



DETERMINATION AND STATEMENT OF REASONS
WESTERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	16 July 2021
PANEL MEMBERS	Garry Fielding (Chair), Graham Brown, Stuart McDonald, Allen Renike
APOLOGIES	None
DECLARATIONS OF INTEREST	Russel Turner is an elected Councillor of Orange City Council and is considered to have perceived conflict of interest due to the Council being the landowner of the proposed development site.

MATTER DETERMINED

PPSWES-87 - ORANGE - DA186/2021 at 298 CLERGATE ROAD ORANGE 2800 – The proposed development is intended to provide a new facility for an existing sheet metal manufacturing business in Orange. In particular, the proposed development will involve the construction of a 6,707.8m² concrete tilt-up panel industrial building including office areas purposively designed for the machining, manufacturing and rolling of sheet metal. The operation of the business would involve a minimum of 30 full time employees performing design, manufacturing and administrative duties. The proposed operating hours are 6am 6pm, Monday to Friday (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION





The Panel determined to approve the application for the reasons outlined in the council assessment report and in the council's Assessment Memorandum dated 6 July 2021, the latter of which addressed issues raised by the panel concerning the development description; noise impacts; work hours; and vehicular egress to Clergate Road.

CONDITIONS

The development application was approved subject to the conditions in the council's assessment memo dated 6 July 2021 which includes the amended draft consent.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Graham Brown
 Stuart McDonald	 Allen Renike

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-87 - ORANGE - DA186/2021
2	PROPOSED DEVELOPMENT	The proposed development is intended to provide a new facility for an existing sheet metal manufacturing business in Orange. In particular, the proposed development will involve the construction of a 6,707.8m ² concrete tilt-up panel industrial building including office areas purposively designed for the machining, manufacturing and rolling of sheet metal. The operation of the business would involve a minimum of 30 full time employees performing design, manufacturing and administrative duties. The proposed operating hours are 6am 6pm, Monday to Friday.
3	STREET ADDRESS	298 Clergate Road ORANGE 2800
4	APPLICANT/OWNER	Storco (Applicant) Orange City Council (Owner)
5	TYPE OF REGIONAL DEVELOPMENT	CIV > \$5M - Council interest
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <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 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Orange Development Control Plan 2004 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 10 June 2021 Council assessment memorandum: 6 July 2021
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: Monday, 28 June 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Stuart McDonald, Graham Brown, Allan Renike <u>Council assessment staff</u>: Benjamin Hicks, Mark Hodges <u>DPIE staff</u>: Kim Holt, Amanda Moylan Final briefing to discuss council's recommendation: Friday, 16 July 2021 <ul style="list-style-type: none"> <u>Panel members</u>: Garry Fielding (Chair), Stuart McDonald, Graham Brown, Allan Renike <u>Council assessment staff</u>: Benjamin Hicks <u>DPIE staff</u>: Michelle Burns, Amanda Moylan
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment memorandum dated 6 July 2021