



DETAILS OF SITE INSPECTION

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| DATE | Tuesday, 8 April 2025, - 12pm |
| LOCATION | 184 Leeds Parade, Orange |

SUBJECT MATTER

PPSWES-272 – Orange – DA 748/2024(1) - 184 Leeds Parade, Orange - Manufactured Homes Estate

PANEL MEMBERS

| | |
|---------------------------------|--|
| IN ATTENDANCE | Garry Fielding, Donna Rygate, Allan Renike, Melanie McDonell |
| APOLOGIES | Graham Brown |
| DECLARATIONS OF INTEREST | Nil |

OTHER ATTENDEES

| | |
|----------------------------------|---------------------------------------|
| COUNCIL ASSESSMENT STAFF | Paul Johnston, Ben Hicks, Chris Brown |
| APPLICANT REPRESENTATIVES | John Grey, Steve Guy, Dominic Wilson |

SITE INSPECTION

In discussion with the applicant's representatives on site the following matters were raised:

- Extent of proposed earthworks throughout site given the slope of the land
- Interface with low density adjoining development
- Minimal landscaping throughout the site given dwelling density
- Traffic impacts
- Absence of public transport in locality
- Separation from services and amenities
- Character of proposed development
- Staged provision of community facilities
- Emergency vehicle access

FURTHER PANEL/COUNCIL BRIEFING

Council officers will prepare a briefing report for discussion with the Panel addressing the above matters and other relevant assessment issues.

Planning Panels Team

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