

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSWES-16
DA Number	DA 305/2019(1)
LGA	Orange
Proposed Development	Multi Dwelling Housing
Street Address	Lot 99 DO 1234441 – Emerald Street, Orange
Applicant/Owner	Housing Plus
Date of DA lodgement	11 September 2019
Number of Submissions	Submission during exhibition period: 267 Submissions after exhibition period and prior to assessment being finalised: 2 Submissions received after assessment finalised and prior to Council meeting: 85
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	SEPP (State and Regional Development) 2011, Clause 20(1), Schedule 7(5)(b)
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Orange Local Environmental Plan 2011 • SEPP (State and Regional Development) 2011 • SEPP No. 70 – Affordable Housing (Revised Schemes) • SEPP (Affordable Rental Housing) 2009 • SEPP No. 55 Remediation of Land • Draft Remediation of Land SEPP • Draft Orange Local Environmental Plan 2011 (Amendment 24) • Orange Development Control Plan 2004 • relevant environmental planning instruments • EPAR 2000 (Regs. 92, 93, 94, 97A)
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Development application form • Plans (architectural, landscape, concept civil engineering) • Statement of Environmental Effects • Social Impact Assessment • CIV estimate • Council submission • Submitters database
Report prepared by	Summer Commins
Report date	7 November 2019

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

No

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

The purpose of this report is to make Council aware that the abovementioned development application is being tabled for the determination of the Western Regional Planning Panel and to make the recommendation that the report be acknowledged. The report also specifies the protocols to be followed should Council wish to provide a written submission relating to the attached report to the Western Regional Planning Panel. The assessment report, draft Notice of Determination, plans and submissions are attached for Council's reference.

The proposal comprises advertised development pursuant to Orange Development Control Plan (DCP) 2004-5.3. At the completion of the written notice and public exhibition period, 267 submissions had been received in relation to the proposed development. Of these submissions, 192 support the proposal and 75 oppose the development. An additional 2 submissions were received after completion of the exhibition period (at the time of writing). The late submissions were opposed to the proposed development.

The supporting submissions outline the need for affordable rental housing in the City, and the associated community benefits associated with the provision of affordable housing. The issues raised in the opposing submissions generally relate to the adverse impacts on neighbourhood character and function.

The proposal does not contravene the planning regime that applies to the land. Impacts of the development are considered to be within reasonable limit, consistent with applicable standards and addressed by appropriate conditions of development consent. Approval of the application is recommended.

LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan strategy "10.1 Preserve - Engage with the community to ensure plans for growth and development are respectful of our heritage".

FINANCIAL IMPLICATIONS

Nil

POLICY AND GOVERNANCE IMPLICATIONS

Nil

RECOMMENDATION

That Council resolves:

- 1 That the information contained in the report for development application DA 305/2019(1) - proposed Multi Dwelling Housing (Affordable Housing) – Lot 99 DP 1234441 - Emerald Street, Orange be acknowledged.**
- 2 That Council determine whether or not it makes a submission upon this application to the Western Regional Planning Panel.**

FURTHER CONSIDERATIONS

Consideration has been given to the recommendation's impact on Council's service delivery; image and reputation; political; environmental; health and safety; employees; stakeholders and project management; and no further implications or risks have been identified.

DIRECTORS NOTE

This report provides as an attachment the assessment report of staff to the Western Regional Planning Panel for the assessment of the multi-dwelling housing proposal by Housing Plus, pertaining the construction of 19 dwellings at Lot 99 Emerald Street. The determining authority for this development is the Western Regional Planning Panel, not Council. Council's role in this matter is to review the assessment report and determine whether or not it wishes to prepare a written submission to the Western Regional Planning Panel regarding the development.

In accordance with the approach previously taken by Council regarding development proposals considered by the Western Regional Planning Panel, if Council wishes to make a submission to the Panel on this proposal, they will need to advise of the specific planning issues that they want raised in the submission and Council staff, that have had no involvement in the assessment of the Development Application would then draft the submission to the Regional Planning Panel detailing the matters identified by Council.

SUPPORTING INFORMATION

Reference is made to the abovementioned development application. The proposal involves development of the subject land for multi dwelling housing. Proposed works include:

- Demolition of the existing dwelling house and associated domestic structures (these works were approved under previous DA 4/2015(2)).
- Construction of 19 dwellings, comprising 7 x one bedroom dwellings and 12 x two bedroom dwellings. The dwellings will be single-storey, with building forms to comprise a mix of single dwellings and duplex style attached dwellings.

The proposed dwellings will be fully self-contained, each with open plan living zones, 1 or 2 bedrooms, and 1 bathroom with laundry facilities. An attached single carport will be provided for each dwelling, with additional tandem parking spaces available for some of the dwellings. An enclosed private open space area will be provided at the rear of each dwelling.

The design of the dwellings will be reflective of modern domestic architecture, with hip and gable roof profiles and front elevation articulation via symmetrical openings and portico elements.

- Vehicular access to the site will be via the curved road formation at the intersection of Pearl Court and Emerald Street. Internal roads will be no-through and private access roads to service the proposed dwellings only. Internal access roads will have a minimum width of 6m.
- Site landscaping will be established at the site frontage and common areas. Perimeter fencing (1.5-1.8m high) and fencing between the dwellings will be erected.

- A communal bin storage area will be provided at the site frontage for the placement of bins on collection days.

The proposed dwellings will be used and managed for the purposes of affordable housing. The development will be undertaken by Housing Plus, a registered community housing provider, under the NSW Government's Social and Affordable Housing Fund.

The Western Regional Planning Panel is the relevant consent authority for the application given the capital investment value of the development. A copy of the planning assessment report and draft Notice of Approval have been forwarded to the Panel Secretariat of the Western Regional Planning Panel. The Panel Secretariat has advised that the application is listed for consideration by the Western Regional Planning Panel. At the time of writing, a meeting date has yet to be confirmed.

Attached for Council's information is a copy of the planning assessment report, accompanying plans, draft Notice of Approval and submissions for the subject application. The planning report outlines an assessment of the extent of the environmental impacts, with recommendations presented within the report for the Western Regional Planning Panel's consideration.

Council may make a submission on the development application that is to be determined by a Regional Panel during and up until seven days before the Panel meeting. In the event that Council chooses to make a written submission in relation to the subject application, the submission is required to be prepared by a consultant or another Council officer who has not been involved in the initial assessment of the application.

ATTACHMENTS

- 1 Planning Report, D19/65038 [↓](#)
- 2 Notice of Approval, D19/65041 [↓](#)
- 3 Plans, D19/62448 [↓](#)
- 4 Submissions part 1, D19/64683 [↓](#)
- 5 Submissions part 2, D19/64684 [↓](#)
- 6 Submissions part 3, D19/64685 [↓](#)
- 7 Submissions part 4, D19/64686 [↓](#)
- 8 Submissions part 5, D19/64687 [↓](#)
- 9 Submissions part 6, D19/64689 [↓](#)

2019/
REPORT TO **WESTERN JOINT REGIONAL PLANNING PANEL**

FROM **SENIOR PLANNER (COMMINS)**

DATE **15 OCTOBER 2019**

ON **DEVELOPMENT APPLICATION**
EMERALD STREET, ORANGE
MULTI DWELLING HOUSING

PR27858 - IC19/19250

Application Lodged	11 September 2019
Development Application No	DA 305/2019(1)
Plan No/s	Plans by Premise: drawings: A000-A009, A015-A029 Revision F dated 06.09.2019 (25 sheets)
Applicant	Housing Plus C/- Premise PO Box 1963 ORANGE NSW 2800
Owner/s	Housing Plus PO Box 968 ORANGE NSW 2800
Land Description	Lot 99 DP 1234441 - Emerald Street, Orange
Proposed Land Use	Multi Dwelling Housing
Value of Proposed Development	\$5,207,350
Provisions of LEP 2011 (amended)	Zone R1 General Residential
Details of Advertisement of Project	Advertised in Central Western Daily on Saturday, 21 September 2019 and neighbouring properties notified. Readvertised in Central Western Daily to extend the exhibition period on Thursday, 3 October 2019 and neighbouring properties notified. Exhibition closed on Monday, 14 October 2019.

EXECUTIVE SUMMARY

Application lodged	11 September 2019
Applicant/s	Housing Plus
Owner/s	Housing Plus
Land description	Lot 99 DP 1234441 - Emerald Street, Orange
Proposed land use	Multi Dwelling Housing
Value of proposed development	\$5,207,350

Development consent is sought for multi dwelling housing (19 dwellings) at Lot 99 Emerald Street, Orange (refer locality at Figure 1). The proposed dwellings will be used and managed for the purposes of affordable housing. The development will be undertaken by Housing Plus, a registered community housing provider, under the NSW Government's Social and Affordable Housing Fund.

The development involves the following works:

- Demolition of the existing dwelling house and associated domestic structures (these works have been previously approved under a former development application).
- Construction of 19 single-storey and self-contained dwellings (comprising 7 x one bedroom dwellings and 12 x two bedroom dwellings).
- Provision of private open space and undercover car parking for each dwelling.
- Driveway access via Pearl Court and shared internal roads.
- Site landscaping, perimeter fencing and communal waste bin storage area.

The capital investment value of the proposed development exceeds \$5million, and consequently, the proposal comprises regionally significant development pursuant to the requirements of State Environmental Planning Policy (State and Regional Development) 2011. The Western Region Planning Panel is the consent authority for regionally significant development.

The proposal comprises advertised development pursuant to Orange Development Control Plan (DCP) 2004-5.3. At the completion of the written notice and public exhibition period, 267 submissions had been received in relation to the proposed development. Of these submissions, 192 support the proposal and 75 oppose the development. An additional 2 submissions were received after completion of the exhibition period (at the time of writing). The late submissions were opposed to the proposed development.

The supporting submissions outline the need for affordable rental housing in the City and the associated community benefits associated with the provision of affordable housing. The issues raised in the opposing submissions generally relate to adverse impacts on neighbourhood character and function.

The proposal does not contravene the planning regime that applies to the land. Impacts of the development are considered to be within reasonable limit, consistent with applicable standards and addressed by appropriate conditions of development consent. Approval of the application is recommended.

Executive Summary (cont)

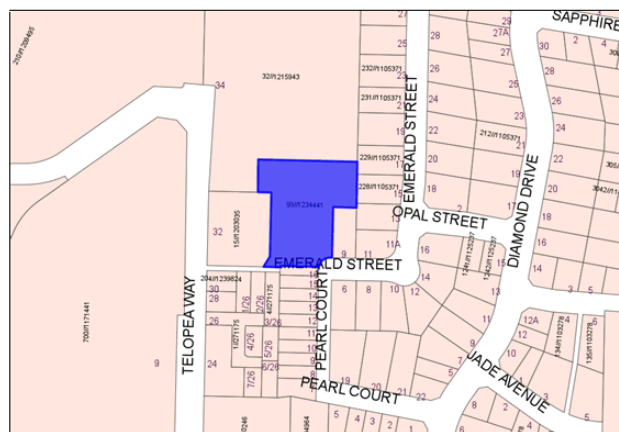


Figure 1 - locality plan

DECISION FRAMEWORK

Development in Orange is governed by two key documents Orange Local Environment Plan 2011 and Orange Development Control Plan 2004. In addition the Infill Guidelines are used to guide development, particularly in the heritage conservation areas and around heritage items.

Orange Local Environment Plan 2011 – The provisions of the LEP must be considered by the Council in determining the application. LEPs govern the types of development that are permissible or prohibited in different parts of the City and also provide some assessment criteria in specific circumstances. Uses are either permissible or not. The objectives of each zoning and indeed the aims of the LEP itself are also to be considered and can be used to guide decision making around appropriateness of development.

Orange Development Control Plan 2004 – the DCP provides guidelines for development. In general it is a performance based document rather than prescriptive in nature. For each planning element there are often guidelines used. These guidelines indicate ways of achieving the planning outcomes. It is thus recognised that there may also be other solutions of merit. All design solutions are considered on merit by planning and building staff. Applications should clearly demonstrate how the planning outcomes are being met where alternative design solutions are proposed. The DCP enables developers and architects to use design to achieve the planning outcomes in alternative ways.

FINANCIAL IMPLICATIONS

Nil

POLICY/GOVERNANCE IMPLICATIONS

Nil

BACKGROUND INFORMATION

The parent parcel (and including the development site) is the subject of recent development consent for multi dwelling housing and subdivision (DA 4/2015(2) approved 18 August 2015).

The approved development involves construction of 22 two-storey attached and detached terrace style dwellings on the parent parcel (including 14 dwellings on the subject development site at Lot 99); construction of a public road being the northern extension to Pearl Court; and subdivision to create separate lots. The approved site layout and building design is depicted below (refer Figure 8).

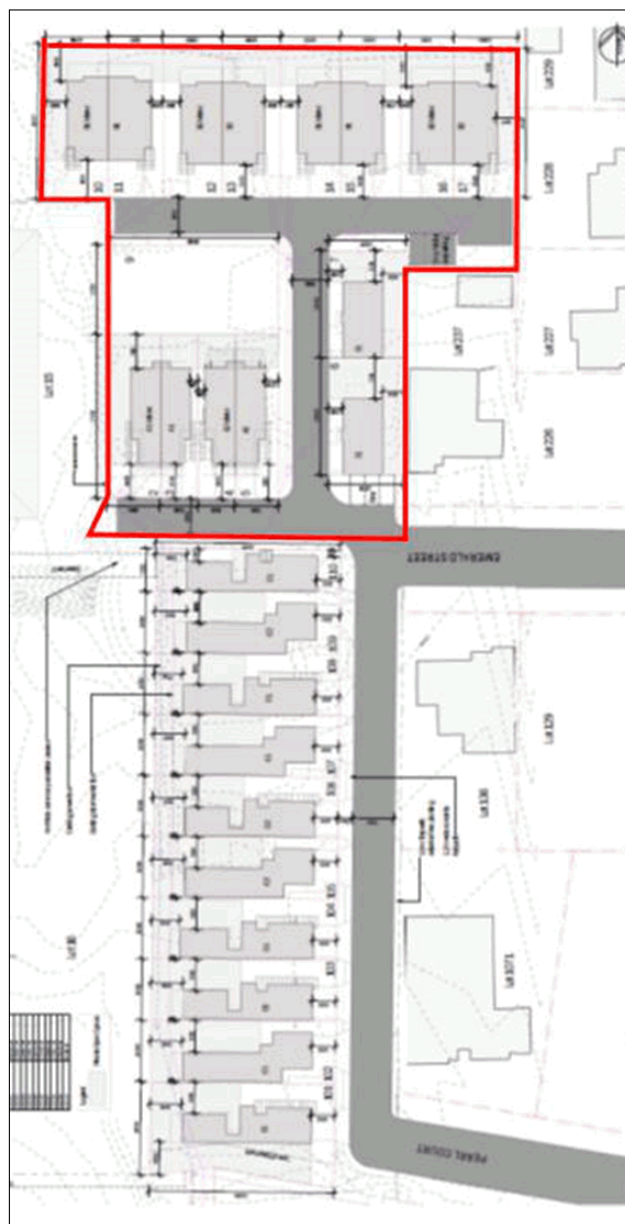


Figure 2 - approved site layout for the parent parcel and including the development site outlined in red (DA 4/2015(2))

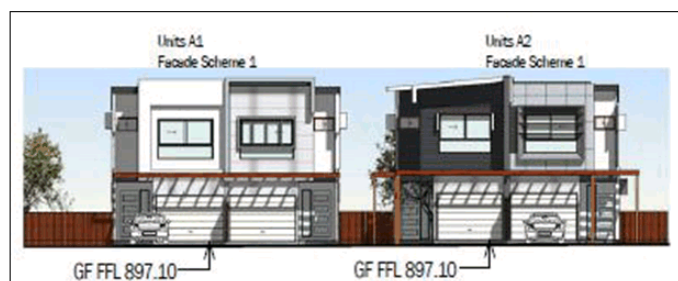
Background Information (cont)

Figure 3 – approved building design for Lot 99 Emerald Street (DA 4/2015(2))

The approved development on Lot 99 has not proceeded. Other works associated with the approved development, including extension of Pearl Court and subdivision of the lots with frontage to Pearl Court, have been completed.

THE PROPOSAL

The proposal involves development of the subject land for multi dwelling housing. Proposed works include:

- Demolition of the existing dwelling house and associated domestic structures (these works were approved under previous DA 4/2015(2). The applicant has advised that the demolition works will be undertaken pursuant to DA 4/2015(2).
- Construction of 19 dwellings, comprising 7 x one bedroom dwellings and 12 x two bedroom dwellings. The dwellings will be single-storey, with building forms to comprise a mix of single dwellings and duplex style attached dwellings.

The proposed dwellings will be fully self-contained, each with open plan living zones, 1 or 2 bedrooms, and 1 bathroom with laundry facilities. An attached single carport will be provided for each dwelling, with additional tandem parking spaces available for some of the dwellings. An enclosed private open space area will be provided at the rear of each dwelling.

The design of the dwellings will be reflective of modern domestic architecture, with hip and gable roof profiles, and front elevation articulation via symmetrical openings and portico elements.

- Vehicular access to the site will be via the curved road formation at the intersection of Pearl Court and Emerald Street. Internal roads will be no-through and private access roads to service the proposed dwellings only. Internal access roads will have a minimum width of 6m.
- Site landscaping will be established at the site frontage and common areas. Perimeter fencing (1.5-1.8m high) and fencing between the dwellings will be erected.
- A communal bin storage area will be provided at the site frontage, for the placement of bins on collection days.

The application indicates that the proposed dwellings will be used and managed for the purposes of affordable housing. The development will be undertaken by Housing Plus, a registered community housing provider, under the NSW Government's Social and Affordable Housing Fund.

The Proposal (cont)

The proposed site layout and building design are depicted below (refer Figures 4 and 5).



Figure 4 – proposed site layout

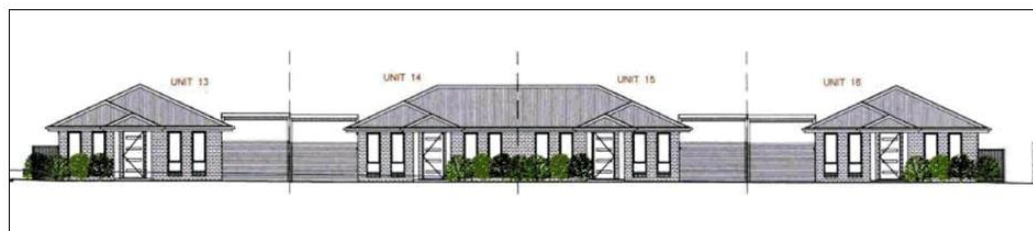


Figure 5 – proposed building design (Units 13-16 west elevation)

MATTERS FOR CONSIDERATION UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**Section 1.7 Application of Part 7 of the *Biodiversity Conservation Act 2016* and Part 7A of the *Fisheries Management Act 1994***

Section 1.7 of the EP&A Act identifies that Part 7 of the Biodiversity Conservation Act 2016 (BC Act) and Part 7A of the Fisheries Management Act 1994 have effect in connection with terrestrial and aquatic environments.

There are four triggers known to insert a development into the Biodiversity Offset Scheme (ie the need for a BDAR to be submitted with a DA):

- Trigger 1: development occurs in land mapped on the Biodiversity Values Map (OEH) (clause 7.1 of BC Regulation 2017);
- Trigger 2: development involves clearing/disturbance of native vegetation above a certain area threshold (clauses 7.1 and 7.2 of BC Regulation 2017); or
- Trigger 3: development is otherwise likely to significantly affect threatened species (clauses 7.2 and 7.3 of BC Act 2016).

The fourth trigger (development proposed to occur in an Area of Outstanding Biodiversity Value (clause 7.2 of BC Act 2016) is generally not applicable to the Orange LGA as no such areas are known to occur in the LGA. No further comments will be made against the fourth trigger.

Trigger 1

The subject land is not identified as biodiversity sensitive on the Orange LEP 2011 Terrestrial Biodiversity Map.

Trigger 2

The prescribed clearing threshold for the site is 0.25ha (based on minimum lot size for the subject land of less than 1ha (clause 7.2 Biodiversity Conservation Regulation 2017). There are no trees within the site and the predominant surface cover is grass/dirt. The proposal does not involve clearing or disturbance of native vegetation.

Trigger 3

The subject land is contained within an established urban area. The development site does not contain or adjoin mapped biodiversity sensitive lands. There are no trees within the site. The natural state of the site and surrounding area has been highly modified by the urban landuse pattern. It is considered that the proposed development will not adversely affect a threatened species.

Based on the foregoing consideration, a BDAR is not required and the proposal suitably satisfies the relevant matters at clause 1.7 EPAA 1979.

Section 4.15 Evaluation

Provisions of any Environmental Planning Instrument S4.15(1)(A)(I)

Orange Local Environmental Plan 2011

Part 1 - Preliminary

Clause 1.2 - Aims of Plan

The particular aims of Orange LEP 2011 relevant to the proposal include:

- (a) *to encourage development which complements and enhances the unique character of Orange as a major regional centre boasting a diverse economy and offering an attractive regional lifestyle,*
- (b) *to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Orange in a way that allows present and future generations to meet their needs by implementing the principles for ecologically sustainable development,*
- (e) *to provide a range of housing choices in planned urban and rural locations to meet population growth,*

The application is considered to be consistent with the above objectives as outlined below and in the following sections in this report:

- there are no aspects of the proposal that would adversely impact on the character of Orange as a major regional centre. Indeed, ongoing development of residential lands will contribute to the role of the City as a major centre (General Aim (a));
- there are no aspects of the proposal that would compromise the principles of ecologically sustainable development (General Aim (b));
- the proposal will contribute to the City's range and supply of housing choices (General Aim (e)).

Clause 1.7 - Mapping

The subject site is identified on the LEP maps in the following manner:

Land Zoning Map:	Land zoned R1 General Residential
Lot Size Map:	No minimum lot size
Heritage Map:	Not a heritage item or conservation area
Height of Buildings Map:	No building height limit
Floor Space Ratio Map:	No floor space limit
Terrestrial Biodiversity Map:	No biodiversity sensitivity on the site
Groundwater Vulnerability Map:	Groundwater vulnerable
Drinking Water Catchment Map:	Not within the drinking water catchment
Watercourse Map:	Not within or affecting a defined watercourse
Urban Release Area Map:	Not within an urban release area
Obstacle Limitation Surface Map:	No restriction on building siting or construction
Additional Permitted Uses Map:	No additional permitted use applies
Flood Planning Map:	Not within a flood planning area

Those matters that are of relevance are addressed in detail in the body of this report.

Clause 1.9A - Suspension of Covenants, Agreements and Instruments

Clause 1.9A is applicable and states in part:

- (1) *For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.*
- (2) *This clause does not apply:*
 - (a) *to a covenant imposed by the Council or that the Council requires to be imposed, or*
 - (b) *to any prescribed instrument within the meaning of Section 183A of the [Crown Lands Act 1989](#), or*
 - (c) *to any conservation agreement within the meaning of the [National Parks and Wildlife Act 1974](#), or*
 - (d) *to any Trust agreement within the meaning of the [Nature Conservation Trust Act 2001](#), or*
 - (e) *to any property vegetation plan within the meaning of the [Native Vegetation Act 2003](#), or*
 - (f) *to any biobanking agreement within the meaning of Part 7A of the [Threatened Species Conservation Act 1995](#), or*
 - (g) *to any planning agreement within the meaning of Division 6 of Part 4 of the Act.*

Pursuant to Clause 1.9A(2)a), the development site is subject to two Restrictions-as-to-User pursuant to Section 88B of the *Conveyancing Act 1919* in favour of Orange City Council:

1 *Terms of Restriction-as-to-User numbered 7 in the plan:*

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.

Council's Assistant Development Engineer advises that the proposed development will not be contrary to the terms of the restriction.

2 *Terms of Restriction-as-to-User numbered 8 in the plan:*

No metal panel fences are permitted to be constructed on the lot burdened. All fences shall be constructed from timber or masonry or a combination of timber and masonry.

A condition of consent is recommended to reinforce the terms of the restriction.

The land is also subject to a right of access adjacent to the southern boundary (denoted "V" in the plan). The proposed development will have nil impact on the operation of the easement.

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Clause 2.3 - Zone Objectives and Land Use Table (cont)

The proposal is not contrary to the relevant R1 zone objectives:

- The proposed development will provide additional housing stock to accommodate the housing needs of the community. The proposed dwellings will be used and managed for the purposes of affordable housing. The development will be undertaken by Housing Plus, a registered community housing provider, under the NSW Government's Social and Affordable Housing Fund.
- The development will contribute to the variety of housing types and densities in the North Orange/Waratah precinct, and complement the developing neighbouring residential density.
- The proposal involves residential land use only.
- The North Orange residential area is serviced by public transport.
- The site does not have frontage or access to the Southern Link Road.

Part 3 - Exempt and Complying Development

The application is not exempt or complying development.

Part 4 - Principal Development Standards**Clause 4.1B - Minimum Lot Sizes for Dual Occupancy, Multi Dwelling Housing and Residential Flat Buildings**

Clause 4.1B applies and states in part:

- (2) *Development consent may be granted to development on a lot in a zone shown in Column 2 of the Table to this clause for a purpose shown in Column 1 of the Table opposite that zone, if the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the Table.*

<i>Column 1</i>	<i>Column 2</i>	<i>Column 3</i>
<i>Multi dwelling housing</i>	<i>R1 General Residential</i>	<i>1250m²</i>

In consideration of this clause, the proposed development is situated on land zoned R1 General Residential. The subject land comprises site area of 5,216m², and exceeds the minimum area of 1,250m² required for a multi dwelling housing.

Part 5 - Miscellaneous Provisions

The Part 5 provisions are not applicable to the subject land or proposed development.

Part 6 - Urban Release Area

Not relevant to the application. The subject site is not located in an Urban Release Area.

Part 7 - Additional Local Provisions**Clause 7.1 - Earthworks**

Clause 7.1 applies. This clause states in part:

- (3) *Before granting development consent for earthworks, the consent authority must consider the following matters:*
- (a) *the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,*
 - (b) *the effect of the development on the likely future use or redevelopment of the land,*
 - (c) *the quality of the fill or the soil to be excavated, or both,*
 - (d) *the effect of the development on the existing and likely amenity of adjoining properties,*
 - (e) *the source of any fill material and the destination of any excavated material,*
 - (f) *the likelihood of disturbing relics,*
 - (g) *the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area,*
 - (h) *any measures proposed to minimise or mitigate the impacts referred to in paragraph (g).*

In consideration of this clause, the proposal is considered to be acceptable. The site has negligible fall towards the public road to the south. Minor earthworks (levelling) will be required for construction and civil works. Appropriate drainage infrastructure will be provided within the development to ensure earthworks and finished levels will not impact on adjoining properties or receiving waterways. A detailed engineering drawing of the proposed works addressing the matters above will be required to be submitted prior to works commencing. The site is not known to be contaminated, nor is the site known to contain any Aboriginal, European or archaeological relics. The site is not in proximity to any waterway, drinking water catchment or sensitive area. Conditions are recommended in relation to sediment and erosion controls.

Clause 7.3 - Stormwater Management

Clause 7.3 is applicable. This clause states in part:

- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:*
- (a) *is designed to maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting onsite infiltration of water, and*
 - (b) *includes, where practical, onsite stormwater retention for use as an alternative supply to mains water, groundwater or river water, and*
 - (c) *avoids any significant impacts of stormwater runoff on adjoining downstream properties, native bushland and receiving waters, or if that impact cannot be reasonably avoided, minimises and mitigates the impact.*

Clause 7.3 - Stormwater Management (cont)

In consideration of this clause, stormwater from the development will be collected and piped to the existing interlot drainage pit on the subject land. Council's Assistant Development Engineer has recommended conditions to satisfy the requirements of Clause 7.3.

Clause 7.6 - Groundwater Vulnerability

The subject land is identified as 'Groundwater Vulnerable' on the Groundwater Vulnerability Map. Clause 7.6 applies. This clause states in part:

- (3) *Before determining a development application for development on land to which this clause applies, the consent authority must consider:*
- (a) *whether or not the development (including any onsite storage or disposal of solid or liquid waste and chemicals) is likely to cause any groundwater contamination or have any adverse effect on groundwater dependent ecosystems, and*
 - (b) *the cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.*

In consideration of Clause 7.6, there are no aspects of the proposed residential development that will impact on groundwater and related ecosystems.

Clause 7.11 - Essential Services

Clause 7.11 applies and states:

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- (a) *the supply of water,*
- (b) *the supply of electricity,*
- (c) *the disposal and management of sewage,*
- (d) *storm water drainage or onsite conservation,*
- (e) *suitable road access.*

In consideration of this clause, the listed essential services are available to the land and adequate for the proposal. Conditions are recommended requiring extension, augmentation and/or upgrading of urban utility services to the standards required to service the proposed dwellings.

STATE ENVIRONMENTAL PLANNING POLICIES**State Environmental Planning Policy (State and Regional Development) 2011**

SEPP Regional Development 2011 is applicable. Pursuant to Clause 20(1):

Development specified in Schedule 7 is declared to be regionally significant development ...

Schedule 7(5) lists:

*Private infrastructure and community facilities over \$5million, [including]
(b) affordable housing.*

In consideration of this clause, an estimate of the capital investment value (CIV) of the development, as prepared by an independent certified quantity surveyor, was submitted in support of the proposal. The estimate of CIV submitted by the applicant in support of the proposed development exceeds \$5.3m.

It is noted that the CIV includes the cost estimate for demolition of the existing improvements on the subject land (some \$40,000). The DA documentation notes that these works were approved under former DA 4/2015(2), and further consent is not sought under the current DA. On this basis, the CIV should be adjusted to exclude costs for demolition.

Council staff have carried out a review of the CIV submitted in support of the application against the definition for CIV pursuant to Department of Planning Circular PS10-008 (10 May 2010) - *New definition of capital investment value*. Council's Acting Director Development Services considers the revised cost of the development to be \$5,207,350.

The consent authority for regionally significant development is the regional planning panel for the area, ie Western Joint Region Planning Panel, pursuant to Section 4.5 of the EPAA 1979.

State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)

SEPP 70 – Affordable Housing (Revised Schemes) is applicable. Pursuant to Clause 3(2):

This policy:

- (a) Identifies that there is a need for affordable housing across the whole of the State, and*
- (b) Describes the kinds of households for which affordable housing may be provided, and*
- (c) Makes a requirement with respect to the imposition of conditions relation to the provision of affordable housing.*

Pursuant to Clause 8, affordable housing is defined as:

very low income households, low income households and moderate income households whose gross incomes fall within the following ranges of percentages of the median household income according to the Australian Bureau of Statistics:

<i>Very low income household</i>	<i>less than 50%</i>
<i>Low income household</i>	<i>50 or more but less than 80%</i>
<i>Moderate income household</i>	<i>80–120%</i>

State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes) (cont)

Schedule 2 of SEPP 70 lists the affordable housing principles as follows:

- 1 *Where any of the circumstances described in section 7.32 (1) (a), (b), (c) or (d) of the Act occur, and a State environmental planning policy or local environmental plan authorises an affordable housing condition to be imposed, such a condition should be imposed so that mixed and balanced communities are created.*
- 2 *Affordable housing is to be created and managed so that a socially diverse residential population representative of all income groups is developed and maintained in a locality.*
- 3 *Affordable housing is to be made available to very low, low or moderate income households, or any combination of these.*
- 4 *Affordable housing is to be rented to appropriately qualified tenants and at an appropriate rate of gross household income.*

The proposed development is being carried out by Community Housing Provider 'Housing Plus' as part of the NSW government's 'Social and Affordable Housing Fund,' a key initiative under the 'Future Directions for Social Housing in NSW' strategy. The proposed dwellings will be occupied by tenants who have been assessed as eligible under the NSW Housing Pathways Strategy.

It is considered that the proposal satisfies the relevant principals above, as outlined in the following sections of this report.

State Environmental Planning Policy (Affordable Rental Housing) 2009

SEPP Affordable Rental Housing 2009 is applicable. The proposed development is consistent with the relevant provisions of the SEPP, as considered below.

Clause 3 Aims of Policy

The applicable aims at Clause 3 include:

- Aim (a): To provide a consistent planning regime for the provision of affordable rental housing;*
- Aim (e): To facilitate an expanded role for not-for-profit providers of affordable rental housing;*
- Aim (f): To support local business centres by providing affordable rental housing for workers close to places of work; and*
- Aim (g): To facilitate the development of housing for the homeless and other disadvantaged people who may require support...*

The proposed development is considered to comply with the above aims, as outlined in this report.

Clause 6 Affordable Housing

The proposed dwellings will comprise affordable housing, which means *housing for very low income households, low income households or moderate income households ...* (Clause 1.4(2). EPAA 1979). Clause 6 expands on the definition, as follows:

- (1) *In this Policy, a household is taken to be a very low income household, low income household or moderate income household if the household:*
- (a) *has a gross income that is less than 120 per cent of the median household income for the time being for the Greater Sydney (Greater Capital City Statistical Area) (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent, or*
 - (b) *is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.*

With regard to the definition of affordable housing, the proposed development will be undertaken by Housing Plus, a registered community housing provider as part of the NSW government's 'Social and Affordable Housing Fund,' a key initiative under the 'Future Directions for Social Housing in NSW' strategy. The proposed dwellings will be occupied by tenants who have been assessed as eligible under the NSW Housing Pathways Strategy.

Clause 10 Development to which Division applies

Division 1 In-fill Affordable Housing is applicable to the proposed development, as multi dwelling housing is permitted on the land (Clause 10(1)(a)); the land does not contain a heritage item (Clause 10(1)(b)); and the development site is within 400m of land zoned B2 Local Centre.

Clause 13 Floor space ratios

The prescribed FSR for the subject land is 0.3:1, pursuant to Clause 13. Based on site area of 5,216m², a maximum floor space of 1,566m² is permitted. The proposed development will comprise gross floor area of 1,285m² or 0.25:1, in compliance with this clause.

Clause 14 Standards that cannot be used to refuse consent

The proposal will generally satisfy the development standards listed in Clause 14:

Clause	Control	Proposal	Compliance
14(1)(b)	Minimum site area: 450m ²	5,216m ²	Yes
14(1)(c)(i)	Minimum landscaped area: 35m ² per dwelling	>35m ² private landscaped area per dwelling	Yes
14(1)(d)	Minimum deep soil zones: 15% of the site [782.4m ²]; minimum dimension of 3m; and 2/3 at rear of the site	Deep soil zones provided to car park perimeter, communal open space areas, some private open space areas	Generally in accordance, however deep soil zones appear to be less than 15% of the site. A condition is recommended for additional deep soil zones

Clause 14 Standards that cannot be used to refuse consent (cont)

14(1)(e)	Minimum solar access: 3 hours sunlight to indoor and outdoor living spaces for 3 hours, to 70% of dwellings	3 hours sunlight to indoor and outdoor living spaces for 17/19 or 89.5% dwellings	Yes
14(2)(a)(i)	Minimum parking: 0.4 spaces/ 1br dwelling; 0.5 spaces/ 2br dwelling	7 x 0.4 (1br) = 2.8 12 x 0.5 (2br) = 6 8.8 spaces required and 18 covered spaces provided (plus additional stacked)	Yes
14(2)(b)	Minimum dwelling size: 50m ² for 1br; 70m ² for 2br	1br Dwellings 12-18: 55m ² 2br Dwellings 1-11, 19: 75m ²	Yes

Clause 15 Design requirements

The proposed development is considered suitable in the context of the *Seniors Living Policy: Urban Design Guidelines for Infill Development* (Department of Infrastructure, Planning and Natural Resources 2004), as outlined below.

(Where applicable, Council's related development standards as contained in *DCP 2004-7 Development in Residential Zones* are also referenced.)

1 Responding to Context

- The site is located nearby a precinct of town house lots (250-350m²) and cottage lots (350-500m²), with compact dwellings under construction at Pearl Court and Telopea Way (refer cadastre at Figure 7 below). The proposal will complement the developing neighbourhood residential density.



Figure 7 – medium density residential lots nearby to the site

1 Responding to Context (cont)

- The subject land has development consent for multi dwelling housing (14 dwellings), pursuant to DA 4/2015(2). The proposed density of development is an accepted and indeed approved component of the neighbourhood. It is also noted that the proposed site layout is reflective of the approved site layout in relation to internal road layouts and the siting of dwellings.
- The North Orange neighbourhood shopping centre is located some 70m to the west across Telopea Way via a pedestrian pathway. Child care centres, medical facilities and recreation/open space areas are also located nearby to the site. The proposed development responds to the aims of SEPP Affordable Rental Housing 2009 and the general planning principal which supports the location of medium density housing in close proximity to shopping, recreation, community and medical facilities.
- The development site has limited frontage to Pearl Court/Emerald Street, and the proposed dwellings will present to internal private access roads. The site layout will afford a separate and integrated residential precinct, with a defined character and identity. This arrangement is consistent with recent dwellings at 26 Telopea Way (refer Figure 7 above). The proposed development will not impact the pattern and hierarchy of local streets in respect of built form and siting.
- The site frontage will be largely hardstand vehicle areas, however border and screening landscaping is proposed. The proposed plantings will relate to private landscaping on adjoining residential parcels.
- It is considered that the configuration of the subject allotment is suitable for medium density housing in the layout proposed. As outlined above, the proposed site layout is reflective of the existing development consent on the land in relation to internal road layout and siting of dwellings.
- The particular residential precinct is defined by contemporary large and compact dwelling houses circa 2015-2019. The proposed dwellings will adopt a building form, finish, massing and spacing that will relate to the neighbourhood.
- The design of the dwellings will be reflective of modern domestic architecture in this setting, with hip and gable roof profiles; brick and steel finishes; and front elevation articulation via symmetrical openings and portico elements.
- The development satisfies the R1 zone objectives to provide a variety of housing types and densities. Multi- dwelling housing is a permitted and complementary land use in the zone. It is considered that the development is sited and designed to reasonably integrate in this setting.

2 Site Planning and Design**Objectives:**

- *To minimise the impact of new development on neighbourhood character*
- *To retain existing natural features of the site that contribute to neighbourhood character*
- *To provide high levels of amenity for new dwellings*

2 Site Planning and Design (cont)

Objectives (cont):

- *To maximise deep soil and open space for mature tree planting, water percolation and residential amenity*
- *To minimise the physical dominance of car parking, garaging and vehicular circulation*
- *To provide housing choice through a range of dwelling sizes*

The following comments are provided in consideration of the above objectives:

- As outlined in the foregoing assessment (Responding to Context), the proposed development will suitably relate to neighbourhood character in relation to built form and landuse (density).
- The subject land does not contain existing natural features that require retention.
- The proposed site layout and dwelling design will provide an acceptable standard of residential amenity for the proposed dwellings. The development standards contained in DCP 2004-7 applicable to amenity are outlined below.

Solar Access - Internal

Pursuant to the DCP, *sunlight is to be provided to at least 75% of north-facing living area windows within the development for a minimum of 4 hours on the winter solstice*. A Solar Access Site Plan was submitted in support of the proposal (refer Figure 8 below). As demonstrated, sunlight will be provided to north-facing living room windows for 17 of the 19 dwellings, consistent with the DCP.

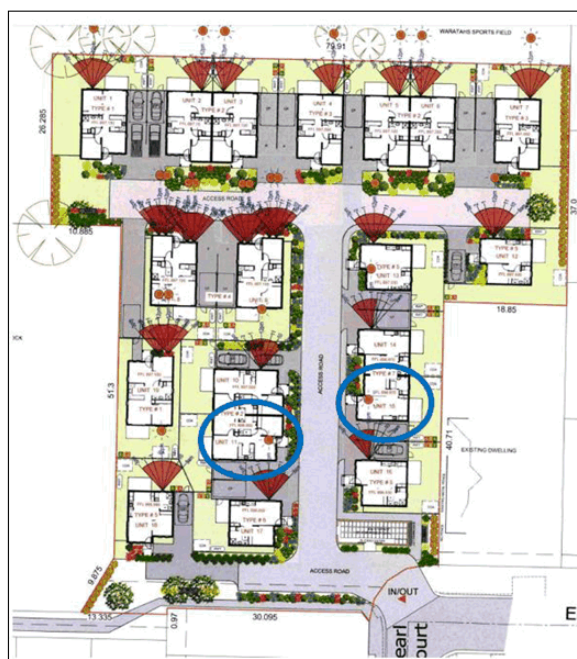


Figure 8 – Solar Access Plan

Solar Access - Internal (cont)

Dwellings 11 and 15 (circled in blue in Figure 8) will be located on the south side of the attached duplex style buildings, and will not have northern living windows. Internal solar access will be provided to these dwellings in the morning and afternoon. It is noted that the SEPP requires 3 hours indoor solar access to 70% of dwellings within the development, and the proposal satisfies this standard (pursuant to Clause 14(1)(e)).

Solar Access - External

Pursuant to the DCP, sunlight is to be available to 40% of the required open space area for dwellings within the development for at least 3 hours on the winter solstice.

This development standard equates to 15m² sunlight to private open spaces areas for 2br dwellings (Units 1-11 and 19); and 11m² sunlight to private open spaces areas of 1br dwellings (Units 12-18).

Shadow diagrams were submitted in support of the proposal (refer Sheets A011 – A014 in the attached plans). The shadows diagrams do not contain calculations of unshaded areas in private open spaces. Notwithstanding, extrapolation by Council staff demonstrate on-ground solar access to the proposed dwellings consistent with the DCP - excepting Units 8 and 9, circled in red in Figure 9 below.

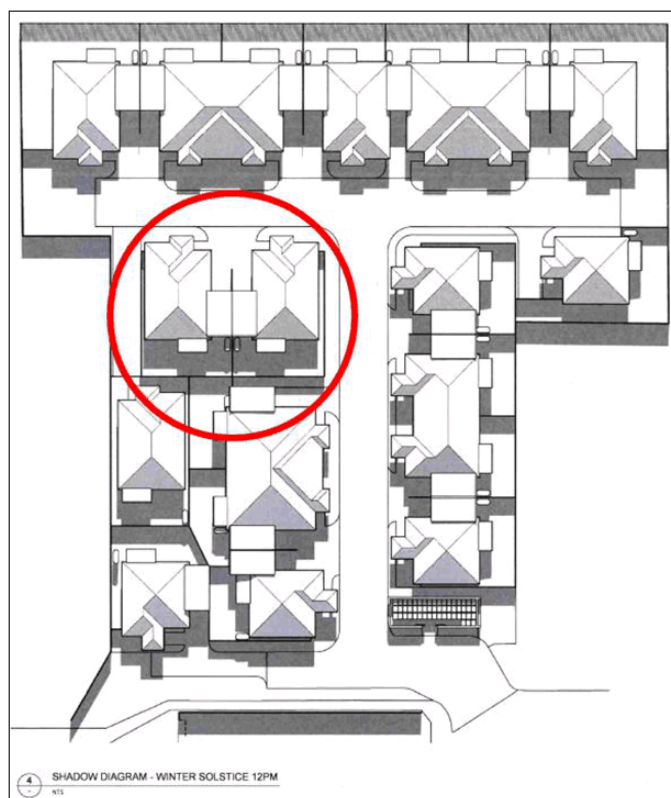


Figure 9 – 12pm shadow diagram

It is noted that the SEPP requires 3 hours outdoor solar access to 70% of dwellings within the development, and the proposal satisfies this standard (pursuant to Clause 14(1)(e)).

Private Open Space

Private open space for the proposed dwellings will generally comply with the DCP Guidelines:

- 1br dwellings (Units 12-18) will require 27.5m² and be provided with a minimum 50m².
- 2br dwellings (Unit 1-11 and 19) will require 37.5m² and be provided with a minimum 55m²;
- An area of 5m x 5m will be provided within each private open space area.
- Private open space will be located behind the building line and accessed by an internal living area.
- Solar access will be provided to private open spaces in accordance with the DCP Guidelines, excepting Units 8 and 9 as considered above.

Car Parking

Pursuant to the DCP, a total of 25.2 (26) car parking spaces is required for dwellings within the development as follows:

1br dwellings - 1.0 space per unit = 7 spaces

2br dwellings - 1.2 spaces per unit = 14.4 spaces

Visitor parking – 0.2 spaces per unit = 3.8 spaces

A total of 31 onsite parking spaces will be provided for the development, in the form of 19 carports and 12 tandem spaces. It is noted that the DCP does not prescribe the form of undercover car parking, ie carports or garages. The proposed carports will not be visible at the site frontage.

Visual Privacy

The proposed site layout and building design will provide acceptable visual privacy for dwellings within the development due to the following:

- The proposed dwellings will overlook their associated private open space areas.
- There will be nil-negligible interface between living room windows and opposing open space areas within the development.
- Perimeter and internal fencing will be installed.
- Finished ground and floor levels will not result in overlooking.

Visual Bulk

The proposed dwellings will not result in visual bulk encroachment impacts within the development site:

- The proposed dwellings will be single-storey, with reasonable setbacks from internal boundaries.
- Finished floor levels will relate to existing natural ground level.
- The proposed dwellings will be contained within the visual bulk envelope plane prescribed in the DCP.

Visual Bulk (cont)

- The proposed dwellings will comprise a total building footprint of 2,355.5m² (roof and carport areas). Based on site area of 5,216m², the development will have site coverage of 45.2% in compliance with the maximum 50% prescribed in DCP 2004-7 for multi dwelling housing.
- A landscape plan was submitted in support of the proposal. Council's Manager City Presentation raised no objection to plant species selection, however recommended additional deep soil zones for tree planting, comprising 6 additional trees with a mature height of 10-15m. Conditions are recommended requiring preparation and implementation of a revised landscape plan to satisfy the requirements of the Manager City Presentation.
- Vehicular access to the site will be via the curved road formation at the intersection of Pearl Court and Emerald Street. The site has frontage to the public street of some 12m, and 10m will be required to provide driveway access to the site. Hardstand is substantial, however necessary to provide appropriate access to the development (and indeed any development on the subject land). Plantings at the site frontage will be provided to soften the appearance of the site access. Onsite car parking (carports) will not be visible at the site frontage.
- A mix of 1 and 2 bedrooms dwellings will be provided in single and duplex arrangement, with associated variety in massing and scale.

3 Impacts on Streetscape**Objectives:**

- *To minimise impacts on the streetscape and enhance its desirable characteristics*
- *To ensure that new development, including the built form, front and side setbacks, trees, planting and front fences, is designed and scaled appropriately in relation to the existing streetscape*
- *To minimise dominance of driveways and car park entries in the streetscape*
- *To provide a high level activation and passive surveillance to the street*

The following comments are provided in consideration of the above objectives:

- The Pearl Court/Emerald Street streetscape is comprised of detached large and compact dwellings circa 2015-2019 of contemporary design and detailing, on separate allotments (330-1000m²).
- The development site has limited frontage to Pearl Court/Emerald Street, and the proposed dwellings will present to internal private access roads. The site layout will afford a separate and integrated residential precinct, with a defined character and identity.
- The proposal does not involve the erection of front fencing to Pearl Court/Emerald Street. The open front setback will complement those for nearby dwellings in the streetscape.

3 Impacts on Streetscape (cont)

- As outlined above, hardstand at the site frontage for vehicle access is substantial but necessary to provide appropriate access to the development (and indeed any development on the subject land). Plantings will be provided at the site frontage to soften the appearance of the site access, including extra trees as required by conditions
- Carports for the proposed dwellings will not be visible at the site frontage.
- The active frontage to the development site will comprise a waste collection facility, albeit screened by landscaping (including additional plantings as required by condition). The internal access roads will not permit access via waste contractors, and hence the placement of bins in the facility on collection day will be required. The waste collection facility will be visible within the view corridor formed by Pearl Court, and if not used by residents correctly, will have adverse visual impacts on the streetscape. Conditions are recommended by Council's Waste Manager in relation to use, operation and maintenance of the bin collection facility.
- The proposal will not adversely impact on pedestrian access associated with the public roads. All vehicles associated with the development will enter and exit the site in a forward direction. Sight lines are suitable to avoid conflict with pedestrians.

4 Impacts on Neighbours

Objectives:

- *To minimise the impact on the privacy and amenity of existing neighbouring dwellings*
- *To minimise overshadowing of existing dwellings and private open space by new dwellings*
- *To retain neighbours' views and outlook to existing mature planting and tree canopy*
- *To reduce the apparent bulk of development and its impact on neighbouring properties*
- *To provide adequate building separation*

The following comments are provided in consideration of the above objectives:

- The proposed site layout and dwelling design will provide an acceptable standard of residential amenity for future/dwellings adjoining the site. The development standards contained in DCP 2004-7 applicable to amenity are outlined below.

Solar Access

Shadows cast by the proposed dwellings will be largely contained within the development site during the daytime period (9am – 3pm) with negligible impact on solar access for adjoining dwellings.

Visual and Acoustic Privacy

Perimeter fencing and setbacks from boundaries will limit overlooking from the development site. Where practicable, private open spaces will adjoin the site perimeter (excepting Units 18 and 19), with dwellings removed from boundaries to limit potential privacy and acoustic impacts on adjoining properties.

Additional population will result in additional noise, notwithstanding that residential landuse is not noise-generating per se. Residential development of this parcel is an anticipated and indeed approved outcome. Noise from the proposed dwellings is unlikely to adversely alter the neighbourhood acoustic environment. Construction noise will be temporary and within daylight hours. The neighbourhood is already subject to noise impacts associated with waste collection.

Visual Bulk

The proposed dwellings will not result in visual bulk encroachment impacts for future/ adjoining dwellings:

- The proposed dwellings will be single storey, with reasonable setbacks from side and rear boundaries.
- The dwellings will complement the bulk, scale and massing of dwellings nearby to the site in Pearl Court.
- Finished floor levels will relate to existing natural ground level.
- The proposed dwellings will be contained within the visual bulk envelope plane prescribed in DCP 2004-7.
- The proposed dwellings will not exceed maximum site coverage of 50%, as considered previously.

Waste Collection

In order to achieve a suitable arrangement for the collection of domestic waste, the applicant is proposing a temporary waste storage area in the front setback of the site. The intent as submitted by the applicant is for residents to wheel the waste, green waste and recycling bins to the dedicated collection area on the evening prior to pick up and have the bins returned to each residence once the bins have been emptied.

JR Richards have an existing agreement with Council to pick up waste from within unit developments from dedicated storage areas. As there are 19 dwellings within the development site (comprising 1 and 2 bedroom dwellings), the potential arises for up to 57 bins to be placed in this area on collection day. As such it will be necessary for this area to be able to accommodate that amount of bins and provide a suitable area for JR Richards staff to suitably manoeuvre bins within the facility on collection day.

Council's Manager Waste Services and Technical Support has discussed the matter with a representative from JR Richards who has recommended that the storage area be slightly enlarged to accommodate the number of bins and associated manoeuvring area requirements.

Waste Collection (cont)

The provision of a temporary waste collection area at the site frontage whilst practical is not ideal in terms of streetscape presentation. The location of this facility at the site frontage has the potential to impact upon the property at 9 Emerald Street if not properly managed or suitably landscaped. The proposed communal waste collection area for the dwellings is for collection rather than storage, therefore impacts to the immediate adjacent neighbour will be limited to one day a week. The proposal involves the screening of this facility from the street.

Conditions are recommended by Council's Manager Waste Services and Technical Support, Manager City Presentation and Manager Development Assessment in relation to use, operation, maintenance and screening of the waste storage facility to mitigate any impact.

The neighbourhood is already subject to noise impacts associated with waste collection.

- The site is not located within an important view corridor and does not contain significant natural features or vegetation. The visual impacts of the waste collection facility within the view corridor formed by Pearl Court were considered above (refer *Impacts on Streetscape*).

5 Internal Site Amenity**Objectives:**

- *To provide quality useable private and communal open space for all residents*
- *To provide dwellings that have distinct identity and safe entries*
- *To provide safe and distinct pedestrian routes to all dwellings and communal facilities*
- *To ensure adequate solar access to living areas and private open space*
- *To reduce the dominance of parking, garaging and vehicular circulation space on the internal character of new development.*

The following comments are provided in consideration of the above objectives:

- As outlined previously, private open space will be provided for each dwelling. Private open space will satisfy the provisions contained in the SEPP, and generally comply with the DCP in relation to minimum area, dimension, orientation, solar access and connectivity. The proposal does not involve communal open space.
- A Crime Risk Assessment of the proposed development was undertaken by NSW Police – Central West Police District. A number of Crime Prevention Through Environmental Design treatments are recommended for the development in order to reduce opportunities for crime. Conditions are recommended in relation to external lighting; CCTV; fencing heights and materials; window and door construction and hardware; street and dwelling numbering; the display of signage in relation to onsite security measures etc.

5 Internal Site Amenity (cont)

- Excepting Unit 19, the proposed dwellings will each have defined and safe entries, visible from shared spaces within the development. NSW Police provide the following comments in relation to Unit 19 (circled in red in Figure 10 below):

There are limited opportunities for surveillance from within Unit 19 which is cause for concern. Residents in Unit 19 will have little to no ability to detect potential intruders until they are on the doorstep. The surrounding residents will also have no surveillance opportunities into the entrance of Unit 19. In a private unit complex such as this one, surveillance from neighbours is an important crime prevention factor.

It is noted that the natural surveillance that will be afforded Unit 19 will be consistent with other battleaxe unit developments throughout the city. The front elevation for Unit 19 will comprise a living room, and overall surveillance across the entire development site itself is considered high.

- As a matter arising, NSW Police also recommend relocation of the mail boxes (circled in blue in Figure 10 below) to a more prominent location to improve surveillance opportunities. A condition is recommended in relation to this matter.



Figure 10 – elements to be relocated via condition to improve crime prevention

5 Internal Site Amenity (cont)

- Some pedestrian paths are provided through the development site. Pedestrian movement through the site is considered likely between the proposed dwellings and to the pedestrian pathway to the North Orange shopping centre adjacent to the southern boundary.
- As outlined previously, indoor and outdoor solar access will be provided to dwellings within the development consistent with the SEPP, and with minor variation to the DCP.
- Hardstand areas across the development site are typical of multi-dwelling housing development.

Clause 16A Character of local area

The design of the proposed development is considered to be compatible with the character of the local area pursuant to Clause 16A. The particular residential precinct is defined by contemporary single-storey large and compact dwelling houses circa 2015-2019. The proposed dwellings will adopt a building form, finish, massing and spacing typical to the neighbourhood. The design of the dwellings will be reflective of modern domestic architecture in this setting, with hip and gable roof profiles; brick and steel finishes; and front elevation articulation via symmetrical openings and portico elements.

Clause 17 Must be used for affordable housing for 10 years

Pursuant to Clause 17, a condition is recommended requiring registration of a Restriction-as-to-User against the title of the subject land, requiring use of the dwellings for the purposes of affordable housing; and management of the housing by a registered community housing provider for 10 years from occupation.

Clause 18 Subdivision

Notwithstanding permissibility at Clause 18, the proposed development does not involve subdivision.

State Environmental Planning Policy 55 - Remediation of Land

State Environmental Planning Policy (SEPP) 55 - Remediation of Land is applicable. Pursuant to Clause 7 *Contamination and remediation to be considered in determining development application*:

- (1) *A consent authority must not consent to the carrying out of any development on land unless:*
- (a) *it has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

State Environmental Planning Policy 55 - Remediation of Land (cont)

In consideration of this clause, a preliminary contamination assessment was submitted in support of the proposal (Premise May 2019). The assessment concludes *'the suitability of the site to be consistent with the proposed landuse (multi dwelling housing), within the requirements of SEPP 55 Remediation of Land.'* Further contamination investigation is not required, and the subject land is suitable for the proposed development.

PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION 4.15(1)(A)(II)**Draft Remediation of Land State Environmental Planning Policy**

Draft Remediation of Land SEPP is applicable. The Draft SEPP requires in part that consideration be given to potential contamination on nearby or neighbouring properties and groundwater. Residential land and public open space adjoining the site is not identified or considered to be contaminated.

Draft Orange Local Environmental Plan 2011 (Amendment 24)

Draft Orange LEP Amendment 24 has recently completed public exhibition (26 July-26 August 2019). The Draft plan involves various administrative amendments to the LEP, including updated maps and new and amended clauses. The proposed development is not adverse to any matter in Amendment 24.

DESIGNATED DEVELOPMENT

The proposed development is not designated development.

INTEGRATED DEVELOPMENT

The proposed development is not integrated development.

PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN 54.15(1)(A)(III)**Development Control Plan 2004**

The following parts of DCP 2004 are applicable to the proposed development:

- Part 2 - Natural Resource Management
- Part 3 - General Considerations
- Part 4 - Special Environmental Considerations
- Part 5 - General Considerations for Zones and Development
- Part 7 – Development in Residential Zones.

The relevant matters in Parts 2, 3 and 4 were considered in the foregoing assessment under Orange LEP 2011.

The relevant matters in Part 5 are addressed below (refer *Any Submissions*).

The relevant matters in Part 7 were considered in the foregoing assessment under SEPP (Affordable Rental Housing) 2009.

ORANGE DEVELOPMENT CONTRIBUTIONS PLAN 2017

Section 7.11 development contributions are applicable to the proposed development, pursuant to Orange Development Contributions Plan 2017 (Waratah Contributions Area) as follows:

Open Space and Recreation	Seven x 1 bedroom dwellings @ \$1,679.67 plus Twelve x 2 bedrooms dwellings @ \$2,273.36 less One standard lot @ \$3,876.55	\$35,161.46
Community and Cultural	Seven x 1 bedroom dwellings @ \$487.12 plus Twelve x 2 bedrooms dwellings @ \$659.27 less One standard lot @ \$1,124.18	\$10,196.90
Roads and Traffic Management	Seven x 1 bedroom dwellings @ \$2,473.46 plus Twelve x 2 bedrooms dwellings @ \$3,091.82 less One standard lot @ \$5,116.91	\$49,299.15
Local Area Facilities	Seven x 1 bedroom dwellings @ \$4,029.58 plus Twelve x 2 bedrooms dwellings @ \$5,453.79 less One standard lot @ \$9,299.83	\$84,352.71
Plan Preparation & Administration	Seven x 1 bedroom dwellings @ \$252.41 plus Twelve x 2 bedrooms dwellings @ \$341.63 less One standard lot @ \$582.53	\$5,282.50
TOTAL:		\$184,292.70

Headworks charges for water supply, sewer and drainage works will also apply to the proposal. The contributions are based on seven x 1 bedroom dwellings and twelve x 2 bedroom dwellings (the existing allotment has a credit of one standard lot which will be applied at the time of payment).

Conditions are recommended requiring payment of development contributions and headworks charges.

PROVISIONS PRESCRIBED BY THE REGULATIONS S4.15(1)(A)(IV)**Demolition of a Building (clause 92)**

The proposal does not involve the demolition of a building. The applicant has advised that the required demolition of the dwelling house and associated domestic structures will be undertaken pursuant to the requirements of the DA 4/2015(2) which already permits such work to be undertaken.

Fire Safety Considerations (clause 93)

The proposal does not involve a change of building use for an existing building. Conditions are recommended requiring the development be designed and constructed to comply with *Fire and Rescue NSW – Fire Hydrants for Minor Residential Development* and *Fire and Rescue NSW – Access for Fire Brigade Vehicles and Firefighters*.

Buildings to be Upgraded (clause 94)

The proposal does not involve the rebuilding, alteration, enlargement or extension of an existing building.

BASIX Commitments (clause 97A)

A satisfactory BASIX certificate has been submitted with the application.

THE LIKELY IMPACTS OF THE DEVELOPMENT S4.15(1)(B)

The likely impacts of the development considered in the foregoing assessment include:

- impacts on neighbourhood character (built form and landuse / function);
- visual impacts on the streetscape;
- impacts on residential amenity for the proposed dwellings and those on adjoining lands; and
- impacts on the natural environment.

Other impacts associated with the development are considered below.

Traffic Impacts

The proposed development is considered to be satisfactory in terms of traffic impacts, as follows:

- Traffic generation associated with the development will be in the order of 76-95 daily vehicle trips, based on 4-5 daily vehicle trips for up to two bedroom dwellings (*RTA Guide to Traffic Generating Development*, Roads and Traffic Authority 2002). Council's Assistant Development Engineer advises that the anticipated traffic volume increase is well within the capacity of the servicing roads (Pearl Court and Emerald Street). It is noted that the existing Pearl Court Road formation was approved under former DA 4/2015(2). Traffic generated by the development will not exceed environmental goals for peak volumes on local streets, nor adversely impact on pedestrian safety.
- Vehicular access to the site will be via the curved road formation at the intersection of Pearl Court and Emerald Street. The site has frontage to the public street of some 12m, and 10m will be required to provide driveway access to the site. Hardstand is substantial, however necessary to provide appropriate access to the development (and indeed any development on the subject land).

Traffic Impacts (cont)

- Internal roads will be no-through and private access roads to service the proposed dwellings only. Internal access roads will have a minimum width of 6m and accommodate two-way passing of cars (B85 vehicles) within the site. Sufficient manoeuvring area will be available within the internal roadway to permit a reverse manoeuvre from carports and tandem spaces, onsite turning and forward direction egress to Emerald Street. The design of internal roadway will comply with the Orange Development and Subdivision Code.
- Internal and private roadways for residential development of this scale are not required to accommodate access and manoeuvring for service vehicles (eg. emergency services or waste collection). Waste collection at the site frontage (see below) will not conflict with movement of vehicles along Pearl Court and Emerald Street. The proposed access arrangements will be designed and constructed to comply with standards of Fire and Rescue NSW in relation to hydrant coverage and access.
- Sufficient onsite car parking will be provided for the development in accordance with state and local policy. Onsite car parking (carports) will not be visible at the site frontage.

Waste Management

A shared waste collection facility will be located at the site frontage. The internal access roads will not permit access via waste contractors, and hence the placement of bins in the facility on collection day will be required.

The waste collection facility will be visible within the view corridor formed by Pearl Court, and if not used by residents correctly, will have adverse visual impacts on the streetscape and adjoining residents. Conditions are recommended by Council's Waste Manager in relation to design, use, operation and maintenance of the waste collection facility. As outlined above, additional plantings are required by condition to provide screening of the facility in the streetscape.

Crime Rating

A Crime Risk Assessment of the proposed development was undertaken by NSW Police – Central West Police District. The Safer by Design Evaluation measures crime likelihood (statistical probability); consequence (crime outcome); distributions of reported crime (hotspot analysis); socio- economic conditions (relative disadvantage); situational hazards; and crime opportunity. The overall rating for this development is identified as High.

In order to reduce the potential crime opportunities, NSW Police have recommended a number of *Crime Prevention Through Environmental Design* treatments within the development. Conditions are recommended in relation to relocation of the shared mailbox; external lighting; CCTV; fencing heights and materials; window and door construction and hardware; street and dwelling numbering; the display of signage in relation to onsite security measures etc.

Further assessment of Crime Prevention Through Environmental Design has been provided in the foregoing assessment. The JRPP will need to satisfy itself that the proposed arrangements and recommended conditions of consent are acceptable.

Social and Economic Impacts

The social and economic impacts of the proposal (ie impacts on people, and their way of life, culture and community) are considered as follows:

- The proposal will contribute to a socially diverse residential population representative of all income groups. This outcome is consistent with the principles for affordable housing contained in SEPP 70; the aims of SEPP Affordable Housing 2009; and the plan and zone objectives in Orange LEP 2011.
- The proposal will locate affordable housing nearby to a local business centre, thereby concurrently supporting local businesses and providing employment opportunities for new residents. This outcome is consistent with the principles for affordable housing contained in SEPP 70.
- The proposed will facilitate the development of rental housing for low-moderate income earners, which is undersupplied in the region and state. This outcome is consistent with the principles for affordable housing contained in SEPP 70.
- The proposed development responds to the general planning principal which supports the location of medium density housing in close proximity to shopping, recreation, community and medical facilities.
- Pursuant to the submitted Social Impact Analysis (Western Research Institute May 2019), Australian and international research has found no evidence that the development of affordable housing increases local crime rates. The Analysis provides that there is a correlation between unstable or temporary accommodation and perpetrators of crime, however, affordable housing as proposed is neither unstable nor temporary.
- The submitted Social Impact Assessment provides that affordable housing will have various positive social and economic impacts for the local community. Such impacts include an increased supply of affordable housing; construction employment; and personal wellbeing for tenants and associated intergenerational benefits.

The proposed development is considered to have positive social and economic impacts.

THE SUITABILITY OF THE SITE S4.15(1)(C)

The subject land is suitable for the development due to the following:

- the proposal is permitted on the subject land R1 General Residential zoning
- the site is accessible to business and recreation lands, and non-residential complementary uses (child care and medical centres)
- the site is of sufficient area and dimensions to accommodate multi dwelling housing and provide a suitable standard of residential amenity
- the site has direct frontage and access to public streets
- there is no known contamination on the land
- all utility services are available and adequate
- the site is not subject to natural hazards
- the subject land has no biodiversity or habitat value
- the site is not in proximity to any waterway, drinking water catchment or sensitive area
- the site is not known to contain any Aboriginal, European or archaeological relics.

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT S4.15(1)(D)

The proposal comprises advertised development pursuant to DCP 2004-5.3. At the completion of the written notice and public exhibition period, 267 submissions had been received in relation to the proposed development. Of these submissions, 192 support the proposal and 75 oppose the development. An additional 2 submissions were received after completion of the exhibition period (at the time of writing). The late submissions were opposed to the proposed development.

Pursuant to Council's *Declaration of Planning and Development Assessment Procedures and Protocols* (2010):

Upon receipt of at least five submissions objecting to a development application and where those issues are considered by Council to be reasonably capable of negotiation, a meeting will be offered to all parties in an attempt to resolve issues and find compromise prior to the matter being determined by the relevant authority.

It is considered that the issues raised in the opposing submissions were largely non-negotiable. All reasonable and planning-related objections raised can be mitigated via recommended conditions of consent. On these bases, the development did not proceed to mediation.

Submissions in Support of the Proposal

The issues raised in the supporting submissions are summarised as follows:

- There is widespread community support for the proposal.
- There is significant misinformation and misconception about the proposal and the proponent within the community.
- There is an urgent need for affordable housing in Orange, and a significant waiting list.
- Homelessness is increasing in Orange.
- There is a shortfall of rental accommodation in Orange for low-moderate income earners.
- Affordable housing is a basic and fundamental need.
- It is a human rights obligation to provide affordable housing.
- Affordable housing is in the best interests of the community.
- Residents of affordable housing are subject to unfair stereotyping.
- A cohesive and tolerant society is achieved by a mix of housing.
- The proposed development has been designed to comply with local and state planning policies.
- The proposed accommodation is appropriate for eligible tenants.
- Research does not support perceived arising adverse social impacts including crime and property devaluation.
- The benefits of being a resident of affordable housing or neighbour to affordable housing were expressed via personal experiences.

The issues raised in support of the proposal are noted by Council staff.

Submissions Against the Proposal

The issues raised in the opposing submissions are summarised and addressed below.

- **There is widespread opposition to the proposal from property owners nearby to the site.**

Comment: The proposed development is defined as multi dwelling housing pursuant to Orange LEP 2011. The NSW State Government has identified that affordable housing is required throughout NSW pursuant to SEPP 70. The proposal is consistent with the general principles set out for affordable housing in this SEPP and the Affordable Rental Housing SEPP, where reasonable amenity can be provided and maintained, and the development fits into the character of the area.

- **The estimated capital investment value of the proposed development has been inflated in order that the proposal will comprise regional development for determination by the Western Joint Regional Planning Panel. Orange City Council should be the consent authority.**

Comment: This issue was considered above (see *SEPP (Regional Development) 2011*). Council staff are satisfied that the proposal exceeds the prescribed value and the Western Joint Regional Planning Panel is the consent authority for the development.

- **There are inappropriate landuses nearby to the site (child care centres, registered clubs).**

Comment: The North Orange neighbourhood shopping centre is located some 70m to the west across Telopea Way via a pedestrian pathway. Child care centres, medical facilities and recreation/open space areas are also located nearby to the site. The proposed development responds to the general planning principal which supports the location of medium density housing in close proximity to shopping, recreation, community and medical facilities.

- **Traffic arrangements associated with the development will be unsuitable: there will be significant traffic generation; insufficient onsite car parking will be provided; no visitor parking will be available; Pearl Court Road formation is of insufficient width to accommodate traffic volumes associated with the development; traffic will impact on pedestrian safety; the site will not be accessible for emergency service vehicles; a new access road via Telopea Way should be constructed to service the development; a pedestrian crossing should be provided across Telopea Way; construction traffic will cause further congestion.**

Comment: The traffic impacts of the proposed development were considered above (see *The likely Impacts of the Development - Traffic Impacts*). Council's Technical Services Division is satisfied that traffic impacts of the development will be within reasonable limit. The subject land does not have frontage to Telopea Way and consent is not sought for alternative access via the adjoining parcel to the west. A request for a pedestrian crossing in Telopea Way will be considered under separate cover on application to the City of Orange Traffic Committee.

Any Submissions Made in Accordance with the Act s4.15(1)(d) (cont)

- **Zoning and landuse for the surrounding neighbourhood is low density residential and the proposal will be contrary to the character; the proposal comprises an overdevelopment of the site; the proposed built form will not relate to the neighbourhood character**

Comment: This matter was considered above (*see SEPP (Affordable Rental Housing) 2009*). It is considered that the proposal is consistent with the neighbourhood character. The subject land already has development consent for multi dwelling housing (14 dwellings) pursuant to DA 4/2015(2). The proposed density of development is an accepted and indeed approved component of the neighbourhood. It is also noted that the proposed site layout is reflective of the approved site layout in relation to internal road layouts and the siting of dwellings.

The Land and Environment Court has established that the proposal does not have to be the 'same' to be consistent with the surrounding area. It is considered that the visual appearance, landscaping, siting etc of this proposal are all consistent with the neighbourhood. It is not considered that the proposed dwellings will 'stand out' from the surrounding houses, as, although more compact being duplexes, they are similar in scale, form, colours, materials, detailing etc to their neighbours. The density is not considered to be higher than surrounding development, which although predominately made up of single dwelling houses, also contains dual occupancies and unit development.

- **The proposal will result in increased crime and anti-social behaviour in the neighbourhood (various sources/studies)**

Comment: This matter was considered above (*see The Likely Impacts of the Development – Crime Rating*; and *SEPP (Affordable Rental Housing) 2009*). It is noted that there are conflicting positions supporting and rejecting this submission in the literature. Conditions are included to minimise the potential for crime and anti-social behaviour for the site and neighbourhood.

- **Properties nearby to the site will be devalued.**

Comment: The impact of a development on property values is not a matter for consideration in the assessment of a development application under the EPAA 1979.

- **The arrangements for waste collection are unsuitable.**

Comment: This matter was considered above (*see The Likely Impacts of the Development – Waste Management*; and *SEPP (Affordable Rental Housing) 2009*). The proposed arrangements are consistent with other multi dwelling housing developments throughout the City, where the site frontage is of insufficient dimensions to accommodate kerbside placement of bins on collection day.

- **New businesses will be dissuaded from establishing in the neighbourhood; existing businesses will be impacted by an increase in anti-social behaviour.**

Comment: Ongoing development of residential lands should stimulate economic activity in the City and neighbourhood. The proposal will locate affordable housing nearby to a local business centre, thereby concurrently supporting local businesses and providing employment opportunities for new residents. This outcome is consistent with the principles for affordable housing contained in SEPP 70.

Any Submissions Made in Accordance with the Act s4.15(1)(d) (cont)

- **Affordable housing should be dispersed throughout the community, rather than clustered. Conversely, there is no other affordable housing nearby.**

Comment: Council is required to assess the development as proposed. The applicable legislation does not require consideration of alternatives, and as such the assessment does not need to address this matter. The proposed development is considered to satisfy the aims and objectives of state and local planning instruments.

- **Affordable housing residents will be dissimilar to other residents in the neighbourhood in relation to household stability and socio-economic situation; existing residents will be intimidated by new residents in the community.**

Comment: The proposal will contribute to a socially diverse residential population representative of all income groups. This outcome is consistent with the principles for affordable housing contained in SEPP 70; the aims of SEPP Affordable Housing 2009; and the objectives of the R1 General Residential zone in Orange LEP 2011.

- **Who will occupy the affordable housing? It is unclear whether the development comprises affordable or social housing.**

Comment: The proponent has clarified that all dwellings within the development will comprise affordable housing. A condition is recommended that the dwellings be used and managed as affordable housing, as defined in SEPP (Affordable Rental Housing 2009) and occupied by eligible tenants.

- **The configuration of the development site and proposed site layout will result in segregation from the adjoining residential streets and community; the development site will become like a ghetto; the site layout does not encourage an inclusive community.**

Comment: It is noted above that the configuration of the site and the proposed site layout will result in a separate and integrated residential precinct with defined character and identity (see *SEPP (Affordable Rental Housing) 2009*). Notwithstanding, this situation is consistent with other medium density developments with private roads that feature throughout the City. The building design and detailing is considered to relate to the prevailing neighbourhood built form as to encourage reasonable integration. Management and maintenance of the site will ensure appropriate presentation to the public streets.

- **A strategic policy is required to inform future residents of potential affordable housing in residential neighbourhoods.**

Comment: the proposal is defined as multi dwelling housing under Orange LEP 2011 and is permitted in the R1 General Residential zone subject to minimum lot size provisions. Any dwelling may be used for the purposes of affordable housing.

- **The submitted Social Impact Assessment is not specific to the subject neighbourhood.**

Comment: The Social Impact Assessment was addressed above (see *The Likely Impacts of the Development – Social and Economic Impacts*). The submitted assessment is considered suitable to partly inform the social impacts of the proposal.

Any Submissions Made in Accordance with the Act s4.15(1)(d) (cont)

- **The disadvantages of being a neighbour to affordable housing were expressed via personal experiences.**

Comment: Noted.

- **Not all documentation supporting the development application was publicly exhibited.**

Comment: A copy of the development application, accompanying plans, Statement of Environmental Effects and accompanying consultant reports were placed on public exhibition.

- **The site will not be maintained; the proponent has a poor record of site maintenance for other similar housing projects.**

Conditions are recommended requiring site management and maintenance in order to satisfy SEPP (Affordable Rental Housing) 2009, and the requirements of Council's Technical Services Division.

- **The development will alter the neighbourhood acoustic environment (traffic, people, waste collection and construction).**

Comment: Additional population will result in additional noise, notwithstanding that residential landuse is not noise-generating per se. Residential development of this parcel is an anticipated and indeed approved outcome. Noise from the proposed dwellings is unlikely to adversely alter the neighbourhood acoustic environment. Construction noise will be temporary and within daylight hours. The neighbourhood is already subject to noise impacts associated with waste collection.

- **Insufficient community consultation was undertaken by the proponent.**

Comment: Whilst Council encourages a proponent to liaise with adjoining property owners in the planning and design of a development proposal there is nothing in legislation that requires a proponent to carry out such consultation.


PUBLIC INTEREST s4.15(1)(e)

The proposal is not inconsistent with any relevant policy statements, planning studies, guidelines etc that have not been considered in this assessment. The proposed development will provide additional housing stock to accommodate the housing needs of the community. The proposed dwellings will be used and managed for the purposes of affordable housing. The development will be undertaken by Housing Plus, a registered community housing provider, under the NSW Government's Social and Affordable Housing Fund. The proposal satisfies the principles for affordable housing contained in state planning instruments and is considered to be in the public interest.

COMMENTS

The requirements of the Environmental Health and Building Surveyor and the Engineering Development Section are included in the attached Notice of Approval.

Summer Commins
SENIOR PLANNER

	<p style="text-align: center;">ORANGE CITY COUNCIL</p> <p style="text-align: center;">Development Application No DA 305/2019(1)</p> <p>NA19/ Container PR27858</p>
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NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

issued under the *Environmental Planning and Assessment Act 1979*
Section 4.18

Development Application

Applicant Name:	Housing Plus
Applicant Address:	C/- Premise PO Box 1963 ORANGE NSW 2800
Owner's Name:	Housing Plus
Land to Be Developed:	Lot 99 DP 1234441 - Emerald Street, Orange
Proposed Development:	Multi Dwelling Housing

Building Code of Australia building classification:

As determined by Certifier

Determination made under Section 4.16

Made On:	
Determination:	CONSENT GRANTED SUBJECT TO CONDITIONS DESCRIBED BELOW:

Consent to Operate From:

Consent to Lapse On:

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 must be carried out in accordance with:
 - (a) **Plan/s numbered Plans by Premise: drawings: A000-A009, A015-A029 Revision F dated 06.09.2019 (25 sheets)**
 - (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.

PRESCRIBED CONDITIONS

- (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.

- (4) In the case of residential building work for which the *Home Building Act 1989* requires there to be a contract of insurance in force in accordance with Part 6 of the Act, evidence that such a contract of insurance is in force is to be provided to the Principal Certifying Authority before any building work authorised to be carried out by the consent commences.

- (5) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:

- (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and the licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
- (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information under this condition becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.

- (6) Where any excavation work on the site extends below the level of the base of the footings of a building on adjoining land, the person having the benefit of the development consent must, at the person's own expense:

- (a) protect and support the adjoining premises from possible damage from the excavation, and
- (b) where necessary, underpin the adjoining premises to prevent any such damage.

Note: This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- (7) The payment of \$184,292.70 is to be made to Council in accordance with Section 7.11 of the Act and the Orange Development Contributions Plan 2017 (Waratah Contributions Area) towards the provision of the following public facilities:

Open Space and Recreation	Seven x 1 bedroom dwellings @ \$1,679.67 plus Twelve x 2 bedrooms dwellings @ \$2,273.36 less One standard lot @ \$3,876.55	\$35,161.46
Community and Cultural	Seven x 1 bedroom dwellings @ \$487.12 plus Twelve x 2 bedrooms dwellings @ \$659.27 less One standard lot @ \$1,124.18	\$10,196.90
Roads and Traffic Management	Seven x 1 bedroom dwellings @ \$2,473.46 plus Twelve x 2 bedrooms dwellings @ \$3,091.82 less One standard lot @ \$5,116.91	\$49,299.15
Local Area Facilities	Seven x 1 bedroom dwellings @ \$4,029.58 plus Twelve x 2 bedrooms dwellings @ \$5,453.79 less One standard lot @ \$9,299.83	\$84,352.71
Plan Preparation & Administration	Seven x 1 bedroom dwellings @ \$252.41 plus Twelve x 2 bedrooms dwellings @ \$341.63 less One standard lot @ \$582.53	\$5282.50
TOTAL:		\$184,292.70

The contribution will be indexed quarterly in accordance with the Orange Development Contributions Plan 2017 (Waratah Contributions Area). This Plan can be inspected at the Orange Civic Centre, Byng Street, Orange.

- (8) An amended landscape plan shall be submitted to and approved by Council's Manager City Presentation prior to issue of a construction certificate, including the following amendments:
- An additional 6 trees with minimum 70L container size at planting and mature height of 10-15m
 - A low water use turf species
 - Additional and substantial screen plantings including trees adjacent to the shared waste facility
 - Relocation of the shared mail box adjacent to proposed Unit 17
 - Perimeter and internal fencing to comprise hardwood timber palings or a combination of hardwood timber palings and masonry.
- (9) Detailed plans of the shared waste facility shall be provided to Council for approval, prior to issue of a construction certificate. The waste facility shall have a wall height of 1.2m and be enlarged to provide improved bin circulation and access for contractor collection. The floor of the facility shall be painted green, red and yellow to designate bin placement, with yellow bins nearest the eastern site boundary, red bins in the centre, and green bins adjacent the internal road.
- (10) 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 alterations to water and sewer. No plumbing and drainage is to commence until approval is granted.

- (11) Engineering plans, showing details of all proposed work and adhering to any engineering 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.
- (12) Engineering plans providing complete details of the proposed driveway and car parking areas are to be submitted to Orange City Council or an Accredited Certifier (Categories B1, C3, C4, C6) upon application for a Construction Certificate. These plans are to provide details of levels, cross falls of all pavements, proposed sealing materials and proposed drainage works and are to be in accordance with Orange City Council Development and Subdivision Code, and Road Opening Permit.

The common driveway shall tie in to the existing road pavement in Emerald Street. This work is to include road pavement and pavement surfacing to the existing formation, kerb and gutter construction and earth-formed footpath on the development side of the road.

The common driveway shall be designed to accommodate the turn paths of the local waste contractors garbage truck. The design shall provide for the vehicle to enter and exit the site in a forward direction.
- (13) All stormwater from the site is to be collected and piped to the existing interlot drainage pit on site. 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 drainage system.
- (14) A 150mm-diameter sewer junction is to be constructed from Council's existing main to serve the proposed multi dwelling development. Prior to a Construction Certificate being issued engineering plans showing the location of the sewer junction are to be submitted to and approved by Orange City Council.

Internal sewer lines servicing the development from the sewer junction shall be constructed as private sewer mains.
- (15) **Payment of contributions for water, sewer and drainage works** is required to be made at the contribution rate applicable at the time that the payment is made. The contributions are based on 12 x two bedroom dwellings and 7 x one bedroom dwellings (the existing allotment has a credit for a single 3 bedroom dwelling which will be applied at the time of payment). A Certificate of Compliance, from Orange City Council in accordance with the *Water Management Act 2000*, will be issued upon payment of the contributions.

This Certificate of Compliance is to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.
- (16) Common potable and non-potable water services and meters shall be located in the driveway area. Engineering plans of the location and size of both meters shall be submitted to Orange City Council for approval prior to the issuing of a Construction Certificate.

Internal water mains servicing the development from the common water meters shall be constructed as private water mains.
- (17) Plans detailing compliance with *Fire and Rescue NSW – Fire Hydrants for Minor Residential Development* and *Fire and Rescue NSW – Access for Fire Brigade Vehicles and Firefighters* is to be submitted to the Principal Certifying Authority for approval prior to the issuing of a Construction Certificate.
- (18) 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.
- (19) A Road Opening Permit in accordance with Section 138 of the *Roads Act 1993* must be approved by Council prior to **a Construction Certificate being issued or any intrusive works being carried out** within the public road or footpath reserve.

PRIOR TO WORKS COMMENCING

- (20) 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 onsite.
- (21) 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.
- (22) The location and depth of the sewer junction/connection to Council's sewerage system is to be determined to ensure that adequate fall to the sewer is available.

DURING CONSTRUCTION/SITEWORKS

- (23) 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 Sundays and Public Holidays. Written approval must be obtained from the General Manager of Orange City Council to vary these hours.
- (24) A Registered Surveyor's certificate identifying the location of the building on the site must be submitted to the Principal Certifying Authority.
- (25) 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.
- (26) No portion of the building - including footings, eaves, overhang and service pipes - shall encroach into any easement.
- (27) Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer.
- (28) 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.
- (29) 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.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

- (30) Landscaping and fencing shall be installed in accordance with the approved and amended landscaping plan, and permanently maintained to the satisfaction of Council's Manager City Presentation.
- (31) A restriction as to User pursuant to Section 88E of the NSW Conveyancing Act 1919 shall be registered on the title of the subject land, requiring for 10 years from the issue of an occupation certificate, the dwellings be used for the purpose of affordable housing as defined in State Environmental Planning Policy (Affordable Rental Housing) 2009, and managed by a registered community housing provider.

- (32) The proponent shall submit to Council for approval a schedule of activities and commitments relating to site management by a registered community housing provider.
- (33) The proponent shall enter into a private service agreement with a waste contractor for the collection of garage, recycling and organic waste associated with the dwellings. Details of the service agreement shall be provided to Council prior to issue of an Occupation Certificate.
- (34) 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.
- (35) Finished ground levels are to be graded away from the buildings and adjoining properties and must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the stormwater drainage system.
- (36) 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 Final Notice of Inspection issued, prior to the issue of either an interim or a final Occupation Certificate.
- (37) 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, works on public roads, 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, and that Council will take ownership of the infrastructure assets.
- (38) A Road Opening Permit Certificate of Compliance is to be issued for the works by Council prior to any Occupation/Final Certificate being issued for the development.
- (39) 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 Certificate, unless stated otherwise.

MATTERS FOR THE ONGOING PERFORMANCE AND OPERATION OF THE DEVELOPMENT

- (40) Outdoor lighting shall be in accordance with *the Australian Standard 4282-1997 Control of the obtrusive effects of outdoor lighting*.
- (41) The site shall be managed by a registered community housing provider in accordance with the schedule of management commitments required by Condition 33.
- (42) The dwelling shall be occupied by tenants eligible for affordable housing as defined in State Environmental Planning Policy (Affordable Rental Housing) 2009
- (43) Collection of waste shall be in accordance with the private service agreement with a waste contractor required by Condition 34.
- (44) Waste bins shall be placed in the shared waste facility on the evening prior to collection. Bins shall be returned to the dwellings on the day of collection and stored at the rear of the dwellings. Bins shall not be stored in the shared waste facility at any other time.
Waste bins shall be numbered on the lid according to dwelling number.
Kerbside placement of waste bins on Pearl Street and Emerald Court is not permitted.
- (45) The proponent shall provide a weekly cleaning / maintenance service to the shared waste facility.
- (46) Bulky goods items shall not be stored in the shared waste facility.

- (47) The accumulation of uncontained waste in the shared waste facility is not permitted.
- (48) The dwellings and site shall be maintained by the proponent in a clean and tidy state at all times.

REQUIREMENTS OF THE CENTRAL WEST POLICE DISTRICT

- (49) Lighting and CCTV shall be installed during construction, and maintained over the site in perpetuity.
- (50) Landscaping shall be regularly maintained to ensure good sight line and prevent concealment opportunities.
- (51) Car parking and vehicle areas shall be well lit at night.
- (52) Lighting shall be sufficient to assist identification of intruders.
- (53) External doors, door frames and windows shall be of solid construction and fitted with quality lock sets.
- (54) Peephole door viewers shall be installed.
- (55) External door hinges shall be mounted so they cannot be removed.
- (56) Street numbering shall be clearly visible from the street and at night.
- (57) Dwelling/unit numbers shall be clearly displayed within the complex.
- (58) A map of the complex shall be displayed.
- (59) Appropriate warning signs shall be displayed in relation to CCTV, securing property, locking doors and fire safety.
- (60) Any furniture in communal areas shall be of solid construction and shall not contain items which can be removed from the area or used to gain entry into other parts of the site.

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 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court. Pursuant to Section 8.10, an applicant may only appeal within 6 months after the date the decision is notified.

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 of the Conveyancing Act 1919 - 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

Signature:**Name:**

Date:

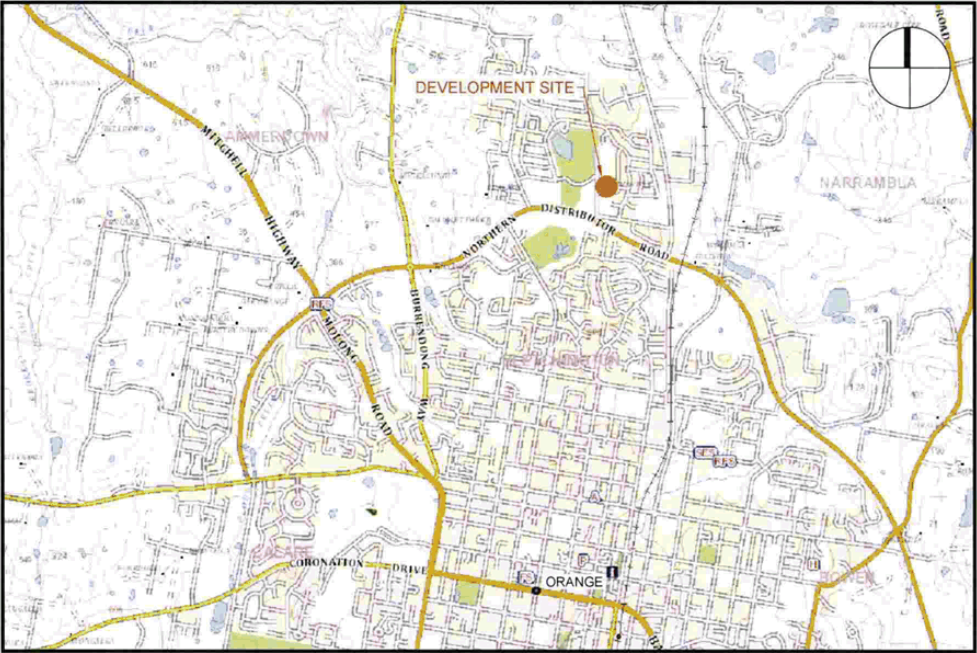
MULTI UNIT HOUSING DEVELOPMENT

EMERALD STREET, ORANGE NSW

HOUSING PLUS

TYPE #6 UNIT PLAN
SCHEDULE OF DRAWINGS

DRAWING	TITLE	REVISION	DATE
A000	TITLE SHEET AND SITE LOCALITY	F	06.09.2019
A001	SITE DETAIL SURVEY	F	06.09.2019
A002	SITE ANALYSIS PLAN	F	06.09.2019
A003	PROPOSED GROUND LEVEL SITE PLAN	F	06.09.2019
A004	PROPOSED ROOF LEVEL SITE PLAN	F	06.09.2019
A005	PROPOSED SITE AREAS PLAN	F	06.09.2019
A006	SITE VEHICLE PATHWAYS SHEET 1 OF 2	F	06.09.2019
A007	SITE VEHICLE PATHWAYS SHEET 2 OF 2	F	06.09.2019
A008	STREETSCAPE SHEET 1 OF 2	F	06.09.2019
A009	STREETSCAPE SHEET 2 OF 2	F	06.09.2019
A010	SOLAR ACCESS SITE PLAN	F	06.09.2019
A011	SHADOW DIAGRAMS SHEET 1 OF 4	F	06.09.2019
A012	SHADOW DIAGRAMS SHEET 2 OF 4	F	06.09.2019
A013	SHADOW DIAGRAMS SHEET 3 OF 4	F	06.09.2019
A014	SHADOW DIAGRAMS SHEET 4 OF 4	F	06.09.2019
A015	TYPE #1 UNIT PLAN	F	06.09.2019
A016	TYPE #1 UNIT ELEVATIONS	F	06.09.2019
A017	TYPE #2 UNIT PLAN	F	06.09.2019
A018	TYPE #2 UNIT ELEVATIONS	F	06.09.2019
A019	TYPE #3 UNIT PLAN	F	06.09.2019
A020	TYPE #3 UNIT ELEVATIONS	F	06.09.2019
A021	TYPE #4 UNIT PLAN	F	06.09.2019
A022	TYPE #4 UNIT ELEVATIONS	F	06.09.2019
A023	TYPE #5 UNIT PLAN	F	06.09.2019
A024	TYPE #5 UNIT ELEVATIONS	F	06.09.2019
A025	TYPE #6 UNIT PLAN	F	06.09.2019
A026	TYPE #6 UNIT ELEVATIONS	F	06.09.2019
A027	TYPE #7 UNIT PLAN	F	06.09.2019
A028	TYPE #7 UNIT ELEVATIONS	F	06.09.2019
A029	EXTERNAL MATERIALS SCHEDULE	F	06.09.2019



SITE LOCALITY
NOT TO SCALE

GENERAL NOTES:

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D	21.08.19	GT	JB	DRAFT ISSUE
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE DD MM YY

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



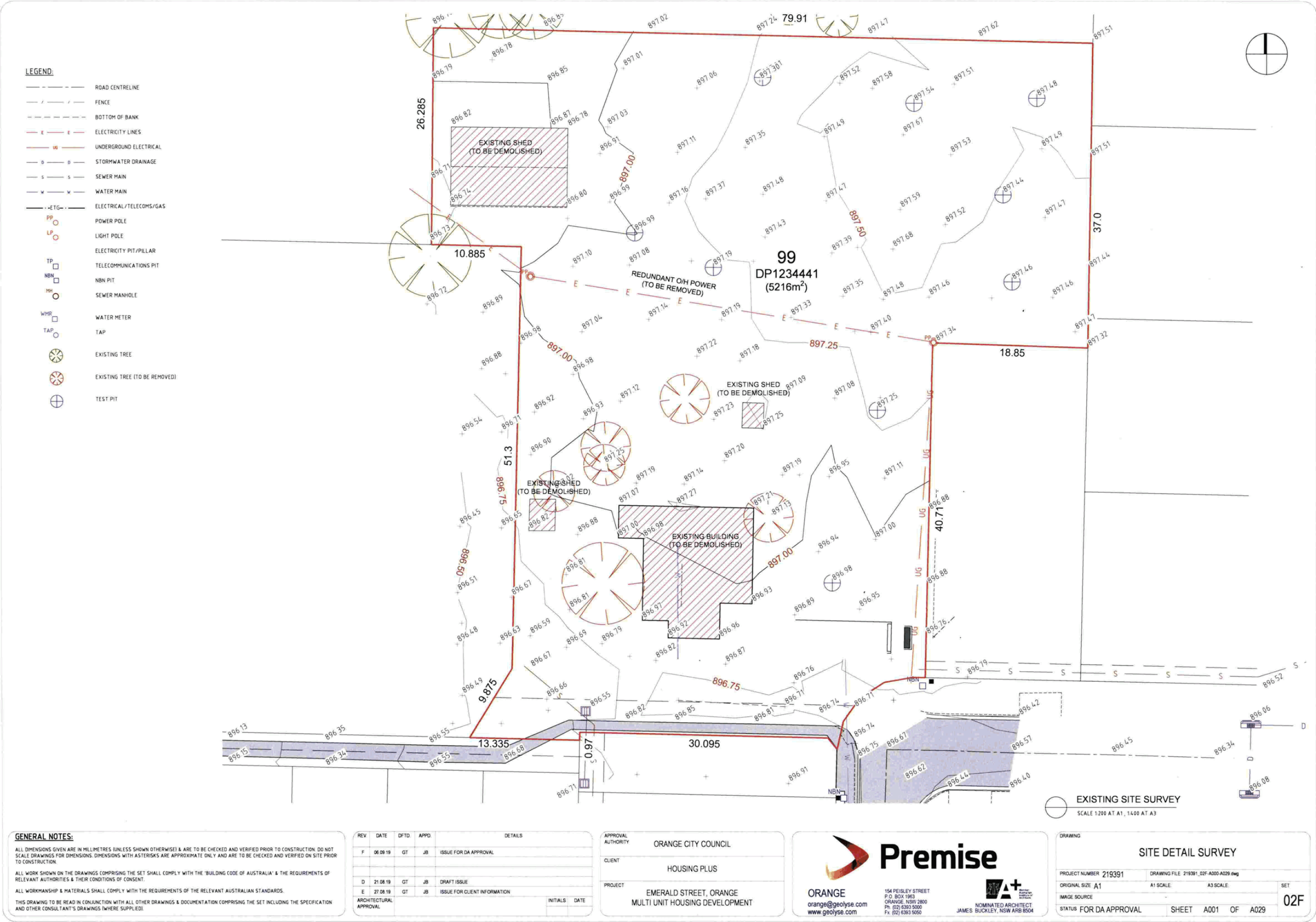
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orange@geolyse.com
www.geolyse.com

154 PEISLEY STREET
P.O. BOX 1983
ORANGE NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050

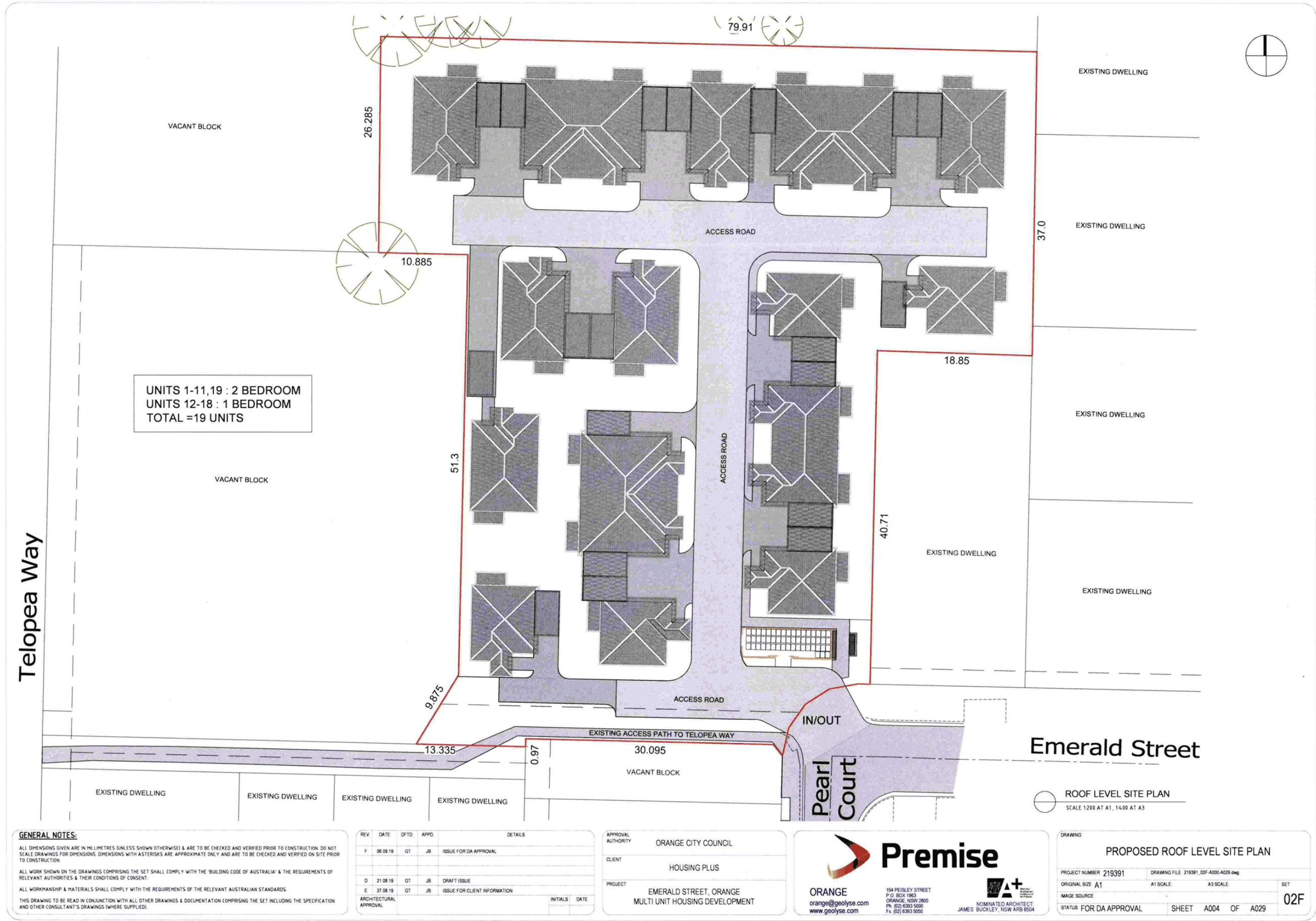

NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 6504

DRAWING	TITLE SHEET & SITE LOCALITY
PROJECT NUMBER	219391
DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1
A1 SCALE	1:2
A3 SCALE	1:4
IMAGE SOURCE	-
STATUS	FOR DA APPROVAL
SHEET	A000 OF A029
SET	02F













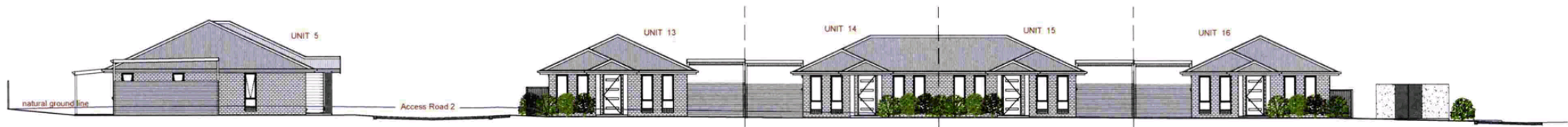




AA
A005
STREETSCAPE ELEVATION VIEW (ACCESS ROAD 2) LOOKING NORTH
SCALE 1:125 AT A1, 1:250 AT A3



BB
A005
STREETSCAPE ELEVATION VIEW (ACCESS ROAD 2) LOOKING SOUTH
SCALE 1:125 AT A1, 1:250 AT A3



CC
A005
STREETSCAPE ELEVATION VIEW (ACCESS ROAD 1) LOOKING EAST
SCALE 1:125 AT A1, 1:250 AT A3

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E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



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ORANGE
orange@geolyse.com
www.geolyse.com

154 PEISLEY STREET
P.O. BOX 1163
ORANGE, NSW 2800
Ph: (02) 8393 5000
Fx: (02) 8393 5050

NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 8504

DRAWING			
STREETSCAPE SHEET 1 OF 2			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE:	A3 SCALE:
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A008 OF A029

02F



DD
A005
STREETSCAPE ELEVATION VIEW (ACCESS ROAD 1) LOOKING WEST
SCALE 1:125 AT A1, 1:250 AT A3



EE
A005
STREETSCAPE ELEVATION VIEW (ACCESS ROAD) LOOKING NORTH
SCALE 1:125 AT A1, 1:250 AT A3

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CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



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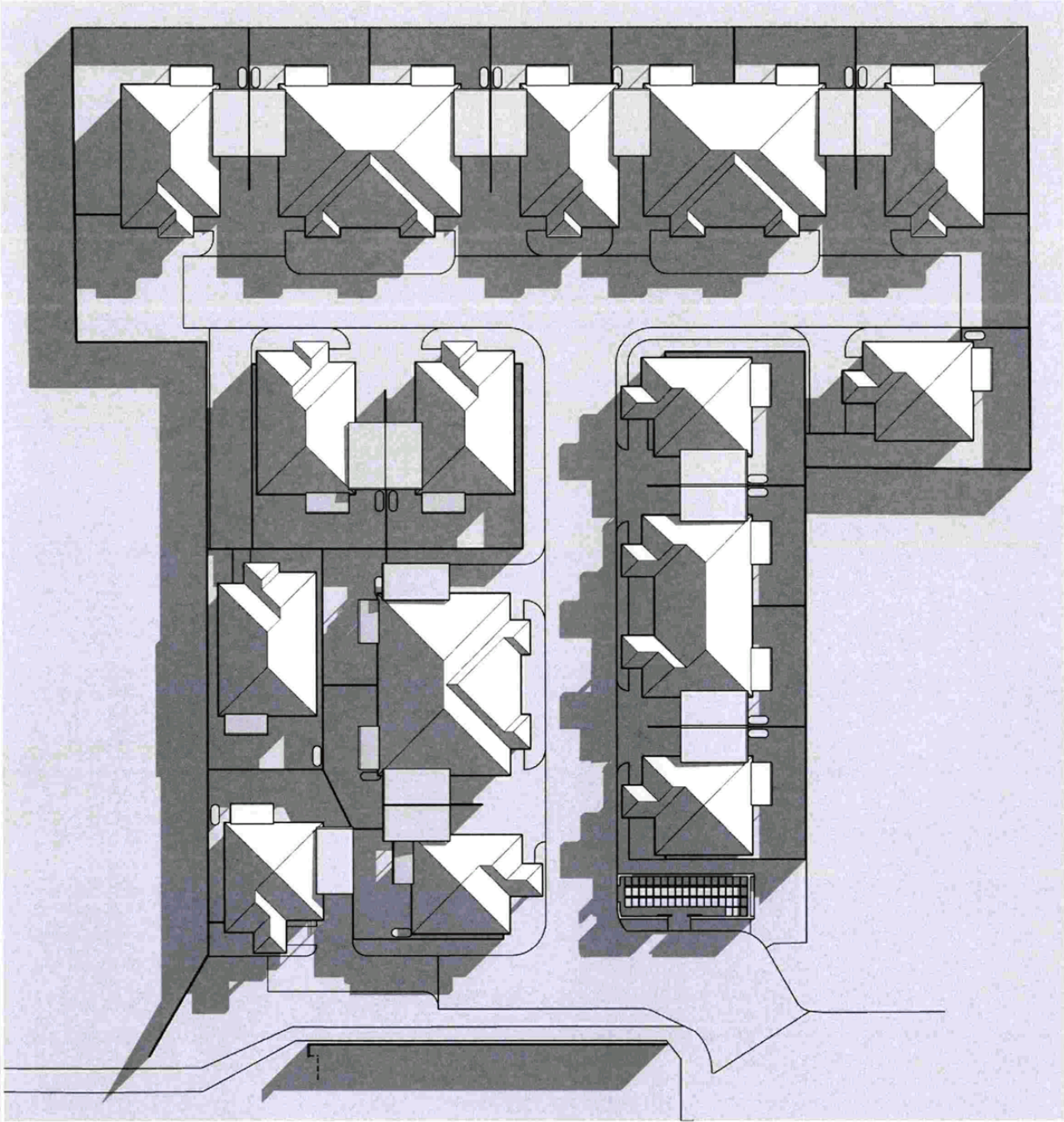
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orange@geolyse.com
www.geolyse.com

154 PEISLEY STREET
P.O. BOX 1963
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Ph: (02) 6363 5000
Fx: (02) 6363 5050

NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 8504

DRAWING			
STREETSCAPE SHEET 2 OF 2			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A009 OF A029
			02F





1 SHADOW DIAGRAM - WINTER SOLSTICE 9AM
NTS



2 SHADOW DIAGRAM - WINTER SOLSTICE 10AM
NTS

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ARCHITECTURAL APPROVAL				INITIALS DATE

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CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



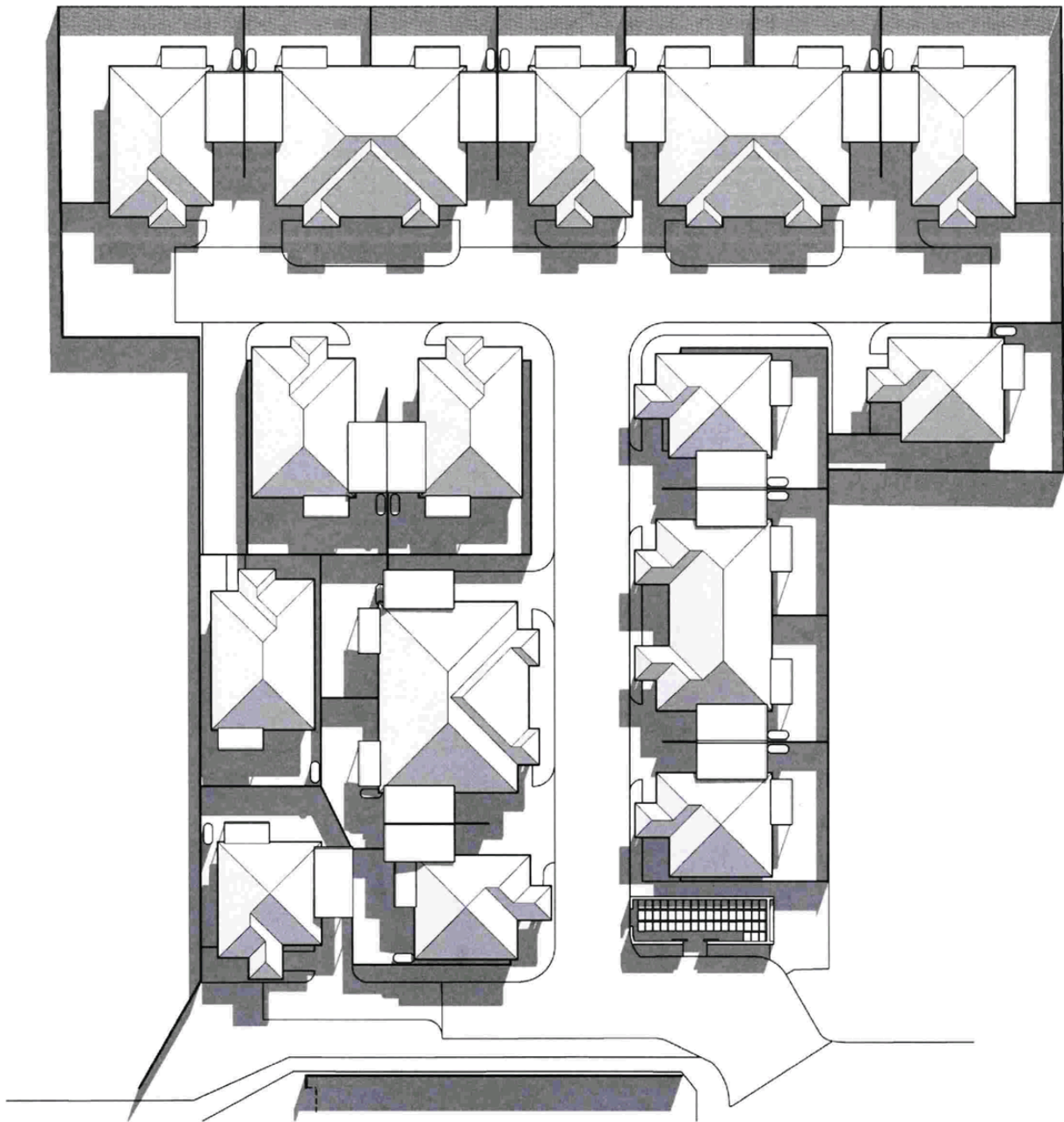
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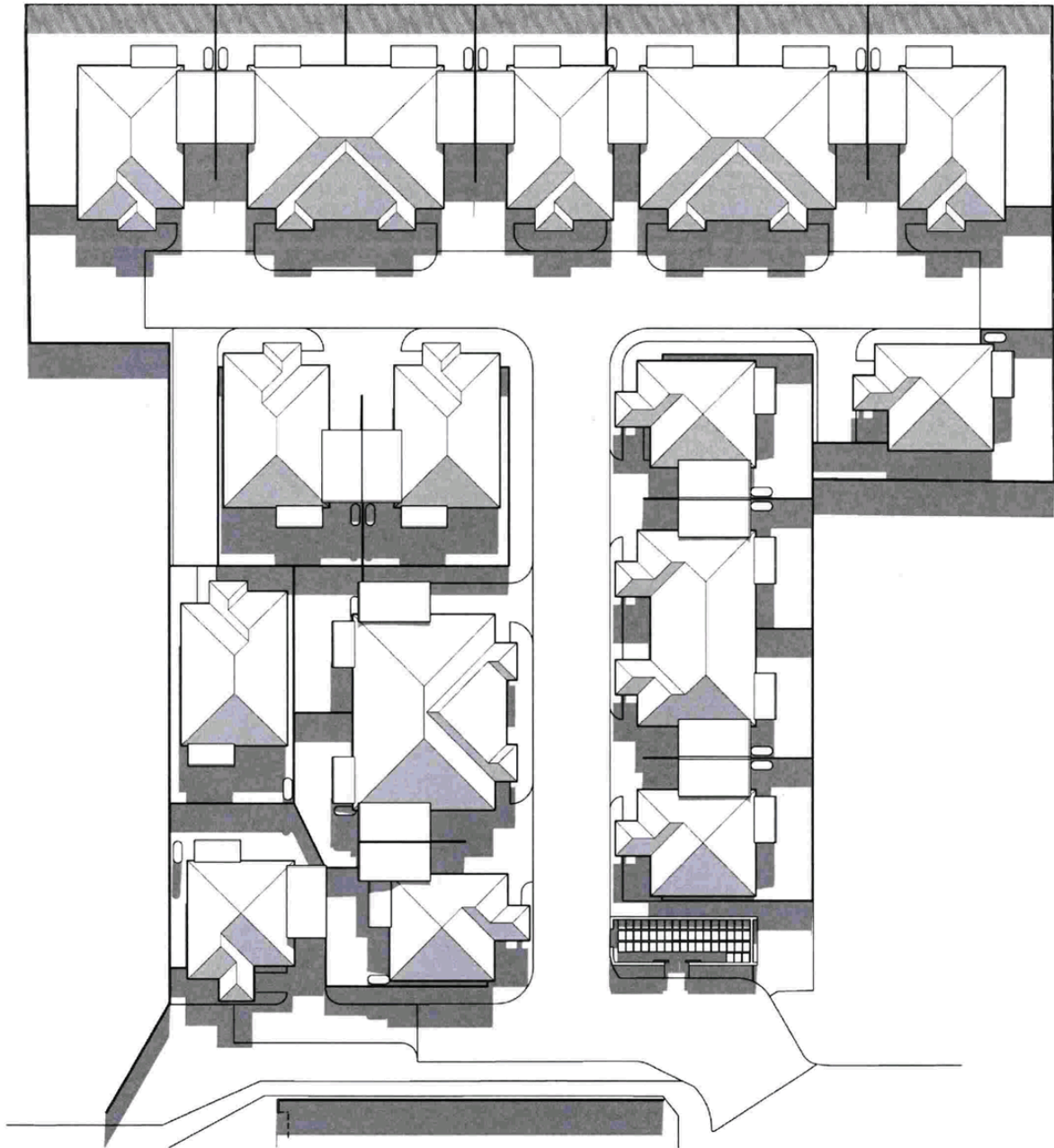
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050


NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 6504

DRAWING			
SHADOW DIAGRAMS SHEET 1 OF 4			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE	SET		
STATUS	FOR DA APPROVAL	SHEET	A011 OF A029
			02F



3 SHADOW DIAGRAM - WINTER SOLSTICE 11AM
NTS



4 SHADOW DIAGRAM - WINTER SOLSTICE 12PM
NTS

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E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT

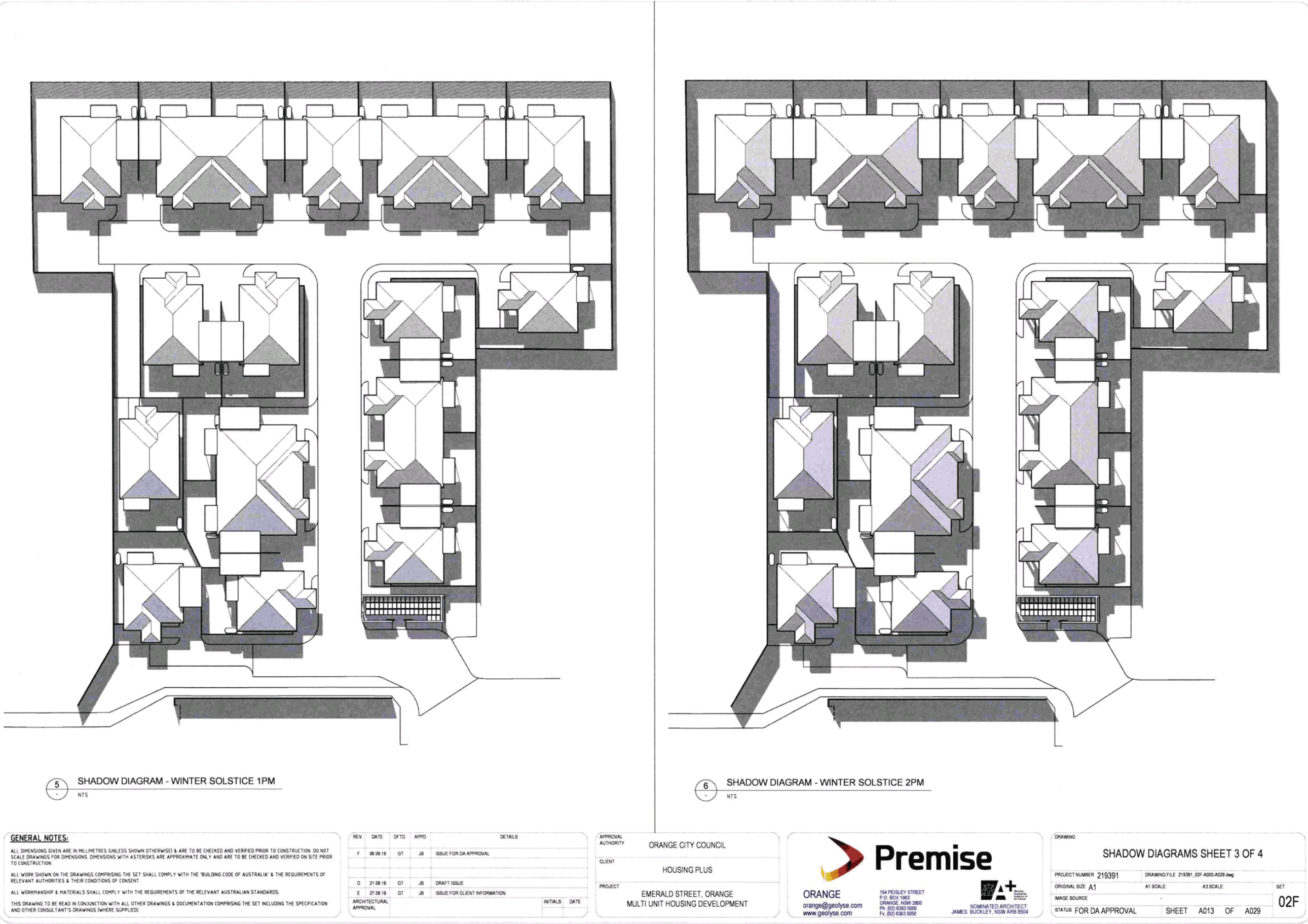
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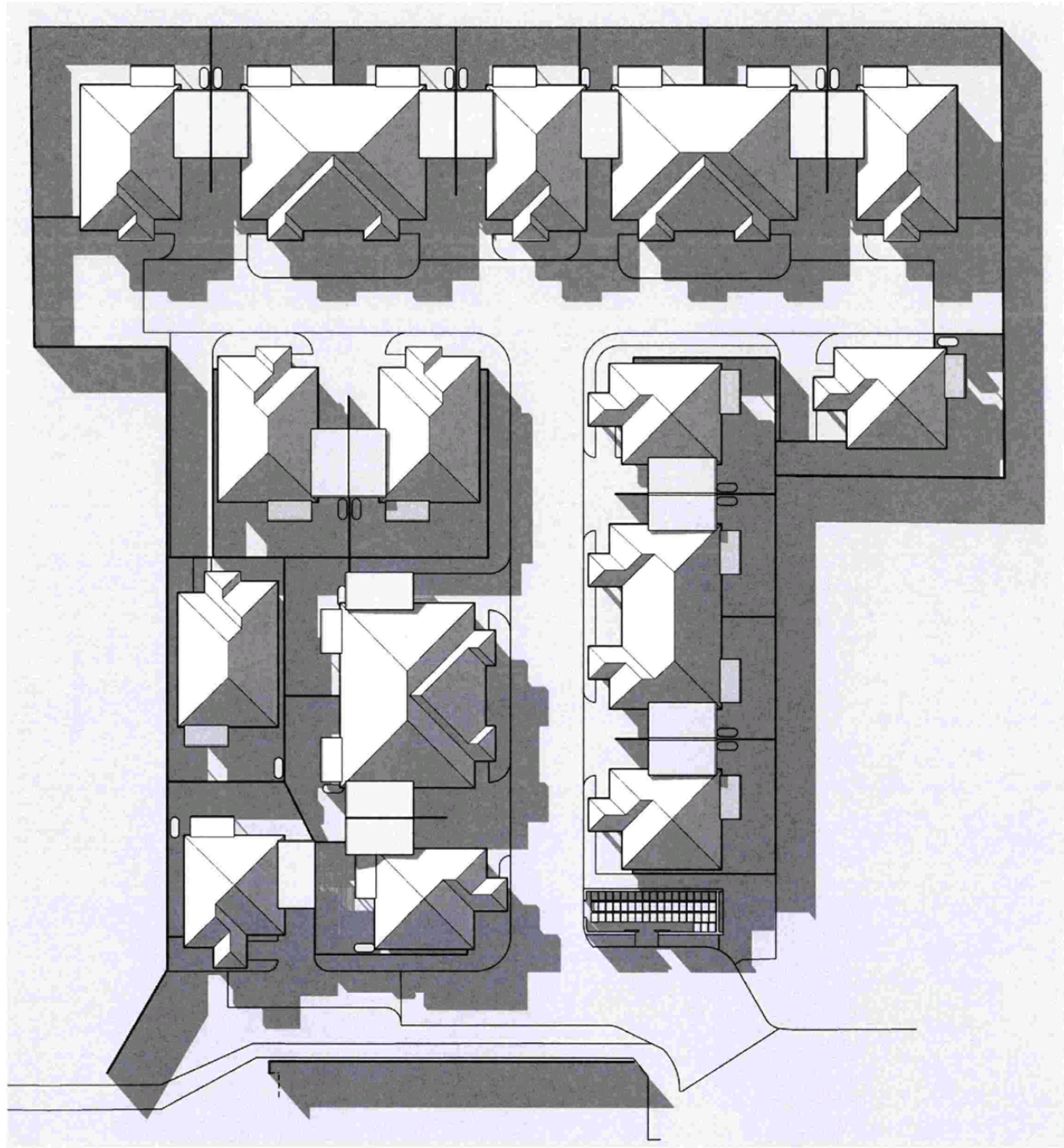
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orange@geolyse.com
www.geolyse.com

154 PERSLEY STREET
P.O. BOX 1983
ORANGE, NSW 2800
Ph: (02) 6383 5000
Fx: (02) 6383 5050

**NOMINATED ARCHITECT**
JAMES BUCKLEY, NSW ARB 8504

DRAWING			
SHADOW DIAGRAMS SHEET 2 OF 4			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A012 OF A029
			02F





7 SHADOW DIAGRAM - WINTER SOLSTICE 3PM
NTS

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F	06 09 19	GT	JB	ISSUE FOR DA APPROVAL		
D	21 08 19	GT	JB	DRAFT ISSUE		
E	27 08 19	GT	JB	ISSUE FOR CLIENT INFORMATION		
ARCHITECTURAL APPROVAL						

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



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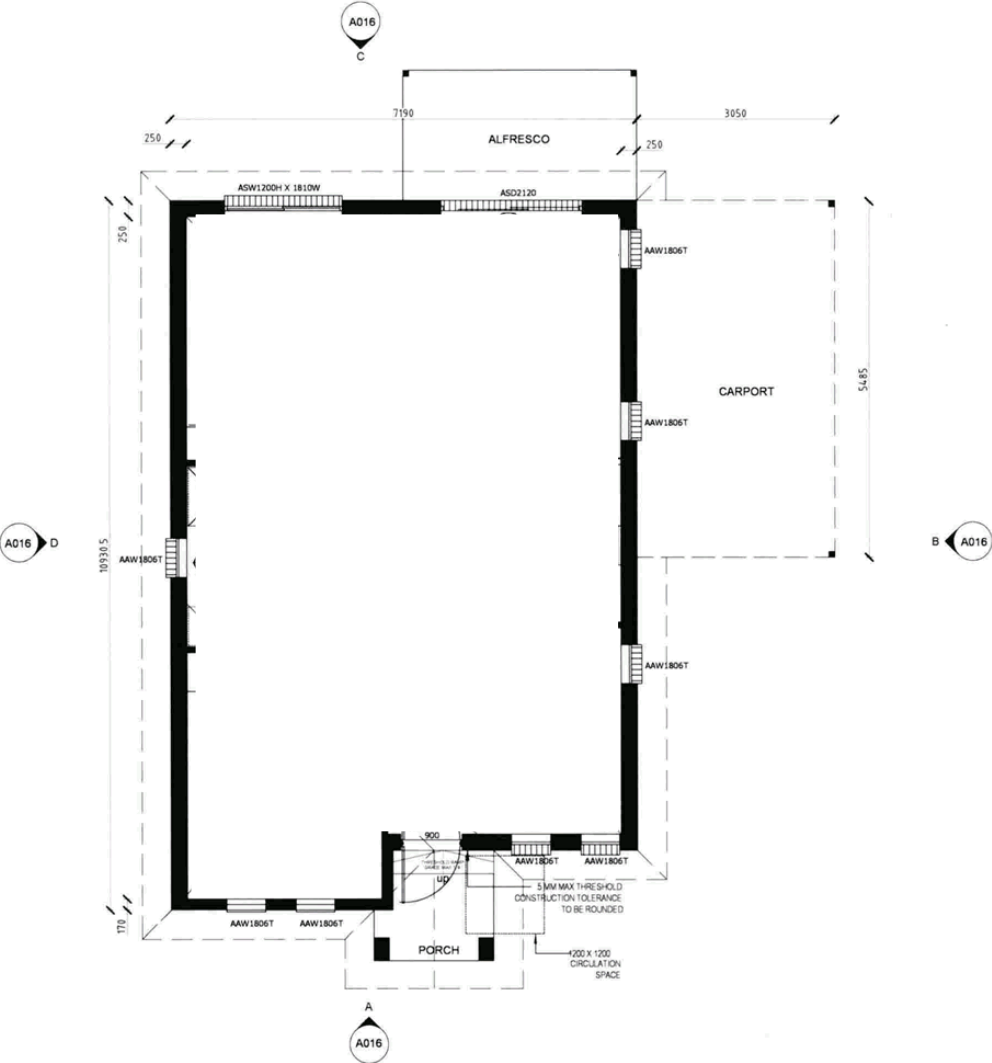


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NOMINATED ARCHITECT
JAMES BUCKLEY, NSW A18 8504

DRAWING			
SHADOW DIAGRAMS SHEET 4 OF 4			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A014 OF A029
			02F



00 TYPE #1 UNIT GROUND FLOOR PLAN (UNIT 1)
SCALE 1:100@A3

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ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



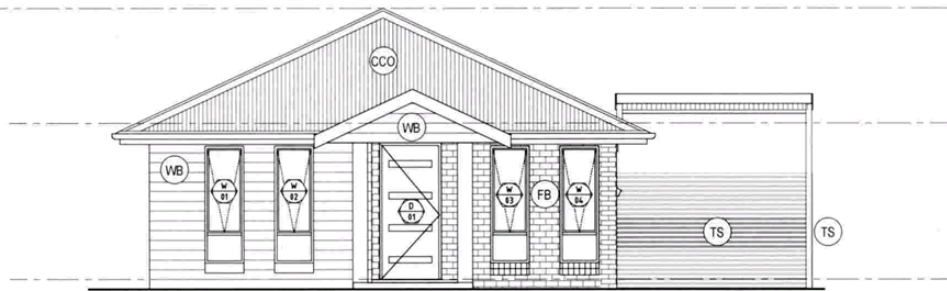
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www.geolyse.com

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NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 8504

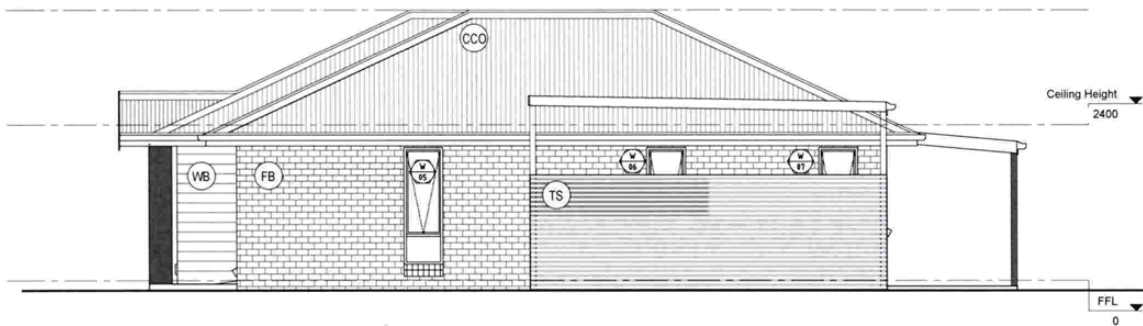
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PROJECT NUMBER 219391		DRAWING FILE 219391_02F-A000-A029.dwg					
ORIGINAL SIZE A1		A1 SCALE:		A3 SCALE:		SET	
IMAGE SOURCE						02F	
STATUS FOR DA APPROVAL		SHEET		A015 OF A029			



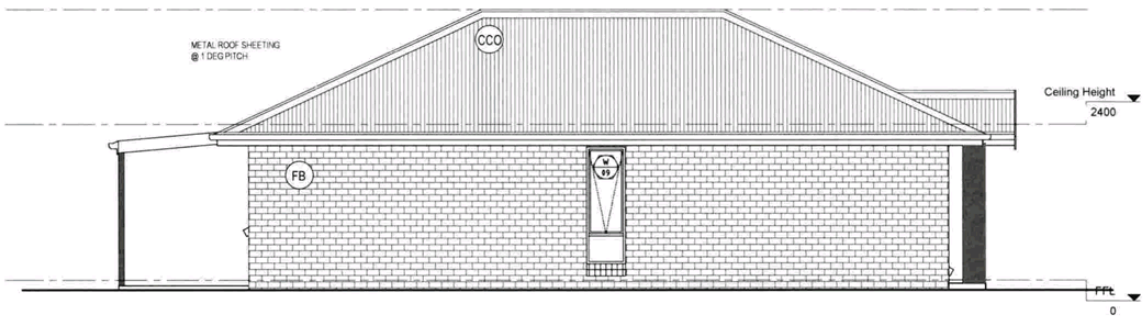
A FRONT ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



C REAR ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



B SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



D SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3

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ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



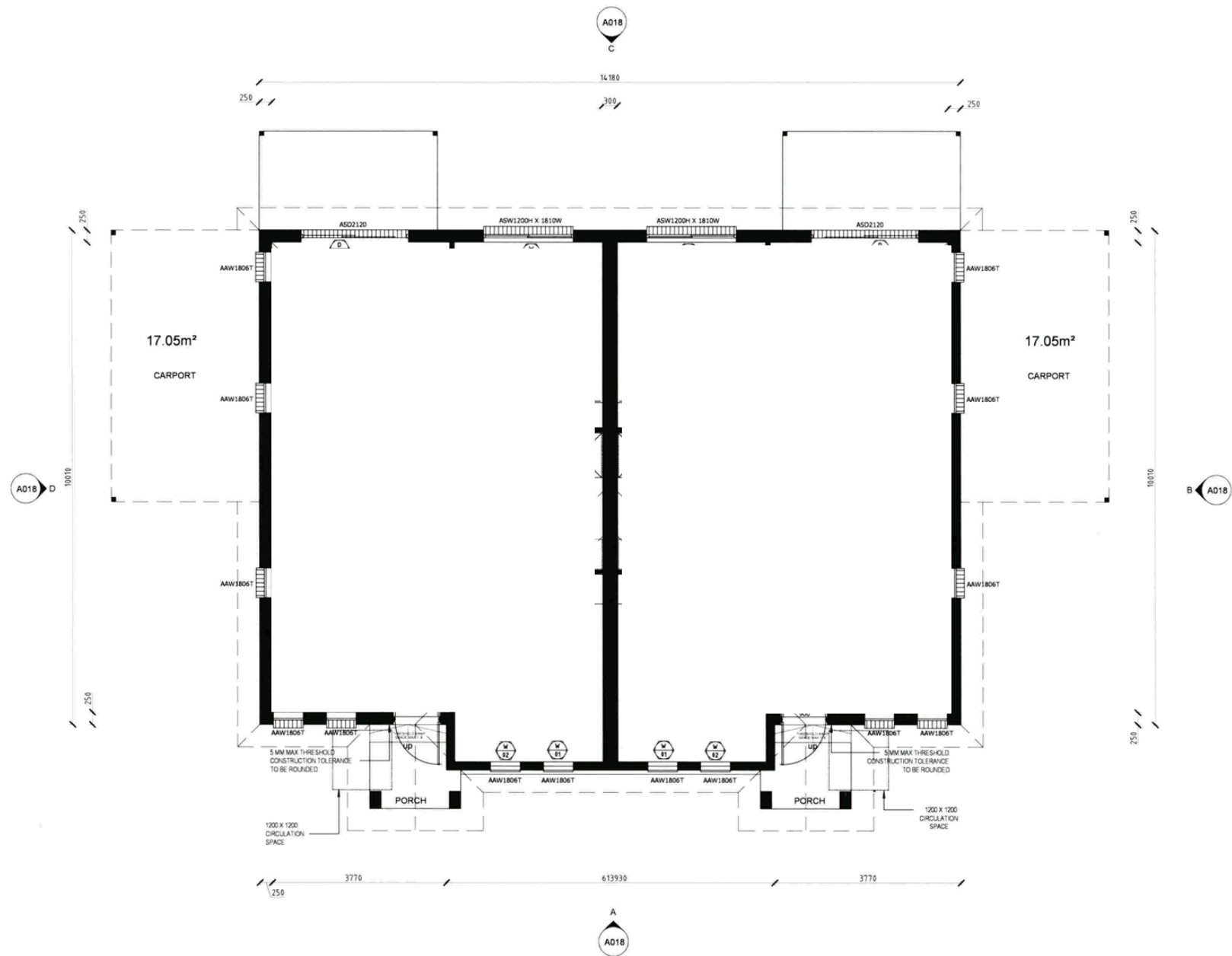
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154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050

NOMINATED ARCHITECT
JAMES BUCKLEY, NSW AFB 6004

TYPE #1 UNIT ELEVATIONS			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE:	A3 SCALE:
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A016 OF A029
			SET 02F



00 TYPE #2 UNIT GROUND FLOOR PLAN (UNITS 2&3, 5&6, 10&11)
SCALE 1:100@A3

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ARCHITECTURAL APPROVAL				INITIALS DATE

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CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



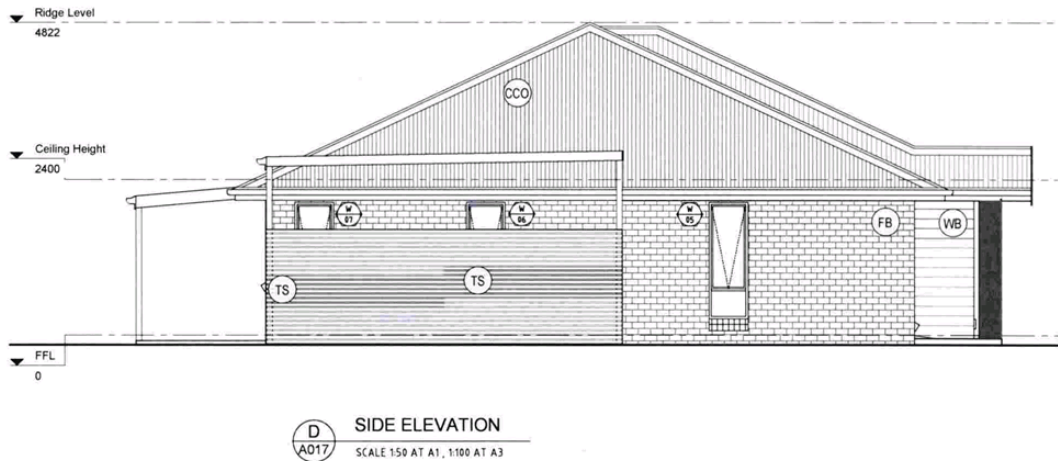
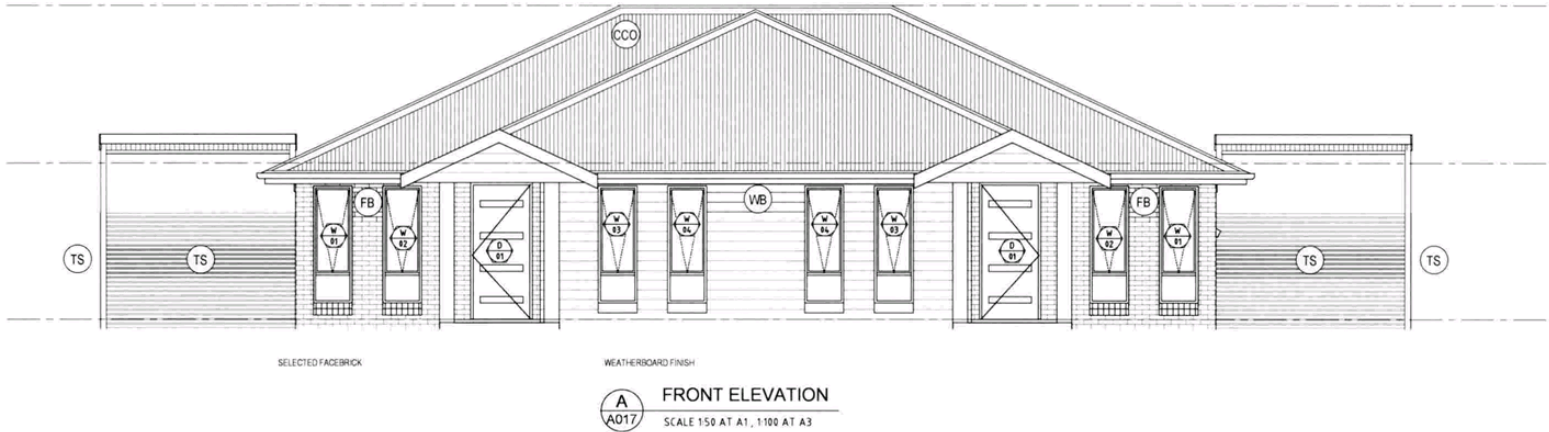
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www.geolyse.com

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Fx: (02) 6393 5050

NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING			
TYPE #2 UNIT PLAN			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A017 OF A029
			02F



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APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT

**Premise**

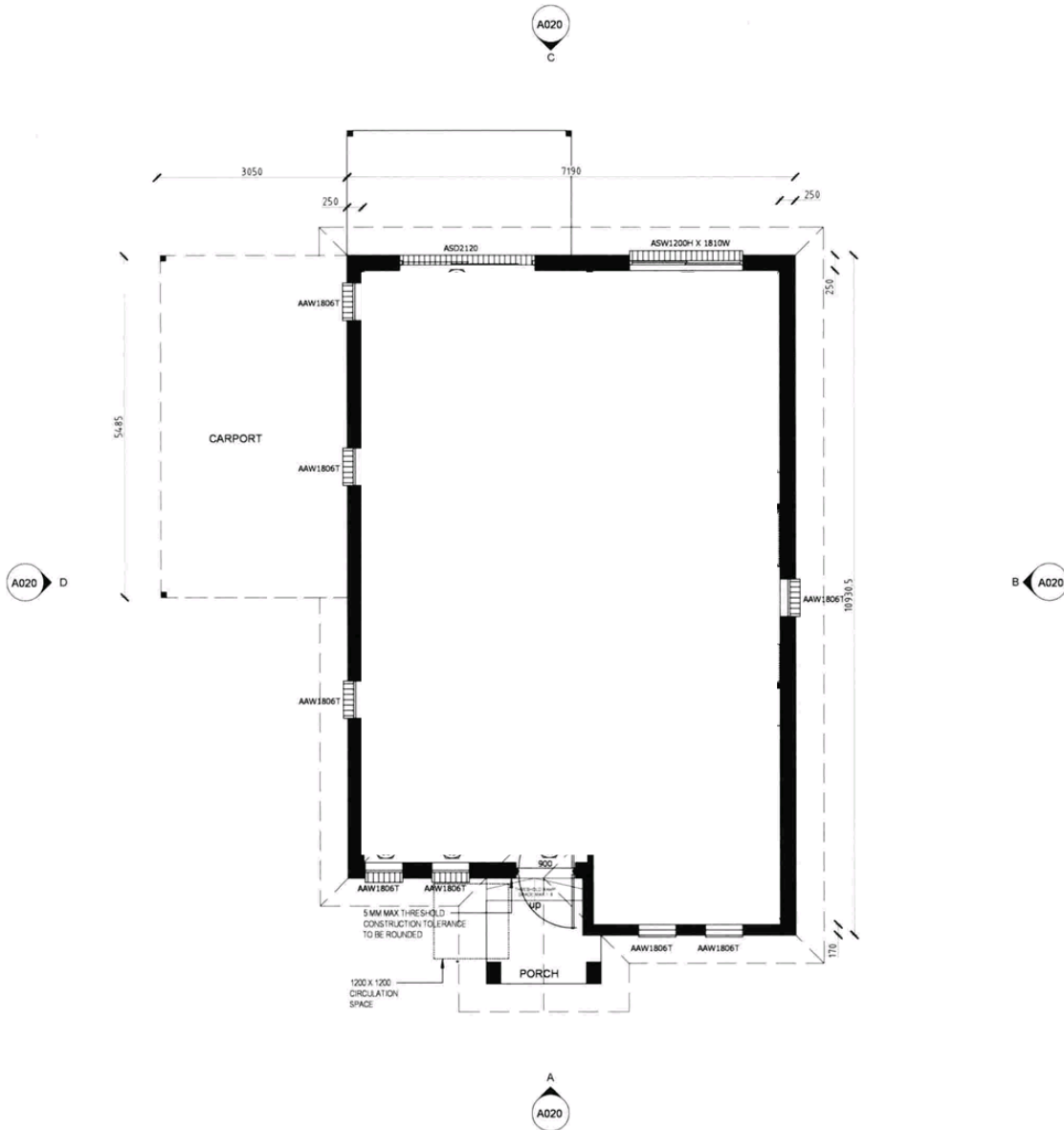
ORANGE
orange@geolyse.com
www.geolyse.com

154 PEARLEY STREET
P.O. BOX 1983
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5056

RTA+
REGISTERED ARCHITECT
JAMES BUCKLEY, NSW ARB 8504

DRAWING			
TYPE #2 UNIT ELEVATIONS			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A018 OF A029

02F



00 TYPE #3 UNIT GROUND FLOOR PLAN (UNITS 4 & 7)
SCALE 1:100@A3

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

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REV	DATE	DTD	APPD	DETAILS	INITIALS	DATE
F	06.08.19	GT	JB	ISSUE FOR DA APPROVAL		
D	21.08.19	GT	JB	DRAFT ISSUE		
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION		
ARCHITECTURAL APPROVAL						

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



ORANGE
orange@geolyse.com
www.geolyse.com



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154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fax: (02) 6393 5050



NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 8504

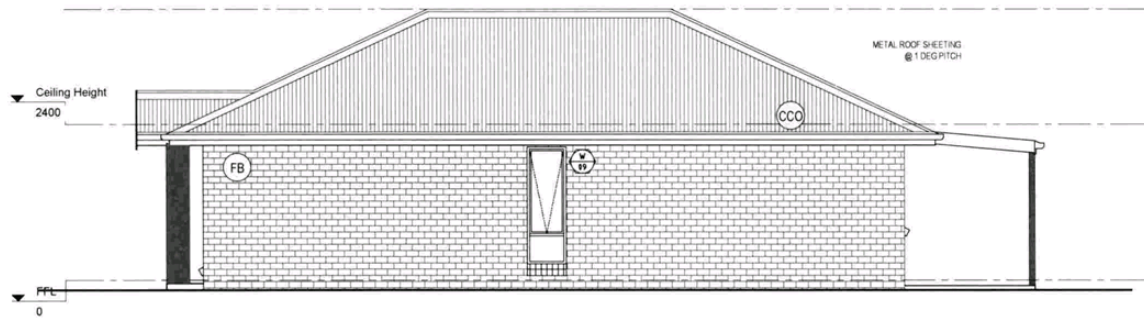
DRAWING			
TYPE #3 UNIT PLAN			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A019 OF A029
			02F



A
A019 FRONT ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



C
A019 REAR ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



B
A019 SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



D
A019 SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3

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F	06.08.19	GT	JB	ISSUE FOR DA APPROVAL		
D	21.08.19	GT	JB	DRAFT ISSUE		
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION		
ARCHITECTURAL APPROVAL						

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



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orange@geolyse.com
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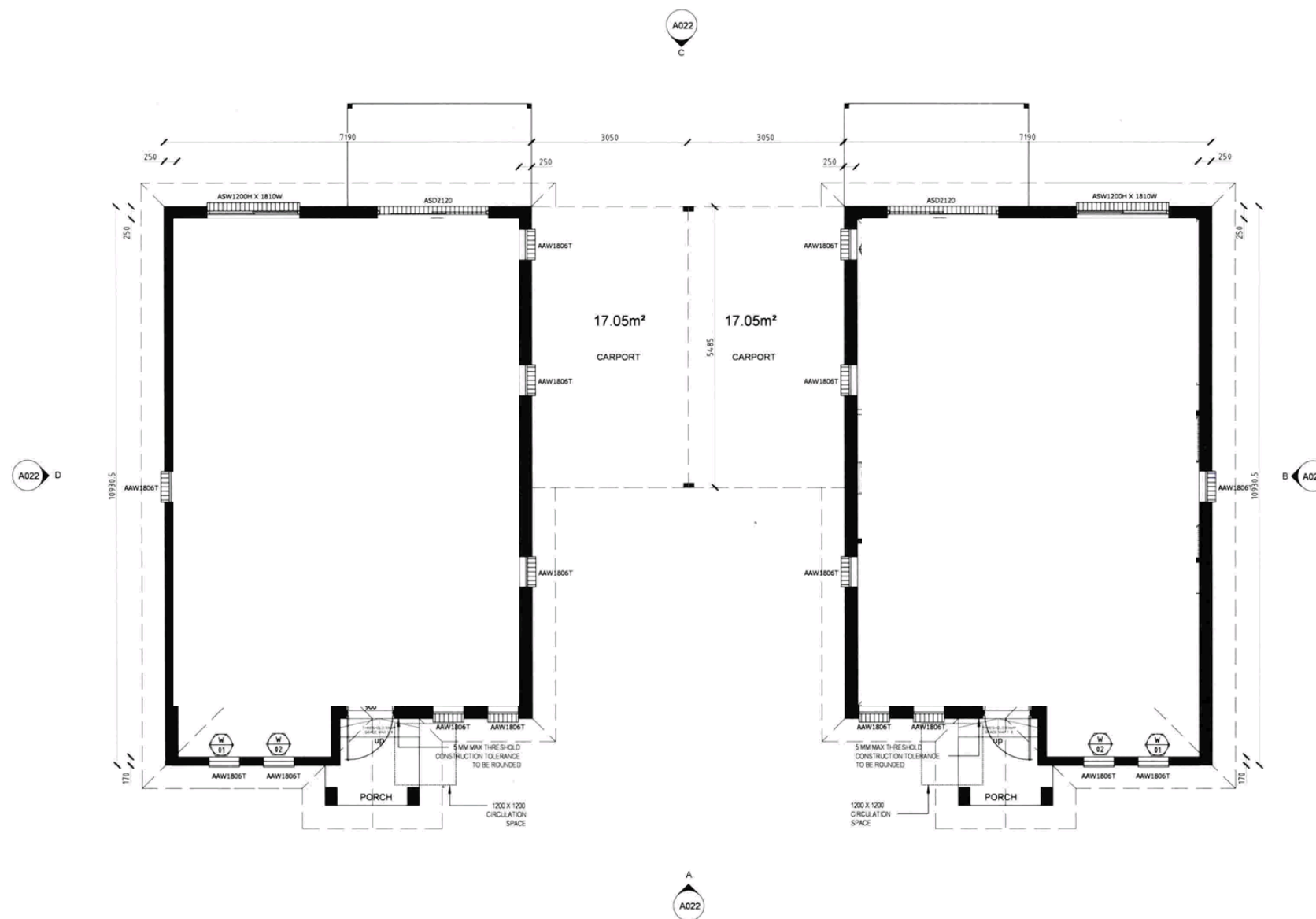


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154 PEISLEY STREET
P.O. BOX 1963
ORANGE NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050

NOMINATED ARCHITECT
JAMES BUCKLEY NSW ARB 8504

DRAWING				SET
TYPE #3 UNIT ELEVATIONS				02F
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A020-A029.dwg	
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE	
IMAGE SOURCE				
STATUS FOR DA APPROVAL		SHEET	A020 OF A029	



00 TYPE #4 UNIT GROUND FLOOR PLAN (UNITS 8 & 9)
SCALE 1:100@A3

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

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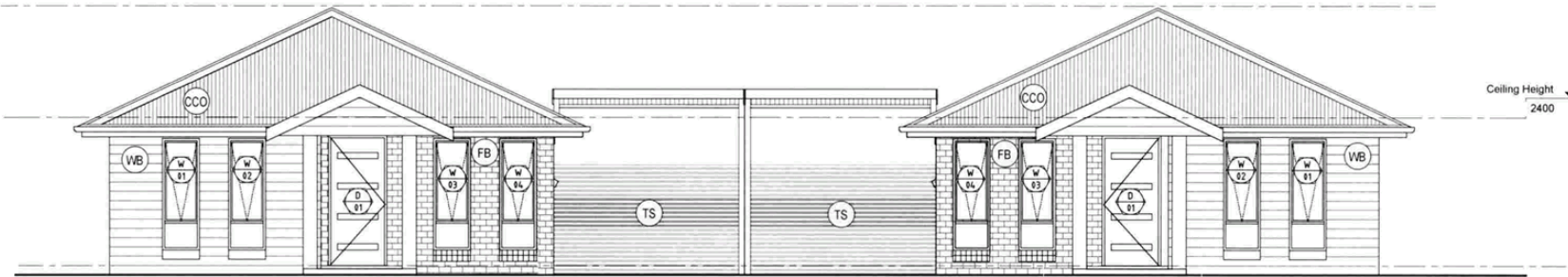
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REV	DATE	DFTD	APPD	DETAILS
F	06.09.19	GT	JB	ISSUE FOR DA APPROVAL
D	21.08.19	GT	JB	DRAFT ISSUE
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

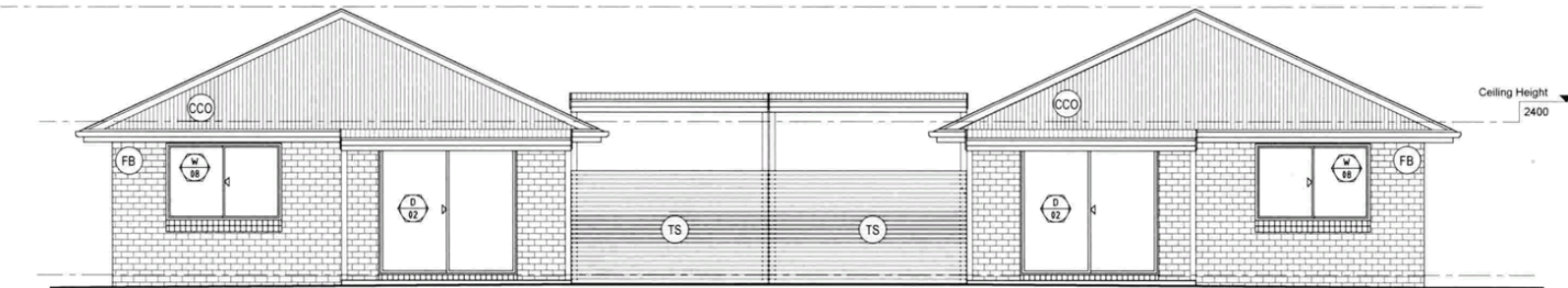
APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



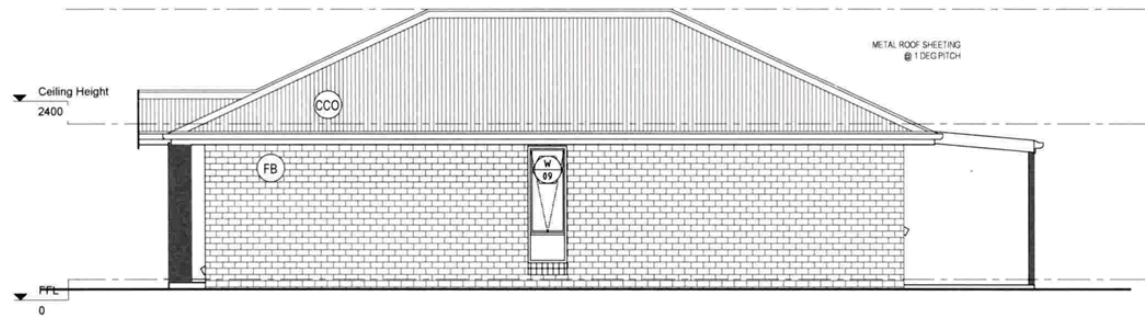
DRAWING		TYPE #4 UNIT PLAN		
PROJECT NUMBER	219391	DRAWING FILE 219391.02F-A00-A029 dwg		
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE	SET
IMAGE SOURCE				
STATUS	FOR DA APPROVAL	SHEET	A021 OF A029	02F



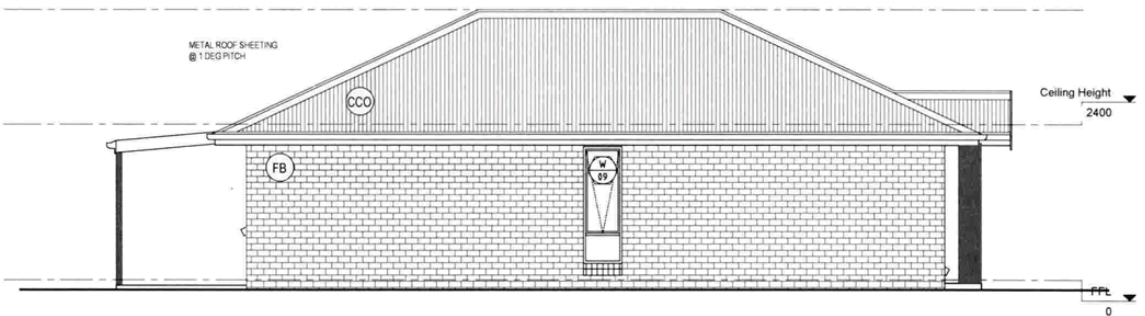
A
A021
FRONT ELEVATION
SCALE 150 AT A1, 1:100 AT A3



C
A021
REAR ELEVATION
SCALE 150 AT A1, 1:100 AT A3



B
A021
SIDE ELEVATION
SCALE 150 AT A1, 1:100 AT A3



D
A021
SIDE ELEVATION
SCALE 150 AT A1, 1:100 AT A3

GENERAL NOTES:

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REV	DATE	DTD	APPD	DETAILS
F	08.08.19	GT	JB	ISSUE FOR DA APPROVAL
D	21.08.19	GT	JB	DRAFT ISSUE
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT

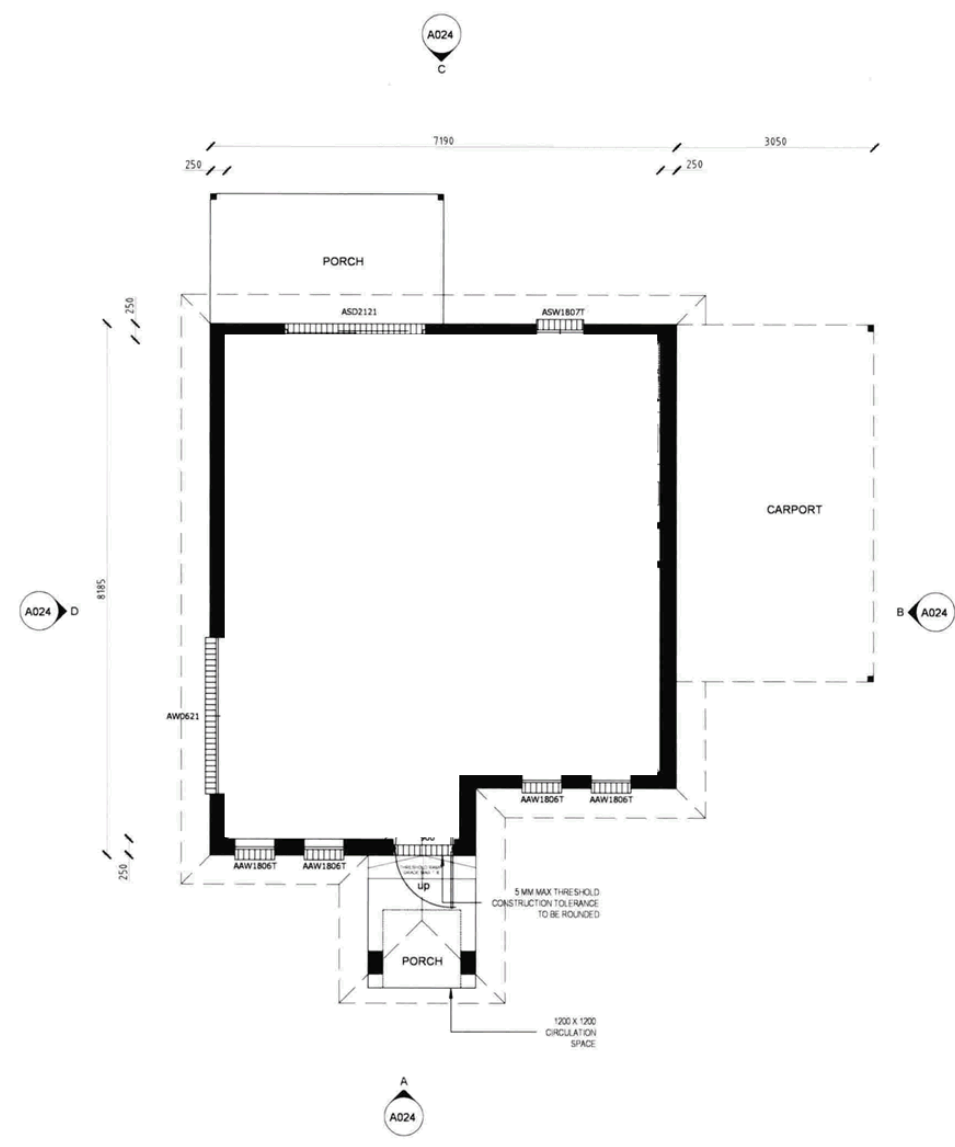
Premise

ORANGE
orange@geolyse.com
www.geolyse.com

154 PEISLEY STREET
P.O. BOX 1983
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050

NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 6504

DRAWING			
TYPE #4 UNIT ELEVATIONS			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A020-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A022 OF A029
			02F



00 TYPE #5 UNIT GROUND FLOOR PLAN (UNITS 12,16,17,18 & 19)
SCALE 1:100@A3

GENERAL NOTES:

ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

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REV	DATE	DTD	APPD	DETAILS
F	06.09.19	GT	JB	ISSUE FOR DA APPROVAL
D	21.08.19	GT	JB	DRAFT ISSUE
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



Premise

ORANGE
orange@geolyse.com
www.geolyse.com

154 PEISLEY STREET
P.O. BOX 1983
ORANGE, NSW 2806
Ph: (02) 6393 5000
Fx: (02) 6393 5050


NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 5504

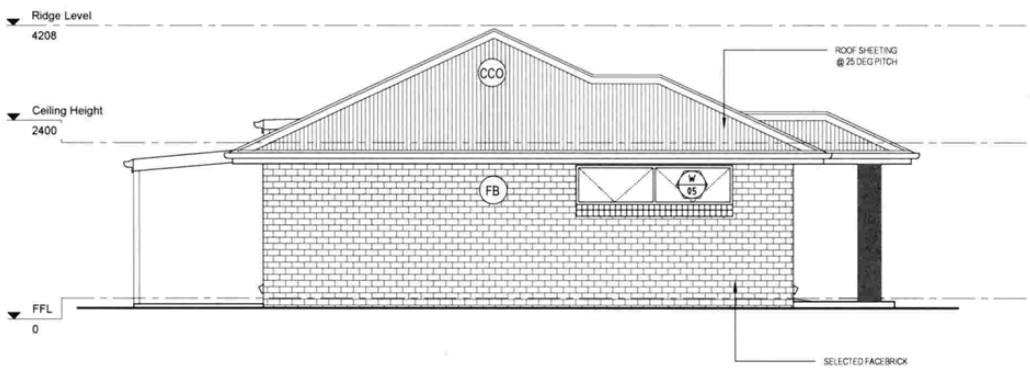
DRAWING				SET
TYPE #5 UNIT PLAN				02F
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A020-A029.dwg	
ORIGINAL SIZE	A1	A1 SCALE:	A3 SCALE:	
IMAGE SOURCE				
STATUS	FOR DA APPROVAL	SHEET	A023 OF A029	



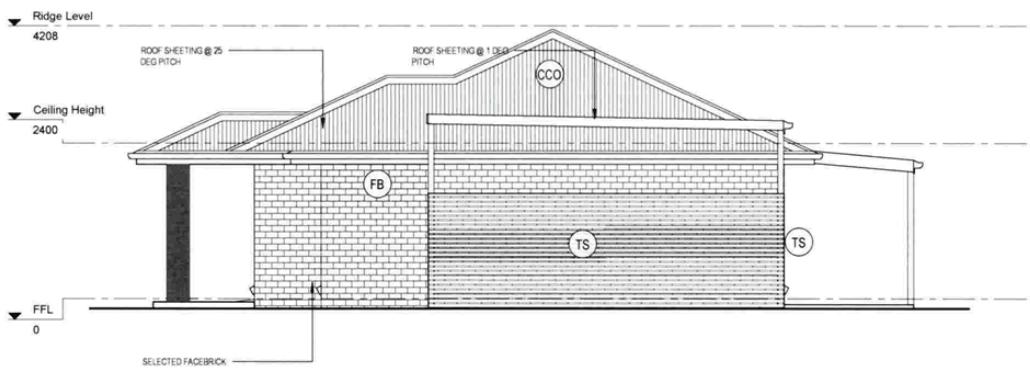
A
A023
FRONT ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



C
A023
REAR ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



D
A023
SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



B
A023
SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3

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D	21.08.19	GT	JB	DRAFT ISSUE
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT



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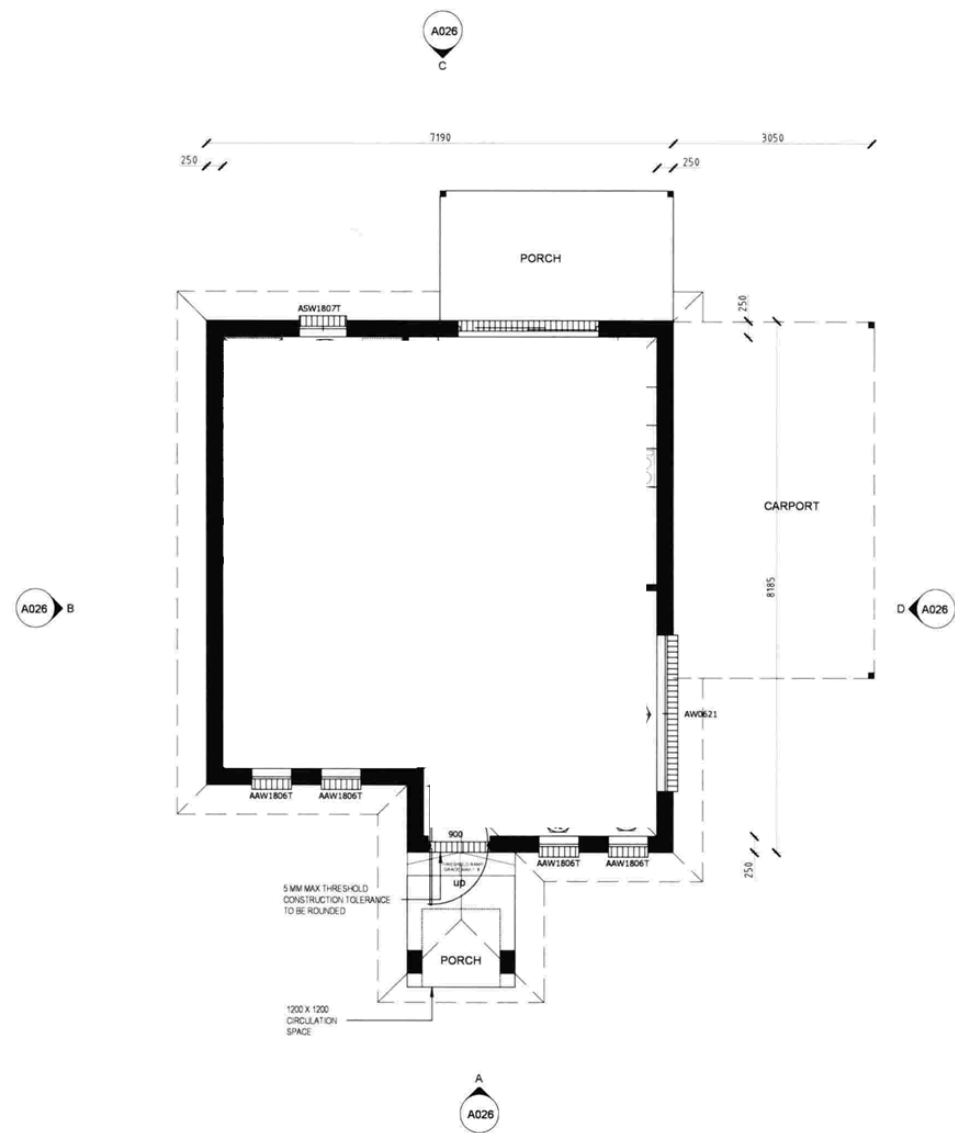
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orange@geolyse.com
www.geolyse.com

154 PEARLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050

NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 6504

DRAWING			
TYPE #5 UNIT ELEVATIONS			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A024 OF A029

02F



00 TYPE #6 UNIT GROUND FLOOR PLAN (UNIT 13)
SCALE 1:100@A3

GENERAL NOTES:

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REV	DATE	DFTD	APPD	DETAILS
F	06.08.19	GT	JB	ISSUE FOR DA APPROVAL
D	21.08.19	GT	JB	DRAFT ISSUE
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT

**Premise**

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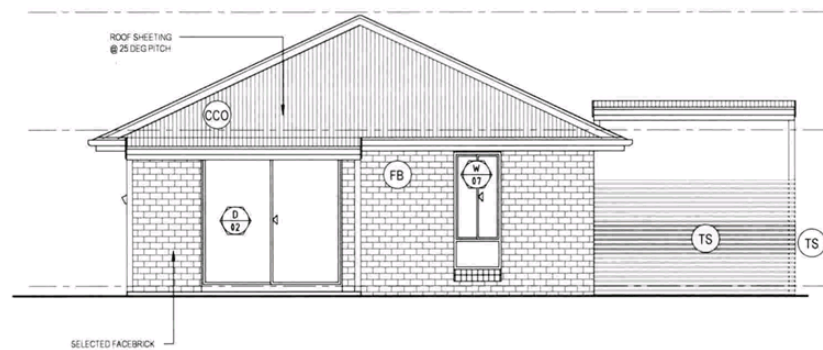
154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050


NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 8504

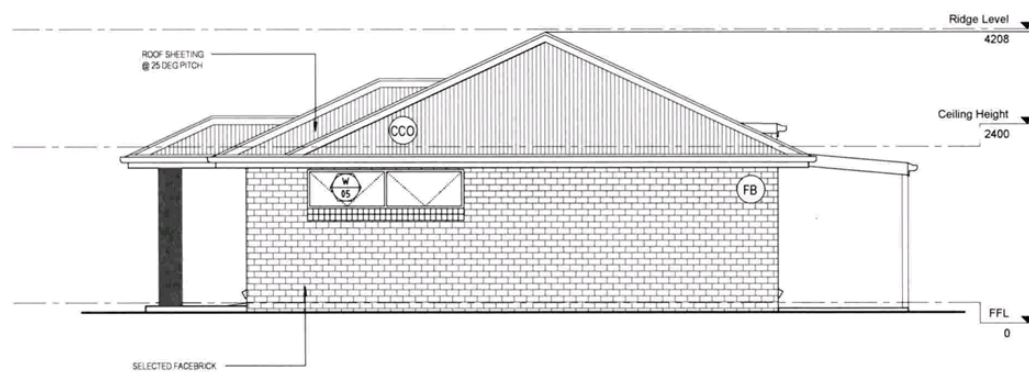
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TYPE #6 UNIT PLAN			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A020-A029.dwg
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IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A025 OF A029
			SET 02F



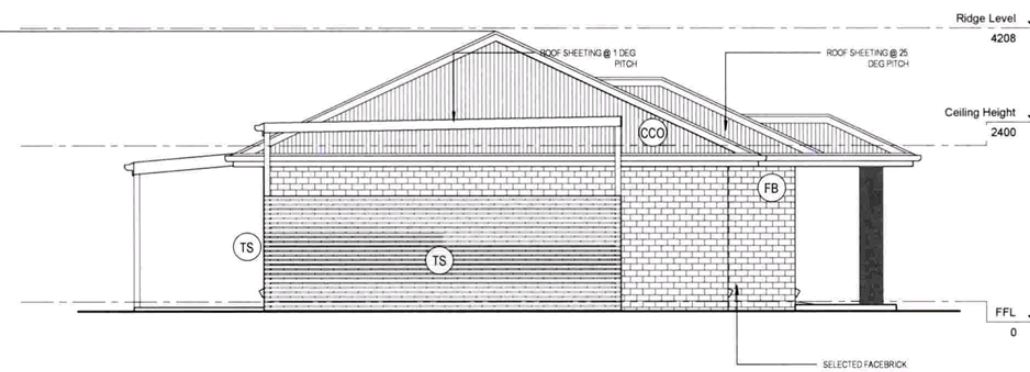
A FRONT ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



C REAR ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



B SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



D SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3

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REV	DATE	DFD	APPD	DETAILS
F	08.09.19	GT	JB	ISSUE FOR DA APPROVAL
D	21.08.19	GT	JB	DRAFT ISSUE
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT

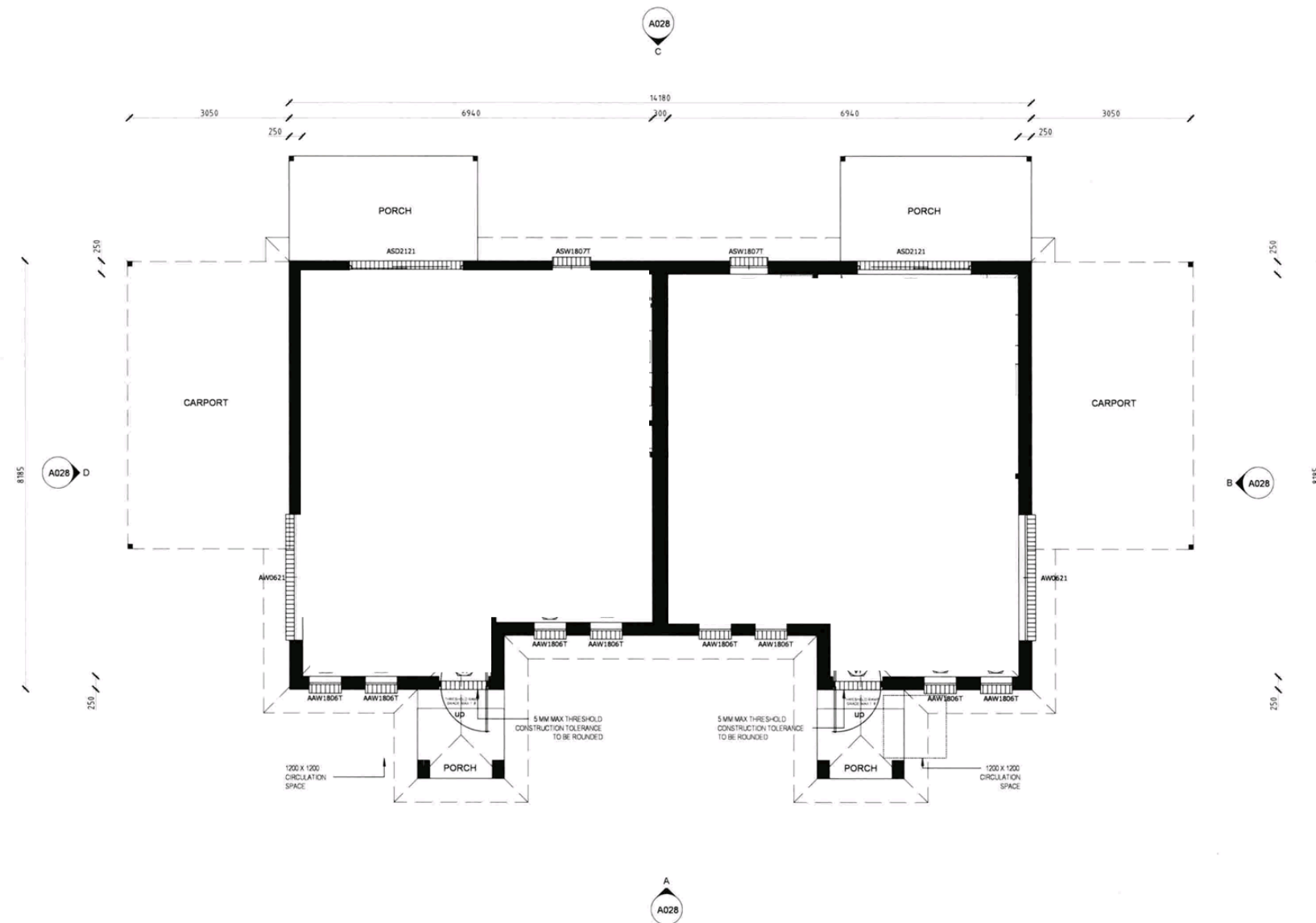
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orange@geolyse.com
www.geolyse.com

154 PEISLEY STREET
P.O. BOX 1863
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050

NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 6504

DRAWING	TYPE #6 UNIT ELEVATIONS
PROJECT NUMBER	219391
DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1
A1 SCALE	A3 SCALE
IMAGE SOURCE	
STATUS FOR DA APPROVAL	SHEET A026 OF A029
SET	02F



00 TYPE #7 UNIT GROUND FLOOR PLAN (UNITS 14&15)
SCALE 1:100@A3

GENERAL NOTES:

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REV	DATE	DTDT	APPO	DETAILS	
F	06/09/19	GT	J8	ISSUE FOR DA APPROVAL	
D	21/08/19	GT	J8	DRAFT ISSUE	
E	27/08/19	GT	J8	ISSUE FOR CLIENT INFORMATION	
ARCHITECTURAL APPROVAL				INITIALS	DATE

APPROVAL
AUTHORITY

ORANGE CITY COUNCIL

CLIENT	
--------	--

HOUSING PLUS

PROJECT

EMERALD STREET, ORANGE
MULTI UNIT HOUSING DEVELOPMENT



Premise

ORANGE
orange@geolyse.com
www.geolyse.com

154 PEISLEY STREET
P.O. BOX 1963
ORANGE, NSW 2800
Ph. (02) 6393 5000
Fx. (02) 6393 5050



NOMINATED ARCHITECT:
JAMES BUCKLEY, NSW ARB 8504

DRAWING

TYPE #7 UNIT PLAN

PROJECT NUMBER 219391

DRAWING FILE 219391_02F-A000-A029.dwg

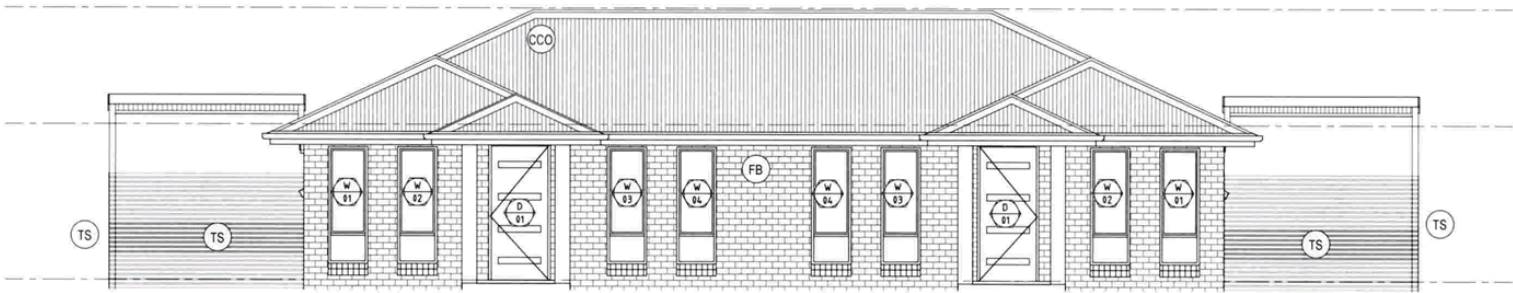
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A1 SCALE:

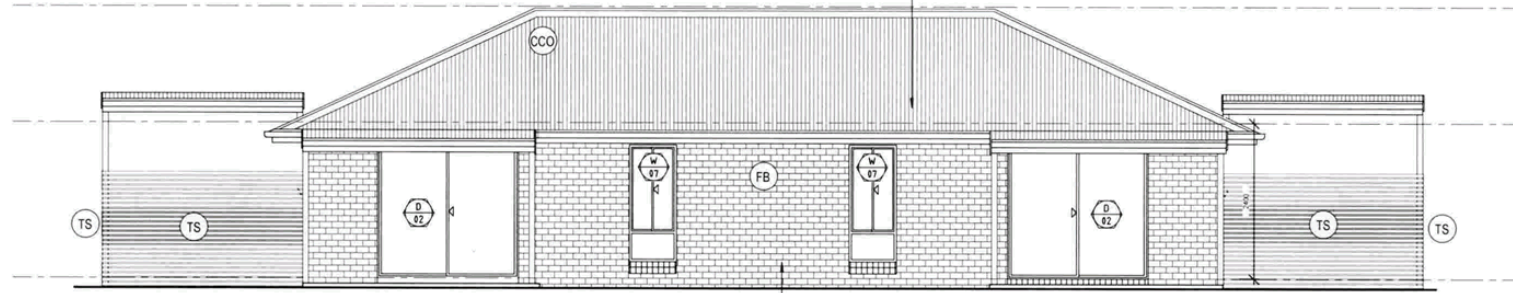
A3 SCALE

IMAGE SOURCE

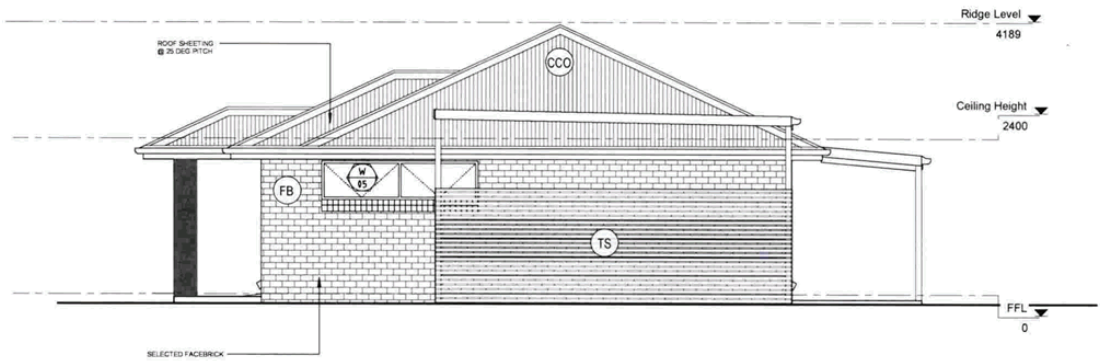
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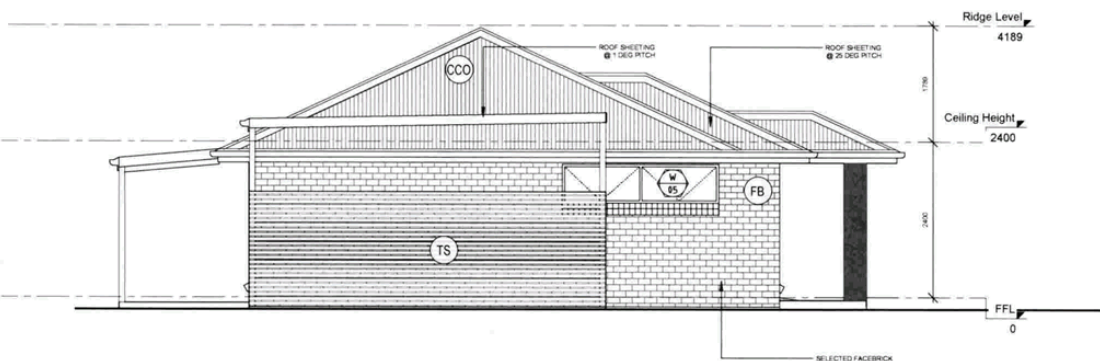
A
A027
FRONT ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



C
A027
REAR ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



B
A027
SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3



D
A027
SIDE ELEVATION
SCALE 1:50 AT A1, 1:100 AT A3

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E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT

**Premise**

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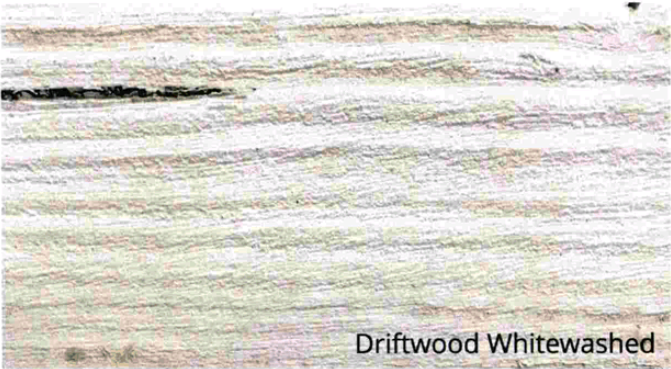
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P.O. BOX 1963
ORANGE, NSW 2800
Ph: (02) 6393 5000
Fx: (02) 6393 5050


NOMINATED ARCHITECT
JAMES BUCKLEY, NSW ARB 8504

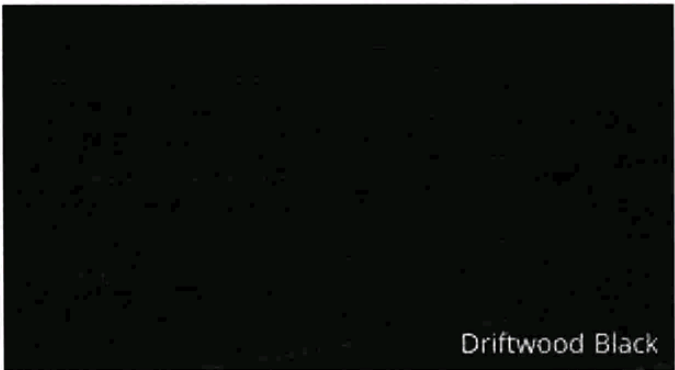
DRAWING			
TYPE #7 UNIT ELEVATIONS			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A020-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE	STATUS FOR DA APPROVAL		
SHEET		A028	OF A029
SET		02F	



FB - DWELLINGS BRICK WALLS



WB - DWELLINGS SUPAWOOD ARCH. CLADDING



TS - CARPORTS SUPAWOOD ARCH. CLADDING

EXTERNAL FINISHES SCHEDULE		
ITEM	TAG (SHOWN ON ELEVATIONS)	MANUFACTURER/SUPPLIER & TYPE
FACE BRICK	FB	AUSTRAL - BOWRAL BLUE
MORTAR	ALL AREAS	BLACK
FEATURE BRICK	PORCH COLUMNS ONLY	AUSTRAL - SUBLIME STEEL
ROOFING	CCO	COLORBOND CUSTOM ORB - WOODLAND GREY
FASCIA, GUTTER & DOWNPIPES		COLORBOND - MONUMENT
WINDOW FRAMES		COLORBOND - MONUMENT
DWELLING WALL CLADDING	WB	SUPAWOOD - DRIFTWOOD WHITEWASHED
CARPORT TIMBER SLATS	TS	SUPAWOOD - DRIFTWOOD BLACK



FASCIA, GUTTER & DOWNPIPES



CCO - CUSTOM ORB
COLORBOND ROOF SHEETING

GENERAL NOTES:
ALL DIMENSIONS GIVEN ARE IN MILLIMETRES (UNLESS SHOWN OTHERWISE) & ARE TO BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS. DIMENSIONS WITH ASTERISKS ARE APPROXIMATE ONLY AND ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
ALL WORK SHOWN ON THE DRAWINGS COMPRISING THE SET SHALL COMPLY WITH THE 'BUILDING CODE OF AUSTRALIA' & THE REQUIREMENTS OF RELEVANT AUTHORITIES & THEIR CONDITIONS OF CONSENT.
ALL WORKMANSHIP & MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT AUSTRALIAN STANDARDS.
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & DOCUMENTATION COMPRISING THE SET INCLUDING THE SPECIFICATION AND OTHER CONSULTANT'S DRAWINGS (WHERE SUPPLIED).

REV	DATE	DTD	APPD	DETAILS
F	06.08.19	GT	JB	ISSUE FOR DA APPROVAL
D	21.08.19	GT	JB	DRAFT ISSUE
E	27.08.19	GT	JB	ISSUE FOR CLIENT INFORMATION
ARCHITECTURAL APPROVAL				INITIALS DATE

APPROVAL AUTHORITY	ORANGE CITY COUNCIL
CLIENT	HOUSING PLUS
PROJECT	EMERALD STREET, ORANGE MULTI UNIT HOUSING DEVELOPMENT

**Premise**

ORANGE
orange@geolyse.com
www.geolyse.com

154 PEISLEY STREET
P.O. BOX 1963
ORANGE NSW 2800
Ph: (02) 6392 5000
Fx: (02) 6392 5050

**RTA+**
NOMINATED ARCHITECT
JAMES BUCKLEY NSW ARB 8504

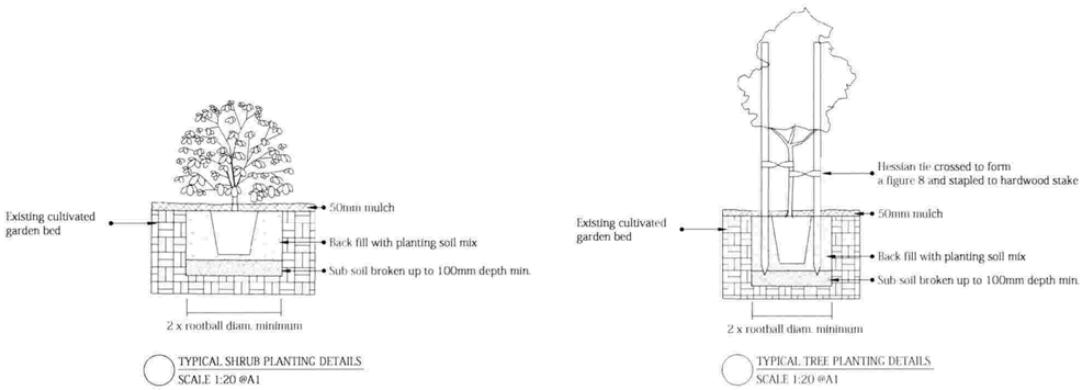
EXTERNAL MATERIALS SCHEDULE			
PROJECT NUMBER	219391	DRAWING FILE	219391_02F-A000-A029.dwg
ORIGINAL SIZE	A1	A1 SCALE	A3 SCALE
IMAGE SOURCE			
STATUS	FOR DA APPROVAL	SHEET	A029 OF A029

02F



PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	ATTRIBUTES	POT SIZE	QUANTITY	EST H X W
	Aussie Flat Bush	Rhagodia spinescens 'SABO1'	Vivid blue grey foliage and dense mounding habit. Habitat for lizards and small birds.	150mm	18	0.3m -0.5m x 1m
	Lomandra NYALLA	Lomandra longifolia 'LM400'	Textural contrast to mounded plants. Adds movement and vertical interest to landscape. Food source for insects.	140mm	47	0.8m x 0.8m
	Westringia 'Wynyablie Gem'	Westringia fruticosa 'Wynyablie Gem'	Silvery-green foliage. Mauve-pink flowers. Food source for nectar eating birds and insects.	150mm	36	Pruned to mounds up to 1.5m x 1.5m
	'Cassa Blue' Dianella	Dianella caerulea 'DBB03'	Contrasting rich blue, upright sword-like foliage. Purple and yellow flowers. Food source for seed eating birds.	Tube stock	174	0.5m x 0.4m
	Liriope 'Amethyst'	Liriope muscari 'LIRTP'	Lush deep green tufted foliage. Seasonal deep purple flowering interest. Insect attracting.	Tube stock	112	0.4m x 0.4m
	'Endeavour' Bottlebrush	Callistemon citrinus 'Endeavour'	Upright form, excellent for hedging. Seasonal flowering interest. Food source and habitat for birds.	150mm	56	Up to 3m x 1.5m pruned 1.8m high at letterbox
	'Little John' Bottlebrush	Callistemon 'Little John'	Compact, rounded form. Blue-green foliage. Seasonal flower interest. Food source and habitat for birds.	200mm	42	1.0m x 1.0m
	'Pennstripe' Foxtail Grass	Pennisetum alopecuroides 'Pennstripe'	Accent plant adding movement and textural contrast. Variegated foliage and seasonal flower interest.	Tube stock	183	0.5m x 0.5m
	Fairy Fan 'Mauve Clusters'	Scaevola aemula 'Mauve Clusters'	Foundation planting. Seasonal flower interest. Insect attracting. Foliage affected by heavy frosts but recovers quickly.	140mm	195	0.4m x 0.5m
	Correa 'Autumn Blaze'	Correa pulchella 'Autumn Blaze'	Foundation planting. Seasonal flower interest. Food source for nectar eating birds and insects in winter.	150mm	73	0.3m x 1.0m
	Flamin Flax	Phormium tenax 'PHOS3'	Contrast, accent plant. Upright foliage in tones of red, orange and bronze.	150mm	15	0.9m x 0.9m
	Ornamental Pear 'Southworth Dancer'	Pyrus betulaefolia 'Southworth Dancer'	Fast growing shade tree. White spring flowers. Autumn colour. Deciduous	25L	5	7m x 4m

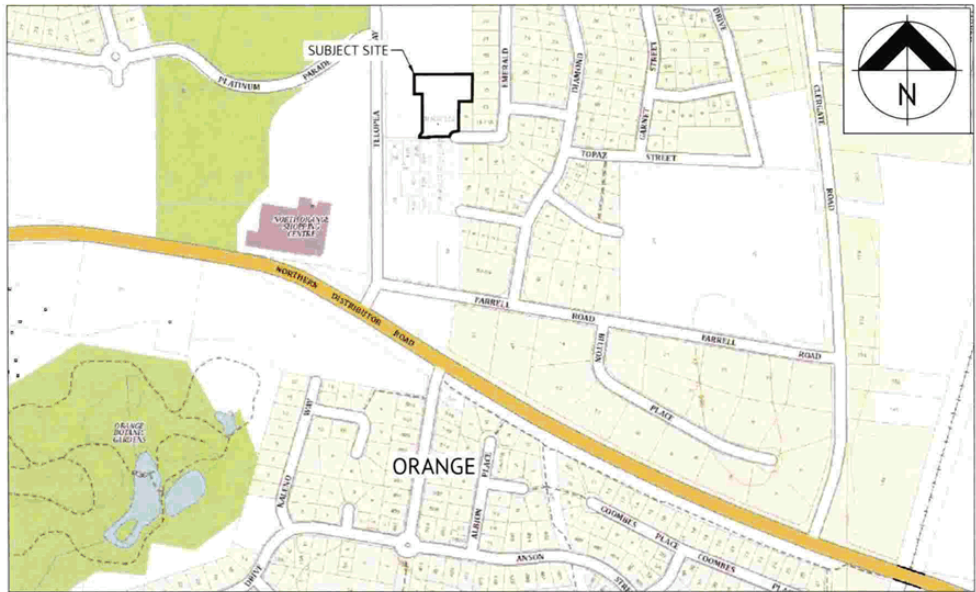


FINISHES SCHEDULE

ITEM	MATERIAL
Soil	Plant species chosen, require good drainage in order to flourish. All soil compaction from machinery must be dealt with prior to landscaping. The use of quality organic matter and gypsum to enrich the soil is essential. Products such as 'Native Low P' mix and Greenlife Mulch & Compost from Australian Native Landscapes are ideal.
Mulch	Droughtmaster Mulch (ANL)
Garden Edge	Corten Steel Garden Edging 100mm height profile
Irrigation	Drip Irrigation system - garden beds, MP Rotator sprinklers - lawn areas
Fencing External Streetscape	1.8m high Colorbond
Fencing Internal Streetscape	1.8m high Colorbond

PLEASE NOTE:
DO NOT PLANT IN UNSUITABLE WEATHER CONDITIONS SUCH AS EXTREME HEAT, COLD, WIND OR RAIN.
GOOD SOIL DRAINAGE IS ESSENTIAL. FOR PLANT HEALTH AND CLAY SOILS MUST BE TREATED WITH GYPSUM AND QUALITY ORGANIC MATTER.


MUTLI UNIT HOUSING DEVELOPMENT
EMERALD STREET, ORANGE NSW 2800
HOUSING PLUS
DEVELOPMENT APPLICATION CIVIL ENGINEERING PLANS



LOCALITY PLAN
NTS

Sheet List Table	
Sheet Number	Sheet Title
C001	TITLE SHEET AND SCHEDULE OF DRAWINGS
C002	EXISTING SITE PLAN
C003	PROPOSED SITE PLAN
C004	CONCEPT SEWER RETICULATION PLAN
C005	CONCEPT STORMWATER RETICULATION PLAN
C006	CONCEPT WATER RETICULATION PLAN



FOR APPROVAL						ORANGE OFFICE 154 PEISLEY STREET ORANGE, NSW 2800 PH: (02) 6393 5000 WEB: www.premise.com.au		DESIGNED MY CHECKED PPO PROJECT MANAGER JB ENGINEERING CERTIFICATION		SCALE		CLIENT HOUSING PLUS		JOB CODE 219391_03	
								PROJECT MUTLI UNIT HOUSING DEVELOPMENT				LOCATION EMERALD STREET, ORANGE NSW 2800			
								SHEET TITLE TITLE SHEET AND SCHEDULE OF DRAWINGS				SHEET NUMBER C001		REV B	
06/09/19 B FOR DA APPROVAL MY PPO 22/08/19 A FOR APPROVAL MY PPO DATE REV DESCRIPTION REVISIONS REC APP															

