

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 21 September 2021
<b>LOCATION</b>	Teleconference

**BRIEFING MATTER(S)**

PPSWES-109- Orange – DA390/2021

1502 Forest Road, Orange

Concept development application under Section 4.22 of the Environmental Planning and Assessment Act 1979 for the carrying out of a three-stage project associated with the development of the proposed Orange Regional Sporting Facility located at 1584 to 1610 Forest Road, Orange. The application provides an overarching concept for the sporting facility which sets out key design parameters for how the site will be developed, together with full details for Stage 1 of the project. Stages 2 and 3 will be addressed by future development applications. Staging of the scheme is outlined as follows:

Stage 1 - Bulk earthworks, tree clearing, building demolition and category 1 remediation;

Stage 2 - Athletics stadium and car parking; and

Stage 3 - Main stadium and residual works.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Garry Fielding (Chair), Sandra Hutton, Graham Brown, Allan Renike
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Russell Turner declared a conflict of interest as he has participated in Council meetings regarding the proposal.

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Mark Hodges, Paul Johnston Benjamin Hicks
<b>OTHER</b>	Amanda Moylan, Kim Holt

**KEY ISSUES DISCUSSED**

***Outline of concept DA***

- Major sporting facility with Stage 1 being for earthworks, tree clearing, amenities building and remediation works.

***Current status***

- DA has been notified/advertised for 45 days. CnRs required for TFNSW (traffic generating), Heritage NSW, essential energy, TFNSW (rail corridor).

***Rationale behind staged DA***

- Staging of application process as full design is not yet available.
- Application tied to grants and staging allows for project and expenditure to commence while further design details are prepared. The applicant has not finished the design of the stadiums.

- Seeking approval for the layout of the site, particularly around the quantum and capacity for the site. Details of the buildings, their design and engineering will be provided at later DA stages.
- The DA provides for an overall concept plan for the precinct and will allow for the specific design form of the stadium to be fine tuned at later DA stages.
- Further applications will provide details of the stadium buildings themselves, engineering etc.
- The current DA will set the parameters for future development.

### ***Characterisation of the use***

- Council to check definition of development and permissibility is clear.
- Review of CIV to exclude triggering SSD (verify that total CIV is \$25mil and no greater than \$30m).

### ***Scope of DA***

- Discussion around the extent of offsite works, including car parking and the shared links and connections in terms of the scope of the DA.
- DA is connecting to existing off site links (e.g. pedestrian) beyond the site.
- Panel requested council to clarify with the applicant that consent is only to be sought for development on the site itself and does not need to be expanded.
- The Panel requested Council give consideration to those later stages in their conceptual form.

### ***Heritage***

- Site adjoins Bloomfield hospital (State Heritage Register site).
- Clarification around the State Heritage listing of Bloomfield house, in particular around what is open space and what is considered to be within the curtilage.

### ***Carparking Design***

- Permeable car parking surface required by Heritage Council (not related to stormwater capacity). Bitumen surface was considered to be too hard.

### ***Tree Removal***

- Previous consent issued for tree removal. Consent allowed for 203 trees to be removed in the vicinity of the stadium. This prior DA did not trigger referral to the Panel.
- Heritage Council would only consent to trees surrounding stadium to be removed.
- 633 trees in total are to be removed (430 proposed under current DA).
- Integrated approval of the Heritage Council required. The HC have not expressed concerns with the whole concept, however, tree removal is to be dealt with stage by stage.
- Heritage Council requested a landscape management plan be created for the completion of the current proposal.
- To consider stage 1, stages 2 and 3 proposal will need to be understood in terms of what earth works and tree removal will occur at each stage.
- Clarification that the State Heritage item (Bloomfield Hospital) includes the curtilage (and the 9 hole golf course) in its listing.
- The Panel requested that Council start moving forward on resolving the GTAs from Heritage NSW.
- Clarification around the curtilage and the impact on the heritage item needs to be explored at this stage. Impact on northern side may result in reduction of development.
- Council confirmed that the recommendation in the Heritage Report suggesting Council seek to change the Heritage Item listing is not being pursued through this DA.

### ***Next Steps***

- Panel highlighted need to inspect the site, given the proximity to State Heritage Item.
- Council discussed future Council meeting dates. Chair clarified that a report to Council and the resolution of Council (around whether or not Council wish to support the application) is not required and should not prevent the assessment report being brought forward to the Panel for consideration.

## **Planning Panels Secretariat**

- Exhibition period to close on 30<sup>th</sup> October 2021. A further 21 days for integrated authorities to respond.
- Aiming to inspect site at the end of Oct /early Nov 2021.
- Council is holding a Community briefing session on 27 September 2021 as part of the exhibition process.

**ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE:** week commencing 29/11/2021

- Panel request that Council actively engage with Heritage Council to progress GTAs, Secretariat staff are available to assist if required.