



ORANGE CITY COUNCIL

Development Application No **DA 284/2012(1)**

NA12/

Container PR4073

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

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

DEFERRED COMMENCEMENT CONSENT

issued under the *Environmental Planning and Assessment Act 1979*
Section 80(3)

Development Application

Applicant Name:	Amplan Pty Ltd
Applicant Address:	30 The Bond 30 Hickson Road MILLERS POINT NSW 2000
Owner's Name:	Amplan Pty Limited
Land to Be Developed:	Lot 142 DP 750401 - 1501-1503 Forest Road, Orange
Proposed Development:	Demolition (existing weatherboard dwelling/cafe and steel garage), Subdivision (5 lot community title) and Seniors Housing (retirement village)

Building Code of Australia building classification:

Class to be determined by Certifier

Determination

Made On:	TBA (Date of JRPP determination)
Determination:	

Consent to Operate From:

DEFERRED COMMENCEMENT CONSENT GRANTED SUBJECT TO
CONDITION (1) DESCRIBED BELOW

Consent to Lapse On:

5 YEARS FROM SATISFYING THE DEFERRED COMMENCEMENT
CONDITION (1) DESCRIBED BELOW

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.

DEFERRED COMMENCEMENT CONDITION

- (1) This consent is a deferred commencement consent under section 80(3) of the Environmental Planning and Assessment Act 1979. This consent shall not operate until the applicant (Lend Lease Amplan Pty Ltd) and Council formally enter into a Voluntary Planning Agreement within 2 years of the issue of this notice consistent with the offer outlined in the letter from the Lend Lease Amplan Pty Ltd dated 6 December 2012 and that the VPA is formally registered on the title of the land.

Conditions (cont)

- (2) The development must be carried out in accordance with:
- (a) **Plans prepared by Calder Flower Project No 12030 Drawings DA00 - DA12 Issue D and Job No S12-016 Drawings DA-LA01 and DA-LA02 Revision E and Plans prepared by Geolyse Project No 212084 Drawings 01E_E01-01E_E06 Revision K and Plans prepared by JHA Consulting Engineers Job Reference 2012093 Drawings E002 and unnumbered plan and Plans prepared by Abel & Brown Job No 2083 Drawings H1-H3 (total 25 sheets)**
 - (b) The terms and conditions of the associated Voluntary Planning Agreement between Orange City Council and Lend Lease Amplan Pty Ltd, as offered by Lend Lease Amplan Pty Ltd in the letter dated 6 December 2012 and the subject of the deferred commencement.
 - (c) 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.

PRESCRIBED CONDITIONS

- (3) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- (4) 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.

GENERAL CONDITIONS

- (5) This development consent does not include additions to the existing café, shown on plans prepared by Calder and Flower Architects numbered DA04 and DA05 issue D. Such alterations or additions to the existing café are subject to seeking separate development consent.
- (6) For the avoidance of doubt, the existing dam near the southern boundary, shown on Geolyse drawings 01K_E02 Revision K and 01K_E03 revision K is to be filled in as part of this development.

DEMOLITION (EXISTING WEATHERBOARD DWELLING/CAFE AND STEEL GARAGE)

PRIOR TO WORKS COMMENCING

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

Conditions (cont)

DURING CONSTRUCTION/SITEWORKS

- (9) Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer unless subject to the terms and conditions of the Voluntary Planning Agreement.
- (10) 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.
- (11) 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.

MATTERS FOR THE ONGOING PERFORMANCE AND OPERATION OF THE DEVELOPMENT

- (12) Upon completion of the demolition works, the disturbed area is to be stabilised and re-turfed, in order to suppress dust. However, in the event that the construction certificate for subdivision or the construction certificate for seniors housing has been issued and works are scheduled to commence within 4 weeks of completion of the demolition, any disturbed areas from the demolition that falls within the footprint of those works need not be re-turfed under this condition.

SUBDIVISION (5 LOT COMMUNITY TITLE)

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- (13) A Construction Certificate application is required to be submitted to, and issued by, Council/Accredited Certifier prior to any works being carried out on site.
- (14) 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 (Categories B1, C3, C4, C6) prior to the issuing of a Construction Certificate.
- (15) A water and soil erosion control plan is to be submitted to Orange City Council or an Accredited Certifier (Categories B1, C3, C4, C6) 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.
- (16) 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;

(Condition (16) continued over page)

Conditions (cont)

Prior to the issue of a Construction Certificate (cont)
--

Condition (16) continued

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 (Categories B1, C3, C4, C6) prior to the issue a Construction Certificate.

The proposed design is to replicate the existing natural drainage system in terms of outflow volumes and dispersed flows.

- (17) Proposed lots 1 to 5 are to be provided with interlot stormwater drainage. A grated stormwater pit is to be constructed within each lot provided with interlot stormwater drainage. Engineering plans for this drainage system are to be approved by Orange City Council or an Accredited Certifier (Categories B1, C3, C4, C6) prior to the issuing a Construction Certificate.
- (18) A 150mm-diameter sewer main is to be constructed to serve the proposed lots. Orange City Council or an Accredited Certifier (Categories B1, C3, C4, C6), prior to issuing a Construction Certificate, is to approve engineering plans for this sewerage system.
- (19) The augmentation of the existing water main on the western side of Forest Road is subject to the terms and conditions of the Voluntary Planning Agreement.
- (20) A water reticulation analysis by "Watsys" or other Council-approved equivalent flow-modelling computer program, is to be carried out on any proposed water-reticulation system for the development. A professional engineer or other Council-approved person is to carry out the analysis. The analysis is to be submitted to the Principal Certifying Authority for approval with engineering plans prior to the issuing of a Construction Certificate.

The reticulation system internal to the site is to be designed to supply a peak instantaneous demand of 0.15 L/s/tenement at a minimum residual head of 200kPa.

PRIOR TO WORKS COMMENCING

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

DURING CONSTRUCTION/SITEWORKS

- (23) Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer unless subject to the terms and conditions of the Voluntary Planning Agreement.
- (24) 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 unless subject to the terms and conditions of the Voluntary Planning Agreement. 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 unless subject to the terms and conditions of the Voluntary Planning Agreement.

Conditions (cont)

During construction/siteworks (cont)

- (25) All driveway and parking areas except where shown on approved plans 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.
- (26) A road is to be constructed from Forest Road to the proposed entrance to each lot. Construction work is to be in accordance with the Orange City Council Development and Subdivision Code.
- (27) Water and sewerage reticulation is to be provided to every lot in the proposed subdivision in accordance with the Orange City Council Development and Subdivision Code. Water and sewer services, including mains construction, pumping station construction, easements and all associated materials and works, are to be provided for the development at the cost of the developer.
- (28) 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.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE
--

- (29) The traffic facilities and signalised intersection, the subject of the Voluntary Planning Agreement, is to be constructed and operational prior to the issue of a subdivision certificate.
- (30) 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 Subdivision 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 3 lots for water supply headworks and 4 lots for sewerage headworks.

- (31) Certification from Telstra, stating that telecommunication systems comply with Australian Standards, is to be submitted to the Principal Certifying Authority prior to the issuing of a Subdivision Certificate.
- (32) Certification from Country Energy, stating that electricity and street lighting systems comply with Country Energy's Networks Division Customer Connection Policy NP11.1, is to be submitted to the Principal Certifying Authority prior to the issuing of a Subdivision Certificate.
- (33) A Restriction-as-to-User under section 88B of the *NSW Conveyancing Act* is to be registered on the Deed of Title on all lots where direct vehicular access is to be denied to Forest Road.
- (34) An easement to drain sewage and to provide Council access for maintenance of sewerage works a minimum of 2.0 metres wide is to be created over the proposed sewerage works. The Principal Certifying Authority is to certify that the easement is in accordance with the Orange City Council Development and Subdivision Code prior to the issuing of a Subdivision Certificate.
- (35) All services are to be contained within the Common Property allotment extended to the allotment that they serve. A Statement of Compliance, from a Registered Surveyor, is to be submitted to the Principal Certifying Authority prior to the issuing of a Subdivision Certificate.
- (36) A Certificate of Compliance, from a Qualified Engineer, stating that the stormwater retention basin comply with the approved engineering plans is to be submitted to the Principal Certifying Authority prior to the issuing of a Subdivision Certificate.

Conditions (cont)

Prior to the issue of a subdivision certificate (cont)

- (37) The existing residence and cafe are to be connected to the proposed reticulated sewer. The existing tanks are to be accurately located and indicated on the submitted engineering plans. The septic tanks are to be excavated and disposed of at a licensed landfill and the absorption trenches are to be drained and the voids limed and backfilled with clean compacted material.

Evidence of such work is to be provided to the Principal Certifying Authority prior to the issuing of a Subdivision Certificate.

MATTERS FOR THE ONGOING PERFORMANCE AND OPERATION OF THE DEVELOPMENT

- (38) The operator of the development is to ensure the ongoing maintenance and operation of the bore and is to supply an annual inspection report to Council confirming the bore is in working order. In the event of a bore failure the operator is to repair the bore to working condition within fourteen (14) days or pay to Council a further contribution for water equivalent to 24 ET's as applicable at the time.

SENIORS HOUSING

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- (39) A Construction Certificate application is required to be submitted to, and issued by, Council/Accredited Certifier prior to any works being carried out on site.
- (40) 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 (Categories B1, C3, C4, C6) prior to the issuing of a Construction Certificate.
- (41) A water and soil erosion control plan is to be submitted to Orange City Council or an Accredited Certifier (Categories B1, C3, C4, C6) 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.
- (42) 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 (Categories B1, C3, C4, C6) prior to the issue a Construction Certificate.

The proposed design is to replicate the existing natural drainage system in terms of outflow volumes and dispersed flows.

Conditions (cont)

Prior to the issue of a Construction Certificate (cont)
--

- (43) A Liquid Trade Waste Application is to be submitted to Orange City Council prior to the issuing of a Construction 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 34 ETs for water supply headworks and 47.5 ETs for sewerage headworks.

The provision of a water bore with a 5 ML license, as well as a minimum rainwater tank storage of 422,000L collected from a minimum of 5,000 m² of roof area will result in a credit of 23.91 ETs for water supply headworks.

- (45) 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.
- (46) 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.
- (47) A building assessment report on the existing and proposed development shall be prepared by a suitably qualified and accredited Fire Engineer and be provided to the Principle Certifying Authority prior to the issue of a Construction Certificate. This report is to determine whether the proposed development will achieve compliance with the Building Code of Australia. The report is to identify non-compliance with the Deemed-to-Satisfy provisions of the Building Code of Australia and identify how and where the non-compliance issues are to be dealt with via an alternative solution under Clause A0.5 of the Building Code of Australia.

PRIOR TO WORKS COMMENCING

- (48) Soil erosion control measures shall be implemented on the site.
- (49) A temporary on-site toilet is to be provided and must remain throughout the project or until an alternative facility meeting Council's requirements is available on-site.
- (50) Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer unless subject to the terms and conditions of the Voluntary Planning Agreement.
- (51) 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 all the lots from Council's existing infrastructure unless subject to the terms and conditions of the Voluntary Planning Agreement. 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 unless subject to the terms and conditions of the Voluntary Planning Agreement.

Conditions (cont)

Prior to works commencing (cont)

- (52) Water and sewer services, including mains construction, pumping station construction, easements and all associated materials and works, are to be provided for the development at the cost of the developer unless subject to the terms and conditions of the Voluntary Planning Agreement.
- (53) 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.
- (54) 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.

DURING CONSTRUCTION/SITEWORKS

- (55) Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer unless subject to the terms and conditions of the Voluntary Planning Agreement.
- (56) 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 unless subject to the terms and conditions of the Voluntary Planning Agreement. 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 unless subject to the terms and conditions of the Voluntary Planning Agreement.

- (57) All driveway and parking areas except where shown on approved plans 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.
- (58) 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.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE
--

- (59) 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.

A Restriction-as-to-User under section 88B of the *NSW Conveyancing Act 1979* is to be created on the title of proposed lots requiring that no structures are to be placed on the site, or landscaping or site works carried out on the site, in a manner that affects the continued operation of the interlot drainage system.

- (60) 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 to 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.

Conditions (cont)

Prior to the issue of an occupation certificate (cont)

- (61) Prior to the issue of an Occupation Certificate proof shall be provided of the existence of a section 88B restriction over the title of Lots 101, 102, 103, 104 DP 1164064 and Lot 1 DP 569208 (the former Calare Nursing Home site at 124-128 March Street Orange) advising that following the relocation to the Forest Road site, 6 ETs for water supply headworks and 6 ETs for sewer headworks shall be left at the March Street site.
- (62) 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.
- (63) 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.
- (64) 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.
- (65) Prior to the issue of an Occupation Certificate the VPA registered on the title shall be extinguished subsequent to the works in the VPA being completed.

PRIOR TO THE ISSUE OF A SUBDIVISION CERTIFICATE
--

- (66) 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.

MATTERS FOR THE ONGOING PERFORMANCE AND OPERATION OF THE DEVELOPMENT

- (67) Within three (3) months of the opening of the facility a parking assessment shall be provided to Council detailing the peak parking situation. Should the assessment find that peak parking occupancy exceeds 90% of the available on-site spaces, then the 14 additional spaces shown on the plans as "if required" shall be constructed and made available for use within a further 3 month period. Alternatively, the "if required" spaces may be constructed and provided as part of the overall development, in which case the remainder of this condition shall not apply.

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

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 6 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.*

***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.

**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.

Signed:

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

Signature:

Name:

GARRY STYLES - GENERAL MANAGER

Date: