



Orange City Council
PO Box 35, Orange NSW 2800
Email council@orange.nsw.gov.au
Telephone 02 6393 8000

Development
Application
DA

Date received 12 September 2019

Property No: _____ PR: 27858

Application made under the Environmental Planning and Assessment Act 1979 and Regulations

TYPE OF CONSENT or APPROVAL REQUIRED

- ☒ Development Consent
☐ Modification of Development Consent (also tick one ↓ below)
section 4.55(1) ☐ OR section 4.55(1)(A) ☐ OR section 4.55(2) ☐
☐ Review (Section 82A) of Determination
☐ Utilities (including Water, Sewer, On-site Sewage, Pressure & Flow
Test, Quotation, Fire Service or Building Over Sewer

DA 305 / 2019 (1)

10. 2019 . 305 . 1
17. _____ . _____ . _____

PLEASE ANSWER ALL QUESTIONS
failure to do so may prevent lodgement or
will lead to rejection of the application

PROPERTY DESCRIPTION

We need this information to correctly identify the subject land. This information is shown on the rates notices, property deeds etc.

Street No _____ Address: Emerald Street
Suburb Orange Postcode: 2800 Site area (m²): _____
Lot 99 DP 1234441 Strata Plan _____

APPLICANT DETAILS - please tick one type → **Individual/s** ☐ OR **Organisation/Company** ☐

Name in Full Housing Plus C/- Premise
Phone no 02 6393 5000
Postal Address 154 Peisley Street, Orange, NSW Postcode 2800
Residential Address _____ Postcode _____
Email orange@premise.com.au Fax 02 6393 5050

DESCRIPTION OF PROPOSAL

Please briefly describe **everything** requiring approval by Council.

Proposed 19 unit multi-dwelling housing development providing affordable housing

Office Use Only:

ESTIMATED COST OF THE DEVELOPMENT (INCLUDING GST)

Contracted price or estimate including labour and materials. **\$5,303,520.00**

NOTE: The estimated cost of the development or contract price is subject to a check by Council.

OWNER DETAILS AND CONSENT - please note that **every property owner must sign this section**

As the owner/s of the above property, I/we consent to this application and to any subsequent inspections required to be undertaken by Council officers in the assessment of this application.

Name or Company Name/s Housing Plus ABN 83 147 459 461
Postal Address PO Box 968 ORANGE NSW 2800
Residential Address 113 Byng Street Orange NSW 2800
Phone no 1800 603 300 Email davids@housingplus.com.au

Signature [Signature] Name (print) David Standley
Signature _____ Name (print) _____



Pre-lodgementFor this application, have you had a pre-lodgement consultation with Council? ☒ Yes ☐ NoIf YES, name of Officer: Paul Johnston Date of meeting: 13/8/19**Use of Building**Does the application involve a change of use of a building? ☐ Yes ☒ No

If YES, what is the current use? _____ AND proposed use _____

If YES, you need to submit a list of the current Category 1 fire safety provisions of the existing building, AND a list of the Category 1 fire safety provisions that are to apply to the building after the change of use.

Has a Fire Safety Schedule been supplied with the application? ☐ Yes ☐ No**Heritage and Conservation**Is the subject land within a **heritage conservation precinct**? ☐ Yes ☒ NoIf YES, and **demolition** is proposed of an existing building, has a statement of heritage significance been submitted to explain why demolition is the preferred option and how the proposed building will fit with the amenity of the neighbourhood? ☐ Yes ☐ No**Integrated Development**Is the development Integrated Development under S91 of the Act? ☐ Yes ☒ No

If YES, please specify approvals required and relevant Act. _____

Crown Development ApplicationIs the application a Crown Development Application made by or on behalf of the Crown? ☐ Yes ☒ No

List of any additional documents accompanying this application

Drawings, Statement of Environmental Effects**Office Use Only:**

Type of Fee	Fee	Code	Job Number	Payments
Development application fee	\$ <u>5417.05</u>	(564)		
Development Modification	\$ _____	(564)		
PlanFirst levy	\$ <u>3394.25</u>	(568)		
Advertised development fee	\$ <u>376.00</u>	(564)		
Integrated fee	\$ _____	(564)		
Local Government s68 fee	\$ _____	(557)		
Sewer/Water compliance inspection fee	\$ _____	(556)		
Dual Water connection fee	\$ _____	(153)		
Single Water connection fee	\$ _____	(152)		
On-site sewage management fee	\$ _____	(171)	10.201 <u>9</u>	\$ <u>9187.30</u>
Building Over Sewer fee	\$ _____	(160)	17.201 _____	\$ _____
Pressure and Flow Test fee	\$ _____	(159)	35.201 _____	\$ _____
Quotation fee	\$0.00	(152)	27.201 _____	\$ _____
TOTAL				\$ <u>9187.30</u>

Receipt Date: 11/9/19Cashier: LYNReceipt No: 2817762**Checked by:**CSO: Chalker

EHBS: _____

Planner: EW

The information Council is collecting from you is personal information for the purposes of the Privacy and Personal Information Protection Act 1998. The intended recipients of the personal information are: Orange City Council Officers, Any other agent of Council.

The supply of the information by you is voluntary. If you cannot provide or do not wish to provide the information sought, Council may be unable to process your information.

Water Service

- ☐ New service
☐ Renewal of existing service
☐ Alterations to existing service
☐ Disconnection of existing service

Type of water service required:

- ☐ Domestic connection for ☐ Dual Supply OR ☐ Single Size: _____
☐ Fire * Size: _____ ☐ Industrial/commercial * Size: if > 20mm: _____

*If Fire/Industrial/Commercial, has a Pressure and Flow Test been completed? Yes ☐ No ☐
If Yes, attach report. If No, What flow rate/s are required? _____

Is a Quote required? If so, Please specify details _____

Is a Backflow Prevention device required? Flow rate: _____ Yes ☐ No ☐

Site plan must include location of connection Location: ☐ Site plan and/or ☐ Locality plan supplied

Meter location _____ metres from _____ boundary and _____ metres from _____ boundary

Sewer Service

- ☐ Residential ☐ Industrial/Commercial
☐ Connection of sanitary plumbing or drainage to Council's sewer system
☐ Alterations to sanitary plumbing or drainage to Council's sewer system
☐ Disconnection of existing service

☐ Building over or close to Council's sewer Yes ☐ No ☐
If NO, Please submit plans and pay fees. If YES, Please provide evidence.

Does the proposal involve the discharge of liquid waste to Council's sewer system? Yes ☐ No ☐
If YES, a Liquid Trade Waste application is required. (Type A, B, C or S) Type _____

On-site Sewage Management

- ☐ New system ☐ Alterations to existing system

Type of system: ☐ Aerated wastewater treatment system ☐ Septic tank ☐ Other _____

Details of system: Manufacturer: _____ Tank size: _____

Service agent: _____ Source of water supply: _____

Geotechnical report supplied? ☐ Yes ☐ No


NOTICE OF WORK

Plumbers Name: _____ Licence: _____ Expiry Date: _____

Contact Details: Business Phone: _____ Mobile Phone: _____

Date of commencement of works: ____/____/____ Est. date of completion of works: ____/____/____

Drainage work to comply with ☐ PCA & AS/NZS3500 or ☐ Alternative Solution

	Orange City Council PO Box 35. Orange 2800 Email council@orange.nsw.gov.au Telephone 02 6393 8000	Additional Information Required
To be completed by Council Staff		
Orange City Council is committed to providing an efficient and quality service.		
The application you have brought to lodge with council is not complete.		
Please return the application including the items listed below at your earliest convenience so that we can accept and process your application promptly.		
<div style="display: flex; flex-direction: column;"> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Basix certificate </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Disabled access details </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Elevations </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Engineering plans for _____ _____ </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Evidence of compliance with Development Consent condition no's </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Floor Levels/Ground Levels </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Floor plan </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Noise Study </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> North Point on Plans </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Plans to Scale </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Proof of ownership </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Site plan </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Shadow Diagrams </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Other </div> </div>		
<div style="display: flex; justify-content: space-between;"> <div> Duty Officer: _____ <div style="margin-left: 100px;">Signature</div> <div style="margin-left: 100px;">_____ Surname</div> </div> <div> Date: _____ </div> </div>		

THIS CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH ALL DEVELOPMENT APPLICATIONS. YOUR APPLICATION WILL NOT BE ACCEPTED UNLESS ALL RELEVANT INFORMATION IS RECEIVED.

SITE ADDRESS	DA No
APPLICANT OWNER	

GENERAL INFORMATION

- | | yes | checked |
|--|-------------------------------------|-------------------------------------|
| • Is the proposed development permitted under the Orange Local Environmental Plan 2011 and Development Control Plan 2004? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Has the development application form been adequately filled out? Please ensure that all relevant sections are completed. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Has the consent of all owners been provided on application form? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Where the subject property is owned by a company, the names and signatures of all partners/directors and the company seal is to be provided. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

DIAGRAMS AND DOCUMENTATION

- | | | |
|--|--|--|
| • A <u>Statement of Environmental Effects</u> must be submitted, describing the potential environmental impacts of the proposal (eg, <i>streetscape, privacy issues, solar access, etc</i>) and all proposed measures to be taken to protect or lessen impact on the environment. The Statement must address the Orange Local Environmental Plan 2011 and Development Control Plan 2004 | yes
<input checked="" type="checkbox"/> | checked
<input checked="" type="checkbox"/> |
| • Has a <u>BASIX Certificate</u> been provided and appropriate details shown on plans where required by BASIX Certificate? | yes
<input checked="" type="checkbox"/> | checked
<input checked="" type="checkbox"/> |
| • Is a <u>Statement of Heritage Impact</u> required for the development? This Statement is required for any site listed in Schedule 5 of the Orange Local Environmental Plan 2011 or for any heritage item located within a conservation area. | yes
<input type="checkbox"/> | checked
<input checked="" type="checkbox"/> - N/A |
| • Have <u>Shadow Diagrams</u> been provided for development likely to impact upon adjoining properties. If YES, please refer to DCP 2004, Chapter 7 – Planning Outcomes for Daylight and Sunlight.

NOTE: <i>Diagram is to show elevation shadows if shadow falls upon the neighbouring dwelling living room - window details are to be provided in elevation.</i>
<i>Diagram is to be drawn to true north and is to clearly show existing shadows.</i> | yes
<input checked="" type="checkbox"/> | checked
<input checked="" type="checkbox"/> |
| • Has a <u>Trade Waste</u> application been made to Council in regard to this development? | yes
<input type="checkbox"/> | checked
<input checked="" type="checkbox"/> - N/A |
| • Is this application for <u>Integrated Development</u> ? If yes one set of plans and a \$320 referral fee is required to be provided for each Approval Body. A further \$140.00 administration fee is payable to Council for each separate referral. | yes
<input type="checkbox"/> | checked
<input checked="" type="checkbox"/> - N/A |
| • For buildings (other than dwelling houses or a structure ancillary to a dwelling house) the following is to be provided: <ul style="list-style-type: none"> • A list of any fire safety measures that currently apply to the existing building. • A list of fire safety measures that are to be provided. | yes
<input checked="" type="checkbox"/> | checked
<input checked="" type="checkbox"/> - N/A |
| • A list of <u>all documents</u> accompanying the proposal is to be provided. | yes
<input checked="" type="checkbox"/> | checked
<input checked="" type="checkbox"/> |

Please turn over

DEVELOPMENT CHECKLIST (continued)

PLANS

Generally

- Five (5) sets of plans are to be submitted showing all proposed work to be carried out. yes ☒ checked ☒
- The following information is to be provided on all plans:
 - Title of plan ☒
 - Name of applicant ☒
 - Development address - including Lot and DP ☒
 - Position of true north ☒
 - Drawing numbers and Revisions ☒
 - Drawing scale/s ☒ *1:200*
 - Name of draftsman/architect and date of plan ☒
 - Commitments referred to on BASIX Certificate are to be shown on plans ☐

Site Plan

- The site plan is to be drawn generally in a scale not less than 1:200, and is to show: yes ☒ checked ☒
 - boundary dimensions ☒
 - site area ☒
 - north point ☒
 - existing vegetation on land ☒
 - location and uses of existing buildings ☒
 - existing ground levels in relation to buildings and roads ☒
 - location and uses of buildings on adjoining sites ☒
 - Proposed finished levels of land in relation to existing and proposed buildings and roads ☒
 - Proposed parking arrangements ☒
 - Entry and exit points for vehicles and provision for movement of vehicles within the site ☒

Sketch Plan

- The sketch plan is to be drawn generally in a scale not less than 1:100 and is to show yes ☒ checked ☒
 - Floor plans of any proposed buildings showing layout, room sizes and intended uses of each part of the building ☒
 - Elevations and sections showing proposed external finishes and height of any proposed buildings ☒

Landscape Plan


- A landscape plan is to be provided for all dual occupancies and multi-dwelling development, as well as for commercial and industrial development. The plan is to show placement of, and varieties of vegetation to be used in landscaping of the site. yes ☒ checked ☒

Political donations and gifts disclosure statement

- Under section 10.4(4) of the Environmental Planning and Assessment Act 1979 ('the Act') a person who makes a *relevant planning application* to a council is required to disclose the following reportable political donations and gifts (if any) made by an person with a financial interest in the application within the period commencing 2 years before the application is made and ending when the application is determined: yes ☒ checked ☒
 - (a) All reportable political donations made to any local councillor of that council
 - (b) All gifts made to any local councillor or employee of that council

Office Use Only

CONFIRMATION OF SUBMISSION OF ALL REQUIRED DOCUMENTATION

Application checked by: <i>Ellie</i>	Signature: 	Date Checked: <i>9/2/18</i>
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