



Appendix A – Draft site specific DCP-Redmond Place Precinct compliance table

Control	Provision	Compliance
PART 1 – Introduction		
1.3 Land to which this DCP applies		
a)	This chapter applies to land within the Redmond Place Precinct as shown in Figure 19.1 and comprising parent lots Lot 1 DP153167, Lot 6 DP1031236 and Lot 200 DP1288388.	Complies The site is located within the Redmond Place Precinct.
1.4 Relationship to other controls		
a)	The following provisions of Chapter 7 the DCP ('Development in residential areas') do not apply to development on land within the Redmond Place Precinct— • Part 7.2—Residential subdivision • Part 7.3—Urban residential development • Part 7.4—Defining neighbourhood character • Part 7.5—Merit-based approach to residential development in Orange • Part 7.7—Design elements for residential development streetscape • Part 7.9—Shops and businesses in the urban residential zone	Noted
Part 3 – Precinct Vision		
3.1 Precinct concept plan		
D1	The precinct concept plan defines how the vision statement and design principles are to be realised in physical form. The plan incorporates the important character elements described in Part 3.3 below and defines the overall urban form, land use and movement network outcomes	Complies This development application seeks to facilitate a development outcome that is



intended to be achieved as the Redmond Place Precinct develops over time.



consistent with the Precinct Concept Plan and character elements described within Part 3.3.

3.3 Important character elements

Cadastral Pattern

- A permeable and fine grain pattern of street blocks stitches the precinct into the city's existing urban fabric and ensures streets and open spaces are scaled to pedestrians.
- The urban layout respects the historical cadastral pattern and defines clear edges between the precinct and neighbouring road reserves and land holdings.
- Street blocks are oriented to maximise accessibility to public open space and respond to topography by facilitating natural drainage to basins and wetlands.

Complies

The proposal involves residential subdivision layout that is consistent with the character elements in that:

- street blocks are of a length that will enhance permeability
- the subdivision layout reflects historical cadastral patterns



- the street blocks are oriented to maximise accessibility to the linear open space area.

Blue-green networks	• The existing Gateway Park and Memorial, Hangar and visitor park are incorporated into an expanded network of recreation, cultural, wetland and stormwater management spaces. • The integration of blue and green networks supports natural groundwater recharge, landscape replenishment, biodiversity restoration and connecting with Country. • The linear park, wetlands and generous street tree canopy provide a cooling influence in summer and enable passive solar access for buildings and public spaces in winter.	Complies The proposal involves the creation of a blue-green linear open space network in accordance with the precinct plan.
Street grid	• The street grid provides a legible and highly connected hierarchy of street types and route choices for vehicles and pedestrians. • Street design and character reflects function in line with the precinct's street design standards. • Street frontage to public open space ensures buildings positively address and gain amenity from the public space. • Streets and verges provide opportunities for deep soil, urban tree canopy growth and rainwater infiltration and bioretention during rainfall events.	Complies The new street network is consistent with the objectives of this section and is largely consistent with the Redmond Place precinct plan.
Land use and housing mix	• The precinct accommodates a compatible diversity of housing types and sizes, with medium density housing located along the park frontage and public transport spine to maximise amenity and convenience. • Key sites provide the opportunity for mid-rise (4 storeys) apartment development, including provision for limited ground floor commercial uses to serve day-to-day local needs. • A compact diversity of lot sizes, building forms and housing types provides visual richness and supports a sustainable social mix.	Complies The proposed subdivision layout (Appendix O, P, Q, R and S) will facilitate the delivery of diversity in future residential development facilitating a mix of low to medium density residential development.
Views and landscape	• Street orientation supports legibility by enabling views towards local features and landmarks, including parks. • Views of surrounding non-urban hillsides and heritage landscapes are maintained as distinctive aspects of the precinct's sense of place. • Views of Gaanha Bula—Mount Canobolas facilitate connecting with Country and are preserved through building design and massing.	Complies The proposed subdivision layout plan (Appendix O, P, Q, R and S) is consistent with retaining the views of the surrounding landscapes in accordance with the Redmond Place precinct plan.



- The City Gateway Avenue of parkland and trees is retained and embellished.

Public domain

- The public open space network incorporates recreation, cultural, education and ecological features—including play spaces, walking tracks and a wetland—that connect community and respond to a diversity of ages and needs.
- Public art, cultural spaces and interpretive signage support connecting with Country.
- The existing Visitor Park, Gateway Park and Memorial Garden are incorporated into an extended linear public open space network.
- Activation nodes—including key sites, the Hangar Building and recreation nodes—support public transport and promote active streets.

Complies

The proposal seeks to create the public open space network envisaged within the Redmond Place precinct plan.

Part 4 – Environmental Management

4.1 Land and soil resources

D1

Subdivision design minimises the need for excavation and fill through appropriate road and lot layout. Level transitions between lots ensure lots step with the natural slope of the land in accordance with the preferred approach illustrated in Figure 19.10.

Complies

The subdivision design (**Appendix O, P, Q, R and S**) is generally consistent with the Redmond Place precinct plan and future development will be consistent with Figure 19.10.

D2

Development limits the height of any retaining wall to a maximum height of 1 metre. Council may consider granting consent to retaining walls greater than 1 metre in height where—
(a) there are exceptional circumstances due to the slope or geological character of the land, and
(b) it is of the opinion that the proposed wall will not result in a detrimental impact on the amenity of any lot or the streetscape.

Complies

Retaining walls are proposed for the pond and the water sensitive urban design (WSUD) basin. Refer to the civil drawings (**Appendix E**) for further details.

D3

The ground level (finished) of any site at its boundary to any public space (including any public road) is no more than 1 metre above the ground level (finished) of the public space.

Complies

The site will be graded in accordance with the bulk earthworks plan within the Civil Engineering Plans (**Appendix E**) to ensure



no site will have a greater than 1 metre difference with the ground level of the public space.

D4	Any retaining wall— (a) is separated from any other retaining wall or structural support by at least 2 metres, measured horizontally, (b) is located at least 1 metre from any registered easement, sewer main or water main, and (c) has adequate drainage lines connected to the existing stormwater drainage system for the site.	Complies Retaining walls are proposed for the pond and the water sensitive urban design (WSUD) basin. Refer to Civil Engineering Plans (Appendix E) for further details
D5	Building design minimises the need for excavation and fill on sloping sites by splitting levels or otherwise stepping with the slope in accordance with the principles described in Figure 19.11.	Not applicable
D6	All earthworks are to be carried out in accordance with AS 3798—Guidelines on earthworks for commercial and residential developments.	Complies
D7	Any fill imported to the site is to be free of building and other demolition waste, and only contain virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997. Where imported fill is used Council may require soil sampling for analysing chemical residue to be carried out on the fill material by an appropriately qualified person.	Complies Imported fill will be inspected and approved by the superintendent prior to placing and compaction (Appendix E).
D8	Where fill is to be placed permanently, topsoil and vegetation must be removed down to a suitable sub-grade material prior to the placement of the fill. The topsoil is to be stockpiled for use in revegetation of the site.	Complies Topsoil and vegetation will be stripped and stockpiled on site with erosion control measures (Appendix E).
D9	Development ensures— (a) no ponding of water occurs on adjoining properties, and (b) no overland flow paths or flood prone land are adversely affected as a result of any filling or grading.	Complies The Water Cycle Management Report (Appendix T) confirms this development will not increase flow rates on pre-development flow rates. Grading of the site



and public spaces will take into account existing flow paths.

D10

Where development—

- entails a change in site levels of more than 0.6 metres,
- is located on land with a slope of 15% or greater, or
- is otherwise, in the opinion of Council, likely to entail detrimental impacts on the environment or neighbouring land,

the application is to include a geotechnical investigation prepared by a suitably qualified geotechnical engineer and providing details on—

- (a) the existing character and quality of soils and geology within the site and neighbouring land,
- (b) existing and proposed finished ground levels,
- (c) any groundwater or waterways likely to be affected by the development,
- (d) any potential impacts on flood risk or flood behaviour within the locality,
- (e) any hazards, including naturally occurring asbestos or contaminated land, that are present,
- (f) details of the height, structure and engineering design requirements of any retaining walls to be constructed,
- (g) details on the source, quality and type of any fill material to be used
- (h) the measures required to ensure development avoids any detrimental impact on any adjoining properties, overland flow paths or flood prone land.

Complies

A Geotechnical Investigation has been undertaken by Geotech Testing Pty Ltd as seen in (**Appendix L**).

4.2 Groundwater

D1

Where development is likely to deplete or contaminate groundwater systems, the application is accompanied by a hydrogeological report prepared by a suitably qualified person and providing details of—

- (a) the extent and nature of any depletion or contamination,
- (b) the likely effects on groundwater dependent ecosystems,

Complies

The development application will not deplete or contaminate groundwater systems.



(c) the cumulative impact of the development on the hydrological functions and health of groundwater systems

D2	Development allows natural replenishment and recharge of groundwater sources through the use of bioretention and filtration of runoff.	Complies Bioretention and filtration will be used. Please refer to the Civil Engineering Plans for further detail (Appendix E)
----	--	---

4.3 Drinking water catchment

D1	Development demonstrates a neutral or beneficial effect on the quality of water entering drinking water storages	Complies The proposal will not affect drinking water storages, in that it effectively manages the flow of stormwater across the site.
D2	The public stormwater management network is designed to achieve a reduction in pollutant loads for total suspended solids, phosphorous and nitrogen of 10% from pre-development loads.	Complies The proposal will not result in excess pollutant loads to the public network.
D3	Development minimises run-off volumes and allows replenishment and recharge of groundwater sources.	Complies The civil works have been designed to minimise run-off volumes.
D4	All effluent is treated outside of the drinking water catchment.	Complies A sewer pumping station is proposed as part of the development.
D5	Public open space design ensures waterways are protected or enhanced	Complies The new open space network has been designed to ensure environmental impacts are minimised. Notably, there are no existing natural watercourses that extend through the site, as confirmed within the



4.4 Flood planning

D1	Development on flood prone land is consistent with the objectives and requirements of Chapter 4A—Flood affected land.	Complies The site is in-part affected by the 1% AEP flood event and the PMF level. The Water Cycle Management Report (Appendix T) includes a flood assessment that confirms requirements with the necessary standards.
D2	Development does not increase the risk of flood hazard on land outside of the precinct.	Complies The development does not increase the risk of flood hazard on land outside of the precinct. As outlined in the <i>NSW Floodplain Development Manual (2005)</i> and the <i>Orange City Council Subdivision and Development Code (2024)</i> , the applicable design flood event is the 1% Annual Exceedance Probability (AEP) event, or the 1% AEP with climate change allowance. The Probable Maximum Flood (PMF) is not the design standard and is used primarily for emergency response planning. Flood modelling confirms that the proposed development does not result in increased flood levels or hazard outside the precinct in the 1% AEP event. A minor, localised increase is observed where the internal road connects to Brabham Way, but this does not impact the carriageway or increase off-site risk. Accordingly, the proposal satisfies the DCP requirement



regarding flood hazard impacts beyond the site.

D3	Applications for development that, in the opinion of Council, is likely to be subject to flood risk or otherwise entail adverse impacts on flood risk are to be accompanied by a flood impact and risk assessment prepared in accordance with— • the DCP's objectives for flood affected land as described in Chapter 4A, and • the FRM Manual and accompanying guidelines. The assessment is to include details on— (a) the location and extent of any flood prone land, including any lots that may be liable to flood risk (pre- and post development), (b) the impacts of the development on flood behaviour and risk, (c) the FRM measures required to manage flood risk, including consideration of the effects of climate change on flood frequency and behaviour.	Complies Please refer to the Water Cycle Management Report (Appendix T) that addresses these requirements.
----	--	--

4.5 Bushfire hazard

D1	Subdivision design— (a) complies with the requirements of any bush fire safety authority that may apply to the development, (b) is consistent with the requirements of Planning for Bush Fire Protection, and (c) enables the establishment and maintenance of the minimum Asset Protection Zone requirements and perimeter roads included in the precinct concept plan and as described in the Asset Protection Zone Map shown in Figure 19.13.	Complies The submitted Bushfire Risk Assessment confirms that the proposal achieves compliance with these requirements (Appendix U).
D2	Development for any special fire protection purpose is located outside of an applicable Asset Protection Zone.	Complies The submitted Bushfire Risk Assessment confirms that the proposal achieves compliance with these requirements (Appendix U).



4.6 Vegetation management

D1	Development supports the protection and enhancement of biodiversity within the precinct by— (a) protecting, restoring and enhancing native vegetation, including supporting embellishment of locally represented plant community types, (b) achieving tree canopy and species targets for planting in streets and public spaces as described in Design Element 6.6—Urban tree canopy, (c) supporting the DCP's preferred plant species for planting on private land in accordance with the requirements of Design Element 6.8—Landscaping, (d) supporting the construction of a new wetland in accordance with the requirements of Design Element 4.3—Responding to Country and Design Element 5.5—Stormwater management.	Complies Species have been carefully selected to achieve compliance with these provisions. Please refer to the Landscape Plan for further detail (Appendix G).
D2	Existing tree planting within the Gateway Park is protected and enhanced as an important character element in accordance with the requirements of Design Element — 6.2—Local character	Complies Tree planting within the Gateway Park will be protected and enhanced. Please refer to the Landscape Plan for further detail (Appendix G).

4.7 Waste management

D1	Waste storage facilities— (a) reflect the needs of occupants and users, (b) are integrated into the design of buildings and sites, (c) are located away from building entries and habitable rooms, and (d) are screened and not readily visible from the street.	Complies The proposed sewer pumping station has been located so as to maintain separation from future residential development.
D2	Each dwelling is provided with a waste storage area that is— (a) capable of accommodating a minimum of 3 waste bins (comprising 1 bin each for general waste, recycling waste and organic waste), and	Not applicable The construction of dwellings is not proposed in this development application.



(b) if located forward of the building line, integrated with the overall building and landscape design of the development.

4.8 Construction and site management

D1	All demolition, excavation and construction activities are managed in accordance with the requirements of— (a) Schedule 19F—Construction and site management, (b) Council's Subdivision and Development Code, (c) relevant standards and codes of practice including— • AS 2601:2001 The demolition of structures, • AS 4970:2025 Protection of trees on development sites, • the SafeWork NSW Code of Practice for Demolition Work, • the SafeWork NSW Code of Practice for Construction Work	Complies The proposed demolition, bulk earthworks and construction will be managed in accordance with the relevant requirements and standards.
D2	Erosion and sediment control measures are in place to ensure site preparation, demolition and construction work— (d) avoids detrimental impacts on soil and ground stability, (e) avoids detrimental impacts on waterways, drinking water catchments, groundwater sources, vegetation and surrounding land, and (f) does not result in runoff carrying sediments or other pollutants leaving the site or entering the stormwater system.	Complies Erosion and sediment control measures will be maintained in good working order throughout the course of construction and development work on site in accordance with the Civil Engineering Plans (Appendix E).
D3	Demolition and construction works are to incorporate suitable dust and air quality control measures	Complies Refer to the Civil Engineering Plans (Appendix E) for further detail.
D4	Before any demolition or construction work commences, a hazardous materials audit of the site is to be prepared by an appropriately qualified person and a report of the audit results provided	Complies A Detailed Site Investigation (Appendix J) and Remediation Action Plan (Appendix K)



to Council. The report is to include details of the nature and location of each hazardous material identified.

have been prepared and accompanies this development application which identified localised contamination present on site and proposed mode to remediate the land.

Part 5 - Subdivision

5.1 General Requirements

D1	Subdivision is consistent with the precinct concept plan, including in relation to— (a) street block and lot layout, (b) public open space network design and layout, (c) provision for water cycle management infrastructure, (d) street network design, (e) distribution and location of lot sizes and residential densities.	Complies The proposal includes a new local street network, as detailed in the Civil Engineering Plans by Colliers (Appendix E). The layout aligns with the draft site-specific DCP (currently on exhibition) and is informed by the Traffic Assessment Report (Appendix Y) and Road Safety Audit (Appendix X)
D2	Street blocks are generally no more than 220 metres in length and 70 metres in depth. Blocks that are longer than 220 metres may be considered where pedestrian connectivity, stormwater management and traffic management objectives are met. In such cases, consideration should be given to the provision of a mid-block connection to ensure permeability for pedestrians.	Complies The length of street blocks throughout the precinct generally complies with the maximum length requirement, largely being under 220m in length.
D3	Street and block alignment supports legibility and wayfinding by emphasising public views of— (a) public open space, (b) key sites and buildings, (c) community amenities and recreation facilities, (d) the precinct's scenic landscape setting, including Gaanha Bula—Mount Canobolas and rural hillsapes.	Complies



D4	Lots are rectangular in shape. Where lots have a non-orthogonal shape, they are sized and oriented to enable development to meet all other relevant development controls and standards.	Complies The proposed lots are generally regular in shape.
D5	Except as otherwise provided in this chapter, all lots (other than battle-axe lots) have the following minimum lot width— • rear lane lots—4.5 metres • other lots—7.5 metres	Complies All proposed lots meet the minimum width requirements. Refer to the Subdivision Plan (Appendix O,P,Q,R and S) for further detail
D6	Except as otherwise provided in this chapter, all lots have a minimum lot depth of 25 metres.	Complies The proposed residential lots have a depth of more than 25 metres.
D7	All lots have legal access to a public road	Complies All lots have direct access to a public road.
D8	The widths and locations of driveway crossovers— (a) provide for kerbside waste collection in accordance with the requirements of Design Element 4.7—Waste management, and (b) enable efficient, safe and convenient access to waste bins by waste service providers	Complies The submitted Civil Engineering Plans (Appendix E) provide indicative locations for driveways for new residential lots that illustrate that the proposed subdivision pattern is capable of achieving compliance with this control. The driveways will be delivered under future development applications in associated with the delivery of dwellings.
D9	All driveway crossovers are to be designed and constructed in accordance with the requirements of the Orange City Council Subdivision and Development Code.	Complies Refer above.



D10	Corner lots are designed to allow— (a) vehicle access from the secondary road, (b) for development comprising a dual occupancy—each dwelling to face a separate street.	Complies Refer above.
D11	The creation of battle-axe lots may be considered where— • conventional frontage to a primary road is restricted or denied, or • the lots front public open space. In considering an application for the creation of a battle-axe lot, Council may take into account— (a) the existing street and lot layout, (b) physical constraints that inhibit the creation of other lot types, (c) the likely impacts on the amenity of adjoining properties, (d) the desired future character of the locality.	Not applicable No battle-axe lots are proposed
D12	Battle-axe lots have— • a minimum area of 450m², and • minimum dimensions of 12 metres, excluding any access handle	Not applicable No battle-axe lots are proposed
D13	Each battle-axe lot must have its own access handle with frontage to a public road.	Not applicable No battle-axe lots are proposed
D14	Except as provided by D13 below, access handles have— • for access handles serving 1 dwelling only—a minimum access handle width of 4.5 metres and a minimum driveway width of 3 metres • for access handles serving more than 1 dwelling—a minimum access handle width of 6 metres and a minimum driveway width of 4.5 metres • a maximum length of 50 metres • a corner splay with minimum dimensions of 3 metres by 3 metres	Not applicable No battle-axe lots are proposed



D15	Adjacent access handles may be shared between more than 1 lot where— (a) the access handles in combination serve a maximum of 2 lots, (b) each lot is burdened by a cross easement enabling reciprocal rights of way for the shared use of each lot's access handle, (c) the minimum width of each access handle is 3 metres, (d) the minimum shared driveway width is 4.5 metres, and (e) adequate sight lines are available to enable safe vehicle and pedestrian movement	Not applicable No battle-axe lots are proposed
D16	A maximum of 2 battle-axe lots is permitted to be located behind any other lot sharing the same primary road frontage.	Not applicable No battle-axe lots are proposed
5.2 Lot layout and orientation		
D1	Lot orientation— • optimises opportunities for passive solar design and good building orientation in relation to prevailing winds and breezes, and • optimises opportunities for solar access to dwellings and principle private open space areas in accordance with the recommended lot orientation ranges shown in Figure 19.16.	Complies The proposal appropriately considers the Site Planning and Design Principles that are relevant to the proposal.
5.3 Land use and density		
D1	Subdivision design supports the distribution of land uses and residential densities described in Table 19.1 and the Land Use Map.	Complies The subdivision plan (Appendix O,P,Q,R and S) is consistent with the Redmond Place precinct plan and does not exceed the indicative site density as shown in Table 19.1.



Table 19.1 Land use categories for the Redmond Place Precinct Land Use Map

Residential density category	Typical number of storeys	Indicative site density (dwellings per site area)	Typical residential accommodation types
Low density housing	1-2 storeys	<25 dwellings per hectare	• Dual occupancies • Dwelling houses • Secondary dwellings
Medium density (low rise) housing	1-2 storeys	50-75 dwellings per hectare	• Attached dwellings • Dual occupancies • Manor houses • Multi dwelling housing • Semi-detached dwellings
Medium density (mid-rise) housing	3-4 storeys	>100 dwellings per hectare	• Residential flat buildings • Shop top housing

5.4 Street typology and grid

D1	Public roads are designed in accordance with the Street Grid Map and street design standards described in Schedule 19-C.	Complies The proposed new local street network is consistent with the draft site-specific DCP and has been informed by the Traffic Assessment Report (Appendix Y) and Road Safety Audit (Appendix X).
D2	Road design speeds are self-explanatory, with design solutions (including threshold treatments, street tree planting and nature strips) clearly communicating slower speed environments	Complies As above
D3	Intersections are designed to maximise ease of movement for pedestrians and cyclists and to slow vehicular traffic.	Complies As above
D4	Subdivision design provides for future public road connections to adjoining land	Complies



No.1 Road connects with Lone Pine Ave,
No.10 road connects to Mitchell Highway,
No.3 Road connects to Brabham Way and
No.11 Road connects to the adjoining
property at 5295 Mitchell Highway, Orange.

D5	Public road design facilitates— (a) safe, efficient and convenient access to kerbside waste collection for waste service providers, (b) sufficient turning capacity for waste service vehicles to minimise the need for reversing or three-point turns	Complies Turning path plans with consideration for service vehicles have been provided as part of the Civil Engineering Plans prepared by Colliers (Appendix E).
D6	Where waste collection from a public open space requires waste service vehicles to park in the street, public road design ensures sufficient capacity (including, where necessary, the provision of parking bays) to minimise the likelihood of traffic flow congestion	Complies The width of the proposed roads is in accordance with Orange City Council requirements.
5.5 Active and public transport networks		
D1	Development supports the viability of public transport routes as described in the Active Transport Map by— (a) ensuring the provision of opportunities for medium density housing (including through the provision of smaller residential lots and integrated housing lots) along and within proximity to any proposed public transport route, (b) the provision of footpaths, shared paths, street trees, public lighting and other supporting pedestrian infrastructure in accordance with the Active Transport Map and the street design requirements referred to in Design Element 5.3—Street network.	Complies The proposed subdivision layout (Appendix O,P,Q,R and S) provides superlots for the purpose of future medium density residential development that will be delivered under future development applications. The superlots are in proximity to proposed public transport routes. Supporting infrastructure will be proposed in future development applications.
D2	Development promotes the provision of healthy, safe and sustainable movement networks through the provision of an active transport network in accordance with that shown in the Active Transport Map.	Complies



Footpaths for streets and public open space are proposed in accordance with the Active Transport Map in the precinct plan.

5.6 Public open space network

D1	Public open space is provided in accordance with the layout of spaces and facilities described in the Public Open Space Map	Complies Public open spaces are provided in accordance with the areas marked in the precinct plan. The embellishment of the new open space is to be provided under this application, as shown within the Landscape plans (Appendix G).
D2	Existing parks and associated features, including the Gateway Park, Memorial Garden and tree planting, Old Dairy Building and Visitor Park, are preserved and integrated with the public open space network.	Complies As above.
D3	Public open space is designed and delivered in accordance with the requirements of Design Element 6.5—Public domain design.	Complies As above.

5.7 Water cycle management

D1	Development supports the precinct vision by facilitating water cycle management in accordance with the outcomes described in the Water Cycle Management Map and Table 19.2	Not applicable This proposal relates to the Torrens Title residential subdivision of the site and associated works such as earthworks, landscaping, construction of roads and stormwater infrastructure. Future erection of dwellings will be subject to a future development application.
----	--	--



Table 19.2 Minimum deep soil zone requirements

Lot size	Minimum dimension of deep soil zone	Minimum area of deep soil (percentage of lot size)
<650m ²	Not applicable	7%
650m ² -1,500m ²	3 metres	
>1,500m ²	6 metres	
Note— Where deep soil zones within a site are not contiguous, each individual deep soil zone must achieve the minimum dimension described in column 2.		

D2	Overland flow paths are incorporated into the public open space network.	Complies Please refer to the Water Cycle Management Report for more detail (Appendix T).
D3	Development demonstrates the incorporation of water sensitive urban design measures, including bioretention facilities	Complies Two WSUD basins will be constructed as part of this proposal.
D4	The size and detailed location and design of any public water cycle management infrastructure will be required to be determined at the development application stage and in accordance with a water cycle management strategy for the development prepared by a suitably qualified engineer.	Complies Please refer to the Water Cycle Management Report for more detail (Appendix T).
5.8 Utilities and services		
D1	Utilities and services— (a) are located underground wherever possible,	Complies



(b) are integrated with the overall design of streets and public spaces, and
(c) facilitate the DCP's tree canopy targets for streets and public spaces.

Refer to the Infrastructure Servicing Assessment prepared by Colliers for further detail (**Appendix V**).

D2 Development provides for adequate lighting to streets and public spaces.

Complies

Adequate lighting will be provided with indicative locations identified within the submitted Landscape Plan at **Appendix G**.

D3 Utilities and services are designed to accommodate—
(a) technological advancements, including smart meters and other smart technology, and
(b) augmentations in response to future increases in service demand.

Complies

Refer to the Infrastructure Servicing Assessment prepared by Colliers for further detail (**Appendix V**).

D4 Provision is made for telecommunications and fibre-ready facilities to be installed to all lots.

Complies

Refer to the Infrastructure Servicing Assessment prepared by Colliers for further detail (**Appendix V**).

5.9 Precinct staging

D1 Subdivision layout supports the economical and coordinated staging of development, including the timely and cost-effective delivery of essential services.

Complies

The proposal is to be delivered under 4 stages as described within the Civil Engineering Plans at **Appendix E**.

D2 Development is generally sequenced according the stages described on the Development Staging Map. Exceptions to this staging will be considered where the applicant has demonstrated that the proposed variation—
(a) will not create any additional financial burden on any public authority or utility provider,
(b) is consistent with any relevant water supply and sewerage servicing strategies,

Complies

The development will be sequenced in stages from 1-4.



- (c) will not result in any additional impacts on the environment or amenity of neighbouring properties,
- (d) will expedite the delivery of well located affordable housing, and
- (e) is consistent with the precinct vision and aims of this chapter.

D3	Development ensures all essential services, public amenities and public utility infrastructure, are provided for each development stage in a timely and coordinated manner.	Complies
----	---	-----------------

5.10 Affordable housing

D1	Where subdivision will result in lots to be used for affordable housing in accordance with a relevant environmental planning instrument— (a) all lots proposed to be reserved for affordable housing are clearly indicated on the subdivision plan, and (b) a public positive covenant is registered against the title for any lot referred to in (a) above requiring the land to be reserved for affordable housing in accordance with the requirements of the environmental planning instrument.	Complies Lot 436 is identified in the Subdivision Plan as being proposed for affordable housing, with a positive covenant outlining the associated restriction.
D2	Development supports social inclusion by ensuring— (a) a balanced and equitable distribution of affordable housing throughout the precinct, (b) the provision for affordable housing through a diversity of housing sizes and types, (c) the provision of affordable housing in locations that are well located relative to amenities, recreation facilities and public transport	Not applicable This development application aims to facilitate future development. Social inclusion will be addressed in future development applications.

Part 6 – Urban Design

6.1 Responding to country

D1	Development supports the achievement of the connecting with Country precinct design outcomes described in Schedule 19- A, including where relevant— (a) the provision of public spaces and facilities for ongoing knowledge sharing and cultural education,	Complies Opportunities to connect with Country have been considered in the design of the precinct, particularly through the integration
----	--	--



- (b) opportunities for public art and interpretation,
- (c) the restoration and healing of landscapes and water cycle systems,
- (d) establishment of a community garden,
- (e) the preservation and enhancement of public views of Ghaana Bula—Mount Canobolas,
- (f) any other measures that, following consultation with Aboriginal stakeholders, are considered by Council to support the key design themes.

of the linear open space network, which provides opportunities for gathering and yarning, the integration of WSUD to promote the healing of the landscape and the water cycle system and the preservation of key views across and through the precinct.

- D2 Where development entails consultation with Aboriginal stakeholders, it ensures appropriate measures are taken to—
- (g) ensure the cultural safety and wellbeing of stakeholders, and
 - (h) protect the Indigenous cultural and intellectual property of stakeholders.

Not applicable

Consultation was undertaken in support of the sites rezoning. The proposal is generally consistent with the master plan for the rezoning and therefore further consultation was not required.

- D3 In the event of any unanticipated find or unanticipated skeletal remains, site work complies with the unexpected finds protocol described in Schedule 19-B

Complies

An Unexpected Finds Protocol will be implemented as described within the Remediation Action Plan in **Appendix K**.

6.2 Local character

- D1 Development preserves and enhances the important character elements described in Part 3—Precinct vision

Complies

See Part 3 of this DCP compliance table.

- D2 The design of streets and public open spaces promotes visual connection to the precinct's heritage and scenic landscape settings by maintaining and enhancing public views of key landscapes, including—
- Gaanha Bula—Mount Canobolas,
 - neighbouring heritage landscapes,
 - Frederick's Valley hillsides,

Complies

Public views of key landscapes will be preserved through the proposed street layout.



- North Orange and Byng hillsides and peaks, and
- Spring Hill hillsides.

D3	Subdivision design maintains a visual and physical curtilage to adjoining heritage items and non-urban landscapes by ensuring public road frontages and associated positive street address is provided along any shared boundary with a neighbouring property	Complies The proposed subdivision design provides suitable curtilage to the surrounding heritage items.
----	---	---

6.3 Urban heat management

D1	Roofs include a cool roof area equivalent in size to at least 75% of the total roof area across the site. When calculating the total roof area, the following are not included— (a) areas formed as green roofs, and (b) areas where solar or photovoltaic (PV) panels are flat mounted. Areas where solar or PV panels are not flat mounted are included in the total roof area.	Not applicable Construction of dwellings will be the subject of future development applications.
D2	Materials with a high thermal mass, such as concrete, should be avoided as a roofing material where shade or other coverage is not provided, or where roofs are not light in colour	Not applicable Construction of dwellings will be the subject of future development applications.
D3	Where green roofs and green walls are proposed as a means of urban heat mitigation, a landscape plan and maintenance plan must be included in the application demonstrating consistency with the green roof and wall requirements.	Not applicable Construction of dwellings will be the subject of future development applications.
D4	Materials for outdoor car parking spaces, driveways and other hard surfaces are consistent with the cool landscape requirements.	Not applicable The proposal does not include any outdoor car parking spaces or driveways.
D1	Shading is provided to external walls and outdoor hard surfaces to limit their exposure to solar heat in warmer months while allowing solar access in cooler months	Not applicable Construction of dwellings will be the subject of future development applications.

6.4 Urban tree canopy



D1	Public roads achieve mature tree canopy coverage in accordance with the tree canopy coverage targets for each street type described in Schedule 19-C.	Complies The proposal includes the delivery of a new street tree network as described within the Landscape Plan at Appendix G .
D2	Public spaces (excluding car parks, sports courts, playing fields and land used for bioretention or stormwater detention) achieve a minimum mature tree canopy coverage of 45%.	Complies The proposal includes the delivery of new plantings throughout the new linear open space to achieve the required canopy coverage as described within the Landscape Plan at Appendix G .
D3	All tree planting and species selection is undertaken in accordance with the requirements described in Schedule 19-D.	Complies The proposed landscaping arrangement meets Council's requirements.
D4	Development maintains and where possible enhances the existing tree canopy. Where established trees are proposed to be removed, replacement planting should be capable of maintaining at least an equivalent extent of tree canopy coverage at maturity.	Complies Existing trees are retained where possible. Replacement plantings are provided within the landscape scheme at Appendix G .
D5	Street tree species selection and placement ensures unfettered access to kerbside waste collection for waste service vehicles.	Complies Street tree species have been selected so as to minimise disruption to waste service vehicles.
D6	Where development— • is located on public land, or • otherwise includes a car park (or car parks) forming part of a strata scheme or community scheme, any car park that does not form part of a building or that is not otherwise covered by part of a building—	Not applicable



- (a) achieves a minimum tree canopy coverage of 30%, and
- (b) provides for trees to be planted at a rate of at least 1 tree per 7 car spaces (including any wash bays) to ensure an even distribution of tree canopy coverage.

6.5 Public domain design

D1	Public open space design incorporates, preserves and enhances the existing features of the Visitor Park and Gateway Park, including— • remnant tree planting and memorial poplars and tree arcs, • the Memorial Garden, and • the Old Dairy Building.	Complies Memorial poplars, Memorial Garden, the Old Dairy Building and their surrounds will be preserved. Refer to the Landscape Plan (Appendix G) for further information.
D2	The design and delivery of public spaces and buildings supports the holistic delivery of the precinct vision and the supporting provisions of the DCP, including in relation to— (a) local character, (b) connecting with Country and cultural wellbeing, (c) public open space, (d) safety and accessibility, (e) wayfinding and legibility, (f) land use and density, (g) street and landscape design, (h) active and public transport, (i) urban heat management, (j) bioretention, groundwater recharge and water quality management, (k) flood and bush fire risk management, (l) biodiversity conservation and vegetation management, (m) urban tree canopy, and	Complies As holistic approach to design has been undertaken so as to achieve the listed envisaged outcomes for the precinct. This has included public open space, consideration of connecting with Country and urban heat management, wayfinding and legibility and so on. The development includes WSUD measures to ensure that flood risk is suitably managed, whilst promoting urban cooling.



(n) water sensitive urban design.

Q	Public space design provides for the incorporation of smart technologies, including in relation to— (a) security, (b) environmental monitoring, (c) wayfinding, interpretation and education, (d) community notice and public information, (e) lighting, (f) waste management, (g) smart street and park furniture (including USB charging and Wi-Fi connectivity), and (h) other relevant applications.	Generally compliant The proposed open space network is to be embellished under this application, involving the installation of seating, drinking fountains, waste facilities, play equipment, shading, picnic sheltering and fencing.
D4	The design and layout of public open space is generally in accordance with— (a) for the Northern Park—the Northern Park Concept Plan as shown in Figure 19.26, (b) for the Central Park—the Central Park Concept Plan as shown in Figure 19.27, (c) for other public open spaces—the Precinct Plan as shown in Figure 19.5.	Complies The design of public spaces is in accordance with the concept plans as illustrated within the Landscape Plan (Appendix G).
D5	The design and layout of streets and other public spaces promotes year-round user comfort, including provision for cool landscapes and shade in summer, solar access in winter and protection from adverse wind effects	Complies The proposal accommodates new tree canopy and WSUD urban design that will promote year-round comfort. Refer to the Landscape plans (Appendix G) for further detail.
D6	Any waste bins required to service public open space are located within 10 metres of the street to enable efficient and convenient access for waste service providers	Complies Waste bins have been located to optimise ease of collection.



D7	Solar panels and solar light fittings are used for public lighting wherever possible	Supportable on merit The proposal does not integrate solar panels or solar light fittings for public lighting. While this was considered, Essential Energy do not have a standard solar streetlight in their approved material list.
D8	The provision of public furniture, facilities and amenities is relevant to meeting social needs. Where relevant, Council will require an application entailing the provision of public open space, recreation facilities, community facilities or other social infrastructure to be accompanied by a social needs assessment demonstrating that the proposal is in accordance with the social needs of the community. Any assessment is required to be prepared by an appropriately qualified social planner or equivalent expert	Complies A Social Needs Assessment was conducted as part of the Planning Proposal. This Development Application meets the recommendations such as the provision of public open space and children play spaces and therefore a new social infrastructure assessment is not required.
6.6 Safety and accessibility		
D1	The design of buildings and places minimises the risk of crime by supporting the CPTED principles, including through— (a) the provision of opportunities for active and passive surveillance, (b) managing and controlling access to high risk areas, (c) clearly defining the transition between public and private realms, and (d) ensuring materials support ongoing maintenance	Complies Refer to the CPTED report prepared by Oculus for further detail (Appendix W).
D2	Public lighting— (a) is provided for all streets, key pedestrian routes and public spaces, (b) permits passive surveillance, including facial recognition at the pedestrian scale, (c) supports wayfinding by highlighting key features of the public domain,	Complies Refer to the CPTED report prepared by Oculus for further detail (Appendix W).



- (d) enhances safety at vehicle and pedestrian conflict points,
- (e) is coordinated with street tree planting, and
- (f) employs a range of lighting types suited to their intended functions and locations, including poles, bollards, wall-mounted lights, strip lighting and feature lighting.

D3	Areas used for night-time activities, including the Hangar Building, are supported by appropriate lighting	Complies Refer to the CPTED report prepared by Oculus for further detail (Appendix W).
D4	Light spill to surrounding properties is minimised by ensuring outdoor lighting is designed and installed in accordance with AS 4282:2023 Control of the obtrusive effects of outdoor lighting.	Complies Lighting will be provided in accordance with the relevant standards.
6.7 Landscape design		
D1	Landscape design supports— (a) the cool landscape requirements described in Design Element 6.3— Urban heat management, (b) water sensitive urban design through the provision of deep soil, bioretention and water quality management, (c) vegetation management and biodiversity conservation in accordance with the requirements of Design Element 4.6—Vegetation management, and (d) effective flood risk management in accordance with the requirements of Design Element 4.4—Flood planning	Complies Refer to the Landscape plans (Appendix G) for further detail.
D2	Plant species are selected— (a) in accordance with the preferred species lists included in Schedule 19-D, and (b) to suit the local climate and other site conditions, including consideration of— • seasonal temperatures, winds and rainfall, • drought and wind tolerance, • seasonal changes in solar access, • substrate depth and soil type.	Complies Refer to the Landscape plans (Appendix G) for further detail.



D3	Planting on private land (other than lawns) incorporates at least 50% native species.	Not applicable
D4	Landscaping on land subject to bush fire risk is designed and managed in accordance with the bush fire risk and requirements of Planning for Bush Fire Protection	Complies A majority of the precinct is subject to bush fire risk. The Bushfire Risk Assessment (Appendix U) demonstrates that the proposal is consistent with the requirements of Planning for Bushfire Protection 2019.
D5	Sustainable design principles are used in the selection of materials and design. This includes the use of recycled materials, low-maintenance native plants, and energy efficient lighting.	Complies Refer to the Landscape plans (Appendix G) for further detail.
D6	Applications for development (other than for the purposes of a dwelling house or secondary dwelling, an ancillary structure, a swimming pool or internal alterations and additions to an existing building) are accompanied by a Landscape Plan prepared by a landscape architect and providing details of— (c) the qualifications and registration of the landscape architect, (d) the location, species and condition of any existing trees located on the site, including any trees to be removed, (e) the location, dimensions and size of any deep soil area (or areas), (f) the location, dimensions and design of all landscaped areas (including above ground landscaped areas), (g) the planting layout and schedule describing the location and type of proposed plant species (including common and scientific names, pot sizes, expected height and width at maturity and soil depth and planting requirements), (h) proposed materials and surface treatments of all paths, paved areas and structures to be incorporated into the landscape design, (i) the location of any stormwater management or bioretention facilities,	Complies Refer to the Landscape Plans (Appendix G) for further detail.



- (j) finished surface levels (existing and proposed),
- (k) the location and design of any retaining walls or fences,
- (l) any lighting to be incorporated into the landscape design, and
- (m) a maintenance schedule for new planting

D7	Deep soil zones are provided in accordance with the minimum dimensions and areas described in Table 19.2.	Not applicable This proposal relates to the residential subdivision of the site and associated preparatory works such as earthworks, landscaping, construction of roads and stormwater infrastructure. Future erection of dwellings will be subject to a future development application.
D8	Deep soil zones are located to— (a) ensure the retention of existing trees, (b) allow for the development of healthy root systems, (c) promote the retention of water in the landscape and the natural recharge of groundwater sources.	Not applicable As above.
D9	Where development includes planting on structure, structures are reinforced for additional saturated soil weight	Not applicable As above.
D10	Minimum soil volumes, depths and areas are provided in accordance with Table 19.3.	Not applicable As above.



Table 19.3 Minimum soil requirements for planting on structure

Plant type	Minimum soil volume	Minimum soil depth	Minimum horizontal dimension
Large tree	150m ³	1,200mm	10 metres
Medium tree	35m ³	1,000mm	6 metres
Small tree	9m ³	800mm	3.5 metres
Shrub	Not applicable	500mm	Not applicable
Ground cover	Not applicable	300mm	Not applicable
Turf	Not applicable	200mm	Not applicable
Note— Refer to Schedule 19-D for definitions of tree sizes.			

D11	Structures designed to accommodate green roofs and green walls are integrated into the overall building design (including building facades).	Not applicable As above.
D12	Planting on public land achieves the following minimum proportions of native species— • for public road reserves—30% of all trees and understorey planting, • for public open space—70% of trees of all trees and understorey planting.	Complies Refer to the Landscape Plans for more detail (Appendix G).
D13	Street verges are turfed with Council approved species, consistent with the preferred species described in Schedule 19-D.	Complies Refer to the Landscape Plans for more detail (Appendix G).
D14	Bioretention basins and wetlands are landscaped with endemic species to create habitats for birds, mammals and micro fauna	Complies Refer to the Landscape Plans for more detail (Appendix G).
6.8 Water sensitive urban design		
D1	Development incorporates water sensitive urban design measures, including where relevant—	Complies



- (a) permeable materials for paths and hardstand areas,
- (b) deep soil zones,
- (c) on-site retention and reuse of rainwater, including through the use of rainwater tanks,
- (d) bioretention facilities and basins,
- (e) wetlands,
- (f) sediment ponds,
- (g) swales.

Refer to the Landscape Plans (**Appendix G**) and Civil Engineering Plans (**Appendix E**) for more detail.

6.9 Legibility and wayfinding

D1	All public signage and wayfinding infrastructure is designed and delivered in accordance with Council's adopted wayfinding strategy and signage style guidelines	Complies Refer to Civil Engineering Plans for more detail (Appendix E).
D2	Legibility and wayfinding are supported by public domain design, including the incorporation of language, public views, public art and lighting and interpretive signage supporting the connecting with Country precinct design outcomes.	Complies Interpretive signage is provided throughout the new open space area, as identified within the Landscape Plan at Appendix G . As noted on drawing No. L002, the detailed design of the signage will occur at during detailed design stage, following issue of development consent.
D3	The design and delivery of public signage and wayfinding infrastructure— (a) is integrated with the design of streets and public open spaces, (b) promotes local legibility by supporting key landmarks and views as shown on the Key Landmarks and Views Map.	Complies As above.