

Ref: SUB24/193161
27 August 2024

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed residential development – 7-9 Wattle Avenue, Orange

Dear Resident(s),

I am writing to you from Homes NSW to update you about our plans to redevelop the housing site at 7-9 Wattle Avenue, Orange and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace the existing aged property and vacant site with a new 2-storey development which will include:

- 10 homes in total — 4 x 1 bedroom units and 6 x 2 bedroom units
- 9 on-site car parking spaces, including a shared car space
- Landscaping and fencing across the site, including retention of the existing significant tree at the rear of the property.

What we have done so far

In February 2024 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to the potential impacts of the design from overshadowing, privacy and noise, existing trees, concentration of social housing, anti-social behaviour and future tenants.

In response to this feedback, I can confirm:

- Our new developments across regional NSW are well designed modern homes with landscaped gardens that make a positive contribution to the existing streetscape, help reduce the stigma of living in social housing, and does not have adverse impacts on property values.
- Homes NSW relies on the land it already owns to build new homes, rather than purchasing new sites, which currently places some limits on where new homes can be built. The Homes NSW owned sites selected for renewal are chosen because they are close to transport, shops, services, and have redevelopment potential.
- The proposed development has been designed to maximise privacy, minimise overlooking onto neighbouring yards and maintain adequate solar access to adjoining properties consistent with the Housing SEPP requirements. It will use building setbacks, fencing, privacy screens, careful window placement and landscaping, including screen plantings at the side and rear boundaries and will retain significant trees.

- Regarding future tenants, the proposed development will be managed by Department of Communities and Justice (DCJ). DCJ has a dedicated 24-hour hotline, 1800 422 322, where local residents can report any tenancy and maintenance related matters. Should any issues arise you can use the details above to report or seek further advice.

What is happening now?

We have recently completed a detailed design process for 7-9 Wattle Avenue, Orange. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback in the designs.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams.

How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: CommunityEngagement@homes.nsw.gov.au or phone: 1800 738 718 (voicemail).

All feedback should be received **by 20 September 2024** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch
Community Engagement Manager
Homes NSW

About Homes NSW

The NSW Government is determined to make NSW a place where everyone has access to safe and secure housing, and where experiences of homelessness are rare, brief and non-recurring.

Homes NSW leads work to deliver more social and affordable housing, end the cycle of homelessness and deliver quality public housing to our 262,000 tenants across NSW. Access to safe housing assists people to pursue health, education and employment opportunities, which helps to strengthen the communities where we all live.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), NSW Aboriginal Housing Office (AHO) and key worker housing.



To find out more, visit our website at www.nsw.gov.au/homes-nsw or scan the QR code.

Abena Dankwa

From: NSW Planning <planning.apps@planning.nsw.gov.au>
Sent: Tuesday, 27 August 2024 3:26 PM
To: council@orange.nsw.gov.au
Cc: Jessica Dominguez; CommunityEngagement
Subject: Division 5.1 (Part 5) Assessment (P5-2024-137): Referral received

Categories: Jessica

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Division 5.1 (Part 5) Assessment NSW Planning Portal



NSW Land and Housing Corporation has referred a proposed Division 5.1 (Part 5) Activity (P5-2024-137) through the NSW Planning Portal for your consideration.

This request relates to:

- Referral reference number: Ref-3077
- Activity name: Multi dwelling - 7-9 Wattle Avenue, Orange
- Site address: 7 WATTLE AVENUE ORANGE 2800
- Submission date: 27/08/24
- Local Government Area/s: ORANGE
- Referral Reason:
- Referral Due Date: 17/09/24

Please log into the NSW Planning Portal to review the request.

[Log in](#)

This email has been automatically sent through the NSW Planning Portal. Please do not reply to this message.

For more information or assistance, please visit the [NSW Planning Portal](#) and view our [Frequently Asked Questions](#) or [Quick Reference Guides](#). Alternatively, you can call our help line on 1300 305 695.

ORANGE CITY COUNCIL RESPONSE

Information provided

The advice provided below is based on the following material:

- Drawings A000, A101, A102, A103, A104, A105, A201, A202, A203, A204, A301, A302, A303, A304, A305, A401, A402, A403 dated 23 July 2024 and prepared by SARM Architects.

Site details

The property comprises of 7-9 Wattle Avenue, Orange. The proposal comprises of 2 lots Lot 14 and 15 in DP 36132 and has a combined area of 1795m². The site has a frontage of 30.50 metres to Wattle Avenue. Wattle Avenue has a road reserve width of 15.11 metres and is classified as a local road. The street is not serviced by a footpath but incorporates a fine row of mature street trees.

The site is generally flat with a gentle slope downwards from the rear (west) to the Wattle Avenue frontage (east). 7 Wattle Avenue is a vacant block containing 3 small trees. 9 Wattle Street contains a single storey dwelling house with a driveway located along the site's southern boundary. Existing vegetation present on the site includes various large, medium and small trees or shrubs (species undetermined). Two established mature street trees are located immediately in front of the properties.

The Wattle Avenue streetscape is predominantly characterised by detached dwelling houses, typically single storey in height and representative of dwellings typically constructed between the 1960s-1980's. Characteristic materials include brick and fibro. Houses typically exhibit a single fronted presentation to the street with hipped gable or gable end roofs. The predominant front setback in the immediate vicinity of the site is approximately 6.5-11 metres. Frontages address the streetscape, with strong levels of visual connection between dwelling facades and the adjoining public street space. Building materials and finishes vary depending on the age and style of each house and vary in the level of quality. The age of the building stock and new development within the area represents an area that is in transition.

Proposal

The proposal is a *Part 5* assessment under the *Environmental Planning and Assessment Act 1979* and are being carried out by Homes NSW under the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*. The proposal is characterised as Residential Flat Building comprising of 10 units (4x 1 bedroom unit and 6x 2 bedroom units). The proposal is 8.2m at the highest point, with 8 car parking space and 1 shared car park, a front setback of 7.5m and landscaping and deep soil zones in exceedance of the Housing SEPP requirements.

Comments

Overall comments

- The proposal entails a number of elements that are well designed and contribute positively to the renewal of the area. The roof design is a contemporary interpretation of the surrounding context and predominant use of brick echoes the surrounding materiality.
- The visual bulk of the proposed building is a departure from the prevailing character of the area, however, there are examples of development of a similar bulk and scale within the immediate vicinity of the site. The articulation and fenestration as well as projecting architectural elements add to the quality of the design.

- The following is recommended in terms of safety by design, improving the amenity and materiality consistent with the local character:
 - Revise the brick colour consistent with the prevailing streetscape character which is a warmer tone rather than the cool grey tones proposed.
 - Relocate the bin store away from the front entry to reduce bulk of solid walls to the frontage and enhance amenity for the residents.
 - Consider developing a Landscape Management Plan to ensure quality is maintained, as the landscaping will provide visual relief to the bulk and scale of the proposed development as well as contributing to the amenity.
 - Undertake a CPTED assessment of the proposal and implement any recommendations that arise from the assessment.

City Presentation Manager comments:

- The arborist report talks about retaining a *Salix matsudana* Corkscrew Willow – willows are an exempt species due to their pest nature I would suggest this tree be removed and replaced with a more appropriate specimen.
- Also, Flowering Plum (Trees 12, 13, 14, 16, 18) are not exempt, whilst they are a *Prunus* and *Prunus* sp are fruiting plums used for fruit production, the flowering varieties are not an automatic exemption unless they do not meet the requirements of 300mm diameter trunk at 1400mm above ground level – which in most instances these tree will rarely attain.
- The street tree outside number 9 Wattle Avenue – could be removed and replaced if required. The specimen is of poor form as it is growing under powerlines which have a change in direction. This has resulted in an aesthetically unsightly tree. The species is also slightly different to the nearby *Fraxinus* sp (likely to be rootstock of *Fraxinus angustifolia*) and not *F x 'Raywoodii'*.
- No issues with proposed tree retention / removals or tree protection measures. Landscaping plan species list is all good.

Engineering comments:

- Water and sewer services are available to the site.
- Water and sewer headworks contributions are applicable for the multi-dwelling development (contribution is to be based on 3.3 ETs for both water and sewer).
- The driveway to the common carpark requires a passing bay behind the front boundary and the proposed footpath crossing to be a minimum width of 6.0m to permit 2-way traffic flow (see marked-up image below).
- Existing footpath crossing for 9 Wattle Ave (made redundant by proposed development) is to be removed and standard kerb and gutter reinstated (see snip below).

