A	TD	SEWER	Annual	05/09/2024	06/09/2029	4.8500	4,000,000.00	4,000,000.00	175,397.26	16,476.71
BOQ	A-	TD	WATER	Annual	03/04/2025	04/04/2030	4.5900	5,000,000.00	5,000,000.00	75,452.05	19,491.78
Rabobank Australia Limited	A	TD	WATER	Annual	01/05/2025	02/05/2030	4.7300	5,000,000.00	5,000,000.00	59,610.96	20,086.30
ING Bank (Australia) Ltd	A	TD	SEWER	Annual	22/05/2025	23/05/2030	4.6200	2,000,000.00	2,000,000.00	17,973.70	7,847.67
ING Bank (Australia) Ltd	A	TD	WATER	Annual	22/05/2025	23/05/2030	4.6200	2,000,000.00	2,000,000.00	17,973.70	7,847.67
BOQ	A-	TD	WATER	Annual	06/06/2025	06/06/2030	4.1500	1,000,000.00	1,000,000.00	6,367.12	3,524.66
Rabobank Australia Limited	A	TD	SEWER	Annual	12/06/2025	13/06/2030	4.6000	3,000,000.00	3,000,000.00	18,904.11	11,720.55
Westpac	AA-	BOND	WATER	Semi-Annual	19/06/2025	19/06/2030	4.3000	4,000,840.00	4,000,000.00	20,263.01	14,608.22
Commonwealth Bank	AA-	CASH	WATER	Monthly	31/07/2025	31/07/2025	3.7500	1,702,154.93	1,702,154.93	11,773.91	11,773.91
Commonwealth Bank	AA-	CASH	SEWER	Monthly	31/07/2025	31/07/2025	3.7500	7,971,335.21	7,971,335.21	8,173.33	8,173.33
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	31/07/2025	31/07/2025	3.7500	9,220,601.74	9,220,601.74	49,769.74	49,769.74
<b>TOTALS</b>								<b>253,371,102.58</b>	<b>253,334,091.88</b>	<b>4,064,130.99</b>	<b>871,589.38</b>

**Attachment 1 Monthly Investment Report - July 2025**

**Portfolio by Asset** as at 31/07/2025

**Asset Type: CASH**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
Commonwealth Bank	AA-	CASH	WATER	Monthly	31/07/2025	31/07/2025	3.7500	1,702,154.93	1,702,154.93	11,773.91	11,773.91
Commonwealth Bank	AA-	CASH	SEWER	Monthly	31/07/2025	31/07/2025	3.7500	7,971,335.21	7,971,335.21	8,173.33	8,173.33
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	31/07/2025	31/07/2025	3.7500	9,220,601.74	9,220,601.74	49,769.74	49,769.74
<b>CASH SUBTOTALS</b>								<b>18,894,091.88</b>	<b>18,894,091.88</b>	<b>69,716.99</b>	<b>69,716.99</b>

**Asset Type: TD**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
NAB	AA-	TD	GENERAL	Annual	02/08/2024	07/08/2025	5.0500	2,000,000.00	2,000,000.00	100,723.29	8,578.08
NAB	AA-	TD	GENERAL	Annual	02/08/2024	14/08/2025	5.2000	2,000,000.00	2,000,000.00	103,715.07	8,832.88
State Bank of India, Sydney Branch	BBB-	TD	GENERAL	At Maturity	22/05/2025	21/08/2025	4.6500	2,000,000.00	2,000,000.00	18,090.41	7,898.63
JUDO BANK	BBB	TD	GENERAL	At Maturity	26/06/2025	28/08/2025	4.2000	3,000,000.00	3,000,000.00	12,427.40	10,701.37
JUDO BANK	BBB	TD	GENERAL	At Maturity	26/06/2025	28/08/2025	4.2000	5,000,000.00	5,000,000.00	20,712.33	17,835.62
NAB	AA-	TD	WATER	Annual	02/08/2024	28/08/2025	5.2000	2,000,000.00	2,000,000.00	103,715.07	8,832.88
Defence Bank	BBB+	TD	SEWER	At Maturity	28/11/2024	04/09/2025	5.1000	2,000,000.00	2,000,000.00	68,745.21	8,663.01
Defence Bank	BBB+	TD	GENERAL	At Maturity	28/11/2024	04/09/2025	5.1000	3,000,000.00	3,000,000.00	103,117.81	12,994.52
AMP Bank	BBB+	TD	GENERAL	At Maturity	05/12/2024	11/09/2025	5.1000	6,000,000.00	6,000,000.00	200,367.12	25,989.04

**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
MyState Bank	BBB	TD	GENERAL	At Maturity	12/06/2025	18/09/2025	4.3500	3,000,000.00	3,000,000.00	17,876.71	11,083.56
Australian Unity Bank	BBB+	TD	SEWER	At Maturity	05/12/2024	18/09/2025	5.1000	1,000,000.00	1,000,000.00	33,394.52	4,331.51
NAB	AA-	TD	GENERAL	At Maturity	05/12/2024	18/09/2025	4.9500	5,000,000.00	5,000,000.00	162,061.64	21,020.55
Rabobank Australia Limited	A	TD	GENERAL	At Maturity	03/07/2025	02/10/2025	4.2800	5,000,000.00	5,000,000.00	17,002.74	17,002.74
Auswide Bank	BBB	TD	WATER	At Maturity	09/01/2025	02/10/2025	5.0000	6,000,000.00	6,000,000.00	167,671.23	25,479.45
NAB	AA-	TD	GENERAL	At Maturity	04/07/2025	09/10/2025	4.2000	3,000,000.00	3,000,000.00	9,665.75	9,665.75
AMP Bank	BBB+	TD	WATER	At Maturity	22/01/2025	09/10/2025	5.0500	4,000,000.00	4,000,000.00	105,704.11	17,156.16
MyState Bank	BBB	TD	WATER	At Maturity	26/06/2025	06/11/2025	4.3000	2,000,000.00	2,000,000.00	8,482.19	7,304.11
Westpac	AA-	TD	GENERAL	At Maturity	14/02/2025	06/11/2025	4.7100	6,000,000.00	6,000,000.00	130,073.42	24,001.64
Westpac	AA-	TD	WATER	Quarterly	25/11/2021	27/11/2025	1.9400	2,000,000.00	2,000,000.00	7,122.19	3,295.34
ING Bank (Australia) Ltd	A	TD	SEWER	Annual	14/12/2023	11/12/2025	5.2000	4,500,000.00	4,500,000.00	146,169.86	19,873.97
ING Bank (Australia) Ltd	A	TD	WATER	Annual	14/12/2023	11/12/2025	5.2000	2,500,000.00	2,500,000.00	81,205.48	11,041.10
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	14/12/2023	11/12/2025	5.2000	3,000,000.00	3,000,000.00	97,446.58	13,249.32
ING Bank (Australia) Ltd	A	TD	WATER	Quarterly	16/12/2022	18/12/2025	4.7000	5,000,000.00	5,000,000.00	29,616.44	19,958.90
ING Bank (Australia) Ltd	A	TD	GENERAL	At Maturity	21/12/2023	18/12/2025	5.0800	3,500,000.00	3,500,000.00	286,915.62	15,100.82
Rabobank Australia Limited	A	TD	GENERAL	At Maturity	24/07/2025	08/01/2026	4.3100	3,000,000.00	3,000,000.00	2,833.97	2,833.97
Suncorp Bank	AA-	TD	WATER	At Maturity	19/06/2025	08/01/2026	4.3700	2,000,000.00	2,000,000.00	10,296.44	7,423.01

**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
Defence Bank	BBB+	TD	SEWER	At Maturity	23/01/2025	08/01/2026	4.9000	5,000,000.00	5,000,000.00	127,534.25	20,808.22
NAB	AA-	TD	GENERAL	At Maturity	17/07/2025	08/01/2026	4.1100	2,000,000.00	2,000,000.00	3,378.08	3,378.08
Suncorp Bank	AA-	TD	SEWER	At Maturity	19/06/2025	15/01/2026	4.3800	4,000,000.00	4,000,000.00	20,640.00	14,880.00
ING Bank (Australia) Ltd	A	TD	SEWER	Annual	11/01/2024	15/01/2026	4.9600	3,000,000.00	3,000,000.00	81,534.25	12,637.81
Westpac	AA-	TD	WATER	At Maturity	23/01/2025	05/02/2026	4.8700	7,000,000.00	7,000,000.00	177,454.79	28,953.15
Westpac	AA-	TD	SEWER	Quarterly	10/02/2022	12/02/2026	2.1500	1,000,000.00	1,000,000.00	4,771.23	1,826.03
Westpac	AA-	TD	WATER	Quarterly	10/02/2022	12/02/2026	2.1500	1,000,000.00	1,000,000.00	4,771.23	1,826.03
Westpac	AA-	TD	GENERAL	Quarterly	10/02/2022	12/02/2026	2.1500	1,000,000.00	1,000,000.00	4,771.23	1,826.03
State Bank of India, Sydney Branch	BBB-	TD	GENERAL	At Maturity	20/02/2025	19/02/2026	5.2000	4,000,000.00	4,000,000.00	92,317.81	17,665.75
Rabobank Australia Limited	A	TD	GENERAL	Annual	05/09/2024	05/03/2026	4.9200	4,000,000.00	4,000,000.00	177,928.77	16,714.52
Westpac	AA-	TD	WATER	Quarterly	04/03/2021	05/03/2026	1.2000	1,500,000.00	1,500,000.00	2,860.27	1,528.77
Westpac	AA-	TD	SEWER	Quarterly	04/03/2021	05/03/2026	1.2000	1,000,000.00	1,000,000.00	1,906.85	1,019.18
P&N Bank	BBB+	TD	WATER	Quarterly	16/03/2023	19/03/2026	4.7000	5,000,000.00	5,000,000.00	29,616.44	19,958.90
JUDO BANK	BBB	TD	WATER	Annual	13/03/2025	02/04/2026	4.6500	5,000,000.00	5,000,000.00	89,815.07	19,746.58
BankVic	BBB+	TD	GENERAL	At Maturity	24/07/2025	09/04/2026	4.1500	3,000,000.00	3,000,000.00	2,728.77	2,728.77
ING Bank (Australia) Ltd	A	TD	WATER	Annual	20/03/2025	09/04/2026	4.6500	2,000,000.00	2,000,000.00	34,142.47	7,898.63
NAB	AA-	TD	SEWER	At Maturity	20/03/2025	09/04/2026	4.6000	3,000,000.00	3,000,000.00	50,663.01	11,720.55
ING Bank (Australia) Ltd	A	TD	WATER	Annual	20/03/2025	16/04/2026	4.6500	2,000,000.00	2,000,000.00	34,142.47	7,898.63



**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
BOQ	A-	TD	WATER	Quarterly	04/07/2025	07/05/2026	4.1000	3,000,000.00	3,000,000.00	9,435.62	9,435.62
Australian Unity Bank	BBB+	TD	SEWER	Annual	01/05/2025	07/05/2026	4.3000	2,000,000.00	2,000,000.00	21,676.71	7,304.11
State Bank of India, Sydney Branch	BBB-	TD	SEWER	At Maturity	03/04/2025	07/05/2026	4.9000	2,000,000.00	2,000,000.00	32,219.18	8,323.29
NAB	AA-	TD	SEWER	At Maturity	10/07/2025	07/05/2026	4.1500	4,000,000.00	4,000,000.00	10,005.48	10,005.48
NAB	AA-	TD	WATER	At Maturity	17/07/2025	04/06/2026	4.1000	2,000,000.00	2,000,000.00	3,369.86	3,369.86
Australian Unity Bank	BBB+	TD	SEWER	At Maturity	05/06/2025	11/06/2026	4.3000	3,000,000.00	3,000,000.00	20,145.21	10,956.16
Australian Unity Bank	BBB+	TD	SEWER	At Maturity	05/06/2025	18/06/2026	4.3000	3,000,000.00	3,000,000.00	20,145.21	10,956.16
Rabobank Australia Limited	A	TD	SEWER	Annual	04/07/2025	06/07/2026	4.0700	2,000,000.00	2,000,000.00	6,244.38	6,244.38
P&N Bank	BBB+	TD	WATER	Quarterly	13/07/2023	16/07/2026	5.7500	2,000,000.00	2,000,000.00	5,671.23	5,671.23
NAB	AA-	TD	SEWER	At Maturity	31/07/2025	06/08/2026	4.1400	3,000,000.00	3,000,000.00	340.27	340.27
NAB	AA-	TD	SEWER	At Maturity	31/07/2025	03/09/2026	4.1300	2,000,000.00	2,000,000.00	226.30	226.30
Westpac	AA-	TD	GENERAL	Quarterly	28/10/2021	29/10/2026	1.7800	1,000,000.00	1,000,000.00	195.07	195.07
Westpac	AA-	TD	SEWER	Quarterly	28/10/2021	29/10/2026	1.7800	1,000,000.00	1,000,000.00	195.07	195.07
Westpac	AA-	TD	WATER	Quarterly	28/10/2021	29/10/2026	1.7800	2,000,000.00	2,000,000.00	390.14	390.14
Westpac	AA-	TD	WATER	Quarterly	28/10/2021	29/10/2026	1.7800	4,500,000.00	4,500,000.00	877.81	877.81
Westpac	AA-	TD	WATER	Quarterly	02/12/2021	03/12/2026	2.0000	1,000,000.00	1,000,000.00	3,287.67	1,698.63
Westpac	AA-	TD	SEWER	Quarterly	02/12/2021	03/12/2026	2.0000	2,000,000.00	2,000,000.00	6,575.34	3,397.26
Westpac	AA-	TD	GENERAL	Quarterly	02/12/2021	03/12/2026	2.0000	2,000,000.00	2,000,000.00	6,575.34	3,397.26
Westpac	AA-	TD	WATER	Quarterly	25/01/2024	28/01/2027	4.8400	1,000,000.00	1,000,000.00	928.22	928.22

**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
State Bank of India, Sydney Branch	BBB-	TD	WATER	At Maturity	24/07/2025	09/02/2027	4.1000	1,000,000.00	1,000,000.00	898.63	898.63
NAB	AA-	TD	SEWER	Quarterly	10/02/2022	09/02/2027	2.3500	1,000,000.00	1,000,000.00	5,215.07	1,995.89
Westpac	AA-	TD	SEWER	Semi-Annual	15/02/2024	18/02/2027	4.8700	1,340,000.00	1,340,000.00	29,500.19	5,542.46
NAB	AA-	TD	WATER	Quarterly	04/07/2025	04/03/2027	4.0000	2,000,000.00	2,000,000.00	6,136.99	6,136.99
Rabobank Australia Limited	A	TD	WATER	Annual	17/07/2025	21/07/2028	4.2900	2,000,000.00	2,000,000.00	3,526.03	3,526.03
Rabobank Australia Limited	A	TD	WATER	Annual	22/08/2024	29/08/2029	4.8500	5,000,000.00	5,000,000.00	228,547.95	20,595.89
Rabobank Australia Limited	A	TD	GENERAL	Annual	29/08/2024	30/08/2029	4.8500	3,000,000.00	3,000,000.00	134,338.36	12,357.53
Rabobank Australia Limited	A	TD	SEWER	Annual	05/09/2024	06/09/2029	4.8500	4,000,000.00	4,000,000.00	175,397.26	16,476.71
BOQ	A-	TD	WATER	Annual	03/04/2025	04/04/2030	4.5900	5,000,000.00	5,000,000.00	75,452.05	19,491.78
Rabobank Australia Limited	A	TD	WATER	Annual	01/05/2025	02/05/2030	4.7300	5,000,000.00	5,000,000.00	59,610.96	20,086.30
ING Bank (Australia) Ltd	A	TD	SEWER	Annual	22/05/2025	23/05/2030	4.6200	2,000,000.00	2,000,000.00	17,973.70	7,847.67
ING Bank (Australia) Ltd	A	TD	WATER	Annual	22/05/2025	23/05/2030	4.6200	2,000,000.00	2,000,000.00	17,973.70	7,847.67
BOQ	A-	TD	WATER	Annual	06/06/2025	06/06/2030	4.1500	1,000,000.00	1,000,000.00	6,367.12	3,524.66
Rabobank Australia Limited	A	TD	SEWER	Annual	12/06/2025	13/06/2030	4.6000	3,000,000.00	3,000,000.00	18,904.11	11,720.55
<b>TD SUBTOTALS</b>								<b>221,840,000.00</b>	<b>221,840,000.00</b>	<b>3,914,475.81</b>	<b>755,124.65</b>

**Attachment 1 Monthly Investment Report - July 2025**
**Asset Type: FRN**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
AMP Bank	BBB+	FRN	SEWER	Quarterly	13/09/2024	13/09/2027	4.9875	3,413,120.60	3,400,000.00	22,764.86	14,402.26
ANZ Bank	AA-	FRN	SEWER	Quarterly	31/03/2023	31/03/2028	4.6637	1,515,673.50	1,500,000.00	6,133.08	5,941.43
ING Bank (Australia) Ltd	A	FRN	GENERAL	Quarterly	20/08/2024	20/08/2029	4.8143	1,810,729.80	1,800,000.00	17,331.48	7,359.94
<b>FRN SUBTOTALS</b>								<b>6,739,523.90</b>	<b>6,700,000.00</b>	<b>46,229.43</b>	<b>27,703.63</b>

**Asset Type: BOND**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
NAB	AA-	BOND	WATER	Semi-Annual	25/02/2022	25/02/2027	2.9000	443,520.90	450,000.00	5,613.29	1,108.36
NAB	AA-	BOND	SEWER	Semi-Annual	25/02/2022	25/02/2027	2.9000	443,520.90	450,000.00	5,613.29	1,108.36
Royal Bank of Canada	AAA	BOND	WATER	Semi-Annual	13/07/2022	13/07/2027	4.5000	1,009,605.00	1,000,000.00	2,219.18	2,219.18
Westpac	AA-	BOND	WATER	Semi-Annual	19/06/2025	19/06/2030	4.3000	4,000,840.00	4,000,000.00	20,263.01	14,608.22
<b>BOND SUBTOTALS</b>								<b>5,897,486.80</b>	<b>5,900,000.00</b>	<b>33,708.77</b>	<b>19,044.11</b>

**Attachment 1    Monthly Investment Report - July 2025****Portfolio by Asset Totals** as at 31/07/2025

Type	Capital Value (\$)	Face Value (\$)	Accrued (\$)	Accrued MTD (\$)
CASH	18,894,091.88	18,894,091.88	69,716.99	69,716.99
TD	221,840,000.00	221,840,000.00	3,914,475.81	755,124.65
FRN	6,739,523.90	6,700,000.00	46,229.43	27,703.63
BOND	5,897,486.80	5,900,000.00	33,708.77	19,044.11
<b>TOTALS</b>	<b>253,371,102.58</b>	<b>253,334,091.88</b>	<b>4,064,130.99</b>	<b>871,589.38</b>

**Attachment 1 Monthly Investment Report - July 2025**

**Counterparty Compliance** as at 31/07/2025

**Long Term Investments**

Compliant	Bank Group	Term	Rating	Invested (\$)	Invested (%)	Limit (%)	Limit (\$)	Available (\$)
✓	Royal Bank of Canada	Long	AA-	1,009,605.00	0.40	30.00	-	75,001,725.77
✓	Commonwealth Bank	Long	AA-	18,894,091.88	7.46	30.00	-	57,117,238.89
✓	NAB	Long	AA-	33,887,041.80	13.37	30.00	-	42,124,288.97
✓	ANZ Bank	Long	AA-	7,515,673.50	2.97	30.00	-	68,495,657.27
✓	Westpac	Long	AA-	40,340,840.00	15.92	30.00	-	35,670,490.77
✓	Rabobank Australia Limited	Long	A	36,000,000.00	14.21	15.00	-	2,005,665.39
✓	ING Bank (Australia) Ltd	Long	A	31,310,729.80	12.36	15.00	-	6,694,935.59
✓	BOQ	Long	A-	9,000,000.00	3.55	15.00	-	29,005,665.39
✓	Defence Bank	Long	BBB+	10,000,000.00	3.95	10.00	-	15,337,110.26
✓	AMP Bank	Long	BBB+	13,413,120.60	5.29	10.00	-	11,923,989.66
✓	Australian Unity Bank	Long	BBB+	9,000,000.00	3.55	10.00	-	16,337,110.26
✓	BankVic	Long	BBB+	3,000,000.00	1.18	10.00	-	22,337,110.26
✓	P&N Bank	Long	BBB+	7,000,000.00	2.76	10.00	-	18,337,110.26
✓	MyState Bank	Long	BBB	5,000,000.00	1.97	10.00	-	20,337,110.26



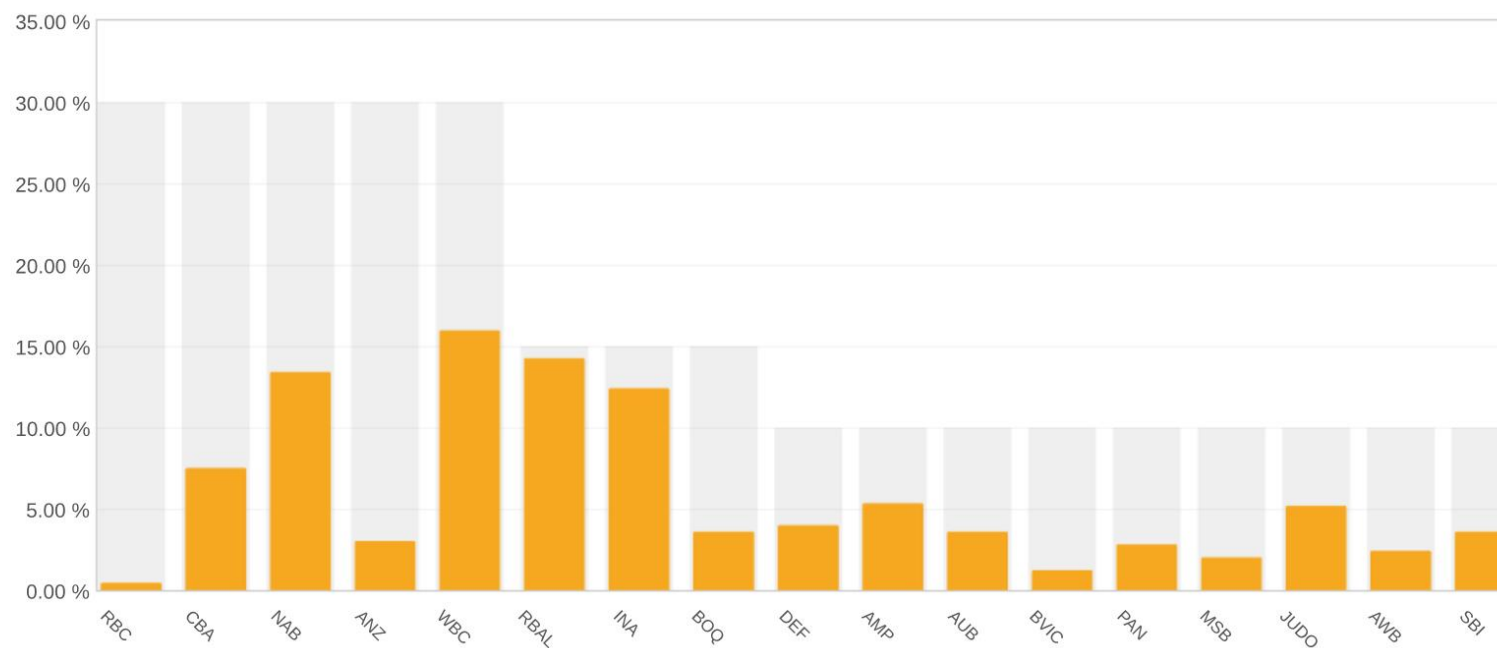
**Attachment 1    Monthly Investment Report - July 2025**

Compliant	Bank Group	Term	Rating	Invested (\$)	Invested (%)	Limit (%)	Limit (\$)	Available (\$)
✓	JUDO	Long	BBB	13,000,000.00	5.13	10.00	-	12,337,110.26
✓	Auswide Bank	Long	BBB	6,000,000.00	2.37	10.00	-	19,337,110.26
✓	State Bank of India	Long	BBB-	9,000,000.00	3.55	10.00	-	16,337,110.26
<b>TOTALS</b>				<b>253,371,102.58</b>	<b>100.00</b>			

**Attachment 1 Monthly Investment Report - July 2025**



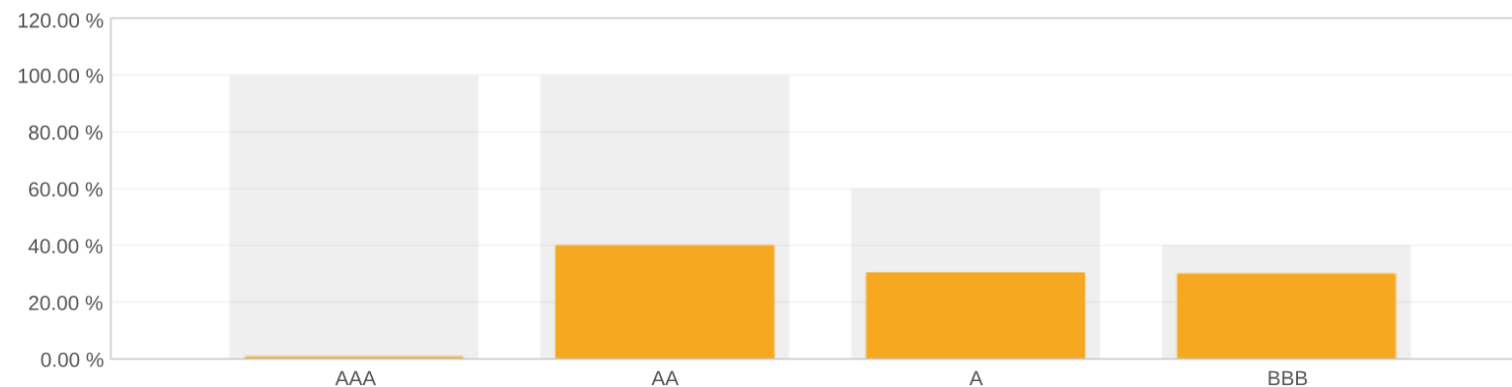
**Counterparty Compliance - Long Term Investments**



**Attachment 1 Monthly Investment Report - July 2025**
**Credit Quality Compliance** as at 31/07/2025

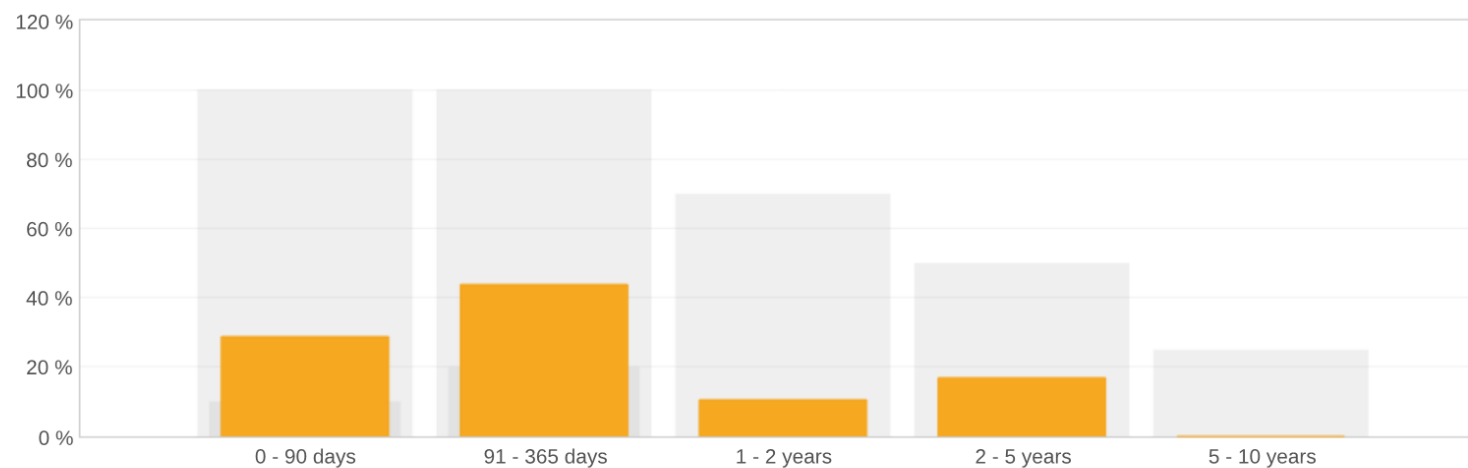
**Long Term Investments**

Compliant	Rating	Invested (\$)	Invested (%)	Limit (%)	Available (\$)
✓	AAA	1,009,605.00	0.40	100.00	252,361,497.58
✓	AA	100,637,647.18	39.72	100.00	152,733,455.40
✓	A	76,310,729.80	30.12	60.00	75,711,931.75
✓	BBB	75,413,120.60	29.76	40.00	25,935,320.43
<b>TOTALS</b>		<b>253,371,102.58</b>	<b>100.00</b>		

**Credit Quality Compliance - Long Term Investments**


**Attachment 1 Monthly Investment Report - July 2025**
**Maturity Compliance** as at 31/07/2025

Compliant	Term	Invested (\$)	Invested (%)	Min Limit (%)	Max Limit (%)	Available (\$)
✓	0 - 90 days	72,894,091.88	28.77	10.00	100.00	180,477,010.70
✓	91 - 365 days	111,000,000.00	43.81	20.00	100.00	142,371,102.58
✓	1 - 2 years	26,736,646.80	10.55	0.00	70.00	150,623,125.01
✓	2 - 5 years	42,740,363.90	16.87	0.00	50.00	83,945,187.39
✓	5 - 10 years	-	0.00	0.00	25.00	63,342,775.65
<b>TOTALS</b>		<b>253,371,102.58</b>	<b>100.00</b>			

**Maturity Compliance**


**Attachment 1 Monthly Investment Report - July 2025**

## Portfolio Comparison

From: 30/06/2025 To: 31/07/2025

Issuer	Rating	Type	Rate (%)	Purchase Date	Maturity Date	Interest (%)	30/06/2025 (\$)	31/07/2025 (\$)	Difference (\$)
NAB	AA-	TD	5.4500	04/07/2024	03/07/2025	At Maturity	5,000,000.00	-	-5,000,000.00
NAB	AA-	TD	5.4500	04/07/2024	03/07/2025	At Maturity	5,000,000.00	-	-5,000,000.00
Rabobank Australia Limited	A	TD	5.4600	01/07/2024	03/07/2025	Annual	5,000,000.00	-	-5,000,000.00
NAB	AA-	TD	4.6500	10/04/2025	10/07/2025	At Maturity	4,000,000.00	-	-4,000,000.00
NAB	AA-	TD	5.4000	11/07/2024	17/07/2025	At Maturity	2,000,000.00	-	-2,000,000.00
NAB	AA-	TD	5.4000	11/07/2024	17/07/2025	At Maturity	2,000,000.00	-	-2,000,000.00
Rabobank Australia Limited	A	TD	5.3300	18/07/2024	17/07/2025	At Maturity	2,000,000.00	-	-2,000,000.00
NAB	AA-	TD	5.3500	25/07/2024	24/07/2025	At Maturity	3,000,000.00	-	-3,000,000.00
Rabobank Australia Limited	A	TD	5.3300	18/07/2024	24/07/2025	Annual	3,000,000.00	-	-3,000,000.00
NAB	AA-	TD	5.3000	18/07/2024	31/07/2025	At Maturity	3,000,000.00	-	-3,000,000.00
NAB	AA-	TD	5.3500	25/07/2024	31/07/2025	At Maturity	2,000,000.00	-	-2,000,000.00
NAB	AA-	TD	5.0500	02/08/2024	07/08/2025	Annual	2,000,000.00	2,000,000.00	-
NAB	AA-	TD	5.2000	02/08/2024	14/08/2025	Annual	2,000,000.00	2,000,000.00	-
State Bank of India, Sydney Branch	BBB-	TD	4.6500	22/05/2025	21/08/2025	At Maturity	2,000,000.00	2,000,000.00	-
JUDO BANK	BBB	TD	4.2000	26/06/2025	28/08/2025	At Maturity	3,000,000.00	3,000,000.00	-
JUDO BANK	BBB	TD	4.2000	26/06/2025	28/08/2025	At Maturity	5,000,000.00	5,000,000.00	-
NAB	AA-	TD	5.2000	02/08/2024	28/08/2025	Annual	2,000,000.00	2,000,000.00	-



**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Rate (%)	Purchase Date	Maturity Date	Interest (%)	30/06/2025 (\$)	31/07/2025 (\$)	Difference (\$)
Defence Bank	BBB+	TD	5.1000	28/11/2024	04/09/2025	At Maturity	2,000,000.00	2,000,000.00	-
Defence Bank	BBB+	TD	5.1000	28/11/2024	04/09/2025	At Maturity	3,000,000.00	3,000,000.00	-
AMP Bank	BBB+	TD	5.1000	05/12/2024	11/09/2025	At Maturity	6,000,000.00	6,000,000.00	-
MyState Bank	BBB	TD	4.3500	12/06/2025	18/09/2025	At Maturity	3,000,000.00	3,000,000.00	-
Australian Unity Bank	BBB+	TD	5.1000	05/12/2024	18/09/2025	At Maturity	1,000,000.00	1,000,000.00	-
NAB	AA-	TD	4.9500	05/12/2024	18/09/2025	At Maturity	5,000,000.00	5,000,000.00	-
Auswide Bank	BBB	TD	5.0000	09/01/2025	02/10/2025	At Maturity	6,000,000.00	6,000,000.00	-
Rabobank Australia Limited	A	TD	4.2800	03/07/2025	02/10/2025	At Maturity	-	5,000,000.00	5,000,000.00
AMP Bank	BBB+	TD	5.0500	22/01/2025	09/10/2025	At Maturity	4,000,000.00	4,000,000.00	-
NAB	AA-	TD	4.2000	04/07/2025	09/10/2025	At Maturity	-	3,000,000.00	3,000,000.00
MyState Bank	BBB	TD	4.3000	26/06/2025	06/11/2025	At Maturity	2,000,000.00	2,000,000.00	-
Westpac	AA-	TD	4.7100	14/02/2025	06/11/2025	At Maturity	6,000,000.00	6,000,000.00	-
Westpac	AA-	TD	1.9400	25/11/2021	27/11/2025	Quarterly	2,000,000.00	2,000,000.00	-
ING Bank (Australia) Ltd	A	TD	5.2000	14/12/2023	11/12/2025	Annual	4,500,000.00	4,500,000.00	-
ING Bank (Australia) Ltd	A	TD	5.2000	14/12/2023	11/12/2025	Annual	2,500,000.00	2,500,000.00	-
ING Bank (Australia) Ltd	A	TD	5.2000	14/12/2023	11/12/2025	Annual	3,000,000.00	3,000,000.00	-
ING Bank (Australia) Ltd	A	TD	4.7000	16/12/2022	18/12/2025	Quarterly	5,000,000.00	5,000,000.00	-
ING Bank (Australia) Ltd	A	TD	5.0800	21/12/2023	18/12/2025	At Maturity	3,500,000.00	3,500,000.00	-
Suncorp Bank	AA-	TD	4.3700	19/06/2025	08/01/2026	At Maturity	2,000,000.00	2,000,000.00	-
Defence Bank	BBB+	TD	4.9000	23/01/2025	08/01/2026	At Maturity	5,000,000.00	5,000,000.00	-

**Attachment 1 Monthly Investment Report - July 2025**


Issuer	Rating	Type	Rate (%)	Purchase Date	Maturity Date	Interest (%)	30/06/2025 (\$)	31/07/2025 (\$)	Difference (\$)
NAB	AA-	TD	4.1100	17/07/2025	08/01/2026	At Maturity	-	2,000,000.00	2,000,000.00
Rabobank Australia Limited	A	TD	4.3100	24/07/2025	08/01/2026	At Maturity	-	3,000,000.00	3,000,000.00
Suncorp Bank	AA-	TD	4.3800	19/06/2025	15/01/2026	At Maturity	4,000,000.00	4,000,000.00	-
ING Bank (Australia) Ltd	A	TD	4.9600	11/01/2024	15/01/2026	Annual	3,000,000.00	3,000,000.00	-
Westpac	AA-	TD	4.8700	23/01/2025	05/02/2026	At Maturity	7,000,000.00	7,000,000.00	-
Westpac	AA-	TD	2.1500	10/02/2022	12/02/2026	Quarterly	1,000,000.00	1,000,000.00	-
Westpac	AA-	TD	2.1500	10/02/2022	12/02/2026	Quarterly	1,000,000.00	1,000,000.00	-
Westpac	AA-	TD	2.1500	10/02/2022	12/02/2026	Quarterly	1,000,000.00	1,000,000.00	-
State Bank of India, Sydney Branch	BBB-	TD	5.2000	20/02/2025	19/02/2026	At Maturity	4,000,000.00	4,000,000.00	-
Rabobank Australia Limited	A	TD	4.9200	05/09/2024	05/03/2026	Annual	4,000,000.00	4,000,000.00	-
Westpac	AA-	TD	1.2000	04/03/2021	05/03/2026	Quarterly	1,500,000.00	1,500,000.00	-
Westpac	AA-	TD	1.2000	04/03/2021	05/03/2026	Quarterly	1,000,000.00	1,000,000.00	-
P&N Bank	BBB+	TD	4.7000	16/03/2023	19/03/2026	Quarterly	5,000,000.00	5,000,000.00	-
JUDO BANK	BBB	TD	4.6500	13/03/2025	02/04/2026	Annual	5,000,000.00	5,000,000.00	-
ING Bank (Australia) Ltd	A	TD	4.6500	20/03/2025	09/04/2026	Annual	2,000,000.00	2,000,000.00	-
NAB	AA-	TD	4.6000	20/03/2025	09/04/2026	At Maturity	3,000,000.00	3,000,000.00	-
BankVic	BBB+	TD	4.1500	24/07/2025	09/04/2026	At Maturity	-	3,000,000.00	3,000,000.00
ING Bank (Australia) Ltd	A	TD	4.6500	20/03/2025	16/04/2026	Annual	2,000,000.00	2,000,000.00	-
Australian Unity Bank	BBB+	TD	4.3000	01/05/2025	07/05/2026	Annual	2,000,000.00	2,000,000.00	-

**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Rate (%)	Purchase Date	Maturity Date	Interest (%)	30/06/2025 (\$)	31/07/2025 (\$)	Difference (\$)
State Bank of India, Sydney Branch	BBB-	TD	4.9000	03/04/2025	07/05/2026	At Maturity	2,000,000.00	2,000,000.00	-
NAB	AA-	TD	4.1500	10/07/2025	07/05/2026	At Maturity	-	4,000,000.00	4,000,000.00
BOQ	A-	TD	4.1000	04/07/2025	07/05/2026	Quarterly	-	3,000,000.00	3,000,000.00
NAB	AA-	TD	4.1000	17/07/2025	04/06/2026	At Maturity	-	2,000,000.00	2,000,000.00
Australian Unity Bank	BBB+	TD	4.3000	05/06/2025	11/06/2026	At Maturity	3,000,000.00	3,000,000.00	-
Australian Unity Bank	BBB+	TD	4.3000	05/06/2025	18/06/2026	At Maturity	3,000,000.00	3,000,000.00	-
Rabobank Australia Limited	A	TD	4.0700	04/07/2025	06/07/2026	Annual	-	2,000,000.00	2,000,000.00
P&N Bank	BBB+	TD	5.7500	13/07/2023	16/07/2026	Quarterly	2,000,000.00	2,000,000.00	-
NAB	AA-	TD	4.1400	31/07/2025	06/08/2026	At Maturity	-	3,000,000.00	3,000,000.00
NAB	AA-	TD	4.1300	31/07/2025	03/09/2026	At Maturity	-	2,000,000.00	2,000,000.00
Westpac	AA-	TD	1.7800	28/10/2021	29/10/2026	Quarterly	1,000,000.00	1,000,000.00	-
Westpac	AA-	TD	1.7800	28/10/2021	29/10/2026	Quarterly	1,000,000.00	1,000,000.00	-
Westpac	AA-	TD	1.7800	28/10/2021	29/10/2026	Quarterly	2,000,000.00	2,000,000.00	-
Westpac	AA-	TD	1.7800	28/10/2021	29/10/2026	Quarterly	4,500,000.00	4,500,000.00	-
Westpac	AA-	TD	2.0000	02/12/2021	03/12/2026	Quarterly	1,000,000.00	1,000,000.00	-
Westpac	AA-	TD	2.0000	02/12/2021	03/12/2026	Quarterly	2,000,000.00	2,000,000.00	-
Westpac	AA-	TD	2.0000	02/12/2021	03/12/2026	Quarterly	2,000,000.00	2,000,000.00	-
Westpac	AA-	TD	4.8400	25/01/2024	28/01/2027	Quarterly	1,000,000.00	1,000,000.00	-
NAB	AA-	TD	2.3500	10/02/2022	09/02/2027	Quarterly	1,000,000.00	1,000,000.00	-

**Attachment 1 Monthly Investment Report - July 2025**

Issuer	Rating	Type	Rate (%)	Purchase Date	Maturity Date	Interest (%)	30/06/2025 (\$)	31/07/2025 (\$)	Difference (\$)
State Bank of India, Sydney Branch	BBB-	TD	4.1000	24/07/2025	09/02/2027	At Maturity	-	1,000,000.00	1,000,000.00
Westpac	AA-	TD	4.8700	15/02/2024	18/02/2027	Semi-Annual	1,340,000.00	1,340,000.00	-
NAB	AA-	BOND	2.9000	25/02/2022	25/02/2027	Semi-Annual	443,964.60	443,520.90	-443.70
NAB	AA-	BOND	2.9000	25/02/2022	25/02/2027	Semi-Annual	443,964.60	443,520.90	-443.70
NAB	AA-	TD	4.0000	04/07/2025	04/03/2027	Quarterly	-	2,000,000.00	2,000,000.00
Royal Bank of Canada	AAA	BOND	4.5000	13/07/2022	13/07/2027	Semi-Annual	1,011,714.00	1,009,605.00	-2,109.00
AMP Bank	BBB+	FRN	4.9875	13/09/2024	13/09/2027	Quarterly	3,411,393.40	3,413,120.60	1,727.20
ANZ Bank	AA-	FRN	4.6637	31/03/2023	31/03/2028	Quarterly	1,516,066.50	1,515,673.50	-393.00
Rabobank Australia Limited	A	TD	4.2900	17/07/2025	21/07/2028	Annual	-	2,000,000.00	2,000,000.00
ING Bank (Australia) Ltd	A	FRN	4.8143	20/08/2024	20/08/2029	Quarterly	1,809,439.20	1,810,729.80	1,290.60
Rabobank Australia Limited	A	TD	4.8500	22/08/2024	29/08/2029	Annual	5,000,000.00	5,000,000.00	-
Rabobank Australia Limited	A	TD	4.8500	29/08/2024	30/08/2029	Annual	3,000,000.00	3,000,000.00	-
Rabobank Australia Limited	A	TD	4.8500	05/09/2024	06/09/2029	Annual	4,000,000.00	4,000,000.00	-
BOQ	A-	TD	4.5900	03/04/2025	04/04/2030	Annual	5,000,000.00	5,000,000.00	-
Rabobank Australia Limited	A	TD	4.7300	01/05/2025	02/05/2030	Annual	5,000,000.00	5,000,000.00	-
ING Bank (Australia) Ltd	A	TD	4.6200	22/05/2025	23/05/2030	Annual	2,000,000.00	2,000,000.00	-
ING Bank (Australia) Ltd	A	TD	4.6200	22/05/2025	23/05/2030	Annual	2,000,000.00	2,000,000.00	-
BOQ	A-	TD	4.1500	06/06/2025	06/06/2030	Annual	1,000,000.00	1,000,000.00	-
Rabobank Australia Limited	A	TD	4.6000	12/06/2025	13/06/2030	Annual	3,000,000.00	3,000,000.00	-

**Attachment 1    Monthly Investment Report - July 2025**


Issuer	Rating	Type	Rate (%)	Purchase Date	Maturity Date	Interest (%)	30/06/2025 (\$)	31/07/2025 (\$)	Difference (\$)
Westpac	AA-	BOND	4.3000	19/06/2025	19/06/2030	Semi-Annual	4,016,044.00	4,000,840.00	-15,204.00
Commonwealth Bank	AA-	CASH	3.7500	30/06/2025	30/06/2025	Monthly	3,763,241.35	1,702,154.93	-2,061,086.42
Commonwealth Bank	AA-	CASH	3.7500	30/06/2025	30/06/2025	Monthly	2,386,080.92	7,971,335.21	5,585,254.29
Commonwealth Bank	AA-	CASH	3.7500	30/06/2025	30/06/2025	Monthly	15,840,163.24	9,220,601.74	-6,619,561.50
<b>TOTALS</b>							<b>255,482,071.81</b>	<b>253,371,102.58</b>	<b>-2,110,969.23</b>



**Attachment 1 Monthly Investment Report - July 2025**

## Trades in Period

From: 01/07/2025 To: 31/07/2025

### New Trades - From: 01/07/2025 To: 31/07/2025

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Value (\$)	Reference
Rabobank Australia Limited	A	TD	GENERAL	At Maturity	03/07/2025	02/10/2025	4.2800	5,000,000.00	Folio 1743
Rabobank Australia Limited	A	TD	SEWER	Annual	04/07/2025	06/07/2026	4.0700	2,000,000.00	Folio 1741
NAB	AA-	TD	WATER	Quarterly	04/07/2025	04/03/2027	4.0000	2,000,000.00	Folio 1514
NAB	AA-	TD	GENERAL	At Maturity	04/07/2025	09/10/2025	4.2000	3,000,000.00	Folio 1513
BOQ	A-	TD	WATER	Quarterly	04/07/2025	07/05/2026	4.1000	3,000,000.00	Folio 1620
NAB	AA-	TD	SEWER	At Maturity	10/07/2025	07/05/2026	4.1500	4,000,000.00	Folio 1510
Rabobank Australia Limited	A	TD	WATER	Annual	17/07/2025	21/07/2028	4.2900	2,000,000.00	Folio 1740
NAB	AA-	TD	WATER	At Maturity	17/07/2025	04/06/2026	4.1000	2,000,000.00	Folio 1504
NAB	AA-	TD	GENERAL	At Maturity	17/07/2025	08/01/2026	4.1100	2,000,000.00	Folio 1503
Rabobank Australia Limited	A	TD	GENERAL	At Maturity	24/07/2025	08/01/2026	4.3100	3,000,000.00	Folio 1742
State Bank of India, Sydney Branch	BBB-	TD	WATER	At Maturity	24/07/2025	09/02/2027	4.1000	1,000,000.00	Folio 3904
BankVic	BBB+	TD	GENERAL	At Maturity	24/07/2025	09/04/2026	4.1500	3,000,000.00	Folio 4000
NAB	AA-	TD	SEWER	At Maturity	31/07/2025	06/08/2026	4.1400	3,000,000.00	Folio 1516
NAB	AA-	TD	SEWER	At Maturity	31/07/2025	03/09/2026	4.1300	2,000,000.00	Folio 1515
<b>TOTALS</b>								<b>37,000,000.00</b>	

**Attachment 1    Monthly Investment Report - July 2025**

**Sell Trades - From: 01/07/2025 To: 31/07/2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Selling Date	Yield/Margin (%)	Face Value (\$)	Gross Value (\$)	Capital Value (\$)	Reference
No entries for this item												
TOTALS									0			

**Attachment 1 Monthly Investment Report - July 2025**

**Matured Trades - From: 01/07/2025 To: 31/07/2025**

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Value (\$)	Reference
NAB	AA-	TD	WATER	At Maturity	04/07/2024	03/07/2025	5.4500	5,000,000.00	Folio 1501
NAB	AA-	TD	SEWER	At Maturity	04/07/2024	03/07/2025	5.4500	5,000,000.00	Folio 1502
Rabobank Australia Limited	A	TD	GENERAL	Annual	01/07/2024	03/07/2025	5.4600	5,000,000.00	Folio 1729
NAB	AA-	TD	SEWER	At Maturity	10/04/2025	10/07/2025	4.6500	4,000,000.00	Folio 1510
Rabobank Australia Limited	A	TD	WATER	At Maturity	18/07/2024	17/07/2025	5.3300	2,000,000.00	Folio 1731
NAB	AA-	TD	GENERAL	At Maturity	11/07/2024	17/07/2025	5.4000	2,000,000.00	Folio 1503
NAB	AA-	TD	WATER	At Maturity	11/07/2024	17/07/2025	5.4000	2,000,000.00	Folio 1504
NAB	AA-	TD	GENERAL	At Maturity	25/07/2024	24/07/2025	5.3500	3,000,000.00	Folio 1506
Rabobank Australia Limited	A	TD	GENERAL	Annual	18/07/2024	24/07/2025	5.3300	3,000,000.00	Folio 1730
NAB	AA-	TD	SEWER	At Maturity	25/07/2024	31/07/2025	5.3500	2,000,000.00	Folio 1496
NAB	AA-	TD	SEWER	At Maturity	18/07/2024	31/07/2025	5.3000	3,000,000.00	Folio 1505
<b>TOTALS</b>								<b>36,000,000.00</b>	

**Attachment 1 Monthly Investment Report - July 2025**

**Unrealised Gains / Losses** as at 31/07/2025

Issuer	Rating	Type	Purchase Date	Maturity Date	Allocation	Cost (\$)	Value (\$)	Purchase Price	Current Price	Gain/Loss (\$)
NAB	AA-	BOND	25/02/2022	25/02/2027	WATER	448,866.00	443,520.90	99.7480	98.5602	-5,345.10
NAB	AA-	BOND	25/02/2022	25/02/2027	SEWER	448,866.00	443,520.90	99.7480	98.5602	-5,345.10
Royal Bank of Canada	AA-	BOND	13/07/2022	13/07/2027	WATER	998,230.00	1,009,605.00	99.8230	100.9605	11,375.00
AMP Bank	BBB+	FRN	13/09/2024	13/09/2027	SEWER	3,400,000.00	3,413,120.60	100.0000	100.3859	13,120.60
ANZ Bank	AA-	FRN	31/03/2023	31/03/2028	SEWER	1,500,000.00	1,515,673.50	100.0000	101.0449	15,673.50
ING Bank (Australia) Ltd	A	FRN	20/08/2024	20/08/2029	GENERAL	1,800,000.00	1,810,729.80	100.0000	100.5961	10,729.80
Westpac	AA-	BOND	19/06/2025	19/06/2030	WATER	3,993,400.00	4,000,840.00	99.8350	100.0210	7,440.00
<b>TOTALS</b>						<b>12,589,362.00</b>	<b>12,637,010.70</b>			<b>47,648.70</b>

**Attachment 1    Monthly Investment Report - July 2025****Realised Gains / Losses**

From: 01/07/2025 To: 31/07/2025

Issuer	Rating	Type	Purchase Date	Maturity Date	Selling Date	Cost Price	Current Price	Purchase Price	Selling Price	Realised	Type
No entries for this item											
TOTALS						0	0			0	



**Attachment 1 Monthly Investment Report - July 2025**

## Interest Received in Period

From: 01/07/2025 To: 31/07/2025

### Periodic Interest

Issuer	Rating	Type	Allocation	Frequency	Value (\$)	Purchase Date	Maturity Date	Coupon Date	Type	Rate (%)	Received (\$)
NAB	AA-	TD	SEWER	At Maturity	5,000,000.00	04/07/2024	03/07/2025	03/07/2025	Maturity	5.4500	271,753.42
NAB	AA-	TD	WATER	At Maturity	5,000,000.00	04/07/2024	03/07/2025	03/07/2025	Maturity	5.4500	271,753.42
Rabobank Australia Limited	A	TD	GENERAL	Annual	5,000,000.00	01/07/2024	03/07/2025	03/07/2025	Maturity	5.4600	1,495.89
Rabobank Australia Limited	A	TD	GENERAL	Annual	5,000,000.00	01/07/2024	03/07/2025	01/07/2025	Periodic	5.4600	273,000.00
NAB	AA-	TD	SEWER	At Maturity	4,000,000.00	10/04/2025	10/07/2025	10/07/2025	Maturity	4.6500	46,372.60
NAB	AA-	TD	GENERAL	At Maturity	2,000,000.00	11/07/2024	17/07/2025	17/07/2025	Maturity	5.4000	109,775.34
Rabobank Australia Limited	A	TD	WATER	At Maturity	2,000,000.00	18/07/2024	17/07/2025	17/07/2025	Maturity	5.3300	106,307.95
NAB	AA-	TD	WATER	At Maturity	2,000,000.00	11/07/2024	17/07/2025	17/07/2025	Maturity	5.4000	109,775.34
NAB	AA-	TD	GENERAL	At Maturity	3,000,000.00	25/07/2024	24/07/2025	24/07/2025	Maturity	5.3500	160,060.27
Rabobank Australia Limited	A	TD	GENERAL	Annual	3,000,000.00	18/07/2024	24/07/2025	24/07/2025	Maturity	5.3300	2,628.49
Rabobank Australia Limited	A	TD	GENERAL	Annual	3,000,000.00	18/07/2024	24/07/2025	18/07/2025	Periodic	5.3300	159,900.00
NAB	AA-	TD	SEWER	At Maturity	3,000,000.00	18/07/2024	31/07/2025	31/07/2025	Maturity	5.3000	164,663.01
NAB	AA-	TD	SEWER	At Maturity	2,000,000.00	25/07/2024	31/07/2025	31/07/2025	Maturity	5.3500	108,758.90
P&N Bank	BBB+	TD	WATER	Quarterly	2,000,000.00	13/07/2023	16/07/2026	14/07/2025	Periodic	5.7500	28,671.23

**Attachment 1 Monthly Investment Report - July 2025**


Issuer	Rating	Type	Allocation	Frequency	Value (\$)	Purchase Date	Maturity Date	Coupon Date	Type	Rate (%)	Received (\$)
Westpac	AA-	TD	GENERAL	Quarterly	1,000,000.00	28/10/2021	29/10/2026	28/07/2025	Periodic	1.7800	4,437.81
Westpac	AA-	TD	SEWER	Quarterly	1,000,000.00	28/10/2021	29/10/2026	28/07/2025	Periodic	1.7800	4,437.81
Westpac	AA-	TD	WATER	Quarterly	2,000,000.00	28/10/2021	29/10/2026	28/07/2025	Periodic	1.7800	8,875.62
Westpac	AA-	TD	WATER	Quarterly	4,500,000.00	28/10/2021	29/10/2026	28/07/2025	Periodic	1.7800	19,970.14
Westpac	AA-	TD	WATER	Quarterly	1,000,000.00	25/01/2024	28/01/2027	25/07/2025	Periodic	4.8400	11,669.04
Royal Bank of Canada	AA-	BOND	WATER	Semi-Annual	1,000,000.00	13/07/2022	13/07/2027	14/07/2025	Periodic	4.5000	22,500.00
<b>TOTALS</b>					<b>48,500,000.00</b>						<b>1,886,806.30</b>

**Attachment 1 Monthly Investment Report - July 2025**

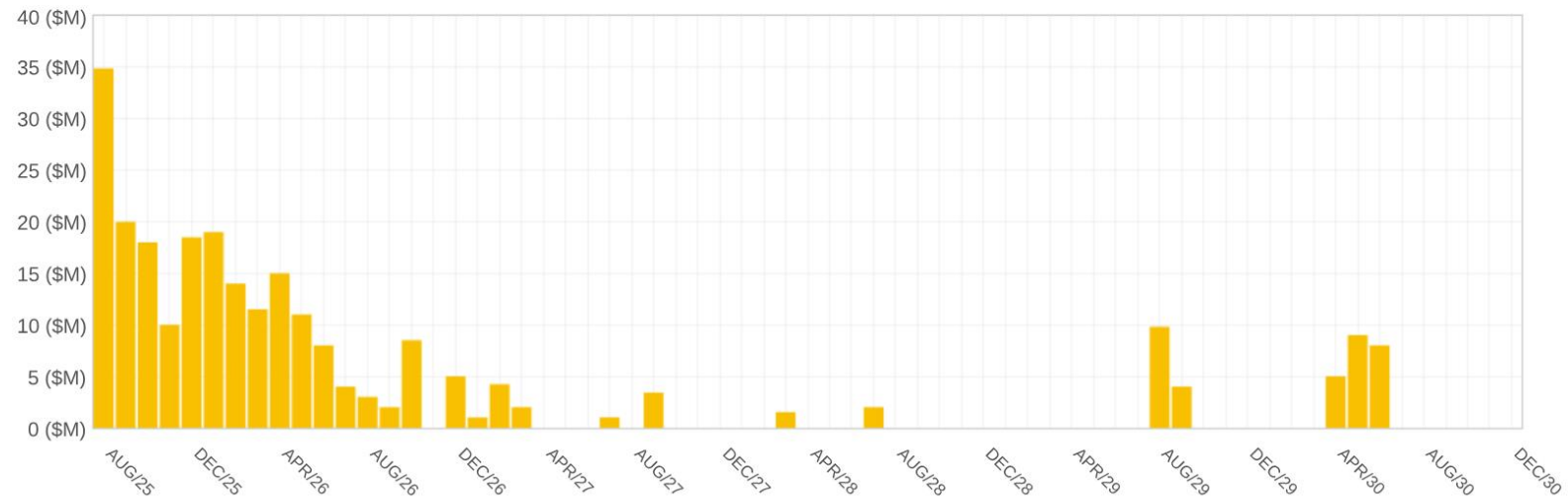
**Maturity Cash Flow** as at 31/07/2025

Year	Jan (\$)	Feb (\$)	Mar (\$)	Apr (\$)	May (\$)	Jun (\$)	Jul (\$)	Aug (\$)	Sep (\$)	Oct (\$)	Nov (\$)	Dec (\$)	Total (\$)
2025	-	-	-	-	-	-	-	34,894,091	20,000,000	18,000,000	10,000,000	18,500,000	101,394,091.88
2026	19,000,000	14,000,000	11,500,000	15,000,000	11,000,000	8,000,000	4,000,000	3,000,000	2,000,000	8,500,000	-	5,000,000	101,000,000.00
2027	1,000,000	4,227,041	2,000,000	-	-	-	1,009,605	-	3,413,120	-	-	-	11,649,767.40
2028	-	-	1,515,673	-	-	-	2,000,000	-	-	-	-	-	3,515,673.50
2029	-	-	-	-	-	-	-	9,810,729	4,000,000	-	-	-	13,810,729.80
2030	-	-	-	5,000,000	9,000,000	8,000,840	-	-	-	-	-	-	22,000,840.00
<b>TOTALS</b>													<b>253,371,102.58</b>

**Attachment 1 Monthly Investment Report - July 2025**



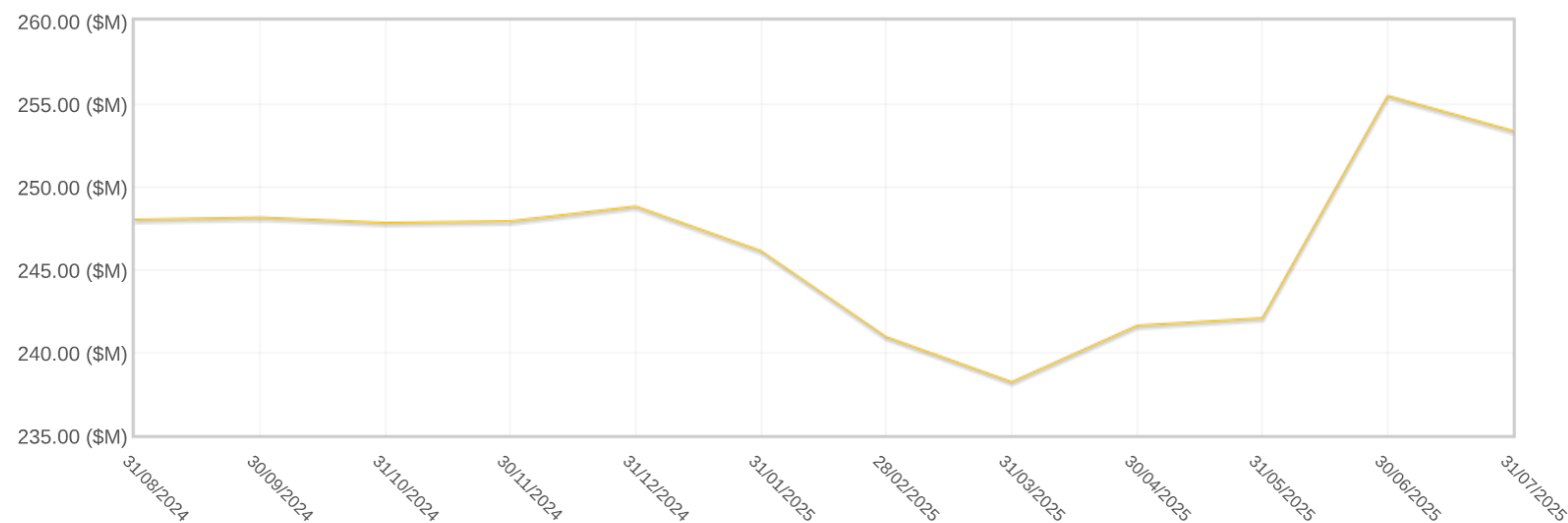
**Maturity Cash Flow Distribution**



**Attachment 1 Monthly Investment Report - July 2025**

**Historical Portfolio Balances** as at 31/07/2025

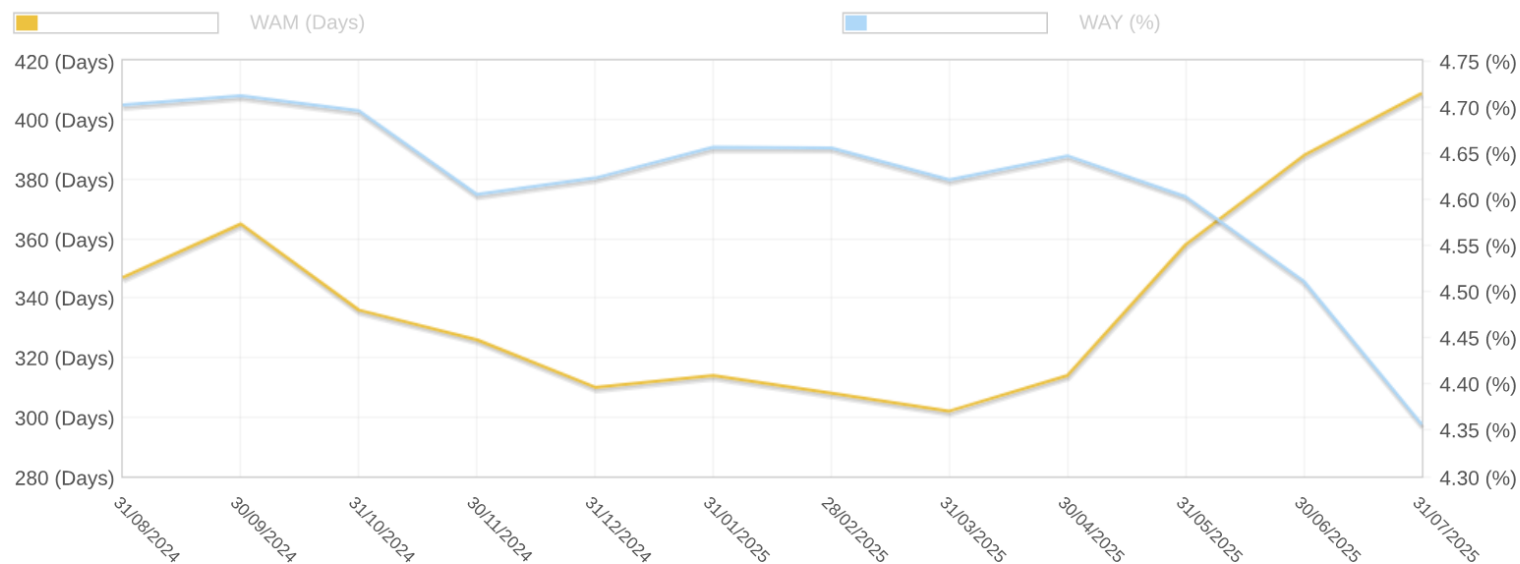
31/08/2024	30/09/2024	31/10/2024	30/11/2024	31/12/2024	31/01/2025	28/02/2025	31/03/2025	30/04/2025	31/05/2025	30/06/2025	31/07/2025
248.01	248.14	247.82	247.92	248.81	246.12	240.93	238.22	241.62	242.07	255.48	253.37





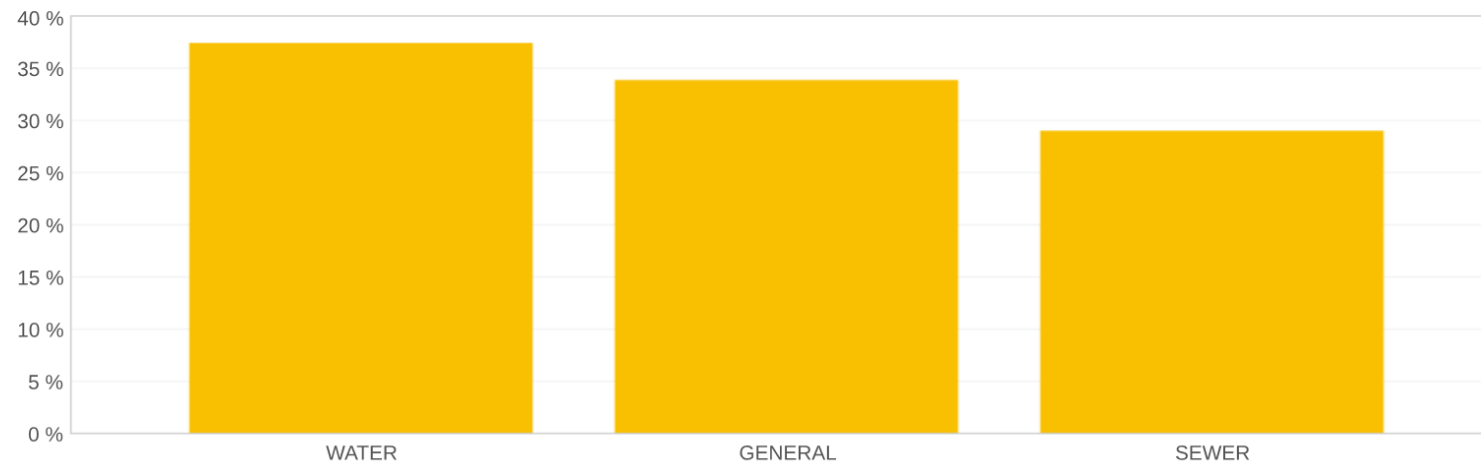
**Attachment 1 Monthly Investment Report - July 2025**
**Historical Ratios** as at 31/07/2025

	31/08/2024	30/09/2024	31/10/2024	30/11/2024	31/12/2024	31/01/2025	28/02/2025	31/03/2025	30/04/2025	31/05/2025	30/06/2025	31/07/2025
WAM (Days)	347	365	336	326	310	314	308	302	314	358	388	409
WAY (%)	4.7019	4.7119	4.6957	4.6050	4.6228	4.6561	4.6555	4.6208	4.6468	4.6027	4.5113	4.3564



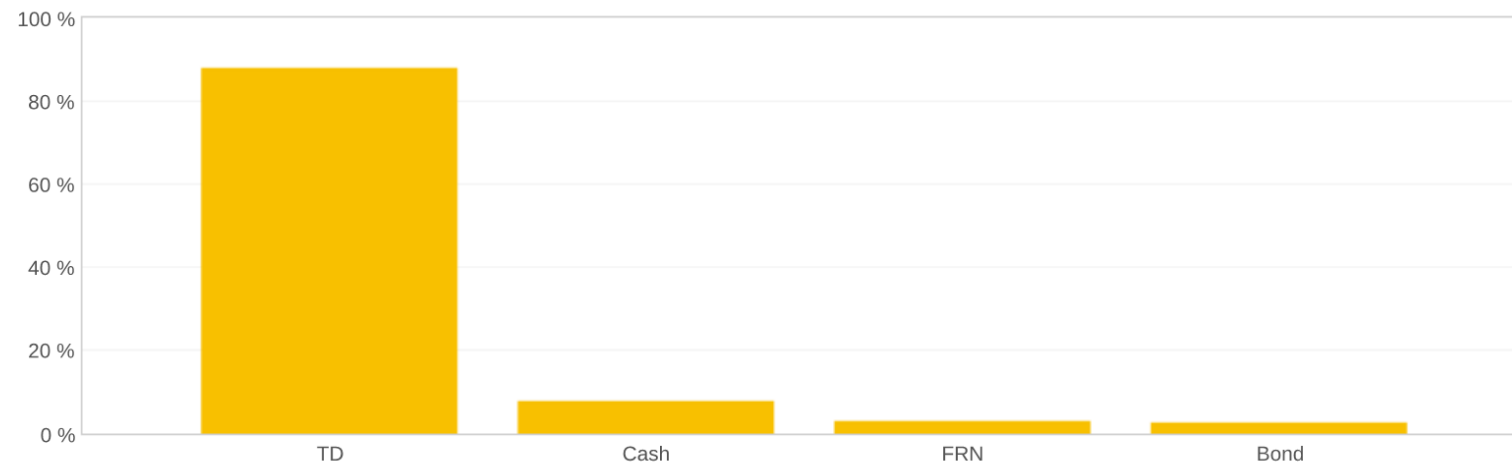
**Attachment 1    Monthly Investment Report - July 2025**
**Allocation** as at 31/07/2025

Code	Number of trades	Invested (\$)	Invested (%)
WATER	34	94,656,120.83	37.36
GENERAL	25	85,531,331.54	33.76
SEWER	28	73,183,650.21	28.88
<b>TOTALS</b>	<b>87</b>	<b>253,371,102.58</b>	<b>100.0</b>

**Allocation Distribution** as at 31/07/2025


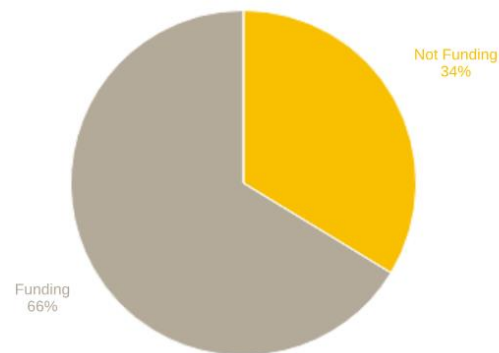
**Attachment 1 Monthly Investment Report - July 2025**
**Asset Class** as at 31/07/2025

Code	Number of Trades	Invested (\$)	Invested (%)
TD	77	221,840,000.00	87.56
Cash	3	18,894,091.88	7.46
FRN	3	6,739,523.90	2.66
Bond	4	5,897,486.80	2.33
<b>TOTALS</b>	<b>87</b>	<b>253,371,102.58</b>	<b>100.0</b>

**Asset Class Distribution**


**Attachment 1    Monthly Investment Report - July 2025**
**ADIs funding fossil fuels** as at 31/07/2025

	Number of Trades	Invested (\$)	Invested (%)
Not funding fossil fuels	27	85,422,725.60	33.7
Funding fossil fuels	60	167,948,376.98	66.3



## 5.5 PROVISION OF EXPENSES AND FACILITIES TO COUNCILLORS - 2024/2025 FINANCIAL YEAR REPORT

RECORD NUMBER: 2025/1354

AUTHOR: Catherine Davis, Executive Support Manager

### EXECUTIVE SUMMARY

As per Strategic Policy ST03 *Councillors – Payment of Expenses and Provision of Facilities* a detailed report on the provision of expenses and facilities to Councillors will be publicly tabled at a Council Meeting every 12 months and published in full on Council's website. This report is to include expenditure summarised by individual Councillor and as a total for all Councillors. This report will cover figures for the last financial year 01 July 2024 – 30 June 2025. Of course, those Councillors who were newly elected to Council in September 2024, their figure was calculated over the 9 months since their induction in October 2024.

### LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan strategy "15.1 Provide representative, responsible and accountable community governance".

### FINANCIAL IMPLICATIONS

The provision of expenses and facilities enables Councillors to fulfil their civic duties as the elected representatives of Orange City Council and as such all expenses and facilities are budgeted for annually.

### POLICY AND GOVERNANCE IMPLICATIONS

Nil

### RECOMMENDATION

**That the report on the Provision of Expenses and Facilities to Councillors be noted.**

### 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.

### SUPPORTING INFORMATION

The below figures incorporate the following:

- monthly telephone charges
- attendance at Professional Development courses (including accommodation, flights etc)
- attendance at conferences (including accommodation, flights etc)
- attendance at meetings/functions/council business (separate to conferences)
- corporate uniform expenses
- information and communication technology expenses
- elected membership stationery expenses

Figures not required to be reported here are Councillor monthly allowances as well as Councillor phone allowances for those who use their own personal phones and are given a \$40 per month allowance to do so.

Please note all figures are inclusive of GST.



## 5.5 Provision of Expenses and Facilities to Councillors -2024/2025 Financial Year Report

Period is full financial year 1 July 2024 – 30 June 2025 (except for new Councillors whose figures were calculated over 9 months).

Phone = fees associated with phone plans which are unlimited SMS and calls @\$18 per month, for those that took up Council phone/Sim;

Ipad = fees associated with data sim card with a data pool @ \$19 per month on tablet-like devices.

Note: figures will vary between Councillors taking into consideration that some Councillors changed services after a couple of months (ie. Opting to use personal SIM), and others started later (ie. Opting to use OCC provided SIM).

Please also note that initially Council purchased new iPhone 15 phones (+charger +Case +Screen protector) @ \$1,571.00 ea. for all Councillors given it was a new Council term, but some Councillors did not take them up, and others handed them back mid-year. Costs have only been recorded next to the 4 Councillors that have them at the date of this report, as the others have since been redistributed to Council staff where required.

Councillor	\$	Total per Councillor
<b>Cr Tony Mileto (Mayor)</b>		
Phone	\$157.86	
Ipad	\$222.87	
Clothing & Safety	Nil	
Training/Development LGNSW Mayoral Induction	\$4,455.00	
Conference/Seminars LGNSW Annual Conf; Local Roads Congress; National General Assembly	\$3,810.00	
Meetings/Functions/Council Business	\$3,254.00	
Childcare	Nil	
Information & Communication Tech New phone	\$1,571.00	
Stationery Business paper hard copy	\$1,377.14	
		\$14,847.87
<b>Cr Tammy Greenhalgh (Deputy Mayor)</b>		
Phone	Own phone	
Ipad	\$228.00	
Clothing & Safety	Nil	
Training/Development Taxation for Councillors	\$231.00	
Conference/Seminars LGNSW Annual Conf; LGNSW Rural & Regional Summit; Floodplain Mgt Australia Conf; NSW Local Roads Congress; National General Assembly	\$9,138.52	
Meetings/Functions/Council Business Country Mayors Regional Meeting Civic Reception	\$63.00	
Childcare	Nil	
Information & Communication Tech	Nil	
Stationery Business paper hard copy	\$1,377.14	
		\$11,037.66

## 5.5 Provision of Expenses and Facilities to Councillors -2024/2025 Financial Year Report

Councillor	\$	Total per Councillor
<b>Cr Kevin Duffy</b>		
Phone	Own phone	
Ipad	\$224.20	
Clothing & Safety	Nil	
Training/Development	Nil	
Conference/Seminars LGNSW Annual Conf; NSW Local Roads Congress; National General Assembly	\$5,060.34	
Meetings/Functions/Council Business MERC AGM; MERC Board Meeting	\$1,312.00	
Childcare	Nil	
Information & Communication Tech	Nil	
Stationery Business paper hard copy	\$1377.14	
		\$7,973.68
<b>Cr Graeme Judge</b>		
Phone	Own Phone	
Ipad	\$171.00	
Clothing & Safety		
Training/Development	Nil	
Conference/Seminars	Nil	
Meetings/Functions/Council Business Country Mayors Regional Meeting Civic Reception	\$63.00	
Childcare	Nil	
Information & Communication Tech	Nil	
Stationery Business paper hard copy	\$1101.68	
		\$1,335.68
<b>Cr Frances Kinghorne</b>		
Phone	\$216.00	
Ipad	\$228.00	
Clothing & Safety	Nil	
Training/Development	Nil	
Conference/Seminars	Nil	
Meetings/Functions/Council Business	Nil	
Childcare	Nil	
Information & Communication Tech New phone	\$1,571.00	
Stationery Business paper hard copy	Nil	
		\$2,015.00

## 5.5 Provision of Expenses and Facilities to Councillors -2024/2025 Financial Year Report

Councillor	\$	Total per Councillor
<b>Cr David Mallard</b>		
Phone	\$216.00	
Ipad	\$228.00	
Clothing & Safety	Nil	
Training/Development Governing in the Climate Emergency	\$555.00	
Conference/Seminars LGNSW Annual Conf	\$1,851.00	
Meetings/Functions/Council Business	Nil	
Childcare	Nil	
Information & Communication Tech New phone	\$1,571.00	
Stationery Business paper hard copy	Nil	
		\$4,421.00
<b>Cr Melanie McDonell</b>		
Phone	Own phone	
Ipad	\$228.00	
Clothing & Safety	Nil	
Training/Development LGNSW Executive Certificate for Elected Members	\$5,069.40	
Conference/Seminars National General Assembly	\$3,002.64	
Meetings/Functions/Council Business	Nil	
Childcare	\$126.00	
Information & Communication Tech	Nil	
Stationery Business paper hard copy	\$1377.14	
		\$9,803.18
<b>Cr Steve Peterson</b>		
Phone	\$216.00	
Ipad	\$228.00	
Clothing & Safety	Nil	
Training/Development AIM-Creative & Critical Thinking; AICD-Evaluating Board Finances Part 1 & 2	\$1,865.00	
Conference/Seminars	Nil	
Meetings/Functions/Council Business Country Mayors Regional Meeting Civic Reception	\$63.00	
Childcare	Nil	
Information & Communication Tech	Nil	
Stationery Business paper hard copy	Nil	
		\$2,372.00

## 5.5 Provision of Expenses and Facilities to Councillors -2024/2025 Financial Year Report

Councillor	\$	Total per Councillor
<b>Cr Gerald Power</b>		
Phone	\$216.00	
Ipad	\$228.00	
Clothing & Safety	Nil	
Training/Development	Nil	
Conference/Seminars LGNSW Destination & Visitor Economy Conf	\$2,181.68	
Meetings/Functions/Council Business	Nil	
Childcare Expenses	Nil	
Information & Communication Tech New phone	\$1,571.00	
Stationery Business paper hard copy	Nil	
		\$4,196.68
<b>Cr Marea Ruddy</b>		
Phone	\$152.93	
Ipad	\$146.44	
Clothing & Safety	Nil	
Training/Development LGNSW Time Mgt; LGNSW Speed Reading; LGNSW Planning for Crs; LGNSW Domestic Violence; CNSWJO Media Training	\$2,644.00	
Conference/Seminars LGNSW Annual Conf; LGNSW Destination & Visitor Economy Conf; National General Assembly	\$7,112.44	
Meetings/Functions/Council Business Country Mayors Regional Meeting Civic Reception	\$63.00	
Childcare	Nil	
Information & Communication Tech	Nil	
Stationery Business paper hard copy	Nil	
		\$10,118.81
<b>Cr Jamie Stedman</b>		
Phone	\$54.00	
Ipad	\$171.00	
Clothing & Safety	Nil	
Training/Development CNSWJO Media Training	\$565.00	
Conference/Seminars	Nil	
Meetings/Functions/Council Business	Nil	
Childcare	Nil	
Information & Communication Tech	Nil	
Stationery Business paper hard copy	Nil	
		\$790.00

## 5.5 Provision of Expenses and Facilities to Councillors -2024/2025 Financial Year Report

Councillor	\$	Total per Councillor
<b>Cr Jeff Whitton</b>		
Phone	\$70.22	
Ipad	\$222.87	
Clothing & Safety	Nil	
Training/Development	Nil	
Conference/Seminars LGNSW Annual Conf; National General Assembly	\$2,239.00	
Meetings/Functions/Council Business LGNSW Conf Dinner Only (Service Award)	\$209.00	
Childcare	Nil	
Information & Communication Tech	Nil	
Stationery Business paper hard copy	Nil	
		\$2,741.09
<b>Total of Provision of Facilities and Expenses for Councillors during this period</b>		<b>\$71,652.65</b>



## 5.6 ORANGE SPORTS PRECINCT COUNCIL UPDATE

RECORD NUMBER: 2025/1658

AUTHOR: Scott Maunder, Director Community, Recreation and Cultural Services

### EXECUTIVE SUMMARY

This report provides a summary to Council of the status of the project and the areas that Council is progressing.

### LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan strategy “2.1 Deliver sport and recreational facilities, programs & activities that are accessible and affordable to service the community into the future”.

### FINANCIAL IMPLICATIONS

Nil

### POLICY AND GOVERNANCE IMPLICATIONS

Nil

### RECOMMENDATION

**That Council note the report.**

### 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.

### SUPPORTING INFORMATION

At its meeting of 5 August 2025 Council requested an update on the status of the Orange Sports Precinct Project.

An update on the project was provided to Council’s Sport and Recreation Community Committee held on 18 June 2025. All questions on the project were responded to during the meeting. No further requests for updates had been requested prior to the Council meeting of 5 August.

### Development Application

Council would be aware that the Development application was lodged as an integrated development application on 2 April 2025 and available for review and comment.

The development application included the following elements:

- 1,350 seat main stadium with 2 x corporate areas and associated carparking. It should be noted that the design was updated to include an additional 350 seats and 2 corporate areas following the securing of the \$15M Federal Government grant.
- Lighting for multipurpose fields and main stadium
- Stage 1 of athletics precinct which includes change rooms x 2, public amenities and canteen.
- Carpark 3 servicing multipurpose fields
- Associated landscaping

Elements Council is seeking approval for in this development application are:

TITLE	AREA OF WORKS
Lighting Design - John Davis Stadium and 8 Playing Fields - CWP02028-E01.pdf	John Davis and 8 playing fields
Development Application Form - 1610 Forest Road	Sports Precinct
Statement of Environmental Effects - 1610 Forest Road - [220357_SEE_001A_V1.pdf] - 2025-03-25 22:02:37	Sports Precinct
Visual Impact Assessment Report - 1610 Forest Road - [Visual Impact 220357-VIA01 REV B.pdf]	Sports Precinct
Heritage Impact Statement - 1610 Forest Road - [Heritage 220357_SoHI_001C - Revised.pdf] - 2025-03-25 22:02:38	Sports Precinct
Plan of Management - 1610 Forest Road - [Orange Sports Precinct - Major Events Communication Strategy Rev 1.pdf] - 2025-03-25 22:02:39	Sports Precinct
Aboriginal Cultural Heritage Report - 1610 Forest Road - [AHIMS.pdf] - 2025-03-25 22:02:39	Sports Precinct
Waste Management Plan - 1610 Forest Road - [OPERATIONAL WASTE MANAGEMENT PLAN.pdf] - 2025-03-23 21:32:13	Sports Precinct
Waste Management Plan - 1610 Forest Road - [CONSTRUCTION WASTE MANAGEMENT PLAN PRINCIPALS.pdf] - 2025-03-23 21:32:26	Sports Precinct
Traffic Management Plan - 1610 Forest Road - [Transport Management Plan 250319 final (1).pdf] - 2025-03-23 23:06:29	Sports Precinct
Traffic Impact Assessment - 1610 Forest Road - [Traffic Impact Assessment 1130 rep 250319 final.pdf] - 2025-03-23 21:30:38	Sports Precinct
Site Plans - 1610 Forest Road - [24316-ORANGE SPORTS PRECINCT-AR-0100(2)-MASTERPLAN-JDS.pdf] - 2025-03-24 04:05:47	Sports Precinct
Owner's Consent Form - 1610 Forest Road - [Letter from Crown Lands to Orange City Council - Amendments to Landowner's Consent Requirements.pdf] - 2025-03-23 21:59:03	Sports Precinct
Landscape Plan - 1610 Forest Road - [03-23 Orange Sports Precinct Stage 01-03 Combined Landscape Draft Rev C.pdf] - 2025-03-21 02:36:53 <ul style="list-style-type: none"> <li>• Stage 1 – Surrounds of 8 playing fields including Jack Brabham Depot Yard</li> <li>• Stage 2A John Davis Surrounds (not the building compound) and Stage 2B Cark Park 4 (Huntley Rd) along the northern 8 fields down to the Jack Brabham Depot Yard</li> <li>• Stabe 3A Athletics Surrounds and Carpark 3 (Huntley Road) surrounds &amp; Stage 3B From Forest Road to Carpark 1B.</li> <li>• Stage 4 Existing Jack Brabham precinct where Carpark and amenities buildings are located down to the Carpark 4.</li> </ul>	Sports Precinct
Landscape Plan - 1610 Forest Road - [24316-AS-LD-Combined (250604)-	Athletics Stadium

LANDSCAPE - ATHLETICS.pdf]	Compound
Landscape Plan - 1610 Forest Road - [24316-JDS-LD-Combined (250604)-LANDSCAPE - JOHN DAVIS STADIUM.pdf] - 2025-03-23 21:29:08	John Davis Stadium building area
Geotechnical Report - 1610 Forest Road - [[G24491] Orange Sports Precinct GI - R02.pdf] - 2025-03-21 02:24:41	Sports Precinct
Architectural Plans - 1610 Forest Road - [JDS Aerial.jpg] - 2025-03-21 02:26:56	John Davis Stadium
Architectural Plans - 1610 Forest Road - [24316-AS-AR-P1-0000 - Phase 1 Athletics combined v20250303.pdf] - 2025-03-21 02:27:26	Athletics amenities
Architectural Plans - 1610 Forest Road - [CP00070 - CARPARK 01 Layout 250515.pdf]	Carpark 1
Architectural Plans – 1610 Forest Road – [CP00070 – Carpark 4 Rev B.pdf] – 2025-03-21 02:39:22	Carpark 4
Acoustic Report - 1610 Forest Road - [Noise Impact 16373 NIA R1.pdf] - 2025-03-21 02:23:40	Sports Precinct
2416-JDS-AR-0000(B) JOHN DAVIS STADIUM – Combined	Architectural Plan

Five comments / responses were received on the project of which 2 were statutory responses and 3 were from the community. The community responses focused on landscaping and active transport options.

### Heritage NSW

The development application was referred to Heritage NSW for their formal review and comment on 28 May 2025.

However, as Heritage NSW have had access to the documentation since its lodgement Council has been working with Heritage since 8 May 2025 to resolve areas of concern. These areas of concern essentially focus on changes to the Landscape Plan approved by Heritage NSW in 2022 as a result of finalising the design for the precinct and the impact of the civil construction works. The main areas of change related to the following:

1. **Main Stadium Grandstand Seating:** Seating capacity has been increased to 1,350 following the receipt of Federal Government funding. Whilst the seating capacity increased the overall stadium capacity and general appearance remain unchanged.
2. **Stadium Access:** In accordance with Transport for NSW guidelines, the entry and exit points to the main stadium have been revised to include a single "seagull" intersection arrangement.
3. **Athletics Track Enhancements:** Long jump and triple jump pits have been added to the eastern side of the Athletics Track, resulting in a slight eastward expansion of this component.
4. **Car Park Adjustments:** The layout of the car parks—particularly Car Park 3—has been modified to provide increased protection to significant trees located south of the originally proposed car park. These changes were also informed by alterations in site topography following earthworks.

5. **Landscape Layout Changes:** Minor adjustments have been made to the landscape layout as a result of bulk earthworks. These changes were detailed in the updated landscape construction drawings. While minor, they are consistent with the original Landscape Masterplan.
6. **Colour and Construction of Carpark 1 (adjacent to Main Stadium):** Heritage NSW had originally proposed the inclusion of porous carpark sections that were able to be planted with grass to reduce the visual impact of a black surface carpark. Council has identified that due to the ground conditions and high likelihood of grasses dying off and having a negative appearance that an alternative is required. Council has investigated and is proposing a solid-coloured concrete which is being considered by Heritage.
7. **Bush Fire Protection Zone:** With the implementation of the Bushfire Protection Act in NSW the development must now also comply with those requirements. In summary the approved 2022 Landscape Masterplan that was developed prior to the implementation of the Act does not comply due to the density of planting and understory (read shrubs). Council is now also in the process of seeking a formal modification to the Landscape masterplan to ensure compliance. This involves significant Landscape Architect input and Bushfire avoidance input to develop a Landscape Plan that is compliant with the Bushfire Protection Act.

Council staff have met regularly with Heritage NSW to resolve these issues, with the most recent meeting held on Thursday 31 July.

Council's CEO and myself have also met regularly with the Member for Orange, Phil Donato, to seek assistance to progress. Our last meeting to discuss the project was Friday 1 August.

#### **What's next?**

At the meeting of 31 July Heritage requested Council to provide further information and drawings / renders to address bushfire protection zones changes and provide imagery of the proposed treatment of the carparks. It is expected that this information will be provided at the time of this report at which stage Heritage NSW can then finalise their determination of the application.

Heritage NSW have advised Council that they Development Application will be considered by the Approvals Committee of Heritage NSW at its meeting of 2 September.

#### **Development Application Approval**

Following approval from Heritage (called General Terms of Approval – "GTA") the Development Application then needs to be considered by Council for comment before being referred to the Western Region Planning Panel for formal determination.

Council staff are in the process of finalising the report to Council however again cannot do this until the GTAs are received.

#### **Timing of Development Application Approval**

It is difficult to estimate a timing of when the development application may be approved. Should Heritage NSW require more timing will be extended, however Council staff are aiming for the report to be finalised for consideration by Council at its meeting of 16 September. The Western Region Planning Panel needs to convene post that date to consider the application.

As the Western Region Planning Panel does not have fixed meeting dates we will request its consideration as soon as possible after the Council meeting of 16 September.

**Tender**

Council will recall that an expression of interest process was conducted to determine a tender panel that Council would seek tenders for the construction of this element of the project. They are:

- Colin Joss & Co
- North Construction
- Patterson Building
- Renascent Australia
- Zauner Construction

The tender documentation was issued to tenders on 1 July 2025 with a closing date of 25 August 2025. However, this tender period will be extended to enable the receipt of the GTAs from Heritage NSW and to allow tenderers to incorporate any changes in requirements from Heritage NSW.

Following receipt of the GTAs Council will seek to finalise the tender award ASAP.

**Budget**

Budget projections indicate that the project can be delivered within the funding secured. Council will have further certainty of costs at the conclusion of the tender process for the next stage of the project.

**Program**

As most of the overall site Civil works for the precinct have been completed it is anticipated that the project can progress quite quickly once approval have been obtained.

The program projections estimate the project will be completed by end 2026. This is of course subject to weather conditions during the construction period.

**Other Updates**

Concurrent with the above activity Council is progressing these elements of the project:

- Council have awarded the tender for works on Huntley road, so they have commenced
- A contractor has been engaged and commenced work on Carpark 4 (Huntley Roadside)
- Works are progressing on paths and landscaping around the 8 multipurpose fields. This includes reusing topsoil stored on site for this purpose
- Council is seeking approval from Essential Energy to progress installation of power to the site. The process has been in train awaiting approval for several months. On receipt the tender package for these works will be issued
- We've finalised the irrigation line from the holding dam at the north of the site which will recycle water from rain to be used to water the fields
- The design for the Athletics track is progressing ready for works in the next stage of the project. The design for the Athletics building and grandstand design is completed.
- The test installation of the goal posts on the multipurpose fields has been completed
- Council is seeking a licence for use of bore water on site to augment the water supply for irrigation. Council is also progressing utilising the former water supply line from Gosling Creek to further augment the water supply.

**ATTACHMENTS**

- 1 Plans, D25/91875





**Attachment 1 Plans**

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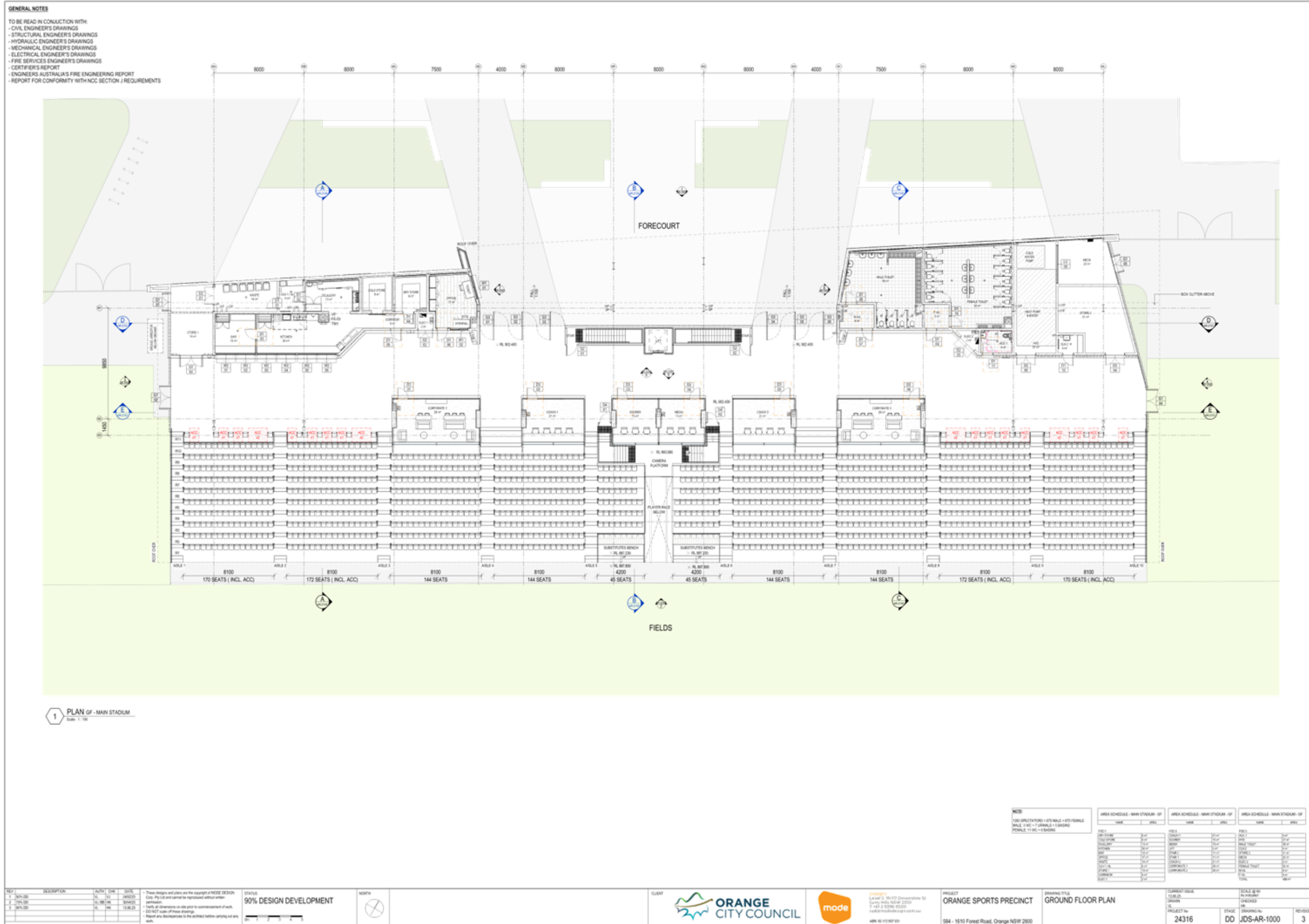




**Attachment 1 Plans**

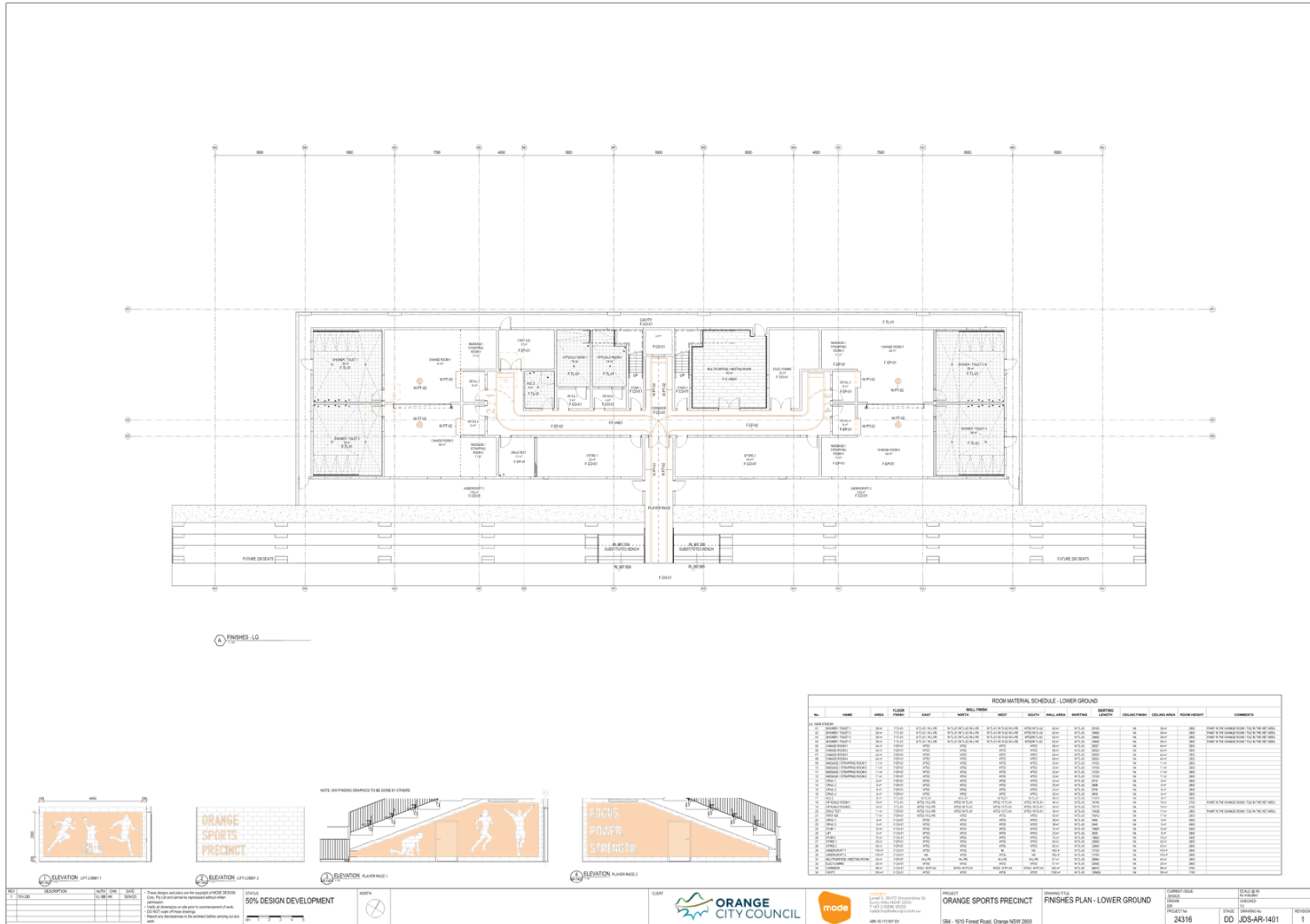


Attachment 1 Plans











**Attachment 1 Plans**

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**Attachment 1 Plans**

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**5.7 RESPONSES TO QUESTIONS TAKEN ON NOTICE**

RECORD NUMBER: 2025/1647

AUTHOR: David Waddell, Chief Executive Officer

**EXECUTIVE SUMMARY**

This report provides responses below to Questions Taken on Notice 17 June and 1 July 2025.

**LINK TO DELIVERY/OPERATIONAL PLAN**

The recommendation in this report relates to the Delivery/Operational Plan strategy “15.1 Provide representative, responsible and accountable community governance”.

**FINANCIAL IMPLICATIONS**

Nil.

**POLICY AND GOVERNANCE IMPLICATIONS**

Nil.

**RECOMMENDATION**

**That the information contained in the report on responses to Questions Taken on Notice be acknowledged.**

**SUPPORTING INFORMATION****CCL 15 JULY 2025****QUESTION TAKEN ON NOTICE**

Cr Mallard asked that information relating to the impacts on, and choices of, Renters for the flexible options on waste collections open to Ratepayers be taken into account when reporting Waste Contract options back to Council.

The stakeholder engagement was completed on a household basis so both renters and ratepayers feedback were taken into consideration and will continue to be when the final report comes back to Council.

**CCL 5 AUGUST 2025****QUESTION TAKEN ON NOTICE**

Cr Kinghorne asked what currently happens to old Council-owned phones when they are no longer required.

Old Council-owned phones are currently collected by the company RenewIT and recycled through their e-waste program.

**ESPC 5 AUGUST 2025****QUESTION TAKEN ON NOTICE**

Cr Duffy asked that Council receives a report regarding parking at the off-leash park near the intersection of Escort Way and Lombardy Way. This matter will be investigated and brought to the October meeting.

**REDPC 5 AUGUST 2025****QUESTION TAKEN ON NOTICE**

Cr McDonnell asked when the signing of the MOU with Zaporizhzhia as mentioned in the Sister Cities Community Committee Minutes of 29 April 2025 will occur.

We are waiting on Zaporizhzhia to confirm the wording of the MOU.



**5.8 STRATEGIC POLICY REVIEWS FOR EXHIBITION**

RECORD NUMBER: 2025/1651

AUTHOR: Janessa Constantine, Manager Corporate Governance

**EXECUTIVE SUMMARY**

This report presents Strategic Policies which are recommended for placement on public exhibition for a period of at least 28 days following review.

**LINK TO DELIVERY/OPERATIONAL PLAN**

The recommendation in this report relates to the Delivery/Operational Plan strategy “15.1 Provide representative, responsible and accountable community governance”.

**FINANCIAL IMPLICATIONS**

Nil.

**POLICY AND GOVERNANCE IMPLICATIONS**

Council’s Strategic Policies are reviewed and amended to ensure ongoing compliance with legislation and industry best practice.

Policies of Council are of two types – Strategic Policies are determined by Council, and relate to Councillors, required by Legislation or Regulation and/or have an impact on the Orange community. The Local Government Act 1993 requires the public exhibition of Policies (if new or include significant changes) and adoption by Council. Operational Policies are determined and implemented by the Chief Executive Officer and relate to staff and the operations of the organisation.

**RECOMMENDATION**

**That Council resolves to place the following Strategic Policies on public exhibition for a period of at least 28 days:**

- **ST31 – Aquatic Centre**
- **ST35 – Priority Weeds**
- **ST50 – Busking**

**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.

**SUPPORTING INFORMATION**

The following policy has been drafted to provide a framework in the circumstance of property owners seeking consideration from a concealed water leak. It is recommended the policy be placed on public exhibition for a period of at least 28 days to allow for Council and public review and submissions.

**ST31 – Aquatic Centre**

Reference	Update
General	<ul style="list-style-type: none"> <li>Updated numbering from ST136 to ST31</li> <li>Combined Conditions of Entry, Lighting and Severe Weather and Lane Usage policies</li> <li>Inclusion of procedures for contamination and other facility closures</li> <li>Review of gender-related language</li> <li>Added clauses to clarify bathroom and changeroom use based on biological sex and gender identity</li> <li>Accompanying Hire Agreement updated</li> </ul>

**ST35 – Priority Weeds**

Reference	Update
General	<ul style="list-style-type: none"> <li>Updated Numbering from ST106 to ST35.</li> <li>Updated to reflect the Central Tablelands Local Lands Service's Regional Strategic Weed</li> <li>Management Plan and Central Tablelands Regional Inspection Plan.</li> <li>Updated to reflect education and advice prior to further action.</li> <li>Formatting updates.</li> </ul>

**ST50 – Busking**

Reference	Update
General	<ul style="list-style-type: none"> <li>New Policy</li> </ul>

**ATTACHMENTS**

- 1 FOR EXHIBITION - Strategic Policy - ST31 - Aquatic Centre, D25/93046 [↓](#)
- 2 FOR EXHIBITION - Strategic Policy - ST35 - Priority Weeds, D25/92972 [↓](#)
- 3 FOR EXHIBITION - Strategic Policy - ST50 - Busking, D25/91527 [↓](#)



# Strategic Policy – ST31

## Aquatic Centre

FOR EXHIBITION

PO Box 35, Orange  
NSW 2800 Australia

135 Byng Street, Orange  
NSW 2800 Australia

P: +61 2 6393 8000  
F: +61 2 6393 8199

[council@orange.nsw.gov.au](mailto:council@orange.nsw.gov.au)  
[www.orange.nsw.gov.au](http://www.orange.nsw.gov.au)

**Attachment 1 FOR EXHIBITION - Strategic Policy - ST31 - Aquatic Centre**


## STRATEGIC POLICY – ST31

### 1 PURPOSE

- 1.1 The Aquatic Centre is a high usage/high risk facility. The purpose of this policy is to communicate systems and requirements relating to Conditions of Entry, Disciplinary Action, Adverse weather condition requirements, Lane Usage and allocation of lanes for the Orange Aquatic Centre.
- 1.2 The overriding commitment of this Policy is to provide a safe environment for all patrons, employees and other users of the Centre and its facilities.

### 2 OBJECTIVE

- 2.1 To establish systems for the entry, use and management of the Orange Aquatic Centre that promotes safety and creates a family friendly centre for the public use.
- 2.2 The policy outlines conditions of entry, lane usage, disciplinary procedures and adverse weather actions.

### 3 APPLICABILITY

- 3.1 This policy applies to all staff and users of Orange Aquatic Centre.

### 4 RELATED DOCUMENTS

- Strategic Policy - ST01 - Code of Conduct
- Strategic Policy - ST12 - Compliments and Complaints
- Operational Policy – OP084 - Work Health and Safety
- Royal Life Saving Guideline for Safe Pool Operations
- Aquatic Centre Hire Agreement
- Aquatic Centre Admission Charges and Fee Schedule

### 5 GENERAL CONDITIONS OF ENTRY

- 5.1 The main conditions of entry will be displayed at the entrance to the Centre. They will also be displayed on the Council website and may be advertised on the Orange Aquatic Centre Facebook page. Patrons will be able to access a hard copy

of these rules at the facility or from Council's Civic Centre at any time during opening hours.

- 5.2 For safety and security reasons, all patrons accessing the Centre must:

- Obey all signs around the Centre.
- Follow all requests and instructions given by Centre management and employees.

- 5.3 Entry fees are displayed at reception and must be paid in accordance with the fee schedule (or found on the Orange City Council Website at <https://www.orange.nsw.gov.au/sports-grounds-leisure/pool/> or obtained from the Aquatic Centre). Any additional fees will be listed. This fee enables you to enter the Centre once per day - **pass outs are not given** (with the exception of organised carnival events).

- 5.4 Bags and other items may be subject to inspection. Persons who refuse inspections may be refused entry to the Centre.

- 5.5 The consumption of alcohol, smoking/vaping and drug use is not permitted in the Centre.

- 5.6 Alcoholic beverages, drugs, weapons or any other substances or objects which are prohibited by law are not permitted to be brought into the Centre. Glass and other breakables are not permitted to be brought into the Centre. Animals are not permitted to be brought into the Centre (other than Guide Dogs or Companion animals – with appropriate certification).

- 5.7 All carers who are assisting patrons with a disability are permitted to enter the facility free of charge.

### 6 NO SMOKING OR VAPING

- 6.1 The Orange Aquatic Centre facility (including outdoor areas) is a non-smoking venue. The venue area includes the car park and entire footpath area to the edge of Hill Street. Pass outs will not be given for the purpose of smoking or vaping.

**Attachment 1 FOR EXHIBITION - Strategic Policy - ST31 - Aquatic Centre**


## STRATEGIC POLICY – ST31

Persons found to be smoking or vaping within the facility will be asked to leave.

### 7 LOST OR STOLEN ITEMS

- 7.1 Orange City Council does not accept liability for any theft, loss or damage to personal property, whether in the Centre or in the carpark. Patrons are advised not to bring valuables into the Centre.

### 8 CHILD SUPERVISION

- 8.1 Children aged 11 and younger must be accompanied into the facility and actively supervised at all times by a parent or responsible guardian aged 16 years or older.
- 8.2 Unsupervised/inadequately supervised children will be asked to exit the water and to wait with a OAC staff member in a safe area until collected by the parent/guardian.

### 9 SUPERVISION FOR CHILDREN AGED 5 YEARS OR UNDER

- 9.1 Children aged 5 years or under are not admitted into the centre without an adult who is prepared to swim.
- 9.2 Parents/Guardians of children aged 5 years or under are required to accompany the child in the water and always remain within arm's reach of the child.
- 9.3 Children aged 5 years or under must wear a Keep Watch wristband available from reception.
- 9.4 For groups using the facilities, a ratio of one adult to two children under 5 years is recommended by NSW Royal Lifesaving.

### 10 SUPERVISION FOR CHILDREN AGED BETWEEN 6-11 YEARS

- 10.1 Children aged 11 years or less are not permitted into the centre without the supervision of an adult.
- 10.2 Adults responsible for children aged 6–11 years must always have a clear view of the child with no physical or structural barriers between them and the child and be able to communicate effectively.

- 10.3 For groups using the facilities, a ratio of one adult to four children under 10 years is recommended by NSW Royal Lifesaving.

- 10.4 For children 10 years and Older - Parents must use their knowledge of the child's swimming ability to determine the level of accompaniment required.

- 10.5 Children 11 years and older may be Non-Swimmers or Weak Swimmers and parental supervision should not be restricted by age in these circumstances.

### 11 SUPERVISION DURING LEARN TO SWIM AND OTHER AQUATIC CENTRE ACTIVITIES

- 11.1 Normal supervision requirements apply. Where the child is 0 - 11 years old, a supervising adult must be within the centre for the duration of the activity.

### 12 SUPERVISION DURING OTHER ACTIVITIES (I.E. SWIM CLUB/SQUAD OR SCHOOL ACTIVITIES)

- 12.1 If a child aged 11 years or younger is attending the centre for the purpose of squad training or school carnivals/sport the responsible person must escort the child into the Centre and place them in the care of another responsible supervisor (aged 16 or older) prior to leaving the centre. The child must have a responsible person onsite to collect them prior to the activity ending.

### 13 NON SWIMMERS OF ANY AGE

- 13.1 Any children or persons who are identified by staff as being 'at risk' (a non-swimmer or poor swimmer) who is attempting to enter the pool 'out of their depth' may be asked to wear a wrist band and may be asked to confine their access to areas of the pool within their depth. Refusal to wear the wristband may lead to staff requesting the patron to leave the water, or asked to leave the facility.



**Attachment 1 FOR EXHIBITION - Strategic Policy - ST31 - Aquatic Centre****STRATEGIC POLICY – ST31****14 GENERAL BEHAVIOUR**

- 14.1 All patrons must behave in a manner that is safe and respectful for the enjoyment and safety of other patrons using the Centre. Any behaviour which is considered unsafe, offensive, inappropriate or interferes with the enjoyment of other patrons within the Centre, will be acted upon and will result in the patron being evicted and/or banned from the Centre.

**15 CAMERAS, VIDEO AND RECORDING EQUIPMENT**

- 15.1 To respect the privacy of all visitors, any video, camera or recording equipment is not to be used in the Centre without the prior written approval of the Centre including recording via mobile phones. These items are not to be used in the change rooms at any time.
- 15.2 For safety purposes, there are CCTV installations on the premises.

**16 CLOTHING, ATTIRE AND RELATED MATTERS**

- 16.1 All patrons are requested to shower before using the facilities of the Centre.
- 16.2 Appropriate bathing attire is to be worn at all times.
- 16.3 Underwear is not an acceptable alternative to approved swimwear.
- 16.4 Articles of clothing such as street wear, underwear, cut-off jeans, t-shirts, bike-pants, leotards, casual wear and sporting wear are strictly prohibited in pools.
- 16.5 Only recognised swimwear, made from Lycra and nylon is to be worn in the water.
- 16.6 It is compulsory for all babies and preschool-aged children ages 3 years or under to wear an approved, fitted swim nappy while in the water.
- 16.7 Disposable swim nappies must be covered by an approved swim nappy cover, and regular nappies are not permitted in our pools.

**17 COMMERCIAL AND/OR****BUSINESS ACTIVITIES**

- 17.1 No person entering the Centre shall carry out any form of commercial and/or business activity and/or enterprise within the Centre unless consent has first been obtained from Centre management.
- 17.2 If Centre management provides its consent to any form of commercial and/or business activity or enterprise, the person carrying out or responsible for the commercial and/or business activity or enterprise shall ensure that they comply with the terms of the consent issued by Centre management.
- 17.3 For the avoidance of doubt, coaching or training must not be conducted for a fee without the prior permission of Council.

**18 COMMERCIAL AND FAST FOOD**

- 18.1 Commercial fast foods are not permitted (pizzas, BBQ chicken and chips, take away coffee). Food may be brought into the facility for the purpose of cooking on the BBQ or hosting a birthday party, however patrons will be responsible for cleaning up of all mess caused due to food brought into the facility for such events. Food cannot be stored in the Centre's fridges.

**19 DIVING POOL, BOARDS TOWER ACCESS AND INFLATABLES**

- 19.1 The additional depth of the diving pool and the height of the towers and use of inflatables represent an additional risk for patrons and staff.
- 19.2 No entry into the dive pool, use of diving boards/towers, or access to inflatables without the permission of staff.
- 19.3 To access the dive pool, springboard, towers or inflatables, participants must be aged 6 or older and successfully complete the swim test without the use of swim aids. Goggles are not permitted during the swim test or when using inflatables or the dive pool.

**Attachment 1 FOR EXHIBITION - Strategic Policy - ST31 - Aquatic Centre**


## STRATEGIC POLICY – ST31

- 19.4 Children aged 6–11 must be actively supervised by a responsible adult on the pool deck, within sight and easy communication.
- 19.5 The tower will only be opened for competitions under the direct supervision of a licenced coach.
- 19.6 To ensure the safety of all patrons, individuals with high blood pressure, spinal injuries, or who are pregnant, may be restricted from engaging in the use of the diving pool, boards and tower access, as this may pose a risk to their health.

### **20 MEDICAL CONDITIONS, RISK AND INJURY**

- 20.1 People with serious medical conditions, including, but not limited to, epilepsy and heart conditions, must report their condition to the Centre Duty Manager (or senior lifeguard).
- 20.2 In the interests of public health and safety, incontinent people must take necessary precautions.
- 20.3 Patrons need to provide consent to receiving any medical treatment that the Centre's staff may reasonably consider necessary or desirable in the event that they suffer an injury or a medical emergency whilst at the Centre.
- 20.4 Patrons enter the Centre and use its facilities at their own risk. Risks may include, but are not limited to, drowning, slipping on wet surfaces, impact injuries due to shallow water entry, or utilising diving towers.
- 20.5 To the full extent permitted by law, patrons release the Orange Aquatic Centre and Orange City Council from all claims and liability in respect of any personal injury, death, theft, loss or damage arising from entry into and use of the Centre and its facilities.

### **21 RIGHT TO REFUSAL OF ENTRY, DISCIPLINE AND EVICTION**

- 21.1 Council reserves the right to refuse entry

to and evict any person at any time from the Centre at its sole discretion. Refused entry to any person or the eviction of patrons from the centre includes:

- a) Persons under the influence of drugs or alcohol.
- b) Abusive behaviour and language.
- c) Dangerous or unsafe behaviour.
- d) Disorderly, disruptive, inappropriate or antisocial behaviour.
- e) Vandalism
- f) Admission evasion.

- 21.2 Specifically, Centre Management may refuse entry to, or evict a person from the Centre who in the opinion of Centre Management may compromise the safety or overall enjoyment of other patrons of the Centre or its facilities.

- 21.3 A person refused entry to, or evicted from the Centre, has no right to a refund of any monies paid for admission to the Centre and any request of refund will be refused. Centre Management reserves the right to ban a person or group of persons from the Centre for as long a period of time as it may deem suitable.

- 21.4 Council may decide at its sole discretion to permanently ban a person from the Centre.

### **22 RULES RELATING TO POOL DECK AND IN POOL BEHAVIOUR**

- 22.1 Patrons must follow any reasonable instruction of Aquatic Centre Staff in relation to behaviours in and around the pool and its facilities.

- 22.2 Rules include, but are not limited to:
- No diving or head-first entry in shallow areas of the 25m or 50m pools, or in any part of the toddlers' or leisure pool
  - Anti-social behaviours are prohibited, including profanity, spitting or spouting water
  - Dangerous or rough play (breath-holding, flipping, bombing, shoulder

**Attachment 1 FOR EXHIBITION - Strategic Policy - ST31 - Aquatic Centre**


## STRATEGIC POLICY – ST31

riding, tackling etc.) is prohibited. Ball games, and object retrieval may be restricted

- Dangerous toys, such as throwpedos and mermaid tails, are prohibited
- No walking or sitting on ramp walls or pulling/leaning on lane ropes
- No climbing on railings, tables, chairs, or other fixtures around pools
- No running on pool deck
- No nudity (except while showering in private shower facilities) at any age, including changing on the pool deck. This includes changing nappies.
- No standing or storing belongings on seats
- No diving from blocks without prior permission from staff and supervision by and with a licenced and insured coach.

### 23 BATHROOMS AND CHANGEROOMS

- 23.1 Children aged between 0-6 year of age must be accompanied by a parent/guardian when using the bathroom or changeroom facilities.
- 23.2 Children between the ages of 6-12 years of age may use the bathroom or changing room that aligns with their biological sex. They must be accompanied by a parent or guardian of the same biological sex when doing so or use the family room if accompanied by a parent or guardian of a different gender.
- 23.3 In circumstances where children, young adults and adults identify based on gender, the family changeroom should be used.

### 24 PENALTIES AND DISCIPLINARY ACTION

- 24.1 Where there is a breach of rules at the Centre, the applicable penalty will be applied. 3
- 24.2 Each case will be assessed individually

based on the incident report and seriousness of the misconduct before an appropriate ban is imposed.

- 24.3 Where patrons are banned from the Centre for an extended period of time, a letter will be sent advising of and enforcing the suspension.
- 24.4 For serious and unlawful breaches, Centre Management reserves the right to notify the Police.

PENALTIES	
Conduct	Suspension Period
Entering the Centre without paying *	1 Day
Repeat offender	1 Month
Repeated failure to comply with direction from Centre staff *	2 Weeks
Repeated dangerous actions (pushing, bombing) *	2 Weeks
Swearing	2 Weeks
Refusal to leave the Centre when requested	1 Month
Fighting +	12 Months
Vandalism + #	12 Months
Refusal to leave the Centre on third request or Police attendance required + #	12 Months
Verbal abuse or intimidation of staff +	3 years
Physical assault on staff + #	3 years
* Initial warning	
+ Warning not required	
# Police notified	

### 25 PROCEDURES REGARDING CONTAMINATION AND OTHER POOL CLOSURES

- 25.1 Actions in such circumstances are determined any NSW Hcam guidelines and operational best practice.

**Attachment 1 FOR EXHIBITION - Strategic Policy - ST31 - Aquatic Centre**


## STRATEGIC POLICY – ST31

### 26 LIGHTING AND SEVERE WEATHER

- 26.1 In the event of lightning or severe weather, staff will immediately close the outdoor facility, remove patrons from the water, and direct everyone outside to move into the indoor facility.
- 26.2 Staff may give directions directly to patrons and hirers. Hirers may be required to assist in moving their members/participants/students from the water or outdoor areas into the indoor facility, either through direct communication or public address announcements. Notifications will be made via announcements or direct communication.
- 26.3 No one will be permitted to return to the outdoor facility until authorised by Centre Management or the senior lifeguard on duty.

### 27 COUNCIL NOTIFICATION OF WEATHER EVENT

- 27.1 In the event of a pool closure due to a weather event, the Council will implement the following notification procedures to inform patrons will be undertaken as soon as practical:
- a) Social Media Announcement - An announcement will be made on the Council's Facebook page, providing details about the closure and the expected duration.
  - b) Signage at the Pool Entrance – Clear signage will be placed at the pool entrance to inform patrons that the pool is closed due to the weather event.
- 27.2 Lightning and severe weather events represent a severe Work Health and Safety risk to staff and patrons. Failure to comply with reasonable directions of authorised Council staff may lead to further disciplinary action.
- 27.3 In the case of a hirer failing to comply or to

assist staff with removal of its members or participants from the outdoor facility, this could lead to the cancellation of hire agreements.

#### 27.4 Weather Definitions:

Term	Description
<b>Outdoor Facility</b>	Refers to all facilities of the Orange Aquatic Centre that are 'outdoors' or outside of the indoor facility building. This includes the 50m pool, diving pool, BBQ facilities, beach volleyball or basketball courts, diving tower, grandstand and outdoor furniture and surrounds.
<b>Lightning Event</b>	as defined in the Royal Life Saving of Australia's Guidelines for Safe Pool Operations (GSPO). When the flash/bang ration of lightning to thunder is less than 30 seconds apart (indicating that it is less than 10km away).
<b>Severe Weather Event</b>	any weather event that in the opinion of the Orange Aquatic Centre staff represents a risk of death or injury to either patrons or to staff. This could include, but is not limited to, heavy rain, hail, high winds.

### 28 AQUATIC CENTRE LANE USAGE

- 28.1 The Indoor Aquatic Centre was developed primarily as a community recreational facility. As a calculation of total overall pool space, approximately 85% of the pool space must be available for community recreational use, which includes learn to swim classes and community programs conducted by the aquatic centre. This ensures lanes are available for community use at all times.
- 28.2 Aquatic Centre users will be grouped into the following categories and allocated in priority order:
- a) **Category 1** – Community Use including Learn to Swim Classes.
  - b) **Category 2** – Council preferred Swimming Club.
  - c) **Category 3** – Private Coaches, Other Community/Sporting Groups.



**Attachment 1 FOR EXHIBITION - Strategic Policy - ST31 - Aquatic Centre**


## STRATEGIC POLICY – ST31

28.3 The following general principles will apply:

- a) Category 3 allocations will be made following an Expression of Interest process.
- b) All groups seeking to utilise the Aquatic Centre, will be required to sign and operate in accordance with Council's Aquatic Centre Hire Agreement.
- c) The overall lane allocations provided in this policy will be reviewed at least every two years to ensure they reflect the ongoing demand and utilisation at the Aquatic Centre.
- d) Council staff may reduce lane allocations to any Category 2 or 3 group in favour of community users at the discretion of the Aquatic Centre Management or designated staff member in charge of the Centre at the time. Such a decision is to be made on the basis of meeting the needs of the greatest number of users of the Centre, and could include, but is not limited to:
  - I. Days of extreme hot weather where there is extensive use of the Centre by the general community in the afternoons and additional public lanes should be provided for the community rather than for organised swimming activities
  - II. Days where the number of swimming clubs or other organised

group members in attendance is low and there is a large demand for community swimming, and a reallocation of lanes will result in a more even and safer allocation of lanes amongst all swimmers.

- e) Groups of regular Aquatic Centre users will be encouraged to seek lane access as a Category 3 group to ensure they can secure dedicated lane space without impacting upon, or competing with, general Aquatic Centre users for lane access.
- f) Variations to usual allocations may be made to ensure availability for special events (swimming carnivals, water polo tournaments etc).
- g) At all times such changes will be discussed with the clubs/groups involved, and as much notice provided of these changes are possible.
- h) **'Structured coaching'** is defined as *"a person giving direction to a swimmer in a structured manner"* and will not be permitted without a written agreement in place.
- i) Parents or Guardians are permitted to coach their own children in this manner without a written agreement in place. Normal swimming and lane sharing etiquette will apply.

*All policies can be reviewed or revoked by Council, at any time.*

### ST31 - Strategic Policy – Aquatic Centre

**Amendments:**

- Updated numbering from ST136 to ST31
- Combined Conditions of Entry, Lighting and Severe Weather and Lane Usage policies
- Inclusion of procedures for contamination and other facility closures
- Review of gender-related language
- Added clauses to clarify bathroom and changeroom use based on biological sex and gender identity
- Accompanying Hire Agreement updated

Review Due: November 2028	Version V1_25	Last Revision: August 2025
Approved By:	Minute Number:	Approval Date:





# Strategic Policy – ST35

## Priority Weeds

FOR EXHIBITION

PO Box 35, Orange  
NSW 2800 Australia

135 Byng Street, Orange  
NSW 2800 Australia

P: +61 2 6393 8000  
F: +61 2 6393 8199

[council@orange.nsw.gov.au](mailto:council@orange.nsw.gov.au)  
[www.orange.nsw.gov.au](http://www.orange.nsw.gov.au)



## STRATEGIC POLICY – ST35

### 1 PURPOSE

- 1.1 The purpose of this Policy is to provide a framework for identifying, controlling and eradicating all priority weeds on Council-owned and public lands.

### 2 PURPOSE

- 2.1 To eradicate or control all priority weeds on Council-owned and public lands thereby setting an example to landholders.
- 2.2 To determine the degree of priority weed infestation within the Orange Local Government Area by regular inspections of all lands in line with the Central Tablelands Regional Inspection Plan and to determine a programme for the eradication or control of such priority weeds.
- 2.3 To achieve the control and/or containment of priority weeds with the closest cooperation of the landholder in the first instance, otherwise by use of the Regulatory functions identified in the NSW Biosecurity Act 2015.
- 2.4 To carry out the policy in close liaison with the Local Land Services and NSW Department of Primary Industry.
- 2.5 To maintain a list of priority weeds as set out in the Central Tablelands Local Land Service's Regional Strategic Weed Management Plan and to review such priority list every three years.
- 2.6 To initiate and maintain adequate publicity, so that all landholders are aware of their responsibilities and legal obligations to manage priority weeds on their property.
- 2.7 To raise public/community awareness of the detrimental effect priority weeds have on both our agriculture and environment.
- 2.8 To maintain a high level of staff training, in co-operation with NSW Department of Primary Industry, so that appropriate methods of control can be applied by Council to its own lands, and proper advice can be given to landholders.

### 3 GENERAL

- 3.1 Council will apply the following process:
- Issue a Notice of Inspection to land holder, unless following up on a compliant or report in accordance with Operational Policy OP149 – Investigation & Enforcement.
  - Council officers will inspect the property for the presence of priority weeds
  - Inspection report sent to land holder advising status of property if reasonably practical or requested
  - Council will attempt to seek compliance through formal advice and education with the landholder under a written commitment outlining the expected timeframes for works to be completed
  - If the weeds are not controlled by specified dates Council will issue a Biosecurity Direction to control the weeds under Section 123 of the NSW Biosecurity Act of 2015, Officers may elect to accept and enter a Formal Undertaking with the Landholder under Section 142 of the Biosecurity Act 2015 in lieu of a direction
  - If the weeds are not controlled by the date specified in the direction the Landholder will be asked to formally explain why the weeds have not been controlled
  - If a suitable reason is not given Council, or its agent, will enter the property and control the weeds and recover costs under Section 133 of the NSW Biosecurity Act of 2015 or Issue a Penalty Notice under section 303 if the control costs are prohibitive to Council's Risk Appetite.



## STRATEGIC POLICY – ST35

### 4 RELATED POLICIES/ DOCUMENTS

- Local Government Act 1993
- NSW Biosecurity Act 2015
- Central Tablelands Local Land Service's Regional Strategic Weed Management Plan
- Central Tablelands Regional Inspection Plan
- Operational Policy - OP149 - Investigation and Enforcement.

All Policies can be reviewed or revoked by Council, at any time.		
<b>ST35 – Strategic Policy – Priority Weeds</b>		
Amendments:		
<ul style="list-style-type: none"><li>• Updated Numbering from ST106 to ST35.</li><li>• Updated to reflect the Central Tablelands Local Lands Service's Regional Strategic Weed Management Plan and Central Tablelands Regional Inspection Plan.</li><li>• Updated to reflect education and advice prior to further action.</li><li>• Formatting updates.</li></ul>		
Review Due: November 2028	Version 1_25	Last Revision: August 2025
Approved By:	Minute Number:	Approval Date:



# Strategic Policy – ST50

## Busking

FOR EXHIBITION

PO Box 35, Orange  
NSW 2800 Australia

135 Byng Street, Orange  
NSW 2800 Australia

P: +61 2 6393 8000  
F: +61 2 6393 8199

[council@orange.nsw.gov.au](mailto:council@orange.nsw.gov.au)  
[www.orange.nsw.gov.au](http://www.orange.nsw.gov.au)



## STRATEGIC POLICY – ST50

### 1 PURPOSE

- 1.1 To confirm Council's busking program to promote music and vibrancy through the City of Orange.
- 1.2 The Orange City Council's busking program is designed to provide a platform for local performers to showcase their talents in the main shopping areas, especially during the holiday season. This initiative aims to create a vibrant and festive atmosphere in the city, offering entertainment to shoppers and visitors.

### 2 APPLICABILITY

- 2.1 This policy applies to all busking in Orange City Council.
- 2.2 This policy does not apply to music events or festivals.

### 3 OBJECTIVES

- 3.1 To define busking areas across Orange City Council areas.
- 3.2 To define the number of buskers at one time, across Orange City Council areas.
- 3.3 To outline conditions and requirements for busking, across Orange City Council areas.

### 4 ROLES AND RESPONSIBILITIES

- 4.1 Council will be responsible for:
  - Maintaining the busking schedule
  - Assessing applications
  - Providing advice and/or guidance to applicants.
- 4.2 Applicants will be responsible for:
  - Submission of an application to use a busking area
  - Providing Council with a reasonable timeframe to approve applications

- The cost for the busking area and any costs associated with the busking activity
- Completing a risk assessment and implementing controls prior to commencing busking activities.

### 5 DEFINITIONS

- 5.1 **Busker:** A person who actively provides a performing arts act in the public domain with the intention of receiving a donation from members of the public.
- 5.2 **Public Performance:** An entertaining performing arts event that substantially involves the demonstration of an artistic skill.
- 5.3 A Public Performance may include:
  - Performing with a musical instrument or multiple instruments, conventionally or unconstructed.
  - Or a performance in the form of a song or dance routine.
  - Actively working in an artistic medium (excluding pre-built static displays and artworks or advertising or promoting a company event or charity).
- 5.4 **Busking area(s):** Established busking map as per section 10 – *Busking Activation and Location Map* of this policy, buskers must perform in identified locations as per the relevant map and limited to 5 metres square in area for busking.

### 6 FEES

- 6.1 Payment of the required fee must be made by the applicant at the time of booking, at least 48 hours before the busking date.
- 6.2 Fees are outlined in Council's adopted fees and charges and are subject to change each financial year.





## STRATEGIC POLICY – ST50

6.3 Busking permits are valid for the term of the Financial Year in which they are issued.

6.4 Busking during the Christmas period (1 December to 31 December) is a separate application and process to usual busking.

### 7 CONDITIONS

7.1 Council operates a calendar for all locations with preference given to initiatives that fall under the direct control of Council such as:

- Council run events, activations and campaigns
- City Celebrations
- Council sponsored events
- Cultural Activations – theatre, gallery, library or museum.

7.2 Council may refuse any application for busking that fall outside the intent of this policy.

7.3 Council may allow busking for commercial purposes when they are for community events or outcomes.

7.4 Busking permit holders are required to have the locations and times approved by Council for a maximum 3-month period.

7.5 Busking permit holders can only perform in the locations and times outlined in the approval.

7.6 Buskers can only perform for a maximum of five hours in the one designated location, over four half-days per week.

7.7 Buskers should not interfere with pedestrian traffic, the conduct of business, or contribute to a lack of safety.

7.8 Buskers must limit their sound so that they can only be heard within 30 metres of the site in which they are located or must not cause a noise nuisance to nearby businesses.

7.9 Buskers must not offer goods or services for sale, display, demonstrate or advertise goods or services or associate themselves with such advertising in conjunction with their performance (other than CDs or DVDs associated with their performance).

7.10 Buskers must not actively approach, accost or solicit bystanders and passers-by for money.

7.11 Buskers must not incorporate or use animals in performances unless they are supported by an Assistance Animal (as defined by Section 5 of the *Companion Animals Act 1998*). In these circumstances, buskers may deliver a performance whilst accompanied by that assistance animal, but the animal is not to form part of the performance.

7.12 The use of sharp objects or other dangerous instruments including knives, swords or chainsaws, stock whips, fire, flammable liquids and any other equipment that may create a hazard to public safety are not permitted under any circumstance.

### 8 APPLICATIONS

8.1 The busking application is available on Council's website or via contact with Council's Customer Service Team.

8.2 Applications must be made at least 48 hours prior to commencement date.

8.3 Applications will not be taken via telephone.

### 9 CHRISTMAS BUSKING

9.1 Due to seasonal demand, busking during the Christmas period is managed as a separate process and subject to a separate fee.



## STRATEGIC POLICY – ST50

9.2 Applications are open in November each year and are managed on a first-come, first-served basis. Details on application dates are available on Council's website each year.

### 10 BUSKING ACTIVATION AND LOCATION MAP

10.1 Locations noted in 10.2 are not exhaustive and other suggested locations will be considered upon application.

10.2 Busking applications may be considered for the South Court at the Civic Theatre Precinct and Robertson Park.

10.3 Busking Locations are shown in Appendix 1 and are as follows:

1. Collins Booksellers/Ghanda Clothing
2. Australia Post/Post Office Lane
3. Blowes Clothing
4. Woolworths (Anson Street, near pedestrian crossing)
5. Chemist Warehouse
6. Mary & Tex Curious Emporium
7. Taking Shape
8. Kathmandu Lane

FOR EXHIBITION

All policies can be reviewed or revoked by Council, at any time.		
ST50 - Strategic Policy – Busking		
Amendments:		
• New policy		
Review Due: November 2028	Version V1_25	Last Revision: August 2025
Approved By:	Minute Number:	Approval Date:

## STRATEGIC POLICY – ST50

Appendix 1 - Map of Busking Locations as outlined in cl 10.3.



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**6 CLOSED MEETING - SEE CLOSED AGENDA**

The Chief Executive Officer will advise the Council if any written submissions have been received relating to any item advertised for consideration by a closed meeting of Orange City Council.

The Mayor will extend an invitation to any member of the public present at the meeting to make a representation to Council as to whether the meeting should be closed for a particular item. In accordance with the Local Government Act 1993, and the Local Government (General) Regulation 2021, in the opinion of the Chief Executive Officer, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a Confidential Session of the Council meeting closed to the press and public.

**RECOMMENDATION**

That Council adjourn into a Closed Meeting and members of the press and public be excluded from the Closed Meeting, and access to the correspondence and reports relating to the items considered during the course of the Closed Meeting be withheld unless declassified by separate resolution. This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:

**6.1 Textile Recycling**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

**6.2 Tender F4444 - Provision of Traffic Management Services**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

**6.3 Tender F4358 - Design and Construction of the March Street Bridge**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

**6.4 Independent Members of the Audit, Risk and Improvement Committee (ARIC)**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (a) personnel matters concerning particular individuals (other than councillors).

**6.5 Submission Redaction Report 19 August 2025**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (e) information that would, if disclosed, prejudice the maintenance of law.

**6.1 TEXTILE RECYCLING**

RECORD NUMBER: 2025/1595

AUTHOR: Wayne Davis, Manager Waste Services and Technical Support

**REASON FOR CONFIDENTIALITY**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.





**6.2 TENDER F4444 - PROVISION OF TRAFFIC MANAGEMENT SERVICES**

RECORD NUMBER: 2025/1624

AUTHOR: Mark Frecklington, Assistant Works Manager

**REASON FOR CONFIDENTIALITY**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.



**6.3 TENDER F4358 - DESIGN AND CONSTRUCTION OF THE MARCH STREET BRIDGE**

RECORD NUMBER: 2025/1661

AUTHOR: Jason Theakstone, Manager Engineering Services

**REASON FOR CONFIDENTIALITY**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.





## **6.4 INDEPENDENT MEMBERS OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE (ARIC)**

RECORD NUMBER: 2025/1652

AUTHOR: Janessa Constantine, Manager Corporate Governance

### **REASON FOR CONFIDENTIALITY**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (a) personnel matters concerning particular individuals (other than councillors).



**6.5 SUBMISSION REDACTION REPORT 19 AUGUST 2025**

RECORD NUMBER: 2025/1718

AUTHOR: Janessa Constantine, Manager Corporate Governance

**REASON FOR CONFIDENTIALITY**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (e) information that would, if disclosed, prejudice the maintenance of law.

**7 RESOLUTIONS FROM CLOSED MEETING**