

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSWES-87
DA Number	DA186/2021(1)
LGA	Orange City Council
Proposed Development	General Industry and Business Identification Signage
Street Address	298 Clergate Road, Orange NSW 2800
Applicant/Owner	Storco (Applicant) Orange City Council (Owner)
Date of DA lodgement	6 May 2021
Total number of Submissions	No Submissions received
Number of Unique Objections	
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The proposal meets the criterion for regional development under Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011, in that the development has a capital investment value (CIV) of more than \$5 million and Orange City Council is the current owner of the land on which the development is to be carried out.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy 55 - Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy 64 - Advertising and Signage • Orange Local Environmental Plan 2011 • Orange Development Control Plan 2004
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Plans by Mckinnon Design, dated 12 and 22 April 2021, Revision B and C • Vehicle Turning Path/Driveway plan by Orange City Council • Statement of Environmental Effects by Saunders & Staniforth Property and Planning Consultants • Cost Estimate Report by G J Seib Pty Ltd • Council Assessment Report • Draft Notice of Determination
Clause 4.6 requests	Nil
Summary of key submissions	N/A
Report prepared by	Ben Hicks – Senior Planner, Orange City Council
Report date	15 June 2021

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes