

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 21 June 2022, with site inspection undertaken before briefing
<b>LOCATION</b>	103 Prince Street, Orange

## BRIEFING MATTER(S)

### PPSWES-135 – Orange– DA98/2022

103 Prince Street, Orange

Stage 1: Multi Dwelling Housing (17 Townhouses) & Torrens Title Subdivision (3 Lots).

Stage 2: Residential Flat Building (63 Apartments) & Recreation Area (Public Park).

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Garry Fielding (Chair), Graham Brown, Sandra Hutton and Allan Renike
<b>APOLOGIES</b>	
<b>DECLARATIONS OF INTEREST</b>	Jeff Whitton

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Christopher Brown, Paul Johnston, Nigel Hobden, David Scoobie and Sophie Currenti
<b>COUNCIL'S CONSULTANT</b>	Andrew Crump
<b>DPE STAFF</b>	Sung Pak

## KEY ISSUES DISCUSSED

- While the Panel is supportive of the proposed development in principle, the proposal needs to address interface impacts on its heritage conservation settings, as identified by Council's Heritage Advisor. together with other issues referred to below. This is to include a tripartite design approach for the street elevations, with the buildings displaying appropriate material selections for their base, middle and upper levels. In this respect, the Panel notes and supports the Heritage Advisor's preference for brick material rather than rendering. The Panel also notes and supports the Heritage Advisor's desire for the rhythm of built form and gable roofs to fit in with existing buildings in the area.
- A permissibility issue exists for the proposal, as balconies will encroach 2.7m into the RE1 zone. Such an encroachment is prohibited in the RE1 zone.
- The clause 4.6 submission requires further work to provide sufficient environmental planning grounds for varying the building height development standard. The Panel cited the LEC decision in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118 which outlines the matters to be addressed in preparing a clause 4.6 submission.
- RLs of the adjoining building need to be provided by the applicant.

## Planning Panels Secretariat

- As suggested by Council's Heritage Advisor, the design of the proposed Dalton Street townhouses should be modified to present as 3 separate buildings addressing the street. This may be achieved by recessing parts of the building by 2-3 metres or by the use of balconies to break the long street façade.
- The Panel considers the proposed dwelling mix should be reflective of the Local Housing Strategy and more closely aligned to the DCP, which prescribes a mix of 20% 1 bedroom, 70% 2 bedroom and 10-15% 3 bedroom dwellings.
- Justification is required for the proposed removal of trees on the site, with the applicant needing to provide an arborist's report identifying the condition of all trees on the site.
- Council's Tree Preservation officer/expert is to provide independent comment on trees on site.
- The arrangement of the central driveway to Sale Street and its impact on trees is to be considered.
- The possibility of redesigning the courtyards or incorporating trees within front setbacks was raised as means of retaining trees.
- With regard to waste management, there are discrepancies between the plans and other DA documentation. It is unclear how the bins will be physically collected. The waste bin area and pick up area must be integrated with the design and not impact on the landscape and heritage settings of the site. Furthermore:
  - The waste collection should be managed so that the bins are left on the street for the minimum of time after the collection.
  - Council should investigate and discuss with the applicant how waste collection can be managed and ensure the waste collection operator is satisfied with the arrangement.
  - Council should investigate further with the Waste Manager the following:
    - (a) Calculations of number of bins and bin storage area.
    - (b) Mechanism of how to bring the bins to the street for collection.
    - (c) Location of bin storage area.
    - (d) Agreement with waste management company/contractor on how bins will be wheeled out for collection.
    - (e) Conditions for strata management to ensure no excess rubbish on street (dumping of mattresses, etc).
- There is an abrupt interface with the park, i.e. fencing, rain gardens and other structures in the plans and the Panel questions if they've been looked at by the landscape architect and comments provided.
- There are inconsistencies in the plans and documentations provided by the applicant and these should be addressed and cross referenced.
- The Panel requested the Council issue an additional RFI request to assist the applicant in providing a design that works better for this important site and which will enable the Panel to grant consent to the development.