

**MEMO TO:** Western Region Planning Panel  
**FROM:** Andrew Crump (Council's Planning Consultant)  
**DATE:** 15/05/2023  
**RE:** DA 98/2022(1)

**DEVELOPMENT APPLICATION - *Multi Dwelling Housing (16 dwellings) and Subdivision (three lot Torrens title) (Stage 1); and Residential Flat Building (60 apartments) and Recreation Area (public park) (Stage 2)* - LOT 501 DP1249083 - 103 Prince Street ORANGE**

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This memo is in addition to the detailed Planning Assessment Report for the above-described development application and addresses the provisions of clause 7.6 of Orange LEP 2011.

The subject land is identified as Ground Water Vulnerable, and accordingly, clause 7.6 of the LEP is applicable to the application.

Clause 7.6 seeks to maintain the hydrological functions of critical groundwater systems, protect against groundwater depletion through groundwater extraction and minimise harm to groundwater dependent ecosystems.

Clause 7.6(3) requires that the consent authority consider the following before determining an application:

- (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 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.*

Clause 7.6(4) contains a pre-condition that the consent authority must be 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.*

In relation to the above, the development does not involve the storage, disposal or discharge of any waste material or chemicals, nor will it involve the extraction of groundwater. As such, the development is unlikely to cause contamination of groundwater or result in any adverse effects on groundwater dependent ecosystems.

As such, the development will not give rise to any significant adverse environmental impacts in relation to groundwater, and accordingly, the development is consistent with the above-referenced clause.

Andrew Crump  
**Director**  
**Andrew Crump Town Planning Pty. Ltd.**