

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 29 April 2025 at 1:30pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER

PPSWES-272 – Orange – DA 748/2024(1) – 184 Leeds Parade, Orange – Manufactured homes estate.

PANEL MEMBERS

IN ATTENDANCE	Garry Fielding (Chair), Donna Rygate, Graham Brown
APOLOGIES	Allan Renike, Melanie McDonell
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Ben Hicks, Christopher Brown
PLANNING PANELS TEAM	Lillian Charlesworth, Jade Buckman

KEY MATTERS DISCUSSED

- Council outlined various concerns, including the quality/extent of information submitted. The Panel noted Council's concerns and considers the key issues should be addressed by the applicant. Issues raised by the Panel include:
 - matters observed by the Panel at the site inspection as per the Record of Site Inspection dated 8 April 2025
 - extent of cut and fill/retaining walls and the implications for landscaping and impacts on local character
 - adequacy of the visual impact assessment in identifying the likely change in visual character when compared to the form of development anticipated in the R1 zone
 - location of pocket parks and dual use as drainage ponds
 - adequacy of public transport (proximity and frequency of bus services to be addressed in Council's assessment report)
 - social impact including any special requirements of likely future residents, adequacy of bus services for future residents to gain access to goods and facilities, adequacy of internal road network to accommodate emergency vehicles, adequacy of proposed facilities provided on site to address the needs of future residents, the suitability of emergency and service vehicle to access the individual properties and measures to address pedestrian safety (given no footpaths are shown on the plans)

Planning Panels Team

NEXT STEPS

- Council is to advise the Applicant asap of the outstanding issues.
- The Applicant is to advise Council within 7 days of being notified of the outstanding issues, whether the Applicant intends to submit amended plans/documents to adequately address all concerns raised. Should the applicant not indicate an intention to amend the application, Council is to finalise its assessment based on the information currently available and contact the Planning Panel's Team for a determination date.

TENTATIVE DETERMINATION DATE SCHEDULED FOR: TBD

Planning Panels Team

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