

Record of Preliminary Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-225 – DA 480/2024(1) - Orange – 60 Witton Place, Orange Construction and operation of a Seniors Housing (Hostel) development comprising 153 seniors hostel rooms and construction of a private road / shared accessway, along with ancillary works including site preparation works, bulk earthworks, site infrastructure and common resident facilities (i.e. alterations to the existing dwelling to provide a Resident Clubhouse, resident recreational facilities such as new pool, bowls green, bocce park and associated hard & soft landscaping works)
APPLICANT	Ryan Pittman, Andrew Crump, Lew Short, Bradley Wahl and Tom Goode
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Capital Investment Value > \$30M
CIV	\$31,619,066.00 (excluding GST)
BRIEFING DATE	10 September 2024

ATTENDEES

PANEL CHAIR	Garry Fielding
PANEL MEMBERS	Donna Rygate Allan Renike
COUNCIL OFFICER	Paul Johnston, Dhawala Ananda, and Mark Hodges
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Adam Iskander

KEY ISSUES:

- Bushfire Planning
- Waste management arrangements
- Servicing implications to be resolved.

- Traffic and Car Parking impacts. Whilst the development complies with SEPP requirements for car parking what will be the likely impact of such on the surrounding area.
- 7.11 contributions
- Compliance/Assessment of development against the requirements of the SEPP. (appears to comply at this stage)
- DCP/LEP assessment - Assessment of how the development fits with the existing and desired future character of the locality.
- Consideration of submissions received

TENTATIVE DETERMINATION DATE: 15 or 29 OCTOBER 2024