

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSWES-109
DA Number	DA390/2021(1)
LGA	Orange City Council
Proposed Development	Recreation Facility (Major) - Concept and Stage 1
Street Address	1502 Forest Road Orange 2800 and 1610 Forest Road Orange 2800
Applicant/Owner	Orange City Council (Applicant) The State of NSW (Owner)
Date of DA lodgement	8 September 2021
Total number of Submissions Number of Unique Objections	Thirty-three (33) formal submissions received during the exhibition period. One (1) additional submission was received outside the exhibition period.
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	The proposal meets the criterion for regionally significant development under part 4 of State Environmental Planning Policy (State and Regional Development) 2011, in that the development has a Capital Investment Value (CIV) exceeding \$5 Million for Council related development.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No 55—Remediation of Land • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • Orange Local Environmental Plan 2011 • Orange Development Control Plan 2004
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Council Assessment Report • Draft Notice of Determination • Public Submissions • Agency Submissions
Clause 4.6 requests	Nil
Summary of key submissions	Community Consultation, Site Selection and Use, Visual Impacts, Traffic, Parking and Transport Impacts, Environmental Impacts, Noise, Heritage, Social Impacts, Economic Concerns, Utility Infrastructure/Services and Strategic Planning and Policy Alignment.
Report prepared by	Ben Hicks – Senior Planner, Orange City Council
Report date	18 January 2022

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes