

Our Ref: L6PJB24030.docx

25 February 2026

Orange City Council
 PO Box 35
 ORANGE NSW 2800

Attention: Courtney Mariot

Dear Courtney

**DA 464/2025(1) – RECREATION FACILITY (MAJOR)
 PROPOSED GREYHOUND COMPLEX, 32 PERC GRIFFITH WAY, ORANGE**

We provide the following response to the matters raised in public submissions.

MATTERS RAISED IN SUBMISSIONS	RESPONSE
<p>Animal welfare Concerns regarding animal welfare</p>	<p>The facility is intended to satisfy the <i>Minimum standards for conduct of races and greyhound race meetings</i> (under the Greyhound Racing Act 2017 No 13, section 26(1)(a)). This Instrument sets minimum standards for:</p> <ul style="list-style-type: none"> a) Racecourse design and construction b) Racecourse facilities and amenities c) Greyhound training facilities <p>The Instrument expresses the objectives of the minimum standards as follows: <i>The minimum standards are designed to ensure the provision of a safe working environment for licensees and officials and safe and comfortable amenities for patrons, whilst also delivering quality facilities that provide adequate conditions for racing and adhere to animal welfare requirements.</i></p> <p>It is acknowledged that greyhound racing faces opposition from some sections of the community; and that such opposition persists, regardless of whatever measures are implemented to protect the welfare of greyhounds. However, greyhound racing is a legal pursuit in NSW, and this DA should be assessed on that basis</p>

MATTERS RAISED IN SUBMISSIONS	RESPONSE
<p>Community Expectations</p> <p><i>Concerns the proposal provides no community benefit and does not meet the community expectations of the site</i></p>	<p>A Social Impact Assessment has been prepared – refer <i>Annexure F</i> and Section 4.5.13 of the SoEE</p>
<p>The inappropriate use of public land</p> <p>It uses public land in a way that does not serve the wider community</p>	<p>The land was formerly used as a harness racing facility.</p> <p>The previous use of the site as a harness racing facility enables it to be reasonably adapted to suit the proposed greyhound facility. As such, the proposal does not introduce a use that is unexpected or uncharacteristic of the area.</p> <p>The land is zoned RE2 Private Recreation (<u>not</u> RE1 Public recreation). The SoEE provides commentary to demonstrate that the development satisfies the objectives of RE2 Private Recreation zone.</p>
<p>Track Design</p> <p>Concerns that the design of the track will affect greyhound welfare as opposed to a straight track</p>	<p>The facility is intended to satisfy the <i>Minimum standards for conduct of races and greyhound race meetings</i> (under the Greyhound Racing Act 2017 No 13, section 26(1)(a)). This Instrument sets minimum standards, including for Racecourse design and construction. The track as proposed has been designed to comply.</p>
<p>Lack of Information</p> <p>The development application has failed to address and respond to all risk, impacts and cumulative impacts that would arise from the planning proposal</p>	<p>Disagree. Refer to SoEE and all supporting studies and documentation.</p>
<p>Drake inquiry report</p> <p>Issues raised in relation to the NSW Government inquiry into greyhound racing</p>	<p>The purpose of the Inquiry into GRNSW was to ensure a viable and sustainable greyhound racing industry in NSW, and the highest standards of integrity and animal welfare.</p> <p>The operation of the proposed facility will be required to accord with the findings and recommendations of the Inquiry.</p>

MATTERS RAISED IN SUBMISSIONS	RESPONSE
<p>Site Suitability</p> <p>Concerns that Council’s housing strategy identifies the site is suitable for residential development to address the housing shortage in Orange.</p>	<p>Noted. However, the proposal represents permissible development under current planning provisions.</p> <p>Further, the site is in the 10 to 20 year time frame for consideration and the Local Housing Strategy identifies a number of constraints for potential residential development, including impact on the drinking water catchment area; servicing difficulties; and need for land use buffers due to the potential effects of the crematorium, go-kart racing track, and Mitchell Highway on residential development.</p>
<p>Compliance with the EPA Act 1979</p> <p>The submitter raised concerns the application does not address s4.15 of the EP&A Act</p>	<p>Disagree. Refer to SoEE and all supporting studies and documentation.</p>
<p>Planning Systems Form Bill</p> <p>Concerns the application does not consider the environmental planning and assessment amendment (planning system reform) bill</p>	<p>Not relevant.</p>
<p>Consultation with the Community</p> <p>Concerns the applicant has failed to consult the community</p>	<p>Council has exhibited the DA for public comment.</p>
<p>The proposal does not align with the global direction of Greyhound Racing</p> <p>The submitter raised concerns the proposal contradicts clear policy and global direction</p>	<p>The facility is intended to satisfy the <i>Minimum standards for conduct of races and greyhound race meetings</i> (under the Greyhound Racing Act 2017 No 13, section 26(1)(a).</p>
<p>Compliance with the Orange Local Environmental Plan 2011</p> <p>The submitter raised concerns the Strategic land use and inconsistency with the Orange LEP</p>	<p>The proposed development complies with current LEP provisions.</p>
<p>Compliance with the Orange Development Control Plan</p> <p>Concerns that the application demonstrates no relationship to adjoining residential development, Redmond Place, commercial hub at Orange Homemaker Centre or Orange Aboriginal Medical Service</p>	<p>The relationship to the surrounding development pattern is addressed in the SoEE and supporting studies.</p>

MATTERS RAISED IN SUBMISSIONS	RESPONSE
Social Impacts and Community Wellbeing	Refer Social Impact Assessment lodged with DA.
Unsuitable use and poor planning outcome	The DA provides supporting documentation to demonstrate that the proposed use is suitable and can achieve a satisfactory planning outcome.
Noise and Disruption	Refer Noise Impact Assessment lodged with DA.
Social Impact	Refer Social Impact Assessment lodged with DA.
Traffic	Refer Traffic Impact Assessment lodged with DA.
<p>Doubtful economic value</p> <p>The submitter raised concerns there is insufficient evidence that provides long term, sustainable economic benefits to regional communities.</p>	<p>In the <i>Size and Scope of the NSW Greyhound Racing Industry</i> report dated March 2023 (included in <i>Annexure H</i> of this SoEE) IER estimated the greyhound racing industry to add \$18.9M in value in the Central West region in 2021-22. This value is linked to direct and indirect employment, helping to fuel the local economy.</p>
<p>Gambling</p> <p>The submitter raised concerns regarding the impacts of gambling on the community.</p>	Refer Social Impact Assessment lodged with DA.
<p>Proximity to essential health services</p> <p>The submitter raised concerns the site is located within proximity to the Orange Aboriginal Medical Service</p>	This matter is addressed throughout the Social Impact Assessment.
<p>Amenity Impacts</p> <p>The submitter raised concerns proposed lighting and noise from race meetings will significantly degrade the mental well-being and quiet enjoyment of residents in the adjacent Redmond place precinct.</p>	Refer to lighting assessment and Noise Impact Assessment lodged with the DA.
<p>Lighting</p> <p>The submitter raised concerns in relation to the Lighting design and the impacts on the adjoining properties has not been appropriately addressed.</p>	Refer to lighting assessment lodged with the DA. Further advice has been provided from the lighting engineer to address to clarify matters raised by Council.

MATTERS RAISED IN SUBMISSIONS	RESPONSE
<p>Bushfire and emergency management risk</p> <p>The submitter has raised concerns the proposal provides public assembly buildings and has been treated as a special fire protection purpose requiring formal referral.</p>	<p>The Bushfire Assessment lodged with the DA does assess the proposal as a SFPP.</p> <p>The proposal was formally referred to NSW RFS who have issued their conditions for the development.</p>
<p>Noise and Vibration Impact</p> <p>Assessment does not address noise from barking dogs</p>	<p>Dogs are only present on race days. The race day kennels will be made sound proof.</p> <p>During the site visit at the Nowra facility when in operation, the acoustic engineer observed that:</p> <ul style="list-style-type: none"> • When barking occurred from the kennels, the noise became inaudible from a relatively short distance away and did not warrant further consideration in the report. • The dogs rarely bark when outside. If barking did occur it did not represent a noise source of concern.
<p>No on-site care available</p> <p>The application fails to include on-site veterinary care will be available and how medication will be handled/administrated</p>	<p>A vet room is provided in the race day kennels building. The vet room is subject to specifications outlined in the <i>Minimum standards for conduct of races and greyhound race meetings</i> (under the Greyhound Racing Act 2017 No 13, section 26(1)(a).</p> <p>The Minimum Standards also require the following for injured greyhound welfare:</p> <p><i>TAB Club to have a fully serviced emergency injury response buggy and nominated driver, strategically placed for immediate action when required. In the event that the cart/buggy is inoperable or at a Non TAB track a stretcher must be provided to accommodate injured greyhounds. Quick access to first aid materials (i.e. bandages) must also be provided.</i></p> <p><i>The emergency response buggy must be kept, serviced fully charged and cleaned and be available for all race meetings and trials. The emergency stretcher must also be kept clean and be in place for all race meetings and trials. First aid kit to be kept stocked.</i></p>

MATTERS RAISED IN SUBMISSIONS	RESPONSE
<p>Transparency</p> <p>The submitter raised concerns that the sale of the land is sold without community consultation and without transparency.</p>	<p>This matter to be addressed by others.</p>
<p>Impacts to the natural environment</p> <p>The submitter raised concerns about the removal of vegetation will cause erosion and sediment.</p>	<p>Addressed in SoEE. Potential impacts are minimal.</p>
<p>Decline of the industry</p> <p>The submitter raised concerns that the Greyhound Industry is in decline and there is a high risk to council that an asset could be abandoned due to closure pressure.</p>	<p>Not a relevant planning matter.</p>
<p>Planning Merit</p> <p>The submitter raised concerns the planning proposal lacks substance and fails to address risks</p>	<p>The DA provides supporting documentation to demonstrate that the proposal is satisfactory in terms of planning merit and risk minimisation.</p>

We trust that the above is satisfactory and please do not hesitate to contact our office if you require anything further.

Yours faithfully

Peter Basha Planning & Development



Per:

PETER BASHA

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22 February 2026

Orange City Council
PO Box 35
ORANGE NSW 2800

Attention: Courtney Mariot

Dear Courtney

**DA 464/2025(1) – RECREATION FACILITY (MAJOR)
PROPOSED GREYHOUND COMPLEX, 32 PERC GRIFFITH WAY, ORANGE**

In regard to the above matter, we provide the following response to the matters raised in Council's requests for information.

Essential Energy

The comments of Essential Energy are noted. In accordance with those comments:

- The project will not involve the erection of any permanent structures, or substantially change the ground level within 10m either side of the existing 11kV overhead powerline.
- The development will not breach the conditions of any formally registered easements benefiting Essential Energy, or impact Essential Energy's rights under section 54 of the Electricity Supply Act 1995.
- The development seeks to comply with ISSC 20, Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure.
- The proponent will engage the services of a suitably qualified Level 3 ASP to demonstrate the conductor ground clearances are maintained above the minimum standard, and/or rectified at the proponent's expense if the proposed earthworks reduce the conductor ground clearance below the minimum standard. Otherwise, the existing overhead 11kV powerline is proposed to remain untouched.

The applicant would agree to the requirements of Essential Energy being imposed as a condition that is required to be satisfied prior to the issue of a Construction Certificate.

Visual Amenity

The project architect, McKinnon Design is preparing drawings to address the matters raised in points 2, 3 and 4 of Council's RFI.

It is anticipated that these drawings will be submitted to Council by Wednesday 25.02.26.

Building and Articulation

McKinnon Design is preparing drawings to address Council's concerns regarding the northern elevation of the race day kennels building. It is anticipated that these drawings will be submitted to Council by Wednesday 25.02.26.

In regard to the fencing along the southern side of the greyhound race track, the existing dilapidated metal fence will be replaced by a uniform colorbond metal fence. The external boundary fencing will remain as is.

Hours of Operation

The Noise Impact Assessment states that races would conclude before 10pm. The "10pm" reference is a reference to the daytime and evening assessment period of 7am to 10pm under the *Noise Policy for Industry (EPA 2017)*.

We confirm that the hours of operation for race meetings as stated in the SoEE are as follows:

- The facility would conduct a race meeting once per week (including 2 cup meetings per year).
- Race days will typically commence at 3pm and finish at around 6.30pm. The 2 cup meetings per year would finish at approximately 9.30pm.

The proponent confirms that the track lighting system will be turned off after the completion of the last race.

Lighting Assessment

In response to Council's request to have the lighting assessment based on A2 Environmental Zone, the Director of Engineering at Musco Lighting advises as follows:

All the current spill calculations provided in the lighting design #249018A are all at 0 and meets the requirements of AS4282 with all the criteria at 0. Changing the zone to A2 maintains this at 0.

In response to Council's request for information regarding lighting A1 to A5, the Director of Engineering at Musco Lighting advises as follows:

The light fixtures on poles A1-A5 are all aimed at the track (refer to aiming lines on page 10 of the lighting design #249018A). The effect of the poles are included in the light spill calculations provided. The light fixtures come with visors which provides control of the light on to the track and not allow any upward and sideways spill.

Clubhouse Operation

The club house provides a bar, kitchen and lounge area for use by patrons and attendees on race days.

The club house is also intended to be used for greyhound related social functions which may include but not be limited to awards, meetings, industry events, and the like.

Soccer Field Operation

The proposed soccer/sports field will be made available for community sports, training, and recreation, but only at times that are outside the operation of the greyhound facility. The aim is to encourage multi-purpose use of recreational infrastructure for the benefit of the community.

The club house will not be made available to users of the soccer/sports field.

We trust that this is satisfactory and please do not hesitate to contact our office if you require anything further.

Yours faithfully

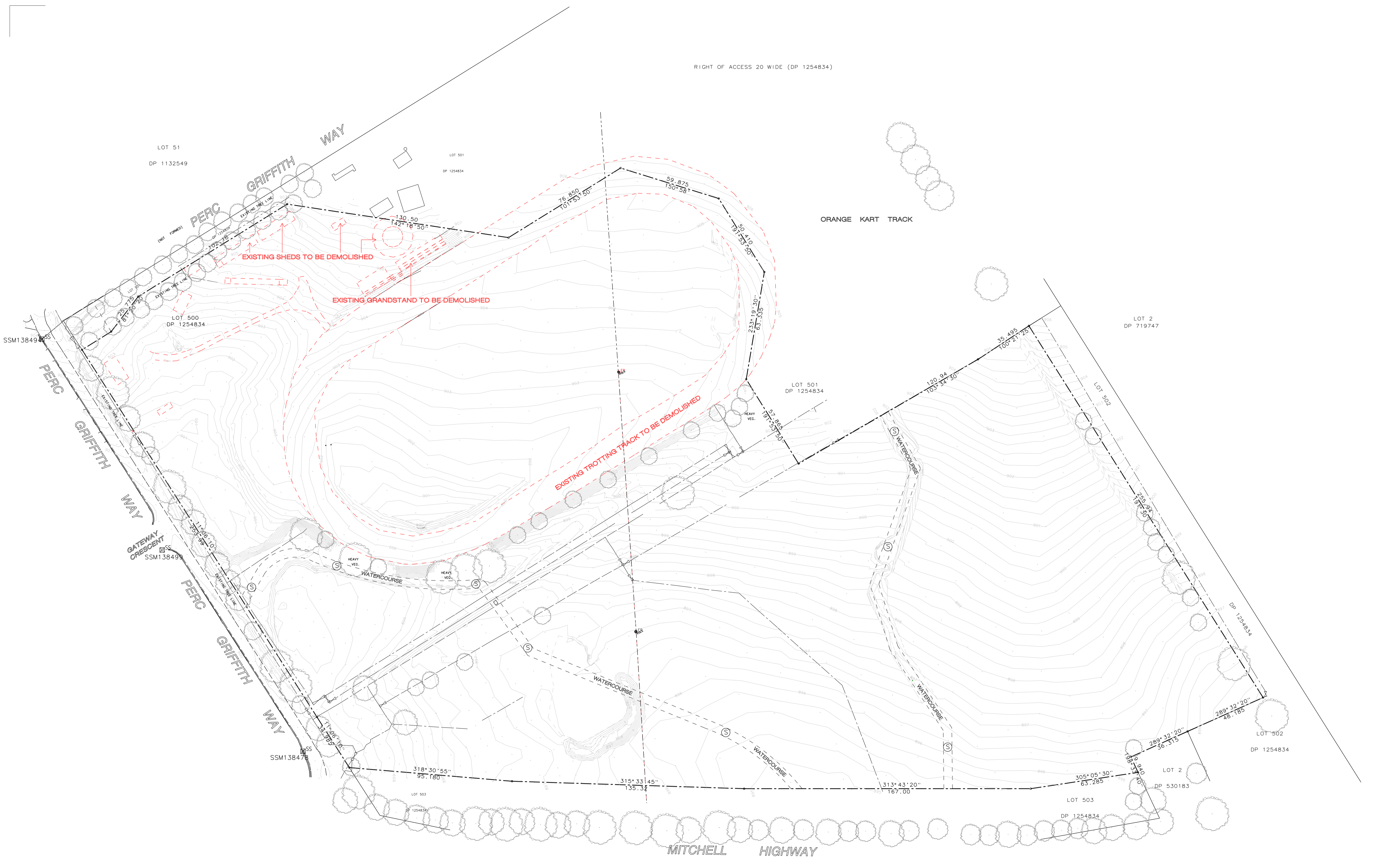
Peter Basha Planning & Development



Per:

PETER BASHA

RIGHT OF ACCESS 20 WIDE (DP 1254834)



DEMOLITION PLAN 1:1000

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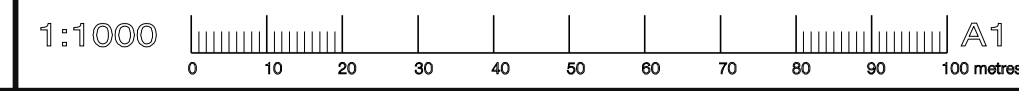
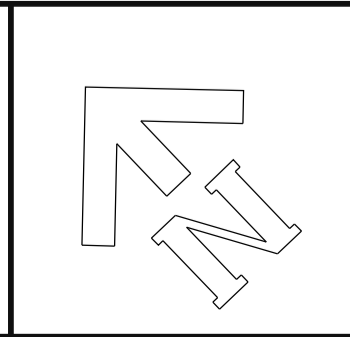
amendments

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GENERAL NOTES:

- All dimensions shown in millimeters unless noted otherwise.
- DO NOT SCALE from drawing. If in doubt ask.
- All dimension and levels are to be confirmed on site prior to construction.
- Concrete slab & footings to be designed in accordance with AUSTRALIAN STANDARD 2870 - 1996.
- All structural elements to be designed by a practicing structural engineer.
- All timber used in the building shall be strictly in accordance with the provisions of AUSTRALIAN STANDARD 1684-1992, NATIONAL TIMBER FRAMING CODE, unless a certificate from a practicing

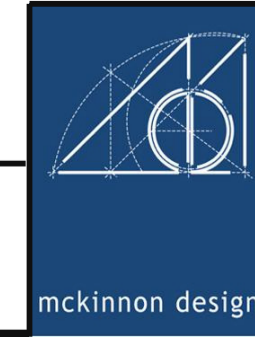
- structural engineer is submitted to council certifying that the building has been designed to withstand the most adverse combination of loads to which it will be subjected.
- Construction of any stairways and balustrades shall comply with the requirements of the BUILDING CODE OF AUSTRALIA.
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project:
PROPOSED NEW GREYHOUND RACING TRACK AND FACILITIES LOT 500 (D.P. 1254834)
 no. 32 PERC GRIFFITH WAY
 ORANGE, N.S.W.

client:
NSW GBOTA

title:
DEMOLITION PLAN



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 162 KITE STREET,
 PO BOX 1809
 ORANGE NSW 2800
 E info@mckinnondesign.com.au
 CORNWOOD PTY LTD
 ABN 24 074 428 798

scale:
 AS NOTED

drawn: C. MCK & H.A. MCK
 date: AUGUST 2024

job no:
24030

drp no:
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issue:

RIGHT OF ACCESS 20 WIDE (DP 1254834)

LOT 51
DP 1132549

LOT 501
DP 1254834

LOT 2
DP 719747

LOT 501
DP 1254834

LOT 503
DP 1254834

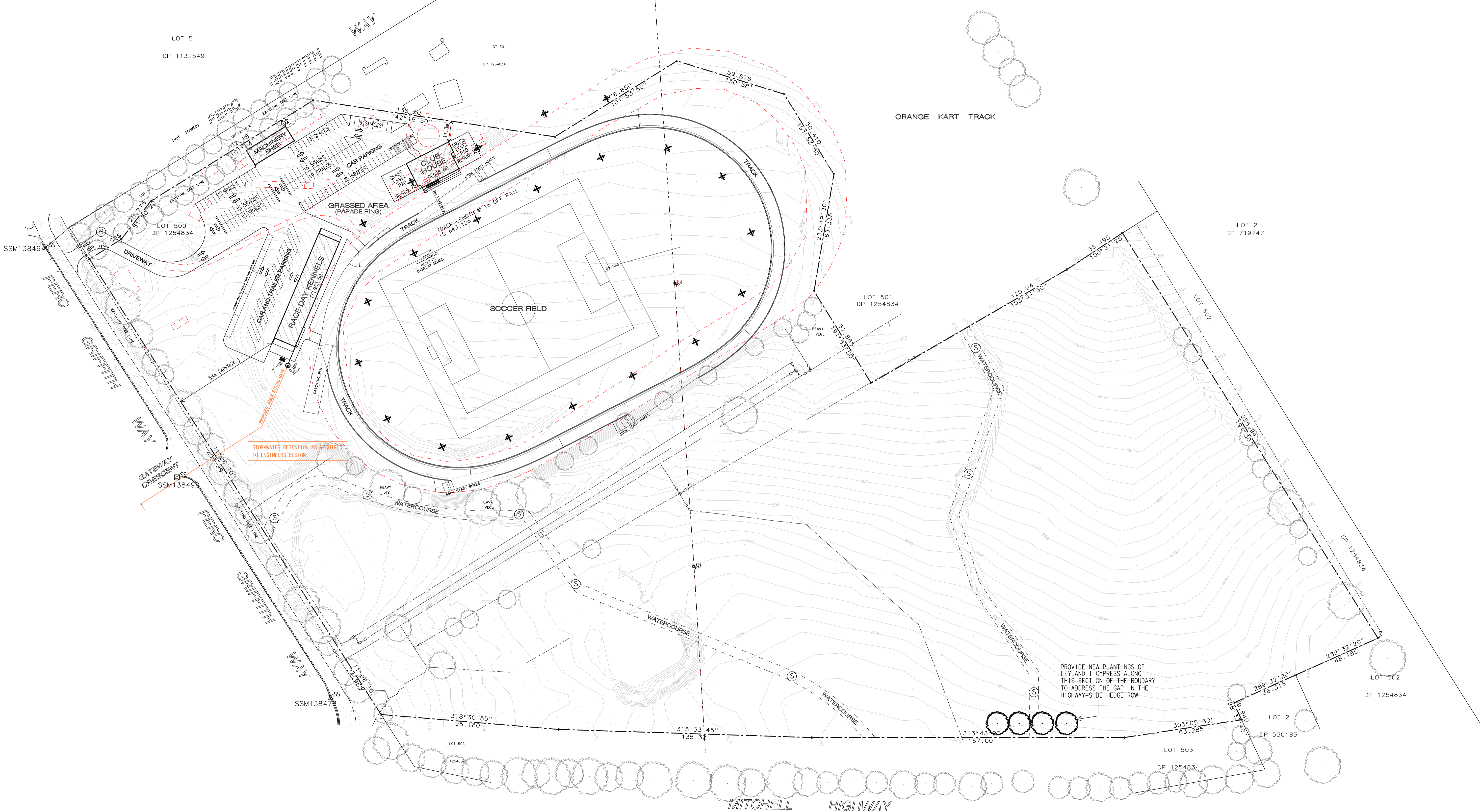
LOT 2
DP 530183

LOT 502
DP 1254834

SSM13849

SSM138499

SSM138478



STORMWATER RETENTION AS REQUIRED TO ENGINEERS DESIGN

PROVIDE NEW PLANTINGS OF LEYLANDII CYPRESS ALONG THIS SECTION OF THE BOUNDARY TO ADDRESS THE GAP IN THE HIGHWAY-SIDE HEDGE ROW

PROPOSED SITE PLAN 1:1000

⊕ - DENOTES LOCATION OF LIGHT POLE, REFER TO LIGHTING DESIGNERS PLAN

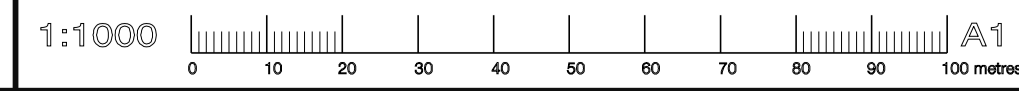
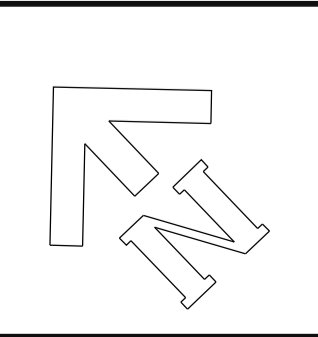
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project:
PROPOSED NEW GREYHOUND RACING TRACK AND FACILITIES LOT 500 (D.P. 1254834) no. 32 PERC GRIFFITH WAY ORANGE, N.S.W.

client:
NSW GBOTA

title:
PROPOSED SITE PLAN

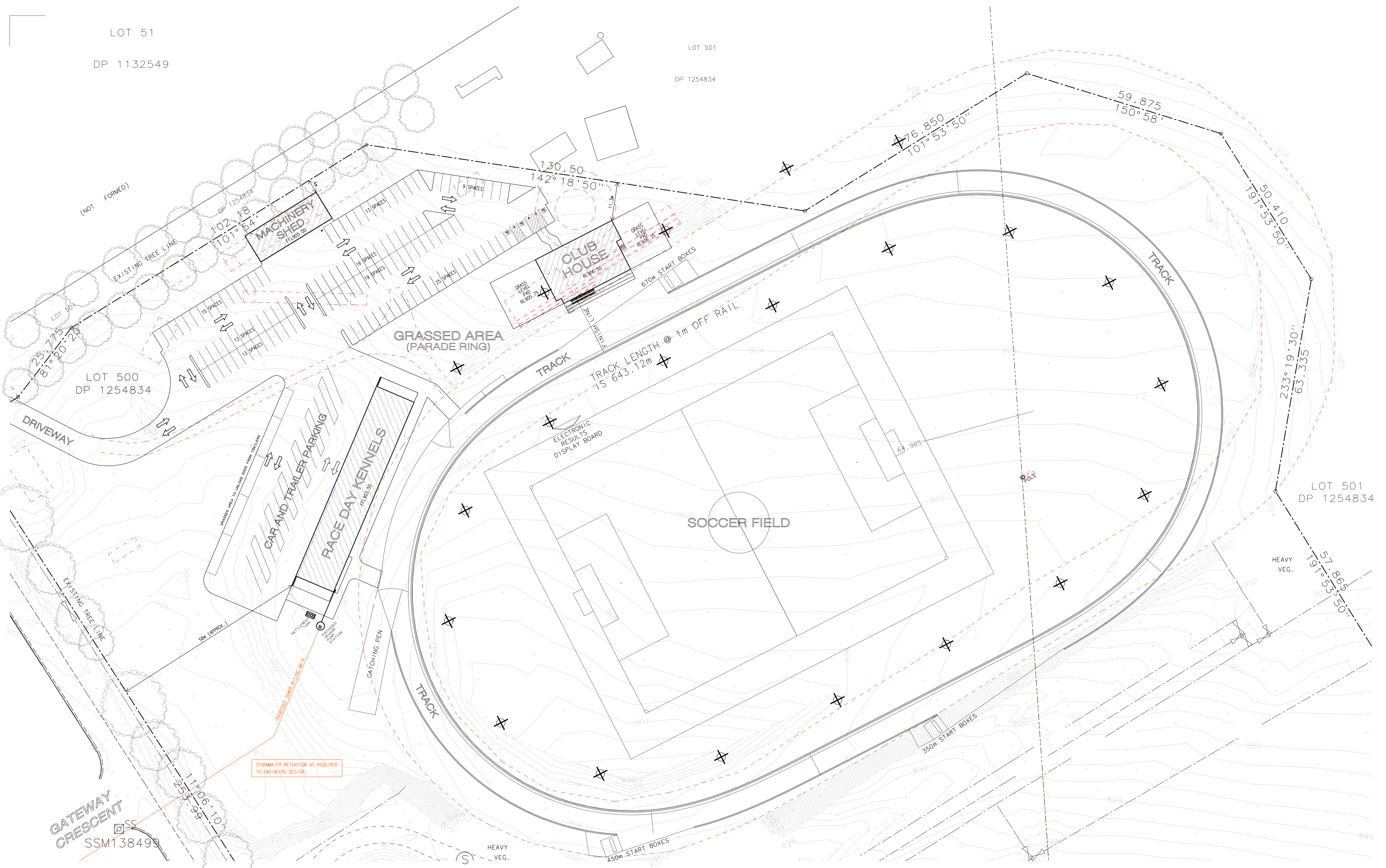
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	E info@mckinnondesign.com.au	job no: 24030
	CORNWOOD PTY LTD ABN 24 074 428 798	drp no: 01 issue: B

LOT 51

DP 1132549

LOT 501

DP 1254834



PROPOSED PART SITE PLAN 1:500

⊕ - DENOTES LOCATION OF LIGHT POLE, REFER TO LIGHTING DESIGNERS PLAN

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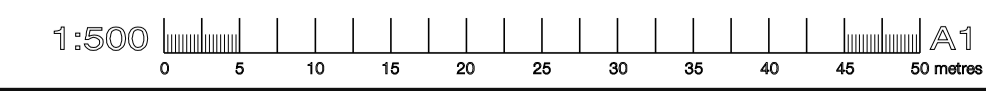
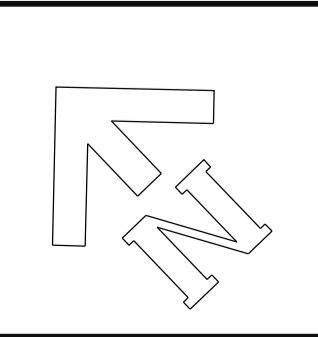
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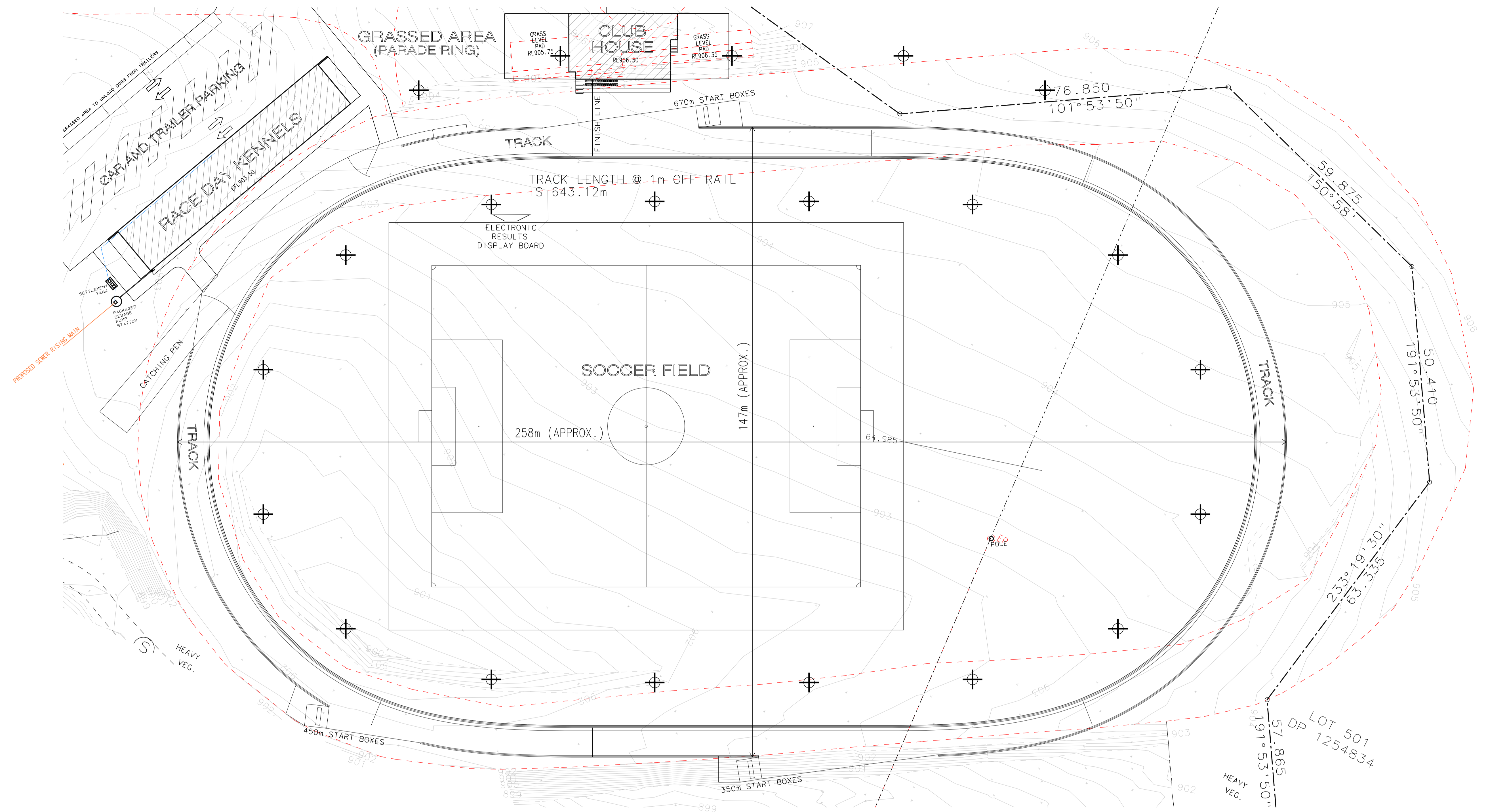


project:
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 no. 32 PERC GRIFFITH WAY ORANGE, N.S.W.

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NSW GBOTA

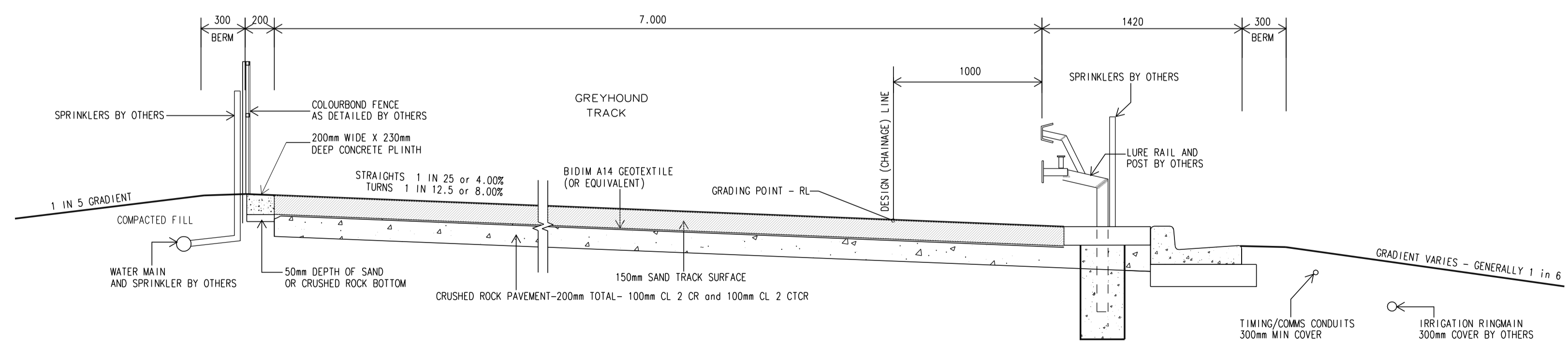
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PROPOSED PART SITE PLAN

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	CORNWOOD PTY LTD ABN 24 074 428 798	



PROPOSED RACING TRACK PLAN 1:500

⊕ - DENOTES LOCATION OF LIGHT POLE. REFER TO LIGHTING DESIGNERS PLAN



TYPICAL TRACK CROSS SECTION - NOT TO SCALE

NOTE:
FINAL TRACK DESIGN TO SATISFY THE SPECIFICATIONS FOR GREEN FIELD (NEW) TRACKS AS LISTED IN THE *MINIMUM STANDARDS FOR RACECOURSE DESIGN AND CONSTRUCTION*.
(PER MINIMUM STANDARDS FOR CONDUCT OF RACES AND GREYHOUND RACE MEETS - GREYHOUND RACING ACT 2017 No. 13, SECTION 26(1)(a)).

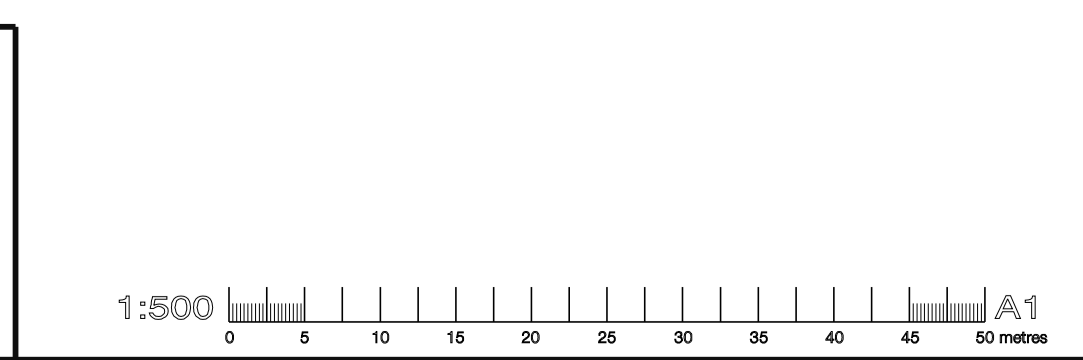
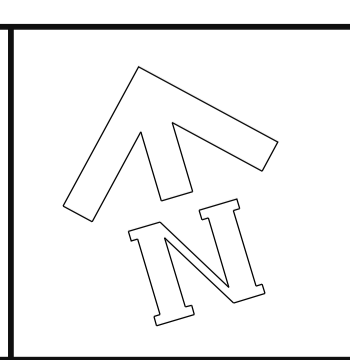
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DO NOT SCALE

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project:
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LOT 500 (D.P. 1254834)
no. 32 PERC GRIFFITH WAY
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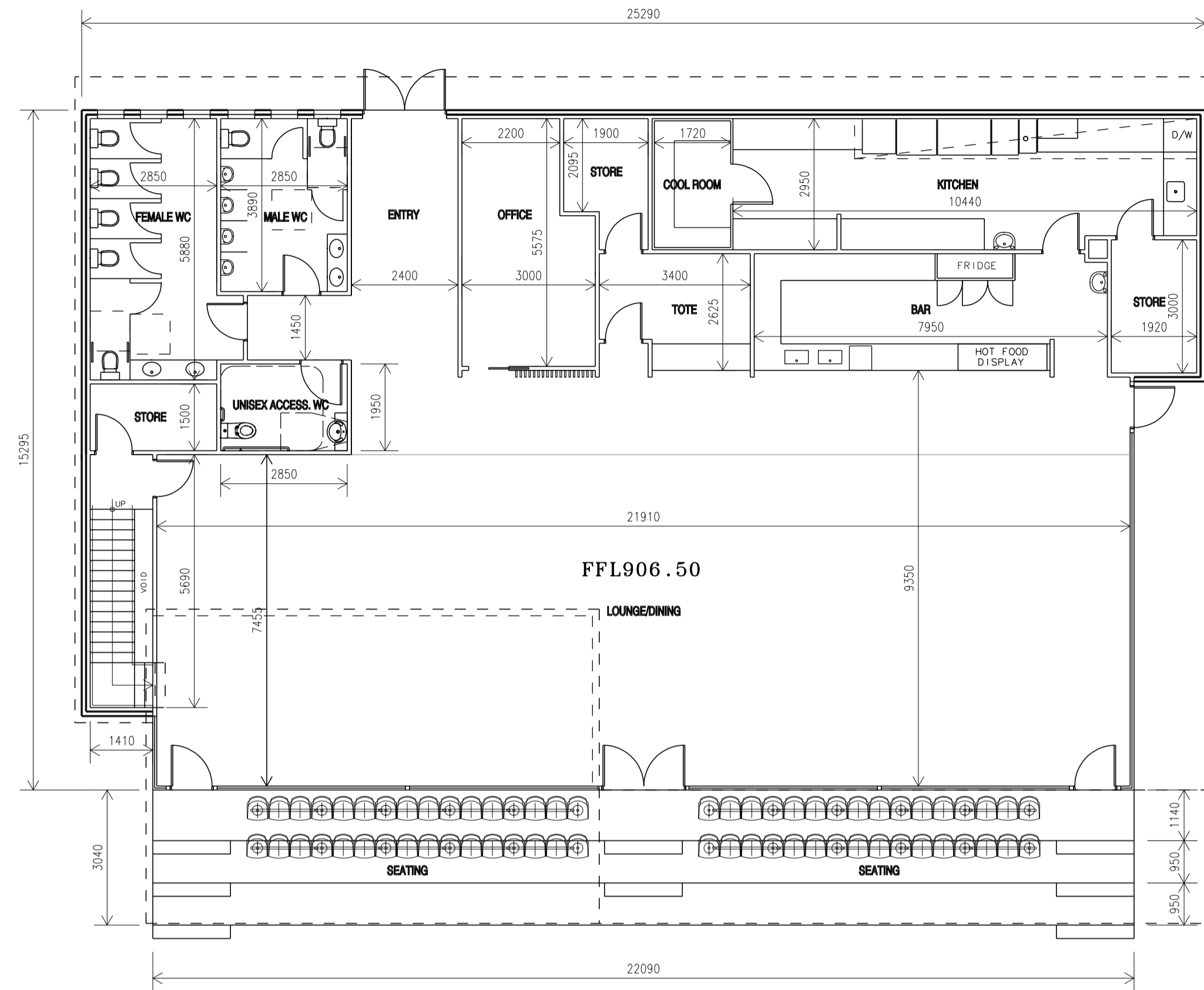
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PROPOSED GREYHOUND RACING TRACK

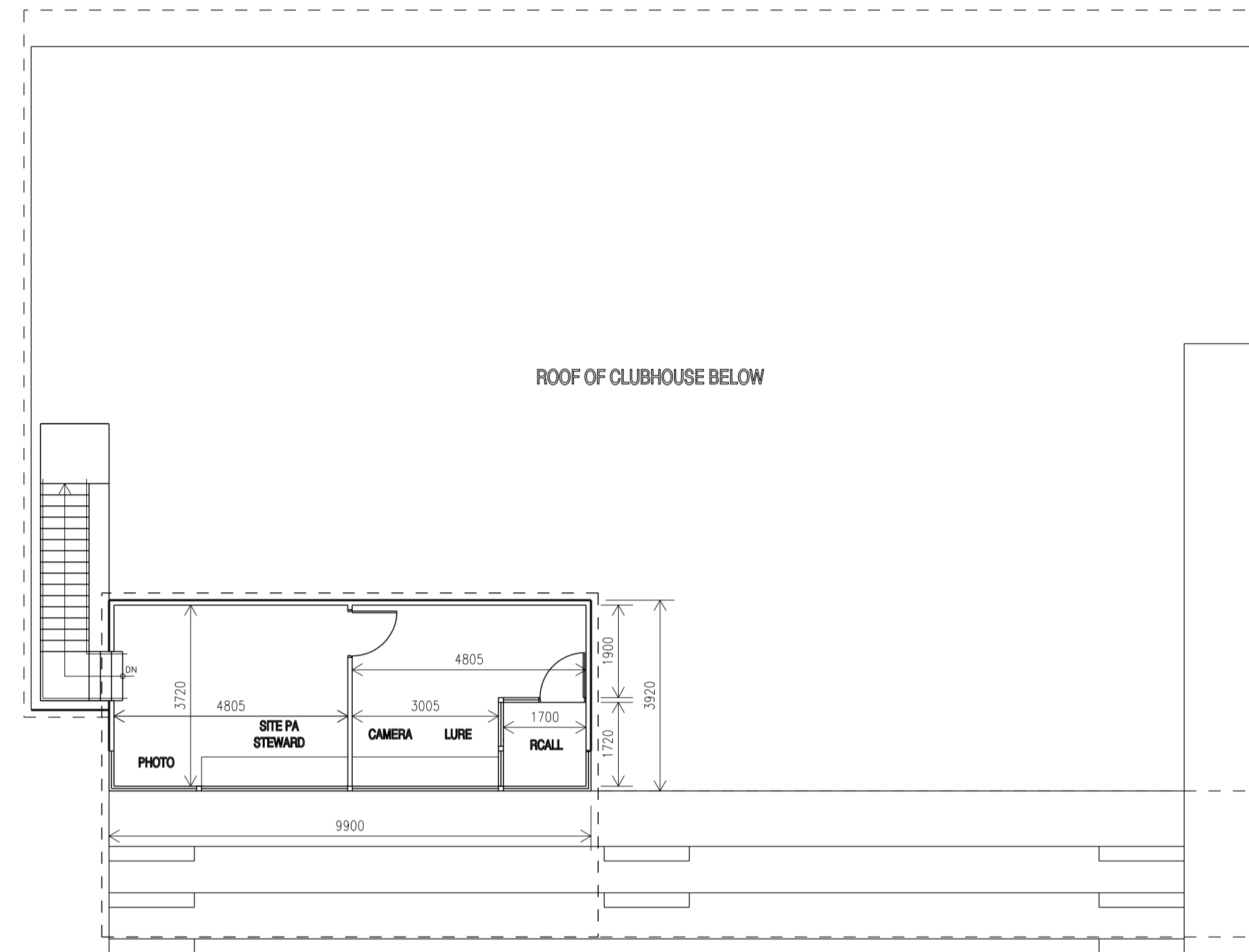
mckinnon design

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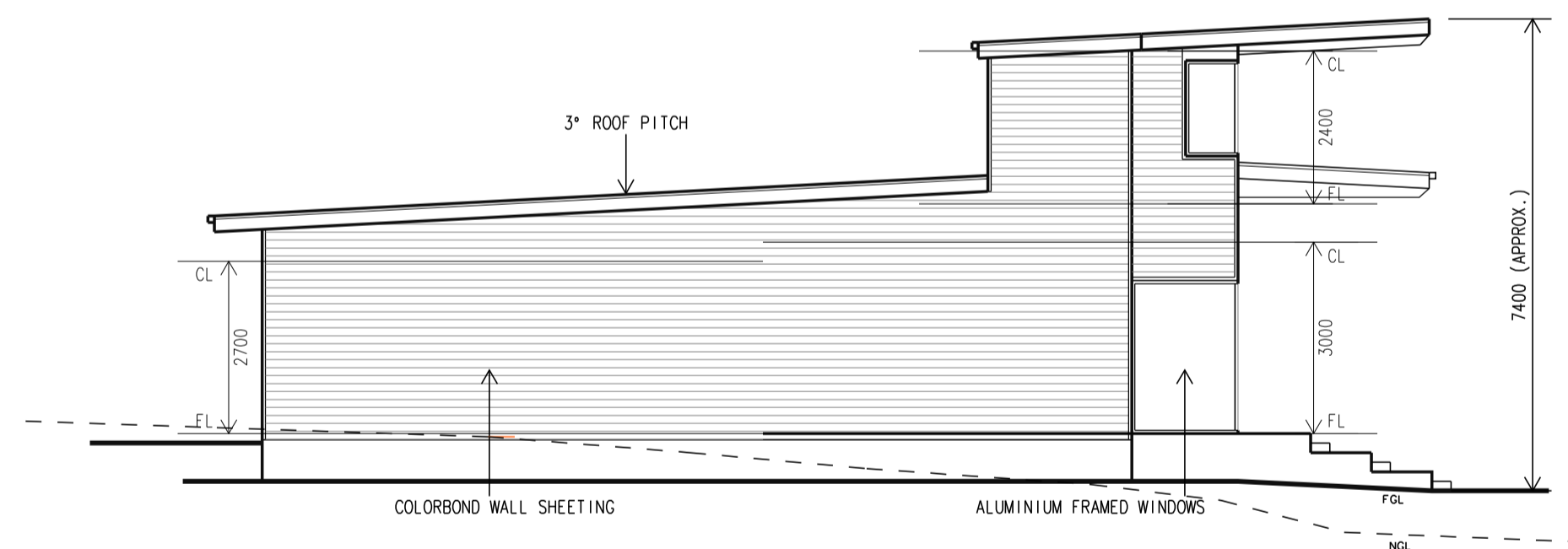


GROUND FLOOR PLAN 1:100 - CLUBHOUSE

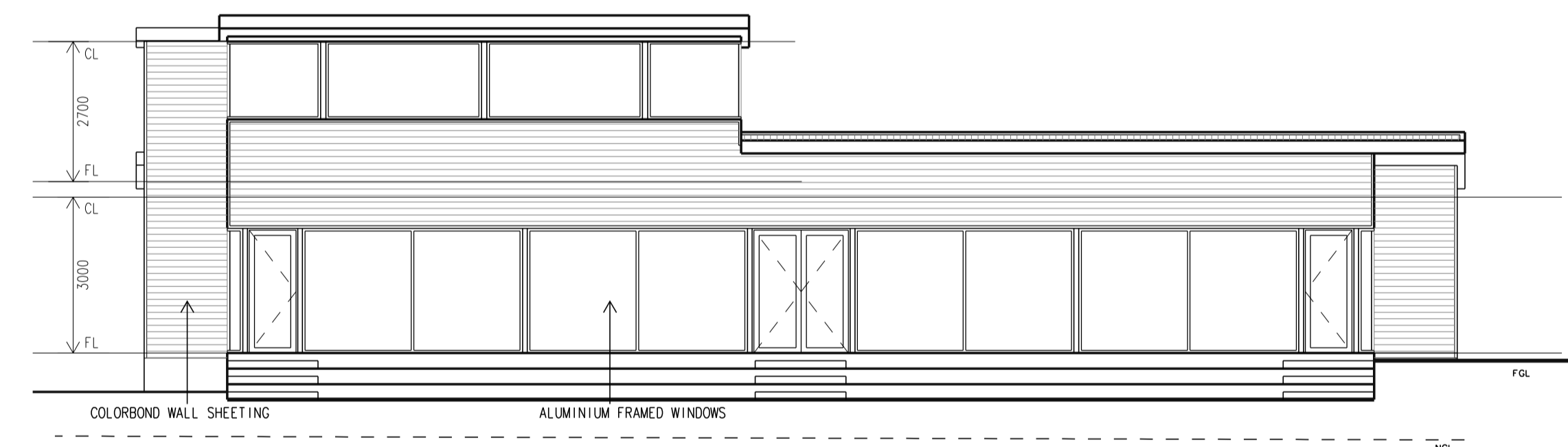


FIRST FLOOR PLAN 1:100 - CLUBHOUSE

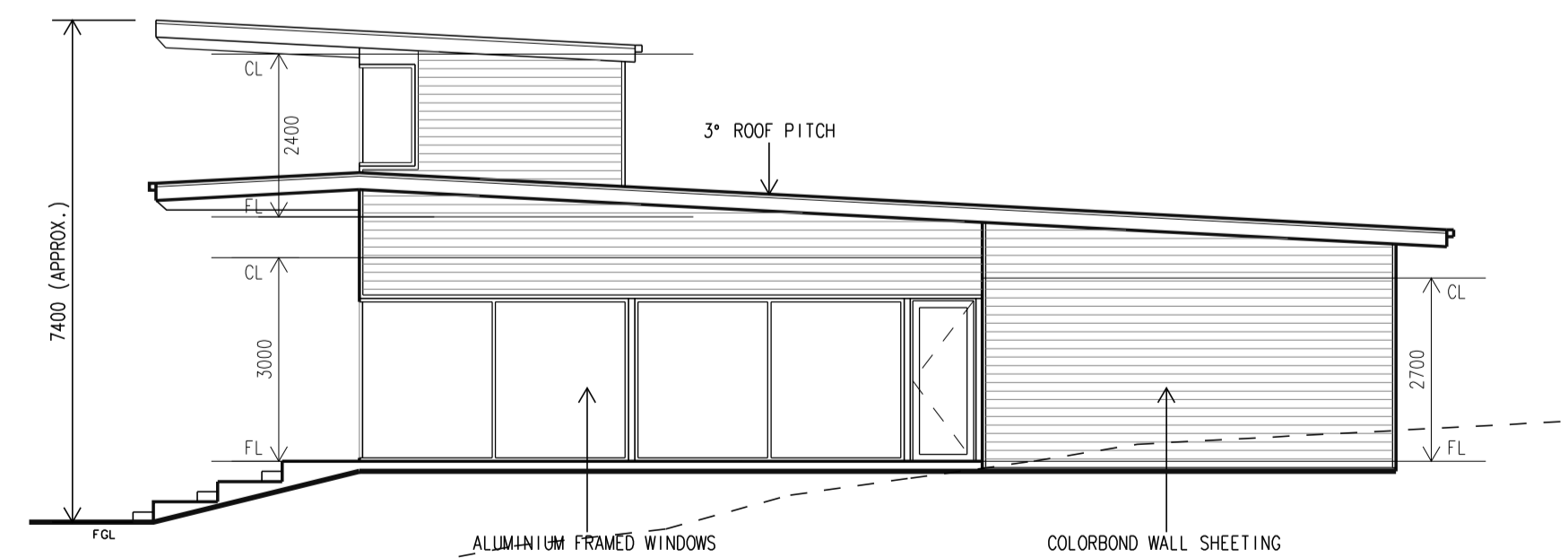
AREAS:	
GROUND FLOOR AREA	= 368.8m ²
FIRST FLOOR AREA	= 38.5m ²
TIERED SEATING AREA	= 67.1m ²
TOTAL AREA	= 474.4m ²



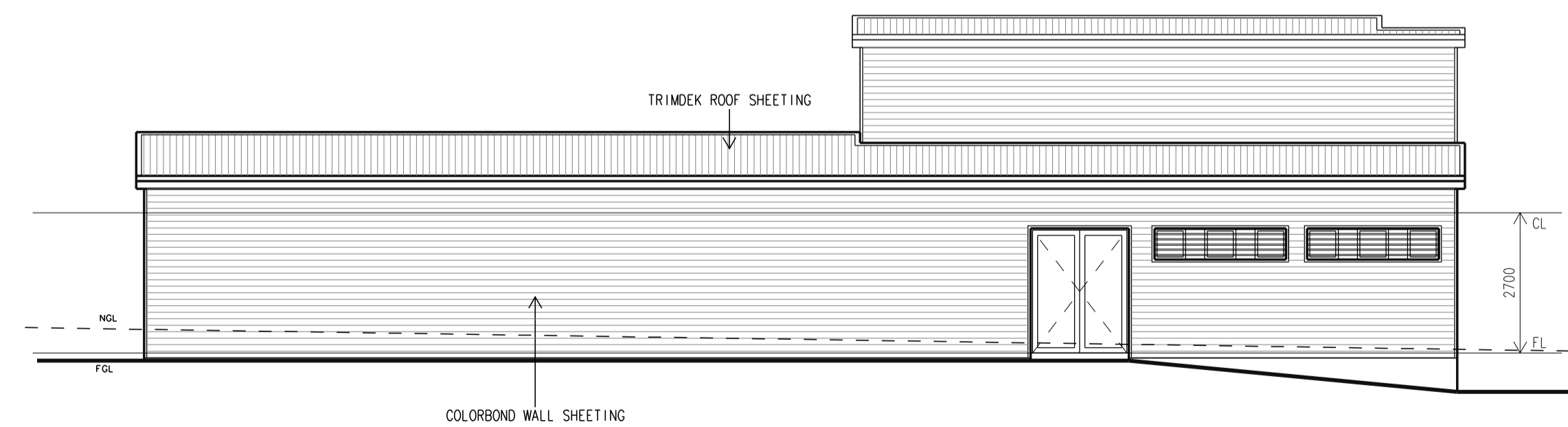
EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



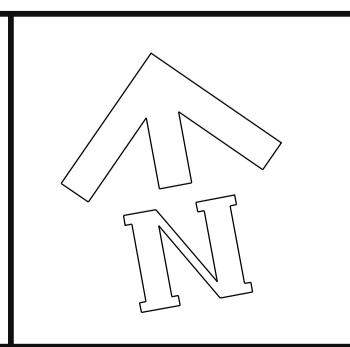
NORTH ELEVATION 1:100

no.	description	date

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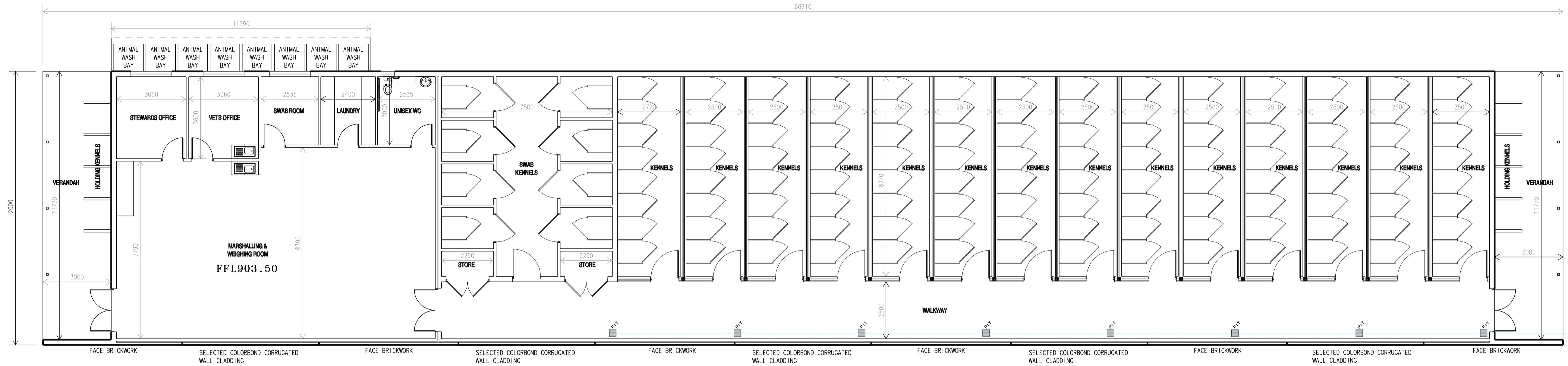
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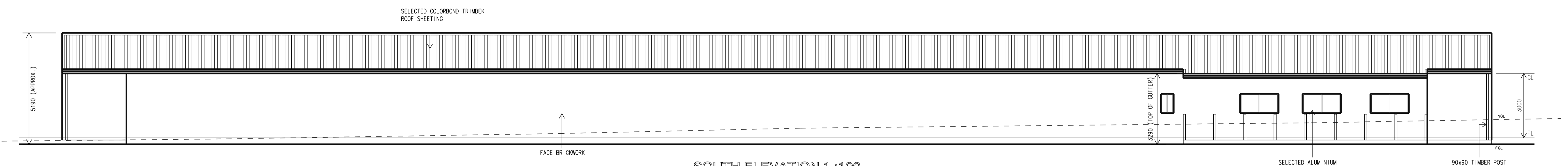
project:
PROPOSED NEW GREYHOUND RACING TRACK AND FACILITIES LOT 500 (D.P. 1254834) no. 32 PERC GRIFFITH WAY ORANGE. N.S.W.

client:
NSW GBOTA
 title:
FLOOR PLAN CLUBHOUSE

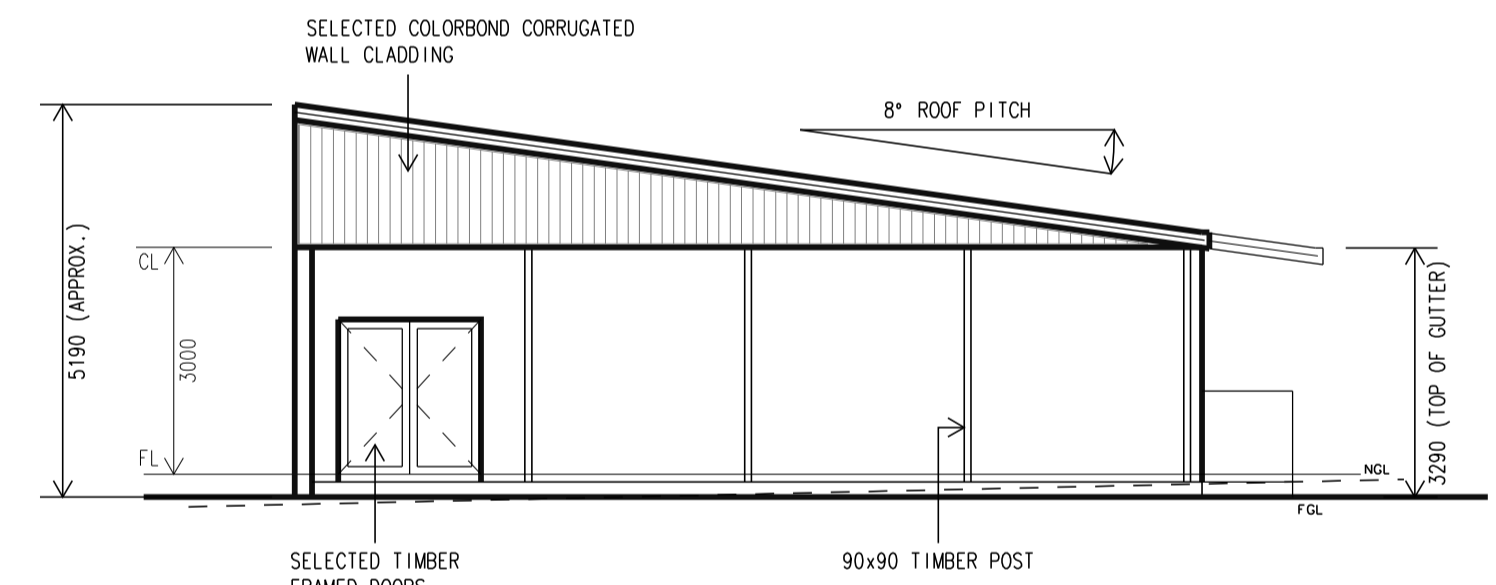
	P 02 6363 1780 162 KITE STREET, PO BOX 1829 ORANGE NSW 2800 E info@mckinnondesign.com.au	scale: AS NOTED date: AUGUST 2024 job no: 24030 drg no: 04
	CORNWOOD PTY LTD ABN 24 074 428 798	issue:
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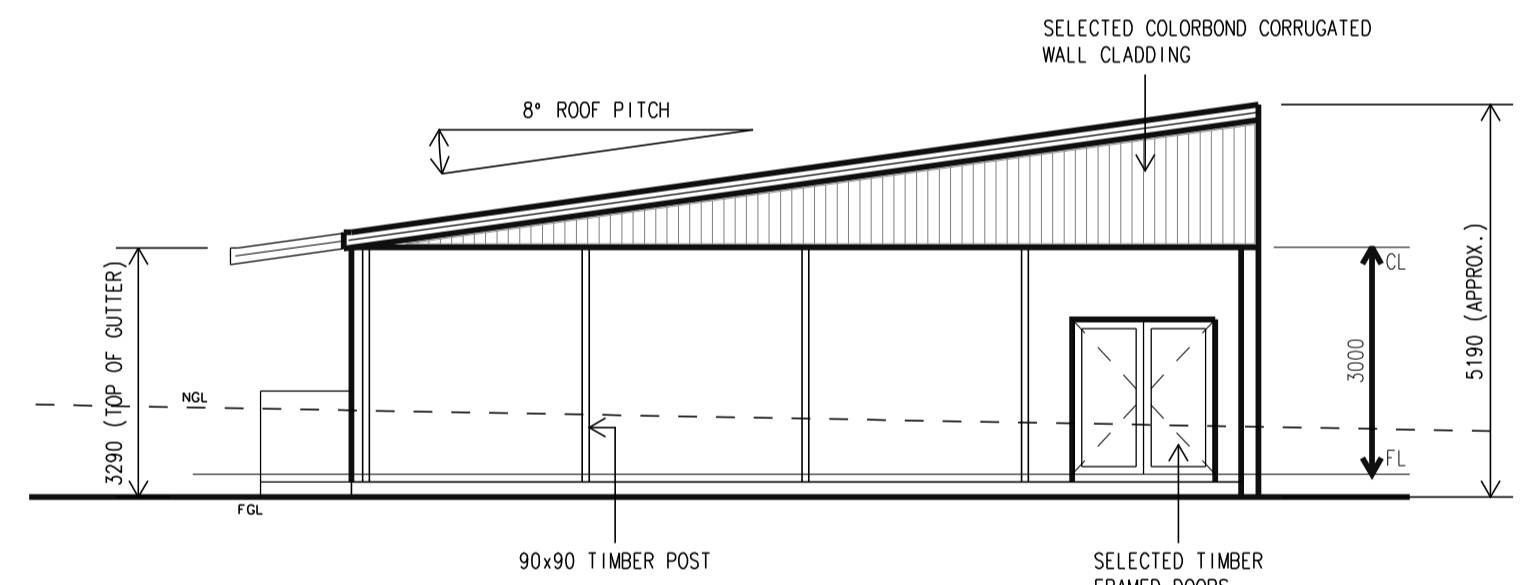
FLOOR PLAN 1:100 - RACE DAY KENNELS
112 KENNELS



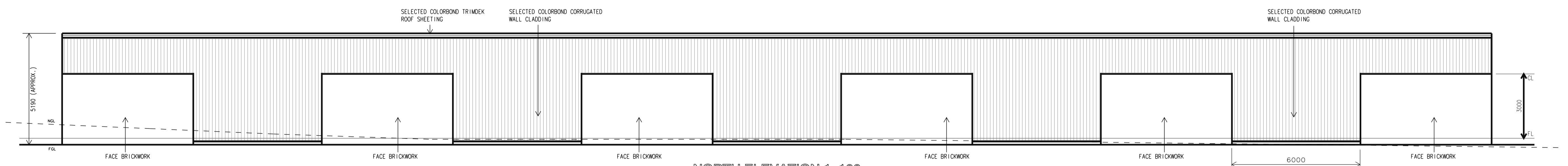
SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



ESST ELEVATION 1:100



NORTH ELEVATION 1:100

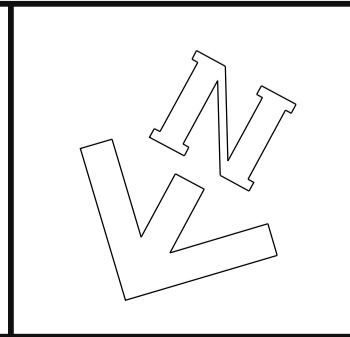
NOTE:
FINAL BUILDING DESIGN TO SATISFY THE *MINIMUM STANDARDS FOR RACECOURSE FACILITIES AND AMENITIES* - SPECIFICATIONS FOR KENNEL AND SCALES AREA; WASH BAYS; VET ROOM; SWAB ROOM.
(PER MINIMUM STANDARDS FOR CONDUCT OF RACES AND GREYHOUND RACE MEETS - GREYHOUND RACING ACT 2017 No. 13, SECTION 26(1)(a)).

no.	description	date
B	ISSUED FOR SUBMISSION	25/02/26
amendments		

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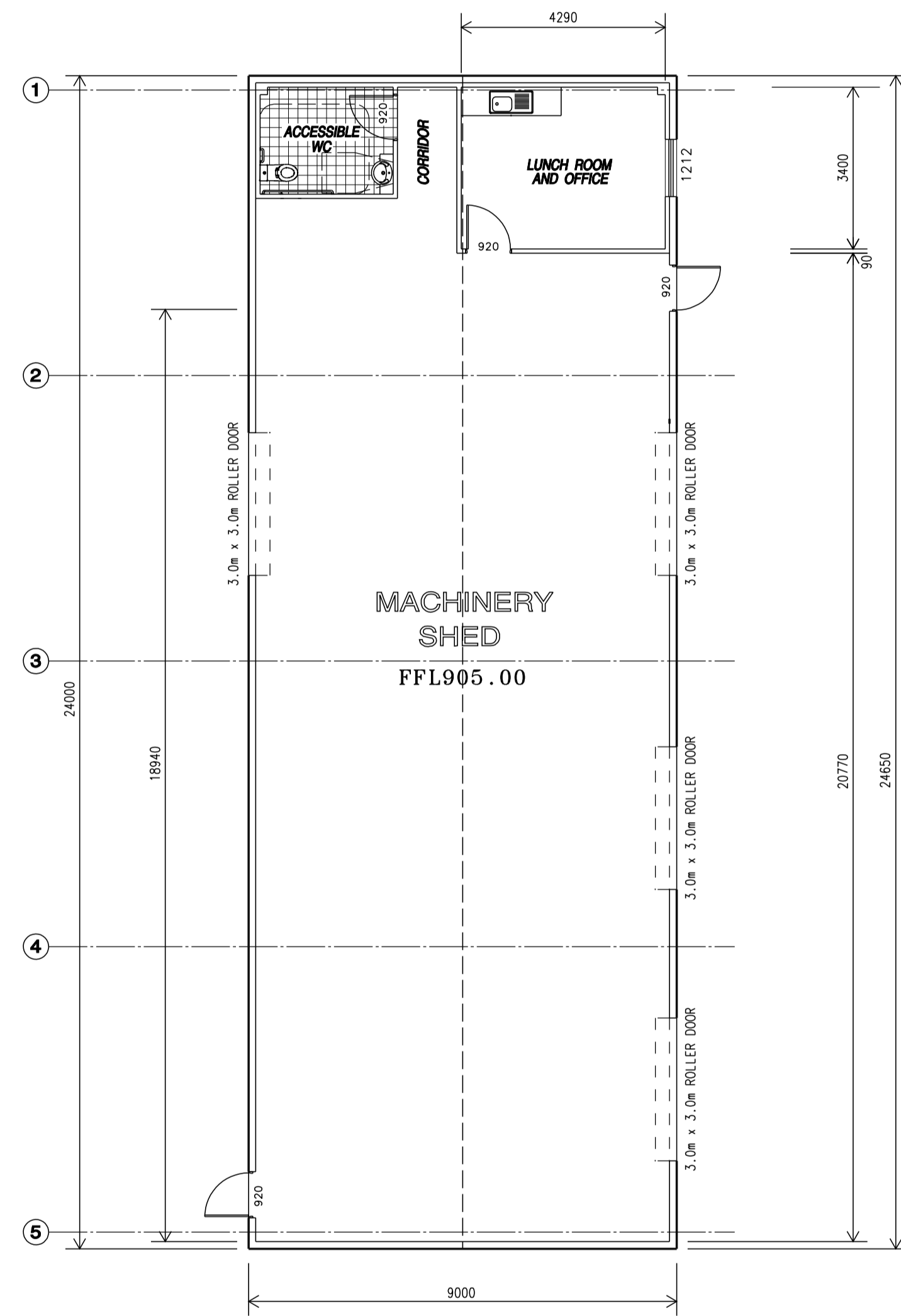
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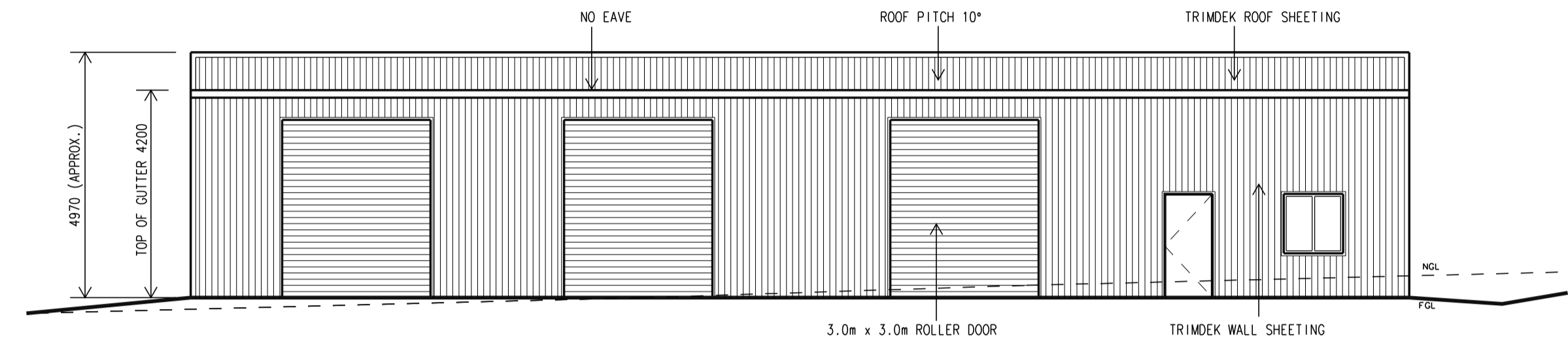
project:
PROPOSED NEW GREYHOUND RACING TRACK AND FACILITIES LOT 500 (D.P. 1254834) no. 32 PERC GRIFFITH WAY ORANGE. N.S.W.

client:
NSW GBOTA
title:
RACE DAY KENNELS

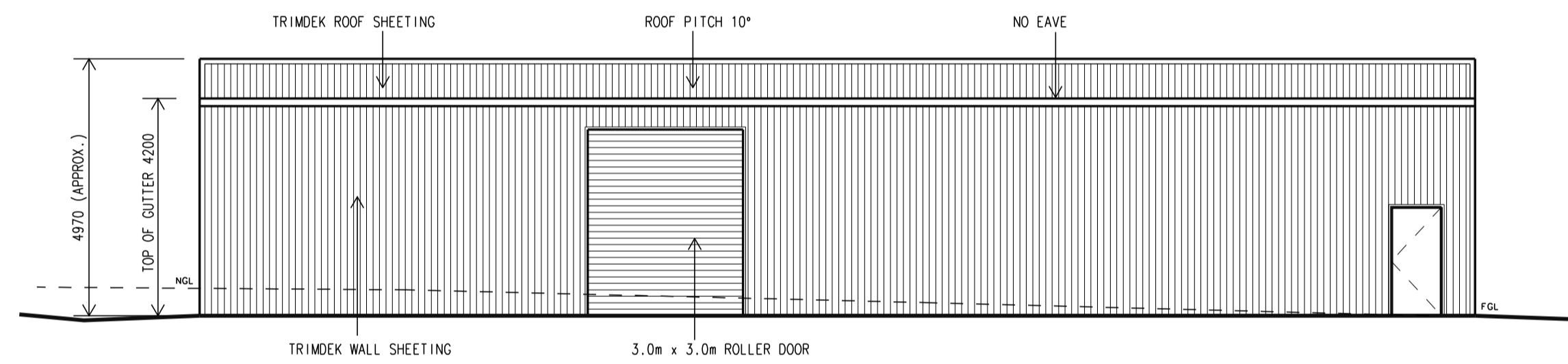
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	182 KITE STREET, PO BOX 1838 ORANGE NSW 2800	date: AUGUST 2024
	E info@mckinnondesign.com.au	job no: 24030
	CORNWOOD PTY LTD ABN 24 074 428 798	drp no: 05 issue: B



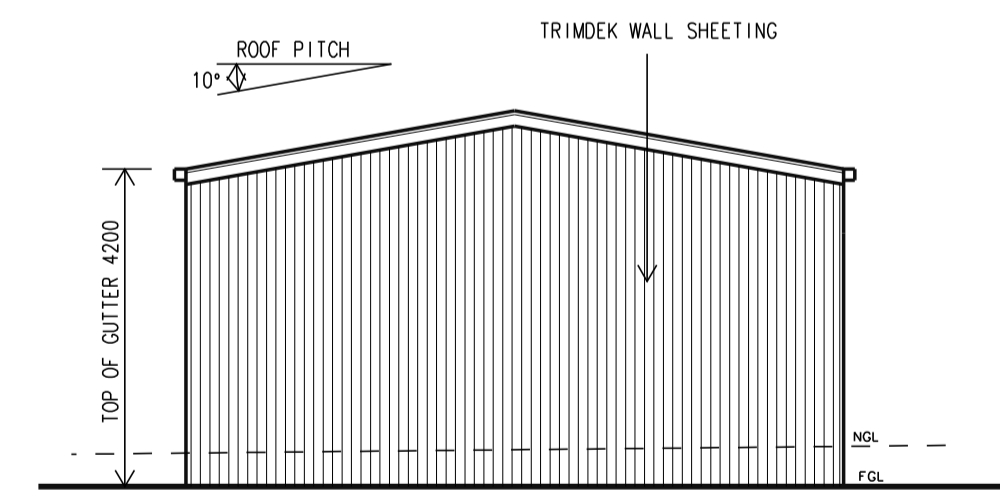
MACHINERY SHED FLOOR PLAN 1:100



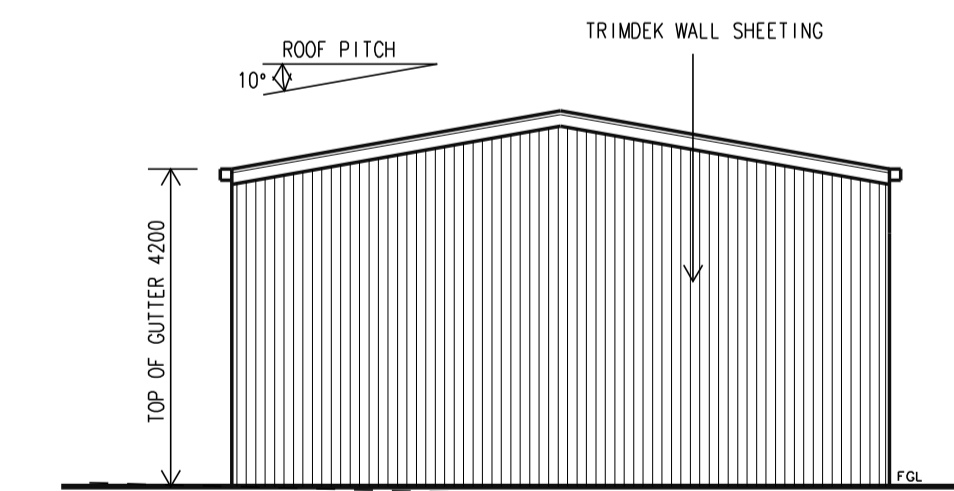
WEST ELEVATION 1:100



EAST ELEVATION 1:100



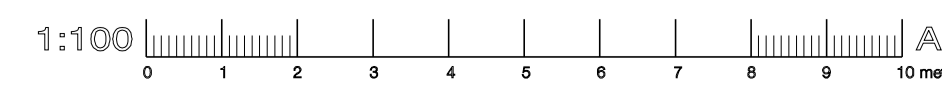
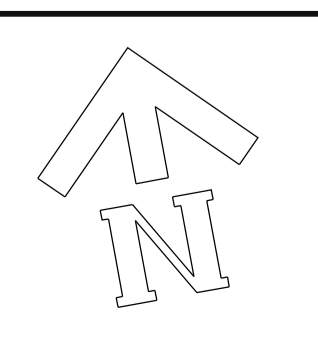
NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100

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project:
PROPOSED NEW GREYHOUND RACING TRACK AND FACILITIES LOT 500 (D.P. 1254834) no. 32 PERC GRIFFITH WAY ORANGE, N.S.W.

client:
NSW GBOTA
 title:
MACHINERY SHED

	P 02 6363 1780 182 KITE STREET, PO BOX 1839 ORANGE NSW 2800 E info@mckinnondesign.com.au	scale: AS NOTED date: AUGUST 2024 job no: 24030 drg no: 06
	CORNWOOD PTY LTD ABN 24 074 428 798	issue:

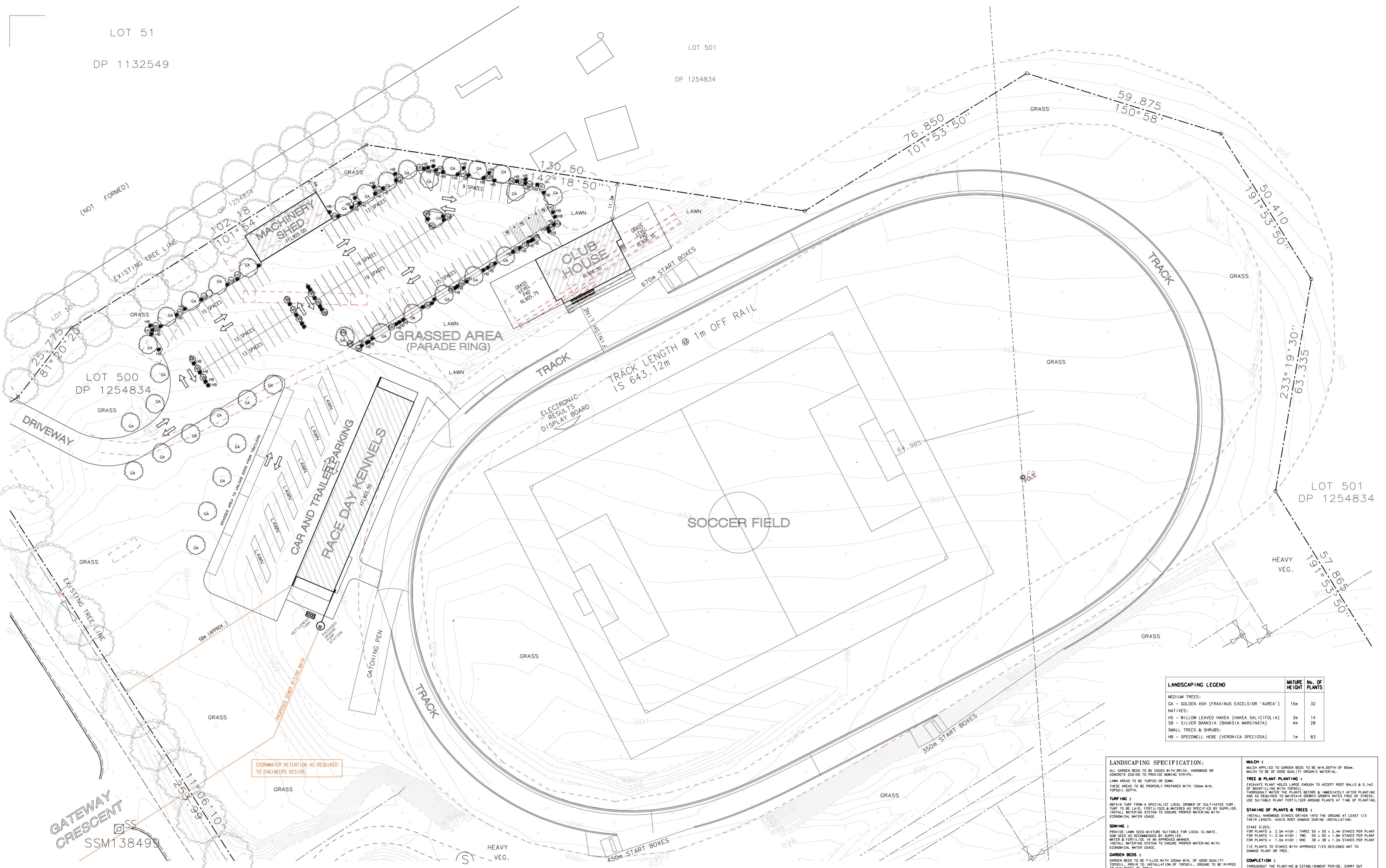
no.	description	date

amendments

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LOT 51
DP 1132549

LOT 501
DP 1254834



LANDSCAPING PLAN 1:500

LANDSCAPING LEGEND	MATURE HEIGHT	No. of PLANTS
MEDIUM TREES: GA - GOLDEN ASH (FRAXINUS EXCELSIOR 'AUREA')	15m	32
NATIVES: HS - WILLOW LEAVED HAKEA (HAKEA SALICIFOLIA) SS - SILVER BANKSIA (BANKSIA MARGHATA)	3m 4m	14 28
SMALL TREES & SHRUBS: HB - SPEEDWELL HEBE (VERONICA SPECIOSA)	1m	83

LANDSCAPING SPECIFICATION:
 ALL GARDEN BEDS TO BE EDGED WITH BRICK, HARDWOOD OR CONCRETE EDGING TO PROVIDE MOWING STRIPS.
 LAWN AREAS TO BE TURFED OR SOWN.
 THESE AREAS TO BE PROPERLY PREPARED WITH 150mm MIN. TOPSOIL DEPTH.
TURFING:
 OBTAIN TURF FROM A SPECIALIST LOCAL GROWER OF CULTIVATED TURF.
 TURF TO BE LAYED, FERTILIZED & WATERED AS SPECIFIED BY SUPPLIER.
 INSTALL WATERING SYSTEM TO ENSURE PROPER WATERING WITH ECONOMIC WATER USAGE.
SOWING:
 PROVIDE LAWN SEED MIXTURE SUITABLE FOR LOCAL CLIMATE.
 SOW SEED AS RECOMMENDED BY SUPPLIER.
 WATER & FERTILIZE IN AN APPROVED MANNER.
 INSTALL WATERING SYSTEM TO ENSURE PROPER WATERING WITH ECONOMIC WATER USAGE.
GARDEN BEDS:
 GARDEN BEDS TO BE FILLED WITH 200mm MIN. OF GOOD QUALITY TOPSOIL. PRIOR TO INSTALLATION OF TOPSOIL, GROUND TO BE RIPPED TO MIN DEPTH OF 100mm.
 SPECIFIED PLANTS AND GROUND COVERS TO BE PLANTED IN GARDEN BEDS.
 BEDS TO BE MULCHED WITH GOOD QUALITY SHREDDED MULCH.
 INSTALL SUBSURFACE WATERING SYSTEM FOR MINIMAL WATER USAGE.
 SELECTED EDGING TO GARDEN BEDS.
MULCH:
 MULCH APPLIED TO GARDEN BEDS TO BE MIN. DEPTH OF 80mm.
 MULCH TO BE OF GOOD QUALITY ORGANIC MATERIAL.
TREE & PLANT PLANTING:
 EXCAVATE PLANT HOLES LARGE ENOUGH TO ACCEPT ROOT BALLS & 0.1m³ OF BACKFILLING WITH TOPSOIL.
 THOROUGHLY WATER THE PLANTS BEFORE & IMMEDIATELY AFTER PLANTING AND AS REQUIRED TO MAINTAIN GROWTH RATES FREE OF STRESS.
 USE SUITABLE PLANT FERTILISER AROUND PLANTS AT TIME OF PLANTING.
STAKING OF PLANTS & TREES:
 INSTALL HARDWOOD STAKES DRIVEN INTO THE GROUND AT LEAST 1/3 THEIR LENGTH. AVOID ROOT DAMAGE DURING INSTALLATION.
STAKE SIZES:
 FOR PLANTS > 2.5m HIGH: THREE 50 x 50 x 2.4m STAKES PER PLANT
 FOR PLANTS 1 - 2.5m HIGH: TWO 50 x 50 x 1.8m STAKES PER PLANT
 FOR PLANTS < 1.0m HIGH: ONE 38 x 38 x 1.2m STAKES PER PLANT
 TIE PLANTS TO STAKES WITH APPROVED TIES DESIGNED NOT TO DAMAGE PLANT OR TREE.
COMPLETION:
 THROUGHOUT THE PLANTING & ESTABLISHMENT PERIOD, CARRY OUT MAINTENANCE WORK INCLUDING WATERING, MOWING, RUBBISH REMOVAL, FERTILIZING, PEST & DISEASE CONTROL, RE-SEEDING, RE-TURFING, STAKING & TYPING, CULTIVATING, PRUNING, RE-INSTATEMENT OF MULCH, TOP DRESSING & KEEPING SITE NEAT & TIDY.
 CONTINUE TO REPLACE FAILED, DAMAGED OR STOLEN PLANTS.

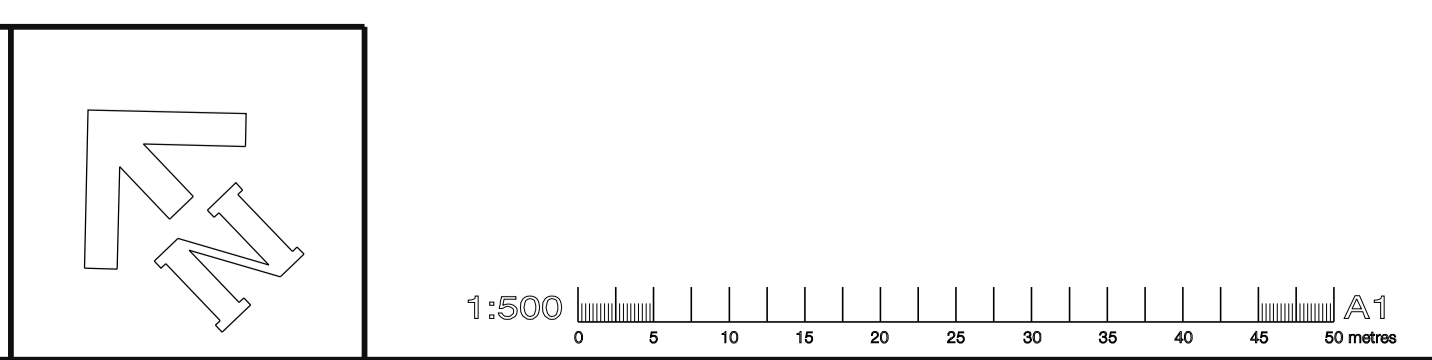
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project:
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 LOT 500 (D.P. 1254834)
 no. 32 PERC GRIFFITH WAY
 ORANGE, N.S.W.

client:
 NSW GBOTA

title:
 LANDSCAPING PLAN

mckinnon design

P 02 8383 1780

182 KITE STREET,
PO BOX 1889
ORANGE NSW 2800

E info@mckinnondesign.com.au

CORNWOOD PTY LTD
ABN 24 074 428 798

scale:
AS NOTED

drawn: C. MCK & H. A. MCK

date: AUGUST 2024

job no:
24030

drp no:
07

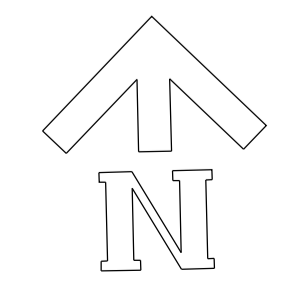
issue:



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SIGHT LINE PLAN - 1:2000



project:
PROPOSED NEW GREYHOUND RACING TRACK AND FACILITIES LOT 500 (D.P. 1254834) no. 32 PERC GRIFFITH WAY ORANGE, N.S.W.

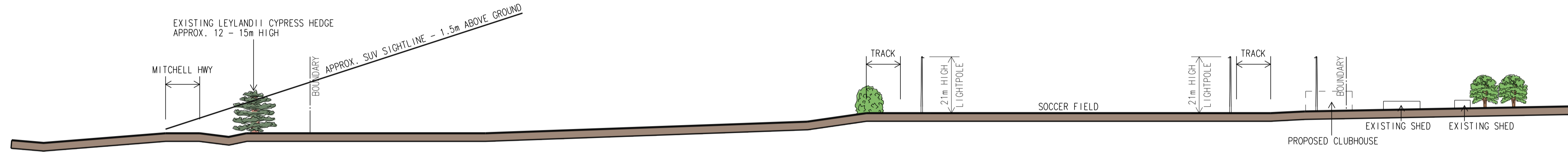
client:
NSW GBOTA

title:
SIGHT LINE PLAN

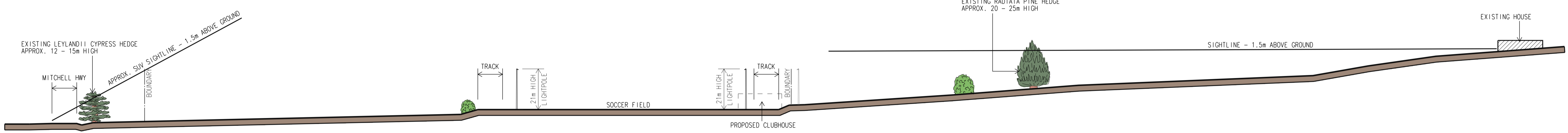
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	162 KITE STREET, PO BOX 1909 ORANGE NSW 2800	date: AUGUST 2024
	E info@mckinnondesign.com.au	job no: 24030
	CORNWOOD PTY LTD ABN 24 074 426 798	drp no: 08
		issue: B



SECTION A - 1:1000



SECTION B - 1:1000



SECTION C - 1:1000

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client:
NSW GBOTA

title:
SIGHT LINE SECTIONS

scale:
 AS NOTED

date:
 AUGUST 2024

job no:
24030

drp no:
09

issue:
B

P 02 6363 1780
 182 KITE STREET,
 PO BOX 1839
 ORANGE NSW 2800

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