

Record of Preliminary Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-272 – DA 748/2024(1) – 184 Leeds Parade, Orange
APPLICANT OWNER	Brad Draper MAAS Group Properties Leeds Pty Ltd
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 6 of the SRD SEPP: General development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Orange Local Environment Plan 2011
CIV	\$36,732,935.38 (excluding GST)
BRIEFING DATE	18 March 2025

ATTENDEES

APPLICANT	John Grey, Steve Guy, Dominic Wilson
PANEL MEMBERS	Donna Rygate, Graham Brown, Allan Renike
APOLOGIES	Garry Fielding
COUNCIL OFFICER(S)	Ben Hicks, Chris Brown, Paul Johnston
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Jade Buckman

DA LODGED: 16 December 2024

DAYS SINCE LODGEMENT: 92 days

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- Council concerns include:
 - proposed density re interface with low density adjoining development
 - proposed earthworks
 - landscaping, traffic impacts etc.
 - no public transport (1km min. distance to bus stop)
 - distance to services and amenities
 - character
 - site suitability for manufactured home estate and proposed density
- 31 public objections were received
- External referrals to RFS, TfNSW etc.
- Pre-DA meeting and concept plans indicated 300 dwellings, whereas submitted DA includes 410 dwellings (lot sizes generally between 200 to 400sqm)
- Annual construction rate discussed and at what stage site facilities will be provided
- Panel issues include:
 - The purpose of the 100m buffer shown on APZ Map is to be clarified (this includes industrial land in same ownership)
 - design not reflective of the topography
 - quality of social impact assessment and fact it didn't consider comparison with other existing MHE's
 - emergency vehicle access
 - strategic justification

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.