



## ORANGE CITY COUNCIL

Development Application No **DA 326/2010(1)**

NA11/

Container PR11613

### NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

issued under the *Environmental Planning and Assessment Act 1979*  
Section 81(1)

#### Development Application

Applicant Name: Absolute Professional Services (NSW) Pty Ltd  
Applicant Address: PO Box 463  
WAHROONGA NSW 2076  
Owner's Name: Primespace Property Investment Ltd  
Land to Be Developed: Lot 1 DP 1088078; Lot 517 DP 731824, Lots B, C and D DP 151926, Lot 42 DP 1085735 - 104-108 Summer Street and 41-47 Sale Street, Orange  
Proposed Development: Demolition (existing building), Motel (serviced apartments) and Retail/Commercial Premises

#### Building Code of Australia building classification:

Class 3, Class 5, Class 6 and Class 7a

#### Determination

Made On: 17 February 2011  
Determination: **CONSENT GRANTED SUBJECT TO CONDITIONS DESCRIBED BELOW:**

**Consent to Operate From:** 18 February 2011  
**Consent to Lapse On:** 18 February 2016

#### Terms of Approval

The reasons for the imposition of conditions are:

- (1) To ensure a quality urban design for the development which complements the surrounding environment.
- (2) To maintain neighbourhood amenity and character.
- (3) To ensure compliance with relevant statutory requirements.
- (4) To provide adequate public health and safety measures.
- (5) Because the development will require the provision of, or increase the demand for public amenities and services.
- (6) To ensure the utility services are available to the site and adequate for the development.
- (7) To prevent the proposed development having a detrimental effect on adjoining land uses.
- (8) To minimise the impact of development on the environment.

#### Conditions

- (1) The development is to be carried out generally in accordance with:
  - (a) **Plans numbered 20 unnumbered sheets prepared by COX for Primespace Property Investment, labelled "108 Summer Street: Lot 517 DP 731824 and Lot 1 DP1088078 Orange" - dated December 2010 and January 2011**
  - (b) statements of environmental effects or other similar associated documents that form part of the approval

**as amended in accordance with any conditions of this consent.**

**Conditions (cont)**

<b>PRESCRIBED CONDITIONS</b>
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- (2) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- (3) A sign is to be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - a. showing the name, address and telephone number of the principal certifying authority for the work, and
  - b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - c. stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

**DEMOLITION**

<b>PRIOR TO WORKS COMMENCING</b>
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- (4) A temporary onsite toilet is to be provided and must remain throughout the project or until an alternative facility meeting Council's requirements is available onsite.
- (5) The disconnection of the water supply and sewer connections at their respective mains is to be carried out by Orange City Council. Please note that a fee (described in Orange City Council Management Plan) is required to be paid prior to the disconnection being carried out.
- (6) The relevant authority/ies, prior to the commencement of demolition works, is/are to disconnect the gas, the electricity and the telephone services.
- (7) Due to the extensive nature of the demolition works and their proximity to the public footpath, the applicant is to provide public liability and public risk insurance cover for a minimum of \$10,000,000, endorsed to cover Council for its respective rights and interests. Evidence of valid insurance cover must be submitted to Council.
- (8) A registered demolition contractor must carry out demolition. Documentary evidence of registration must be submitted to Council.
- (9) A dilapidation report prepared by a suitably qualified engineer is to be submitted to Council, addressing the current condition of the buildings that are adjoining the development site.
- (10) The applicant is to submit a waste management plan that describes the nature of wastes to be removed, the wastes to be recycled, the destination of all wastes and the route to be taken by vehicles transporting wastes to disposal sites. All wastes from the demolition phase of this project are to be deposited at a licensed or approved waste disposal site.
- (11) An approval under Section 68 of the Local Government Act is to be sought from Orange City Council, for a Construction Zone/Hoarding. Details concerning the size and position of the area are to be provided. A traffic/pedestrian management plan is to accompany the application.

<b>DURING CONSTRUCTION/SITEWORKS</b>
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- (12) All construction/demolition work on the site is to be carried out between the hours of 7.00 am and 6.00 pm Monday to Friday inclusive, 7.00 am to 5.00 pm Saturdays and 8.00 am to 5.00 pm on Sundays and Public Holidays. Written approval must be obtained from the General Manager of Orange City Council to vary these hours.

**Conditions (cont)**

<b>During construction/siteworks (cont)</b>
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- (13) Storage of materials including stockpiles is not permitted on the public footpath area or roadway unless a hoarding is provided and approval granted.
- (14) Excavation adjacent to the road boundary is to be adequately shored to support the roadway and all improvements and services within the road reserve. Protective fencing is to be provided to ensure the safety of the public.
- (15) Building demolition is to be carried out in accordance with Australian Standard 2601:2001 - The Demolition of Structures and the requirements of the NSW WorkCover Authority.
- (16) Adequate care is to be taken during demolition /excavation /building/ construction to ensure that no damage is caused to any adjoining properties.
- (17) All demolition works must be carried out within the allotment boundaries and must not extend onto the public footpath area, the public roadway or adjoining properties.
- (18) In the event of any damage being caused to the existing kerb, gutter, footpath, water mains, sewer mains or public roadway during demolition works, the applicant is to reimburse the Council for the full cost of repairing the damage.
- (19) Asbestos cement sheeting must be removed in accordance with the requirements of the WorkCover Authority.
- (20) Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer.
- (21) All traffic associated with the demolition of the existing building in Summer Street must enter and exit the site from Sale Street. No construction or demolition works are to encroach onto The Mitchell Highway (Summer Street) as concurrence has not been sought under Sec 138 of the *Roads Act 1993*.
- (22) The water and sewerage services to the existing building in Summer Street, which is to be demolished, are to be sealed off at their respective Council mains.
- (23) All of the foregoing conditions are to be at the full cost of the developer and to the requirements and standards of the Orange City Council Development and Subdivision Code, unless specifically stated otherwise.

**NEW BUILDING (MOTEL AND RETAIL)**

<b>PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>
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- (24) To improve the articulation of the building and urban design outcomes the recess in the middle of the western and southern walls above ground level is to be increased from 0.4m to a minimum 1.2m behind the remainder of the western and southern walls.
- (25) To improve compatibility with the heritage conservation area and the broader streetscape values the concrete panels on Levels 1 and 2 (above the ground level) for all elevations, excluding the recessed sections of the southern and western elevations and also excluding the northern and eastern elevations where they are masked by adjoining buildings, must be embellished so that the surface area comprises a minimum 30% brickwork. Revised elevation details consistent with this condition are to be provided to Council prior to the issue of a Construction Certificate.
- (26) To ensure the appropriate parking and access for the life of the development a section 88B instrument is to be registered over Lot 1 DP 1088078 and Lot 56 DP 857731 benefiting this development site by creating an easement for car parking and a loading bay. The easement is to cover an area sufficient to

provide 42 parking spaces and the loading bay shown on the approved plans. Evidence of the creation of the easement is to be supplied prior to the issue of a Construction Certificate.

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**Conditions (cont)**

<b>Prior to the issue of a construction certificate (cont)</b>
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- (27) A Construction Certificate application is required to be submitted to, and issued by, Council/Accredited Certifier prior to any excavation or building works being carried out on site.
- (28) An approval under Section 68 of the Local Government Act is to be sought from Orange City Council, as the Water and Sewer Authority, for water, sewer and stormwater connection. Details concerning the proposed backflow prevention between the nominated water tank supply and the potable system is to be provided. No plumbing and drainage is to commence until approval is granted.
- (29) An approval under Section 68 of the Local Government Act is to be sought from Orange City Council for a Construction Zone/Hoarding. Details concerning the size and position of the area are to be provided. A traffic/pedestrian management plan is to accompany the application.
- (30) A Fire Safety Schedule specifying the fire-safety measures (both current and/or proposed) to be implemented in the building is to be submitted with the Construction Certificate application, in accordance with Part 9 Clause 168 of the *Environmental Planning and Assessment Regulation 2000*.
- (31) A detailed plan and report indicating all fire safety measures for the proposed building is required to be provided. This is to be designed by a suitably qualified person. The specification is to include all hydraulic calculations for any required hydrants, hose reels, fire water mains.
- (32) Plans and specifications are to be provided indicating all details in relation to the energy efficiency of the building in accordance with Section J (Energy Efficiency) of the Building Code of Australia.
- (33) Structural Engineering details are to be submitted with the application for a Construction Certificate for all proposed shoring/excavation support and slabs/footings/structural steel/tilt panels.
- (34) Detailed plans indicating the layout of all sanitary and access facilities for people with disabilities is to be submitted. These designs must be in accordance with Part D3 of the Building Code of Australia, Australian Standard 1428.1:2001 - Design for Access and Mobility: General Requirements for Access - New Building Work.
- (35) Details concerning the layout, including dimensions, are to be provided concerning Parking facilities for people with a disability. These are to comply with Clause D3.5NSW of the Building Code of Australia and the requirements of Australian Standard 2890.1.1993 – "Parking Facilities – Off Street Parking".
- (36) Detailed plans and specification are to be provided specifying the proposed fit-out of the food preparation and storage areas in accordance with the requirements of Australian Standard 4674-2004 "Design and construction and fit-out of food premises" and Standard 3.2.3 "Food Premises and Equipment" of the Australian New Zealand Food Standards Code.
- (37) A Waste Management Plan is to be submitted to, and approved by Council/Accredited Certifier, prior to the issuing of a Construction Certificate.
- (38) Prior to the issue of the Construction Certificate, evidence shall be submitted to Council of the lodgement of plans with the Department of Lands and Property Information to consolidate Lots B, C and D in DP 151926, Lot 517 in DP 731824 and Lot 1 in DP 1088078 into one parcel.
- (39) Engineering plans, showing details of all proposed work and adhering to any conditions of development consent, are to be submitted to, and approved by, Orange City Council or an Accredited Certifier prior to the issuing of a Construction Certificate.
- (40) The proposed loading dock is to be relocated to be either along the southern or western frontage of the development, within the on-grade car parking area. No loading dock is to be provided within the northern driveway area.

Prior to the issuing of a Construction Certificate, Orange City Council is to approve engineering plans for this loading dock.

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Conditions (cont)

<b>Prior to the issue of a construction certificate (cont)</b>
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- (41) The engineering plans, to be approved by Orange City Council, prior to the issuing of a Construction Certificate, is to include the following RTA requirements for the development:
- (a) vehicular access to the development from Sale Street is to be left in, left out only;
  - (b) car spaces 52 and 53 are to be disabled car parks and are to be designed, in a forward direction, to allow additional area on the drivers side to permit easy access;
  - (c) the ramp grade to the basement car park is to be in accordance with AS 2890.1:2004 including a flat stand area at the top and a transition to grade at the top and bottom of the ramp;
  - (d) minimum clearances for the basement car park, including the ramp, is to be in accordance with AS 2890.1:2004. Minimum available clearances are to be signposted at all entrances and appropriate warning devices, such as flexible striker bars, are to be provided where the clearance is less than 2.3 metres;
  - (e) all entry and exit security points are to be detailed on the engineering plans;
  - (f) bicycle parking facilities in accordance with AS 2890.3:1993 and as recommended by the RTA *NSW Bicycle Guidelines* are to be provided;
  - (g) car parking is to be designed in accordance with AS 2890.1:2004;
  - (h) An R1-1 (stop) sign and a hold line is to be installed at the northern driveway onto Sale Street;
  - (i) all traffic movements from the car park and driveway are to be in a forward direction;
  - (j) lighting is to be in accordance with AS 1158; and
  - (k) no construction or demolition works are to encroach onto The Mitchell Highway (Summer Street) as concurrence has not been sought under Sec 138 of the *Roads Act 1993*.

All works associated with the development are to be at no cost to the RTA and Orange City Council.

- (42) A water and soil erosion control plan is to be submitted to Orange City Council or an Accredited Certifier for approval prior to the issuing of a Construction Certificate. The control plan is to be in accordance with the Orange City Council Development and Subdivision Code and the Landcom, Managing Urban Stormwater; Soils and Construction Handbook.
- (43) A Liquid Trade Waste Application is to be submitted to Orange City Council prior to the issuing of a Construction (or Occupation) Certificate. The application is to be in accordance with Orange City Council's Liquid Trade Waste Policy. Engineering plans submitted as part of the application are to show details of all proposed liquid trade waste pre-treatment systems and their connection to sewer.

Where applicable, the applicant is to enter into a Liquid Trade Waste Service Agreement with Orange City Council in accordance with the Orange City Council Liquid Trade Waste Policy.

- (44) A Certificate of Compliance, from Orange City Council in accordance with the *Water Management Act 2000*, is to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.

The Certificate of Compliance will be issued subject to the payment of contributions for water, sewer and drainage works - at the level of contribution applicable at that time. The contributions are based on 24 ET's for water supply headworks and 24 ET's for sewerage headworks.

- (45) All stormwater from the site is to be collected and piped to Council's existing stormwater system in Kite Street and Sale Street. Prior to the issuing a Construction Certificate Orange City Council is to approve engineering plans for this drainage system.

**Conditions (cont)**

**Prior to the issue of a construction certificate (cont)**

- (46) The development's stormwater design is to include stormwater retention within the development, designed to limit peak outflows from the land to the pre-existing natural outflows up to the 100 year ARI frequency, with sufficient allowance in overflow spillway design capacity to safely pass flows of lower frequency (that is, a rarer event) without damage to downstream developments. Where appropriate, the spillway design capacity is to be determined in accordance with the requirements of the Dam Safety Committee.

The design of the detention storage is to be undertaken using the ILSAX rainfall-runoff hydrologic model or an approved equivalent capable of assessing runoff volumes and their temporal distribution as well as peak flow rates. The model is to be used to calculate the flow rates for the existing and post-development conditions. The developed flows are to be routed through the proposed storage within the model so that the outflows obtained are no greater than the flows obtained for the pre-existing natural flows. A report detailing the results of the analysis, which includes:

- catchment plan showing sub-catchments under existing and developed conditions;
- schematic diagram of the catchment model showing sub areas and linkages;
- tabulation detailing the elevation, storage volume and discharge relationships; and
- tabulation for the range of frequencies analysed, the inflows, outflows and peak storage levels for both existing and developed conditions;

together with copies of the data files for the model and engineering design plans of the required drainage system are to be submitted and approved by Orange City Council or an Accredited Certifier prior to the issue a Construction Certificate.

- (47) The existing 150mm-diameter sewer main, which crosses the site, is to be reconstructed and/or relocated clear of the proposed building. Prior to the issuing a Construction Certificate Orange City Council is to approve engineering plans for this sewerage system.
- (48) The existing median in Sale Street is to be extended past the entrance into the development.

Prior to the issuing a Construction Certificate, Orange City Council, is to approve engineering plans for the proposed traffic facilities.

**PRIOR TO WORKS COMMENCING**

- (49) A temporary onsite toilet is to be provided and must remain throughout the project or until an alternative facility meeting Council's requirements is available onsite.
- (50) Soil erosion control measures shall be implemented on the site.

**DURING CONSTRUCTION/SITEWORKS**

- (51) All construction/demolition work on the site is to be carried out between the hours of 7.00 am and 6.00 pm Monday to Friday inclusive, 7.00 am to 5.00 pm Saturdays and 8.00 am to 5.00 pm on Sundays and Public Holidays. Written approval must be obtained from the General Manager of Orange City Council to vary these hours.
- (52) Where Orange City Council is appointed as the Principal Certifying Authority, the following inspections will be required to be carried out by Council:
- at commencement of building work
  - footing reinforcement, prior to the pouring of concrete
  - slab reinforcement, prior to the pouring of concrete

(condition (52) continued over the page)



**Conditions (cont)**

<b>During construction/siteworks (cont)</b>
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(52) (cont)

- frame inspection
- wet area waterproofing
- stormwater drainage
- internal sewer/sanitary drainage
- external/sanitary drainage
- hot and cold water plumbing
- recycled water and rainwater plumbing
- final inspection

Should any of the above mandatory inspections not be carried out by Council, an Occupation Certificate will not be issued on the complete structure.

(53) The following inspections will be required to be carried out by Council as the Water and Sewer Authority:

- internal sewer
- hot and cold water installation
- external sewer
- stormwater drainage
- final on water, sewer and stormwater drainage and Council services.

(54) All plumbing and drainage (water supply, sanitary plumbing and drainage, stormwater drainage and hot water supply) is to comply with the *Local Government (Water, Sewerage and Drainage) Regulation 1998*, the *NSW Code of Practice - Plumbing and Drainage* and Australian Standard AS3500 - National Plumbing and Drainage Code. Such work is to be installed by a licensed plumber and is to be inspected and approved by Council prior to concealment.

(55) A Registered Surveyor's certificate identifying the location of the building on the site must be submitted to the Principal Certifying Authority prior to the pouring of the slab or footings.

(56) All construction works are to be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans.

(57) The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material properly graded and drained and waterproofed in accordance with AS3740. Certification is to be provided to the Principal Certifying Authority from a licensed applicator prior to the fixing of any wall or floor tiles.

(58) An exhaust system, ducted directly to the outside air, and wired to the light switch, to the enclosed bathroom/toilet/laundry/ensuite is to be provided.

(59) An approved railing/balustrade shall be provided to any landing, patio, verandah, balcony or stairway being at a height exceeding one (1)m above finished ground level. A minimum balustrade height of one (1)m is required on landings; a minimum balustrade height of 865mm is required on stairs/ramps. The bottom horizontal railing is to be at a height of not more than 125mm above nosing of the stair treads or finished floor level. Vertical members are to be spaced no further apart than 125mm.

(60) Tactile ground surface indicators are to be provided for the orientation of people with vision impairment in accordance with the provisions of Australian Standard 1428 Part 4.

(61) Bollards are to be installed outside exit doors so that such exit doors are not capable of being obstructed by vehicles, goods or other items.

**Conditions (cont)**

<b>During construction/siteworks (cont)</b>
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- (62) All materials onsite or being delivered to the site are to be contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.
- (63) All excavated material is to be removed from the site in an approved manner and disposed of lawfully to an authorised disposal area.
- (64) Storage of materials including stockpiles is not permitted on the public footpath area or roadway unless a hoarding is provided and approval granted.
- (65) Where any excavation extends below the level of the base of the footing of a building on an adjoining allotment of land, the person causing the excavation to be made:
- a must preserve and protect the building from damage; and
  - b must, at least seven (7) days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (66) Excavation adjacent to the road boundary is to be adequately shored to support the roadway and all improvements and services within the road reserve. Protective fencing is to be provided to ensure the safety of the public.
- (67) In the event of any damage being caused to the existing kerb, gutter, footpath, water mains, sewer mains or public roadway during demolition works, the applicant is to reimburse the Council for the full cost of repairing the damage.
- (68) No obstruction is to be caused to pedestrian use of Council's footpath or to vehicular use of any public roadway during construction. These areas are to be maintained in a safe condition at all times.
- (69) Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer.
- (70) The provisions and requirements of the Orange City Council Development and Subdivision Code are to be applied to this application and all work constructed within the development is to be in accordance with that Code.
- The developer is to be entirely responsible for the provision of water, sewerage and drainage facilities capable of servicing the development from Council's existing infrastructure. The developer is to be responsible for gaining access over adjoining land for services where necessary and easements are to be created about all water, sewer and drainage mains within and outside the lots they serve.
- (71) A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.
- (72) All driveway and parking areas are to be sealed with bitumen, hot mix or concrete and are to be designed for all expected loading conditions (provided however that the minimum pavement depth for gravel and flush seal roadways is 200mm) and be in accordance with the Orange City Council Development and Subdivision Code.
- (73) A heavy-duty concrete kerb and gutter layback and footpath crossing is to be constructed in the position shown on the plan submitted with the Construction Certificate application. The works are to be carried out to the requirements of the Orange City Council Development and Subdivision Code.

**Conditions (cont)**

<b>During construction/siteworks (cont)</b>
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- (74) Existing kerb and gutter laybacks and footpath crossing that are not proposed to be used are to be replaced with standard concrete kerb and gutter and the concrete or paved footpaths reinstated to the requirements in the Orange City Council Development and Subdivision Code.

<b>PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE</b>
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- (75) To maintain appropriate streetscape outcomes, signage zones for the ground floor tenancies are to have a consistent scale and placement. Additionally the brick columns of the ground floor are to remain clear of advertisement or adornment. The proponent is to submit a signage plan for approval prior to the issue of an Occupation Certificate.
- (76) No person is to use or occupy the building or alteration that is the subject of this approval without the prior issuing of an Occupation Certificate.
- (77) Commitments listed in the Section J Report - "Energy Efficiency" must be fulfilled and certified by the installer prior to the issue of an Occupation Certificate.
- (78) The owner of the building/s must cause the Council to be given a Final Fire Safety Certificate on completion of the building in relation to essential fire or other safety measures included in the schedule attached to this approval.
- (79) Structural Engineer's certification is to be provided certifying the compliance of the connection of tilt panel to framework.
- (80) Where Orange City Council is not the Principal Certifying Authority, a final inspection of water connection, sewer and stormwater drainage shall be undertaken by Orange City Council and a compliance certificate issued, prior to the issue of either an interim or a final Occupation Certificate.
- (81) A Certificate of Compliance, from a Qualified Engineer, stating that the stormwater retention basin complies with the approved engineering plans is to be submitted to the Principal Certifying Authority prior to the issuing of an Occupation Certificate.
- (82) Certification from Orange City Council is required to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate stating that all works relating to connection of the development Council assets, works on Public Land, stormwater, sewer and water reticulation mains and footpaths have been carried out in accordance with the Orange City Council Development and Subdivision Code and the foregoing conditions.
- (83) All of the foregoing conditions are to be at the full cost of the developer and to the requirements and standards of the Orange City Council Development and Subdivision Code, unless specifically stated otherwise. All work required by the foregoing conditions is to be completed prior to the issuing of an Occupation or Subdivision Certificate, unless stated otherwise.

<b>MATTERS FOR THE ONGOING PERFORMANCE AND OPERATION OF THE DEVELOPMENT</b>
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- (84) To maintain appropriate streetscape and pedestrian amenity, ground floor tenancy signage below awning level is to be maintained consistent with an approved signage plan at all times.
- (85) Any ancillary light fittings fitted to the exterior of the building are to be shielded or mounted in a position to minimise glare to adjoining properties.
- (86) The owner is required to provide to Council and to the NSW Fire Commissioner an Annual Fire Safety Statement in respect of the fire-safety measures, as required by Clause 177 of the Environmental Planning and Assessment Regulation 2000.

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## Other Approvals

- (1) *Local Government Act 1993* approvals granted under section 68.

Nil

- (2) General terms of other approvals integrated as part of this consent.

Nil

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## Right of Appeal

If you are dissatisfied with this decision, section 97 of *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

*\* Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.*

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### **Disability Discrimination Act 1992:**

This application has been assessed in accordance with the *Environmental Planning and Assessment Act 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*.

The applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation.

The *Disability Discrimination Act* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS1428.1 - "Design for Access and Mobility". AS1428 Parts 2, 3 and 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act* currently available in Australia.

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### **Disclaimer - S88B Restrictions on the Use of Land:**

The applicant should note that there could be covenants in favour of persons other than Council restricting what may be built or done upon the subject land. The applicant is advised to check the position before commencing any work.

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### **Signed:**

On behalf of the consent authority **ORANGE CITY COUNCIL**

### **Signature:**

### **Name:**

ALLAN RENIKE - MANAGER DEVELOPMENT ASSESSMENTS

### **Date:**

18 February 2011