

Statement of Environmental Effects

Redleaf

3 Redmond Place, 154 Lone Pine Avenue and 5255 Mitchell
Highway, Orange

Development Application

PREPARED FOR

Landcom

February 2026

Project Director

Chris Shannon

Contributors

Kelly Coyne

Katherine McIntosh

Alyssa Chau

Justin Tse

REVISION	REVISION DATE	STATUS	AUTHORISED: NAME & SIGNATURE
A	11-7-2025	Draft	Chris Shannon 
B	24-7-2025	Draft	Kelly Coyne 
C	24-7-2025	Final	Chris Shannon 
D	25-02-2026	RFI	Chris Shannon 

* This document is for discussion purposes only unless signed and dated by the persons identified.
This document has been reviewed by the Project Director.

Contact

MECONE

Level 15, 6 Hassall Street
Parramatta NSW 2150

info@mecone.com.au
mecone.com.au

© Mecone

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Mecone. All Rights Reserved. All methods, processes, commercial proposals, and other contents described in this document are the confidential intellectual property of Mecone and may not be used or disclosed to any party without the written permission of Mecone.



Table of Contents

1	Introduction.....	8
2	The site and background	9
2.1	Site location.....	9
2.2	Surrounding context	10
2.3	Site history	11
2.3.1	Planning Proposal.....	11
3	The Proposal	12
3.1	Services	15
3.2	Subdivision.....	16
3.3	Site preparation.....	26
3.4	Demolition and tree removal.....	26
3.5	Stormwater.....	27
3.6	Dam dewatering	28
3.7	Roads and streetscape	29
3.8	Open space network	29
3.9	Signage.....	32
4	Planning and environmental assessment.....	33
4.1	Environmental Planning and Assessment Act 1979	34
4.1.1	Section 4.15.....	36
4.1.2	Section 4.46.....	37
4.2	Environmental planning instruments.....	40
4.2.1	State Environmental Planning Policy (Biodiversity and Conservation) 2021.....	40
4.2.2	State Environmental Planning Policy (Planning Systems) 2021	40
4.2.3	State Environmental Planning Policy (Resilience and Hazards) 2021	40
4.2.4	State Environmental Planning Policy (Transport and Infrastructure) 2021.....	41
4.2.5	State Environmental Planning Policy (Industry and Employment) 2021	41
4.2.6	Orange Local Environmental Plan 2011	44
4.3	Development Control Plans	53
4.3.1	Orange Development Control Plan 2004	53
4.3.2	Draft Site-Specific Development Control Plan.....	53
5	Environmental impacts.....	54
5.1	Geotechnical impact.....	54
5.2	Tree removal	54



5.3 Stormwater management 54

5.4 Flooding 55

5.5 Traffic and access 56

5.6 Noise..... 57

5.7 Bushfire..... 58

5.8 Utilities 59

5.9 Aboriginal heritage 60

5.10 Contamination 60

5.11 Biodiversity..... 61

6 Site suitability and public interest 63

6.1 Site suitability 63

6.2 Public interest..... 63

7 Conclusion..... 64



Schedule of Figures & Tables

Figure 1 Aerial map	9
Figure 2 Site context map	10
Figure 3 Landscape site plan	13
Figure 4 Proposed sales office location	14
Figure 5 Architectural plans of Sales Office	14
Figure 6 Sewer master plan - Sheet 1	15
Figure 7 Sewer master plan - Sheet 2	15
Figure 8 Sewer master plan - Sheet 3	15
Figure 9 Sewer master plan - Sheet 4	15
Figure 10 Sewer master plan - Sheet 5	16
Figure 11 Sewer master plan - Sheet 6	16
Figure 12 Staging plan	23
Figure 13 Plan of subdivision, Stage 1, Sheet 1	24
Figure 14 Plan of subdivision, Stage 1, Sheet 2	24
Figure 15 Plan of subdivision Stage 2, Sheets 1 and 2	25
Figure 16 Plan of subdivision Stage 3 Sheets 1 and 2	25
Figure 17 Plan of subdivision, Stage 4, Sheet 1 and 2	25
Figure 18 Bulk earthworks plan	26
Figure 19 Road and drainage plan - Sheet 1	27
Figure 20 Road and drainage plan - Sheet 2	27
Figure 21 Road and drainage plan - Sheet 3	27
Figure 22 Road and drainage plan - Sheet 4	27
Figure 23 Road and drainage plan - Sheet 5	28
Figure 24 Dam dewatering plan	28
Figure 25 General arrangement plan- Northern Park	31
Figure 26 General arrangement plan- Central Park	31
Figure 27 General arrangement plan- Southern Wetland	32
Figure 28 Proposed signage plan	33
Figure 29 Land zoning map	46
Figure 30 Stormwater plan	55
Figure 31 1% AEP flood hazards – post-development	56
Figure 33 Sensitive receivers	58
Figure 33 Bushfire risk assessment report	59
Figure 34 Groundwater dependent ecosystem map	62
Table 1 Planning history summary	11
Table 2 Proposed lot summary – Stage 1	16
Table 3 Proposed lot summary – Stage 2	18
Table 4 Proposed lot summary – Stage 3	19
Table 5 Proposed lot summary – Stage 4	21
Table 6 Earthworks volumes summary	26
Table 7 Objects of the EP&A Act	34
Table 8 Section 4.15 assessment summary	36
Table 9 Integrated development	37
Table 10 Assessment of Chapter 3	41
Table 11 OLEP 2011 compliance table	46



Appendices

Appendix	Document	Prepared by
A	Redmond Place Precinct DCP Compliance	Mecone
B	Orange DCP Compliance	Mecone
C	Owners Consent	Landcom
D	Cost Estimate Report	MBM
E	Civil Engineering Plans	Colliers
F	Survey	Premise
G	Landscape Plan	Oculus
H	Arboricultural Impact Assessment	McArdle Arboricultural Consultancy
I	Biodiversity Assessment Report	OzArk Environment & Heritage
J	Detailed Site Investigation	Geotechnique Pty Ltd
K	Remedial Action Plan	Geotechnique Pty Ltd
L	Report on Geotechnical Investigation	Geotech Testing Pty Ltd
M	Southern Feeder Road Stage 3: Road Traffic Noise Assessment	Assured Environmental
N	Archaeological Technical Report	Ozark
O	Plan of Subdivision – Stage 1	Samuel B. Byrnes
P	Plan of Subdivision – Stage 2	Samuel B. Byrnes
Q	Plan of Subdivision – Stage 3	Samuel B. Byrnes
R	Plan of Subdivision – Stage 4	Samuel B. Byrnes
S	Plan of Subdivision – Stage 4A	Samuel B. Byrnes
T	Water Cycle Management Report	Colliers
U	Bushfire Risk Assessment	Integrated Consulting
V	Infrastructure Servicing Assessment	Colliers
W	CPTED Report	Oculus
X	Road Safety Audit	Colliers
Y	Traffic Assessment	GHD



Z	Letter of offer – Planning Agreement	Mecone
AA	Redmond Place Open Space Consultation Feedback Report	Sala4D
AB	Sewer and Water Plans	Colliers
AC	Signage Plans	NRM Engineering



1 Introduction

This Statement of Environmental Effects (**SEE**) report has been prepared on behalf of Landcom to support a Development Application (**DA**) to deliver a new residential neighbourhood that will increase and diversify housing options within Orange, known as Redleaf. Specifically, this DA seeks approval for Torrens title subdivision of three existing lots into 173 lots, comprising 158 low density lots, 9 superlots, 4 public open space lots, 1 public reserve lot and 1 lot for a sewer pump station. The DA also includes associated works such as bulk earthworks, vegetation removal, construction of new roads, installation of utilities, the creation and embellishment of a new open space network and signage at 3 Redmond Place, 154 Lone Pine Avenue, and 5255 Mitchell Highway, Orange (the site).

The site is under the ownership of Orange City Council and the project will be delivered by Landcom under a Project Delivery Agreement.

This DA, and the works proposed within, have been designed in accordance with the *Orange Local Environmental Plan 2011 (OLEP 2011)* and the Orange Development Control Plan 2004 (**ODCP 2004**). The site is located within the Redmond Place Precinct which is subject to specific requirements in OLEP 2011 (as per *State Environmental Planning Policy Amendment (Redmond Place Precinct) 2025*) and the Orange Development Control Plan 2004, Draft Chapter 19 – Redmond Place Precinct which is currently under public exhibition.

This DA has been made pursuant to Section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This SEE includes an assessment of the proposed development in terms of the matters for consideration as listed under section 4.15(1) of the EP&A Act and should be read in conjunction with information annexed to this report as outlined in the Table of Contents.

Specifically, the SEE includes the following information:

- description of the site in its local context
- identification of the proposed works
- assessment of the project against Council's controls and policies
- assessment of all environmental impacts of the project
- identification of measures for minimising or managing the potential environmental impacts.

An environmental assessment of the proposal is provided in Section 5 of this SEE.



2 The site and background

2.1 Site location

The property subject to this application comprise of 2.28 ha of land at Lot 6 in DP 1031236, known as 3 Redmond Place, Lot 1 in DP 153167, known as 154 Lone Pine Avenue and Lot 200 in DP 1288388, known as 5255 Mitchell Highway, Orange, here forth referred to as the site.

The site boasts prominent frontage along the Bathurst Road/Mitchell Highway (A32), a major east-west route linking the M4 Motorway in Greater Sydney to Orange via Penrith, Katoomba, and Bathurst. Development immediately to the north of the site, located along the Mitchell Highway, consists of a mix of commercial and retail premises. Whilst further north and west of the site are residential areas, characterised by established suburban development with allotments generally ranging from one to two storey detached dwellings.

Land to the east and south-east of the site is predominantly undeveloped and consists of open space and rural landscape, including areas zoned RE2 Private Recreation, which contains a kart racing club and highlands paceway. To the west and south-west, low-density residential development is emerging, interspersed with vacant land zoned R1 General Residential.

In its existing state, the site is largely undeveloped and comprises of open grassland with minimal built form.

Refer to **Figure 1** for an approximate identification of the site and other affected properties and **Figure 2** for a broader illustration of the site and its surrounding context.



Figure 1 Aerial map
Source: Mecone



2.2 Surrounding context

The site is bound by Bathurst Road/Mitchell Highway to the northeast, Lone Pine Avenue to the west, and Dairy Creek Road to the south. The surrounding area comprises of a mix of land uses including low-density residential housing, retail, rural land, and a kart racing track. The neighbouring suburb of Glenorie, features extensive open space and community infrastructure, including schools and early childhood centres.

Redmond Place is positioned to become a key entry point into Orange, addressing regional housing demand and contributing to the city's growth. The proposal supports Orange City Council's housing strategy by providing a mix of housing options and boosting supply, affordability, and sustainability.

The surrounding site context is illustrated in Figure 2 below.

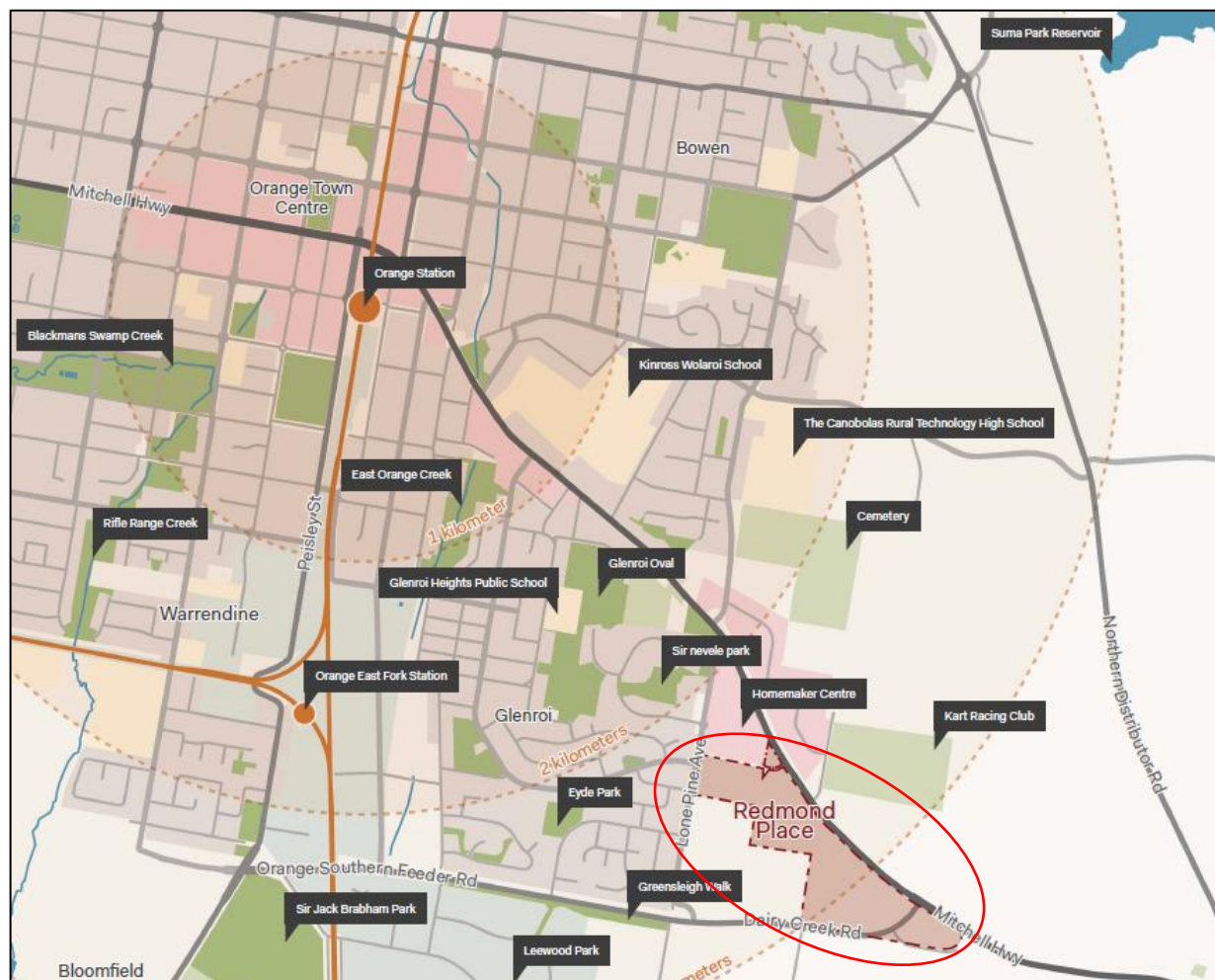


Figure 2 Site context map

Source: OCULUS



2.3 Site history

Planning for Redleaf has progressed through several key stages in consultation with Orange City Council and the local community. **Table 1** below summarises the key milestones in the planning process to date.

Table 1 Planning history summary

Key stage	Address	Comment
Consultation- February 2024	Redmond Place	Community involvement with dates set for face-to-face workshops.
Fast Tracked Rezoning Approval- April 2025	Redmond Place	The proposal consists of a rezoning to enable 330 residential dwellings under the NSW Government's Social and Affordable Housing Rezoning Pathway, with at least 20% designated as affordable housing.
Exhibition of Draft Site-Specific DCP – 9 July to 6 August 2025	Redmond Place	The draft site-specific DCP is currently under public exhibition.

2.3.1 Planning Proposal

The site was subject to a Planning Proposal (**PP**) that resulted in the following amendments to OLEP 2011:

- rezoning of the land from part E3 Productivity Support and part C3 Environmental Management to:
 - R1 General Residential
 - RE1 Public Recreation
 - S2 Infrastructure (Sewerage Systems)
- remove the minimum lot size control of 100 ha that applied to the C3 Environmental Management zone
- identify the site on the Urban Release Area map that results in the land being subject to Part 6 Urban release area of OLEP 2011, requiring a DCP to be prepared before development consent can be granted
- new clause 7.16 Development in Redmond Place Precinct that requires the provision of 3 ha of public open space prior to granting consent for residential accommodation
- new clause 7.17 Affordable housing in certain areas in Redmond Place Precinct requiring 20% of the total number of dwellings to be used for affordable housing
- the following new additional permitted uses on Lot 6 DP 1031236 as item 8 in Schedule 1:
 - artisan food and drink industries
 - creative industries
 - function centres
 - markets.

This DA is intended to facilitate future residential development of the site in alignment with the PP. The site is owned by Orange City Council. Landcom and Orange City Council have entered a Project Delivery Agreement, with Landcom leading the planning and delivery of the site's rezoning and development.



3 The proposal

The proposal is submitted by Landcom, on behalf of Orange City Council for the delivery of a new residential neighbourhood, in accordance with the Civil Engineering Plans (**Appendix E**) and the Landscape Plan (**Appendix G**). Specifically, the proposal comprises the following:

- site preparation works, including demolition of existing structures, bulk earthworks, dam dewatering, removal of 33 trees, installation of a new stormwater management system and sewer pump station, and connection to services
- staged subdivision of the site, comprising the subdivision of three existing allotments into 158 low density lots and 9 superlots over four stages
- creation of a new local street network
- creation of a new linear open space corridor, including:
 - the creation and embellishment of three new open space areas, referred to as the northern open space, the central open space and the southern wetland
 - the creation of a shared path loop connecting the open space and wetland area
- installation of a new sign along the eastern boundary of the site
- landscaping throughout the site, including street tree planting
- ancillary temporary site office and sale office.

Note: Substations and streetlights are indicative and may be revised as necessary for logistical and technical reasons or to avoid conflict with other infrastructure.

The items described above are discussed in further detail throughout this section. An extract of the Landscape Site Plan is provided at **Figure 3** below.





Figure 3 Landscape site plan

Source: Oculus

3.1 Ancillary temporary site office and sale office

The proposal includes a temporary ancillary site office and sales office to support the marketing and sale of residential lots and dwellings within the approved subdivision.

The facility will be a demountable and temporary structure, located within the subdivision site as shown in **Figure 4**, and will operate for a temporary period of up to five years (or until subdivision sales are completed), after which it will be removed. The sales office may operate up to seven days per week.

The sales office will utilise existing access arrangements and existing parking within the Hangar Building car park, and no additional car parking or permanent civil works are required to support its operation. A modest level of wayfinding signage may be provided to assist visitors in locating the facility. External finishes will include cladding in Hardiplank Stria boards, a snapshot of the architectural plans is provided below in **Figure 5**.





Figure 4 Proposed sales office location
Source: Landcom

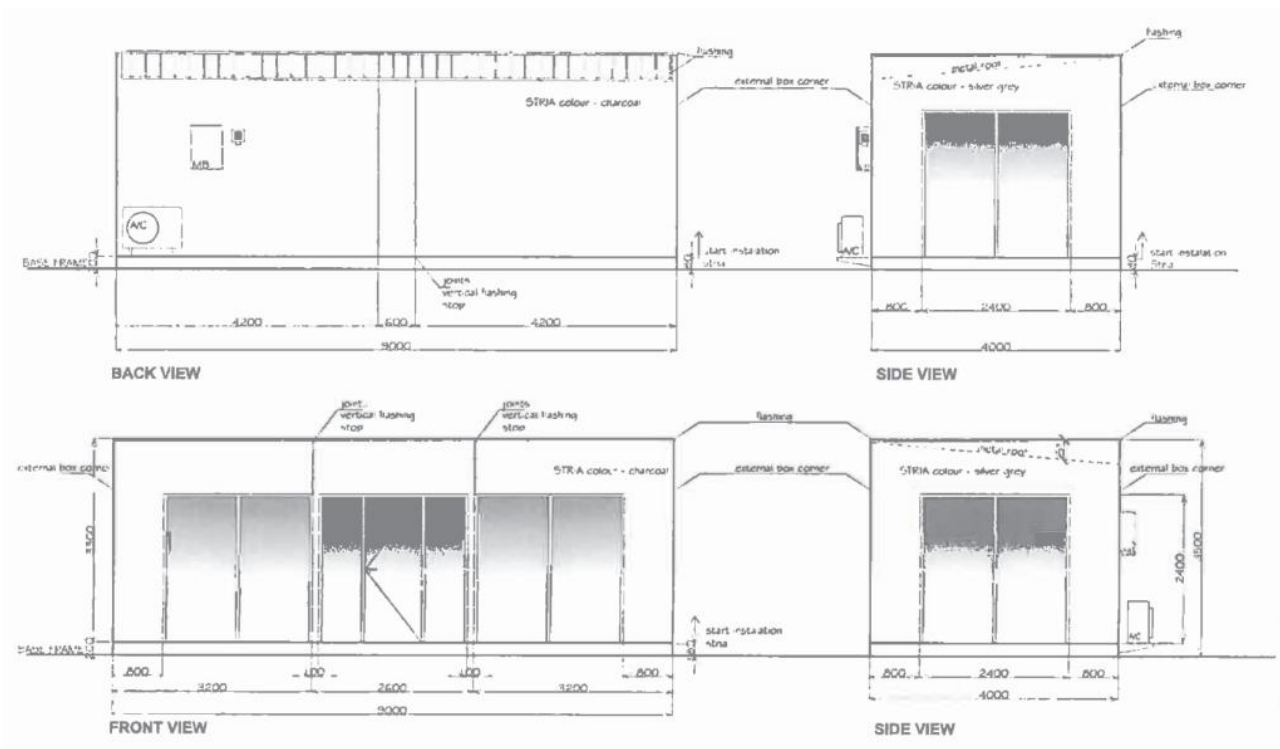


Figure 5 Architectural plans of sales office
Source: Prestige Marketing Suites



3.2 Services

To support the development, the proposal includes installation and extension of key infrastructure to service the site. This will include the extension of existing water mains, undergrounding and potentially relocate any existing overhead powerline that transverse through the site, extension of NBN infrastructure and the construction of a reticulated sewer network throughout the site as shown in the Sewer and Water Plans (**Appendix AB**) and below in **Figures 4 to 9**.



Figure 6 Sewer master plan - Sheet 1
Source: Colliers



Figure 7 Sewer master plan - Sheet 2
Source: Colliers



Figure 8 Sewer master plan - Sheet 3
Source: Colliers



Figure 9 Sewer master plan - Sheet 4
Source: Colliers



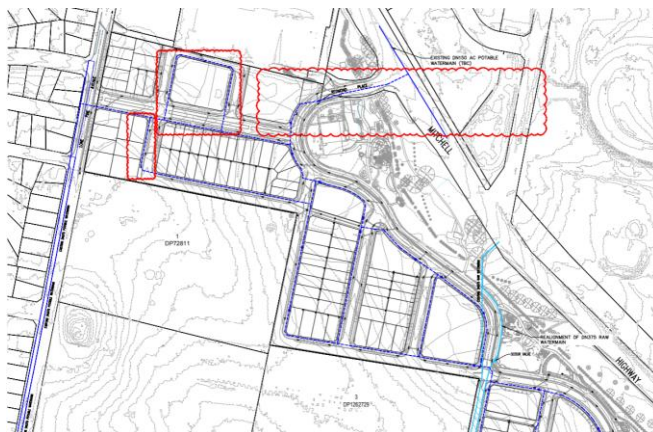


Figure 10 Water master plan - Sheet 1
Source: Colliers

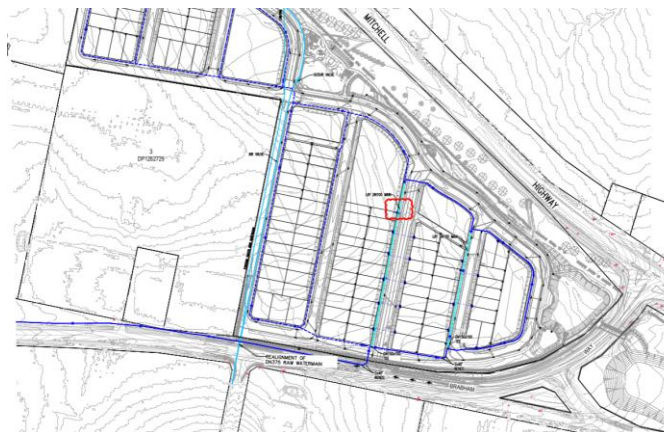


Figure 11 Water master plan - Sheet 2
Source: Colliers

3.3 Subdivision

The site currently comprises three allotments. Under this DA, the allotments will be subdivided to create 158 low density lots and 9 superlots for the purpose of residential development, two for new public open space and one lot for a sewer pump station. The subdivision and associated works are to be delivered under four stages, referred to as Stage 1, Stage 2, Stage 3 and Stage 4.

Tables 2-6 below provides a detailed breakdown of each proposed lot, it's area and future use.

Table 2 Proposed lot summary – Stage 1

Stage	Proposed lot	Area (m ²)	Proposed purpose
1	100	2,864m ²	Medium density residential (superlot)
1	101	420m ²	Low density residential
1	102	478m ²	Low density residential
1	103	450m ²	Low density residential
1	104	375m ²	Low density residential
1	105	375m ²	Low density residential
1	106	300m ²	Low density residential
1	107	375m ²	Low density residential
1	108	418m ²	Low density residential
1	109	526m ²	Low density residential
1	110	1,990m ²	Medium density residential (superlot)
1	111	549m ²	Low density residential
1	112	300m ²	Low density residential
1	113	375m ²	Low density residential



1	114	450m ²	Low density residential
1	115	375m ²	Low density residential
1	116	450m ²	Low density residential
1	117	450m ²	Low density residential
1	118	450m ²	Low density residential
1	119	514m ²	Low density residential
1	120	551m ²	Low density residential
1	121	450m ²	Low density residential
1	122	450m ²	Low density residential
1	123	450m ²	Low density residential
1	124	375m ²	Low density residential
1	125	450m ²	Low density residential
1	126	375m ²	Low density residential
1	127	450m ²	Low density residential
1	128	300m ²	Low density residential
1	129	422m ²	Low density residential
1	130	579m ²	Low density residential
1	131	450m ²	Low density residential
1	132	450m ²	Low density residential
1	133	450m ²	Low density residential
1	134	375m ²	Low density residential
1	135	450m ²	Low density residential
1	136	450m ²	Low density residential
1	137	300m ²	Low density residential
1	138	450m ²	Low density residential
1	139	375m ²	Low density residential
1	140	300m ²	Low density residential
1	141	5,045m ²	Medium density residential (superlot)
1	142	1,033m ²	Sewerage pumping station
1	Part 143	3269m ²	Public reserve
1	Part 143	5.207ha	Public reserve



1	Part 143	2.320ha	Public reserve
1-4	Part 144	4.342ha	Public open space
1-4	145	3.113ha	Public open space
1-4	146	4.018ha	Public open space
1-4	147	4819m ²	Public open space
Total new lots to be delivered in Stage 1		49 (39 residential lots, 3 residential superlots, 1 public reserve, 4 public open space, and 1 sewer pump station)	

Table 3 Proposed lot summary – Stage 2

Stage	Proposed lot	Area (m ²)	Proposed purpose
2	200	300m ²	Low density residential
2	201	375m ²	Low density residential
2	202	450m ²	Low density residential
2	203	300m ²	Low density residential
2	204	450m ²	Low density residential
2	205	450m ²	Low density residential
2	206	375m ²	Low density residential
2	207	450m ²	Low density residential
2	208	450m ²	Low density residential
2	209	450m ²	Low density residential
2	210	595m ²	Low density residential
2	211	1914m ²	Medium density residential (superlot)
2	212	375m ²	Low density residential
2	213	300m ²	Low density residential
2	214	450m ²	Low density residential
2	215	450m ²	Low density residential
2	216	300m ²	Low density residential
2	217	450m ²	Low density residential
2	218	450m ²	Low density residential
2	219	300m ²	Low density residential
2	220	450m ²	Low density residential
2	221	450m ²	Low density residential
2	222	375m ²	Low density residential



2	223	450m ²	Low density residential
2	224	450m ²	Low density residential
2	225	599m ²	Low density residential
2	226	611m ²	Low density residential
2	227	614m ²	Low density residential
2	228	450m ²	Low density residential
2	229	450m ²	Low density residential
2	230	375m ²	Low density residential
2	231	450m ²	Low density residential
2	232	450m ²	Low density residential
2	233	300m ²	Low density residential
2	234	450m ²	Low density residential
2	235	450m ²	Low density residential
2	236	300m ²	Low density residential
2	237	450m ²	Low density residential
2	238	450m ²	Low density residential
2	239	300m ²	Low density residential
2	240	375m ²	Low density residential
2	241	5168m ²	Medium density residential (superlot)
Total new lots to be delivered in Stage 2			40 residential lots, 2 residential superlots

Table 4 Proposed lot summary – Stage 3

Stage	Proposed lot	Area (m ²)	Proposed purpose
3	300	1,785m ²	Medium density residential (superlot)
3	301	300m ²	Low density residential
3	302	300m ²	Low density residential
3	303	300m ²	Low density residential
3	304	450m ²	Low density residential
3	305	450m ²	Low density residential
3	306	450m ²	Low density residential
3	307	465m ²	Low density residential
3	308	475m ²	Low density residential



3	309	480m ²	Low density residential
3	310	450m ²	Low density residential
3	311	450m ²	Low density residential
3	312	300m ²	Low density residential
3	313	300m ²	Low density residential
3	314	300m ²	Low density residential
3	315	1,772m ²	Medium density residential (superlot)
3	316	467m ²	Low density residential
3	317	375m ²	Low density residential
3	318	375m ²	Low density residential
3	319	375m ²	Low density residential
3	320	375m ²	Low density residential
3	321	375m ²	Low density residential
3	322	375m ²	Low density residential
3	323	450m ²	Low density residential
3	324	450m ²	Low density residential
3	325	465m ²	Low density residential
3	326	475m ²	Low density residential
3	327	480m ²	Low density residential
3	328	450m ²	Low density residential
3	329	375m ²	Low density residential
3	330	375m ²	Low density residential
3	331	375m ²	Low density residential
3	332	375m ²	Low density residential
3	333	375m ²	Low density residential
3	334	450m ²	Low density residential
3	335	472m ²	Low density residential
Total new lots to be delivered in Stage 3			34 residential lots and 2 residential superlots



Table 5 Proposed lot summary – Stage 4

Stage	Proposed Lot	Area (m ²)	Proposed Purpose
4	400	3,542m ²	Medium density residential (superlot)
4	401	386m ²	Low density residential
4	402	330m ²	Low density residential
4	403	330m ²	Low density residential
4	404	330m ²	Low density residential
4	405	330m ²	Low density residential
4	406	300m ²	Low density residential
4	407	300m ²	Low density residential
4	408	300m ²	Low density residential
4	409	300m ²	Low density residential
4	410	300m ²	Low density residential
4	411	300m ²	Low density residential
4	412	390m ²	Low density residential
4	413	393m ²	Low density residential
4	414	327m ²	Low density residential
4	415	372m ²	Low density residential
4	416	303m ²	Low density residential
4	417	305m ²	Low density residential
4	418	450m ²	Low density residential
4	419	450m ²	Low density residential
4	420	450m ²	Low density residential
4	421	450m ²	Low density residential
4	422	390m ²	Low density residential
4	423	330m ²	Low density residential
4	424	330m ²	Low density residential
4	425	330m ²	Low density residential
4	426	330m ²	Low density residential
4	427	384m ²	Low density residential
4	428	450m ²	Low density residential



4	429	505m ²	Low density residential
4	430	624m ²	Low density residential
4	431	832m ²	Low density residential
4	432	780m ²	Low density residential
4	433	495m ²	Low density residential
4	434	450m ²	Low density residential
4	435	536m ²	Low density residential
4	436	371m ²	Low density residential
4	437	375m ²	Low density residential
4	438	375m ²	Low density residential
4	439	375m ²	Low density residential
4	440	451m ²	Low density residential
4	441	531m ²	Low density residential
4	442	544m ²	Low density residential
4	443	300m ²	Low density residential
4	444	300m ²	Low density residential
4	445	355m ²	Low density residential
4	446	3,391m ²	Medium density residential (superlot)
Total new lots to be delivered in Stage 4			45 residential lots and 2 residential superlots

Stages 1, 2, 3 and 4 are illustrated below in **Figure 10**.



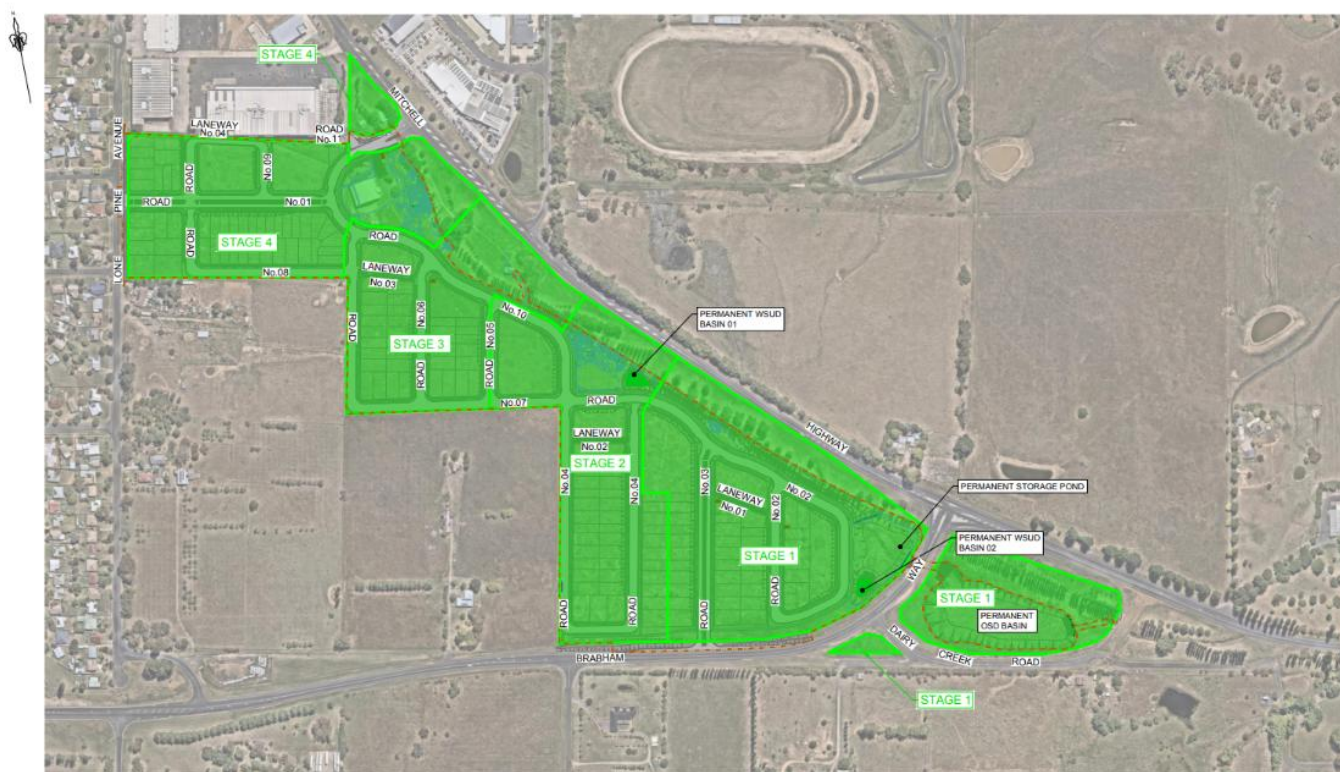


Figure 12 Staging plan

Source: Colliers

An extract of the Stage 1 Plan of Subdivision is provided at **Figure 13** and **14**, the Stage 2 Plan of Subdivision at **Figure 15**, the Stage 3 Plan of Subdivision at **Figure 16**, and the Stage 4 Plan of Subdivision at **Figure 17**.



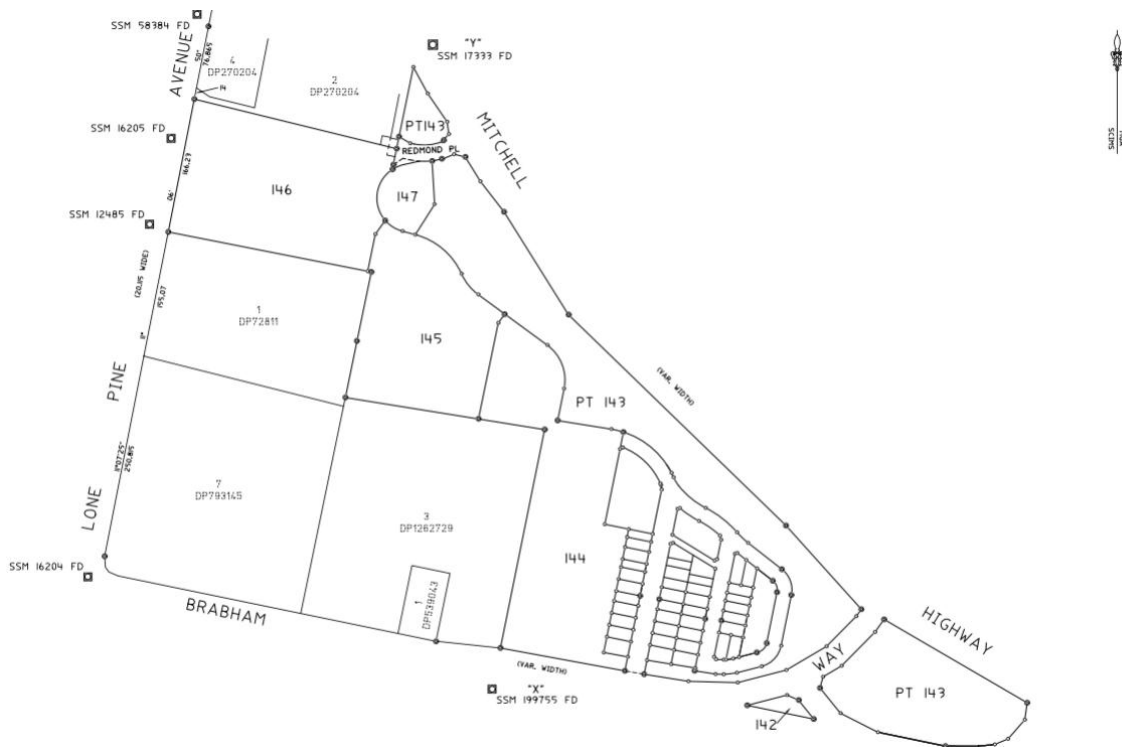


Figure 13 Plan of subdivision, Stage 1, Sheet 1

Source: Samuel B. Byrnes

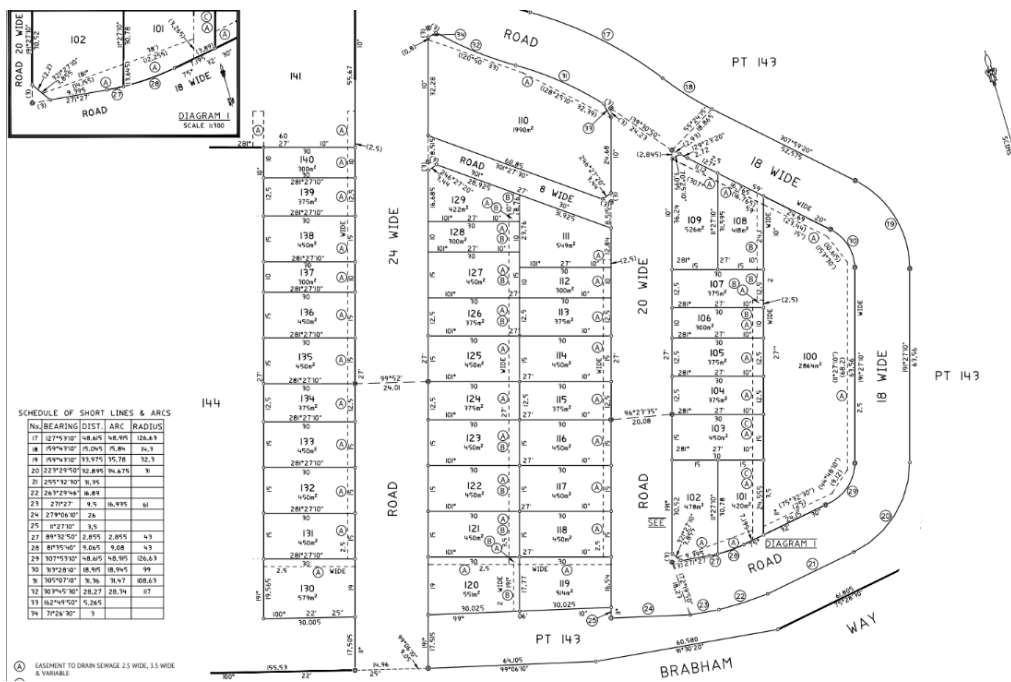


Figure 14 Plan of subdivision, Stage 1, Sheet 2

Source: Samuel B. Byrnes





3.4 Site preparation

The proposal seeks to establish the final levels of the site, with a focus of creating suitable building pads and road gradients to support effective stormwater management and the construction of future dwellings. Cut and fill activities is proposed across the site to facilitate the proposed development, with a maximum depth of 4m of cut and a maximum fill height of 3m, as detailed in the Civil Engineering Plan-set prepared by Colliers (**Appendix E**). A summary of cut and fill volumes is provided in **Table 7** below.

Table 6 Earthworks volumes summary

Description	Volume (m ³)
Total Cut	78,755
Total Fill	74,365
Net Export	4,390

An extract of the bulk earthworks plan is provided at **Figure 16** below.

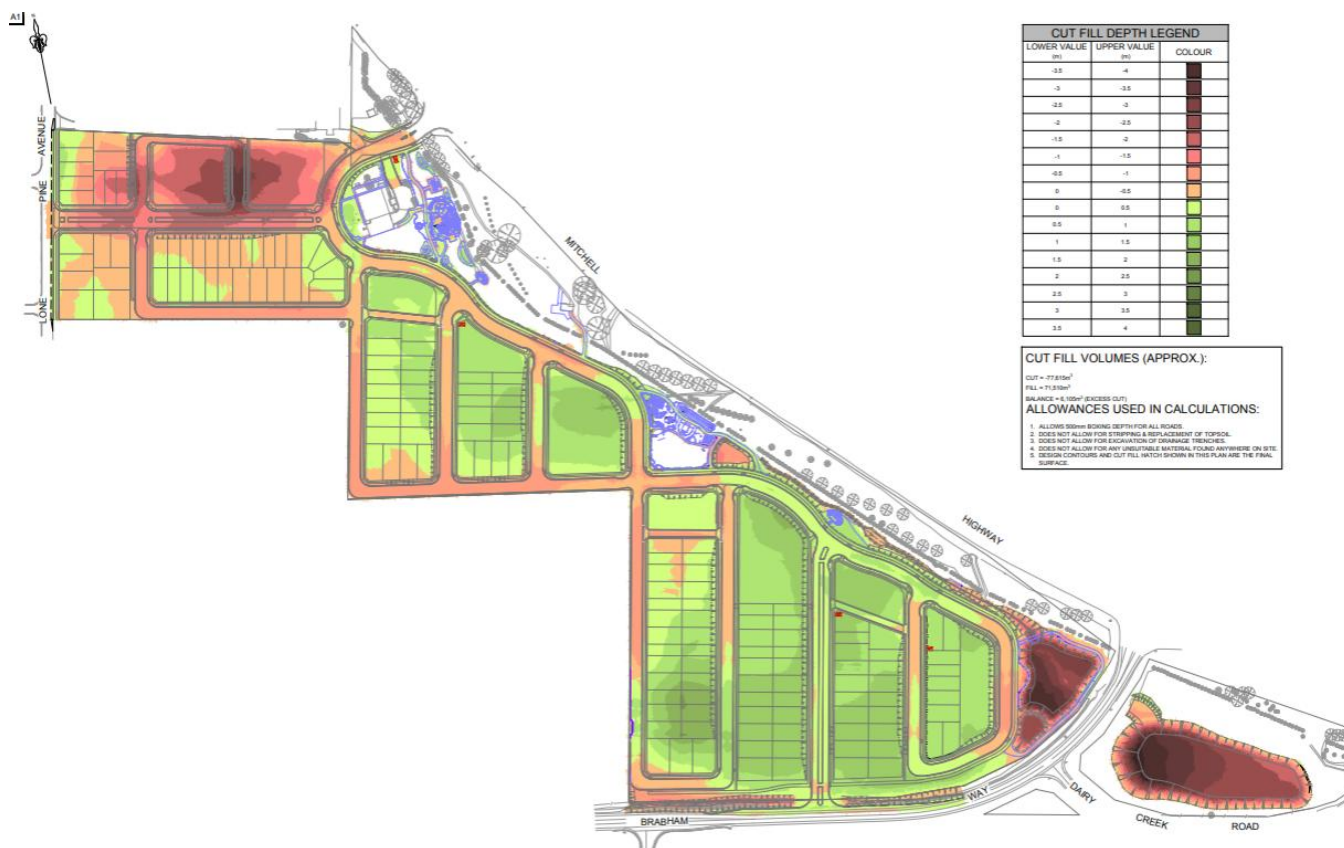


Figure 18 Bulk earthworks plan
 Source: Colliers

3.5 Demolition and tree removal

Under this application, existing structures and features (above and below ground), including buildings, fences, existing pavement, drainage, and signs, are proposed to be demolished in accordance with the Civil Engineering Plans prepared by Colliers (**Appendix E**). All demolition works will be undertaken in accordance with the relevant



Australian Standards. The proposal also seeks to remove 33 trees in accordance with Orange City Council's requirements and specifications.

3.6 Stormwater

To manage stormwater runoff associated with the proposed development, the proposal includes the installation of new stormwater infrastructure throughout the precinct to service the future residential development. This infrastructure includes:

- provision of one permanent on-site detention basin (**OSD**) and two water sensitive urban design (**WSUD**) basins and a permanent storage pond within the linear open space area
- installation of new stormwater swale to convey water to the detention basins.

Extracts of the Road and Drainage Plans are provided from **Figure 17** to **Figure 21** below.

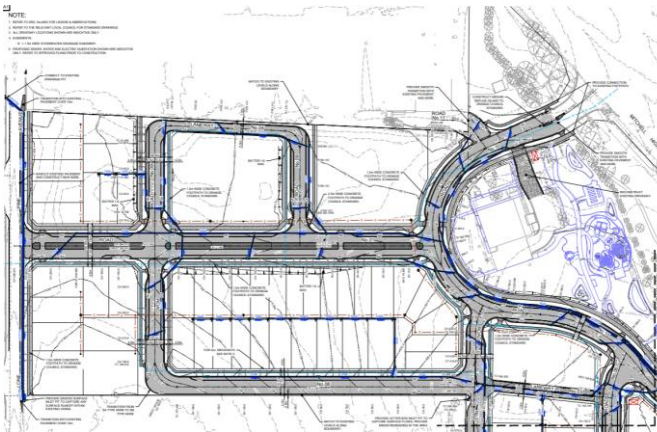


Figure 19 Road and drainage plan - Sheet 1
Source: Colliers

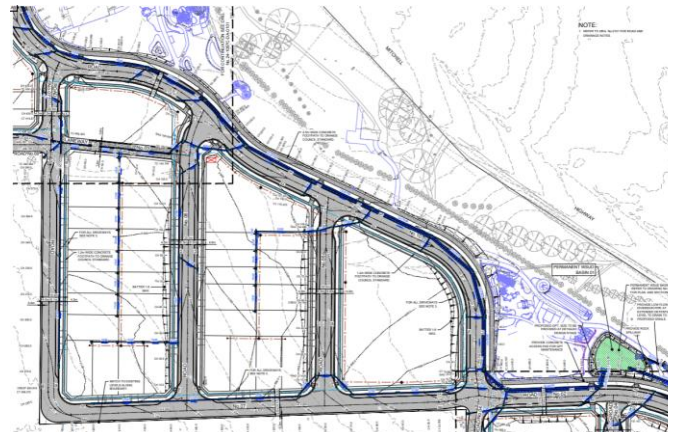


Figure 20 Road and drainage plan - Sheet 2
Source: Colliers



Figure 21 Road and drainage plan - Sheet 3
Source: Colliers



Figure 22 Road and drainage plan - Sheet 4
Source: Colliers



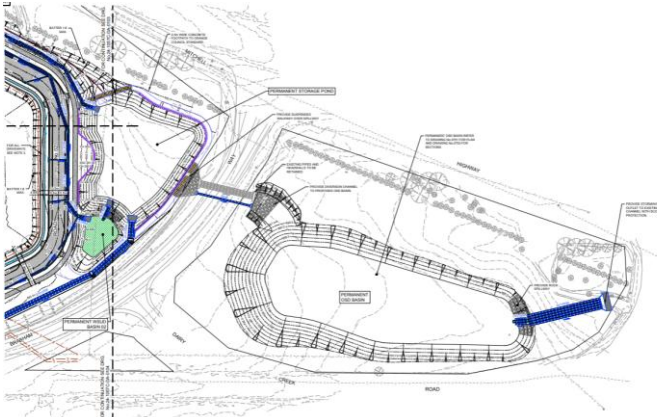


Figure 23 Road and drainage plan - Sheet 5
Source: Colliers

3.7 Dam dewatering

As identified in the Demolition Plan which is included in the Civil Engineering Plans prepared by Colliers (**Appendix E**), the proposal includes the removal of one existing dam located within the site. The dam will be dewatered, desilted and decommissioned prior to any earthworks being undertaken at the site. An extract of the Dam Dewatering Plan is provided at **Figure 22** below.

It is proposed that a Dam Dewatering Plan be submitted prior to the issue of the Construction Certificate.

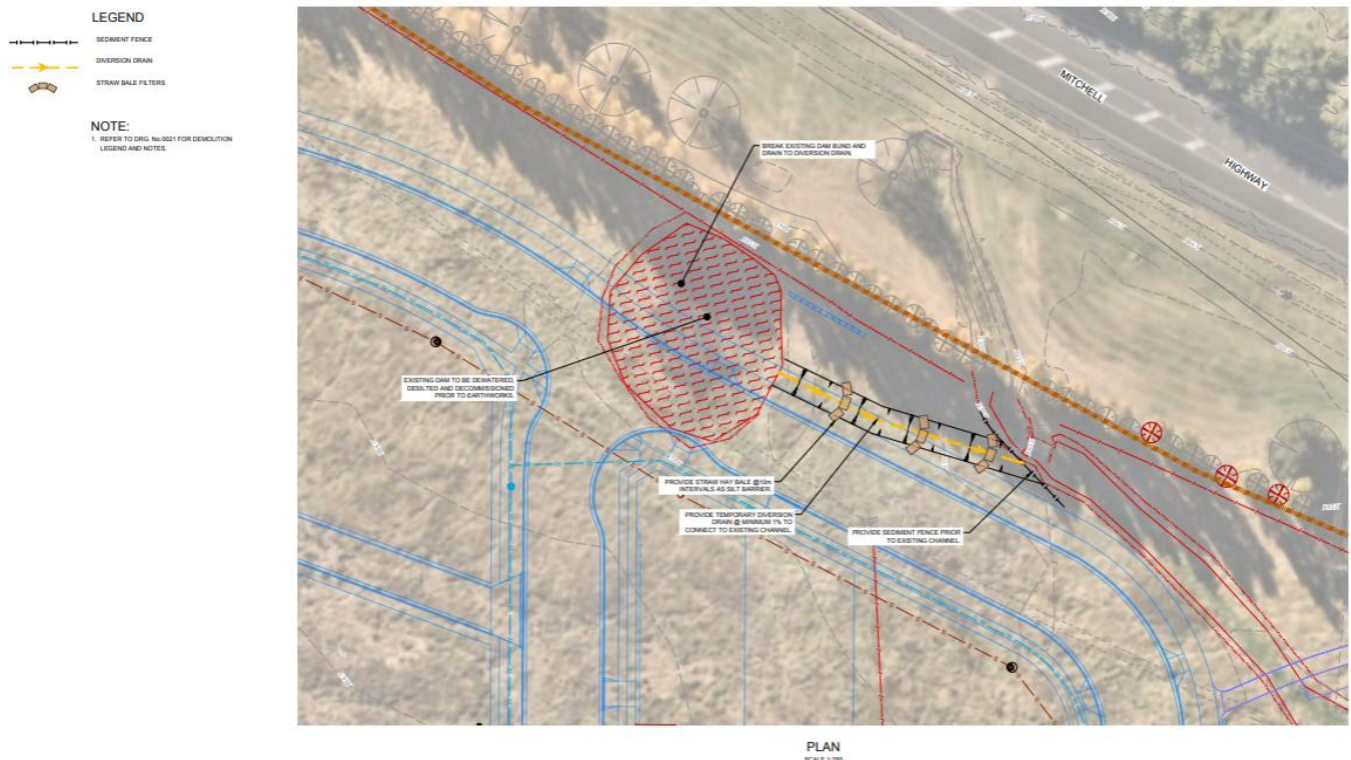


Figure 24 Dam dewatering plan
Source: Colliers



3.8 Roads and streetscape

The proposal includes the provision of a new local street network, as detailed in the Civil Engineering Plans prepared by Colliers (**Appendix E**). The new street network aligns with the requirements of the draft site specific Development Control Plan (DCP), which is currently on public exhibition. The street layout has also been informed by the accompanying Traffic Assessment Report (**Appendix Y**) and Road Safety Audit (**Appendix X**).

New street tree plantings are proposed to create a leafy character and promote cooling. The street tree plantings are illustrated within the accompanying Landscape Plan (**Appendix G**), which includes the following species:

- *Acer buergerianum*
- *Aacia baileyana* 'Purpurea'
- *Acer negundo violaceum*
- *Acer rubrum* 'October Glory'
- *Acer rubrum*
- *Acer saccharinum*
- *Callistemon citrinus*
- *Callistemon salignus*
- *Callistemon viminalis*
- *Eucalyptus blakelyi*
- *Eucalyptus bridgesiana*
- *Eucalyptus cinerea*
- *Eucalyptus dives*
- *Eucalyptus goniacalyx*
- *Eucalyptus mannifera*
- *Eucalyptus melliodora*
- *Eucalyptus pauciflora*
- *Eucalyptus rossii*
- *Eucalyptus sideroxylon*
- *Eucalyptus stellulata*
- *Eucalyptus viminalis*
- *Fraxinus pennsylvanica* 'Cimmzam'
- *Fraxinus x 'Raywoodii'*
- *Grevillea robusta*
- *Hakea salicifolia*
- *Lagerstroemia indica x fauriei* 'Sioux'
- *Lagerstroemia indica x fauriei* 'Tuscarora'
- *Melaleuca armillaris*
- *Melaleuca decora*
- *Melaleuca quinquenervia*,
- *Magnolia soulangeana*,
- *Malus tschonoskii*
- *Parrotia persica*
- *Pyrus ussuriensis*
- *Sapium sebiferum*
- *Ulmus parvifolia*
- *Zelcova serrata* 'Green Vase'.

3.9 Open space network

A new linear open space network is proposed along Bathurst Road and Dairy Creek Road, comprising the Northern Open Space, Central Open Space, and Southern Wetland, as illustrated in **Figures 29 to 31**. This network is intended to provide a diverse range of recreational and community amenities.

The design of the new open space network has been informed by community consultation as detailed within the Redmond Place Open Space Consultation Feedback Report at **Appendix AA**.

Note: The existing hangar building shown in the Northern Park plan is not included in this application.

The proposed open space network includes:

- a neighbourhood park with a community and family focus
- a village green designed for youth recreation
- two pocket parks for informal use
- boardwalks and gathering spaces integrated into the Southern Wetland
- a shared path loop connecting the parks and wetland



- a dog park
- three potential fitness stations positioned along the loop trail.

Northern Park – key features (Figure 23)

The Northern Park is a family-oriented space designed for play, gathering, and education. Key features include:

1. Concrete seating and native planting around a yarning circle
2. Timber stepping/balancing logs
3. Play structure with climbing nets and slide
4. Softfall mound with embankment slides
5. Nest swing combined with toddler and standard swings
6. In-ground trampolines
7. Fenced community garden with raised vegetable beds
8. Picnic shelter with table and seating
9. Turf mounds for informal recreation.

Central Park – key features (Figure 24)

Central Park is a flexible, active space catering to youth and families. Key features include:

1. Half court with basketball and futsal goals
2. Informal stone seating
3. Flying fox
4. Timber log seating area
5. Climbing elements using repurposed boulders
6. Exercise equipment
7. Tall swing set
8. Picnic shelter and tables for shaded dining.

Southern Wetland – key features (Figure 25)

The Southern Wetland is a passive, nature-based area that promotes environmental integration and community access. Key features include:

1. Planted swale with fibre-reinforced plastic (FRP) boardwalk and balustrade
2. FRP boardwalks for enhanced wetland accessibility
3. Lawn seating area with a stone wall overlooking the wetland
4. Concrete path leading to the water's edge.

Open space is concentrated along the eastern edge of the site, creating a green gateway into the site. Landscaping will incorporate native species to reflect the local environment, providing shade, greenery, and



visual amenity. Embellishments will include play equipment, fitness stations, shading, and various paving treatments, as detailed in Drawing No. L001 of the submitted Landscape Plan (**Appendix G**).

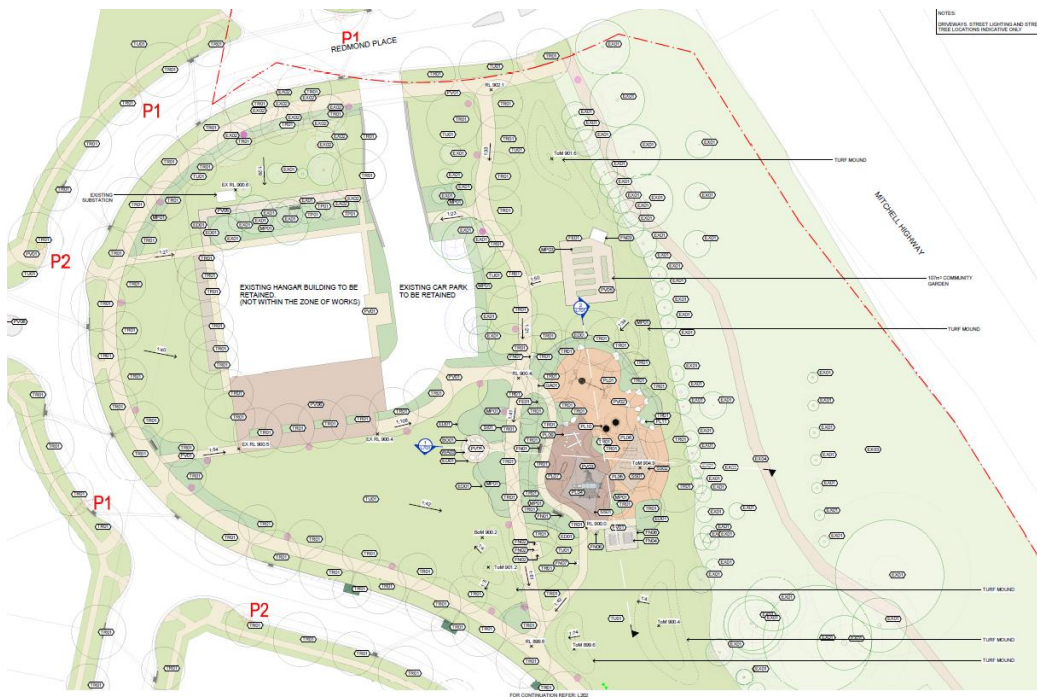


Figure 25 General arrangement plan- Northern Park
Source: Oculus

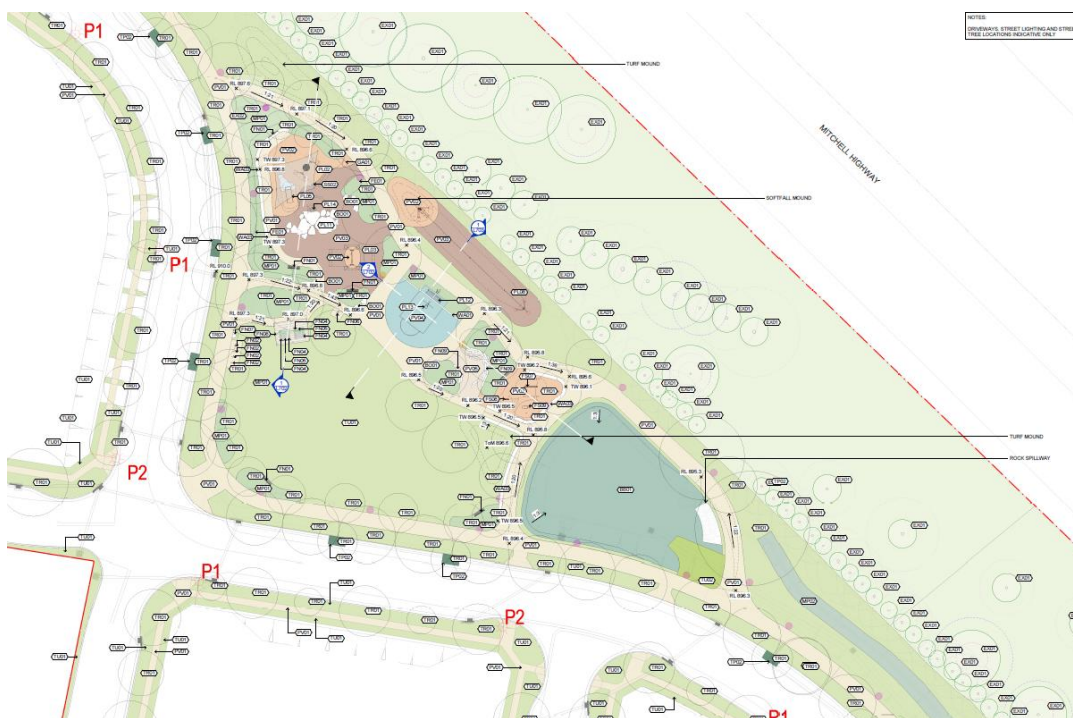


Figure 26 General arrangement plan- Central Park
Source: Oculus



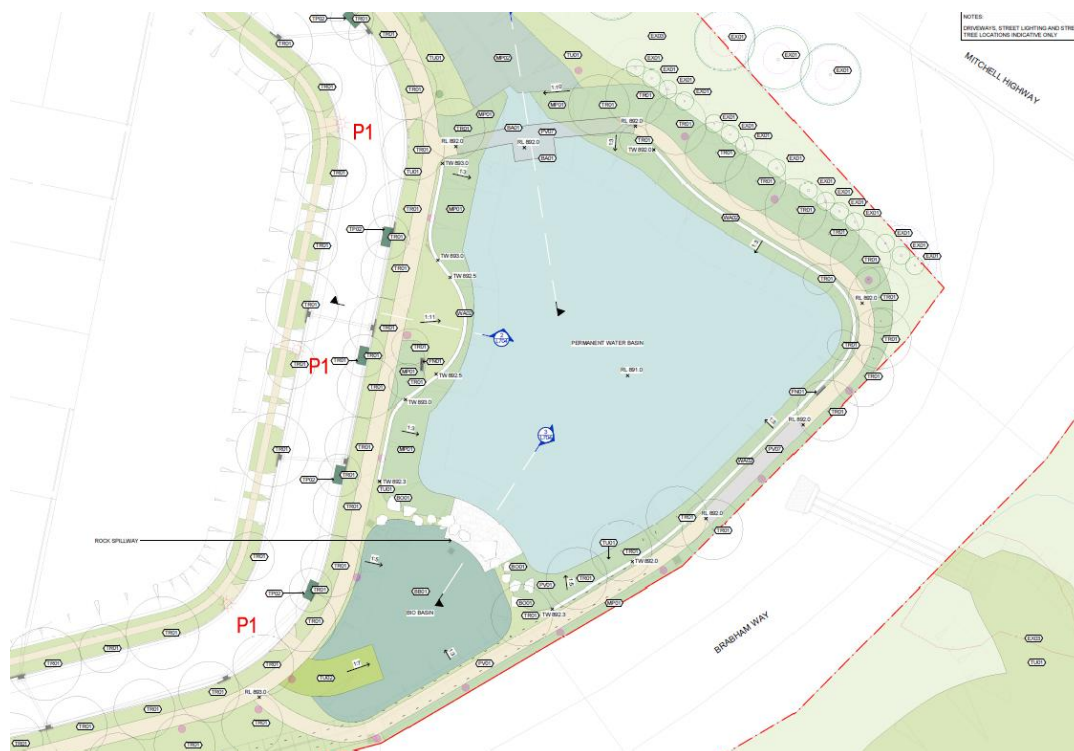


Figure 27 General arrangement plan- Southern Wetland
Source: Oculus

3.10 Signage

The proposal includes the installation of one freestanding sign to be located within the linear open space corridor along the Mitchell Highway.

The sign will measure 6m in width, 5.4 metres in height consisting of 3m display sign and mounted on 2.4 metre high steel posts. This is detailed in the Signage Plan prepared by NRM Engineering (**Appendix AC**) and illustrated below in **Figure 26**.



- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *Orange Local Environmental Plan 2011 (OLEP)*
- *Orange Development Control Plan 2004 (ODCP).*

4.1 Environmental Planning and Assessment Act 1979

An assessment of the Objects of the EP&A Act 1979 is provided in **Table 8** below. As demonstrated the proposal is entirely consistent with the Objects and will facilitate the orderly economic development of land without giving rise to unacceptable environmental impacts.

Table 7 Objects of the EP&A Act

Object	Comment
a) To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources	The proposed development will deliver public benefits by facilitating new residential allotments in close proximity to jobs and services, as well as providing new neighbourhood parks within a connected linear open space network. The accompanying consultant reports confirm that appropriate mitigation measures can be implemented to avoid any unacceptable impacts. Accordingly, the proposal is considered to support the social and economic wellbeing of the community.
b) To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	The proposal will not cause any significant ecological impacts. Reports and plans prepared by suitably qualified consultants confirm that no substantial adverse environmental effects are expected.
c) To promote the orderly and economic use and development of land	The proposal promotes the orderly and economic use of the land by delivering 173 lots including 158 low density lots, 9 superlots, 4 public open space lots, 1 public reserve lot and 1 lot for a sewer pump station. This supports the development of a residential precinct consistent with the intent of the state assessed Planning Proposal.



Object	Comment
d) To promote the delivery and maintenance of affordable housing	The DA will provide opportunities for the future development of various housing types at varying price points.
e) To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats	The site primarily consists of vacant land that was historically used for the purpose of rural farmland and has been rezoned for the purpose of urban development. The Planning Proposal was supported by relevant studies and assessments confirming the site's suitability for this purpose. As outlined in these technical assessments, the proposed development will not impact any threatened species or ecological communities, or their habitats.
f) To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)	The DA is not located on land that is identified as containing heritage significance. However, two locally listed heritage items under the Orange LEP 2011 are located approximately 100 metres south of the site: • 130 Lone Pine Avenue item (I355) that is a "storage tank (remnant)" • Daisy Creek Road (I113) known as "orchard and ruins". The proposal seeks to preserve the integrity of these local heritage items and maintain their visual and cultural significance within the landscape and broader precinct. Consultation with key Aboriginal stakeholders and archaeological investigations were undertaken as part of the sites rezoning process.
g) To promote good design and amenity of the built environment	The proposal includes streetscape planting, sidewalks, and other landscaping, contributing to a high-quality neighbourhood design that enhances residential amenity.
h) To promote the proper construction and maintenance of buildings, including the protection of health and safety of their occupants.	The proposal does not seek consent for the construction or maintenance of any buildings.



4.1.1 Section 4.15

Table 9 below provides a summary assessment of the matters referred to in Section 4.15 of the Act.

Table 8 Section 4.15 assessment summary

Clause no.	Requirement	Comment
(1)	Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of: Any environmental planning instrument, and	Complies The development has been considered in accordance with the requirements of OLEP and is considered consistent with its provisions. Refer to Section 4.2.6 for further detail.
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not Applicable
(iii)	Any development control plan, and	Complies The development has been considered against the provisions of the Orange Development Control Plan and the draft site specific DCP, Chapter 19 – Redmond Place Precinct.
(iiia)	Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and	Complies The proposed development is located on land which is subject to a proposed Planning Agreement between Landcom, and Orange City Council to make development contributions to be used for or applied towards a public purpose. A Letter of Offer (Attachment V) has been submitted with this application and is currently under discussion between the relevant parties. Preliminary discussions with Council have already taken place.
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph),	Complies The proposal complies with the relevant requirements under the <i>Environmental Planning and Assessment Regulation 2021</i> .
(v)	(repealed)	



Clause no.	Requirement	Comment
that apply to the land that the development application relates,		
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments and social and economic impacts in the locality,	Complies Section 5 of this SEE reviews the application against the relevant planning considerations.
(c)	The suitability of the site for the development,	Complies The site is suitable for the proposed development, as confirmed by the environmental assessment in Section 5 of this report. The assessment identifies no constraints that would make the site unsuitable for the planned residential neighbourhood.
(d)	Any submissions made in accordance with this Act or the regulations,	The consent authority will need to consider any submissions made in response to notification of the DA.
(e)	The public interest.	The development is considered to be in the public interest as it will facilitate new residential development and the delivery of local infrastructure.

4.1.2 Section 4.46

An assessment against the relevant matters that constitute integrated development is provided in **Table 10** below.

Table 9 Integrated development

Act	Provision	Comment
<i>Coal Mine Subsidence Compensation Act 2017</i>	Section 22 - approval to alter or erect improvements, or to subdivide land, within a mine subsidence district	N/A. The site is not in a mine subsidence district.
<i>Fisheries Management Act 1994</i>	Section 144 - aquaculture permit Section 201 - permit to carry out dredging or reclamation work Section 205 - permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease Section 219 - permit to— (a) set a net, netting or other material, or (b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat	N/A. The proposed development does not seek consent for any works that would require a permit under the <i>Fisheries Management Act</i> as confirmed within the Biodiversity Assessment Report at Appendix I .



<i>Heritage Act 1977</i>	Section 58 - approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57(1)	N/A. There are no state heritage items on the subject site.
<i>Mining Act 1992</i>	Sections 63 and 64 - grant of mining lease	N/A. A mining lease is not proposed / requested.
<i>National Parks and Wildlife Act 1974</i>	Section 90 - grant of Aboriginal heritage impact permit	N/A. The proposed development does not involve any works that may impact Aboriginal archaeological sites.
<i>Petroleum (Onshore) Act 1991</i>	Section 16 - grant of production lease	N/A. A production lease is not proposed/ requested.
<i>Protection of the Environment Operations Act 1997</i>	Section 43(a), 47 and 55 - Environment protection licence to authorise carrying out of scheduled development work at any premises. Section 43(b), 48 and 55 - Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility"). Section 43(d), 55 and 122 - Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	N/A. The proposal is not for any scheduled development work, scheduled activities or any non-scheduled activities.
<i>Roads Act 1993</i>	Section 138 - consent to— (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road	N/A. Council, as the roads authority, is authorised to grant Roads Act approvals for the proposed works under Section 138.
<i>Rural Fires Act 1997</i>	Section 100B - authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	Yes. The proposal will involve the subdivision of bushfire-prone land which could lawfully be used for residential or rural residential purposes. A Bushfire Risk Assessment is provided at Appendix Q . Referral to the Rural Fire Service is required.



<i>Water Management Act 2000</i>	Sections 89, 90 and 91 - water use approval, water management work approval or activity approval under Part 3 of Chapter 3	N/A The proposed development does not seek consent for any works that would require a permit under the Water Management Act as confirmed within the Biodiversity Assessment Report at Appendix I.
---	---	---

Pursuant to section 4.46 of the EP&A Act, the proposed development is classified as integrated development, that in order for it to be carried out, required development consent and requires concurrence from the Rural Fire Service under Section 100B of the *Rural Fires Act 1997*. Based on the above, the proposed development can comply with the requirements of Section 4.46 of the EP&A Act.



4.2 Environmental planning instruments

4.2.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (**Biodiversity and Conservation SEPP**) establishes the aims, objectives and controls for the protection, maintenance and enhancement of biodiversity significant land.

The site is zoned R1 General Residential, RE1 Public Recreation and SP2 Infrastructure (Sewerage Systems) and is therefore subject to Chapter 2, s2.3(1)(b) of the Biodiversity and Conservation SEPP. The proposal seeks approval for the removal of 33 trees within the site. An Arboricultural Impact Assessment is provided at **Appendix H** which provides a detailed assessment of the proposed tree removal.

A Biodiversity Assessment Report (**Appendix I**) prepared by OzArk Environment & Heritage concludes that a Biodiversity Development Assessment Report (**BDAR**) is not required. The proposal does not impact mapped biodiversity values, does not exceed the 0.25 hectare clearing threshold for the lot, and is not expected to cause significant impacts to any threatened species. Therefore, the proposal does not trigger the NSW Biodiversity Offsets Scheme (**BOS**), and a Biodiversity Assessment Report (**BAR**) is the appropriate assessment. The proposed development is therefore considered to comply with the requirements of the Biodiversity and Conservation SEPP.

4.2.2 State Environmental Planning Policy (Planning Systems) 2021

The *State Environmental Planning Policy (Planning Systems) 2021* (**Planning Systems SEPP**) establishes the provisions for state significant development, state significant infrastructure, and regionally significant development.

An assessment of the proposal against the Planning Systems SEPP confirms the development is regionally significant development under Schedule 6, Item 2 of the Planning Systems SEPP, exceeding the threshold of \$30 million.

The proposed development has a capital investment value of \$62,217,122.00 including GST and therefore will be assessed by Council but be determined by the Western Regional Planning Panel.

4.2.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (**Resilience and Hazards SEPP**) requires that the consent authority be satisfied that the land is suitable for the proposed use from a contamination perspective, prior to the determination of a development application. In accordance with this requirement, a Detailed Site Investigation (**DSI**) (**Appendix J**) and a Remedial Action Plan (**RAP**) (**Appendix K**) is submitted with this DA.

The DSI confirmed the site has historically been used for rural and agricultural activities including livestock grazing, with more recent rural residential use. The DSI identified several areas of concern and potential contaminants, these included Bonded ACM and exceedances of copper and zinc.

Subsequently, Geotechnique Pty Ltd prepared a RAP to detail the methods of remediation to be implemented and validated to confirm the sites suitability for residential development. The RAP outlines a remediation strategy involving staged removal and off-site disposal of contaminated soils and demolition waste, followed by validation to confirm site suitability.



Subject to implementation of the RAP, the site is suitable for the proposed development and complies with the SEPP's contamination assessment requirements. For consistency and clarity, these reports are submitted with this application for reference only.

4.2.4 State Environmental Planning Policy (Transport and Infrastructure) 2021

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (**Transport and Infrastructure SEPP**) aims to facilitate the effective delivery of infrastructure across the State and where relevant, mandates consultation with relevant public authorities during the assessment process.

The site has frontage to a classified road, being Mitchell Highway which is classified as a State road and as such Clause 2.119 applies. The proposal has located the new open space network along the classified frontage to buffer future residential development. Vegetation has been provided along this frontage to mitigate noise or air quality impacts to the new open space area. The Traffic Assessment prepared by GHD (**Appendix Y**) and the Road Safety Audit prepared by Colliers (**Appendix X**) confirms that the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the proposed development.

The proposal does not constitute traffic generating development pursuant to clause 2.122 of the Transport and Infrastructure SEPP.

4.2.5 State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3 (advertising and signage) within the *State Environmental Planning Policy (Industry and Employment) 2021* (**Industry and Employment SEPP**) Establishes the standards for advertising and signage within NSW.

The proposal includes signage as detailed in the accompanying Signage Plan prepared by NRM Engineering (**Appendix AC**), as such Chapter 3 advertising and signage of the Industry and Employment SEPP applies.

An assessment of the proposal against Chapter 3 of the Industry and Employment SEPP is provided at **Table 11** below which confirms that the proposed signage complies with the relevant requirements.

Table 10 Assessment of Chapter 3

Clause	Control	Assessment
Part 3.2 Signage generally		
3.6 Granting of consent to signage	A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—	Complies
	(a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and (b) that the signage the subject of the application satisfies the assessment criteria	The proposal includes the installation of signage within the linear open space corridor as detailed within the Signage Plan at Appendix AC. The signage is consistent with the objectives of the chapter in that it: - will be compatible with the desired amenity and visual character of the area, being of an appropriate size and location - provide effective communication in that it will identify the new residential neighbourhood - can be provided to a high quality and finish. An assessment of the proposal against the Schedule 5 assessment criteria is provided below.



specified in Schedule 5.

Part 3.3 Advertisements

3.7 Advertisements to which this part applies

(1) This Part applies to all signage to which this Chapter applies, other than the following—

- (a) business identification signs,
- (b) building identification signs,
- (c) signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it,
- (d) signage on vehicles.

The proposed signage is for the identification of the new residential neighbourhood.

Schedule 5 Assessment Criteria

1 Character of the area

- Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?
- Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

Complies

The proposed signage is consistent with the character of the area, in that it:

- will identify the new neighbourhood
- is of a scale that is appropriate in the context of the new linear open space, and broader precinct.

2 Special Areas

- Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?

Complies

The proposed signage will not detract from the amenity or visual quality of the precinct in that it is not located within an environmentally sensitive area, heritage area, waterway, rural landscape or residential lands.

While it is located within an open space area, it has been carefully sized and located to ensure it does not detract from the amenity or functionality of the new linear open space area.

3 Views and vistas

- Does the proposal obscure or compromise important views?

Complies

The proposed signage will not disrupt any important views and will not dominate the skyline, having a maximum height of 5.4m.



	- Does the proposal dominate the skyline and reduce the quality of vistas? - Does the proposal respect the viewing rights of other advertisers?	The signage is for the purpose of identifying the new residential neighbourhood.
4 Streetscape, setting or landscape	- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? - Does the proposal contribute to the visual interest of the streetscape, setting or landscape? - Does the proposal reduce clutter by rationalising and simplifying existing advertising? - Does the proposal screen unsightliness? - Does the proposal protrude above buildings, structures or tree canopies in the area or locality? - Does the proposal require ongoing vegetation management?	Complies The proposed signage is considered to be of an appropriate scale, proportion and form. It will be located adjacent to the highway that extends across the north-east boundary but has been carefully sized so as to be sightly and appropriate to this setting. The proposal does not require any ongoing vegetation management and should not protrude above buildings, structures or tree canopies in the locality.
5 Site and building	- Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? - Does the proposal respect important features of the site or building, or both? - Does the proposal show innovation and imagination in its relationship to the site or building, or both?	Complies As described above, the proposed signage is located within the new linear open space area and is not proximate to any building. The signage has been designed to respect its context and not detract from the visual quality of the open space, being of a similar scale to surrounding tree plantings.



6 Associated devices and logos with advertisements and advertising structures	Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The detailed design of the signage has not been finalised.
7 Illumination	- Would illumination result in unacceptable glare? - Would illumination affect safety for pedestrians, vehicles or aircraft? - Would illumination detract from the amenity of any residence or other form of accommodation? - Can the intensity of the illumination be adjusted, if necessary? - Is the illumination subject to a curfew?	Illumination specs have been provided but the detailed design of the signage has not been finalised.
8 Safety	- Would the proposal reduce the safety for any public road? - Would the proposal reduce the safety for pedestrians or bicyclists? - Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	Complies There will be no change to sightlines for motorists as a result of the proposed signage and the operation of the sign will be undertaken in accordance with relevant guidelines.

4.2.6 Orange Local Environmental Plan 2011

The *Orange Local Environmental Plan 2011 (OLEP 2011)* is the primary environmental planning instrument (EPI) applying to the site. The table below provides a summary of the key development standards that apply to the site under OLEP 2011.

The site is zoned R1 General Residential, RE1 Public Recreation Zone and SP2 Infrastructure (Sewerage Systems). The objectives of the zone are outlined below.

The objectives of the R1 zone are:



- *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.*

The objectives of the RE1 zone are:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *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 development along the Southern Link Road has alternative access.*

The objectives of the SP2 zone are:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provisions of infrastructure.*

This proposal relates to the Torrens Title residential subdivision of the site and associated works such as earthworks, landscaping, construction of roads and stormwater infrastructure. The application is intended to facilitate the future erection of dwellings. The proposed subdivision and earthworks are permitted with consent, pursuant to Clause 2.6 and 7.1(2)(b) of OLEP 2011 respectively.

The proposed development is consistent with the objectives of the zones above, as:

- a residential subdivision is proposed within the R1 zoned portion of the site, which will support a variety of housing types and densities to help meet the housing needs of the community
- a new linear open space is provided within the RE1 zoned portion of the site, allowing the land to be used for public recreation, enhancing the natural environment, and accommodating compatible recreational facilities

a new sewer pump station is proposed within the SP2 zoned portion of the site, delivering essential infrastructure in accordance with the objectives of the zone.



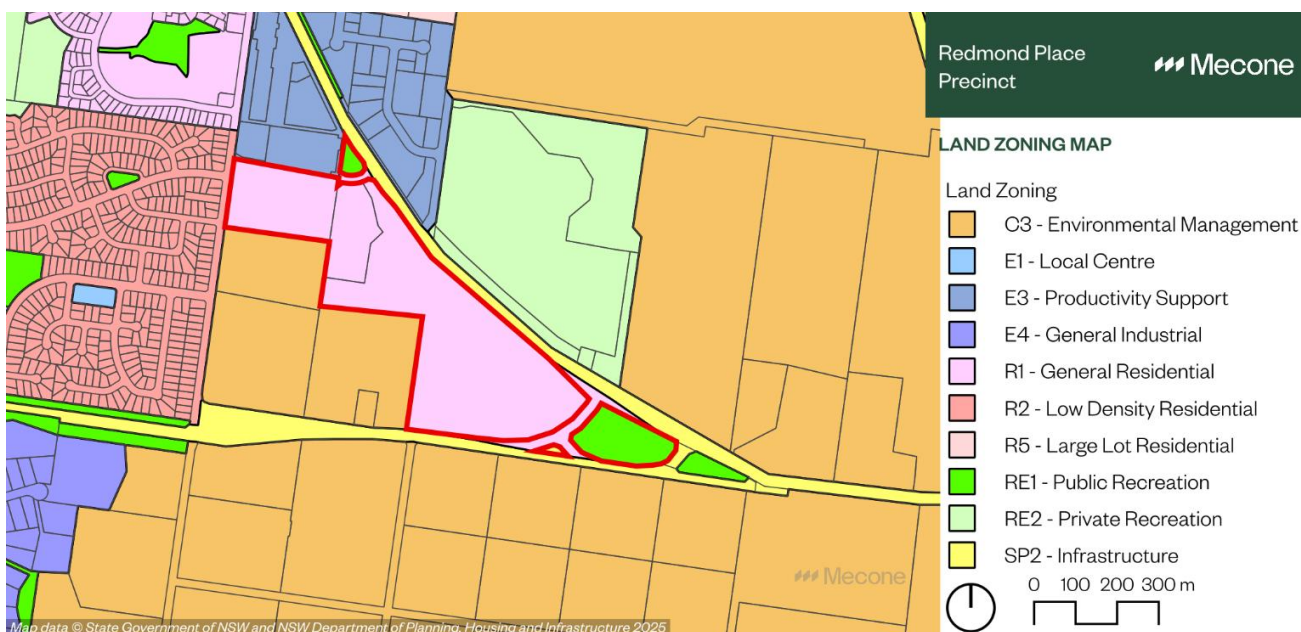


Figure 29 Land zoning map

Source: Mecone

An assessment against the relevant development standards and provisions of OLEP 2011 is provided in **Table 12** below.

Table 11 OLEP 2011 compliance table

Clause	Control	Assessment
Part 2 Permitted or prohibited development		
Clause 2.2/2.3 Zoning	The land is identified as being zoned R1 General Residential, RE1 Public Recreation and SP2 Infrastructure.	Complies The proposed subdivision and associated works are permissible with consent within the relevant zones and are consistent with the objectives of each applicable zone under OLEP 2011, as outlines in detail above.
Part 4 Principal development standards		
Clause 4.1 – Minimum Subdivision Lot Size	The site is not subject to a minimum lot size requirement.	Not applicable The site is not subject to a minimum lot size.
Clause 4.3 Height of Buildings	The site is not subject to a height of building requirement.	Not applicable The site is not subject to a maximum height of building requirement.
Clause 4.4 Floor Space Ratio	The site is not subject to a floor space ratio requirement.	Not applicable The site is not subject to a floor space ratio requirement.
Part 5 Miscellaneous provisions		



Clause 5.1 - Relevant Acquisition Authority	The site is not identified on the <i>Land Reservation Acquisition map</i> .	Not applicable No land within the site is identified for acquisition on the <i>Land Reservation Acquisition map</i>. Council is already the owner of the land zoned RE1 Public Recreation and SP2 Infrastructure (Sewerage Systems).
---	---	---

Clause 5.10 – Heritage Conservation	Clause 5.10 of the LEP establishes the objectives and controls to conserve the environmental heritage of Penrith, conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, conserve archaeological sites, and conserve Aboriginal objects and Aboriginal places of heritage significance.	Complies The site does not contain a listed heritage item. However, the site is located in proximity to two heritage listed items including: - Local Significance, “Orchard and ruins” (Item No. I113) to the bottom right. - Local Significance, “Storage tank (remnant)” (Item No. I355) to the bottom left. The proposal involves preparatory works, the creation of new open space, local infrastructure and subdivision that will have no impact on the identified heritage items.
-------------------------------------	---	--

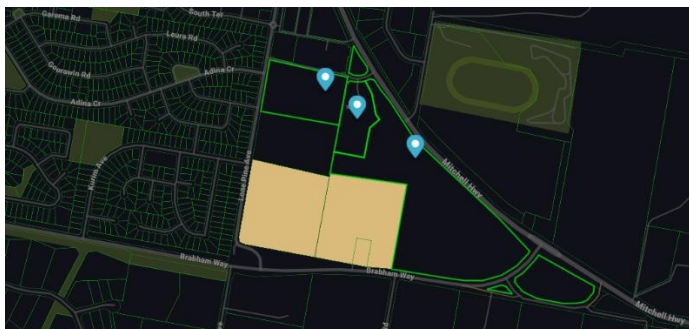


Figure 28 Heritage items

Source: Mecone MOSAIC, 2025

5.21 Flood planning	This clause requires Council to consider the impacts of flooding on development within the flood planning area.	Complies The submitted Water Cycle Management Plan (Appendix P) includes an assessment of flood impact within and surrounding the site. The site is affected by some flood impacts in the 1% AEP event, however the assessment confirms that: - the proposal is compatible with the flood function and behaviour on the land - the proposal will not affect flood behaviour to the surrounds in the 1% AEP event - will not hinder the safe occupation and efficient evacuation of the precinct - incorporates sufficient measures to manage flood flows through the site - there will be no adverse affectation to the environment as a result of flood within the site.
---------------------	---	---

Part 6 Urban release areas

Clause 6.2 – Public Utility Infrastructure	(1) Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility	Complies The site is located within an urban release area and is therefore subject to Clause 6.2.
--	--	--



	infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required. (2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure. The site is contained within an urban release area and therefore is subject to Clause 6.2 of the LEP.	The site can be serviced by the required infrastructure to facilitate residential development including reticulated sewer, water, electricity, stormwater services and telecommunications as confirmed by the Infrastructure Servicing Assessment provided at Appendix R. Orange City Council, Essential Energy, Jemena, and NBN Co. have been consulted, with each authority confirming either existing capacity or identifying clear upgrade pathways. The required infrastructure works will be delivered through detailed design and formal application processes prior to construction. As such, Council can be satisfied that the public utility infrastructure will be made available and be provided to each residential lot.
Clause 6.3 – Development Control Plan	(2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land. (4) Subclause (2) does not apply to development for any of the following purposes— (a) a subdivision for the purpose of a realignment of boundaries that does not create additional lots, (b) a subdivision of land if any of the lots proposed to be created is to be reserved or dedicated for public open space, public roads or any other public or environment protection purpose, (c) a subdivision of land in a zone in which the erection of structures is prohibited, (d) proposed development on land that is of a minor nature only, if the consent authority is of the opinion that the carrying out of the proposed development would be consistent with the objectives of the zone in which the land is situated. The site is contained within an urban release area and therefore is subject to Clause 6.3 of the LEP.	Complies The site is located within an urban release area and is therefore subject to the requirements of this clause. A draft site-specific Development Control Plan (DCP), 'Chapter 9 – Redmond Place Precinct' is currently on public exhibition until 6 August 2025. In accordance with the requirements of this clause, development consent may not be granted for the proposed development until such time that the draft DCP has been formally adopted by Council.



Part 7 Additional local provisions

Clause 7.1 – Earthworks	(2) Development consent is required for earthworks unless— (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or (b) the earthworks are ancillary to other development for which development consent has been given. (3) Before granting development consent for earthworks, the consent authority must consider the following matters— (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).	Complies The proposed development seeks consent for earthworks associated with the subdivision of land to facilitate the future development of a new residential neighbourhood as part of the Redmond Place Precinct. The earthworks will enable the construction of new roads, stormwater infrastructure, open space areas, and residential lots. The proposed earthworks: • will not have any detrimental effect on drainage patterns (refer to discussion in Sections 5.2 and 5.4) and soil stability • will positively impact the future redevelopment of the land • will use only quality fill and soil • will not adversely impact the amenity of adjoining properties, • will source fill material from only clean/validated locations • will not adversely impact relics without the necessary approvals being obtained prior • will not adversely impact any drinking water catchment or environmentally sensitive area • will implement all appropriate measures to avoid, minimise and mitigate the impacts of the development • will not result in any adverse impacts on heritage. Based on the above, the proposed development is considered to comply with the requirements of Clause 7.1 of the LEP.
Clause 7.6 – Groundwater vulnerability	(2) This clause applies to land identified as “Groundwater Vulnerability” on the <u>Groundwater Vulnerability Map</u>. (3) Before determining a development application for development on land to which this clause applies, the consent authority must consider— (a) whether or not the development (including any on-site storage or disposal of solid or liquid waste and chemicals) is likely to cause any groundwater contamination or have any	Complies The proposed development does not involve the on-site storage or disposal of solid or liquid waste and chemicals, and therefore poses no risk or adverse groundwater impacts. Additionally, no groundwater extraction is required. A water sensitive urban design stormwater management approach has been adopted to minimise environmental impacts. Accordingly, the development is considered to be appropriately designed and managed to avoid or minimise groundwater impacts and complies with Clause 7.6 of the LEP.



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.

(4) Development consent must not be granted to development on land to which this clause applies unless the 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.

Clause 7.7
Drinking water
catchments

(2) This clause applies to land identified as “Drinking water” on the *Drinking Water Catchment Map*.

(3) Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development is likely to have any adverse impact on the quality and quantity of water entering the drinking water storage, having regard to—

(a) the distance between the development and any waterway that feeds into the drinking water storage, and

(b) the on-site use, storage and disposal of any chemicals on the land, and

(c) the treatment, storage and disposal of waste water and solid waste generated or used by the development.

(4) Development consent must not be granted to development on land to which this clause

Complies

The site is identified as ‘Drinking Water’ on the *Drinking Water Catchment Map*. While the proposed development does not involve the on-site use, storage, or disposal of chemicals. It does include the construction of a sewer pump-out station and installation of new sewer system to support future residential development.

The Infrastructure Servicing Assessment (**Appendix R**) outlines the proposed waste disposal strategy and confirms that it will be appropriately managed.

Additionally, the development is not expected to have any adverse impact on water quality or flow. Stormwater and erosion control measures will be implemented during works to protect the surrounding environment, as detailed within the Civil Engineering Plans (**Appendix E**).



	applies unless the consent authority is satisfied that— (a) the development is designed, sited and will be managed to avoid any significant adverse impact on water quality and flows, or (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	
Clause 7.8 Salinity	(2) Before determining a development application for development on land that is subject to salinity, the consent authority must consider the following— (a) whether or not the development is likely to have any adverse impact on salinity processes on the land, (b) whether or not salinity is likely to have an impact on the development, (c) appropriate measures to avoid or reduce any adverse effects that may result from the impacts referred to in paragraphs (a) and (b). (3) Development consent must not be granted to development on land that is subject to salinity unless the 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, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	Complies The site is not affected by salinity as confirmed within the Geotechnical Investigation Report (Appendix L). Testing indicates that the soils exhibit low dispersive potential and are generally non-saline. However, due to the site conditions, it is recommended a Soil Management Plan be implemented during construction to minimise potential impacts from erosion and manage any residual salinity risks.
Clause 7.16 – Development in Redmond Place Precinct	This clause applies to land in the Redmond Place Precinct. Development consent must not be granted for development for the purposes of residential	Complies Redleaf falls within the Redmond Place Precinct, and as such is subject to the requirements of this clause. The proposal includes the provision of a new linear park which will provide approximately 5.3 ha of new open space to service the precinct.



	accommodation unless the consent authority is satisfied that at least 3 ha of the land to which this clause applies will be publicly accessible open space.	
Clause 7.17 – Affordable housing in certain areas in Redmond Place Precinct	(2) This clause applies to development for the purposes of residential accommodation on land in the Redmond Place affordable housing area. (3) This clause does not apply to development for the purposes of boarding houses, community housing, group homes, hostels or public housing. (4) Development consent must not be granted to development to which this clause applies unless the consent authority— (a) has considered the Redmond Place Precinct Affordable Housing Principles, and (b) has considered the impact of the development on the existing mix and likely future mix of residential accommodation in the Redmond Place affordable housing area, and (c) is satisfied that for a period of at least 15 years from the date of the issue of the occupation certificate— i. the dwellings proposed to be used for affordable housing will be used for affordable housing, and ii. all dwellings used for affordable housing will be managed by a registered community housing provider, and (d) is satisfied that the development will result in at least 20% of the total number of dwellings, rounded to the nearest whole number of dwellings, being used for affordable housing in the Redmond Place affordable housing area.	Complies The proposed development is located within the Redmond Place Affordable Housing Area under which this clause requires consideration of the affordable housing principles, and the future mix of residential accommodation. This proposal involves residential subdivision with a variety of lot sizes to support a diverse housing mix. While no dwellings are included in this application, the subdivision and preparatory works will enable future affordable housing developments, which will be addressed through separate development applications. Therefore, the proposal satisfies the requirements of Clause 7.17.
Clause 8 – Use of land at 3 Redmond Place, Orange	(1) This clause applies to Lot 6, DP 1031236, 3 Redmond Place, Orange, identified as “Item 7” on	Not applicable Redleaf includes 3 Redmond Place, Orange, which is specifically identified in Schedule 1 of the Orange Local Environmental Plan



(Schedule 1- Additional Permitted Uses)	the <u>Additional Permitted Uses Map</u> .	2011 as being eligible for additional permitted uses. These land uses, which include artisan food and drink industries, creative industries and small-scale public-facing functions such as markets and function centres, are intended to support future activation of the precinct in line with broader planning objectives.
	(2) Development for the following purposes is permitted with development consent—	
	(a) artisan food and drink industries,	The development application does not seek approval for any use under this clause.
	(b) creative industries,	
	(c) function centres, markets.	

4.3 Development Control Plans

4.3.1 Orange Development Control Plan 2004

Orange Development Control Plan 2004 applies to the site and proposed development. Whilst all sections of the DCP have been addressed in the assessment, the following sections are particularly relevant to this proposal and are discussed in the DCP compliance table in **Appendix B**:

- Chapter 2 Natural Resource Management
- Chapter 3 Special Environmental Considerations
- Chapter 5 General Consideration for Zones and Development
- Chapter 7 Development in Residential Areas.

4.3.2 Draft Site-Specific Development Control Plan

The site-specific DCP, Chapter 19 – Redmond Place Precinct applies to the precinct. The proposal has been assessed in accordance with the draft DCP (**Appendix A**) which outlines the vision for the precinct's future development.



5 Environmental impacts

An assessment has been undertaken of the proposal against the potential environmental impacts, site suitability and the public interest in accordance with Section 4.15 of the EP&A Act. The potential environmental impacts and their mitigation measures are discussed below.

5.1 Geotechnical impact

The proposal includes earthworks to provide suitable building pads for future residential dwellings, convey stormwater and in support of the construction of roads throughout the precinct. A Geotechnical Investigation was undertaken by Geotech Testing Pty Ltd (**Appendix L**) was conducted to guide the earthworks and treatment across the precinct.

The Geotechnical Investigation identified subsurface materials as generally consisting of topsoil/fill underlain by natural soils (including clays, sands and gravels). No bedrock was encountered. The investigation identified some seepage within some boreholes at depths ranging from 4.9m to 6.2m, however no standing groundwater was encountered. Soils were identified as non-saline and non-aggressive. It was found that the risk of slope instability across the site is very low to low and that excavation can be carried out using conventional equipment, and with proper management, vibrations are expected to be low and unlikely to impact the stability of neighbouring structures at the site.

Based on these findings, the investigation concludes that the site is suitable for the proposed development. Recommendations for earthworks, batter slopes, retaining structures, footings and preliminary pavement design are provided within the report.

5.2 Tree removal

The proposal involves the removal of 33 trees as illustrated within the Landscape Plan prepared by Oculus (**Appendix G**) and identified within the Arboricultural Impact Assessment (**AIA**) prepared by McArdle Arboricultural Consultancy Pty Ltd (**Appendix H**). This is required to facilitate the necessary preparatory works to ready the site for future residential development.

5.3 Stormwater management

The proposal involves the installation of a new stormwater management system to support the delivery of the precinct as detailed within the submitted Civil Engineering Plans (**Appendix E**) and the Water Cycle Management Report (**Appendix T**).

The Water Cycle Management Report includes a hydraulic, hydrologic and water quality assessment of the proposed development and provides recommendations for the proposal, including the installation of on-site detention basins, outlet configurations and bio-retention basins for water quantity and quality management purposes, which have been adopted as part of the Civil Engineering Plans (**Appendix E**).

The Water Cycle Management Report concludes that:

- *The proposed development layout and associated civil design is found to be compatible with the existing floodplain environment and is adequate to support the DA from a stormwater and flooding perspective. The flood impact assessment demonstrates that the site can be developed in accordance with Council's flood planning requirements without causing adverse offsite impacts to water levels and peak discharge downstream of the site.*
- *The proposed stormwater detention infrastructure located downstream of the site is able to manage the increase in catchment runoff due to the proposed development in the 1% AEP storm event by reducing*



the post-development peak discharge from each sub-catchment to be less than predevelopment peak discharge.

- The water feature pond will maintain its normal water level for a majority of its lifecycle, with some decrease in water level during dryer periods such as droughts.
- The proposed stormwater treatment train including rainwater tanks, gross-pollutant traps, sediment forebays and bioretention basins is capable of meeting the stormwater quality objective of NorBE + 10%.
- It is recommended that residents evacuate prior to the onset of the storm. The entry and exit vehicular routes will be inundated by flash flooding in the PMF storm event. Lone Pine Avenue and Mitchell Highway via half of the western interface roads may potentially be used as evacuation route. If residents are unable to evacuate in time, occupants of the site will need to either shelter-in-place within their properties for a short period of time until flood levels are safe to evacuate.

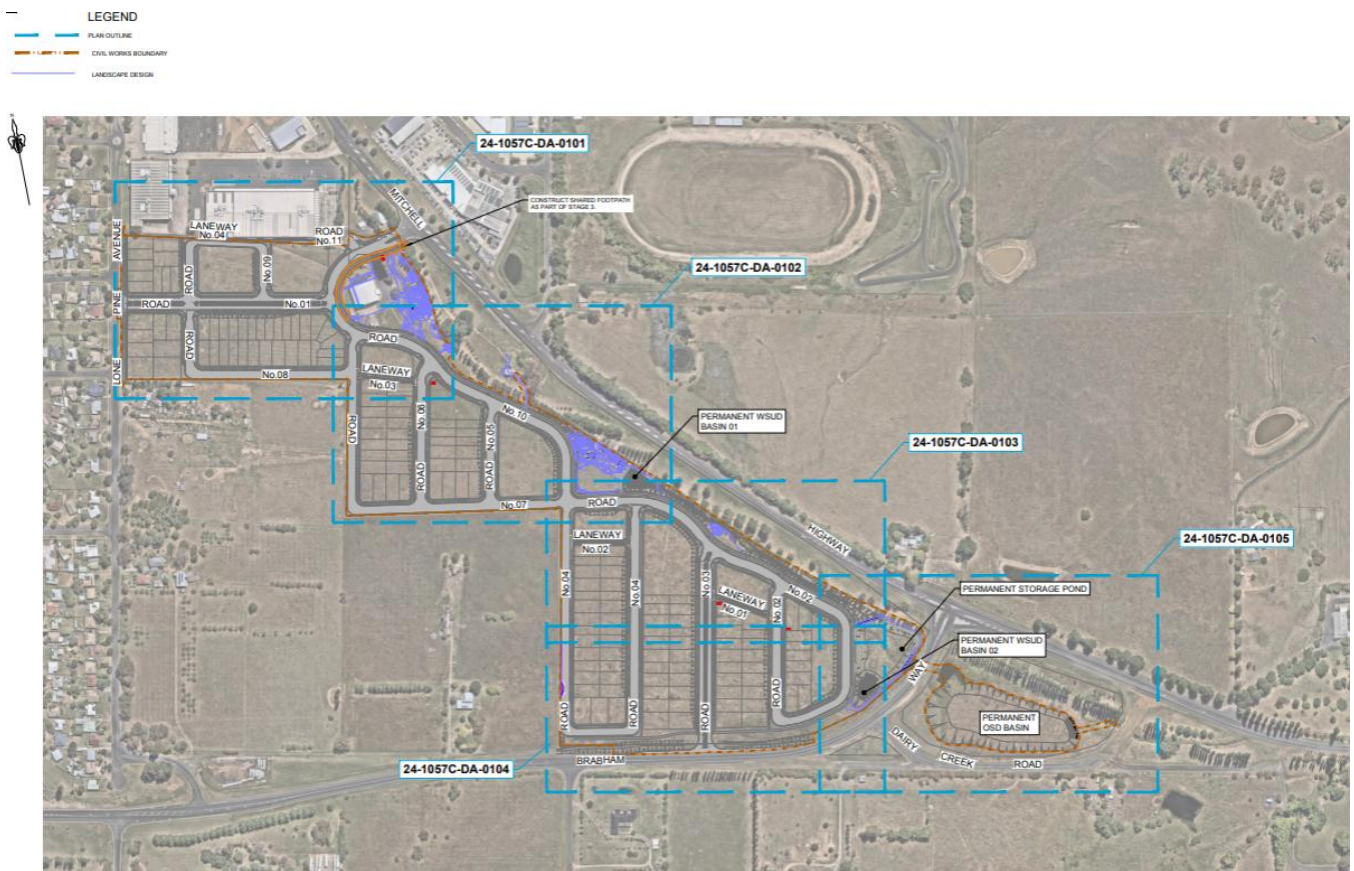


Figure 30 Stormwater plan
Source: Colliers

5.4 Flooding

The Water Cycle Management Report prepared by Colliers and provided at **Appendix T**, contains a flood impact and risk assessment in support of the proposed development. Post development modelling was undertaken to stimulate the 10% Annual Exceedance Probability (AEP), 5% AEP, 1% AEP and PMF events.

In the 1% AEP post development event, floods depths are generally moderate, and the road overland flow paths and flood hazards are assessed as being generally low within trafficable areas at the site. The proposed swale are assessed as having sufficient freeboard.

An extract of flood hazard in the 1% AEP event post-development is provided at **Figure 29**.

As described within the Plan, it is recommended that residents evacuate prior to the onset of the storm. The entry and exist vehicular routes will be inundated by flash flooding in the PMF storm event. Lone Pine Avenue and Mitchell Highway via half of the western interface roads may potentially be used as evacuation route. If residents are unable to evacuate in time, occupants of the site will need to either shelter-in-place within their properties for a short period of time until flood levels are safe to evacuate. The Water Cycle Management Plan states that given the nature and sudden onset of flash flooding, and the critical duration of the PMF storm being 15 to 30 minutes, residents are not expected to shelter in place for extended periods as conditions should improve quickly enough to allow safe package.

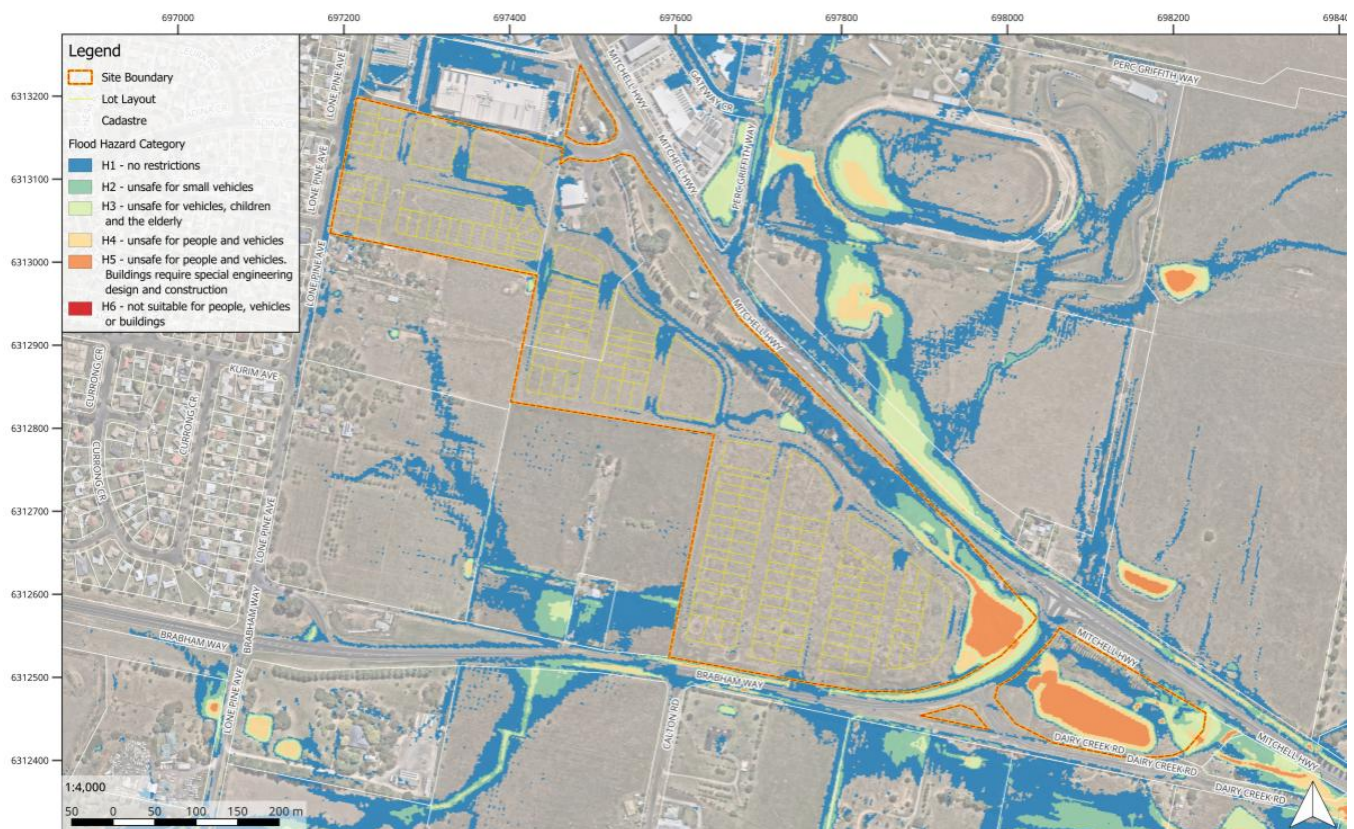


Figure 31 1% AEP flood hazards – post-development
Source: Colliers

5.5 Traffic and access

The Masterplan (referred to as the Precinct Concept Plan within the Draft DCP) was developed for the Precinct as part of the PP when the site was rezoned. It sets the key access and egress points for the Precinct, including:

- the existing intersection of Redmond Place and the Mitchell Highway
- a new access road onto Lone Pine Avenue



- a new access road onto Dairy Creek Road.

The proposed development is largely consistent with the Masterplan, with only some minor changes to the road network layout, associated with the removal of laneways at the south-eastern and north-western end of the site.

A Traffic Assessment has been prepared by GHD and is provided at **Appendix Y** which provides an appraisal of the changes to the project as they relate to traffic and access from the Traffic and Transport Assessment prepared to support the sites rezoning.

A Road Safety Audit (**Appendix X**) has been undertaken by Colliers to appraise the proposed street network in the interest of safety and provides recommendations for measures to ensure that safe access is available. The recommendations have been adopted within proposal.

Parking and driveways

The proposed development includes indicative locations of driveways as illustrated on the Civil Engineering Plans submitted with this DA (**Appendix E**). The indicative driveway locations demonstrate that adequate on-street parking can be provided within the proposed roads due to the variety of lot types and frontage widths. Parking will also be required to be provided with the construction of the dwelling on each lot as part of future applications in accordance with the relevant parking requirements.

5.6 Noise

The Southern Feeder Road Stage 3: Road Traffic Noise Assessment prepared by Assured Environmental (**Appendix M**) was prepared in support of the Southern Feeder Road arterial road project, which includes two intersections that extent south-west to north-east through the site. Having been prepared in support of an arterial road project through the site, the findings of the assessment lend themselves to the proposed development subject to this DA.

Noise measurements were taken at to the west of the site to confirm existing noise levels and potential impact to sensitive receivers within the site as shown in **Figure 33** below. Under the assessment, existing noise levels were identified and road traffic levels predicted around the site were generally expected to experience decreased noise levels, apart from the identified receptors R54, R55 and R56 which were expected to experience an increase in noise, however of less than 2dB(A) which is below the criterion where noise mitigation should be considered.

Therefore, the site is considered suitable for residential development and public open space, without unreasonable noise impacts from the surrounding road network.



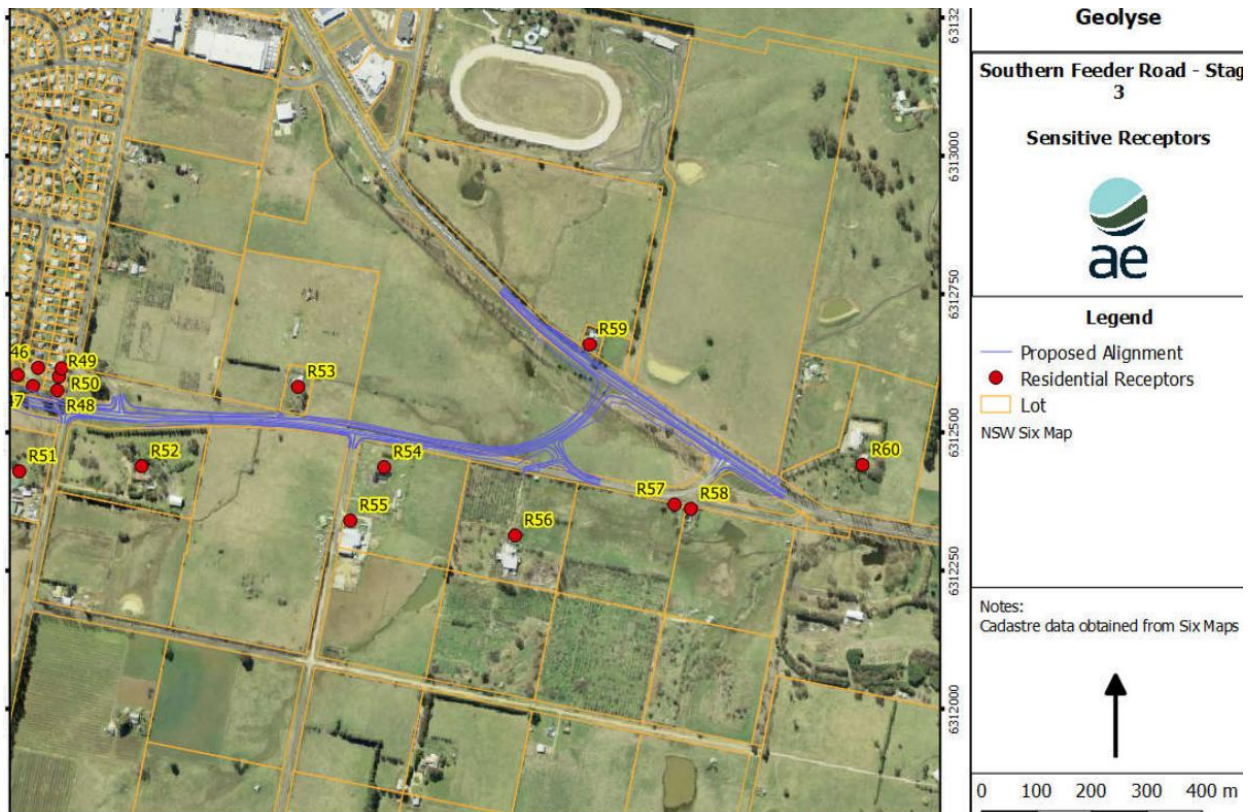


Figure 332 Sensitive receivers
Source: Assured Environmental

5.7 Bushfire

The site is identified as bushfire prone land, being located within the Category 3 Vegetation and bugger and as such, the proposal will require referral to the NSW Rural Fire Service for the issue of a Bush Fire Safety Authority.

The proposed development involves subdivision and associated works to support the future delivery of Redleaf. The lot layout has been designed to ensure that all habitable development is located in an area that has an acceptable bushfire hazard level (i.e. $\leq$ BAL-29).

Subject to recommendations outlined in the Bushfire Risk Assessment Report (**Appendix U**), the site is considered to be appropriately protected from bushfire risk. Therefore, the proposal complies with the requirements of planning for bushfire protection (**PBP**) and is not expected to increase the bushfire risk to the site or surrounding areas.

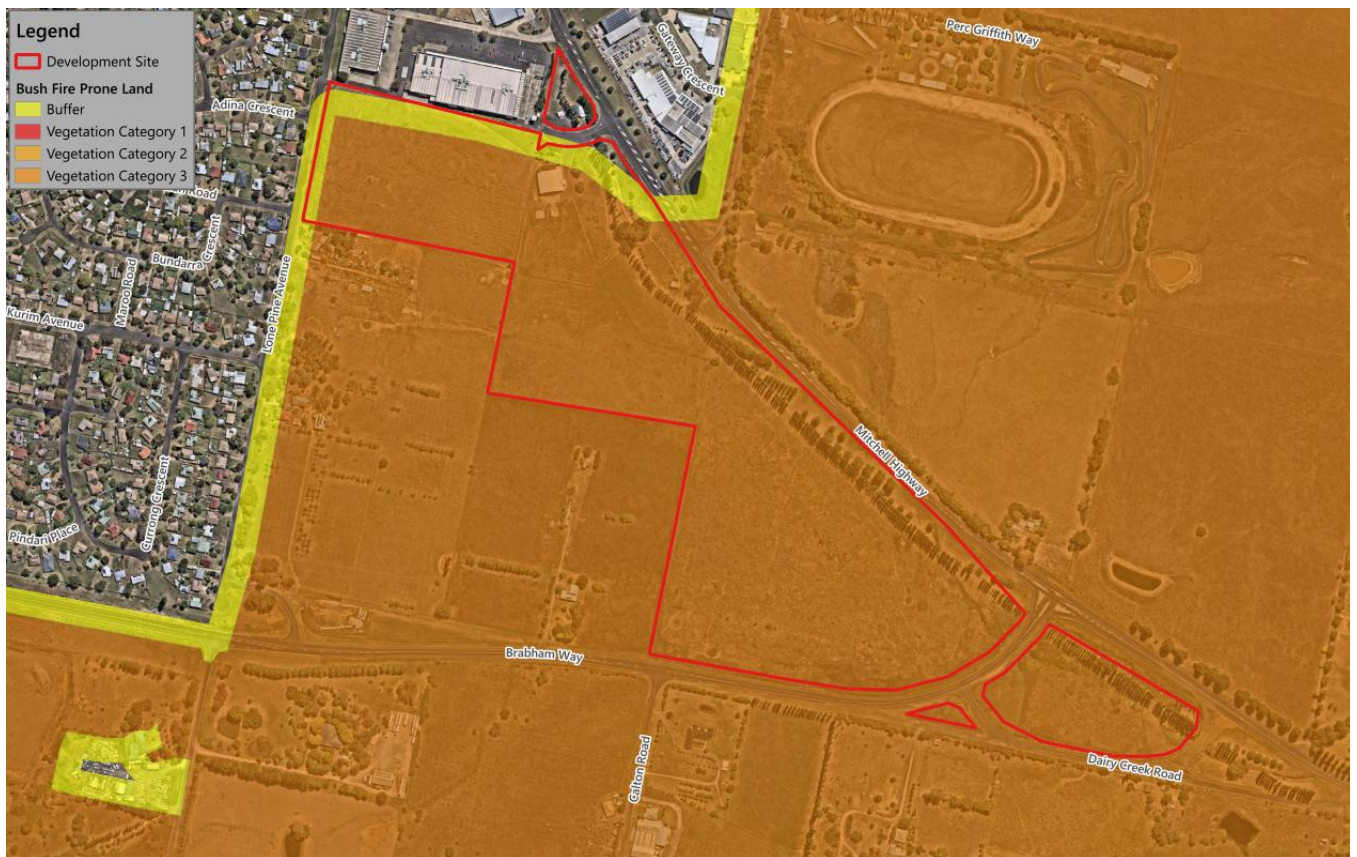


Figure 33 Bushfire risk assessment report
Source: Integrated Consulting

5.8 Utilities

An Infrastructure Servicing Assessment prepared by Colliers (**Appendix V**) was prepared to review the availability of water, sewer, electricity and telecommunications to service the anticipated residential lots, public open space and roads for within the Redmond Place Precinct. The report confirms the following:

- the proposed development will have sufficient water, sewerage, electricity, telecommunication, and stormwater management service provisions
- formal enquiries will be made to utility authorities (Orange City Council, Essential Energy, Jemena and NBN co) prior to construction commencement to ensure available capacity and determined detailed connection requirements
- the following construction upgrades will be conducted to progress the development of the site:
 - water – water main extensions to connect into two separate existing mains on Lone Pine Avenue and Redmond Place
 - sewer – new trunk main diversion, rising main, trunk gravity main and SPS within the Site and along Dairy Creek Road
 - electrical – removal, relocation and undergrounding of 11kV feeders traversing the Site.
 - stormwater – provide two bioretention basins, one open water body pond, detention basin, drainage channel and swale.



- all services – construct necessary extensions from the existing network to provide reticulation services to each proposed lot.

Based on the Services Infrastructure Assessment, the site can be serviced by the required infrastructure to facilitate residential development. Detailed utilities design will be provided at the subdivision works certificate stage.

5.9 Aboriginal heritage

An Archaeological Technical Report was prepared by Ozark (**Appendix N**) details the findings of the field surveys undertaken and the site, assesses the risk of harm to Aboriginal objects that may be present, and determines the need for further archaeological investigation. This report was prepared to inform the Masterplan development and support the sites rezoning.

No Aboriginal sites or areas of archaeological sensitivity were identified during the survey, nor was there any information indicating that sites or other specific cultural heritage values may be present. The Report confirms that the proposal may proceed without further archaeological investigation.

5.10 Contamination

A Detailed Site Investigation (**DSI**) has been undertaken by Geotechnique Pty Ltd (**Appendix J**) to confirm whether contaminants are present at the site which may present a risk of harm to human health and the environment. The DSI identified several areas of concern and potential contaminants, these included Bonded ACM and exceedances of copper and zinc.

The DSI concludes that based on the findings the site can be made suitable for residential development, provided that the recommendations are implemented, which includes the preparation and implementation of a Remedial Action Plan (**RAP**), undertake supplementary investigations, and subsequent remediation and validation works as outlined in the RAP and prepare a final site validation report to certify site suitability of soils.

Subsequently, Geotechnique Pty Ltd prepared a RAP (**Appendix K**) which details the methods of remediation to be implemented and validated to confirm the sites suitability for residential development. The remedial works will involve the removal of demolition waste stockpile in the northwestern portion of the site, excavation and off-site disposal of ACM-impacted fill soils from the vicinity of TP157 and the characterisation of soils at the footprint of the stockpile after removal. The works will be staged as follows:

- Stage 1 – Preliminaries and site establishment
- Stage 2 – Data gap closure
- Stage 3 – Remedial excavation of asbestos-impacted soils
- Stage 4 – Bulk excavation and waste classification
- Stage 5 – Final surface inspection
- Stage 6 – Validation report preparation.

The RAP concludes that the site can be made suitable for the proposed residential land use through the implementation of the processes described in the RAP.



5.11 Biodiversity

The Biodiversity Assessment Report (**BAR**) prepared by OzArk Environment and Heritage (**Appendix I**) identifies the site as largely degraded and fragmented land already cleared for agricultural purposes. The BAR confirms that a Biodiversity Development Assessment Report (**BDAR**) is not required for the proposed development as the proposal does not impact any mapped biodiversity values and does not exceed the clearing threshold under the Biodiversity Offsets Scheme.

Field surveys were conducted in October and December 2024 to identify the presence of native vegetation or threatened ecological communities. The surveys identified 0.17 ha of native vegetation Central West Creekflat Grassy Woodland (PCT 3387) that requires removal or disturbance as a result of the proposed development. No threatened ecological species were identified as part of the assessment. The identified PCT's and habitat features are illustrated in **Figure 35** below.

The BAR includes tests of significance for threatened or migratory fauna species listed under the *Biodiversity and Conservation Act 2016 (BC Act)* and the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. The assessments concluded that the proposal would not constitute a significant impact on fauna species/populations or their habitats.

The BAR did not identify any groundwater dependent ecosystem interaction areas within the site. However, some small sections of the site, concentrated within the north-western corner of the study area are identified as having medium potential for groundwater dependent ecosystem interaction. Some other areas of low, medium and high potential for groundwater development ecosystem interaction are also identified within the study area as illustrated within **Figure 36** below. As the proposal does not include the extraction of groundwater, no significant impacts to GDEs are expected to result from the proposed development. The BAR provides mitigation measures to reduce the proposal's potential to impact on groundwater-dependent ecosystems.

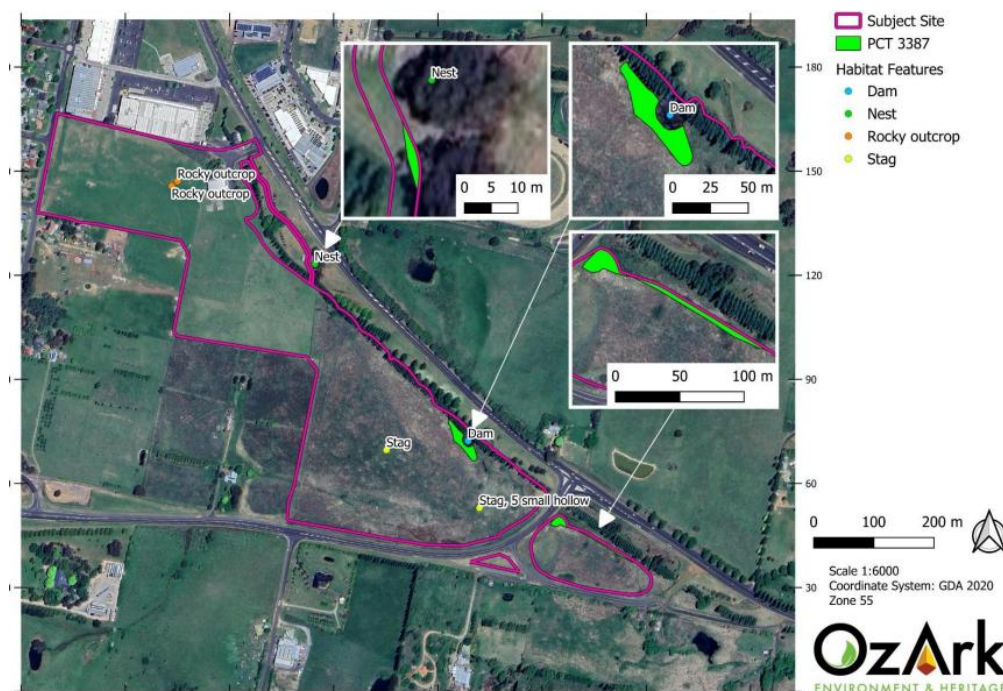


Figure 35 Plant community types and habitat features confirmed within the site

Source: OzArk



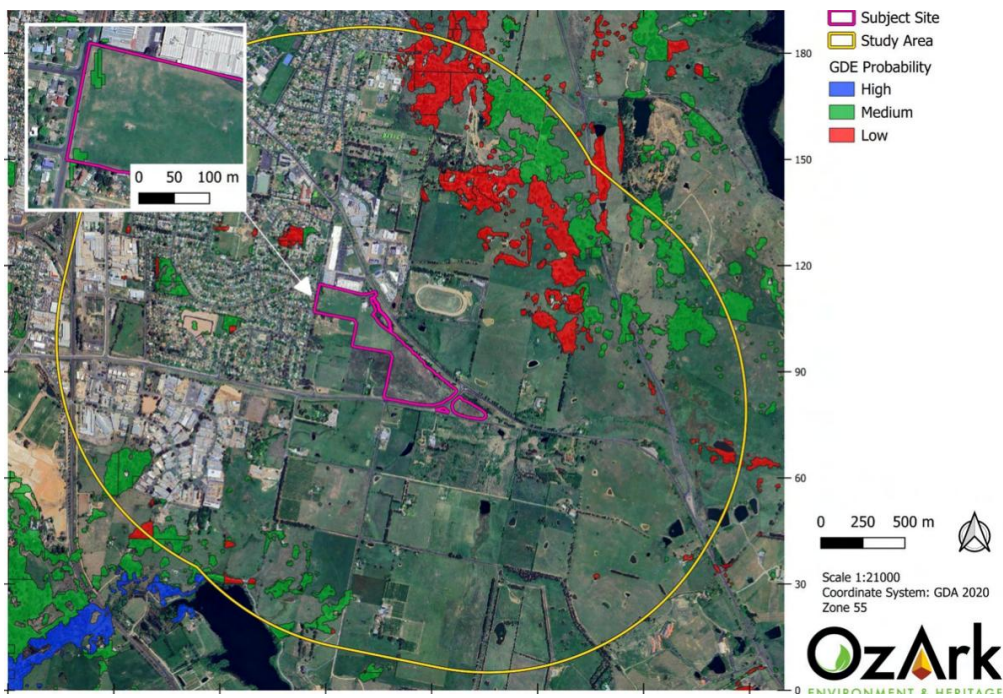


Figure 34 Groundwater dependent ecosystem map
Source: OzArk



6 Site suitability and public interest

6.1 Site suitability

As demonstrated within Section 5 of this report, the site is suitable for the proposed development, as:

- it is not affected by any environmental constraints that would impede its potential to support a new residential precinct
- the objectives of the zone that applies to the site are consistent with the intended outcomes of the proposed development.

6.2 Public interest

The proposed development is considered to be within the public interest for the following reasons:

- the proposal is consistent with the zone objectives and compliant with the controls of the OLEP 2011
- the proposal is consistent with the site-specific DCP that will apply to the land
- the proposal will not result in any adverse impacts on the environment or surrounding development
- the proposal provides the opportunity for new residential development and public open space that will serve both future dwellings within the precinct and the existing surrounding community.

As such, the proposal is considered to be in the interest of the public.



7 Conclusion

This SEE has been prepared on behalf of Landcom to support a Development Application for the subdivision and associated works at 3 Redmond Place, 154 Lone Pine Avenue, and 5255 Mitchell Highway, Orange. Collectively, these sites form the proposed new residential neighbourhood known as Redleaf.

The proposal has been assessed against relevant planning controls and policies applicable to the form of the development proposed. In addition, the SEE provides an assessment of the relevant heads of consideration pursuant to section 4.15 of the EPA Act.

The subdivision proposed seeks to create 173 lots, comprising 158 low density residential lots, 9 superlots, 4 public open space lots, 1 public reserve lot and 1 lot for a sewer pump station to be delivered in future stages of the precinct. The creation of residential lots seeks to implement the intent of Council's Accelerated Housing Delivery Program, which selected Redleaf to help address a critical shortage of new land supply. The proposal will allow for the orderly, economic and efficient development of land within the Remond Place precinct for residential development in accordance with the structure plan identified in Orange DCP.

The proposed development has demonstrated compliance with the requirements of the relevant SEPPs, Orange LEP, Orange Development Control Plan and the draft site specific DCP- Redmond Place Precinct. This SEE and the supporting documents, plans and reports have demonstrated that the proposal will not result in any adverse environmental impacts, the site is suitable for the proposed development and is in the public interest.

Based on the information provided in this SEE and associated documents, the consent authority can be satisfied the proposal meets the relevant requirements in order for consent to be granted for the development.



