



Appendix B – Orange DCP compliance table

Control	Provision	Compliance
Chapter 2 Natural resource management		
2.1 Water quality		
1	Development is carried out in a manner that does not contribute to downstream erosion or sedimentation of waterways.	Complies Refer to the Civil Engineering Plans (Appendix E) for further detail.
2	Development complies with the Water and Soil Erosion Control requirements of the Development and Subdivision Code.	Complies Refer to the Civil Engineering Plans (Appendix E) for further detail.
3	On-site detention is carried out in accordance with the Development and Subdivision Code for all developments comprising buildings with a site coverage greater than 50m ² or where site coverage exceeds the “percentage impervious” level listed in the Code applicable to that development.	Complies The proposal includes the construction of one permanent On-Site Detention (OSD) Basin and two Water Sensitive Urban Design (WSUD) Basins.
4	Where on-site detention is not appropriate, contributions are made towards retarding basins and/or GPTs and associated drainage under the Contribution Plan that applies to the land.	Not applicable
5	Development in the vicinity of natural watercourses is positioned away from the waterway and includes measures to minimise the impact of the development on the waterway such as the establishment of creekside buffer zones and planting of native trees in a manner that enhances streambank stability.	Not applicable No naturally occurring watercourses are located within the site, as



confirmed within the Biodiversity Assessment Report at **Appendix I**.

6	Development applications for development (excluding dwelling houses) that proposes to extract groundwater or involve on-site wastewater disposal identify potential risks to, and management of, groundwater resources.	Not applicable The proposal does not involve the extraction of groundwater.
7	Development is carried out in a manner that does not adversely affect groundwater resources.	Complies Detailed geotechnical investigations have informed the design of the proposal to ensure no impacts to groundwater resources.
8	Development considered by Council to have the potential to significantly affect groundwater quality incorporates a monitoring program and provides test results from a NATA-accredited laboratory to Council for review and for inclusion in the City SoE Reports.	Not applicable
9	Development that requires or proposes the use of groundwater demonstrates that the groundwater extraction will meet the requirements of DLWC, where necessary.	Not applicable
2.2 Soil resources		
1	Development complies with the Water and Soil Erosion Control requirements of the Development and Subdivision Code.	Complies Refer to the Civil Engineering Plans (Appendix E) for further detail
2	Sites affected by soil degradation are restored in accordance with management strategies to be submitted with development proposals	Not applicable
3	Agricultural practices apply conservation farming techniques particularly within the water supply catchments and in areas susceptible to significant erosion hazard.	Not applicable



4	A geotechnical investigation is carried out by a NATA-accredited laboratory that identifies and classifies all new residential lots for dwelling houses in accordance with AS 2870-1996 Residential Slabs and Footings Construction.	Complies Refer to the Geotechnical Investigation for further information (Appendix L).
5	A geotechnical investigation is undertaken that determines the suitability of land for on-site disposal of sewage effluent in accordance with Environmental and Health Protection	Complies Refer to the Geotechnical Investigation for further information (Appendix L).
6	Non-agricultural activities in rural areas are carried out on less -productive soils.	Not applicable
2.3 Vegetation management		
1	Compliance with the Native Vegetation Conservation Act 1997.	Complies The proposal has been designed in accordance with the requirements of the Native Vegetation Conservation Act 1997, with vegetation impacts assessed and addressed in the Biodiversity Assessment Report (Appendix I).
2	Development is designed and constructed in a way that minimises the impact on existing vegetation.	Complies The proposal seeks to to minimise vegetation removal by retaining key trees where feasible and incorporating replacement planting as part of the Landscape Plan (Appendix G).



3	Particular attention is given to the effect of rural or urban residential release development on existing vegetation and scenic areas.	Complies This development application complies with the Redmond Place precinct plan which takes into account these considerations.
4	Development applications indicate on plans the location of all significant trees affected by or in the vicinity of development.	Complies The Arboricultural Impact Assessment (Appendix H) identifies and maps all significant trees within and surrounding the site. The Landscape Plans also identify significant tree retention areas, as shown in the Tree Management Plan Sheets 01–05 (Drawing Numbers L101–L105), which are provided in Appendix G for further detail.
5	Applications demonstrate to Council's satisfaction that all practical measures have been made to retain trees that contribute to and embellish the Orange landscape.	Complies The Arboricultural Impact Assessment (Appendix H) confirms that all reasonable steps have been taken to retain significant trees, with removals limited to those necessary for development. Replacement planting is also proposed to maintain landscape character.

2.4 Flora and fauna management



1	Where there is a likely impact of development on native habitats, that impact is addressed in the development application.	Complies Refer to the Biodiversity Assessment Report for further detail (Appendix I)
2	A Species Impact Statement is prepared for development that is likely to significantly affect habitats of threatened species. The statement is submitted with a development application and indicates how threatened species will be managed with the development.	Complies Refer to the Biodiversity Assessment Report for further detail (Appendix I)
3	Development affecting all or part of significant water bodies or remnant woodland areas with the potential to comprise habitats of threatened species incorporates the protection and conservation of these areas where deemed reasonable by Council	Complies Refer to the Biodiversity Assessment Report for further detail (Appendix I)
4	Threatened species, populations and ecological communities are managed in conjunction with development in accordance with the Threatened Species Conservation Act.	Complies Refer to the Biodiversity Assessment Report for further detail (Appendix I)

CHAPTER 3 General Considerations

3.2 Scenic, Landscape and Urban Areas

1	Development incorporates landscaping that enhances the landscaped setting of the locality.	Complies Street tree planting, integrated WSUD features, and open space areas will enhance the visual amenity and character of the locality.
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2 External finishes, materials and colour schemes of development complement its setting.

Complies

Finishes, materials and colours are consistent with the desired character of the Redmond Place precinct.

3.4 Waste Generation

1 Applications involving demolition indicate measures that will be implemented for reuse and recycling of waste materials.

Capable of compliance

It is recommended that Council impose a condition in the consent requiring the preparation of a Waste Management Plan prior to issue of the Construction Certificate.

2 Development involving demolition is carried out in a manner that optimises reuse and recycling of waste materials consistent with waste-minimisation principles (refer table below).

Complies

Demolition will be managed to maximise the reuse and recycling of materials where feasible, in accordance with relevant waste minimisation principles and regulatory requirements.



MATERIALS	PROCESS		END USE	POTENTIAL
Concrete	Crushed	Recycled	Fill, levelling, road base	100%
Surplus pour	Use up	Pavers, slabs		High
Bricks	Cleaned	Reused	Construction	100%
	Crushed	Recycled	Landscaping, driveways, drains	100%
Roof tiles	Cleaned	Reused	Roofing, landscaping	100%
	Crushed	Recycled	Landscaping, driveways, drains	100%
Plasterboard (clean)	Reprocessed	Recycled	New plasterboard	100%
Hardwood beams de-nailed	Reuse		Flooring, furniture, fencing, craft	100%
Other timber	Cleaned	Reuse	Formwork, bridging, propping, landscaping, woodfloor (oil spills)	High
	Ground			100%
Doors, windows	Cleaned	Reuse	Second-hand market	Market driven
Fittings	Cleaned up	Reuse	Second-hand market	Market driven
Glass	Crushed	Recycled	Aggregate for concrete products	100%
Unbroken		Reuse	Repairs, glazing, glass houses	100%
Carpet – wool		Reuse	Mulch, landscaping	
Underfelt – natural	Reuse		Compost cover, mulch, landscaping	High
Synthetic rubber (as in underlay)	Shredded	Recycled	Safety barriers, speed humps	New markets
Trees	Relocated	Reuse	Landscaping on or off site	100%
Greenwaste	Shredded	Recycled	Compost, mulch, fertiliser	100%
Soil	Screened	Reuse	Topsoil	100%
Metals: aluminium, copper, lead, zinc, steel	Scrap metal	Recycled	New metal products	100%
Packaging: Cardboard		Recycled	New packaging	100%
Plastic/steel drums	Cleaned		Reused	
Metal strapping	Reused		Return to supplier	High
Paint tins		Recycled	Tin extracted	200%

CHAPTER 5 General Consideration for Zones and Development

5.7 Subdivision

1. All subdivision works are designed and undertaken in accordance with Council's adopted standards as outlined in the Orange City Development and Subdivision Code. **Complies.**

All subdivision works have been designed to meet the requirements of the Orange City Development and Subdivision Code, including road layout, drainage, servicing, and lot configuration.

CHAPTER 7 Development in Residential Areas



7.6 Site analysis

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| 1 | Site analysis identifies the key features (development constraints and opportunities) of the site and its surroundings that influence development. A site analysis should be submitted with applications for all residential development (subdivision and buildings). |
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Complies

A full site plan and analysis has been conducted in the Landscape Plan (**Appendix G**).