D19/67933

PR27858

20 November 2019

Planning Panel Secretariat

320 Pitt Street,

SYDNEY NSW 2000

Dear Sir/Madam

**DEVELOPMENT APPLICATION DA 305/2019(1)**

**LOT 99 DP 1234441 - EMERALD STREET, ORANGE**

**PROPOSED MULTI DWELLING HOUSING (AFFORDABLE HOUSING)**

I write in regard to the above application and to inform the Panel that at the Orange City Council Planning and Development Committee meeting held on 7 November 2019, Council unanimously resolved that a written submission be forwarded to the Joint Regional Planning Panel – Western Division.

Council recognises that there is a need for Affordable Housing in Orange. Council is also aware that there is an existing consent DA 4/2015(2) on the parent parcel, with 14 x 3 bedroom dwellings proposed for the subject development site; which supports the desired character of the neighbourhood as including multi dwelling housing. The current proposal is considered to be an improved solution having regard to architectural design.

Council have requested that the Panel pay particular attention to the items listed below;

**1** **Capital Investment Value (CIV)**

*Whilst the applicant has submitted a CIV report from a registered Quantity Surveyor, concerns were raised that a second CIV was provided as part of a submission that concluded that the CIV was less than $5 million, and therefore the application was not under the delegation of the Joint Regional Planning Panel – Western Division. Council requests that the Panel investigate and confirm the exact Capital Investment Value of this proposed multi dwelling affordable housing development.*

**2 Waste Management**

*Council is concerned that the garbage storage area would adversely impact on the neighbors and the streetscape, given it is required to house 57 bins. It would be preferable for the development to share bins to reduce the total number of bins. An alternative communal bin usage system could be conditioned in the consent.*

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In addition, Council is concerned about the uncertainty of the component of ‘social housing’ proposed by the applicant given contradictory statements in both documentation and the media.

Should the Panel wish to discuss this further, please do not hesitate to contact me on 6393 8213.

We look forward to seeing the panel in Orange in the near future.

Yours faithfully

David Waddell

**CHIEF EXECUTIVE OFFICER**