



DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	16 April 2026
DATE OF PANEL DECISION	16 April 2026
PANEL MEMBERS	Garry Fielding (Chair), Donna Rygate, Clare Brown, Summer Commins
APOLOGIES	Graham Brown
CONFLICT OF INTEREST	Melanie McDonnell declared a conflict of interest as she voted on the proposed development as an elected councillor when it was considered by Orange City Council.
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 17 March 2026.

MATTER DETERMINED

PPSWES-309 – Orange - DA 298/2025(1) at 3 REDMOND PLACE ORANGE 2800 - Subdivision (167 lot Torrens title and new roads), demolition (buildings, ancillary structures and tree removal), bulk earthworks and installation of a temporary sign and sales office (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at the briefing listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report and in the Addendum to the Report of 15 April 2026. Having regard to the Addendum:

- the Panel is satisfied that the proposed associated advertising signage is consistent with the objectives set out in section 3.1(1)(a) of SEPP (Industry & Employment) 2021 and satisfies the assessment criteria specified in Schedule 5 of the SEPP, particularly noting the temporary nature of the signage.
- the Panel is satisfied regarding the affordable housing matters discussed in the Addendum.
- the Panel agrees with the proposed overarching ‘catch-all’ condition being applied to clarify that conditions are to be interpreted in a staged manner.
- having regard to the marginal utility value of a pedestrian midblock link, the Panel considers that such a link should not be required as a condition of consent. Therefore the Council’s revised Condition 22 is deleted.

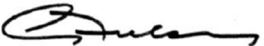
CONDITIONS

The Development Application was approved subject to the revised conditions uploaded by Council to the NSW Planning Portal on 15 April 2026 (that reflect various requests by the Applicant and amended conditions sought by Council), with the exception of Condition 22, which is deleted by the Panel and a clarification to condition no.30, first dot point which is amended to read “from the date of the issue of an

occupation certificate for dwellings erected on the lots nominated will be used for affordable housing for a period of 15 years, and”.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written objections were made during public exhibition.

PANEL MEMBERS	
Garry Fielding (Chair) 	Donna Rygate 
Clare Brown 	Summer Commins 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-309 – Orange - DA 298/2025(1)
2	PROPOSED DEVELOPMENT	Subdivision (167 lot Torrens title and new roads), demolition (buildings, ancillary structures and tree removal), bulk earthworks and installation of a temporary sign and sales office
3	STREET ADDRESS	3 Redmond Place, Orange NSW 2800
4	APPLICANT/OWNER	Applicant: Landcom Owner: Orange City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million Capital Investment Value over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ Orange Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Development control plans: ○ Orange Development Control Plan 2004 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development

7	MATERIAL CONSIDERED BY THE PANEL	● Council Assessment Report: 17 March 2026 ● Addendum to Council's Assessment Report: 15 April 2026 ● Written submissions during public exhibition: Two ● Total number of unique submissions received by way of objection: Zero
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	● Determination briefing to discuss council's recommendation: 14/04/2026 ○ <u>Panel members</u>: Garry Fielding (Chair), Donna Rygate, Clare Brown, Summer Commins ○ <u>Council assessment staff</u>: Paul Johnston, Craig Mortell, Alison Weir, Benjamin Hicks ○ <u>Applicant representatives</u>: Alyssa Chau, Chris Shannon, Stephanie Wang, Laurence Lau, Sarah Jang and Paul Irwin ○ <u>Department Staff</u>: Lillian Charlesworth, Rach Harlock
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report