

## Record of Preliminary Briefing Western Regional Planning Panel

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| <b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b> | PPSWES-300 – DA119/2025(1) – 1610 Forest Road, Orange   |
| <b>APPLICANT OWNER</b>                          | Orange City Council / The State of NSW  |
| <b>APPLICATION TYPE</b>                         | Development application   |
| <b>REGIONALLY SIGNIFICANT CRITERIA</b>          | Council related development over \$5 million  |
| <b>KEY SEPP/LEP</b>                             | State Environmental Planning Policy (Resilience and Hazards) 2021<br>State Environmental Planning Policy (Planning Systems) 2021<br>State Environmental Planning Policy (Transport and Infrastructure) 2021<br>Orange Local Environmental Plan 2011 |
| <b>CIV</b>                                      | \$28,710,036.00 (excluding GST)   |
| <b>BRIEFING DATE</b>                            | 17 June 2025  |

### ATTENDEES

|                             |  |
|-----------------------------|--|
| <b>APPLICANT</b>            | Alan Giumelli, Scott Maunder, Roxanne Betts  |
| <b>PANEL MEMBERS</b>        | Garry Fielding, Donna Rygate, Summer Commins |
| <b>CONFLICT OF INTEREST</b> | Melanie McDonell                             |
| <b>APOLOGIES</b>            | Graham Brown                                 |
| <b>COUNCIL OFFICER(S)</b>   | Ben Hicks, Paul Johnston                     |
| <b>CASE MANAGER</b>         | Lillian Charlesworth                         |

**DA LODGED:** 2 April 2025

**DAYS SINCE LODGEMENT:** 83 days

**TENTATIVE PANEL BRIEFING DATE:** TBD in consultation with council

**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:

- Concept approval for the precinct was issued in 2022 and the DA should be generally consistent with the concept
- s4.24 of the Act is to be addressed in Council's assessment report
- TfNSW will advise regarding access
- An Event Management Plan may be required, including minimising impacts on access by emergency service vehicles
- Integrated development awaiting a response from NSW Heritage
- Response pending from NSW RFS re bushfire prone land
- 5 submissions received

### **NEXT STEPS**

- Agency responses
- Determination anticipated in August - September 2025

### **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.