



PLANNING & DEVELOPMENT COMMITTEE

AGENDA

4 NOVEMBER 2025

Notice is hereby given, in accordance with the provisions of the Local Government Act 1993 that a **PLANNING & DEVELOPMENT COMMITTEE MEETING of ORANGE CITY COUNCIL** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE** on **Tuesday, 4 November 2025**.

Barry Omundson
CHIEF EXECUTIVE OFFICER

For apologies please contact Executive Support on 6393 8391.

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1 INTRODUCTION

MEMBERS

Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

1.1 Apologies and Leave of Absence

1.2 Declaration of pecuniary interests, significant non-pecuniary interests and less than significant non-pecuniary interests

The provisions of Chapter 14 of the Local Government Act, 1993 (the Act) regulate the way in which Councillors and designated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public role.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest must be disclosed as soon as practicable after the start of the meeting and the reasons given for declaring such interest.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussion or voting on that matter, and requires that member to vacate the Chamber.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code of Conduct also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

RECOMMENDATION

It is recommended that Committee Members now disclose any conflicts of interest in matters under consideration by the Planning & Development Policy Committee at this meeting.

2 GENERAL REPORTS

2.1 Items Approved Under the Delegated Authority of Council

RECORD NUMBER: 2025/801

AUTHOR: Paul Johnston, Manager Development Assessments

EXECUTIVE SUMMARY

Following is a list of more significant development applications approved by the Chief Executive Officer under the delegated authority of Council **and one from the Western Regional Planning Panel (WRPP)**. Not included in this list are residential scale development applications that have also been determined by staff under the delegated authority of Council (see last paragraph of this report for those figures).

LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan Strategy 7.3 Plan for growth and development that balances liveability with valuing the local environment”.

FINANCIAL IMPLICATIONS

Nil

POLICY AND GOVERNANCE IMPLICATIONS

Nil

RECOMMENDATION

That Council resolves to acknowledge the information provided in the report by the Manager Development Assessments on Items Approved Under the Delegated Authority of Council.

FURTHER CONSIDERATIONS

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

SUPPORTING INFORMATION

Reference: DA10/2023(2) **Determination Date:** 20 October 2025

PR Number PR6427

Applicant/s: Audria Pty Ltd

Owner/s: Audria Pty Ltd

Location: Lot 24 DP 243174 - 5 Kurim Avenue, Orange

Proposal: Modification of development consent - demolition (tree removal), construction of two single storey dwellings. The modified proposal sought to relocate the rainwater tank associated with Dwelling 2 due to insufficient space. The applicant proposed an alternative location that involved insufficient space. The alternative location is considered suitable with sufficient private open space and landscaping available

Value: Not applicable

2.1 Items Approved Under the Delegated Authority of Council

Reference: DA 515/2024(2) **Determination Date:** 15 October 2025
PR Number PR12752
Applicant/s: Orange Enterprises No.1 Pty Ltd
Owner/s: Orange Enterprises No.1 Pty Ltd
Location: Lot 1 DP 630681 - 12 Shiralee Road, Orange
Proposal: Modification of development consent - subdivision (13 lot Torrens title). The modification sought approval to reduce the number of lots from fourteen (14) to thirteen (13). This change is intended to increase the width of individual lots, thereby improving house separation and overall site layout.
Value: Not applicable

Reference: DA 773/2024(2) **Determination Date:** 8 October 2025
PR Number PR18642
Applicant/s: Commins PLANVIEW P/L
Owner/s: Regional Community Support Limited
Location: Lot 30 DP 1023080 - 27 Sale Street, Orange
Proposal: Modification of development consent - community facility (change of use and building alterations). The modification sought the following changes:

- alterations to the building entrance and partial front façade materiality, including the installation of timber-look composite cladding (NewTechWood Castellation Cladding) to the eastern/front elevation
- minor reconfiguration of car parking spaces onsite
- Installation of a security grille to enclose the wheelchair lift only, with the adjacent stair access remaining open to the footpath to maintain visual permeability and pedestrian connection.

Value: Not applicable

Reference: DA 32/2025(1) **Determination Date:** 20 October 2025
PR Number PR29894
Applicant/s: Eastern Developments Pty Ltd
Owner/s: Eastern Developments (NSW) Pty Ltd
Location: Lot 196 DP 1302416 - Monarch Drive, Orange
Proposal: Subdivision (three lot Torrens title)
Value: \$22,000.00

2.1 Items Approved Under the Delegated Authority of Council

Reference: DA155/2025(3) **Determination Date:** 16 October 2025
PR Number PR6951
Applicant/s: Mr RM Southwell
Owner/s: Tipperary Investment Holdings Pty Ltd
Location: Lot 1 DP 111535 - 261 Lords Place, Orange
Proposal: Modification of development consent - carport, masonry wall and demolition (existing shed). The modified proposal sought to amend Condition 6 regarding change of material/colours to part of the side boundary fence. The applicant has now proposed an alternative treatment, consisting of a painted timber battened fence in lieu of the specified Colorbond panel.
Value: Not applicable

Reference: DA 250/2025(1) **Determination Date:** 13 October 2025
PR Number PR12430
Applicant/s: Mr JN Meyenn
Owner/s: Mr JN Meyenn
Location: Lot 6 Sec 1 DP 8196 - 146 Warrendine Street, Orange
Proposal: Subdivision (two lot Torrens title), garage (detached) and demolition (sheds, ancillary structures and tree removal)
Value: \$39,600.00

Reference: DA 274/2025(1) **Determination Date:** 14 October 2025
PR Number PR3902
Applicant/s: Central Physio and Made to Move Physiology
Owner/s: Ms AS Burke and Mr DK Cooke
Location: Lot 11 DP 519990 - 102-110 Endsleigh Avenue, Orange
Lot 12 DP 519990 - 110A Endsleigh Avenue, Orange
Proposal: Medical centre (change of use and alterations and additions to existing building)
Value: \$226,814.50

Reference: DA 286/2025(1) **Determination Date:** 10 October 2025
PR Number PR30228
Applicant/s: Mr RA Nevins
Owner/s: Orange City Council
Location: Lot 3 DP 1307410 - 84 Woodward Street, Orange
Proposal: Recreation facility (outdoor) (construction of ticket booth)
Value: \$20,000.00

2.1 Items Approved Under the Delegated Authority of Council

Reference: DA 301/2025(1) **Determination Date:** 20 October 2025
PR Number PR30172
Applicant/s: Central West Power Construction
Owner/s: B & A Property Management Pty Ltd
Location: Lot 7 DP 271535 - 3/4 Crabapple Close, Orange
Proposal: Depot (use and construction of new building)
Value: \$1,133,250.00

Reference: DA 308/2025(1) **Determination Date:** 25 September 2025
PR Number PR18085
Applicant/s: Sentinel Orange Homemaker Pty Ltd ATF Sentinel Orange Homemaker Trust
Owner/s: Sentinel Homemaker (Open Ended) Pty Ltd
Location: Lot 6 DP 270204 - 14-16, 5295 Mitchell Highway, Orange
Proposal: Business identification signage (four signs)
Value: \$82,500.00

Reference: DA 347/2025(1) **Determination Date:** 16 October 2025
PR Number PR6609
Applicant/s: Bassmann Drafting Services
Owner/s: T & J Litchfield Pty Ltd
Location: Lot 3 DP 255071 - 5 Leewood Drive, Orange
Proposal: Vehicle sales or hire premises (demolition, alterations and additions) and business identification signage (two x signs)
Value: \$520,180.00

Reference: DA 349/2025(1) **Determination Date:** 22 October 2025
PR Number PR6640
Applicant/s: Rogieras Transport
Owner/s: Rogieras Transport Pty Ltd
Location: Lot 35 DP 255071 - 44 Leewood Drive, Orange
Proposal: Demolition (shed and office)
Value: \$33,000.00

Reference: DA 352/2025(1) **Determination Date:** 22 October 2025
PR Number PR17290
Applicant/s: Commins PLANVIEW P/L
Owner/s: Orange City Council
Location: Lot 701 DP 1020797, Lot 702 DP 1002273, Lot 703 DP 1020799 - 265 Summer Street, Orange. Surrounding streets (Byng Street, McNamara Street and southbound land of Lords Place) will be subject to temporary closures for an event.
Proposal: Entertainment facility (temporary use of land - community events)
Value: Not applicable

2.1 Items Approved Under the Delegated Authority of Council

Reference: DA 367/2025(1) **Determination Date:** 23 October 2025
PR Number PR9006
Applicant/s: Mr DC Hayes
Owner/s: Mr DC Hayes
Location: Lot 4 DP 37336 - 10 National Avenue, Orange
Proposal: Dwelling alterations and additions (rear deck with roof, replacement of rear door and windows with sliding door)
Value: \$30,000.00

TOTAL NET* VALUE OF DEVELOPMENTS APPROVED BY THE CEO UNDER DELEGATED AUTHORITY IN THIS PERIOD:	\$2,107,345.00
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** Net value relates to the value of modifications. If modifications are the same value as the original DA, then nil is added. If there is a plus/minus difference, this difference is added or taken out.*

Additionally, since the October 2025 meeting report period (16 September to 20 October 2025), another 30 development applications were determined under delegated authority by other Council staff with a combined value of \$9,646,575.

ITEM APPROVED BY THE WESTERN REGIONAL PLANNING PANEL (WRPP)

Reference: DA 771/2024(1) **Determination Date:** 7 October 2025
PR Number PR2156
Applicant/s: EDPR Australia Pty Ltd
Owner/s: Mr JA and Mrs JK Crombie
Location: Lot 5 DP 6173 - 140 Cadia Road, Orange
Proposal: Electricity generating works (solar farm) and battery energy storage system (BESS)
Value: \$16,026,011

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

RECORD NUMBER: 2025/1781

AUTHOR: Dhawala Ananda, Town Planner

EXECUTIVE SUMMARY

Application lodged	3 March 2025
Applicant/s	MAAS Group Properties Westwinds Pty Ltd
Owner/s	MAAS Group Properties Westwinds Pty Limited
Land description	Lot 423 DP 1282721 - Breeze Road, Orange
Proposed land use	Subdivision (eight lot Torrens Title), Multi Dwelling Housing (18 dwellings) and Subdivision (18 lot Community title)
Value of proposed development	\$7,637,866.00

Council's consent is sought for residential development on land described as Lot 423 DP 1282721, being Breeze Road, Orange. The subject land in the north west Orange Urban Release Area (refer to Figure 1 below).

The proposed development involves a residential project comprising multi-dwelling housing with 18 dwellings and an initial residential subdivision into eight lots—seven Torrens Title lots and one residual lot containing the multi-dwelling housing development. Following construction of the multi dwelling housing development within the residual lot it will be further subdivided into 18 Community Title lots, each accommodating a single dwelling.

The communal allotment will incorporate a private access road, visitor parking spaces, open space, and landscaping. The development also includes the extension of Williwaw Crescent, involving earthworks, installation of services, construction of retaining walls, and ancillary landscaping such as street trees.

Whilst construction of dwellings and subdivision works are proposed to be carried out concurrently, there will be a sequence of plan registration required (as the standard process) – i.e. the public road and services that bound the multi-dwelling housing lot needs to be registered first in order to dedicate the road extension; this organically would release the remaining Torrens title lots (and establish the development lot for the future community title scheme). Notwithstanding concurrent dwelling construction, a second plan registration (as submitted with the DA) would then apply to establish the Community Title scheme over the development lot established within the first DP (which creates the public road dedication and the like). The registration of the Community Title Scheme may only occur following the completion of the multi dwelling housing construction.

The proposal is notified development in accordance with Council's Community participation Plan 2019. Public and written notice of the application was given. At the completion of the exhibition period, no submissions were received.

The Planning and Development Committee has delegation to approve the proposed development as the proposal has a value exceeding \$2.5 million pursuant to Council's Declaration of Planning and Development Assessment Procedures and Protocols (October 2020).

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

As outlined in this assessment, the proposed subdivision layout provides an acceptable interface with Williwaw Crescent, contributing positively to the public realm. The design incorporates measures such as active frontages and dual-aspect dwellings to enhance street activation and overall amenity. These features demonstrate compliance with the relevant planning objectives. Accordingly, approval of the application is recommended, subject to conditions.

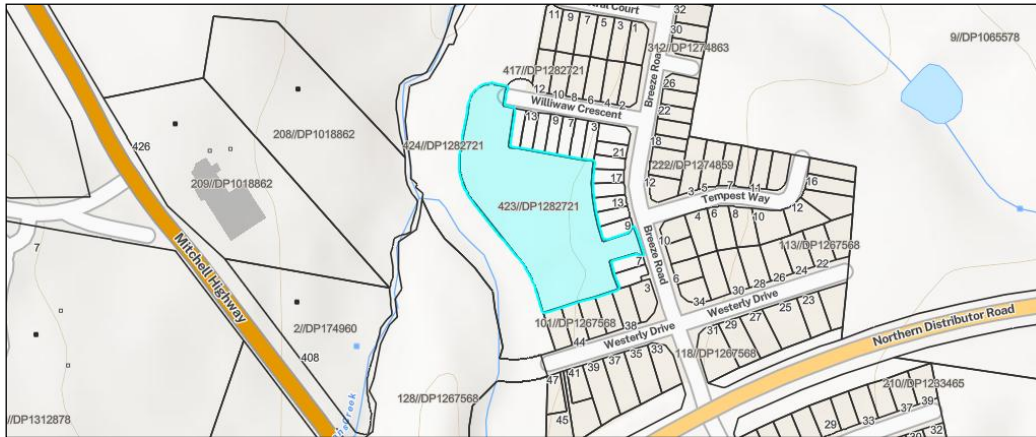


Figure 1 - locality plan



Figure 2 - aerial image of the site

DECISION FRAMEWORK

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

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

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

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

DIRECTOR'S COMMENT

The proposed development involves a residential project that will be delivered sequentially. The subject site will be subdivided into 8 Torrens title allotments, 7 of which will be sold for homes to be constructed under future development applications, and one residual lot which will become an 18 lot Community title subdivision. The Community title lots will each have a home (multi-dwelling housing) constructed on them, along with the construction of roads and community open space areas. The roads within the Community title subdivision will remain in private ownership.

The development includes the extension of Williwaw Crescent, involving earthworks, installation of services, construction of retaining walls and ancillary landscaping such as street trees.

The proposal provides diversification of the Orange housing stock by providing traditional Torrens title lots ranging in size from 308m² to 569m² but also provides for 18 small lot homes within the Community title subdivision. These homes can accommodate families and downsizers. Appropriate management of environmental impacts, traffic and cumulative effects demonstrates that the development balances growth with community and ecological considerations.

The design and layout have been carefully considered to ensure compatibility with the character of the area, while maintaining amenity, privacy and solar access for neighbouring properties. Referrals to relevant agencies, including the Department of Planning and Environment - Water and the Rural Fire Service, have ensured that environmental and safety matters are appropriately managed.

The proposal was publicly notified and no submissions on the development were received.

Overall, the proposal aligns with the broader public interest by fostering sustainable residential development that responds to both local needs and planning objectives.

LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan Strategy "7.3 Plan for growth and development that balances liveability with valuing the local environment".

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

FINANCIAL IMPLICATIONS

Nil

POLICY AND GOVERNANCE IMPLICATIONS

Nil

RECOMMENDATION

That Council consents to development application DA 86/2025(1) for *Subdivision (8 lot Torrens Title), Multi Dwelling Housing (18 dwellings) and Subdivision (18 lot Community title)* at Lot 423 DP 1282721 - Breeze Road, Orange pursuant to the conditions of consent in the attached Notice of Approval.

FURTHER CONSIDERATIONS

The recommendation of this report has been assessed against Council's key risk categories and the following comments are provided:

Service/Project Delivery	Nil
Financial	Nil
Reputation/Political	The outcome may attract public or political scrutiny, especially if perceived as inconsistent or contentious.
Environment	The environmental impacts of the development have been assessed in the proceeding parts of this assessment.
Compliance	The decision must align with planning legislation, regulation and controls and Council policies to avoid legal risk.
People & WHS	Development activities may introduce safety risks for workers, residents or the broader community.
Information Technology/Cyber Security	Systems used to assess and manage the application must ensure data integrity and secure handling of sensitive information.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

SUPPORTING INFORMATION**THE PROPOSAL**

The proposal involves a residential development, comprising:

- Multi Dwelling Housing (18 dwellings)
- Eight (8) Torrens Title residential lots comprising seven (7) vacant Torrens Title lots for future residential development and one residual lot containing the area associated with the proposed multi-dwelling housing development proposed in this application.
- The residue torrens title lot comprising the multi dwelling housing development will be further subdivided to create 18 lot Community title Scheme following construction of the dwellings. One (1) communal allotment will include the private road access, visitor car parking, open space and landscaping areas.

The development incorporates the extension of Williwaw Crescent to facilitate vehicular and pedestrian connectivity, including earthworks, installation of essential services, construction of retaining walls, and ancillary landscaping such as street tree planting.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

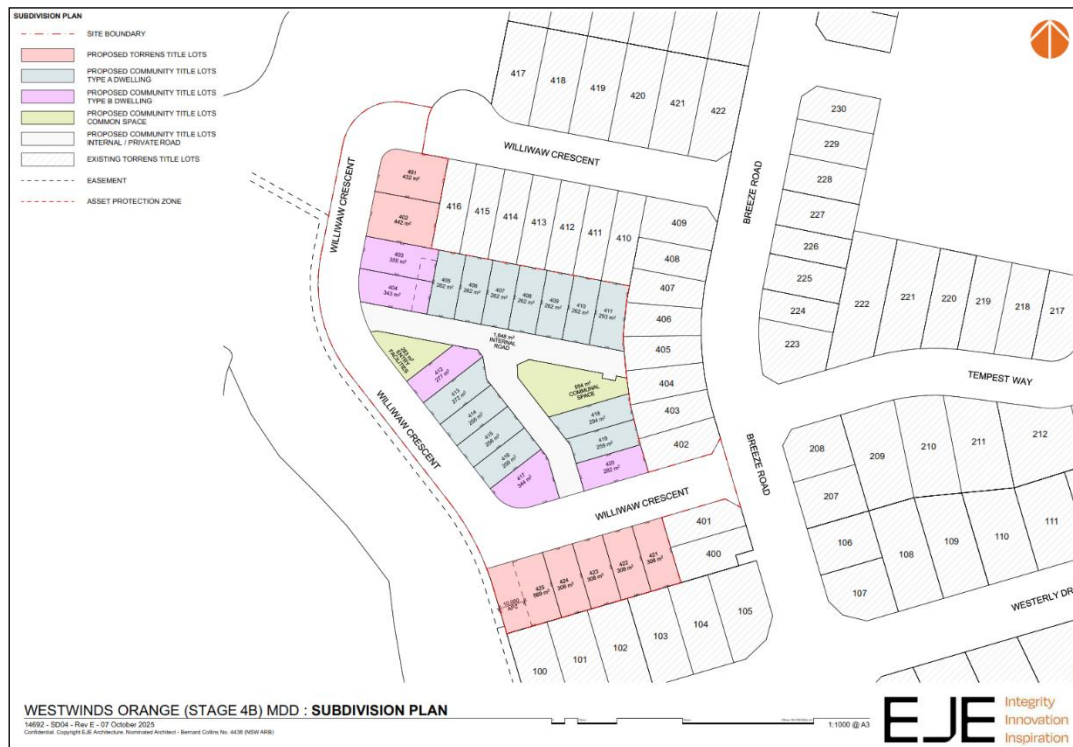


Figure 3 - subdivision plan

In terms of staging and development intent, the proposal incorporates Multi-dwelling housing to enable the construction of dwellings to occur in parallel with proposed subdivision works.

The development proposes to establish seven (8) Torrens Title dwelling sites, ranging in size from 308m² to 569m² with one larger parcel for the proposed multi dwelling housing development. These Torrens Title lots are highlighted in red in Figure 3 - Subdivision Plan.

The proposal includes multi dwelling housing comprising with two dwelling types: Type A and Type B. Examples of these dwelling types are illustrated in Figure 4 below. The multi dwelling housing are proposed to be single storey, single garage with three (3) bedroom detached dwellings, ranging in sizes from 256m² to 355m².



Figure 4 - types of dwellings

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

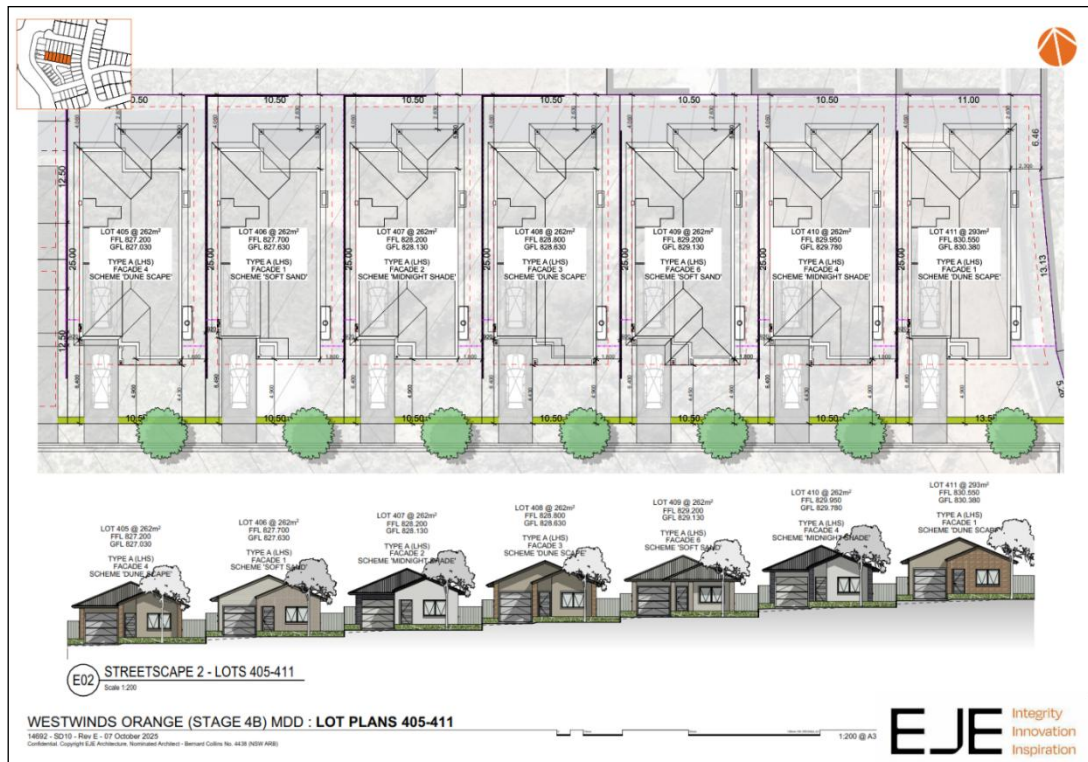


Figure 6 - site plan for Lots 405-411



Figure 7 - site plans for Lots 412-417

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

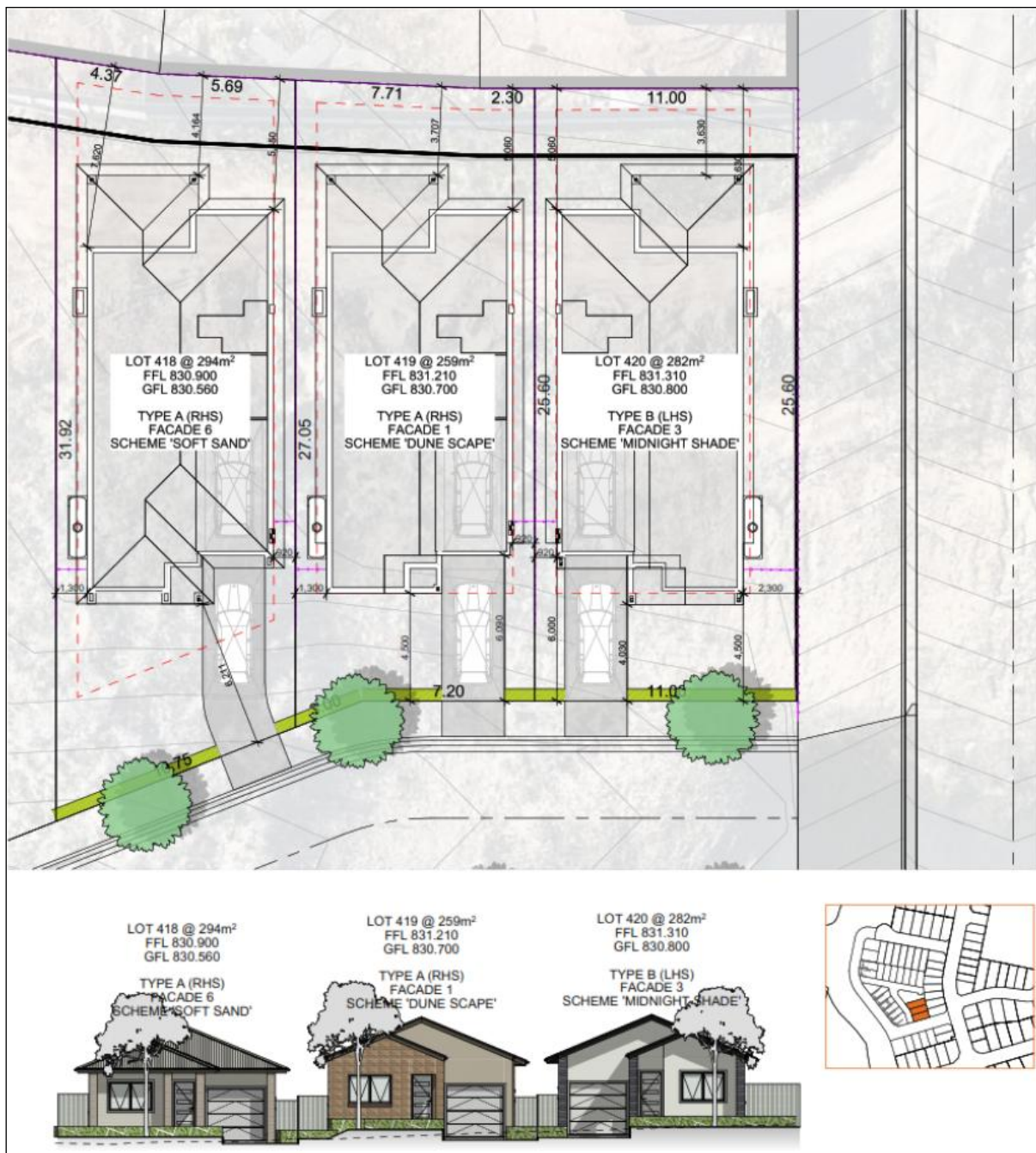


Figure 8 - site plans for Lots 418-420

Site Visit and Photos

The land is located approximately 3.1km north west of the Orange city centre. The development site has an area of 1.51 hectares and includes the proposed extension of Williwaw Crescent from Breeze Road. Figure 9 below illustrates the proposed entrance to Williwaw Crescent from Breeze Road.

The site is adjoined by residential properties to the north, east, and south, and is bounded to the west by reserve land containing Ploughmans Creek. The land has an irregular shape.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road



Figure 9 - site

Site History

DA 178/2018 - Subdivision (103 lots) - 386 Molong Road and Lot 6 Northern Distributor Road

DA 178/2018(1) involved a 103 lot subdivision comprising 96 residential allotments, six (6) open space allotments, and one (1) residue lot at 386 Molong Road and Northern Distributor Road, Orange, described as Lot 81 DP 1202584 and Lot 6 DP 1065578. DA 178/2018(1) was approved by Council on 4 September 2018.

The original application has been the subject of several modifications, including the correction of minor errors or misdescriptions, the introduction of staging, and changes to various conditions of consent, subdivision layout, design, and yield.

The latest modification application sought to amend the proposed lot layout within Stage 4 of the Westwinds Residential Estate, which was identified as Stages 4A and 4B in that DA. The amended layout created regular, consistent lots along Breeze Road and Williwaw Crescent frontages while forming a large residue parcel with frontage to Somerse Creek (refer to Figure 10 below - approved plan).

The current Development Application, DA 86/2025(1), seeks consent for the subdivision and construction of dwellings within the proposed Community Title lots identified as Stage 4B, shown in blue in Figure 10.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

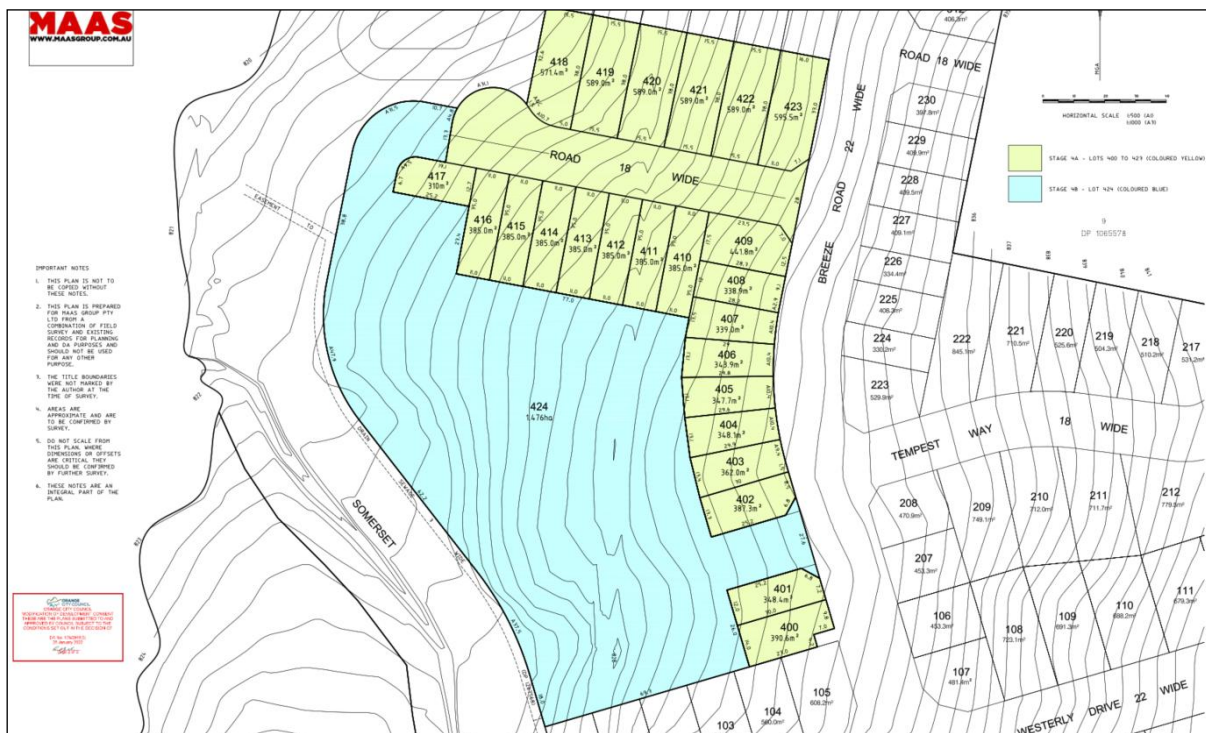


Figure 10 - previously approved site plan

MATTERS FOR CONSIDERATION

Section 1.7 - Application of Part 7 of the *Biodiversity Conservation Act 2016* and Part 7A of the *Fisheries Management Act 1994*

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

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

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

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

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

Trigger 1

The subject land is not identified as biodiversity sensitive on the Biodiversity Values Map and Threshold Tool.

Trigger 2

The subject land is generally clear of any vegetation and is described vacant land. No vegetation to be removed is proposed.

Trigger 3

The subject land is located within a developing urban residential area and has been highly modified by recent residential subdivision. The development site does not contain or adjoin any mapped biodiversity-sensitive lands.

A review of the Office of Environment and Heritage SEED and BioNet databases confirms that no threatened species have been recorded on the site or immediately adjoining parcels. This finding is consistent with recent ecological studies undertaken in the area during the rezoning and subdivision processes.

Given the absence of native vegetation and potential habitat, it is considered that the proposed development will not adversely affect any threatened species. Accordingly, a Biodiversity Development Assessment Report (BDAR) is not required, and the proposal is considered to satisfy the relevant matters under Clause 1.7 of the Environmental Planning and Assessment Act 1979.

Section 4.15

Section 4.15 of the *Environmental Planning and Assessment Act 1979* requires Council to consider various matters, of which those pertaining to the application are listed below.

PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s4.15(1)(a)(i)**Orange Local Environmental Plan 2011****Part 1 - Preliminary****Clause 1.2 - Aims of Plan**

The broad aims of the LEP are set out under Subclause 2. Those relevant to the application are as follows:

- (a) *to encourage development which complements and enhances the unique character of Orange as a major regional centre boasting a diverse economy and offering an attractive regional lifestyle,*
- (e) *to provide a range of housing choices in planned urban and rural locations to meet population growth,*
- (f) *to recognise and manage valued environmental heritage, landscape and scenic features of Orange.*

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

In regard to the aims of plan, the following points have been noted:

- The subdivision has been designed to integrate with the proposed extension of the Williwaw Crescent. Dwellings are oriented with frontages to public roads and communal spaces, promoting visual interest and a sense of community.
- Landscaping along the street edges and internal communal spaces enhances the visual amenity and contributes to the attractive regional lifestyle objective.
- The development introduces Multi-dwelling housing and Community Title lots, diversifying housing options in an urban location. Lot sizes and dwelling configurations accommodate a mix of household types while maintaining functional private and communal open space.
- The layout respects the natural topography, with building footprints arranged to reduce visual impact from Williwaw Crescent. The inclusion of landscaped communal areas preserves open space, contributing to the scenic quality and environmental character of the locality.
- Dual-aspect dwellings along the internal road and Williwaw Crescent provide active frontages, enhancing street activation and community interaction.

Clause 1.6 - Consent Authority

This clause establishes that, subject to the Act, Council is the consent authority for applications made under the LEP.

Clause 1.7 - Mapping

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

Land Zoning Map:	Land zoned R1 General Residential
Lot Size Map:	Minimum Lot Size 250 m² and 500 m²
Heritage Map:	Not a heritage item or conservation area
Height of Buildings Map:	No building height limit
Floor Space Ratio Map:	No floor space limit
Terrestrial Biodiversity Map:	No biodiversity sensitivity on the site
Groundwater Vulnerability Map:	Groundwater vulnerable
Drinking Water Catchment Map:	Not within the drinking water catchment
Watercourse Map:	Not within or affecting a defined watercourse
Urban Release Area Map:	Not within an urban release area
Obstacle Limitation Surface Map:	No restriction on building siting or construction
Additional Permitted Uses Map:	No additional permitted use applies
Flood Planning Map:	Within a flood planning area
Bushfire Prone Land:	Within a bushfire prone area
Urban Release Area:	Within an urban release area

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

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

Clause 1.9A - Suspension of Covenants, Agreements and Instruments

This clause provides that covenants, agreements and other instruments which seek to restrict the carrying out of development do not apply with the following exceptions:

- (a) *to a covenant imposed by the Council or that the Council requires to be imposed, or*
- (b) *to any relevant instrument under Section 13.4 of the Crown Land Management Act 2016, or*
- (c) *to any conservation agreement under the National Parks and Wildlife Act 1974, or*
- (d) *to any Trust agreement under the Nature Conservation Trust Act 2001, or*
- (e) *to any property vegetation plan under the Native Vegetation Act 2003, or*
- (f) *to any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995, or*
- (g) *to any planning agreement under Subdivision 2 of Division 7.1 of the Environmental Planning and Assessment Act 1979.*

Council staff are not aware of the title of the subject property being affected by any of the above.

Part 2 - Permitted or Prohibited Development**Clause 2.1 - Land Use Zones and Clause 2.3 - Zone Objectives and Land Use Table**

The subject site is located within the R1 - General Residential zone. The proposed development is defined as **subdivision** and **Multi-dwelling housing** under OLEP 2011. Multi-dwelling housing is defined as follows:

Multi-dwelling housing means three (3) or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Pursuant to the EP&A Act, subdivision is defined as follows:

Subdivision of land means the division of land into two (2) or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition.

Multi-dwelling housing and subdivision are permitted with consent for this zone. This application is seeking consent.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

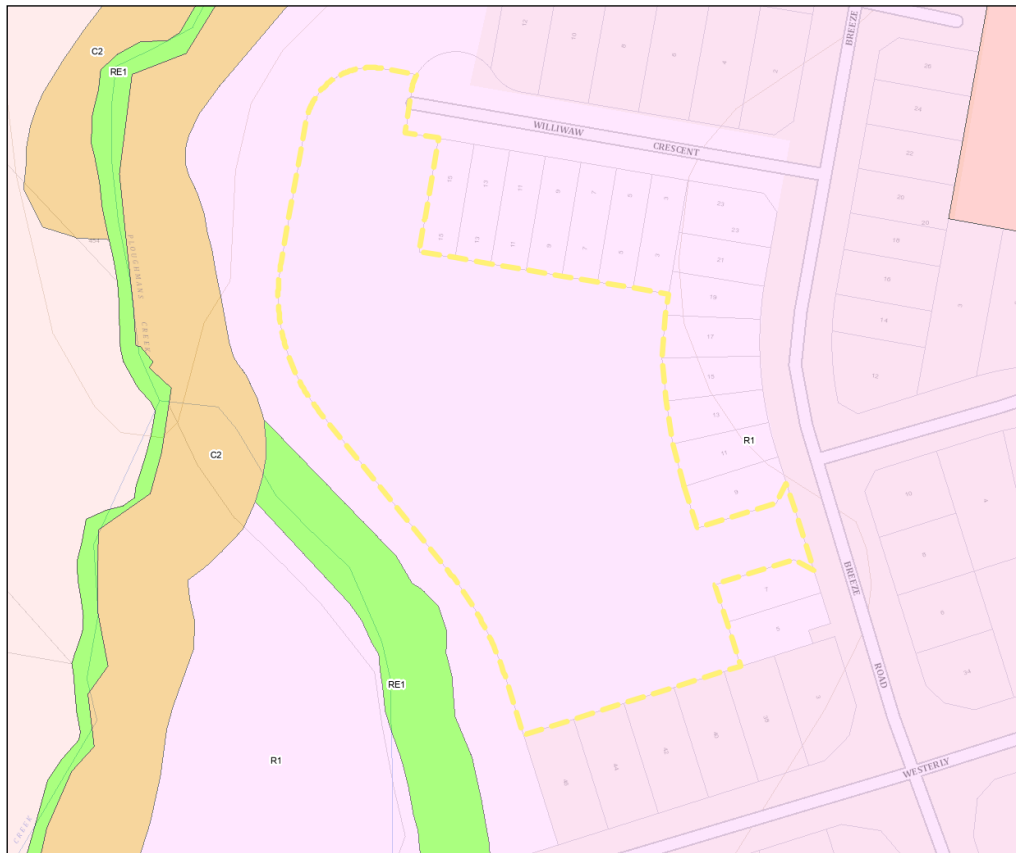


Figure 11 - zoning of the site

Clause 2.3 of LEP 2011 references the Land Use Table and Objectives for each zone in LEP 2011. These objectives for land zoned **R1 General Residential** are as follows:

Objectives of zone R1 General Residential

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure development is ordered in such a way as to maximise public transport patronage and encourage walking and cycling in close proximity to settlement.*
- *To ensure that development along the Southern Link Road has an alternative access.*

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The proposed subdivision is consistent with the objectives of the R1 General Residential zone as follows:

- The subdivision facilitates the creation of 25 residential lots comprising 18 Community Title lots and seven (7) Torrens Title lots, contributing to the ongoing provision of housing land to meet community demand within Orange's growing residential areas. The applicants will be required to initially create the 8th Torrens title lot in the plan prior to re-subdividing this lot to accommodate the eventual Community Title subdivision of the multi dwelling housing development. The works are planned to be undertaken concurrently. The mix of Community Title and Torrens Title lots enables a variety of housing forms and densities, supporting greater diversity in dwelling design and ownership models suited to differing household needs.
- The subdivision supports future residential development in an established urban area with access to nearby community facilities, open space, schools, and local centres that cater to residents' daily needs.
- To ensure development is ordered in such a way as to maximise public transport patronage and encourage walking and cycling in close proximity to settlement.
- The site is located within an existing urban area accessible by public roads and within proximity to public transport routes. The design promotes walkability through the inclusion of pedestrian access ways from the Community Title lots to Breeze Road, encouraging active transport and connectivity within the neighbourhood.

Clause 2.6 - Subdivision - Consent Requirements

This clause is applicable and states:

(1) Land to which this Plan applies may be subdivided, but only with development consent.

Consent is sought for both Torrens Title and Community Title subdivision as described elsewhere in this report in accordance with this clause.

Part 3 - Exempt and Complying Development

The application is not exempt or complying development.

Part 4 - Principal Development Standards**Clause 4.1 - Minimum Subdivision Lot Size**

This clause requires the subdivision of land to be equal to or greater than the size nominated for the land under the Minimum Lot Size Map.

For this site, the zoning map nominates a minimum lot size of 250m², with a small portion of land at the extreme north nominated at 500m². However, the portion designated for 500m² is proposed to be a road.

The proposal involves creation of seven (7) Torrens Title lots, all of which exceed the minimum lot size with smallest lot proposed to be 308m². Further, the proposal also includes Community subdivision under the Community Land Development Act 2021, and this clause does not apply.

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Pursuant to the Community Land development Act 2021, a community scheme is established by the registration of a plan of subdivision -

- (a) that is not part of a community parcel, precinct parcel, neighbourhood parcel or strata parcel, and
- (b) into two (2) or more community development lots and one (1) other lot that is community property, whether or not the plan includes land that, on registration of the plan, will be dedicated as a public road, public reserve, or drainage reserve.

In consideration of the above:

- (a) the proposal does not involve the subdivision of an existing community parcel, neighbourhood parcel or strata parcel and
- (b) the proposed Community Title subdivision will subdivide the completed multi dwelling housing development into 18 separate lots and one (1) community title property. The community property will relate to vehicle and pedestrian access, visitor parking, landscaped/open space areas within the complex, bin storage areas etc.

Clause 4.1B - Minimum Lot Sizes for Dual Occupancy, Multi-dwelling Housing and Residential Flat Buildings

Clause 4.1B applies and states in part:

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

Column 1	Column 2	Column 3
Multi dwelling housing	Zone R1 General Residential	1,250 square metres

In consideration of this clause, the proposed development is situated on land zoned R1 general residential. The Multi-dwelling development lot will comprise a total area of approximately 7550m² and exceeds the minimum area of 1250m² and therefore consistent with this clause.

Part 5 - Miscellaneous Provisions**5.21 - Flood Planning**

This clause applies to land identified on the Flood Planning Map as a Flood Planning Area and requires that, before any consent is issued, Council must be satisfied that the proposal:

- (a) *is compatible with the flood function and behaviour on the land, and*
- (b) *will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) *will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*

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- (d) incorporates appropriate measures to manage risk to life in the event of a flood, and
- (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

In this regard, the proposed development is located within the defined flood planning area (Ploughmans Creek in 2019). The Statement of Environmental Effects submitted by the applicant notes that flood considerations were addressed as part of a previous development application and approval. However, sufficient evidence has not been provided to suitably demonstrate how these considerations have been applied to the current application. As such, the proposal has not fully addressed the requirements of Clause 5.21 - Flood Planning of the Orange LEP 2011.

Notwithstanding this, the Assistant Development Engineer has carried out a detailed assessment of flooding impacts and has recommended a condition requiring that all proposed residential lots adjacent to Ploughmans Creek be constructed with finished floor levels at least 500mm above the 1% AEP flood level in the Notice of Determination.

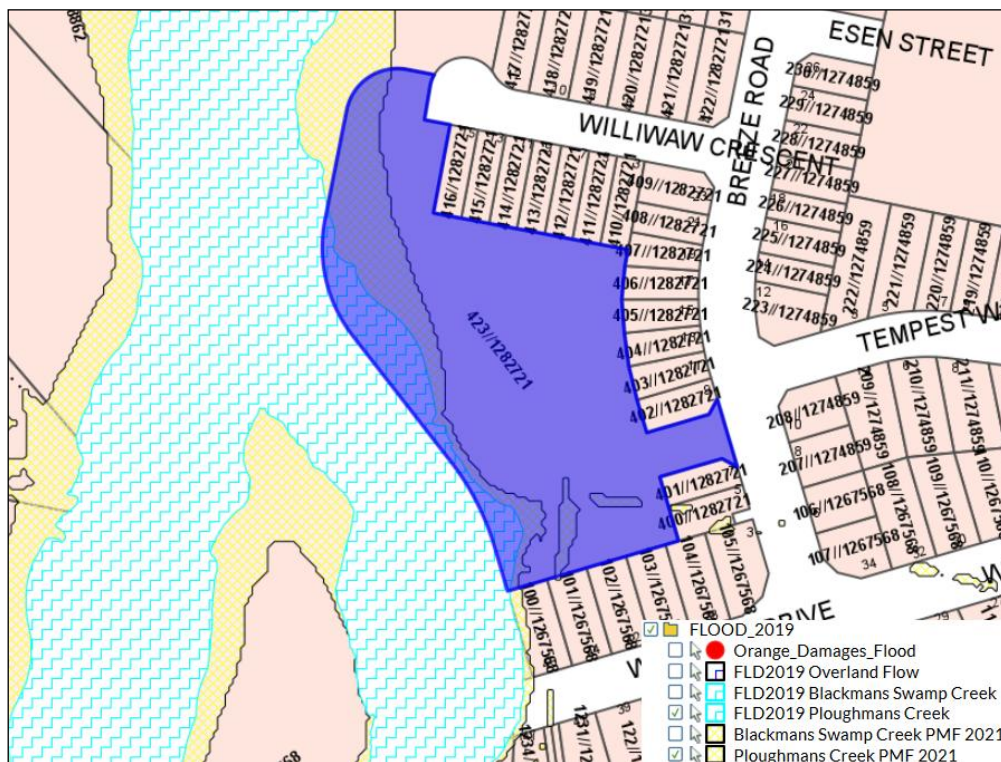


Figure 12 - development site located within flood prone area

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5.22 Special flood considerations

- (1) The objectives of this clause are as follows—
 - (a) to enable the safe occupation and evacuation of people subject to flooding,
 - (b) to ensure development on land is compatible with the land's flood behaviour in the event of a flood,
 - (c) to avoid adverse or cumulative impacts on flood behaviour,
 - (d) to protect the operational capacity of emergency response facilities and critical infrastructure during flood events,
 - (e) to avoid adverse effects of hazardous development on the environment during flood events.
- (2) This clause applies to—
 - (a) for sensitive and hazardous development—land between the flood planning area and the probable maximum flood, and
 - (b) for development that is not sensitive and hazardous development—land the consent authority considers to be land that, in the event of a flood, may—
 - (i) cause a particular risk to life, and
 - (ii) require the evacuation of people or other safety considerations.
- (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development—
 - (a) will affect the safe occupation and efficient evacuation of people in the event of a flood, and
 - (b) incorporates appropriate measures to manage risk to life in the event of a flood, and
 - (c) will adversely affect the environment in the event of a flood.
- (4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.
- (5) In this clause—

Considering Flooding in Land Use Planning Guideline—see clause 5.21(5).

flood planning area—see clause 5.21(5).

Flood Risk Management Manual—see clause 5.21(5).

probable maximum flood has the same meaning as in the Flood Risk Management Manual.

sensitive and hazardous development means development for the following purposes—
 - (a) boarding houses,
 - (b) caravan parks,
 - (c) correctional centres,
 - (d) early education and care facilities,

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- (e) eco-tourist facilities,
- (f) educational establishments,
- (g) emergency services facilities,
- (h) group homes,
- (i) hospitals,
- (j) hostels,
- (k) information and education facilities,
- (l) respite day care centres,
- (m) seniors housing,
- (n) tourist and visitor accommodation.

The subject site is located between the flood planning area and PMF flood mapping. Please note however that the development type is not listed as *sensitive and hazardous development* as described above. Therefore only 2(b) and (3) apply to the assessment. Council's Technical Services team have recommended minimum finished ground levels for all allotments adjacent to Ploughmans creek to protect against flooding impacts. Council can be satisfied that the proposal will not affect the safe occupation and efficient evacuation of people in the event of a flood.

Part 6 - Urban Release Area

The subject land is identified as an Urban Release Area on the LEP Urban Release Area Map.

Clause 6.1 Arrangements for designated State public infrastructure

Clause 6.2 is applicable and states in part:

- (1) *The objective of this clause is to require satisfactory arrangements to be made for the provision of designated State public infrastructure before the subdivision of land in an urban release area to satisfy needs that arise from development on the land, but only if the land is developed intensively for urban purposes.*
- (2) *Development consent must not be granted for the subdivision of land in an urban release area if the subdivision would create a lot smaller than the minimum lot size permitted on the land immediately before the land became, or became part of, an urban release area, unless the Director-General has certified in writing to the consent authority that satisfactory arrangements have been made to contribute to the provision of designated State public infrastructure in relation to that lot.*

In consideration of this clause, Council liaised with the Department of Planning, Housing and Infrastructure and a Satisfactory Arrangement Certificate (SAC) was issued.

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Clause 6.2 Public Utility Infrastructure

Clause 6.2 is applicable and states in part:

Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

In consideration of this clause, Conditions are included requiring public utility infrastructure be provided to the proposed lots, consistent with the Development and Subdivision Code.

Clause 6.3 Development control plan

Clause 6.3 is applicable and states in part:

- (1) The objective of this clause is to ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a development control plan that includes specific controls has been prepared for the land.*
- (2) Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in Subclause (3) has been prepared for the land.*

In consideration of this clause, the development site is subject to the Orange Development Control Plan 2004. The DCP (and supporting Development and Subdivision Code) make provision for local road networks, utility services, recreational needs, stormwater management, residential density, commercial land use and carparking, in compliance with Clause 6.3.

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

This clause establishes a range of matters that must be considered prior to granting development consent for any application involving earthworks, such as:

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

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Earthworks will be undertaken to create level building pads, practical open space areas, and suitable vehicle access/manoeuvring arrangements. Detailed engineering drawings showing the extent of earthworks proposed onsite will be required to be submitted to Orange City Council for authorisation. Appropriate drainage infrastructure will be incorporated within the development to ensure that earthworks and finished levels do not adversely impact adjoining properties or receiving waterways.

The site is not known to be contaminated and contains no identified Aboriginal, European, or archaeological relics. The subject site is located near Ploughmans Creek, for which the application was referred to the Department of Planning and Environment - Water for review, General Terms of Approval (GTA) was provided.

Additionally, conditions will be imposed requiring sediment and erosion control measures to be implemented prior to the commencement of works to prevent loose soil and sediment from leaving the site. An unexpected finds protocol will also be enforced to address any heritage items that may be uncovered during construction.

7.3 - Stormwater Management

This clause applies to all industrial, commercial and residential zones and requires that Council be satisfied that the proposal:

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

Council's Assistant Development Engineer has included conditions to satisfy the requirements of Clause 7.3.

7.6 - Groundwater Vulnerability

This clause seeks to protect hydrological functions of groundwater systems and protect resources from both depletion and contamination. Orange has a high water table and large areas of the LGA, including the subject site, are identified with "Groundwater Vulnerability" on the Groundwater Vulnerability Map. This requires that Council consider:

- (a) *whether or not the development (including any onsite storage or disposal of solid or liquid waste and chemicals) is likely to cause any groundwater contamination or have any adverse effect on groundwater dependent ecosystems, and*
- (b) *the cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.*

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Furthermore, consent may not be granted unless Council is satisfied that:

- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) *if that impact cannot be reasonably avoided - the development is designed, sited and will be managed to minimise that impact,*
- (c) *if that impact cannot be minimised - the development will be managed to mitigate that impact.*

The proposal is not anticipated to involve the discharge of toxic or noxious substances and is therefore unlikely to contaminate the groundwater or related ecosystems. The proposal does not involve extraction of groundwater and will therefore not contribute to groundwater depletion. The design and siting of the proposal avoids impacts on groundwater and is therefore considered acceptable. Engineering drawings detailed the proposed earthworks works and infrastructure provision will be required to be authorised by Orange City Council as a part of the planned works.

Clause 7.11 - Essential Services

Clause 7.11 applies and states:

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

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

In consideration of this clause, Council's Assistant Development Engineer has included Conditions to satisfy the requirements of Clause 7.11.

STATE ENVIRONMENTAL PLANNING POLICIES

The following SEPPs applicable to the proposed development:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road**STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021**

Chapter 4 - Remediation of Land**4.6 - Contamination and Remediation to be Considered in Determining Development Application**

State Environmental Planning Policy (Resilience and Hazards) 2021 is applicable. Pursuant to Clause 4.6 Contamination and remediation to be considered in determining development application:

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

In consideration of this clause, the proponent has submitted a preliminary contamination investigation carried out as part of the original subdivision of the subject site in September 2019 to determine the soil contamination status and suitability of the site for residential land-use.

The land subject to the current subdivision application was included in a contamination investigation undertaken in September 2019 as part of the original subdivision. The site predominantly consists of pasture grasses with some weed species and remnant eucalypts. No evidence of contaminating industrial activities was identified, and soil sampling indicated all metals and OCPs were either not detected or present at background levels, apart from slight copper exceedances, which are not expected to impact vegetation.

Overall, the report concludes that the site is suitable for ongoing residential land use.

PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION 4.15(1)(a)(ii)

There are no draft Environmental Planning Instruments currently on exhibition that relate to the subject land or proposed development.

DESIGNATED DEVELOPMENT

The proposed development is not designated development.

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INTEGRATED DEVELOPMENT

The proposal is classified as Integrated Development under Clause 4.46(1) of the Environmental Planning and Assessment Act 1979, requiring approvals from the following agencies:

1. NSW Rural Fire Service, under Section 100B of the Rural Fires Act 1997.
2. Department of Planning and Environment - Water, under Section 91 of the Water Management Act 2000. Development requiring approval under this Act is referred to as Nominated Integrated Development.

The requirements of each agency have been received by Council and have been incorporated as conditions in the attached draft Notice of Determination.

PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN s4.15(1)(a)(iii)**Orange Development Control Plan 2004**

Orange Development Control Plan 2004 ("the DCP") applies to the subject land. An assessment of the proposed development against the relevant Planning Outcomes will be undertaken below.

The provisions of Part 7 are considered below.

Part 7 - Development in residential areas**7.2 - Residential Subdivision**

The planning outcomes for urban residential subdivision is outlined below:

PO 7.2-1 PLANNING OUTCOMES FOR URBAN RESIDENTIAL SUBDIVISION

- 1 Subdivision layouts in areas zoned Urban Residential prior to this plan are generally in accordance with the applicable plan maps in Appendix 1.
- 2 Lots are orientated to optimise energy-efficiency principles.
- 3 New roads are planned according to modified grid layouts with restrained use of cul-de-sac roads in new developments according to the UDAS *Urban Form* principles for Orange.
- 4 Local open space is provided along creek corridors to create open space linkages for environmental conservation and social interaction. Release areas removed from creeks provide for open-space links incorporating substantial stands of native vegetation.
- 5 Release areas indicate trunk cycle and pedestrian ways that link the area to major open space networks and activity centres (schools, shopping centres and employment areas).
- 6 Lots below 500m² indicate a mandatory side setback to provide for solar access and privacy.
- 7 Lots below 350m² indicate existing or planned house layouts, which identify how privacy, solar access, vehicular access and private open-space needs are to be achieved.
- 8 Up to 25% of new subdivisions comprise small lots in dispersed locations.
- 9 Lots are fully serviced and have direct frontage/access to a public road.
- 10 Design and construction complies with the Orange Development and Subdivision Code.
- 11 Corner lots provide for a house to front one street.
- 12 Battleaxe lots provide an adequate accessway width for the number of dwellings proposed to be served in order to allow for vehicle and pedestrian access and location of services.
- 13 Lots proposed to be used specifically for dual occupancy or units in new residential areas are identified on development application plans to inform prospective purchasers of the mixed residential form of the area and measures are outlined on how prospective residents are to be informed of these identified sites prior to purchasing land.

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The subdivision layout is generally in compliance with the planning outcomes of PO 7.2-1 - Urban Residential Subdivision.

The proposed subdivision delivers the intended planning outcomes for urban residential development by presenting an efficient, well-considered layout that optimizes the use of available land and existing urban infrastructure. The final configuration—comprising 18 Community Title lots and seven (7) Torrens Title lots—offers a diverse range of lot sizes and arrangements suitable for both detached and multi-dwelling housing. This variety promotes housing choice and supports a balanced, inclusive residential community.

As part of the initial stage, the applicant will be required to create an eighth Torrens Title lot. This will enable the subsequent Community Title subdivision over that land once the multi-dwelling housing development is completed.

The design ensures safe and convenient access for vehicles, pedestrians, and cyclists, with an internal private road network providing access to the Community Title lots, while eight (8) of these lots have dual frontage to Breeze Road, maintaining an active public interface through pedestrian access.

The subdivision pattern responds appropriately to the site's shape and topography and integrates seamlessly with the surrounding residential context, continuing the established and emerging urban form along Breeze Road.

Essential public utility infrastructure, including water, sewer, electricity, telecommunications, and stormwater services, will be provided in accordance with Council's Development and Subdivision Code, ensuring that all lots are adequately serviced.

From a staging and development perspective, the proposal is designed to enable the concurrent delivery of subdivision and Multi-dwelling housing construction, ensuring the efficient use of resources, timely provision of housing, and a cohesive built-form outcome upon completion. The applicants will be required to formally create the torrens Title lots before issue of an occupation certificate. This will ensure that all servicing requirements will be made available to the land at the time of occupation. The proposed community title subdivision may only be issued once the multi dwelling housing development is completed.

Overall, the proposal satisfies the planning outcomes by delivering a coordinated, functional, and contextually appropriate residential subdivision.

7.7 - Design elements for residential development streetscape

The proposal generally aligns with the Objectives of the Residential Development Streetscape in terms of lot size, density, and internal cohesion. The assessment below relates to the proposed multi dwelling housing part of this application. Future development within the seven (7) standard Torrens Title lots will be subject separate development applications and future assessment.

PO 7.7-1 PLANNING OUTCOMES - NEIGHBOURHOOD CHARACTER	
1	Site layout and building design enables the: - creation of attractive residential environments with clear character and identity; - use of site features such as views, aspect, existing vegetation and landmarks.
2	Buildings are designed to complement the relevant features and built form that are identified as part of the desired neighbourhood character.
3	The streetscape is designed to encourage pedestrian access and use.

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The proposed subdivision built-form outcome will contribute positively to the existing and emerging neighbourhood character of the area. The site layout provides a coherent and attractive residential environment with a clear sense of identity, achieved through an orderly lot pattern, coordinated internal road design, and consistent orientation of dwellings to both the public street and internal road network. The dual frontage Community Title lots have been designed to address Williwaw Street with pedestrian access, maintaining an active and visually engaging streetscape.

The subdivision layout responds to the site's topography, orientation, and outlook, allowing future dwellings to take advantage of natural views and solar access. Dwellings proposed within the Community Title scheme will ensure a cohesive built-form that complements the surrounding residential context, characterised by contemporary detached dwellings.

Pedestrian connectivity has been prioritised through pathways and pedestrian links that connect the Community Title lots to Williwaw Street and the surrounding public domain. This encourages walkability, promotes social interaction, and reinforces an attractive streetscape. Overall, the proposal achieves the planning outcomes of PO 7.7-1. Matters in relation to the design of buildings on the dual frontage lots has been addressed below under built form considerations.

PO 7.7-2 PLANNING OUTCOMES – BUILDING APPEARANCE	
1	The building design, detailing and finishes relate to the desired neighbourhood character, complement the residential scale of the area and add visual interest to the street.
2	The frontage of buildings and their entries address the street.
3	Garages and car parks are sited and designed so that they do not dominate the street frontage.

Council staff initially raised concerns regarding the presentation of the building frontage along Williwaw Street. The Development Control Plan (DCP) requires that building frontages and their primary entries address the street.

The subdivision comprises a mix of seven (7) Torrens Title lots and 18 Community Title lots. While the Torrens Title lots will be subject to separate future development applications for dwellings, the current application includes the construction of 18 Community Title dwellings. Of these, Lots 403, 404, and 412–417 (eight (8) lots) are designed with dual frontage, with primary vehicle and pedestrian access provided from the internal private road, and secondary pedestrian access to Williwaw Crescent.



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To address concerns regarding the Williwaw Crescent interface, applicants were requested to amend the design plans to improve the street presentation. The following design amendments were proposed:

- **Single retaining wall interface** (approx. 600mm high at worst point), tapering to tie in with proposed verge levels along Williwaw Crescent, particularly in a southerly direction.
- **Traditional steps** (three risers) replacing the previously proposed stepped access arrangement.
- **Stepped dwelling floor plan layout** to better integrate with the public road interface.
- **Alternate roof design** for dwellings fronting Williwaw Crescent, introducing variation compared to the remaining streetscape within the community title development.
- **Additional window to Bedroom 1**, improving articulation and passive surveillance toward the adjacent road/open space.
- **Brick columns may be varied at Construction Certificate stage** to streamlined timber posts (135 x 135mm), introducing material diversity.
- **Semi-transparent fencing** (typ. 1.2m high) and landscape screening retained to soften the interface.

The proposed dwellings will feature contemporary architectural detailing, materials, and finishes that complement the desired neighbourhood character and it can be argued that the style of dwellings is consistent with the residential scale of the surrounding area. The rear façades of these dual-frontage lots have been designed with some articulation, fenestration, and finishes to maintain a level of visual interest to the Williwaw Crescent streetscape. Whilst not entirely ideal the overall design changes has seen an improvement in the presentation of the development. Landscaping and façade treatments will further soften the built form, enhance visual amenity, and deliver a cohesive residential environment.

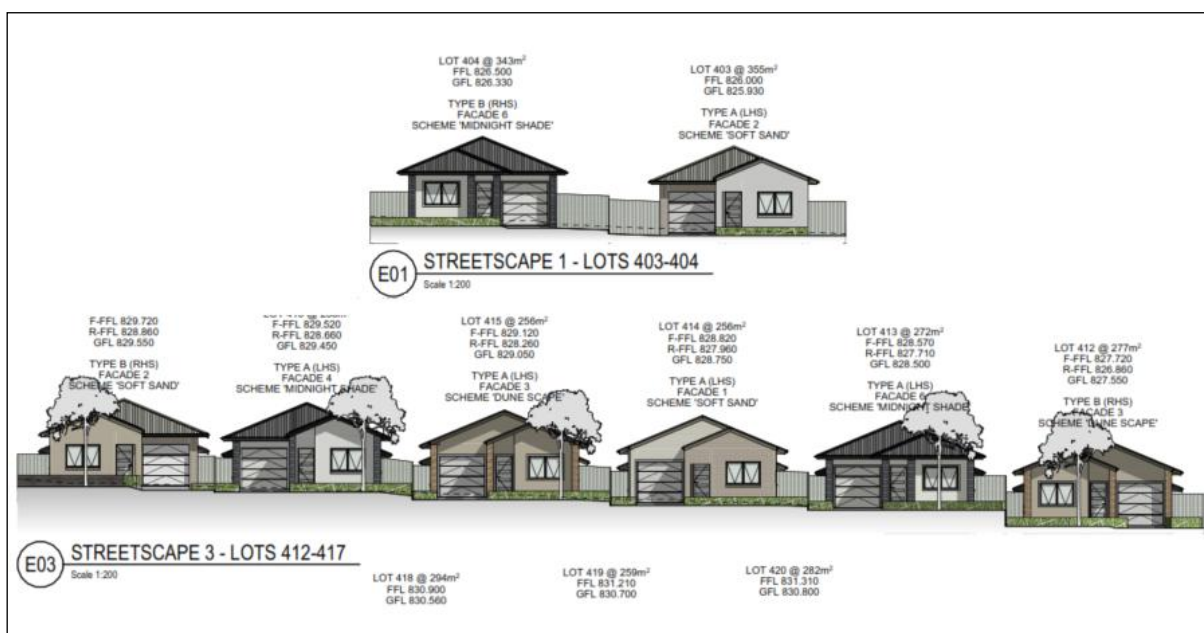


Figure 13 - proposed dwelling design

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road**PO 7.7-4 PLANNING OUTCOMES – SETBACKS**

- | | |
|---|---|
| 1 | Street setbacks contribute to the desired neighbourhood character, assist with integration of new development and make efficient use of the site. |
| 2 | Street setbacks create an appropriate scale for the street considering all other streetscape components. |

The proposed setbacks have been designed to be consistent with the established and desired neighbourhood character, ensuring an appropriate interface between new and existing development. The street setbacks provide sufficient space for landscaping and pedestrian access while maintaining an efficient use of the site.

Dwellings addressing the internal private road and Williwaw Crescent are positioned to create a cohesive and pedestrian friendly streetscape, with consistent building alignments that reinforce a clear pattern of development. The proposed setbacks, combined with façade articulation and landscaping, help to reduce building bulk and provide visual interest, contributing to an attractive and well-integrated residential environment.

PO 7.7-5 PLANNING OUTCOMES – FENCES AND WALLS

- | | |
|---|--|
| 1 | Front fences and walls: <ul style="list-style-type: none">- assist in highlighting entrances and creating a sense of identity within the streetscape.- are constructed of materials compatible with associated housing and with fences visible from the site that positively contribute to the streetscape- provide for facilities in the street frontage area such as mail boxes. |
|---|--|

In relation to the above planning outcomes, the proposed subdivision and the construction of dwellings within the Community Title development include fencing that is consistent with the desired neighbourhood character and contributes positively to the streetscape.

Along Williwaw Crescent, fencing will assist in defining pedestrian access points and reinforcing a clear sense of address for the dual frontage lots, while ensuring articulation and transparency are maintained to avoid visual bulk. These fences will be softened by a proposed landscaped hedge, which will provide additional privacy to residents while enhancing the visual quality of the streetscape.

Mailboxes and related facilities will be integrated into front yard designs where appropriate, contributing to a cohesive and well presented streetscape character. Internal boundary fencing between Community Title lots will be consistent in height, material, and finish, ensuring a uniform appearance and contributing to the overall visual harmony of the development.

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Figure 14 - proposed rear fence for community lots dual frontage

PO 7.7-6 PLANNING OUTCOMES – VISUAL BULK	
1	Built form accords with the desired neighbourhood character of the area with: - side and rear setbacks progressively increased to reduce bulk and overshadowing; - site coverage that retains the relatively low-density, landscaped character of residential areas; - building form and siting that relates to land form, with minimal land shaping (cut and fill); - building height at the street frontage that maintains a comparable scale with the predominant adjacent development form; - building to the boundary where appropriate.

The seven (7) Torrens Title lots are subject to separate development applications for individual dwellings and will be assessed on their own merits at that stage. The proposed Multi Housing dwellings have been designed to achieve a built-form that aligns with the desired neighbourhood character and minimises visual bulk when viewed from both the internal private road and Williwaw Crescent.

The dwellings on Lots 412-417 have been designed with split floor levels that respond sensitively to the natural landform, reducing the need for extensive cut and fill and ensuring the built-form sits comfortably within the site. This design approach assists in breaking up the building mass and contributes to a varied and visually improved streetscape presentation.

Appropriate side and rear setbacks are provided to reduce building bulk and potential overshadowing, maintaining adequate separation between dwellings and preserving the landscaped character of the area. The overall site coverage allows for suitable private open space and landscaping, ensuring the development retains a sense of openness consistent with the residential setting.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

Building height and form are comparable with existing nearby dwellings, maintaining a cohesive scale along the street frontage. Collectively, the design outcomes ensure that the development presents as a well-proportioned, low-profile built-form that integrates harmoniously with its surroundings.

PO 7.7-7 PLANNING OUTCOMES - WALLS AND BOUNDARIES	
1	Building to the boundary is undertaken to provide for efficient use of the site taking, into account: - the privacy of neighbouring dwellings and private open space; - the access to daylight reaching adjoining properties; - the impact of boundary walls on neighbours.

PO 7.7-8 PLANNING OUTCOMES - DAYLIGHT AND SUNLIGHT	
1	Buildings are sited and designed to ensure: - daylight to habitable rooms in adjacent dwellings is not significantly reduced; - overshadowing of neighbouring secluded open spaces or main living-area windows is not significantly increased; - consideration of Council's Energy Efficiency Code.

The proposed development has been designed to optimise daylight and sunlight access for both the new dwellings and adjoining properties. The 18 Community Title lots are arranged around an internal road, with most dwellings oriented to provide north-facing living areas and private open spaces where feasible.

Lots 403, 404, and 412-417, which have dual frontage, incorporate pedestrian access to Williwaw Crescent while maintaining adequate rear setbacks to preserve solar access to neighbouring properties. Split-level designs on these dual frontage lots respond to the natural topography, minimising overshadowing and allowing sunlight to penetrate habitable rooms and private open spaces.

The internal road layout and dwelling separation further ensure that significant overshadowing of adjacent lots and the centrally located communal open space is avoided, with this communal area receiving sunlight throughout the day.

Overall, the siting, orientation, and design of the proposed dwellings effectively manage daylight and sunlight impacts on neighbouring properties, consistent with planning outcomes under 7.7-7 and 7.7-8.

PO 7.7-10 PLANNING OUTCOMES – VISUAL PRIVACY	
1	Direct overlooking of principal living areas and private open spaces of other dwellings is minimised firstly by: - building siting and layout; - location of windows and balconies; and secondly by: - design of windows or use of screening devices and landscaping.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road
PO 7.7-11 PLANNING OUTCOMES - ACOUSTIC PRIVACY

- | | |
|---|--|
| 1 | Site layout and building design: <ul style="list-style-type: none"> - protect habitable rooms from excessively high levels of external noise; - minimise the entry of external noise to private open space for dwellings close to major noise sources; - minimise transmission of sound through a building to affect other dwellings. |
|---|--|

In consideration of the above planning outcomes, the proposed development has been designed to ensure both visual and acoustic privacy for future residents and adjoining properties. The siting and orientation of dwellings minimise direct overlooking of neighbouring living areas and private open spaces, supported by appropriate setbacks, window placement, and the use of fencing as privacy screens and landscaping where required.

The internal road layout and building separation further assist in reducing potential noise impacts, while the design and construction of dwellings will comply with relevant acoustic standards to limit sound transmission.

Overall, the proposal achieves a high level of residential amenity through thoughtful design that balances privacy, comfort, and neighbourhood character.

PO 7.7-12 PLANNING OUTCOMES – SECURITY

- | | |
|---|---|
| 1 | The site layout enhances personal safety and minimises the potential for crime, vandalism and fear. |
| 2 | The design of dwellings enables residents to survey streets, communal areas and approaches to dwelling entrances. |

The proposed development has been designed to promote safety and security through careful site planning and dwelling design. The internal road layout and orientation of dwellings provide clear sightlines to communal areas, pedestrian pathways, and street frontages, allowing for passive surveillance and a strong sense of community oversight.

Dwellings fronting both the internal road and Williwaw Crescent incorporate active frontages with windows and entryways facing public, reducing opportunities for concealment and enhancing visibility.

The layout encourages natural movement and activity throughout the site, minimising the potential for crime or vandalism and contributing to a safe and welcoming residential environment.

PO 7.7-14 PLANNING OUTCOMES – CIRCULATION DESIGN

- | | |
|---|---|
| 1 | Accessways and parking areas are designed to manage stormwater. |
| 2 | Accessways, driveways and open parking areas are suitably landscaped to enhance amenity while providing security and accessibility to residents and visitors. |
| 3 | The site layout allows people with a disability to travel to and within the site between car parks, buildings and communal open space. |

The proposed development incorporates a well considered circulation design that balances functionality, accessibility, and visual amenity. Accessways and parking areas are designed to appropriately manage stormwater through permeable surfaces and integrated drainage systems.

Driveways and open parking areas are complemented by landscaping that softens the built-form, enhances visual appeal, and supports passive surveillance for improved safety.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

The internal road and pathway network provides convenient and accessible movement throughout the site, ensuring that residents and visitors, including those with a disability, can easily travel between car parking spaces, dwellings, and communal open space areas.

PO 7.7-15 PLANNING OUTCOMES - CAR PARKING	
1	Parking facilities are provided, designed and located to: - enable the efficient and convenient use of car spaces and accessways within the site; - reduce the visual dominance of car-parking areas and accessways.
2	Car parking is provided with regard to the: - number and size of proposed dwellings; - requirements of people with limited mobility or disabilities.
CAR PARKING TABLE	
DWELLING SIZE OR NUMBER OF BEDROOMS	AVERAGE CAR PARKING PER DWELLING
Small (<75m ²) or 1-bedroom unit	1.0 spaces per unit
Medium (75m ² – 110m ²) or 2-bedroom unit	1.2 spaces per unit
Large (>110m ²) or 3+ -bedroom unit	1.5 spaces per unit
Visitor Parking	0.2 spaces per unit

The DCP requires 1.5 spaces per three-bedroom dwelling and 0.2 spaces per dwelling for visitor parking. The proposed development comprises 18 three-bedroom dwellings, generating a total car parking demand of 30.6 spaces (rounded to 31 spaces).

The submitted plans indicate that each dwelling will include a minimum of one undercover parking space, with provision for a stacked space directly in front of each garage, as well as four (4) visitor parking spaces within the common area. This results in a total of 40 parking spaces, which complies with the minimum requirements of the DCP.

PO 7.7-16 PLANNING OUTCOMES – PRIVATE OPEN SPACE	
1	Private open space is clearly defined for private use.
2	Private open space areas are of a size, shape and slope to suit the reasonable requirements of residents, including some outdoor recreational needs and service functions.
3	Private open space is: - capable of being an extension of the dwelling for outdoor living, entertainment and recreation; - accessible from a living area of the dwelling; - located to take advantage of outlooks and to reduce adverse impacts of overshadowing or privacy from adjoining buildings; - orientated to optimise year-round use.

The development includes the construction of 18 dwellings (multi dwelling housing) and a community Title subdivision. Proposed lots 403, 404, and 412–417 (eight (8) lots) are designed with dual frontage, with primary vehicle and pedestrian access provided from the internal private road, and secondary pedestrian access to Williwaw Crescent. These parcels rely heavily on the use of the front setback area or the rear area of the dwelling in this case that fronts Williwaw Street. This arrangement would not normally be supported. The proposed private open space area for each of the affected dwellings will however be directly accessible from indoor living areas and will look out over the public open space areas along Ploughmans creek, and will still achieve a suitable area for outdoor living, entertainment, and recreation.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

While the dual frontage lots may experience some reduction in sunlight due to their east west orientation, the overall design ensures that habitable areas and private open spaces maintain reasonable solar access. This arrangement whilst compromised can be to a degree offset by the provision of a centrally located communal area of open space within the community title scheme that is well-positioned to receive ample sunlight throughout the day, providing an inviting area for recreation, relaxation, and social interaction.

The compromised areas of open space do not warrant a refusal or redesign of the development and can be supported in this case.

PO 7.7-17 PLANNING OUTCOMES – OPEN SPACE AND LANDSCAPING	
1	The site layout provides open space and landscaped areas which : - contribute to the character of the development by providing buildings in a landscaped setting; - provide for a range of uses and activities including stormwater management; - allow cost-effective management.
2	The landscape design specifies landscape themes consistent with the desired neighbourhood character and vegetation types and location, paving and lighting are provided for access and security.
3	Major existing trees are retained and protected in a viable condition whenever practicable through appropriate siting of buildings, accessways and parking areas.
4	Paving is applied sparingly and integrated in the landscape design.

The application is supported by a landscaping plan, which indicates general compliance with the requirements. The application was referred to the Manager City Presentation and the following comments were received -

Street trees shall be planted outside each dwelling to be constructed. The location and species are to be determined in consultation with Council's Manager City Presentation.

Street trees shall be planted at the rate of one (1) tree, minimum 75 litre container size, per dwelling frontage. Where there are properties on corner blocks the long side shall have, in addition to the frontage street tree, two (2) street trees planted.

Each parcel of community open space shall have a minimum of five (5) trees planted, species and planting locations to be determined in consultation with Council's Manager City Presentation. Tree shall be a minimum 100 litre container size.

The side of Williwaw Crescent without housing shall have street trees planted at 12m centres. Trees shall be a minimum 100 litre container size and the species is to be determined in consultation with Council's Manager City Presentation.

A landscape plan demonstrating the above shall be provided for approval.

A condition will be inserted to submit an amended landscaping plan with above stated requirements.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

PO 7.7-18 PLANNING OUTCOMES - STORMWATER	
1	On-site drainage systems are designed to consider: - downstream capacity and the need for on-site stormwater retention, detention and re-use; - scope for on-site infiltration of water; - safety and convenience of pedestrians and vehicles; - overland-flow paths.
2	Provision is made for on-site drainage which does not cause damage or nuisance flows to adjoining properties.

PO 7.7-19 PLANNING OUTCOMES - EROSION AND SEDIMENT CONTROL	
1	Measures implemented during construction to ensure that the landform is stabilised and erosion is controlled.

The proposed development is capable of complying with the planning outcomes for stormwater management and erosion and sediment control.

7.11 DEVELOPMENT CONTRIBUTIONS

Section 7.11 development contributions apply to the proposal in accordance with the Orange Development Contributions Plan 2024 (North-West Orange Urban Release Area).

The proposal seeks to deliver both multi-dwelling housing and subdivision works concurrently. Accordingly, the contributions have been structured to require payment for each of the 18 dwellings within the multi-dwelling housing component prior to the issue of a Construction Certificate. The existing credit applicable to the property and that which would ordinarily apply to the creation of the Community Title Lot for the multi dwelling housing development will be recognised when determining the number of contributions required for the subdivision component.

Eighteen (18) Community Title dwellings

The proposed dwellings are each three (3) bedrooms, and the contribution is calculated accordingly. The contribution for the multi dwelling housing are to be paid prior to issue of a Construction Certificate.

Open Space and Recreation	2,850.33 per 3 bedroom dwelling x 18	51,305.94
Community and Cultural	373.86 per 3 bedroom dwelling x 18	6,729.48
Roads and Traffic Management	6,288.89 per 3 bedroom dwelling x 18	113,200.02
Stormwater Drainage	-	-
Local Area Facilities	6,507.90 per 3 bedroom dwelling x 18	117,142.20
Plan Preparation and Administration	480.63 per 3 bedroom dwelling x 18	8,651.34
Total		\$297,028.98

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

Eight (8) Lot Torrens Subdivision

In light of the above assessment and the adopted approach for calculating Section 7.11 contributions for the multi-dwelling housing component of the proposed development, and noting that the registration of the subdivision of Torrens Title lots will occur simultaneously but will not have been registered at the time a Construction Certificate for the multi-dwelling housing is issued, the calculation of contributions for the proposed subdivision will be as per details below.

It is acknowledged that the subject site has an existing credit of one standard lot, as assessed under DA 178/2018, and that the lot created for the multi-dwelling housing component would have already been accounted for in the issuing of a Construction Certificate for the dwellings. Accordingly, a contribution for six (6) lots will be required for the release of the subdivision.

The contributions relating to the Torrens Title lots must be paid prior to the issue of the Subdivision Certificate. No additional contributions will be required for the release of the proposed Community Title Lots.

Open Space and Recreation	2,850.33 x 6 standard lots	17,101.98
Community and Cultural	373.86 x 6 standard lots	2,243.16
Roads and Traffic Management	6,288.89 x 6 standard lots	37,733.34
Stormwater Drainage	-	-
Local Area Facilities	6,507.90 x 6 standard lots	39,047.40
Plan Preparation and Administration	480.63 x 6 standard lots	2,883.78
Total		\$99,009.66

Water and Sewer Headworks Contribution

Contributions for water and sewer headworks are calculated at a rate of 1 Equivalent Tenement (ET) per subdivided lot or 1 ET per three-bedroom dwelling. The applicant must obtain a Section 307 Certificate from Council prior to:

- The release of the Construction Certificate for the proposed multi-dwelling housing; and
- The release of the Subdivision Certificate for the subdivision of the Torrens Title lots.

Conditions are included requiring payment of development contributions under Section 7.11 and Section 64 Headworks.

No additional contributions will be required for the release of the proposed Community Title Lots.

PROVISIONS PRESCRIBED BY THE REGULATIONS s4.15(1)(a)(iv)

Demolition of a Building (clause 61)

The proposal does not involve the demolition of a building.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

Fire Safety Considerations (clause 62)

The proposal does not involve a change of building use for an existing building.

Buildings to be Upgraded (clause 64)

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

BASIX Commitments (clause 75)

A BASIX Certificate has been submitted in support of the proposed development.

THE LIKELY IMPACTS OF THE DEVELOPMENT s4.15(1)(b)**Context and Setting**

The proposed development is located on Breeze Road, within a predominantly residential area characterized by low-density dwellings and established streetscapes. The subdivision of the parent lot into eight Torrens Title lots including 1 lot that will be developed simultaneously for multi dwelling housing and eventual Community Title subdivision is generally consistent with the existing pattern of residential development in the vicinity. The proposal scale, siting, and design have been configured to integrate with the surrounding built-form, maintaining street alignment and setbacks consistent with adjacent properties.

Visual Impacts

The design of the dwellings, including building height, form, and materials, has been sensitively considered to reduce visual bulk and prominence when viewed from adjacent properties and the public domain. Landscaping along frontages and within private open spaces further softens the appearance of the development. Overshadowing and overlooking impacts are minimal due to building setbacks and the orientation of windows, ensuring the visual amenity of adjoining dwellings is preserved.

Traffic Impacts

The development will generate a moderate increase in vehicle movements associated with 18 dwellings within the Community Title lot. It is considered that Breeze Road and surrounding intersections can accommodate the additional movements without significant congestion or safety concerns. Appropriate access points and internal circulation within the development ensure safe entry and exit, with adequate provision for visitor parking. The development also encourages pedestrian connectivity to surrounding streets, consistent with Council's traffic and transport policies.

Cumulative Impacts

The proposed subdivision and dwellings complement other nearby residential developments and are unlikely to contribute to adverse cumulative effects in the locality. The incremental increase in population and traffic is consistent with Council's growth projections for the area. Visual and environmental impacts are managed through setbacks, landscaping, and design measures, ensuring that the cumulative character and amenity of Breeze Road are maintained.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

Economic and Social Impacts

The development will contribute positively to the local economy by supporting construction activity and associated services. It provides additional housing diversity in the area, catering to the society. The increase in residential occupancy may also enhance the viability of local businesses and community services. Social impacts are considered minimal, with the development designed to integrate seamlessly with the existing neighbourhood, preserving local community character.

Environmental Impacts

The subject site is located in proximity to Ploughmans Creek. Under the Water Management Act 2000, the application was referred to the Department of Planning and Environment - Water for assessment. General terms of approval were obtained, including conditions that require, before commencing any proposed controlled activity on waterfront land, a separate application to be submitted to the Department and approval obtained.

In addition, the development was referred to the Rural Fire Service, which issued General Terms of Approval for a Section 100B approval under the Rural Fires Act. Again, the requirements (recommended conditions of consent) from Rural Fire Service have been incorporated into the attached draft Notice of Determination.

The referrals received from these State Government agencies ensure that environmental risks related to waterways and bushfire hazards are appropriately managed. Overall, the proposal demonstrates a considered approach to environmental sustainability while minimising disturbance to the natural and built environment.

Waste Management**Torrens Title Lots**

Each Torrens Title lot will be provided with individual waste and recycling bins to service the respective dwellings. These bins are proposed to be stored within the lot boundaries and collected in accordance with Council's standard waste collection schedule.

Community Title Lots

For the Community Title lots, waste collection is to be undertaken by a private waste contractor. The internal driveway proposed has been designed to accommodate a service vehicle, allowing safe and efficient access for waste collection. Bins associated with the Community Title dwellings is to be collected either directly from the dwelling frontage or from a designated bin collection area located within the Community Lot (common property). The proposed design ensures that the nominated service vehicle (garbage truck) can safely manoeuvre and collect waste from a level road surface.

Conditions are included to ensure that waste management for Community Title lots is carried out in a safe, efficient, and environmentally responsible manner.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

THE SUITABILITY OF THE SITE s4.15(1)(c)

The subject site is considered suitable for the proposed subdivision and development. It is zoned for residential use and is consistent with the planning framework and objectives for the area, providing an appropriate location for additional dwellings. The site's topography and soil conditions are generally favourable, and the proposed split-level dwelling designs respond to the natural contours, minimising cut and fill and reducing potential erosion or stormwater impacts.

Environmental considerations have been addressed through referrals under the Water Management Act 2000, with the Department of Planning and Environment - Water issuing general terms of approval for activities near Ploughmans Creek, and the Rural Fire Service providing bushfire-related conditions.

The design also incorporates stormwater management, landscaping, and energy efficient measures. Building orientation, setbacks, and landscaping ensure the development integrates with the surrounding area, maintaining amenity, privacy, and solar access for neighbouring properties. Overall, the site is capable of accommodating the proposed development without causing undue environmental or social impacts.

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT s4.15(1)(d)

The proposed development is defined as "advertised development" under the provisions of the Community Participation Plan. The application was advertised for the prescribed period of 28 days and at the end of that period no submissions were received.

PUBLIC INTEREST s4.15(1)(e)

The proposed development is considered to be in the public interest as it provides additional housing in a location zoned for residential use, contributing to the ongoing growth and diversification of the community. The design and layout have been carefully considered to ensure compatibility with the character of the area, while maintaining amenity, privacy, and solar access for neighbouring properties. Referrals to relevant agencies, including the Department of Planning and Environment - Water and the Rural Fire Service, have ensured that environmental and safety matters are appropriately managed.

The development also supports local economic and social objectives by providing new dwellings that can accommodate families and downsizers, potentially increasing the viability of nearby services and businesses. Appropriate management of environmental impacts, traffic, and cumulative effects demonstrates that the development balances growth with community and ecological considerations. Overall, the proposal aligns with the broader public interest by fostering sustainable residential development that responds to both local needs and planning objectives.

2.2 Development Application DA 86/2025(1) - Lot 243 DP 1282721 Breeze Road

SUMMARY

The proposed subdivision and development on Breeze Road are consistent with the relevant aims, objectives and provisions of Orange LEP 2011 (as amended) and DCP 2004. Environmental, traffic and safety matters have been addressed through appropriate referrals and conditions. The site is suitable for the development, with existing infrastructure to support it, and the proposal contributes to housing diversity and the community's interests while minimising environmental and social impacts.

A Section 4.15 assessment of the development indicates that the development is acceptable. Attached is a draft Notice of Approval.

COMMENTS

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

ATTACHMENTS

- 1 Draft Notice of Determination, D25/130095 [↓](#)
- 2 Plans, D25/127905 [↓](#)

**NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

Application number	DA 86/2025(1) PAN-514220
Applicant	Carl Zhu 20L Sheraton Road Dubbo 2830
Description of development	- Subdivision to create eight (8) Torrens Title residential lots, including seven (7) vacant lots for future residential development and one (1) residual lot; - Construction of multi-dwelling housing containing eighteen (18) dwellings within a proposed residual lot; - Subsequent subdivision of the residual lot (following construction of the dwellings) to create an eighteen (18) lot Community Title scheme, including one (1) community allotment comprising private road access, visitor parking spaces, open space, and landscaped areas.
Property	BREEZE ROAD ORANGE 2800 423/-/DP1282721
Determination	Approved Consent Authority - Council
Date of determination	4/11/25
Date from which the consent operates	4/11/25
Date on which the	4/11/30

Attachment 1 Draft Notice of Determination

consent lapses

Approval bodies that have given general terms of approval

NSW Rural Fire Service and NSW Department of Planning and Environment - Water

Under section 4.18(1) of the EP&A Act, notice is given that the above development application has been determined by the granting of consent using the power in section 4.16(1)(a) of the EP&A Act, subject to the conditions specified in this notice.

Reasons for approval

1. To ensure compliance with relevant statutory requirements.
2. To ensure the utility services are available to the site and adequate for the development.
3. To provide adequate public health and safety measures.
4. To prevent the proposed development having a detrimental effect on adjoining land uses.
5. To comply with the Environmental Planning and Assessment Act 1979.
6. The proposal will reasonably satisfy local and state planning controls.
7. The proposal development will be consistent with the zone objectives and principal development standards.
8. The proposal development will complement the existing or desired future character of the area.
9. To ensure a quality urban design for the development which complements the surrounding environment.

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Paul Johnston
Manager Development Assessment
Person on behalf of the consent authority

For further information, please contact Dhawala Ananda / Senior Planner

DRAFT

Attachment 1 Draft Notice of Determination
Terms and Reasons for Conditions

Under section 88(1)(c) of the EP&A Regulation, the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

General Conditions

1	Approved plans and supporting documentation
	Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.
	1. Plan of Subdivision 1, Ref: WW4B_SR01, Drawn by MAAS Group Holdings Limited (1 sheet); 2. Plan of Subdivision 2, Ref: WW4B_SR02, Drawn by MAAS Group Holdings Limited (1 sheet); 3. Architectural Plan Set (Optimised) - Drawing numbers SD00 to SD14, total of 15 sheets, Drawn by EJE, Drawing Title Westwinds Orange (Stage 4B) MDD, Dated 07 October 2025; (DPIE25/5106); 4. Architectural Plan Set (House types combined) – Drawn by EJE, Drawing titles – Type A (LHS), Type A (RHS), Type B (LHS), Type B (RHS), Type A (LHS) – Split slab/roof and Type B (RHS) – Split Slab/roof, Various dates; (DPIE25/5100); 5. Landscaping Plan Set – Drawing numbers L000, L010, L011, L020, L030, L040, L050, L060, L070, L071, L701, L702, L703, L704, L801, L802, total of 16 sheets, Drawn by Terras landscape architects, Dated 07 October 2025; (DPIE25/5104); 6. Bushfire Threat Assessment, prepared by Firebird ecoSultants Pty Ltd, reference no: MAAS Group - Orange - February 2025, dated 03/02/2025; 7. General Terms of Approval issued by Department of Planning and Environment - Water, dated 11/04/2025; 8. General Terms of Approval issued by Rural Fire Service, dated 07/05/2025;
	In the event of any inconsistency between the approved plans and documents, the approved Plans prevail.
	In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.
	Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.
2	Development and subdivision works requirements
	All of the following conditions are to be at the full cost of the developer and to the requirements

Attachment 1 Draft Notice of Determination

	and standards of the Orange City Council Development and Subdivision Code, unless specifically stated otherwise. All engineering work required by the following conditions is to be completed prior to the issue of an Occupation or Subdivision Certificate, unless stated otherwise.
	Condition reason: To comply with Council's Development and Subdivision Code.
3	National Construction Code
	All building work must be carried out in accordance with the provisions of the National Construction Code.
	Condition reason: To ensure compliance with relevant statutory requirements.
4	Department of Planning and Environment - Water - TC-G004
	A. This General Terms of Approval (GTA) only applies to the proposed controlled activity described in the plans and associated documents found in Schedule 1, relating to Development Application DA 86/2025(1) provided by Council to Department of Planning and Environment-Water.
	B. Any amendments or modifications to the proposed controlled activity may render the GTA invalid. If the proposed controlled activity is amended or modified, Department of Planning and Environment-Water, must be notified in writing to determine if any variations to the GTA will be required.
	Condition reason: To ensure compliance with relevant statutory requirements.

Building Work
Before issue of a construction certificate

6	Contributions - payment of development contributions	
The payment of \$297,028.98 for the development of multi-dwelling housing (18 dwellings) within the proposed Community Lot (residual lot within the eight-lot subdivision) must be made to Council in accordance with Section 7.11 of the Environmental Planning and Assessment Act 1979 and the Orange Development Contributions Plan 2024 (Northwest Orange Urban Release Area), towards the provision of the following public facilities:		
Open Space and Recreation	\$2,850.33 Per 3 Bedroom Dwelling x 18	\$51,305.94
Community and Cultural	\$373.86 Per 3 Bedroom Dwelling x 18	\$6,729.48

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	Roads and Traffic Management	\$6,288.89 Per 3 Bedroom Dwelling x 18	\$113,200.02
	Stormwater Drainage	-	-
	Local Area Facilities	\$6,507.90 Per 3 Bedroom Dwelling x 18	\$117,142.20
	Plan Preparation and Administration	\$480.63 Per 3 Bedroom Dwelling x 18	\$8,651.34
	Total		\$297,028.98
The contribution will be indexed quarterly in accordance with Orange Development Contributions Plan 2024 (Northwest Orange Urban Release Area - 01 September to 30 November 2025), which may be inspected at the Orange Civic Centre, Byng Street, Orange.			
Condition reason: Because the development will require the provision of, or increase the demand for public amenities and services.			
7	Landscaping - amended plan showing landscaping		
	An amended detailed plan showing landscaping must be submitted. The amended plan must include the following and must be submitted to, and approved by Council's Manager Development Assessments prior to the issue of a construction certificate. • Street tree shall be planted outside each dwelling to be constructed. The location and species are to be determined in consultation with Council's Manager City Presentation. • Street trees shall be planted at the rate of 1 tree, minimum 75 litre container size, per dwelling frontage. Where there are properties on corner blocks the long side shall have, in addition to the frontage street tree, two (2) street trees planted. • Each parcel of community open space shall have a minimum of five (5) trees planted, species and planting locations to be determined in consultation with Council's Manager City Presentation. Tree shall be a minimum 100 litre container size. • The side of Williwaw Crescent without housing shall have street trees planted at 12 metre centres. Trees shall be a minimum 100 litre container size and the species is to be determined in consultation with Council's Manager City Presentation.		
	Condition reason: To ensure a quality urban design for the development which complements the surrounding environment.		
8	Section 68 application - water and sewer		
	An approval under Section 68 of the <i>Local Government Act</i> is to be sought from Orange City Council, as the Water and Sewer Authority, for water, sewer and stormwater connection. Details concerning the proposed backflow prevention between the nominated water tank supply and the potable system are to be provided. No plumbing and drainage is to commence until approval is granted.		

Attachment 1 Draft Notice of Determination

	Condition reason: To ensure the utility services are available to the site and adequate for the development.
9	Bush fire - detailed plans and specifications Detailed plans and specifications are to be provided with the CC application in accordance with the bushfire hazard assessment report by Firebird ecoSultants Pty Ltd, reference no. MAAS Group - Orange - February 2025, dated 03/02/2025. The required bush fire control measures shall be installed in accordance with the conditions (4, 5, 6, 7, 8, 9, 10) specified in the General Terms of Approval issued by the Rural Fire Service, dated 07/05/2025 and "Section 7.5 Planning for Bush Fire Protection 2019", Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas and (if required) the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015). Condition reason: To ensure compliance with relevant statutory requirements.
10	Road opening permit required A Road Opening Permit for the internal road proposed within the Community Title lot, in accordance with Section 138 of the Roads Act 1993, must be obtained from Council prior to the issue of a Construction Certificate or the commencement of any intrusive works within the public road or footpath reserve. Condition reason: To ensure compliance with relevant statutory requirements.
11	Amended plans - Waste collection storage area Prior to the issue of a Construction Certificate, amended plans must be submitted to Council showing the location and design of the bin collection area for the Community Title lot, to the satisfaction of Council. Condition reason: To ensure that waste collection for the Community Title lot is safely and efficiently managed.
12	Obtain a section 307 Certificate of Compliance Submit an application to Council under section 305 of the <i>Water Management Act 2000</i> to obtain a section 307 Certificate of Compliance. The <i>Application for a 307 Certificate under section 305 Water Management Act 2000</i> form can be found on Council's website. A section 307 Certificate must be obtained prior to the issue of a Construction Certificate. Condition reason: To ensure compliance with relevant statutory requirements.
13	Engineering plan design and construction requirements Engineering plans, showing details of all proposed work and adhering to any engineering conditions of development consent and the Orange City Council Development and Subdivision Code, are to be submitted to, and approved by, Orange City Council or an Accredited Certifier (certifier - subdivision) prior to the issuing of a Construction

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	Certificate. Structural engineering designs and certification shall be provided for any proposed retaining walls. Condition reason: To comply with Councils Development and Subdivision Code.
14	Soil and Water Management Plan A Soil and Water Management Plan (SWMP) is to be submitted to Orange City Council or an Accredited Certifier (certifier – subdivision) for approval prior to the issuing of a Construction Certificate. The management plan is to be in accordance with the Orange City Council Development and Subdivision Code and the Landcom, Managing Urban Stormwater; Soils and Construction Handbook. Condition reason: To comply with Councils Development and Subdivision Code.
15	Dust management plan A dust management plan is to be submitted to Orange City Council or an Accredited Certifier (certifier – subdivision) upon application for a Construction Certificate. Condition reason: To comply with Councils Development and Subdivision Code.
16	Stormwater discharge Stormwater from the site is to be piped to the existing piped stormwater network. Engineering plans of this drainage system are to be approved by Orange City Council or by an Accredited Certifier (certifier – subdivision) prior to the issuing of a Construction Certificate. Condition reason: To comply with Councils Development and Subdivision Code.
17	Plans detailing fire hydrant coverage and fire brigade access to be prepared. Plans detailing compliance with <i>Fire and Rescue NSW – Fire Hydrants for Minor Residential Development</i> and <i>Fire and Rescue NSW – Access for Fire Brigade Vehicles and Firefighters</i> is to be submitted to the Principal Certifying Authority for approval prior to the issuing of a Construction Certificate. Condition reason: To ensure compliance with relevant statutory requirements.
18	Section 68 application - hoarding Prior to the issue of a construction certificate, the applicant is to obtain an approval under Section 68 of the <i>Local Government Act</i> for the temporary closure of any footpath or roadway. A pedestrian/vehicle management plan is to accompany the application. Details are to be provided of the protective hoardings, fences and lighting that are to be used during demolition, excavation and building works in accordance with the requirements of the <i>Occupational Health & Safety Act 2000</i>, Australian Standard AS3798-1996 (Guidelines on Earthworks for Commercial and Residential Developments) and SafeWork NSW.

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	Note: On corner properties, particular attention is to be given to the provision of adequate sight distances.
	Condition reason: To ensure compliance with relevant statutory requirements.
19	Community title driveway
	Engineering plans providing complete details of the proposed internal driveway, footpath crossings and car parking areas for the Community Title lot are to be submitted to Orange City Council or an Accredited Certifier (certifier - subdivision) upon application for a Construction Certificate. These plans are to provide details of levels, cross falls of all pavements, proposed sealing materials and proposed drainage works and are to be in accordance with Orange City Council Development and Subdivision Code. All stormwater from the site is to be collected and piped to an interlot drainage pit located within the Community Title lot.
	Condition reason: To comply with Councils Development and Subdivision Code.
20	Community title water services
	The proposed Community Title lots shall be served by a single common potable water meter and single common non-potable water meter located within the proposed common Lot. Engineering plans of the meter location and size shall be submitted to Orange City Council for approval prior to the issuing of a Construction Certificate.
	Internal water mains servicing the multi-dwelling development from the common water meters shall be constructed as private water mains constructed to Australian Standard AS/NZS 3500.
	Condition reason: To comply with Councils Development and Subdivision Code.

Before building work commences

21	Appoint PC
	Appoint Principal Certifier. The person having the benefit of the development consent and a construction certificate shall:
	(a) Appoint a Principal Certifier and notify Council of the appointment (if Council is not appointed) and,
	(b) Notify Council of their intension to commence the erection of the building (at least two (2) day's notice is required)
	The Principal Certifier shall determine when inspections and compliance certificates are required.

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	Condition reason: To ensure compliance with relevant statutory requirements.
22	Construction certificate required A construction certificate must be obtained from Council or an accredited certifier at least two (2) days prior to any building or ancillary work commencing. Where the construction certificate is obtained from an accredited certifier, the determination and all appropriate documents must be notified to Council within seven (7) days of the date of determination. Condition reason: To ensure compliance with Section 6.7 of the Environmental Planning and Assessment Act 1979, and Part 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
23	Erosion and sediment control - implementation Erosion and sediment controls shall be implemented onsite in accordance with Managing Urban Stormwater: Soils and Construction - Volume 1 (4 th edition). Condition reason: To prevent site erosion and sediment loss, and protect waterways from sediment pollution.
24	Location and depth of sewer The location and depth of the sewer junction/connection to Council's sewerage system is to be determined to ensure that adequate fall to the sewer is available. Condition reason: To ensure the utility services are available to the site and adequate for the development.
25	No commencement until details received The construction works the subject of this development consent MUST NOT be commenced until: (a) Detailed plans/specifications of the building have been endorsed with a construction certificate by: (i) the Council, or (ii) a registered certifier, and (b) The person having the benefit of the development consent: (i) has appointed a Principal Certifier, and (ii) has notified the Council of the appointment, and

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	(c) The person having the benefit of the development consent has given at least two (2) day's notice to the Council of the person's intention to commence the erection of the building; and (d) Builder's name and licence number has been supplied to Council or the Principal Certifier; or (e) Owner Builder's permit issued by Department of Fair Trading to be supplied to Council or the Principal Certifier; and (f) Home Building Compensation Fund (HBCF) has been paid and a copy of the Certificate supplied to Council or the Principal Certifier; and (g) A sign has been erected onsite in a prominent position containing the information prescribed by Clause 98A(2) and (3) of the EP&A Regulations, being the name, address and telephone number of the Principal Certifier for the work, name of the principal contractor for the work and telephone number on which that person may be contacted outside working hours, and stating that unauthorised entry to the site is prohibited. This sign must be maintained onsite while work is being carried out and removed when the work has been completed.
	Condition reason: To ensure compliance with relevant statutory requirements.
26	Site boundaries and set-out survey
	Prior to the commencement of works, a detailed site boundary and set-out survey for each dwelling is to be completed by a registered land surveyor and provided to Council and the Principal Certifier. This is to identify site boundary set-backs from the proposed lot boundary and to confirm compliance with the National Construction Code.
	Condition reason: To ensure structures are accurately sited within the boundaries of the allotment.

During building work

27	Erosion and sediment control - review, maintain and modify
	Erosion and sediment controls shall be regularly reviewed, maintained, and modified as required in accordance with Managing Urban Stormwater: Soils and Construction - Volume 1 (4 th edition), to ensure they remain effective.
	Condition reason: To prevent site erosion and sediment loss, and protect waterways from sediment pollution.

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28	Hours of work - construction
	All construction work on the site is to be carried out between the hours of 7am and 6pm Monday to Friday inclusive, 7am to 5pm Saturdays, and 8am to 5pm Sundays and Public Holidays. Written approval must be obtained from the Chief Executive Officer of Orange City Council to vary these hours.
	Condition reason: To ensure compliance with relevant statutory requirements.
29	No encroachment on easements
	No portion of the building or service to and from that building - including footings, eaves, overhang and service pipes - shall encroach into any easement.
	Condition reason: To prevent the proposed development having a detrimental effect on adjoining land uses.
30	Protection of the Environment Operations Act - material delivery
	All materials onsite or being delivered to the site are to be contained within the site. The requirements of the <i>Protection of the Environment Operations Act 1997</i> are to be complied with when placing/stockpiling loose material, or when disposing of waste products, or during any other activities likely to pollute drains or watercourses.
	Condition reason: To protect waterways from pollution by stockpiled or placed construction materials.
31	Unexpected finds - contamination
	In the event of an unexpected find during works such as (but not limited to) the presence of undocumented waste, odorous or stained soil, asbestos, structures such as underground storage tanks, slabs, or any contaminated or suspect material, all work onsite must cease immediately. The beneficiary of the consent must discuss with Council the appropriate process that should be followed therein. Works onsite must not resume unless the express permission of Council's Director Development Services is obtained in writing.
	Condition reason: To ensure any unexpected finds of contamination are notified to Council and managed appropriately.

Before issue of an occupation certificate

32	No use or occupation without occupation certificate
	No person is to use or occupy the building or alteration that is the subject of this approval with the

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	prior issuing of an occupation certificate.
	Condition reason: To ensure compliance with the Building Code of Australia.
33	Section 68 final - water and sewer
	Where Orange City Council is not the Principal Certifier, a final inspection of water connection, sewer and stormwater drainage shall be undertaken by Orange City Council and a compliance certificate issued, prior to the issue of an occupation certificate.
	Condition reason: To ensure the utility services are available to the site and adequate for the development.
34	Bush fire - installation of measures
	In accordance with the bushfire protection report by Firebird ecoSultants Pty Ltd, reference no. MAAS Group - Orange - February 2025, dated 03/02/2025, the required bush fire control measures shall be installed in accordance with the conditions (4, 5, 6, 7, 8, 9, 10) specified in the General Terms of Approval issued by the Rural Fire Service, dated 07/05/2025 and "Section 7.5 Planning for Bush Fire Protection 2019", Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas and (if required) the relevant requirements of the NASH Standard - Steel Framed Construction in Bushfire Areas (incorporating amendment A - 2015).
	Condition reason: To ensure compliance with relevant statutory requirements.
35	Fencing - perimeter fencing requirements
	Fencing is to be provided within the Community Title lot in accordance with the following requirements: • A 1.8-metre-high colourbond fence must be constructed around the perimeter of proposed Lots 405–411 and 418–420, excluding the frontage. • A 1.2-metre-high palisade rear fence with landscaping (such as hedging) must be constructed for proposed Lots 403, 404, and 412–417. • A 1.8-metre-high colourbond side fence must be constructed for proposed Lots 403, 404, and 412–417. All fencing must be completed in accordance with the approved plans and to the satisfaction of Council prior to the issue of an Occupation Certificate.
	Condition reason: To ensure adequate privacy to both the subject development and adjoining land uses.
36	Parking - off-street parking required
	A total of four (4) off-street guest car parking spaces must be provided within the Community land in accordance with the approved plans and the provisions of the Orange

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	Development Control Plan 2004. The parking spaces are to be constructed in accordance with the requirements of Council's Development and Subdivision Code prior to the issue of an Occupation Certificate.
	Condition reason: To ensure the development has adequate parking to meet demands, and ensure compliance with relevant statutory requirements.
37	Completion of works relating to road opening permit
	A Road Opening Permit Certificate of Compliance is to be issued for the works by Council prior to any Occupation Certificate being issued for the development.
	Condition reason: To ensure compliance with relevant statutory requirements.
38	Evidence of subdivision registration
	Prior to the issue of an Occupation Certificate for the multi-dwelling housing development, the applicant must provide evidence to Council confirming registration of the eight-lot subdivision, including the creation of seven Torrens Title residential lots and one residual lot (Community Title lot) intended for the multi-dwelling housing development.
	Condition reason: To ensure compliance with relevant statutory requirements.

Occupation and ongoing use

39	Waste Management - Collection of bins
	All waste and recycling bins associated with the community title lots are to be collected from a central collection point located within the development and accessible to waste collection vehicles. Bins must not be placed on the public road for collection.
	Condition reason: To ensure safe and efficient waste collection and to prevent obstruction of public roads.

Subdivision Work
Before issue of a subdivision works certificate

40	Engineering plan design and construction requirements
	Engineering plans, showing details of all proposed work and adhering to any engineering conditions of development consent and the Orange City Council Development and Subdivision Code, are to be submitted to, and approved by, Orange City Council or an Accredited Certifier (certifier - subdivision) prior to the issuing of a Subdivision Works Certificate. Structural engineering designs and certification shall be provided for any

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	proposed retaining walls.
	Condition reason: To comply with Councils Development and Subdivision Code.
41	Soil and Water Management Plan
	A Soil and Water Management Plan (SWMP) is to be submitted to Orange City Council or an Accredited Certifier (certifier – subdivision) for approval prior to the issuing of a Subdivision Works Certificate. The management plan is to be in accordance with the Orange City Council Development and Subdivision Code and the Landcom, Managing Urban Stormwater; Soils and Construction Handbook.
	Condition reason: To comply with Councils Development and Subdivision Code.
42	Dust management plan
	A dust management plan is to be submitted to Orange City Council or an Accredited Certifier (certifier – subdivision) upon application for a Subdivision Works Certificate.
	Condition reason: To comply with Councils Development and Subdivision Code.
43	Inter allotment stormwater system
	Proposed lots are to be provided with interlot stormwater drainage, including those lots abutting public land, where the surface of the entire lot cannot be drained to the kerb and gutter at the lot frontage. A grated stormwater pit is to be constructed within each lot provided with interlot stormwater drainage. Engineering plans for this drainage system are to be approved by Orange City Council or an Accredited Certifier (certifier – subdivision) prior to the issuing of a Subdivision Works Certificate.
	Condition reason: To comply with Councils Development and Subdivision Code.
44	Stormwater discharge
	Stormwater from the site is to be piped to the existing piped stormwater network. Engineering plans of this drainage system are to be approved by Orange City Council or by an Accredited Certifier (certifier – subdivision) prior to the issuing of a Subdivision Works Certificate.
	Condition reason: To comply with Councils Development and Subdivision Code.
45	Sewer main construction
	A sewer main is to be constructed from Council's existing sewer network to serve the proposed lot(s). Prior to a Construction Certificate being issued engineering plans for this sewerage system are to be submitted to and approved by Orange City Council.
	Condition reason: To comply with Councils Development and Subdivision Code.
46	Water reticulation analysis

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	A water reticulation analysis is to be carried out by Orange City Council on any proposed water reticulation system for the development. Engineering plans are to be submitted to and approved by Orange City Council prior to the issue of a Subdivision Works Certificate. Condition reason: To comply with Councils Development and Subdivision Code.
47	Road construction requirements Williwaw Crescent shall be constructed to an urban standard for the full width and length of the road. This work is to include road pavement and pavement surfacing to key into the existing road pavement, kerb and gutter, piped stormwater drainage and earth-formed verge on both sides of the road. The transition to the existing Williwaw Crescent cul-de-sac shall not include a concrete threshold. Engineering plans, showing details of all proposed work and adhering to any engineering conditions of development consent, are to be submitted to, and approved by, Orange City Council prior to the issuing of a Subdivision Works Certificate. Condition reason: To comply with Councils Development and Subdivision Code.
48	Access over adjoining land If services and access is to be provided over adjoining properties, stormwater discharged onto adjoining land, or works are required to be undertaken on adjoining properties then, prior to the issue of a Construction Certificate, evidence of the registration of any required easements and rights of way over adjoining properties for the provision of services and access, and legal agreements for the undertaking of work shall be provided to the Principal Certifier. Condition reason: To ensure compliance with relevant statutory requirements.
49	Community title water services The proposed Community Title lots shall be served by a single common potable water meter and single common non-potable water meter located within the proposed common Lot. Engineering plans of the meter location and size shall be submitted to Orange City Council for approval prior to the issuing of a Subdivision Works Certificate. Internal water mains servicing the multi-dwelling development from the common water meters shall be constructed as private water mains constructed to Australian Standard AS/NZS 3500. Condition reason: To comply with Councils Development and Subdivision Code.
50	Community title driveway Engineering plans providing complete details of the proposed internal driveway, footpath crossings and car parking areas for the Community Title lot are to be submitted to Orange City Council or an Accredited Certifier (certifier - subdivision) upon application for a

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	Subdivision Works Certificate. These plans are to provide details of levels, cross falls of all pavements, proposed sealing materials and proposed drainage works and are to be in accordance with Orange City Council Development and Subdivision Code. All stormwater from the site is to be collected and piped to an interlot drainage pit located within the Community Title lot. Condition reason: To comply with Councils Development and Subdivision Code.
51	Obtain Road Opening Permit A Road Opening Permit in Accordance with Section 138 of the Roads Act 1993 must be approved by Council prior to a Subdivision Works Certificate being issued or any intrusive works being carried out within the public road or footpath reserve. Condition reason: To ensure compliance with relevant statutory requirements.
52	Provide plans for on-site stormwater detention and water quality treatment Engineering plans providing complete details of the proposed on-site stormwater detention and water quality treatment required by conditions 3, 11, 13, 16 of DA 178/2018(5) are to be submitted to Orange City Council or an Accredited Certifier (certifier - subdivision) upon application for a Subdivision Works Certificate. Condition reason: To comply with Councils Development and Subdivision Code.
53	Landscaping - amended plan showing landscaping An amended detailed plan showing landscaping must be submitted. The amended plan must include the following and must submitted to, and approved by Council's Manager Development Assessments prior to the issue of a subdivision certificate. • Street tree shall be planted outside each dwelling to be constructed. The location and species are to be determined in consultation with Council's Manager City Presentation. • Street trees shall be planted at the rate of 1 tree, minimum 75 litre container size, per dwelling frontage. Where there are properties on corner blocks the long side shall have, in addition to the frontage street tree, two (2) street trees planted. • Each parcel of community open space shall have a minimum of five (5) trees planted, species and planting locations to be determined in consultation with Council's Manager City Presentation. Tree shall be a minimum 100 litre container size. • The side of Williwaw Crescent without housing shall have street trees planted at 12 metre centres. Trees shall be a minimum 100 litre container size and the species is to be determined in consultation with Council's Manager City Presentation. Condition reason: To ensure a quality urban design for the development which complements the surrounding environment.

Before subdivision work commences

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54	Apply for a Subdivision Works certificate
	An application for a Subdivision Works Certificate is required to be submitted to, and a Certificate issued by Orange City Council / Accredited Certifier prior to any excavation or works being carried out on site.
	Condition reason: To ensure compliance with relevant statutory requirements.
55	Soil and water management plan
	The approved Soil and Water Management Plan (SWMP) shall be implemented prior to construction works commencing.
	Condition reason: To ensure compliance with relevant statutory requirements.
56	Department of Planning and Environment-Water - TC-G001
	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Department of Planning and Environment-Water, and obtained, for a controlled activity approval under the Water Management Act 2000.
	Condition reason: To ensure compliance with relevant statutory requirements.
57	Department of Planning and Environment - Water - TC-G005
	A. The application for a controlled activity approval must include the following plan(s): • Site plans - shall include the waterfront land boundary (40 metres) measured from the top of the nearest creek bank • Erosion and sediment control plans - shall detail how disturbed areas are stabilised and revegetated • Construction detailed drainage plans B. The plan(s) must be prepared in accordance with Department of Planning and Environment-Water 's guidelines located on the website - https://www.dpie.nsw.gov.au/water/licensing-and-trade/approvals/controlled-activity-approvals/what/guidelines
	Condition reason: To ensure compliance with relevant statutory requirements.

During subdivision work

58	Adjustments to utility services
	Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer.
	Condition reason: To comply with Councils Development and Subdivision Code.

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59	Provision of services and works on public land
	The provisions and requirements of the Orange City Council Development and Subdivision Code are to be applied to this application and all work constructed within the development is to be in accordance with that Code.
	The developer is to be entirely responsible for the provision of water, sewerage and drainage facilities capable of servicing all the lots from Council's existing infrastructure. The developer is to be responsible for gaining access over adjoining land for services where necessary and easements are to be created about all water, sewer and drainage mains within and outside the lots they serve.
	Condition reason: To comply with Councils Development and Subdivision Code.
60	Lots adjacent to waterway
	All proposed residential lots adjacent to Ploughmans Creek are to be a minimum of 500mm above the 1% AEP flood level.
	Condition reason: To comply with Councils Development and Subdivision Code.
61	Provision of water service and sewer junction
	Dual water services and a sewer junction are to be provided to every lot in the proposed residential subdivision in accordance with the Orange City Council Development and Subdivision Code.
	Condition reason: To comply with Councils Development and Subdivision Code.
62	Services within lot
	All services are to be contained within the allotment that they serve.
	Condition reason: To comply with Councils Development and Subdivision Code.
63	Concrete footpaths and cycleways
	A concrete footpath a minimum of 1.2 metres wide, is to be constructed on one side of Williwaw Crescent.
	Construction work is to be to the requirements and standards of the Orange City Council Development and Subdivision Code.
	Condition reason: To comply with Councils Development and Subdivision Code.

Before issue of a subdivision certificate

64	Apply for Subdivision Certificate
	Application shall be made for a Subdivision Certificate under Section 6.3(1)(d) of the Act.

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	Condition reason: To ensure compliance with relevant statutory requirements.
65	Provision of services for staged subdivision release
	Where staged release of the subdivision is proposed, all conditions of consent and contributions relative to the proposed staging of the development, and all engineering conditions of development consent as it relates to the servicing of the proposed lots / dwellings are to be completed prior to the issuing of a Subdivision Certificate.
	Condition reason: To ensure compliance with relevant statutory requirements.
66	Obtain a section 307 Certificate of Compliance
	Submit an application to Council under section 305 of the <i>Water Management Act 2000</i> to obtain a section 307 Certificate of Compliance. The <i>Application for a 307 Certificate under section 305 Water Management Act 2000</i> form can be found on Councils website. A section 307 Certificate must be obtained prior to the issue of a Subdivision Certificate.
	Condition reason: To ensure compliance with relevant statutory requirements.
67	Filling of lots
	Evidence from a registered NATA laboratory is to be submitted prior to the issuing of a Subdivision Certificate stating that the filling of all low-lying areas and/or dams has been carried out in accordance with Australian Standard 3798-2007.
	Condition reason: To comply with Councils Development and Subdivision Code.
68	NBN certification
	Application is to be made to NBN for infrastructure to be made available to each individual lot within the development. Either a Telecommunications Infrastructure Provisioning Confirmation or Certificate of Practical Completion is to be submitted to the Principal Certifying Authority confirming that the specified lots have been declared ready for service prior to the issue of a Subdivision Certificate.
	Condition reason: To comply with Councils Development and Subdivision Code.
69	Essential Energy certification
	A Notice of Arrangement from Essential Energy stating arrangements have been made for the provision of electricity supply to the development, is to be submitted to the Principal Certifying Authority prior to the issue of a Subdivision Certificate.
	Condition reason: To comply with Councils Development and Subdivision Code.
70	Easements for sewer mains
	An easement, to drain sewage and to provide Council access for maintenance of sewerage works; a minimum of 2.0 metres wide is to be created over all sewer mains. The Principal

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	Certifying Authority is to certify that the easement is in accordance with the Orange City Council Development and Subdivision Code prior to the issuing of a Subdivision Certificate. Condition reason: An easement, to drain sewage and to provide Council access for maintenance of sewerage works; a minimum of 2.0 metres wide is to be created over all sewer mains. The Principal Certifying Authority is to certify that the easement is in accordance with the Orange City Council Development and Subdivision Code prior to the issuing of a Subdivision Certificate.
71	All services contained within lots and WAE plans All services are to be contained within the allotment that they serve. A Statement of Compliance and digital works as executed plans (in both .pdf and .dwg formats) for all services, from a Registered Surveyor, is to be submitted to Orange City Council prior to the issuing of a Subdivision Certificate. WAE plans shall include MGA co-ordinates and AHD levels with each of the services on a separate layer eg separate out water, sewer, storm water, gas, power, telecommunications to their own layers / drawing sheet. Condition reason: To comply with Councils Development and Subdivision Code.
72	Stormwater detention / treatment certification A Certificate of Compliance, from a Qualified Engineer, stating that the stormwater detention basin / water quality treatment system complies with the approved engineering plans is to be submitted to the Principal Certifying Authority prior to the issuing of a Subdivision Certificate. Condition reason: To comply with Councils Development and Subdivision Code.
73	Maintenance security deposit provided A Maintenance Security Deposit, in accordance with the provisions and requirements of the Orange City Council Development and Subdivision Code, is to be provided to Orange City Council prior to the issuing of a Subdivision Certificate. A Certificate of Compliance, from Orange City Council, certifying that the maintenance security deposit has been paid, is to be submitted to the Principal Certifying Authority prior to the issuing of a Subdivision Certificate. Condition reason: To comply with Councils Development and Subdivision Code.
74	Stormwater easements Where stormwater crosses land outside the lot it favours, an easement to drain water is to be created over the works. A Restriction-as-to-User under section 88B of the <i>NSW Conveyancing Act 1919</i> is to be created on the title of the burdened lot(s) requiring that no structures are to be placed on the site, or landscaping or site works carried out on the site, in a manner that affects the continued operation of the interlot drainage system. The

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	minimum width of the easement is to be as required in the Orange City Council Development and Subdivision Code. Condition reason: To comply with Councils Development and Subdivision Code.
75	Provision of services and works on public land Certification from Orange City Council is required to be submitted to the Principal Certifying Authority prior to the issue of a Subdivision Certificate stating that all works relating to connection of the development to Council assets, works on public land, works on public roads, stormwater, sewer and water reticulation mains and footpaths have been carried out in accordance with the Orange City Council Development and Subdivision Code and the foregoing conditions, and that Council will take ownership of the infrastructure assets. Condition reason: To comply with Councils Development and Subdivision Code.
76	Community Title Management statement – private services Prior to the issue of a Subdivision Certificate the following conditions ‘a’ to ‘e’ must be included in the Community Title Management statement: a. water, sewer and stormwater mains constructed as private services by the developer must accord with at least the National Plumbing Code standards; and b. Orange City Council makes no representation that the private services provided to the development are suitable; and c. if a request is made at any time in the future by the developer or future owner to Orange City Council to extend the private services for any reason, then such extension shall be at Orange City Council standards including appropriate easements and must be constructed, funded, and transferred by the applicant; and d. Orange City Council will not provide maintenance services to the private services; and e. clauses a-e shall not be deleted, varied, or modified without the written consent of Orange City Council. Condition reason: To comply with Councils Development and Subdivision Code.
77	Contributions - payment of development contributions The payment of \$99,009.66 must be made to Council for the proposed eight-lot Torrens Title subdivision, comprising seven (7) vacant residential lots for future development and one residual lot. Taking into account applicable credits, contributions are required for six (6) standard lots. The contribution is to be paid in accordance with Section 7.11 of the <i>Environmental Planning and Assessment Act 1979 and the Orange Development</i>

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Contributions Plan 2024 (Northwest Orange Urban Release Area), towards the provision of the following public facilities:		
Open Space and Recreation	\$2,850.33 x 6 standard lots	\$17,101.98
Community and Cultural	\$373.86 x 6 standard lots	\$2,243.16
Roads and Traffic Management	\$6,288.89 x 6 standard lots	\$37,733.34
Stormwater Drainage	-	-
Local Area Facilities	\$6,507.90 x 6 standard lots	\$39,047.40
Plan Preparation and Administration	\$480.63 x 6 standard lots	\$2,883.78
Total		\$99,009.66
The contribution will be indexed quarterly in accordance with Orange Development Contributions Plan 2024 (Northwest Orange Urban Release Area - 1 September to 30 November), which may be inspected at the Orange Civic Centre, Byng Street, Orange.		
Condition reason: Because the development will require the provision of, or increase the demand for public amenities and services.		
78	Building Setback Compliance Certification	
	Prior to the issue of a subdivision certificate for any proposed lot whereon a building is located, certification is to be provided from a suitably qualified person stating that the building/s within the boundaries of the subject lot being subdivided comply with the setback requirements of the National Construction Code for distances of walls from boundaries.	
	Condition reason: To ensure compliance with relevant statutory requirements.	
79	Rural Fire Service - Asset Protection Zones	
	Prior to the issue of subdivision certificate, a 12-metre wide restriction on the use of land and positive covenant under section 88B of the Conveyancing Act 1919 are to be created along the western boundary within proposed Lot 425 (per the 'SUBDIVISION PLAN' by EJE ref. 14692, issued 07/10/2025) for the purposes of an Asset Protection Zone (APZ).	
	The restriction on the use of the land is to prohibit the construction of buildings within the APZ. The positive covenant is to require the APZ be managed in perpetuity as an inner protection area (IPA) as outlined in Appendix 4 of Planning for Bushfire Protection 2019 and the NSW Rural Fire Service's document Standards for asset protection zones.	
	Condition reason: Intent of measures: to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.	
80	Rural Fire Service - Asset Protection Zones	
	From the commencement of building works, the entire property, including all residential	

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	lot/s, road reserve/s and common area/s must be managed in perpetuity to the standards of an inner protection area (IPA) as outlined in Appendix 4 of Planning for Bushfire Protection 2019 and the NSW Rural Fire Service's document Standards for asset protection zones. Condition reason: Intent of measures: to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.
81	Rural Fire Service - Asset Protection Zones Landscaping for the entire property must comply with Appendix 4 of Planning for Bush Fire Protection 2019. In this regard, the following principles are to be incorporated: • A minimum 1 metre wide area (or to the property boundary where the setbacks are less than 1 metre), suitable for pedestrian traffic, must be provided around the immediate curtilage of the building; • Planting is limited in the immediate vicinity of the building; • Planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters); • Landscape species are chosen to ensure tree canopy cover is less than 15% (IPA) at maturity and trees do not touch or overhang buildings; • Avoid species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies; • Use smooth bark species of trees species which generally do not spread fire up the bark into the crown; • Avoid planting of deciduous species that may increase fuel at surface/ ground level (i.e. leaf litter); • Avoid climbing species to walls and pergolas; • Locate combustible materials such as woodchips/mulch, flammable fuel stores away from the building; • Locate combustible structures such as garden sheds, pergolas and materials such as timber garden furniture away from the building; and • Low flammability vegetation species are used. Condition reason: Intent of measures: to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.
82	Waste Management – Community Title Subdivision Prior to the issue of a Subdivision Certificate for the proposed Community Title subdivision, the applicant shall demonstrate that the Community Title scheme incorporates the required waste storage and management arrangements in accordance with the approved plans. Condition reason: To ensure that adequate and safe waste storage and collection arrangements are provided for the Community Title lots.

Ongoing use for subdivision work

No additional conditions have been applied to this stage of development.

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the [*Conditions of development consent: advisory notes*](#). The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means ORANGE CITY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision work certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Western Regional Planning Panel.

AR ARCHITECTURAL DRAWING SCHEDULE **REV**

AR000 COVER SHEET	C
AR101 FLOOR PLAN	C
AR201 ELEVATIONS	C
AR202 SECTIONS	C
AR301 WINDOW & DOOR SCHEDULES	C
AR401 FACADES	C

BUILDING AREAS

BUILDING - PORCH	1.39
BUILDING - PATIO	13.40
BUILDING - GARAGE	18.60
BUILDING - LIVING	93.63
	127.02 m²

COMPLIANCE AREAS

COMPLIANCE - GROSS FLOOR AREA	101.05
COMPLIANCE - TOTAL FLOOR AREA	127.02
COMPLIANCE - ROOF AREA	150.55

BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES	
SHOWER HEADS	4 STAR (>4.5 BUT <= 6L/MIN)
KITCHEN TAPS	5 STAR
TOILETS	5 STAR
BATHROOM TAPS	5 STAR

THERMAL COMMITMENTS

<u>HOT WATER</u>	GAS INSTANTANEOUS 5 STAR
<u>VENTILATION</u>	
BATHROOM	FAN DUCTED INTERLOCKED TO LIGHT
KITCHEN	FAN DUCTED MANUAL ON/OFF
LAUNDRY	FAN DUCTED INTERLOCKED TO LIGHT
<u>APPLIANCES</u>	ELECTRIC COOKTOP ELECTRIC OVEN
<u>NATURAL LIGHTING</u>	ALL BATHROOMS KITCHEN

OTHER COMMITMENTS

OUTDOOR CLOTHESLINE	YES
ALTERNATIVE ENERGY	N/A

INSULATION SPECIFICATIONS

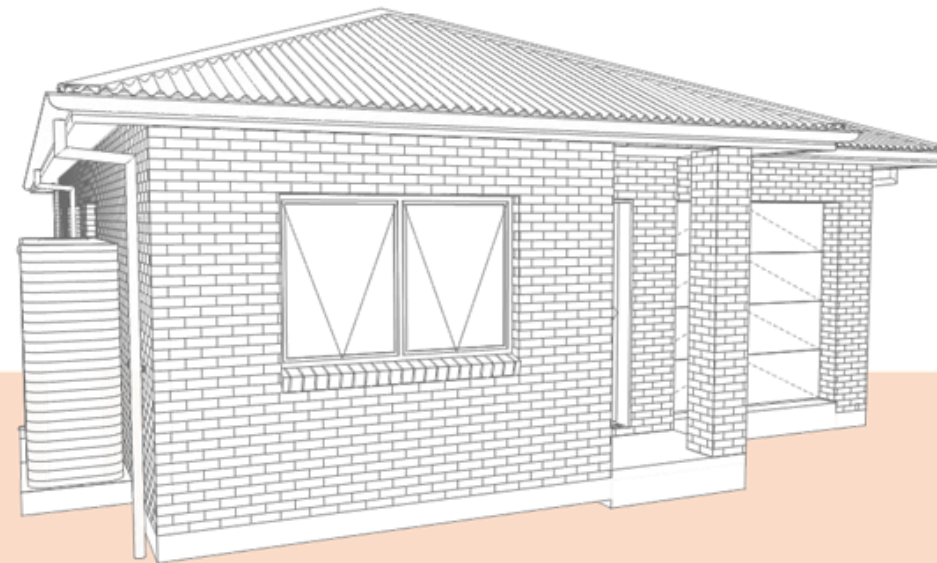
EXTERNAL WALL	R2.5
INTERNAL WALL	R2.5 (GARAGE & WET AREAS)
CEILING	R5.0
ROOF	SARKING
FLOOR	N/A

GLAZING SPECIFICATIONS

WINDOWS	4.83 U-VALUE / 0.53 SHGC
SLIDING / STACKER DOORS	2.67 U-VALUE / 0.53 SHGC

CEILING PENETRATIONS

ALL DOWNLIGHTS ARE IC RATED AND SEALED
 ALL EXHAUST FAN PENETRATIONS ARE SEALED



WESTWINDS 4B - TYPE A (RHS)
 LOT 423/-/DP1282721 BREEZE ROAD ORANGE NSW 2800

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FOR THE PUBLIC, PLANS WILL BE OMITTED AND SUBMISSIONS REDACTED IN ORDER TO COMPLY WITH VARIOUS OBLIGATIONS OF ORANGE CITY COUNCIL UNDER:

- (A) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979;
- (B) ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS 2000;
- (C) COPYRIGHT ACT 1968;
- (D) GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT 2009;
- (E) PRIVACY AND PERSONAL INFORMATION PROTECTION ACT 1998.

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COPIES OF ALL PLANS ARE NOT AVAILABLE WITHOUT THE WRITTEN CONSENT OF THE COPYRIGHT OWNER (ARCHITECT).

1 GROUND FLOOR
Scale 1:100

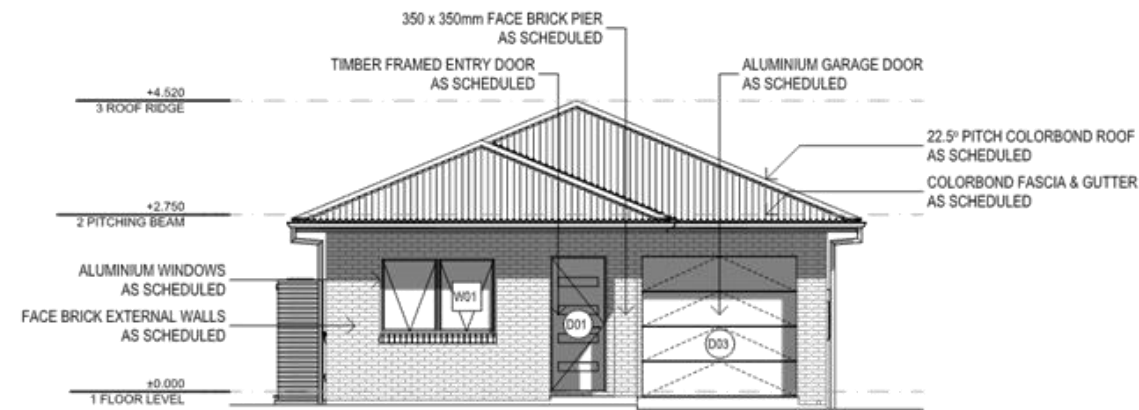
WESTWINDS 4B - TYPE A (RHS) : FLOOR PLAN

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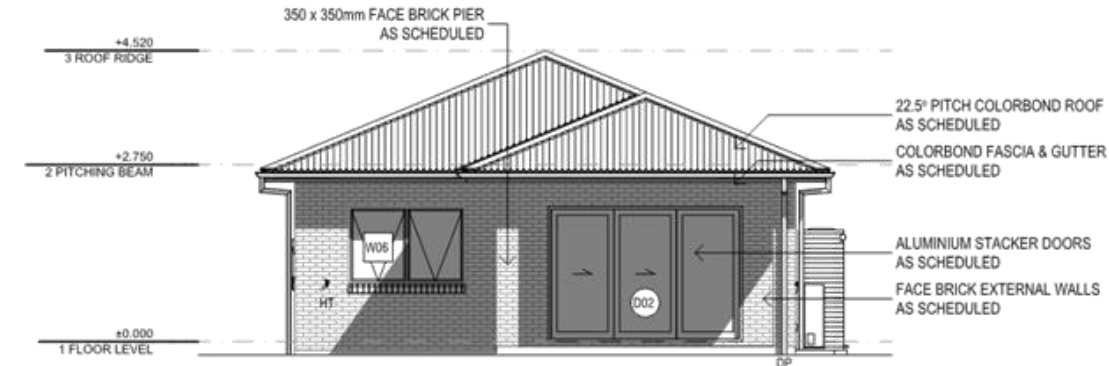


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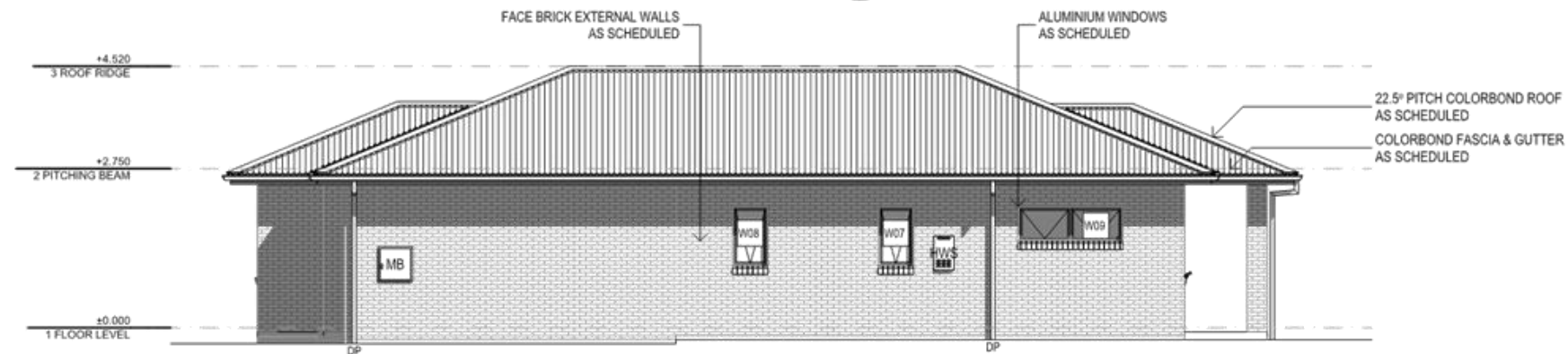
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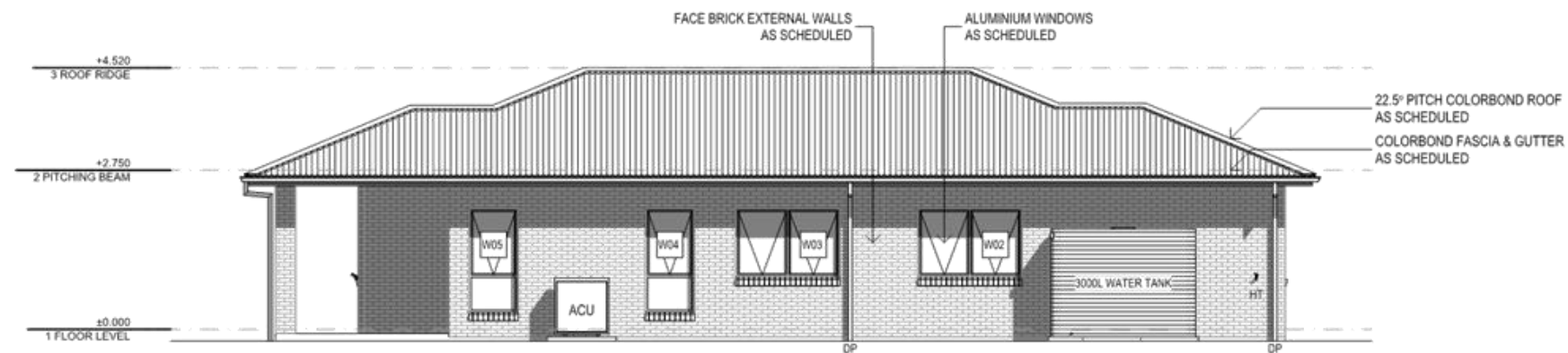
E01 FRONT ELEVATION
Scale 1:100



E02 REAR ELEVATION
Scale 1:100



E03 LEFT ELEVATION
Scale 1:100



E04 RIGHT ELEVATION
Scale 1:100

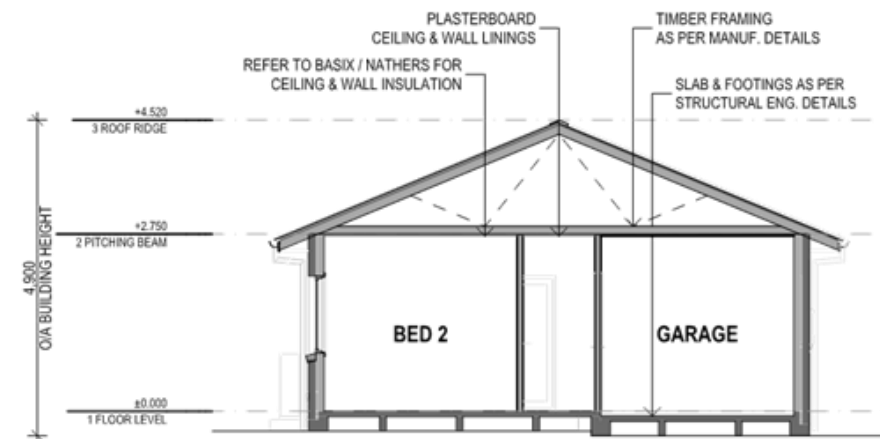
WESTWINDS 4B - TYPE A (RHS) : ELEVATIONS

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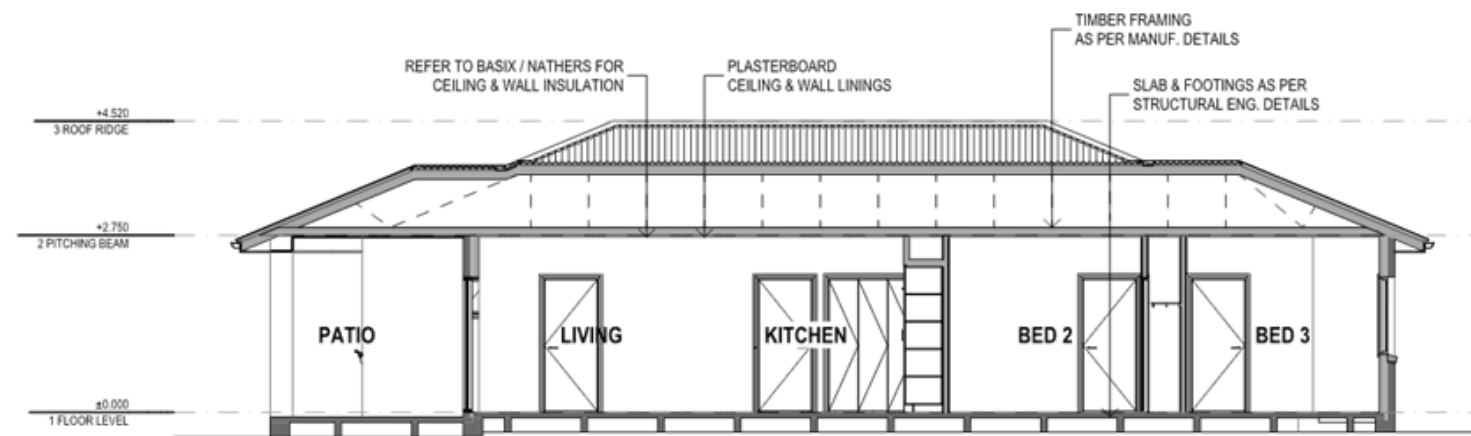


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S01 SECTION AA
Scale 1:100



S02 SECTION BB
Scale 1:100

WESTWINDS 4B - TYPE A (RHS) : SECTIONS

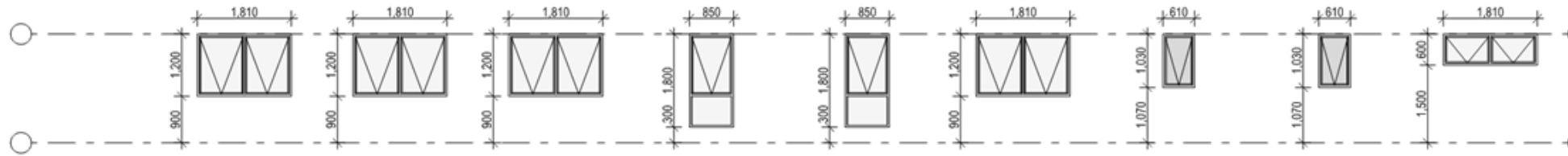
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WINDOW & DOOR NOTES

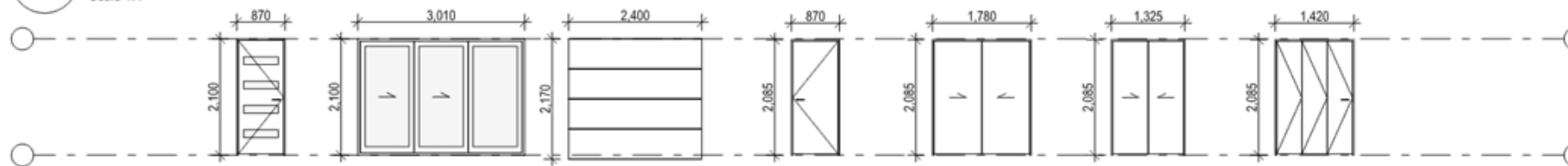


- NOTE:
1. ALL WINDOWS AS VIEWED FROM OUTSIDE
 2. DIMENSIONS REFER TO OPENING SIZES AND ARE NOMINAL ONLY
 3. ALL WINDOW FRAMES FOR SELECT POWDERCOAT FINISH
 4. ALL GLASS TO RELEVANT AUSTRALIAN STANDARDS
 5. SCHEDULE TO BE READ IN CONJUNCTION WITH FLOOR PLANS
 6. ALL GLAZING TO BE CLEAR, UNLESS NOTED OTHERWISE
 7. ALL WINDOWS TO BE SITE MEASURED PRIOR TO FABRICATION

WINDOW NO.	W01	W02	W03	W04	W05	W06	W07	W08	W09
QUANTITY	1	1	1	1	1	1	1	1	1
LOCATION	BED 3	BED 2	KITCHEN	LIVING	LIVING	BED 1	ENS	BATH	BED 1
WINDOW TYPE	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING
GLASS TYPE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	OBSCURE	OBSCURE	CLEAR
W x H	1,810x1,200	1,810x1,200	1,810x1,200	850x1,800	850x1,800	1,810x1,200	610x1,030	610x1,030	1,810x600
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED
U-VALUE	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS
SHGC	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS
COMMENTS	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S

1 WINDOW SCHEDULE

Scale 1:1



DOOR NO.	D01	D02	D03	D04	D05	D06	D07
Quantity	1	1	1	7	1	2	1
LOCATION	ENTRY	LIVING	GARAGE	INTERNAL	INTERNAL	INTERNAL	INTERNAL
DOOR TYPE	SINGLE SWING	STACKING	OVERHEAD FOLDING	SINGLE SWING	ROBE SLIDING	ROBE SLIDING	BI-FOLD
GLASS TYPE	CLEAR	CLEAR	N/A	N/A	N/A	N/A	N/A
NOMINAL W x H	870x2,100	3,010x2,100	2,400x2,170	870x2,085	1,780x2,085	1,325x2,085	1,420x2,085
LEAF SIZE W x H	820 x 2,040	N/A	N/A	820 x 2,040	MADE-TO-MEASURE	MADE-TO-MEASURE	MADE-TO-MEASURE
LEAF TYPE	SOLID CORE	GLAZED	ALUMINIUM	HOLLOW CORE	HOLLOW CORE	HOLLOW CORE	HOLLOW CORE
LEAF FINISH	STAINED	N/A	POWERCOATED	PAINTED	PAINTED	PAINTED	PAINTED
FRAME TYPE	TIMBER	ALUMINIUM	ALUMINIUM	TIMBER	TIMBER	TIMBER	TIMBER
FRAME FINISH	STAINED	POWDERCOATED	POWDERCOATED	PAINTED	PAINTED	PAINTED	PAINTED
U-VALUE	REFER TO NATHERS	REFER TO NATHERS	---	---	---	---	---
SHGC	REFER TO NATHERS	REFER TO NATHERS	---	---	---	---	---
COMMENTS	FLYSCREEN/S	FLYSCREEN/S	---	---	---	---	---

2 DOOR SCHEDULE

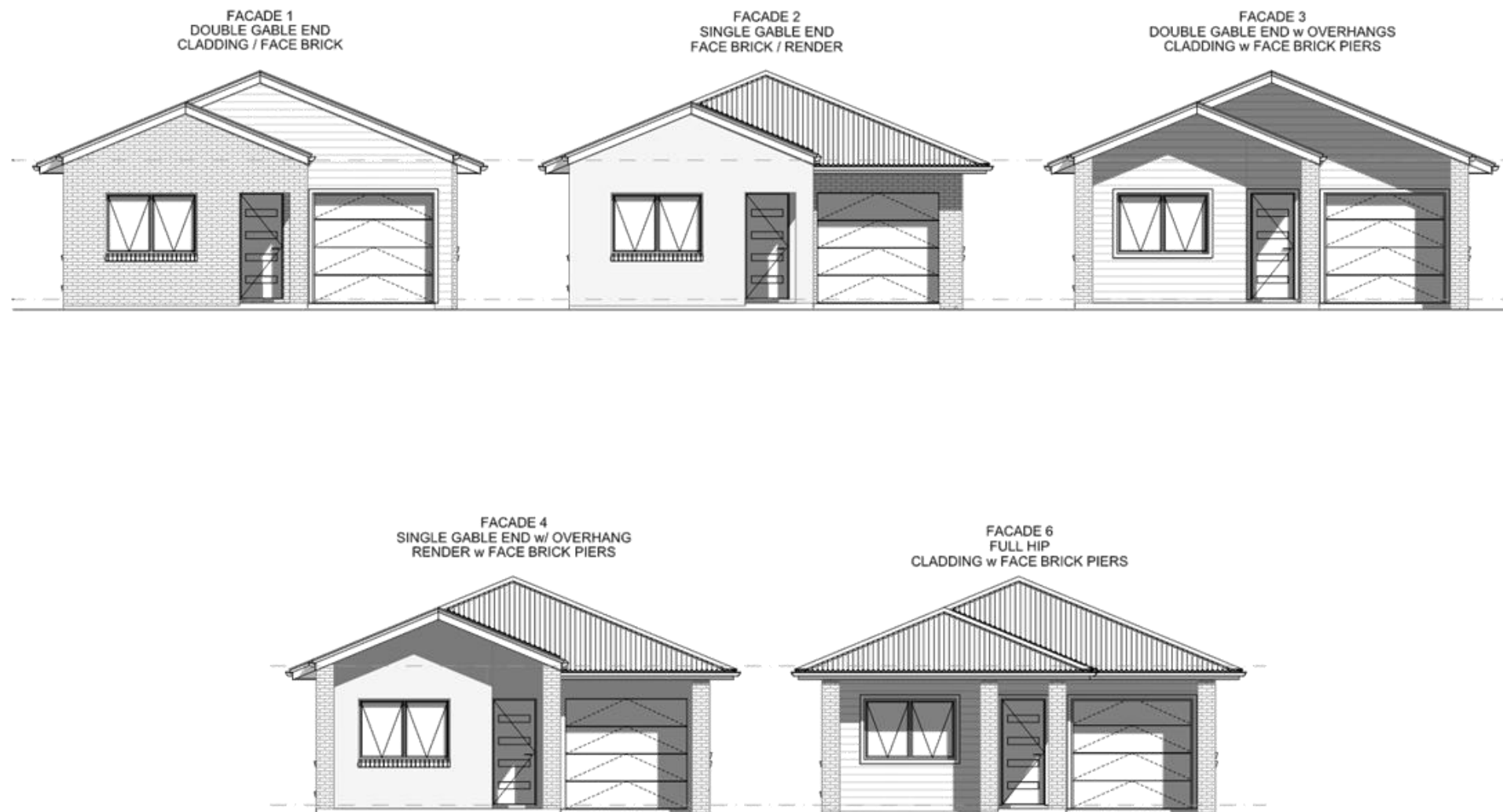
Scale 1:1

WESTWINDS 4B - TYPE A (RHS) : WINDOW & DOOR SCHEDULES

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1:1, 1:100 @ A3



WESTWINDS 4B - TYPE A (RHS) : FACADES

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AL ARCHITECTURAL DRAWING SCHEDULE **REV**

AL000	COVER SHEET	C
AL101	FLOOR PLAN	C
AL201	ELEVATIONS	C
AL202	SECTIONS	C
AL301	WINDOW & DOOR SCHEDULES	C
AL401	FACADES	C

BUILDING AREAS

BUILDING - PORCH	1.39
BUILDING - PATIO	13.40
BUILDING - GARAGE	18.60
BUILDING - LIVING	93.63
	127.02 m²

COMPLIANCE AREAS

COMPLIANCE - GROSS FLOOR AREA	101.05
COMPLIANCE - TOTAL FLOOR AREA	127.02
COMPLIANCE - ROOF AREA	150.55

BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES	
SHOWER HEADS	4 STAR (>4.5 BUT <= 6L/MIN)
KITCHEN TAPS	5 STAR
TOILETS	5 STAR
BATHROOM TAPS	5 STAR

THERMAL COMMITMENTS

HOT WATER	GAS INSTANTANEOUS 5 STAR
VENTILATION	
BATHROOM	FAN DUCTED INTERLOCKED TO LIGHT
KITCHEN	FAN DUCTED MANUAL ON/OFF
LAUNDRY	FAN DUCTED INTERLOCKED TO LIGHT
APPLIANCES	ELECTRIC COOKTOP ELECTRIC OVEN
NATURAL LIGHTING	ALL BATHROOMS KITCHEN

OTHER COMMITMENTS

OUTDOOR CLOTHESLINE	YES
ALTERNATIVE ENERGY	N/A

INSULATION SPECIFICATIONS

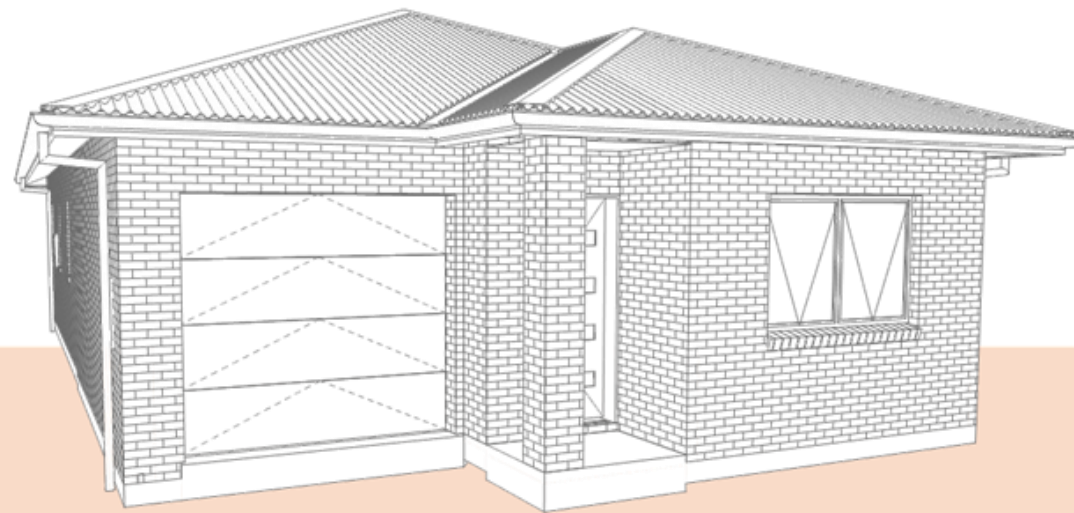
EXTERNAL WALL	R2.5
INTERNAL WALL	R2.5 (GARAGE & WET AREAS)
CEILING	R5.0
ROOF	SARKING
FLOOR	N/A

GLAZING SPECIFICATIONS

WINDOWS	4.83 U-VALUE / 0.53 SHGC
SLIDING / STACKER DOORS	2.67 U-VALUE / 0.53 SHGC

CEILING PENETRATIONS

ALL DOWNLIGHTS ARE IC RATED AND SEALED
 ALL EXHAUST FAN PENETRATIONS ARE SEALED



WESTWINDS 4B - TYPE A (LHS)
 LOT 423/-/DP1282721 BREEZE ROAD ORANGE NSW 2800

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1 GROUND FLOOR
Scale 1:100

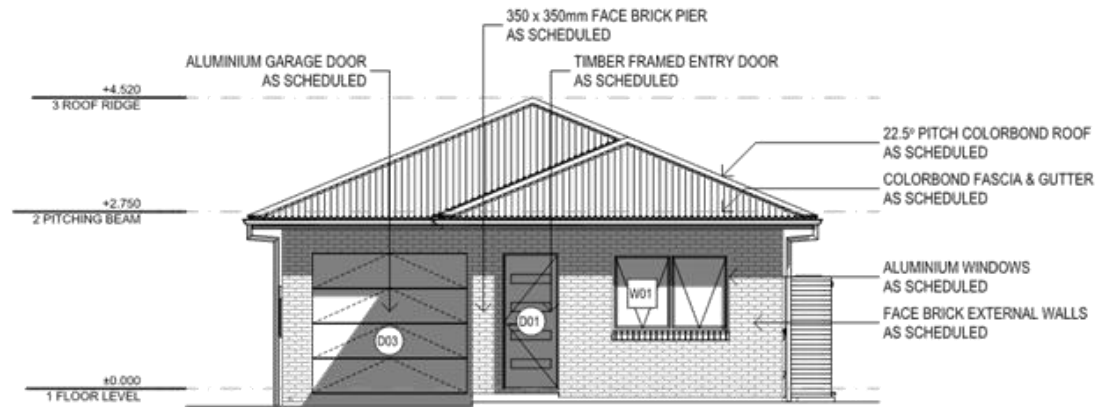
WESTWINDS 4B - TYPE A (LHS) : FLOOR PLAN

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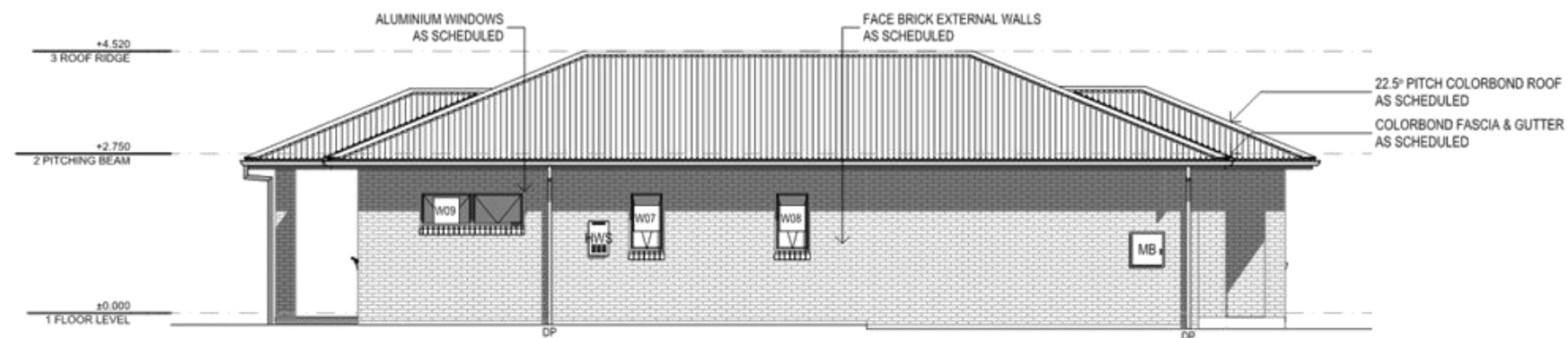
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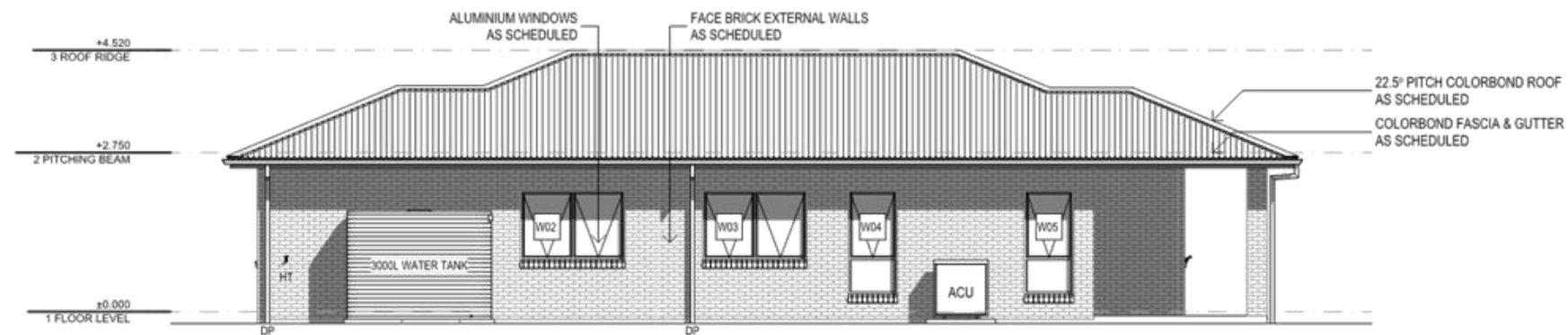
E01 FRONT ELEVATION
Scale 1:100



E02 REAR ELEVATION
Scale 1:100



E03 LEFT ELEVATION
Scale 1:100



E04 RIGHT ELEVATION
Scale 1:100

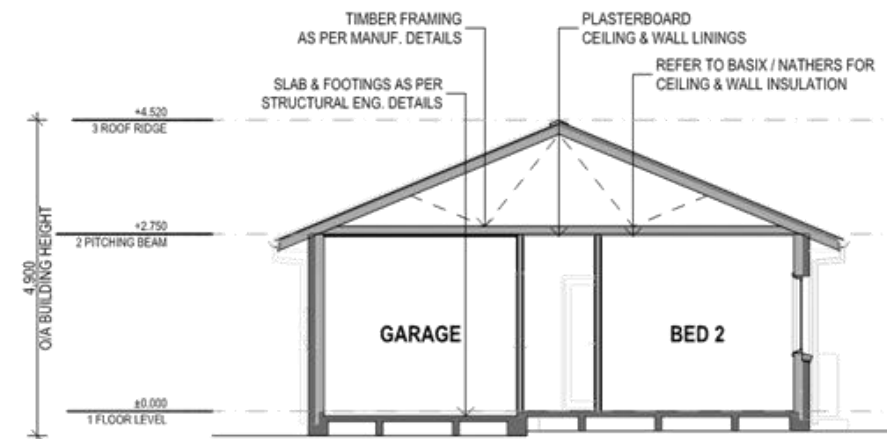
WESTWINDS 4B - TYPE A (LHS) : ELEVATIONS

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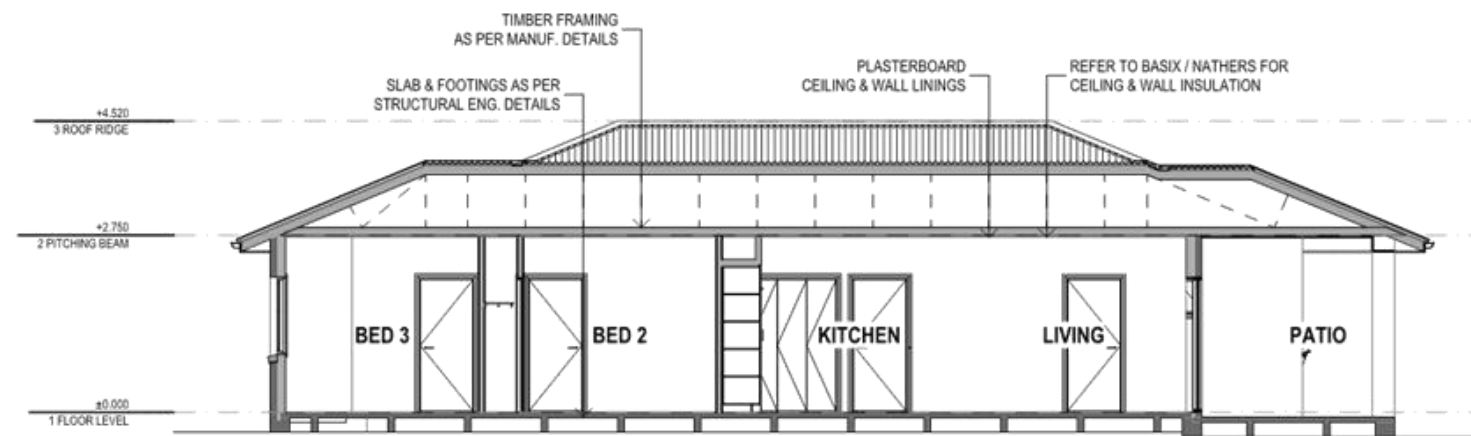


1:100 @ A3

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S01 SECTION AA
Scale 1:100



S02 SECTION BB
Scale 1:100

WESTWINDS 4B - TYPE A (LHS) : SECTIONS

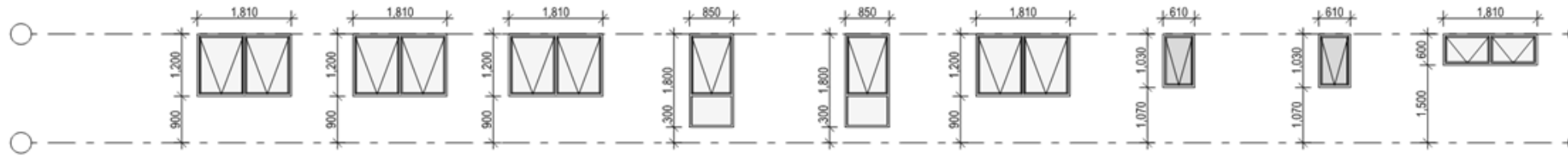
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WINDOW & DOOR NOTES

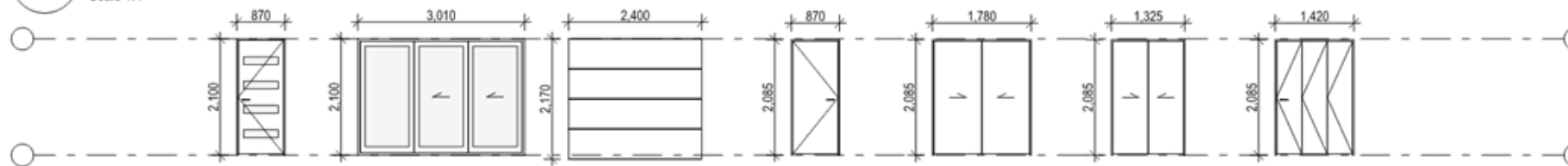


- NOTE:
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 2. DIMENSIONS REFER TO OPENING SIZES AND ARE NOMINAL ONLY
 3. ALL WINDOW FRAMES FOR SELECT POWDERCOAT FINISH
 4. ALL GLASS TO RELEVANT AUSTRALIAN STANDARDS
 5. SCHEDULE TO BE READ IN CONJUNCTION WITH FLOOR PLANS
 6. ALL GLAZING TO BE CLEAR, UNLESS NOTED OTHERWISE
 7. ALL WINDOWS TO BE SITE MEASURED PRIOR TO FABRICATION

WINDOW NO.	W01	W02	W03	W04	W05	W06	W07	W08	W09
QUANTITY	1	1	1	1	1	1	1	1	1
LOCATION	BED 3	BED 2	KITCHEN	LIVING	LIVING	BED 1	ENS	BATH	BED 1
WINDOW TYPE	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING
GLASS TYPE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	OBSCURE	OBSCURE	CLEAR
W x H	1,810x1,200	1,810x1,200	1,810x1,200	850x1,800	850x1,800	1,810x1,200	610x1,030	610x1,030	1,810x600
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED
U-VALUE	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS
SHGC	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS
COMMENTS	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S

1 WINDOW SCHEDULE

Scale 1:1



DOOR NO.	D01	D02	D03	D04	D05	D06	D07
Quantity	1	1	1	7	1	2	1
LOCATION	ENTRY	LIVING	GARAGE	INTERNAL	INTERNAL	INTERNAL	INTERNAL
DOOR TYPE	SINGLE SWING	STACKING	OVERHEAD FOLDING	SINGLE SWING	ROBE SLIDING	ROBE SLIDING	BI-FOLD
GLASS TYPE	CLEAR	CLEAR	N/A	N/A	N/A	N/A	N/A
NOMINAL W x H	870x2,100	3,010x2,100	2,400x2,170	870x2,085	1,780x2,085	1,325x2,085	1,420x2,085
LEAF SIZE W x H	820 x 2,040	N/A	N/A	820 x 2,040	MADE-TO-MEASURE	MADE-TO-MEASURE	MADE-TO-MEASURE
LEAF TYPE	SOLID CORE	GLAZED	ALUMINIUM	HOLLOW CORE	HOLLOW CORE	HOLLOW CORE	HOLLOW CORE
LEAF FINISH	STAINED	N/A	POWERCOATED	PAINTED	PAINTED	PAINTED	PAINTED
FRAME TYPE	TIMBER	ALUMINIUM	ALUMINIUM	TIMBER	TIMBER	TIMBER	TIMBER
FRAME FINISH	STAINED	POWDERCOATED	POWDERCOATED	PAINTED	PAINTED	PAINTED	PAINTED
U-VALUE	REFER TO NATHERS	REFER TO NATHERS	---	---	---	---	---
SHGC	REFER TO NATHERS	REFER TO NATHERS	---	---	---	---	---
COMMENTS	FLYSCREEN/S	FLYSCREEN/S	---	---	---	---	---

2 DOOR SCHEDULE

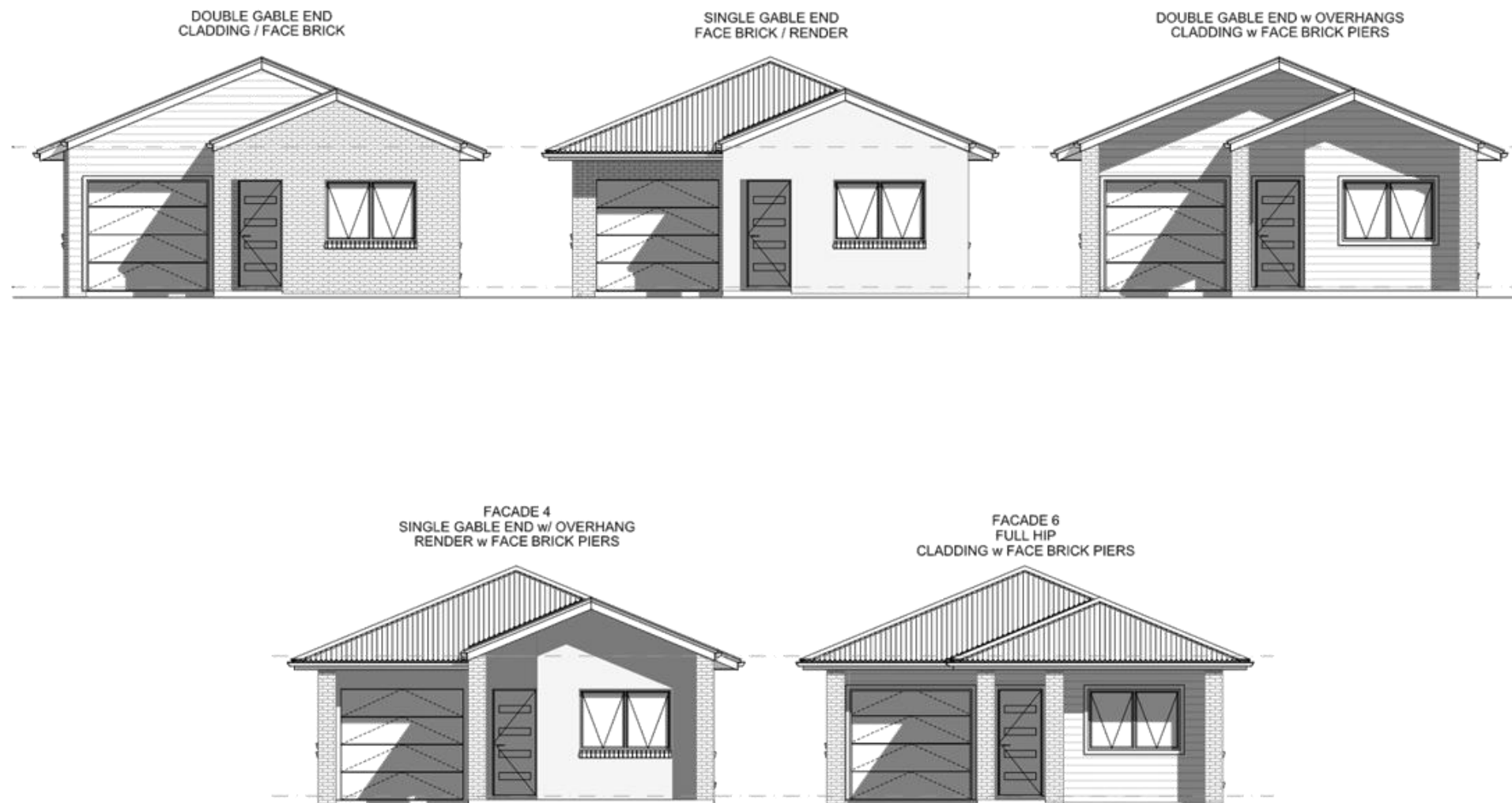
Scale 1:1

WESTWINDS 4B - TYPE A (LHS) : WINDOW & DOOR SCHEDULES

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1:1, 1:100 @ A3



WESTWINDS 4B - TYPE A (LHS) : FACADES

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1:100 @ A3

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BL ARCHITECTURAL DRAWING SCHEDULE **REV**

BL000	COVER SHEET	C
BL101	FLOOR PLAN	C
BL201	ELEVATIONS	C
BL202	SECTIONS	C
BL301	WINDOW & DOOR SCHEDULES	C
BL401	FACADES	C

BUILDING AREAS

BUILDING - PORCH	1.39
BUILDING - PATIO	13.62
BUILDING - GARAGE	18.60
BUILDING - LIVING	93.88
	127.49 m²

COMPLIANCE AREAS

COMPLIANCE - GROSS FLOOR AREA	101.45
COMPLIANCE - TOTAL FLOOR AREA	127.49
COMPLIANCE - ROOF AREA	151.30

BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES	
SHOWER HEADS	4 STAR (>4.5 BUT <= 6L/MIN)
KITCHEN TAPS	5 STAR
TOILETS	5 STAR
BATHROOM TAPS	5 STAR

THERMAL COMMITMENTS

HOT WATER	GAS INSTANTANEOUS 5 STAR
------------------	-----------------------------

VENTILATION

BATHROOM	FAN DUCTED INTERLOCKED TO LIGHT
KITCHEN	FAN DUCTED MANUAL ON/OFF
LAUNDRY	FAN DUCTED INTERLOCKED TO LIGHT

APPLIANCES

	ELECTRIC COOKTOP ELECTRIC OVEN
--	-----------------------------------

NATURAL LIGHTING

	ALL BATHROOMS KITCHEN
--	--------------------------

OTHER COMMITMENTS

OUTDOOR CLOTHESLINE	YES
ALTERNATIVE ENERGY	N/A

INSULATION SPECIFICATIONS

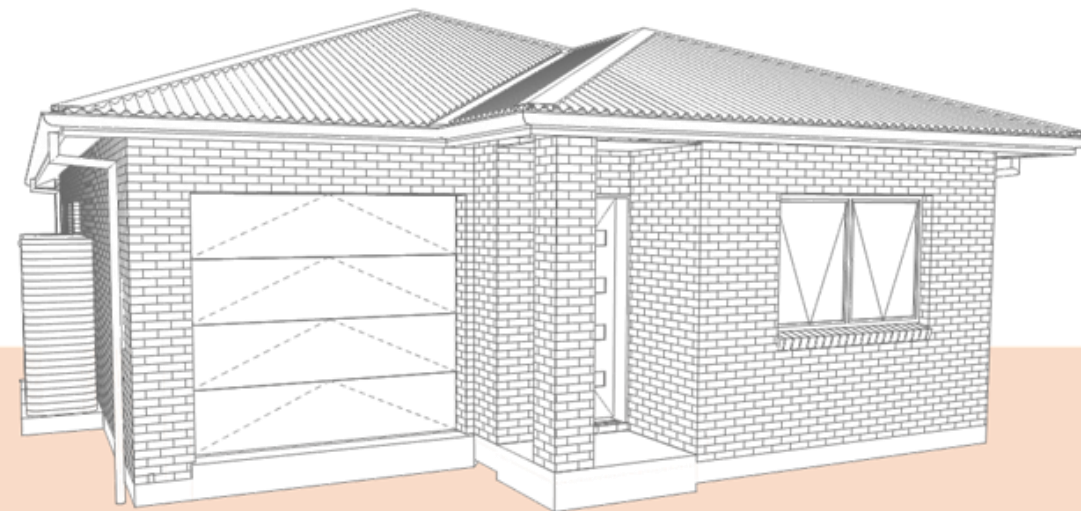
EXTERNAL WALL	R2.5
INTERNAL WALL	R2.5 (GARAGE & WET AREAS)
CEILING	R5.0
ROOF	SARKING
FLOOR	N/A

GLAZING SPECIFICATIONS

WINDOWS	4.83 U-VALUE / 0.53 SHGC
SLIDING / STACKER DOORS	2.67 U-VALUE / 0.53 SHGC

CEILING PENETRATIONS

ALL DOWNLIGHTS ARE IC RATED AND SEALED
ALL EXHAUST FAN PENETRATIONS ARE SEALED



WESTWINDS 4B - TYPE B (LHS)
LOT 423/-/DP1282721 BREEZE ROAD ORANGE NSW 2800

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- (A) ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979;
- (B) ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS 2000;
- (C) COPYRIGHT ACT 1968;
- (D) GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT 2009;
- (E) PRIVACY AND PERSONAL INFORMATION PROTECTION ACT 1998.

PLEASE NOTE THAT PUBLIC ACCESS TO PLANS IS SUBJECT TO THE FOLLOWING:
INTERNAL FLOOR PLANS WILL ONLY BE DISCLOSED TO PERSONS WHO HAVE A GENUINE, REAL AND DEMONSTRABLE INTEREST IN SEEING SUCH INFORMATION AND WHO CAN DEMONSTRATE A DIRECT POTENTIAL EFFECT UPON THEM BY BEING WITHIN THE SPHERE OF INFLUENCE OF THE RESIDENTIAL COMPONENTS OF A DEVELOPMENT OR IF THE HOME OWNER'S WRITTEN CONSENT CAN BE PROVIDED.

COPIES OF ALL PLANS ARE NOT AVAILABLE WITHOUT THE WRITTEN CONSENT OF THE COPYRIGHT OWNER (ARCHITECT).



1 GROUND FLOOR
Scale 1:100

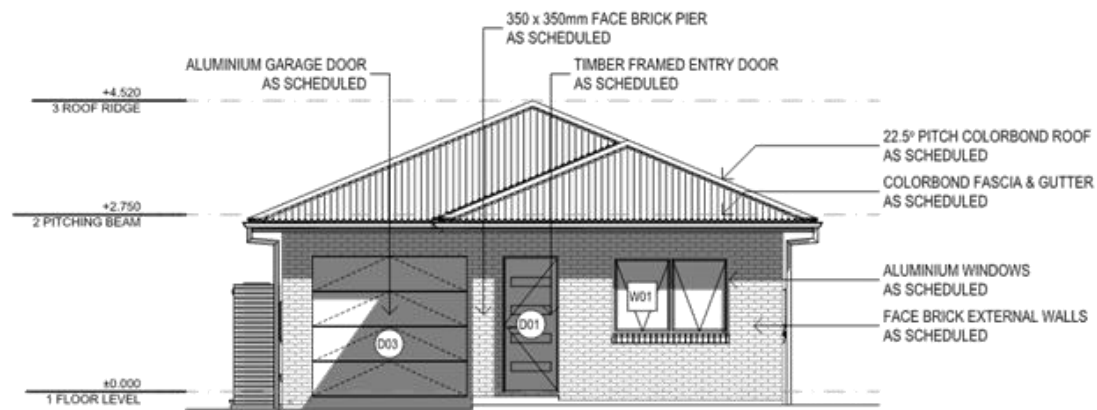
WESTWINDS 4B - TYPE B (LHS) : FLOOR PLAN

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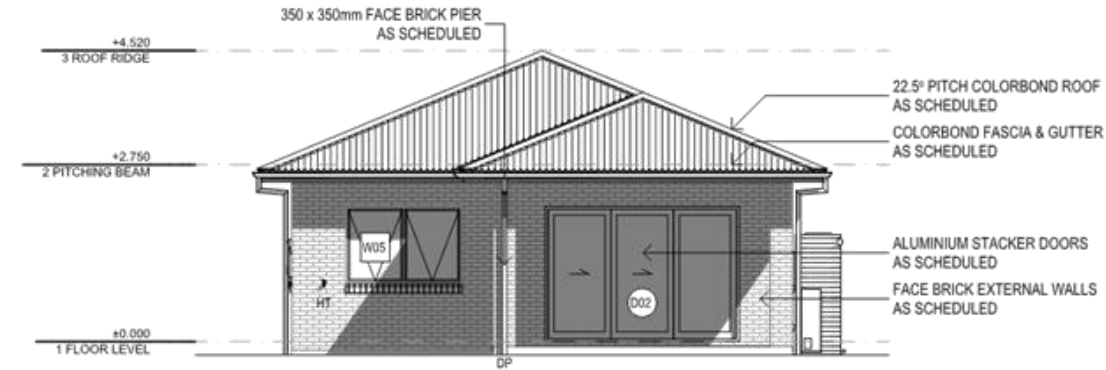


1:100 @ A3

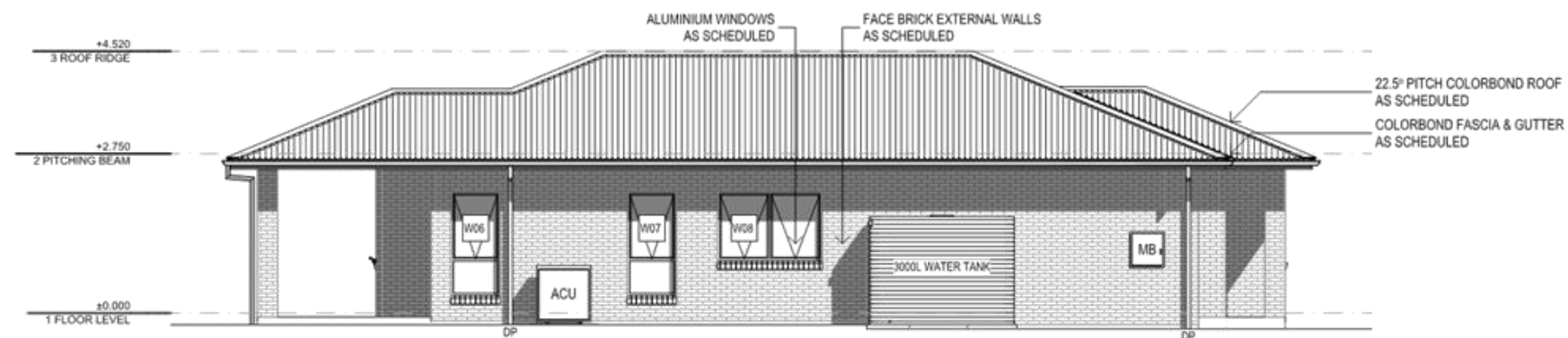
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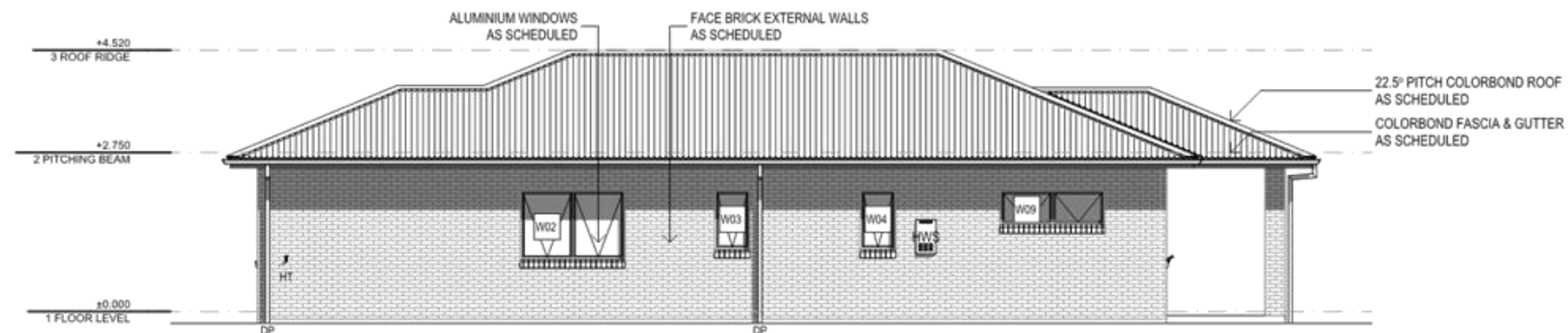
E01 FRONT ELEVATION
Scale 1:100



E02 REAR ELEVATION
Scale 1:100



E03 LEFT ELEVATION
Scale 1:100



E04 RIGHT ELEVATION
Scale 1:100

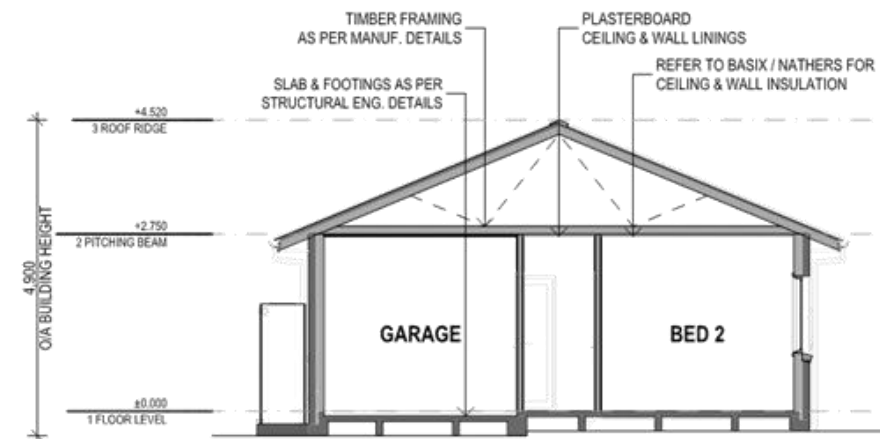
WESTWINDS 4B - TYPE B (LHS) : ELEVATIONS

14692 - BL201 - Rev C - COUNCIL RFI ISSUE - 03 October 2025
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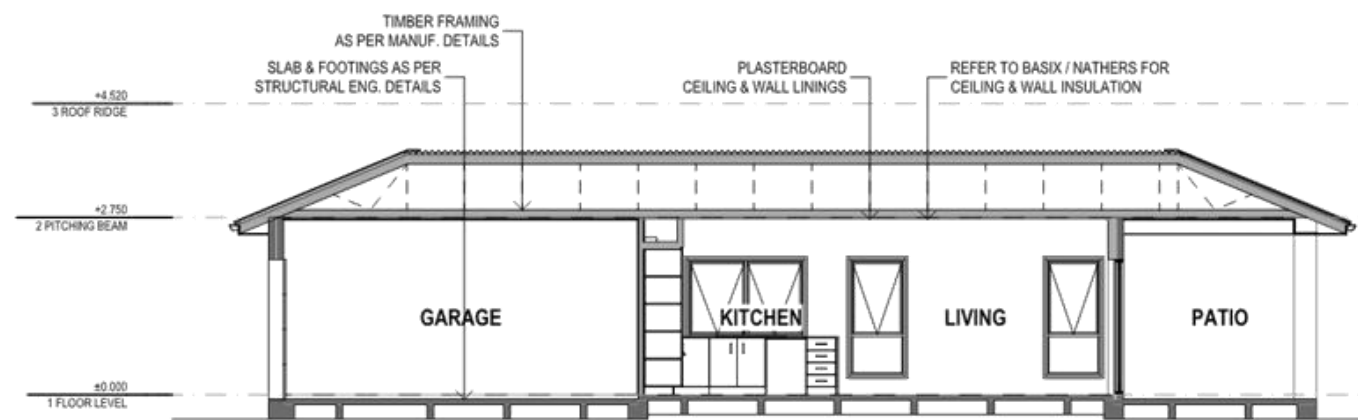


1:100 @ A3

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S01 SECTION AA
Scale 1:100



S02 SECTION BB
Scale 1:100

WESTWINDS 4B - TYPE B (LHS) : SECTIONS

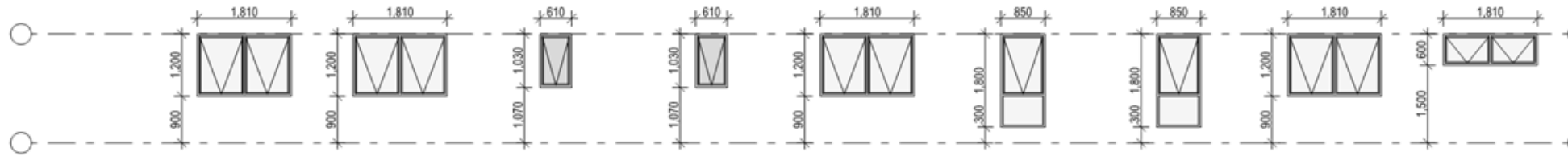
14692 - BL202 - Rev C - COUNCIL RFI ISSUE - 03 October 2025
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1:100 @ A3

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Innovation
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WINDOW & DOOR NOTES

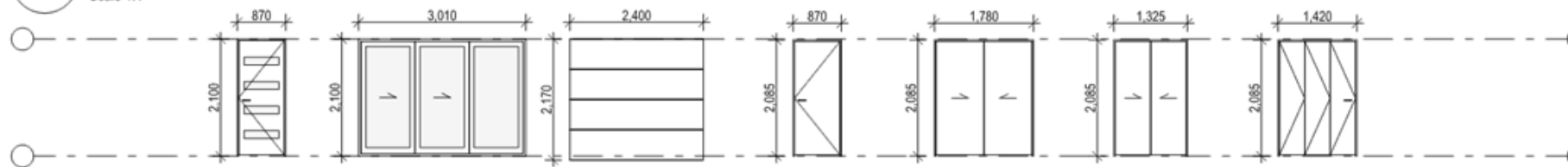


- NOTE:
1. ALL WINDOWS AS VIEWED FROM OUTSIDE
 2. DIMENSIONS REFER TO OPENING SIZES AND ARE NOMINAL ONLY
 3. ALL WINDOW FRAMES FOR SELECT POWDERCOAT FINISH
 4. ALL GLASS TO RELEVANT AUSTRALIAN STANDARDS
 5. SCHEDULE TO BE READ IN CONJUNCTION WITH FLOOR PLANS
 6. ALL GLAZING TO BE CLEAR, UNLESS NOTED OTHERWISE
 7. ALL WINDOWS TO BE SITE MEASURED PRIOR TO FABRICATION

WINDOW NO.	W01	W02	W03	W04	W05	W06	W07	W08	W09
QUANTITY	1	1	1	1	1	1	1	1	1
LOCATION	BED 3	BED 2	BATH	ENS	BED 1	LIVING	LIVING	KITCHEN	BED 1
WINDOW TYPE	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING
GLASS TYPE	CLEAR	CLEAR	OBSCURE	OBSCURE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
W x H	1,810x1,200	1,810x1,200	610x1,030	610x1,030	1,810x1,200	850x1,800	850x1,800	1,810x1,200	1,810x600
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED
U-VALUE	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS
SHGC	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS
COMMENTS	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S

1 WINDOW SCHEDULE

Scale 1:1



DOOR NO.	D01	D02	D03	D04	D05	D06	D07
Quantity	1	1	1	7	1	2	1
LOCATION	ENTRY	LIVING	GARAGE	INTERNAL	INTERNAL	INTERNAL	INTERNAL
DOOR TYPE	SINGLE SWING	STACKING	OVERHEAD FOLDING	SINGLE SWING	ROBE SLIDING	ROBE SLIDING	BI-FOLD
GLASS TYPE	CLEAR	CLEAR	N/A	N/A	N/A	N/A	N/A
NOMINAL W x H	870x2,100	3,010x2,100	2,400x2,170	870x2,085	1,780x2,085	1,325x2,085	1,420x2,085
LEAF SIZE W x H	820 x 2,040	N/A	N/A	820 x 2,040	MADE-TO-MEASURE	MADE-TO-MEASURE	MADE-TO-MEASURE
LEAF TYPE	SOLID CORE	GLAZED	ALUMINIUM	HOLLOW CORE	HOLLOW CORE	HOLLOW CORE	HOLLOW CORE
LEAF FINISH	STAINED	N/A	POWERCOATED	PAINTED	PAINTED	PAINTED	PAINTED
FRAME TYPE	TIMBER	ALUMINIUM	ALUMINIUM	TIMBER	TIMBER	TIMBER	TIMBER
FRAME FINISH	STAINED	POWDERCOATED	POWDERCOATED	PAINTED	PAINTED	PAINTED	PAINTED
U-VALUE	REFER TO NATHERS	REFER TO NATHERS	---	---	---	---	---
SHGC	REFER TO NATHERS	REFER TO NATHERS	---	---	---	---	---
COMMENTS	FLYSCREEN/S	FLYSCREEN/S	---	---	---	---	---

2 DOOR SCHEDULE

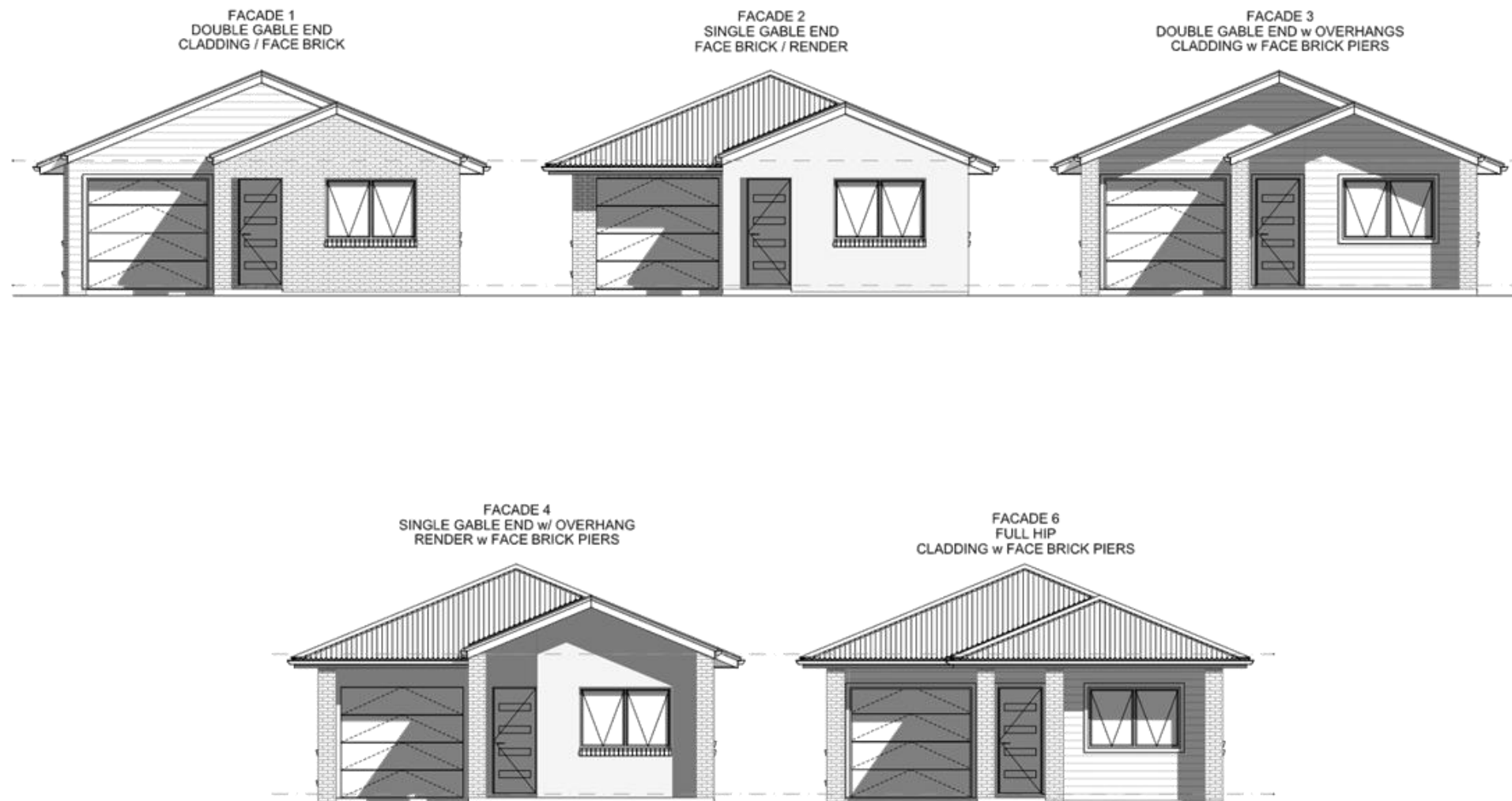
Scale 1:1

WESTWINDS 4B - TYPE B (LHS) : WINDOW & DOOR SCHEDULES

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1:1, 1:100 @ A3



WESTWINDS 4B - TYPE B (LHS) : FACADES

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1:100 @ A3

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BR ARCHITECTURAL DRAWING SCHEDULE REV

BR000 COVER SHEET	C
BR101 FLOOR PLAN	C
BR201 ELEVATIONS	C
BR202 SECTIONS	C
BR301 WINDOW & DOOR SCHEDULES	C
BR401 FACADES	C

BUILDING AREAS

BUILDING - PORCH	1.39
BUILDING - PATIO	13.62
BUILDING - GARAGE	18.60
BUILDING - LIVING	93.88
	127.49 m²

COMPLIANCE AREAS

COMPLIANCE - GROSS FLOOR AREA	101.45
COMPLIANCE - TOTAL FLOOR AREA	127.49
COMPLIANCE - ROOF AREA	151.30

BASIX COMMITMENTS

WATER COMMITMENTS

FIXTURES	
SHOWER HEADS	4 STAR (>4.5 BUT ≤ 6L/MIN)
KITCHEN TAPS	5 STAR
TOILETS	5 STAR
BATHROOM TAPS	5 STAR

THERMAL COMMITMENTS

HOT WATER	GAS INSTANTANEOUS 5 STAR
VENTILATION	
BATHROOM	FAN DUCTED INTERLOCKED TO LIGHT
KITCHEN	FAN DUCTED MANUAL ON/OFF
LAUNDRY	FAN DUCTED INTERLOCKED TO LIGHT
APPLIANCES	ELECTRIC COOKTOP ELECTRIC OVEN
NATURAL LIGHTING	ALL BATHROOMS KITCHEN

OTHER COMMITMENTS

OUTDOOR CLOTHESLINE	YES
ALTERNATIVE ENERGY	N/A

INSULATION SPECIFICATIONS

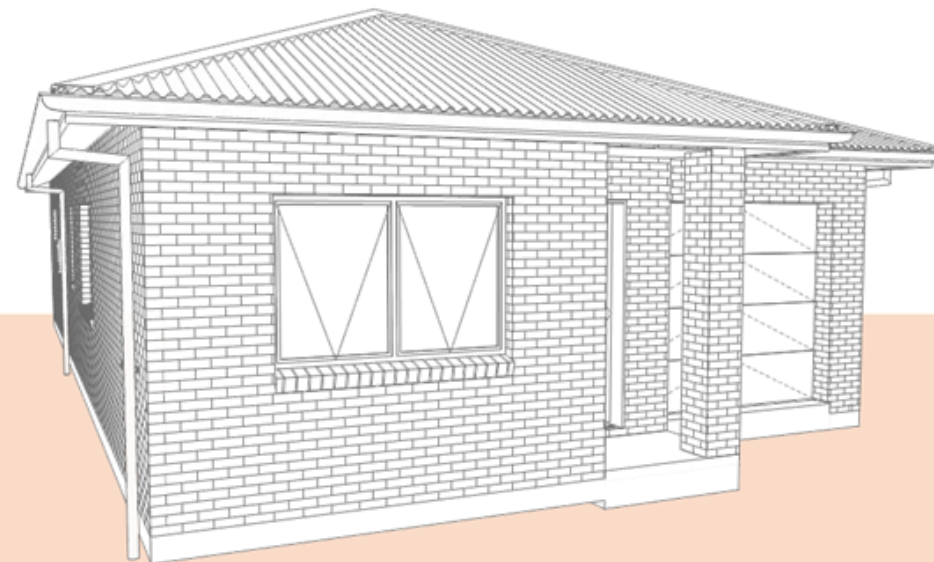
EXTERNAL WALL	R2.5
INTERNAL WALL	R2.5 (GARAGE & WET AREAS)
CEILING	R5.0
ROOF	SARKING
FLOOR	N/A

GLAZING SPECIFICATIONS

WINDOWS	4.83 U-VALUE / 0.53 SHGC
SLIDING / STACKER DOORS	2.67 U-VALUE / 0.53 SHGC

CEILING PENETRATIONS

ALL DOWNLIGHTS ARE IC RATED AND SEALED
ALL EXHAUST FAN PENETRATIONS ARE SEALED



WESTWINDS 4B - TYPE B (RHS)
LOT 423/-/DP1282721 BREEZE ROAD ORANGE NSW 2800

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- (B) ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATIONS 2000;
- (C) COPYRIGHT ACT 1968;
- (D) GOVERNMENT INFORMATION (PUBLIC ACCESS) ACT 2009;
- (E) PRIVACY AND PERSONAL INFORMATION PROTECTION ACTION ACT 1998.

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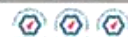
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1 GROUND FLOOR
Scale 1:100

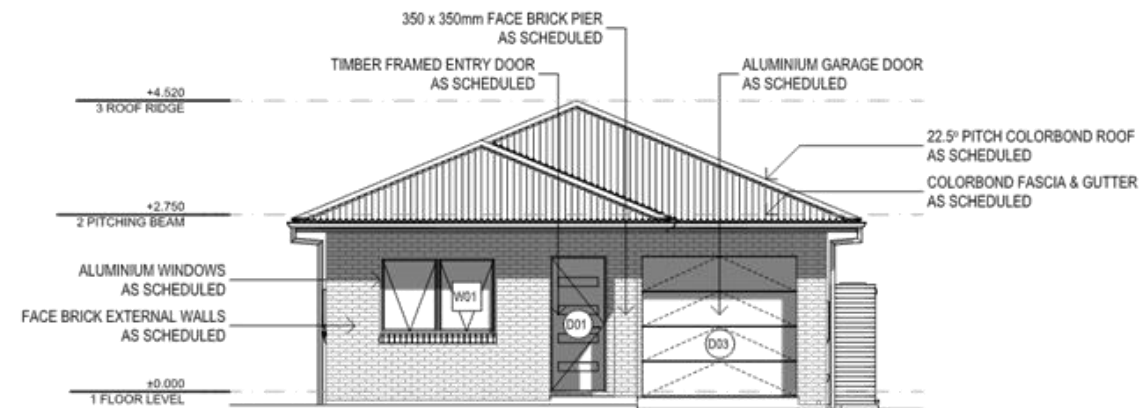
WESTWINDS 4B - TYPE B (RHS) : FLOOR PLAN

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1:100 @ A3

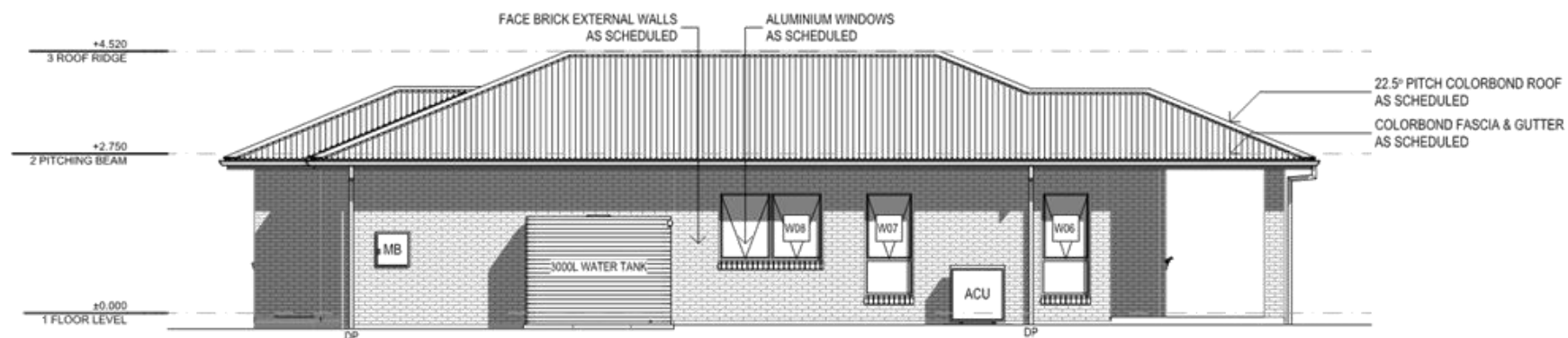
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Inspiration



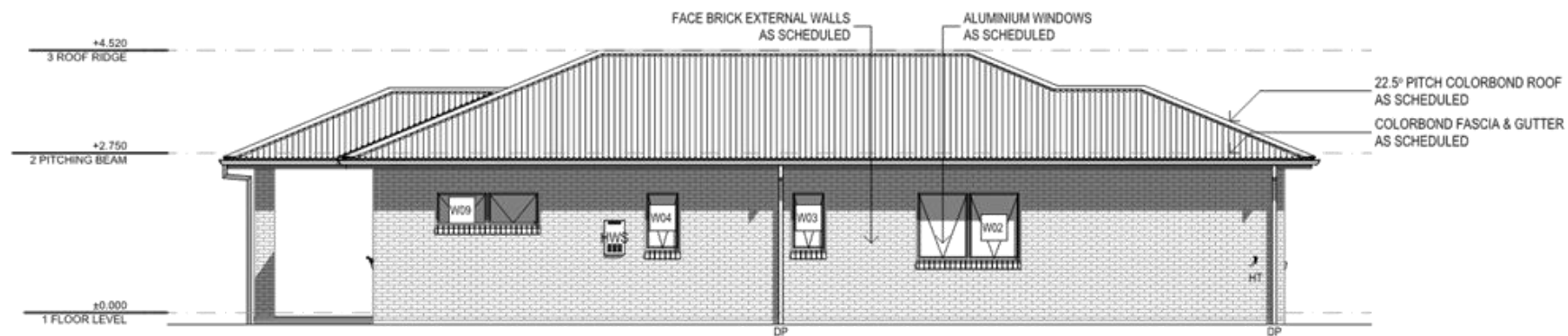
E01 FRONT ELEVATION
Scale 1:100



E02 REAR ELEVATION
Scale 1:100



E03 LEFT ELEVATION
Scale 1:100



E04 RIGHT ELEVATION
Scale 1:100

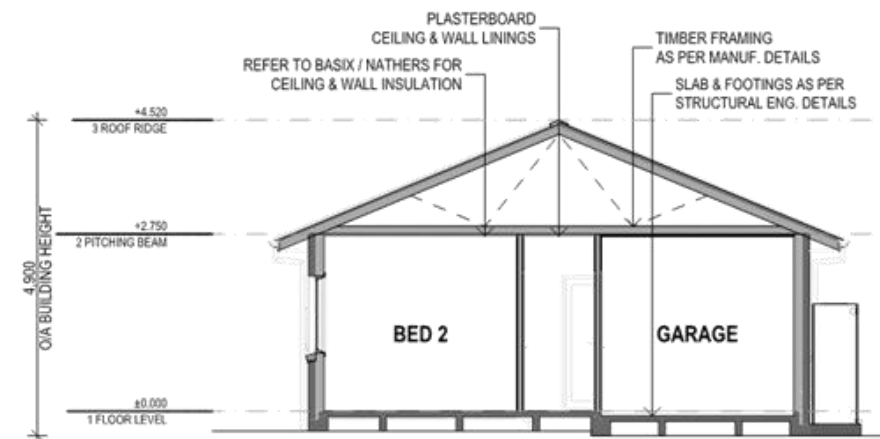
WESTWINDS 4B - TYPE B (RHS) : ELEVATIONS

14692 - BR201 - Rev C - COUNCIL RFI ISSUE - 03 October 2025
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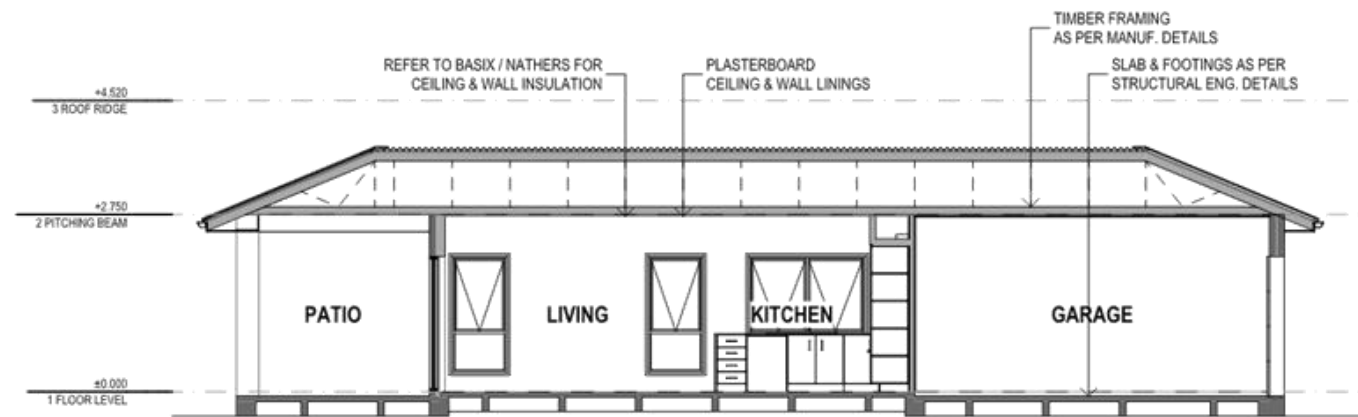


1:100 @ A3

EJE Integrity
Innovation
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S01 SECTION AA
Scale 1:100



S02 SECTION BB
Scale 1:100

WESTWINDS 4B - TYPE B (RHS) : SECTIONS

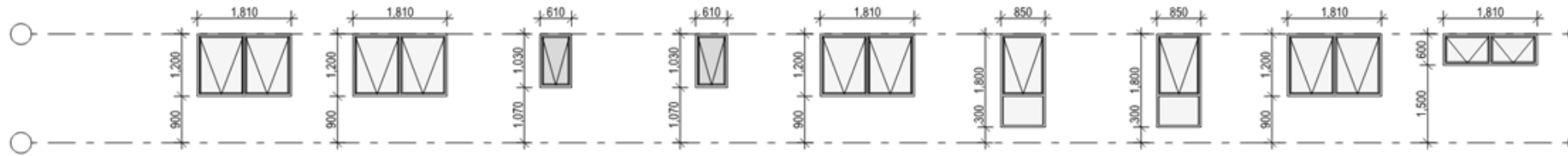
14692 - BR202 - Rev C - COUNCIL RFI ISSUE - 03 October 2025
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1:100 @ A3

EJE Integrity
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WINDOW & DOOR NOTES

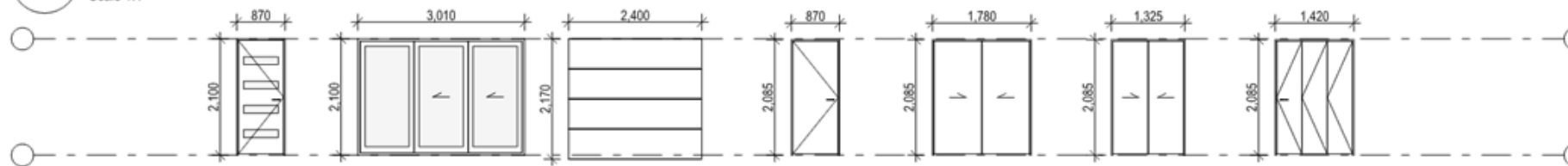


- NOTE:
1. ALL WINDOWS AS VIEWED FROM OUTSIDE
 2. DIMENSIONS REFER TO OPENING SIZES AND ARE NOMINAL ONLY
 3. ALL WINDOW FRAMES FOR SELECT POWDERCOAT FINISH
 4. ALL GLASS TO RELEVANT AUSTRALIAN STANDARDS
 5. SCHEDULE TO BE READ IN CONJUNCTION WITH FLOOR PLANS
 6. ALL GLAZING TO BE CLEAR, UNLESS NOTED OTHERWISE
 7. ALL WINDOWS TO BE SITE MEASURED PRIOR TO FABRICATION

WINDOW NO.	W01	W02	W03	W04	W05	W06	W07	W08	W09
QUANTITY	1	1	1	1	1	1	1	1	1
LOCATION	BED 3	BED 2	BATH	ENS	BED 1	LIVING	LIVING	KITCHEN	BED 1
WINDOW TYPE	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING	AWNING
GLASS TYPE	CLEAR	CLEAR	OBSCURE	OBSCURE	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
W x H	1,810x1,200	1,810x1,200	610x1,030	610x1,030	1,810x1,200	850x1,800	850x1,800	1,810x1,200	1,810x600
FRAME TYPE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FRAME FINISH	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED	POWDERCOATED
U-VALUE	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS
SHGC	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS	REFER TO NATHERS
COMMENTS	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S	FLYSCREEN/S

1 WINDOW SCHEDULE

Scale 1:1



DOOR NO.	D01	D02	D03	D04	D05	D06	D07
Quantity	1	1	1	7	1	2	1
LOCATION	ENTRY	LIVING	GARAGE	INTERNAL	INTERNAL	INTERNAL	INTERNAL
DOOR TYPE	SINGLE SWING	STACKING	OVERHEAD FOLDING	SINGLE SWING	ROBE SLIDING	ROBE SLIDING	BI-FOLD
GLASS TYPE	CLEAR	CLEAR	N/A	N/A	N/A	N/A	N/A
NOMINAL W x H	870x2,100	3,010x2,100	2,400x2,170	870x2,085	1,780x2,085	1,325x2,085	1,420x2,085
LEAF SIZE W x H	820 x 2,040	N/A	N/A	820 x 2,040	MADE-TO-MEASURE	MADE-TO-MEASURE	MADE-TO-MEASURE
LEAF TYPE	SOLID CORE	GLAZED	ALUMINIUM	HOLLOW CORE	HOLLOW CORE	HOLLOW CORE	HOLLOW CORE
LEAF FINISH	STAINED	N/A	POWERCOATED	PAINTED	PAINTED	PAINTED	PAINTED
FRAME TYPE	TIMBER	ALUMINIUM	ALUMINIUM	TIMBER	TIMBER	TIMBER	TIMBER
FRAME FINISH	STAINED	POWDERCOATED	POWDERCOATED	PAINTED	PAINTED	PAINTED	PAINTED
U-VALUE	REFER TO NATHERS	REFER TO NATHERS	---	---	---	---	---
SHGC	REFER TO NATHERS	REFER TO NATHERS	---	---	---	---	---
COMMENTS	FLYSCREEN/S	FLYSCREEN/S	---	---	---	---	---

2 DOOR SCHEDULE

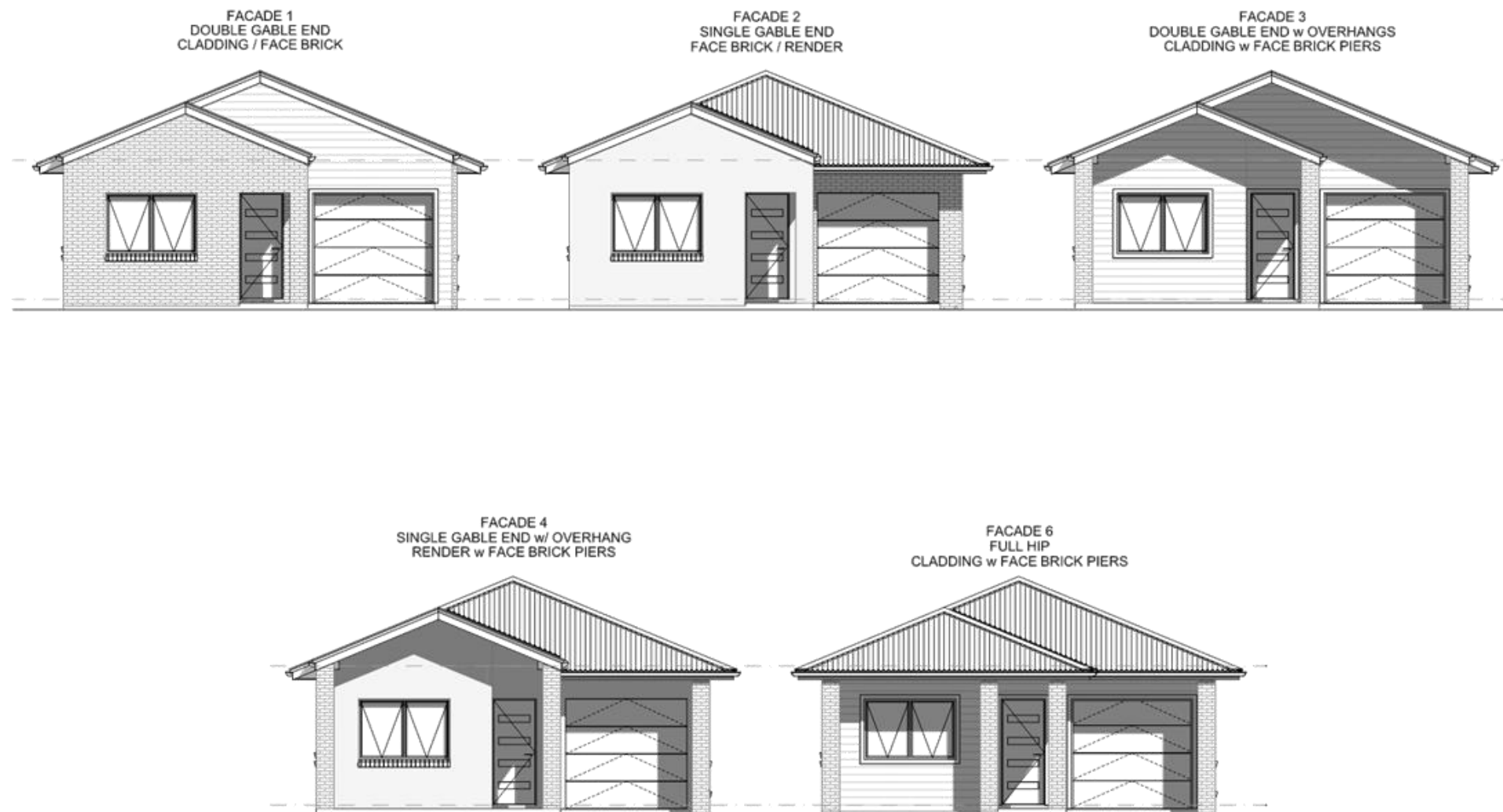
Scale 1:1

WESTWINDS 4B - TYPE B (RHS) : WINDOW & DOOR SCHEDULES

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1:1, 1:100 @ A3



WESTWINDS 4B - TYPE B (RHS) : FACADES

14692 - BR401 - Rev C - COUNCIL RFI ISSUE - 03 October 2025
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1:100 @ A3

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SD ARCHITECTURAL DRAWING SCHEDULE REV

SD00	COVER SHEET	E
SD01	LOCATION PLAN	D
SD02	SITE ANALYSIS	D
SD03	PLANNING ANALYSIS	D
SD04	SUBDIVISION PLAN	E
SD05	SITE PLAN	H
SD06	COMPLIANCE PLAN	F
SD07	INTERNAL STREETSCAPE ELEVATIONS	G
SD08	COLOUR SCHEMES	D
SD09	LOT PLANS 403-404	E
SD10	LOT PLANS 405-411	E
SD11	LOT PLANS 412-417	E
SD12	LOT PLANS 418-420	E
SD13	EXTERNAL STREETSCAPE ELEVATIONS	D
SD14	EXTERNAL STREETSCAPE 3D VIEWS	A

AL ARCHITECTURAL DRAWING SCHEDULE REV

AL000	COVER SHEET	C
AL101	FLOOR PLAN	C
AL201	ELEVATIONS	C
AL202	SECTIONS	C
AL301	WINDOW & DOOR SCHEDULES	C
AL401	FACADES	C

AR ARCHITECTURAL DRAWING SCHEDULE REV

AR000	COVER SHEET	C
AR101	FLOOR PLAN	C
AR201	ELEVATIONS	C
AR202	SECTIONS	C
AR301	WINDOW & DOOR SCHEDULES	C
AR401	FACADES	C

BL ARCHITECTURAL DRAWING SCHEDULE REV

BL000	COVER SHEET	C
BL101	FLOOR PLAN	C
BL201	ELEVATIONS	C
BL202	SECTIONS	C
BL301	WINDOW & DOOR SCHEDULES	C
BL401	FACADES	C

BR ARCHITECTURAL DRAWING SCHEDULE REV

BR000	COVER SHEET	C
BR101	FLOOR PLAN	C
BR201	ELEVATIONS	C
BR202	SECTIONS	C
BR301	WINDOW & DOOR SCHEDULES	C
BR401	FACADES	C



WESTWINDS ORANGE (STAGE4B) MDD
LOT 423/-/DP1282721 BREEZE ROAD ORANGE NSW 2800

EJE Integrity
Innovation
Inspiration

LOCATION PLAN

ADDRESS: BREEZE ROAD, ORANGE NSW 2800
 LOT/PLAN NO: LOT 423 DP1282721
 COUNCIL: ORANGE CITY COUNCIL



WESTWINDS ORANGE (STAGE 4B) MDD : LOCATION PLAN

14692 - SD01 - Rev D - 07 October 2025
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@ A3

EJE Integrity
 Innovation
 Inspiration

SITE ANALYSIS

- SITE BOUNDARY
- VEHICULAR ACCESS
- ~ NOISE GENERATORS
- ← TOPOGRAPHY DIRECTION
- ~ BUSHFIRE THREAT
- SEASONAL (SUMMER)
- SEASONAL (WINTER)



WESTWINDS ORANGE (STAGE 4B) MDD : SITE ANALYSIS

14692 - SD02 - Rev D - 07 October 2025
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1:1000 @ A3

EJE Integrity
Innovation
Inspiration



PLANNING ANALYSIS

SITE INFORMATION

PROPERTY ADDRESS BREEZE ROAD, ORANGE
LGA ORANGE CITY COUNCIL
LOT AND DP LOT 423, DP1282721
SITE AREA 15,075m²
CURRENT USE RESIDENTIAL

LEP CONSTRAINTS (OCC LEP 2011)

ZONING R1 GENERAL RESIDENTIAL
HEIGHT LIMIT N/A
FLOOR SPACE RATIO N/A
ACID SULFATE SOIL N/A
MINIMUM LOT SIZE 250m²
FLOODING N/A
HERITAGE N/A
BUSHFIRE (RFS) VEGETATION BUFFER
MINE SUBSIDENCE N/A

DCP CONSTRAINTS (OCC DCP 2012)

FRONT SETBACK MIN. 4.5m
GARAGE SETBACK MIN. 1.5m BEHIND FBL
SECONDARY SETBACK MIN. 2.0m
SIDE SETBACK MIN. 0.9m
REAR SEBACK MIN. UNSPECIFIED

CAR PARKING REQUIREMENTS

SMALL (<75m²) OR 1 BED 1.0 SPACES / UNIT
MEDIUM (75>110m²) OR 2 BED 1.2 SPACES / UNIT
LARGE (>110m²) OR 3 BED 1.5 SPACES / UNIT
VISITOR PARKING 0.2 SPACES / UNIT

GARAGE WIDTH MAX. 50% OF FACADE
SITE COVERAGE MAX. 60% OF SITE AREA
PRIVATE OPEN SPACE MIN. 50% OF GFA

OTHER RELEVANT PLANNING CONTROLS

BUILDING SUSTAINABILITY INDEX (BASIX)

BCA INFORMATION

BUILDING CLASSIFICATION CLASS 1
CONSTRUCTION TYPE TYPE C
HEALTH AND AMENITY NATURAL LIGHT / VENT.



ZONING - R1 GENERAL RESIDENTIAL



LOT SIZE MINIMUM - 250m²



BUSHFIRE PRONE LAND - VEGETATION BUFFER



HERITAGE - NIL



BIODIVERSITY VALUE - PLOUGHMANS CREEK

WESTWINDS ORANGE (STAGE 4B) MDD : PLANNING ANALYSIS

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@ A3

SUBDIVISION PLAN

- SITE BOUNDARY
- PROPOSED TORRENS TITLE LOTS
- PROPOSED COMMUNITY TITLE LOTS
TYPE A DWELLING
- PROPOSED COMMUNITY TITLE LOTS
TYPE B DWELLING
- PROPOSED COMMUNITY TITLE LOTS
COMMON SPACE
- PROPOSED COMMUNITY TITLE LOTS
INTERNAL / PRIVATE ROAD
- EXISTING TORRENS TITLE LOTS
- EASEMENT
- ASSET PROTECTION ZONE



WESTWINDS ORANGE (STAGE 4B) MDD : SUBDIVISION PLAN

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SITE PLAN

PROPOSED CIVIL RETAINING WALLS

REFER TO PREMISE #120219_09 DRAWINGS
FOR CIVIL DESIGN

- CONTRACTOR IS TO PROVIDE A SLEEPER (OR
SIMILAR) UNDER FENCES WHERE REQUIRED

- TURNDOWN BEAMS TO DWELLING TO BE
PROVIDED WHERE NEEDED

REFER TO TERRAS #14692.5 DRAWINGS
FOR COMMUNAL FACILITIES & LANDSCAPE DESIGN

REFER TO EJE #14692 TYPE PLAN DRAWINGS
FOR HOUSE & FACADE DESIGNS



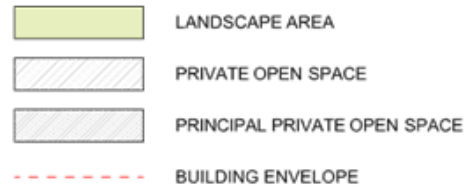
WESTWINDS ORANGE (STAGE 4B) MDD : SITE PLAN

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Innovation
Inspiration

COMPLIANCE PLAN



CAR PARKING PROPOSED	
PRIVATE PARKING	2 SPACES / UNIT
VISITOR PARKING	4 SPACES (0.2 x 18 UNITS)



WESTWINDS ORANGE (STAGE 4B) MDD : COMPLIANCE PLAN

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1:1000 @ A3

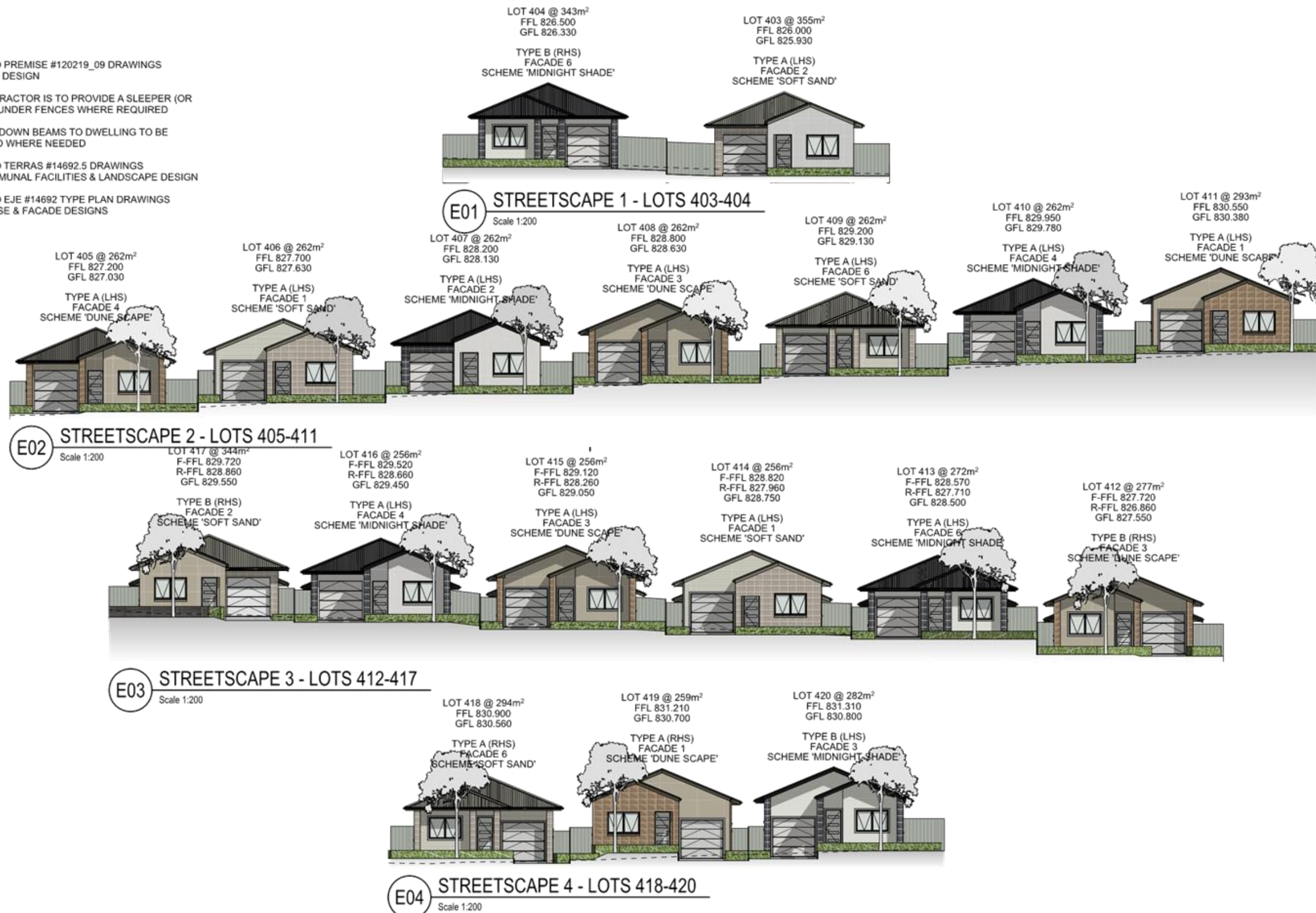
REFER TO PREMISE #120219_09 DRAWINGS
FOR CIVIL DESIGN

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SIMILAR) UNDER FENCES WHERE REQUIRED

- TURNDOWN BEAMS TO DWELLING TO BE
PROVIDED WHERE NEEDED

REFER TO TERRAS #14692.5 DRAWINGS
FOR COMMUNAL FACILITIES & LANDSCAPE DESIGN

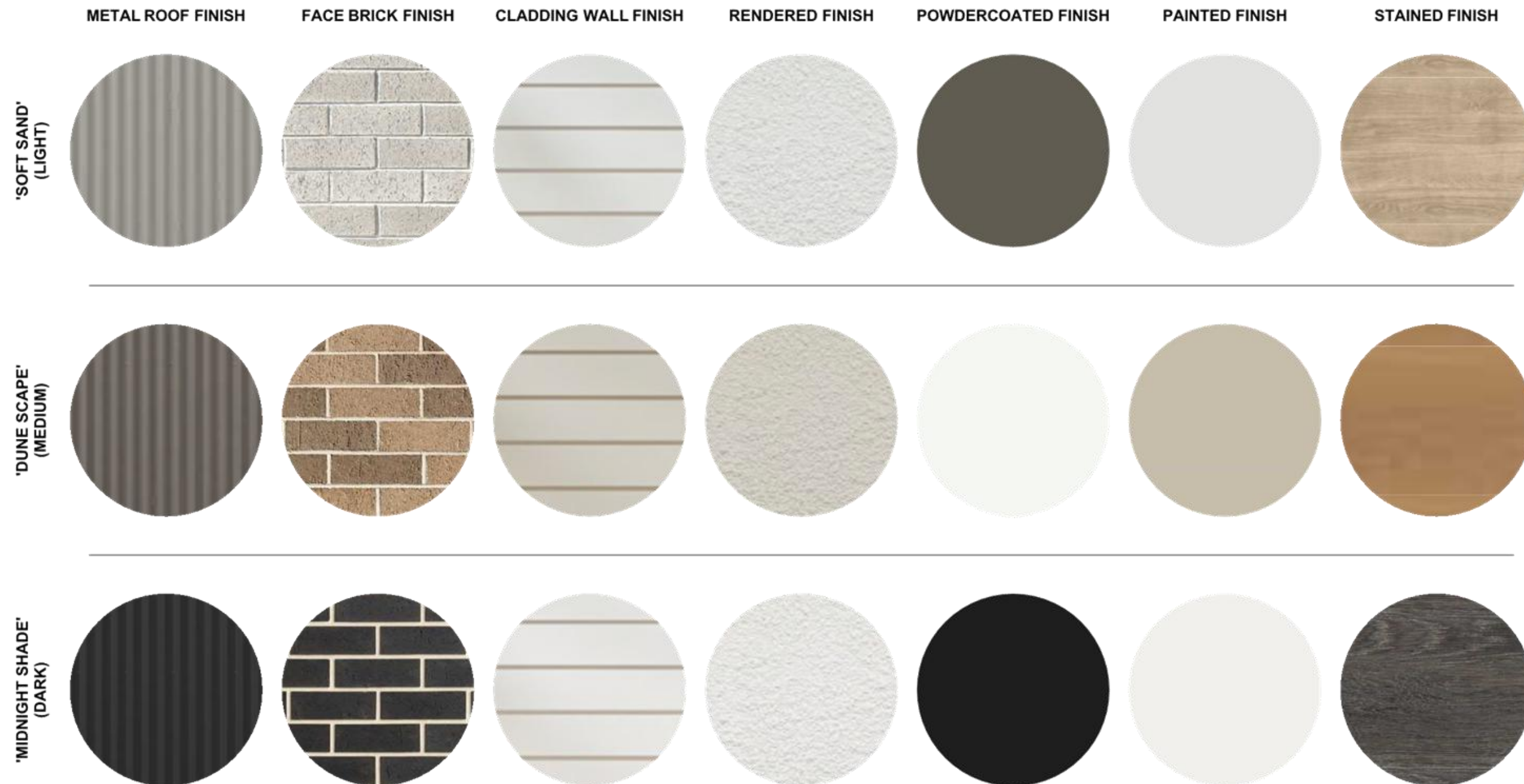
REFER TO EJE #14692 TYPE PLAN DRAWINGS
FOR HOUSE & FACADE DESIGNS



WESTWINDS ORANGE (STAGE 4B) MDD : INTERNAL STREETScape ELEVATIONS

14692 - SD07 - Rev G - 07 October 2025
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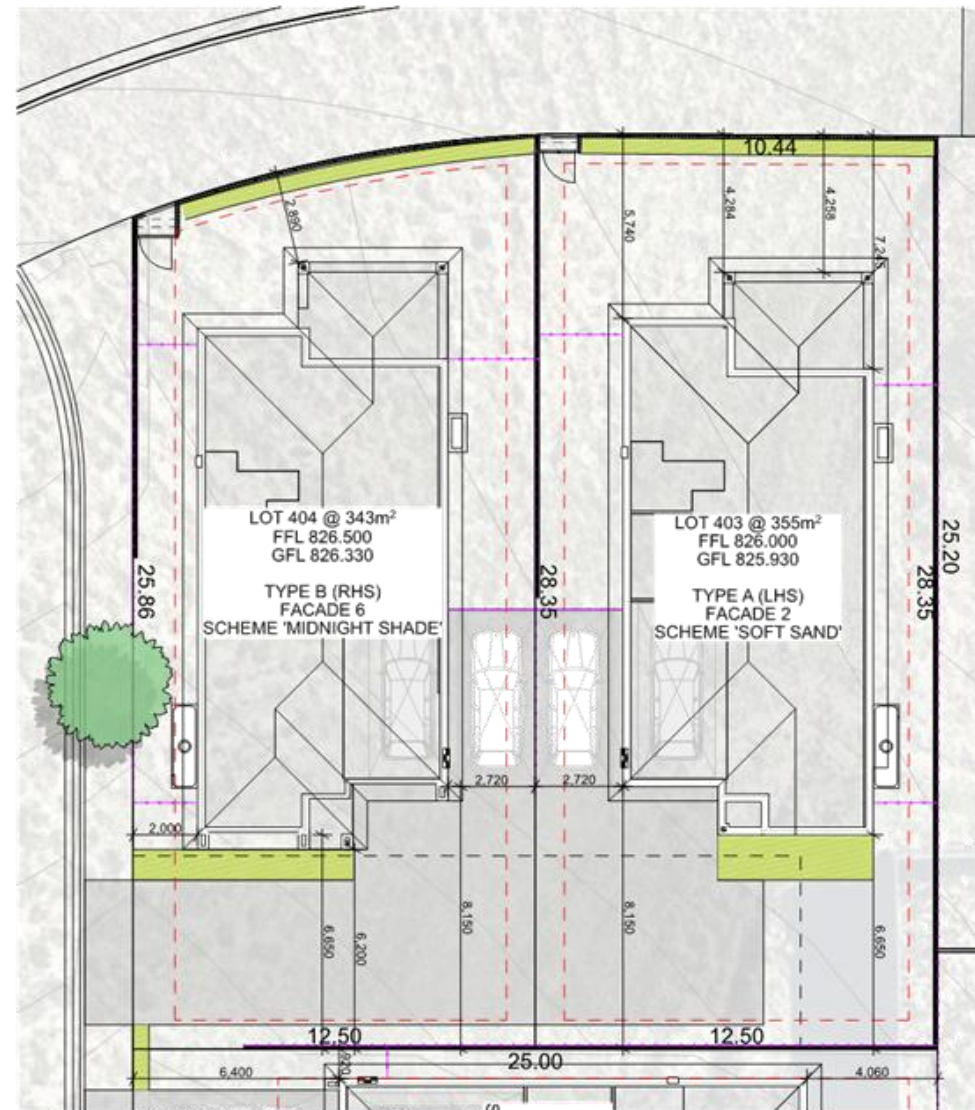
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WESTWINDS ORANGE (STAGE 4B) MDD : COLOUR SCHEMES

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@ A3



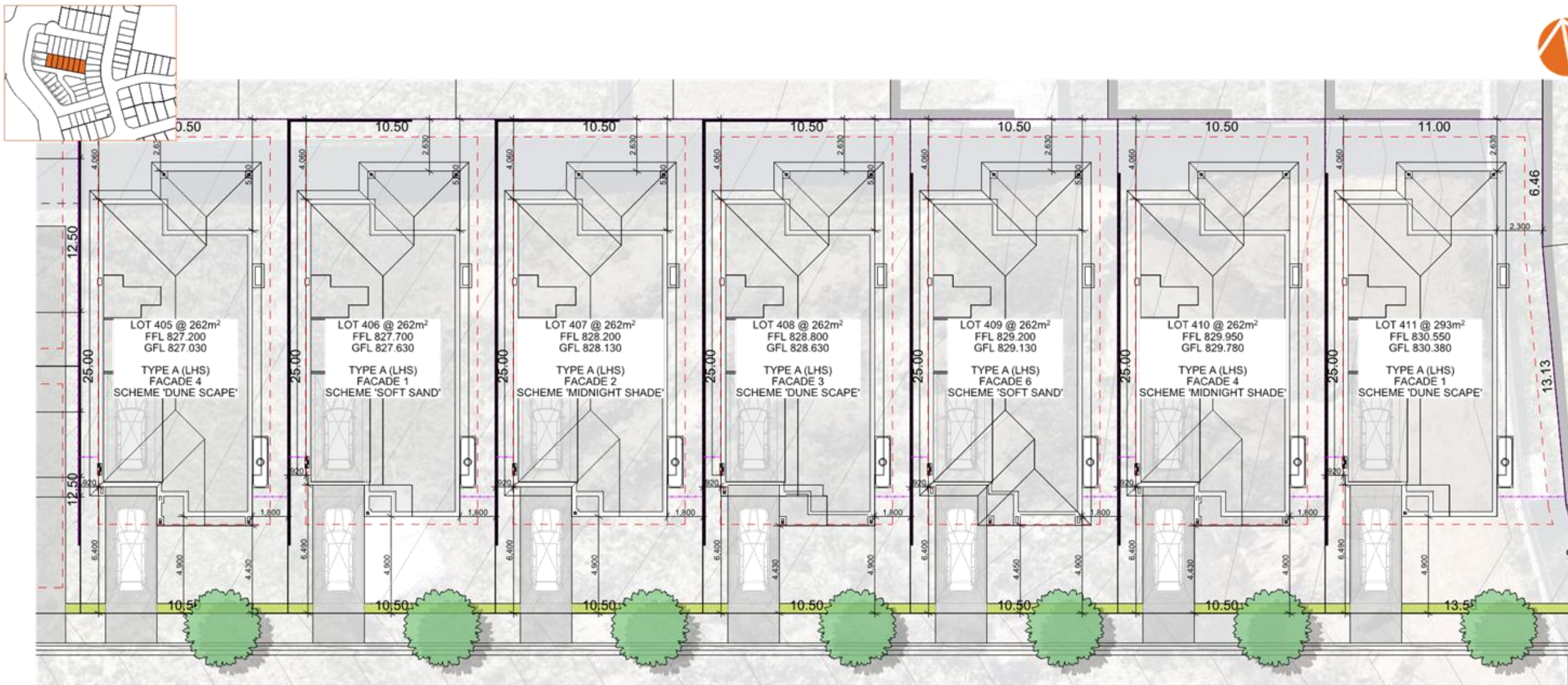
E01 STREETScape 1 - LOTS 403-404
Scale 1:200

WESTWINDS ORANGE (STAGE 4B) MDD : LOT PLANS 403-404

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1:200 @ A3

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Innovation
Inspiration



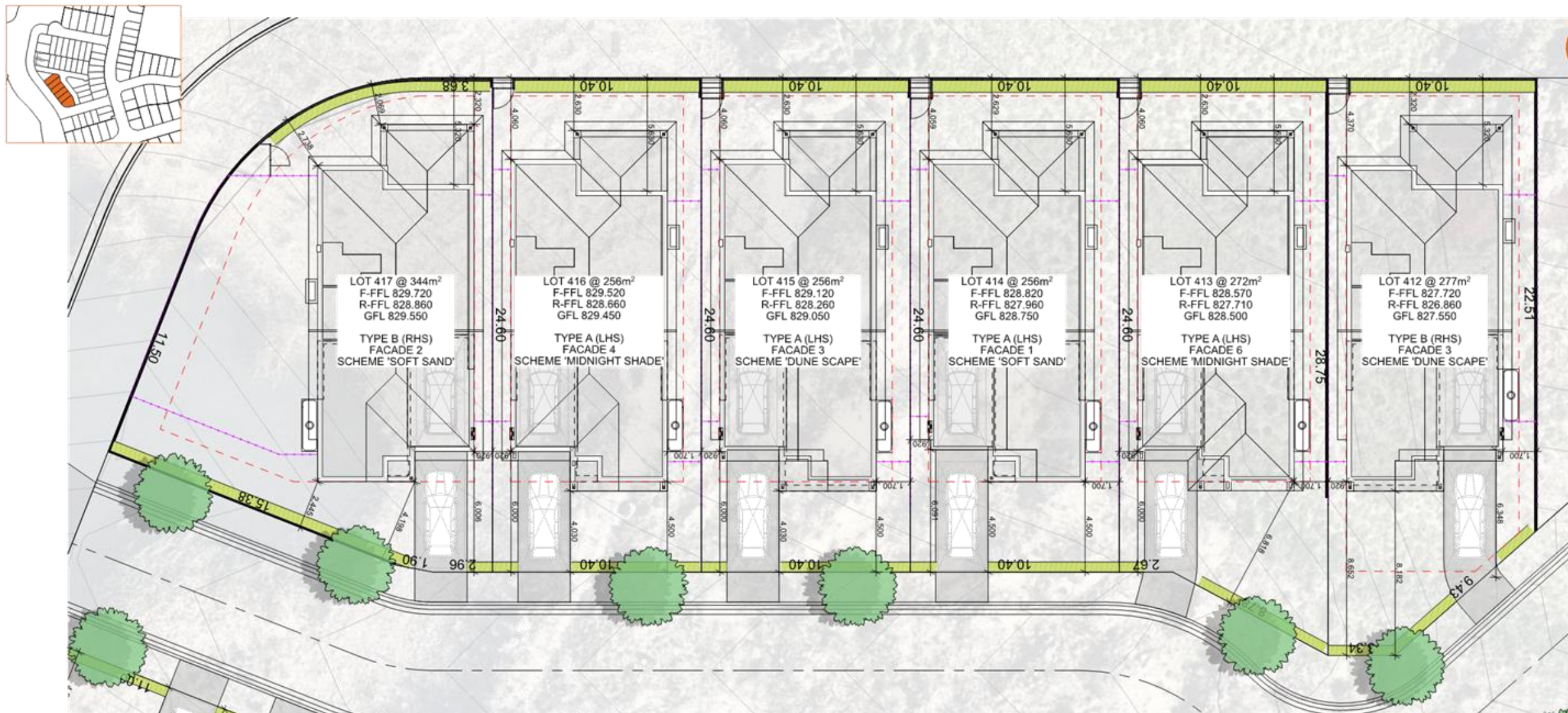
E02 STREETSCAPE 2 - LOTS 405-411
Scale 1:200

WESTWINDS ORANGE (STAGE 4B) MDD : LOT PLANS 405-411

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1:200 @ A3

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Innovation
Inspiration

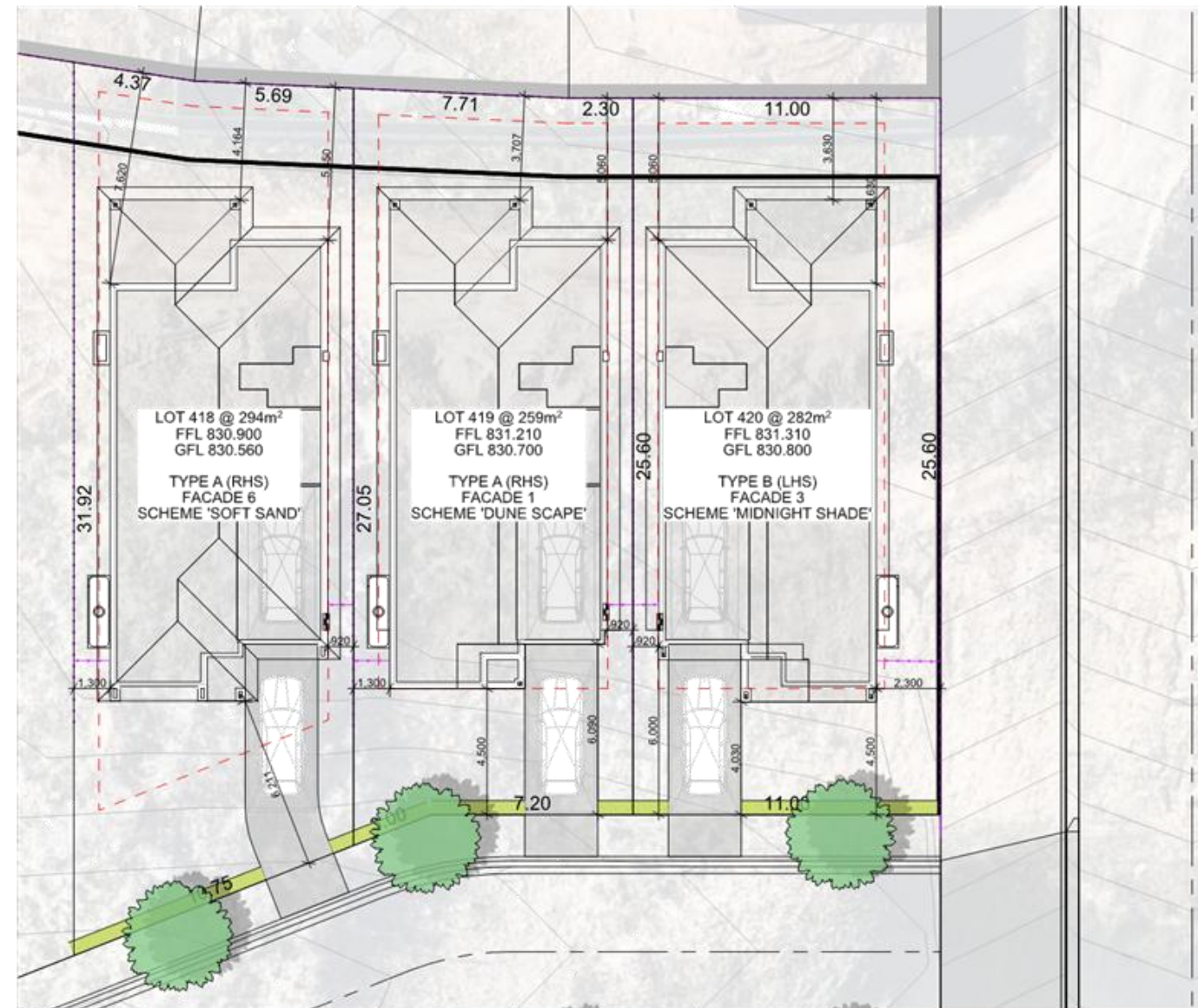


E03 STREETSCAPE 3 - LOTS 412-417
Scale 1:200

WESTWINDS ORANGE (STAGE 4B) MDD : LOT PLANS 412-417

14692 - SD11 - Rev E - 07 October 2025
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1:200 @ A3



WESTWINDS ORANGE (STAGE 4B) MDD : LOT PLANS 418-420

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1:200 @ A3

Attachment 2 Plans

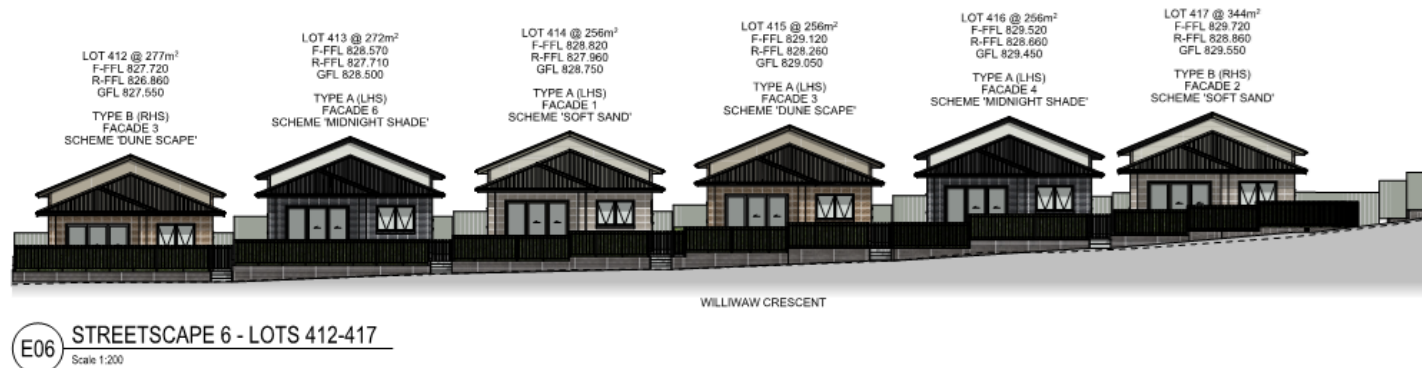
REFER TO PREMISE #120219_09 DRAWINGS
FOR CIVIL DESIGN

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SIMILAR) UNDER FENCES WHERE REQUIRED

- TURNDOWN BEAMS TO DWELLING TO BE
PROVIDED WHERE NEEDED

REFER TO TERRAS #14692.5 DRAWINGS
FOR COMMUNAL FACILITIES & LANDSCAPE DESIGN

REFER TO EJE #14692 TYPE PLAN DRAWINGS
FOR HOUSE & FACADE DESIGNS



WESTWINDS ORANGE (STAGE 4B) MDD : EXTERNAL STREETSCAPE ELEVATIONS

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1:200 @ A3



LOTS 403-404 3D VIEW 1



LOTS 403-404 3D VIEW 2



LOTS 412-417 3D VIEW 1



LOTS 412-417 3D VIEW 2

WESTWINDS ORANGE (STAGE 4B) MDD : EXTERNAL STREETSCAPE 3D VIEWS

14692 - SD14 - Rev A - 07 October 2025
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DRAWING REGISTER

DRAWING NUMBER	SHEET NAME	REV. No.	REV. DATE
14692.5 DA 1000	COVER PAGE	G	7/10/25
14692.5 DA 1010	KEY DIAGRAM	G	7/10/25
14692.5 DA 1010	KEY DIAGRAM	G	7/10/25
14692.5 DA 1011	CONCEPT SITE PLAN	G	7/10/25
14692.5 DA 1020	TREE PLANTING PLAN	G	7/10/25
14692.5 DA 1030	TYPICAL LOT PLANTING	G	7/10/25
14692.5 DA 1040	COMMUNITY PARK	G	7/10/25
14692.5 DA 1050	ENTRY OPEN SPACE	G	7/10/25
14692.5 DA 1060	PLANTING PALETTE - STREET / OPENSACE TREES	G	7/10/25
14692.5 DA 1070	PLANTING PALETTE - GENERAL	G	7/10/25
14692.5 DA 1071	MATERIALS PALETTE	G	7/10/25
14692.5 DA 1701	DETAILS	G	7/10/25
14692.5 DA 1702	DETAILS - OCC TREE PLANTING STANDARD 1/3	G	7/10/25
14692.5 DA 1703	DETAILS - OCC TREE PLANTING STANDARD 2/3	G	7/10/25
14692.5 DA 1704	DETAILS - OCC TREE PLANTING STANDARD 3/3	G	7/10/25
14692.5 DA 1801	SPECIFICATION	G	7/10/25
14692.5 DA 1802	SPECIFICATION	G	7/10/25

landscape development application

Westwinds Estate Stage 4B

MAAS

Lot 423 DP 1282721, Orange, NSW





KEY DIAGRAM | L010

Westwinds Stage 4B

0. 7/16/25: rev to underlying workshop
F. 24/1/25: TERRASLAND RETENTION
AMENDMENTS
E. 15/5/25: workshop aligned with revised
units
D. 10/5/25: Typical lot updated
C. 8/9/25: new townhouse development
B. 24/1/25: TERRASLAND RETENTION
A. 15/1/24: MAAS PRELIM
REV DATE COMMENTS

PROJECT:
Westwinds Stage 4B

SITE:
**Lot 423 DP 1282721, Orange,
NSW**

CUB#:
MAAS

TERRASLAND RETENTION 15/1/24 8/10/25

DRAWN: DS / KH DATE: 25-03-2023 SCALE: 1:750#A3

JOB NUMBER: 14692.5 DA L010 G

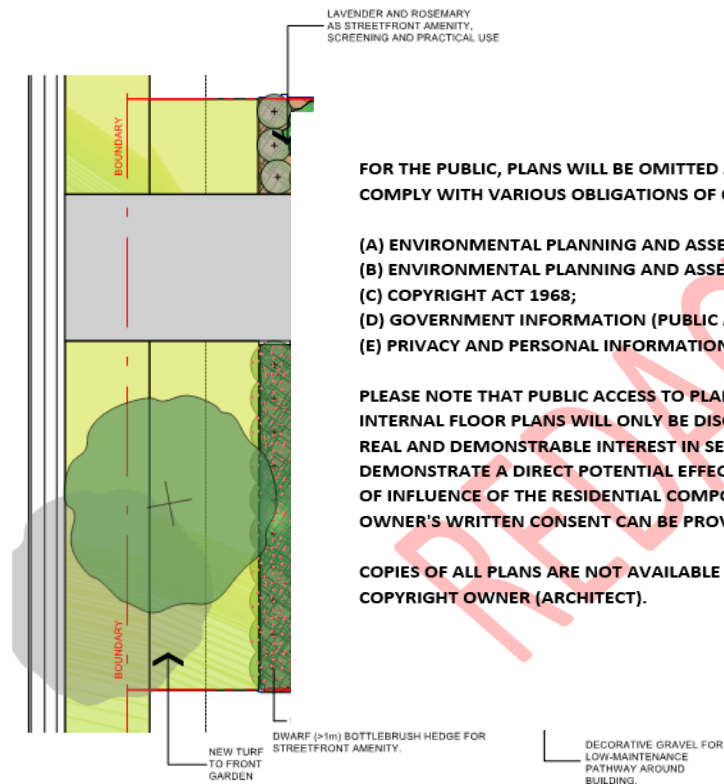
1 KEY DIAGRAM
L010 Scale: 1:750





TYPICAL LOT PLANTING | L030

Westwinds Stage 4B

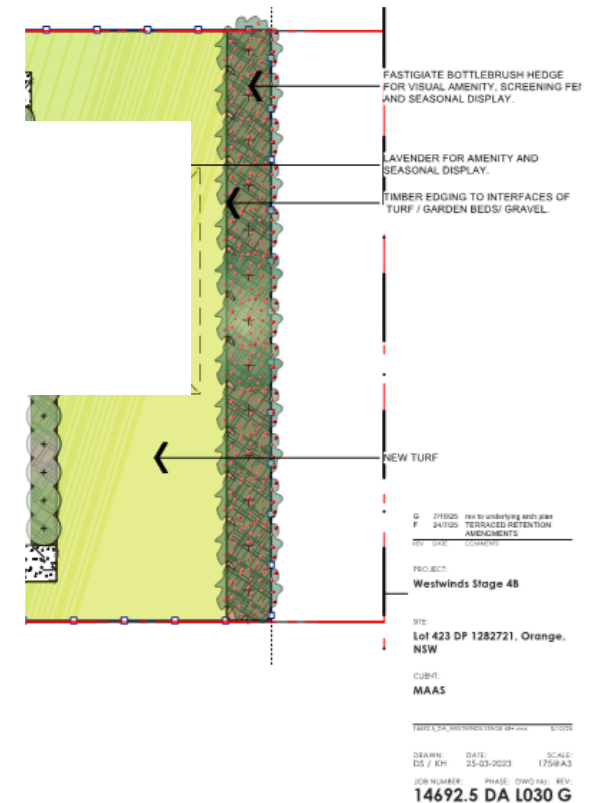


FOR THE PUBLIC, PLANS WILL BE OMITTED AND SUBMISSIONS REDACTED IN ORDER TO COMPLY WITH VARIOUS OBLIGATIONS OF ORANGE CITY COUNCIL UNDER:

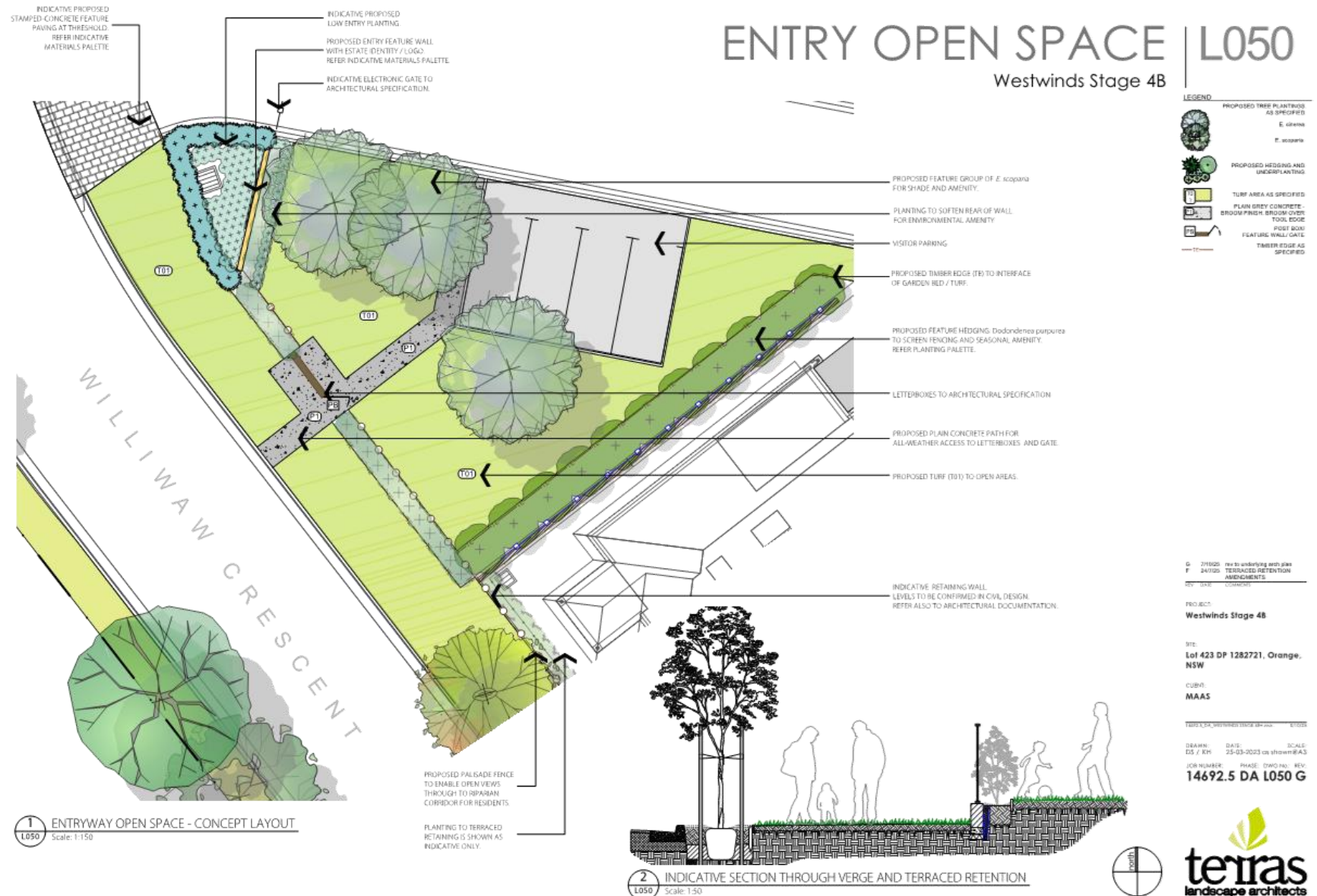
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(C) COPYRIGHT ACT 1968;
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PLANTING PALETTE - STREET / OPENSOURCE TREES | L060

Westwinds Stage 4B



PLANT SCHEDULE - PROPOSED TREES FOR STREETS AND OPEN SPACE

ID	Qty	Botanical Name	Common Name	Pol Size	Potential Height	Potential Width
EucC	8	Callistemon citrinus	Lemon-scented Bottlebrush	75L	6m	5m
BucC	7	Eucalyptus cinerea	Argyle Apple	75L	10m	8m
BucS	5	Eucalyptus scoparia	Wollongambi White Gum	75L	15m	8m

ND11
Tree planting plan follows: Orange City Council Street Tree Masterplan - July 2012

SPECIES SELECTION: pg. 23 - Transition Street Tree Planning Palette Area.

RIPARIAN / NATURAL CORRIDOR BOUNDARY - pg. 32, section 6.3 Street Tree Selection Criteria, Species Preferences - Natives vs Exotics; paragraph 7: "In the more rural sublots, attention has been paid to reinforcing the indigenous vegetation by the creation of natural corridors reinforcing with the locally occurring native species."

MIXED STREET TREE SPECIES - pg. 32, section 6.4 Maintaining a Diverse Species Palette; paragraph 3: "Therefore maintaining a highly diverse street tree species palette will ensure the existing character of Orange as well as introducing sublots of past species."

D: 21/02/25 rev to underlying arch plan
F: 24/1/25 TERRACED RETENTION
AND CEMENTS

REV: 16/01/25

PROJ: 8025

Westwinds Stage 4B

SITE:
Lot 423 DP 1282721, Orange,
NSW

CUBR:
MAAS

TERRAS_L060_Planetree_Palette_L060.dwg 8/10/25

DRAWN: DS / RM DATE: 25-03-2023 SCALE: 1:200 @ A3

JOB NUMBER: PHASE: TWO (NO) REV: 14692.5 DA L060 G


terrass
landscape architects
415 KING STREET, MOWATVILLE, NEW AUSTRALIA 5085
SERIAL.COM.AU TEL: 49 234 905 FAX: 49 243 048

PLANTING PALETTE - GENERAL | L070

Westwinds Stage 4B



PLANT SCHEDULE - OPEN SPACES

ID	Qty	Botanical Name	Common Name	Pot Size	Potential Height	Potential Width
CFB	84	Callistemon v. 'Fluro Burst'	Bottlebrush 'Fluro Burst'	200mm	1.5m	1.2m
QVP	13	Dodonaea viscosa 'Purpurea'	Purple Haze Bush	200mm	4.0m	3.5m
Dex	5	Doronicum excolus	Gymea Lily	200mm	3.5m	2.0m
GUBK	9	Grevillea hybrid 'Bronze Rambler'	Bronze Rambler Spreading Grevillea	200mm	0.3m	4.0m
WLH	83	Westringia 'Low Horizon'	Coastal Rosemary 'Low Horizon'	200mm	0.4m	1.3m
Unltd	54			200mm	Height	Spread
Unltd	35			200mm	Height	Spread

PLANT SCHEDULE - TYPICAL LOT PLANTING

ID	Qty	Botanical Name	Common Name	Pot Size	Potential Height	Potential Width
CBF	10	Callistemon viminalis 'Better John'	Dwarf Bottlebrush 'Better John'	200mm	1.3m	1.0m
QVP	13	Callistemon viminalis 'Slim'	Fasciate Bottlebrush 'Slim'	200mm	2.5m	1.0m
QVP	14	Lavandula angustifolia 'Hidcot'	Hidcot Lavender	150mm	0.6m	0.6m
ROCF	1	Rosmarinus officinalis	Culinary Rosemary	200mm	1.5m	1.2m

G 27/02/25 rev to underlying arch plan
F 24/1/25 TERRACED RETENTION
REV 1/25 AMENDMENTS

PROJ: 625
Westwinds Stage 4B

SITE:
Lot 423 DP 1282721, Orange,
NSW

CUB#: MAAS

TERRAS_L070_WESTWINDS STAGE 4B.DWG 6/10/25

DRAWN: DS / KH DATE: 25-03-2023 SCALE: 1:200 @ A3
JOB NUMBER: 14692.5 DA L070 G PHASE: TWO (A) REV:

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415 KING STREET, TROCKINGALE, NSW, AUSTRALIA 2850
SERIALS@TERRAS.COM.AU PH: 07 294 800 FAX: 07 293 048

MATERIALS PALETTE | L071

Westwinds Stage 4B



G 211020 New to underlying earth plane
F 241120 TERRACED RETENTION
AND CHANGING

REV 10/20 10/20/2020

PRO: 8025
Westwinds Stage 4B

SITE:
Lot 423 DP 1282721, Orange,
NSW

CUBBY:
MAAS

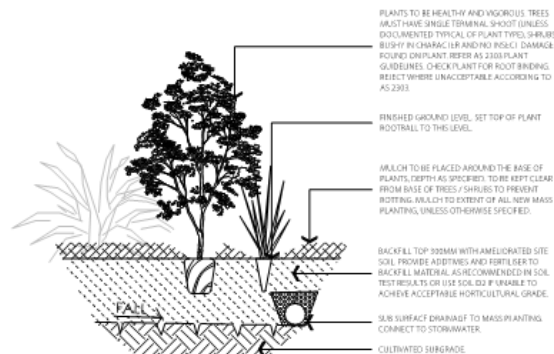
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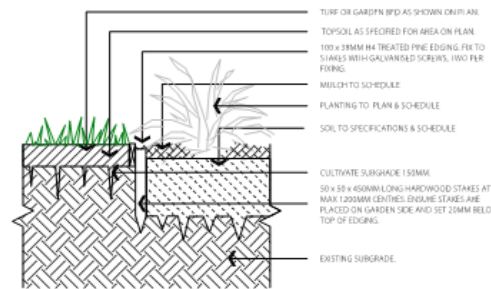
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landscape architects
415 KING STREET, TROOPVILLE, NSW, AUSTRALIA 2800
SERIALS@TERRAS.COM.AU TEL: 491 234 904 FAX: 491 234 908

DETAILS | L701

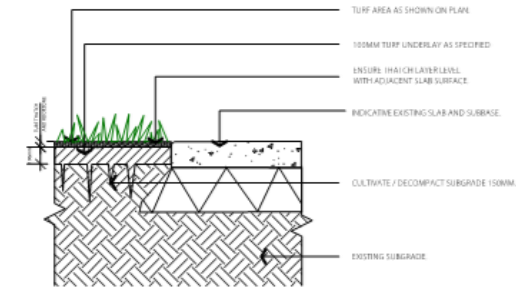
Westwinds Stage 4B



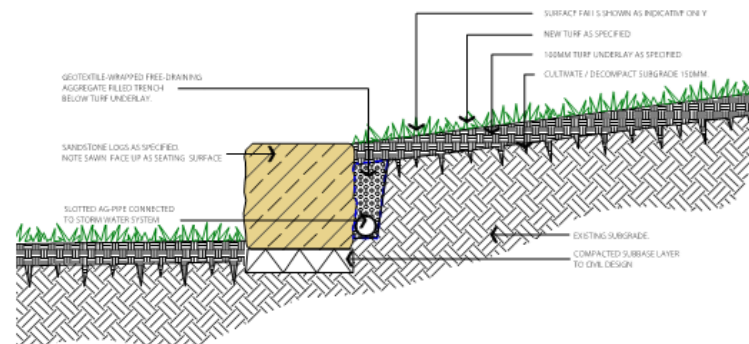
1 TYPICAL DETAIL - MASS PLANTING
L701 Scale: 1:20



2 TYPICAL DETAIL - TURF & TIMBER EDGE
L701 Scale: 1:20



3 TYPICAL DETAIL - TURF AND SLAB EDGE
L701 Scale: 1:20



4 INDICATIVE SANDSTONE RETENTION / SEATING
L701 Scale: 1:20

G 210025 new to underlying arch plan
F 247125 TERRACED RETENTION
REV 1/2025

PROJ: 14692.5
Westwinds Stage 4B

SITE:
Lot 423 DP 1282721, Orange,
NSW

CUB#:
MAAS

TERRAS_L701_WESTWINDS STAGE 4B.dwg 8/10/25

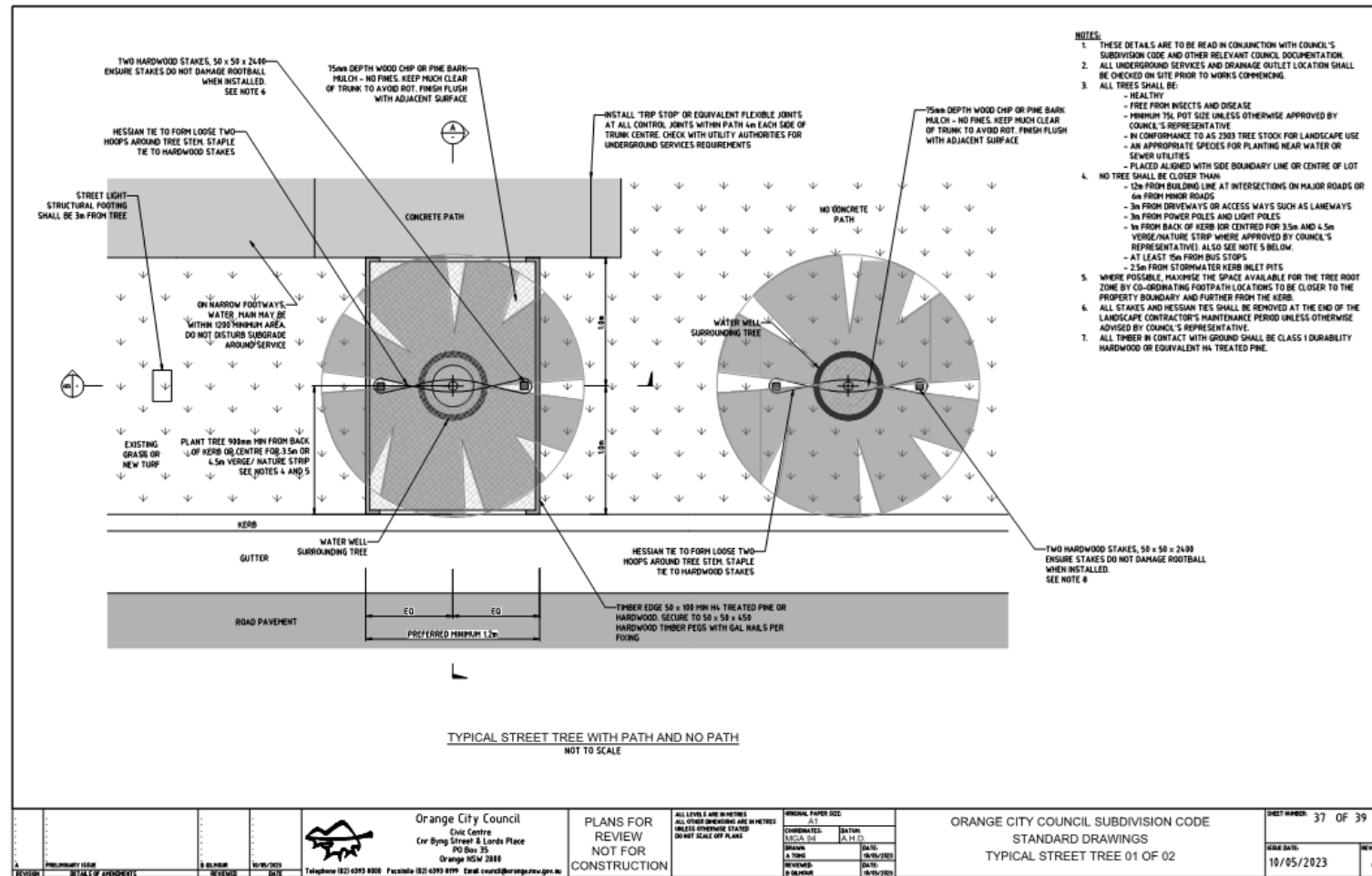
DRAWN: DS / KH DATE: 25-03-2023 SCALE: 1:20 @ A3

JOB NUMBER: 14692.5 DA L701 G

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landscape architects
413 KING STREET, MORTSHAW, NEW SOUTH WALES 2855
SERIALS CODE: AUSTRALIA PH: 07 294 804 FAX: 07 294 804

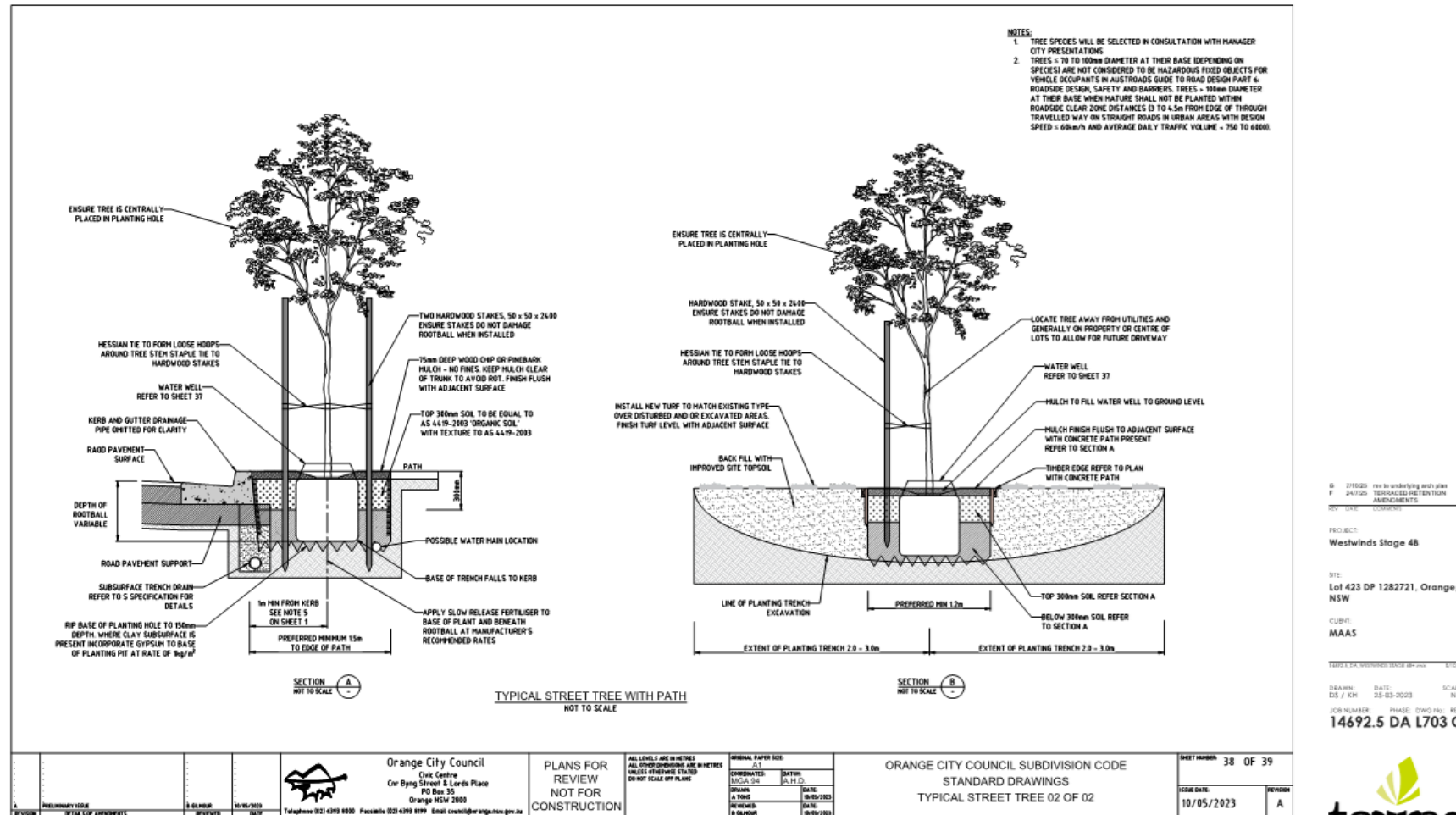
DETAILS - OCC TREE PLANTING STANDARD 1/3 | L702

Westwinds Stage 4B



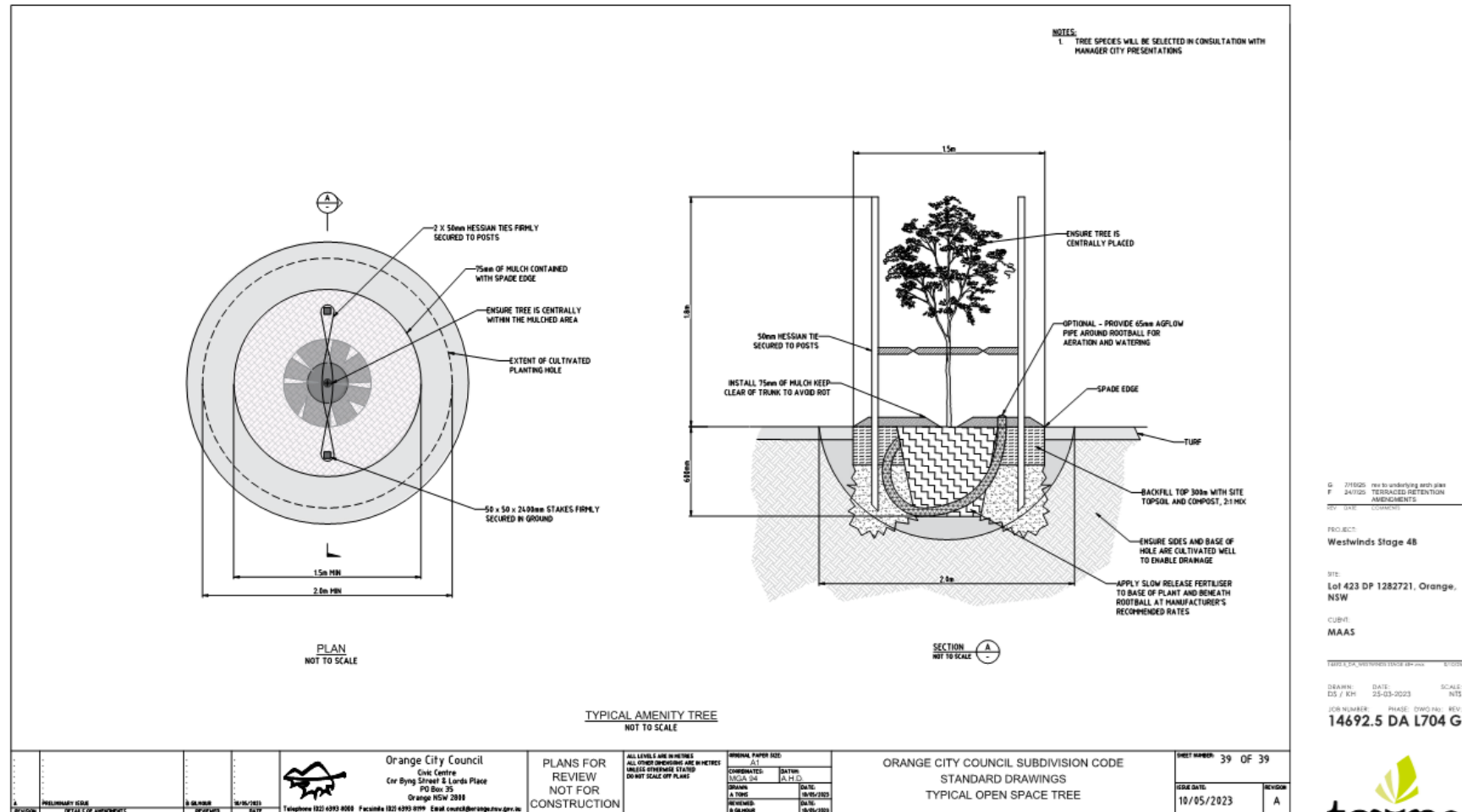
DETAILS - OCC TREE PLANTING STANDARD 2/3 | L703

Westwinds Stage 4B



DETAILS - OCC TREE PLANTING STANDARD 3/3 | L704

Westwinds Stage 4B



GENERALLY

All landscape works shall be carried out by members of Landscape NSW or ACT or who are eligible to successfully obtain membership. The Contractor shall allow for all restriction to his operations caused as a result of other contractors, likely damage to existing structures, fences, retaining walls, pavements, services or other improvements either within or outside the site. The Contractor shall be responsible for ensuring that full and adequate protection from damage shall be provided to all finished surfaces and material subject to damage or other disfigurement, and shall be responsible for making good all damages and disfigurement. It is the responsibility of the contractor to supply a dilapidation report to the Superintendent documenting any prior damage before commencing work on site.

Check with engineer's drawings to see extent of earthwork, drainage, changes in and location of services, coordinated works as required.

Making good shall apply to any area affected by the contractor that does not form part of the trial works and shall include but not be limited to the contractor's compound, stockpile areas, sedimentation and erosion control measures, etc. Making good shall require the contractor to repair any damage and/or return disturbed areas to a pre-construction state and may involve some or all of the following:

- Removing all contractor's structures (eg. site sheds), fences, barriers, unused or unwanted materials;
- Removing contaminants and affected ground;
- Returning levels to existing;
- Decompaction;
- Ripping;
- Screeding topsoil;
- Resurfacing (including turfing and revegetation).

STANDARDS

REFERENCED DOCUMENTS

- AS 2303 Tree Stock for Landscape Use 2015
- AS 4854 Composts, Soil Conditioners and Mulches 2003
- AS 4373 Pruning of Ornamental Trees - 2007
- Soils for Landscape Development, Selection, Specification & Validation (Leake & Haeghe) - 2014

ORDERING

REQUIREMENT: Within 14 days of the date of acceptance of tender, furnish proof of ordering the required materials, and advise immediately if any supply difficulties are encountered. Substitutions shall not be approved unless accepted in writing by the Superintendent. The plant schedule shall be the accepted document for plant quantities and sizes to be used for the project. Where discrepancies arise between the drawings and the plant schedule seek clarification from the Superintendent as soon as practicable.

INSPECTION - HOLD / WITNESS POINTS

It is the responsibility of the Contractor to contact and co-ordinate with the Superintendent during the construction period for hold points / witness points. Give minimum two (2) days notice (unless otherwise indicated) to the Principal's authorised person for inspections to be made at the following stages, as applicable. Do not proceed with further works until formal approval is provided from the authorised person for each of the hold points. Contractor shall be required to amend / alter any work completed without hold points reviewed.

HOLD POINTS

Hold points (HP) require inspection by Terras Landscape Architects in order to complete final sign-off. Written approval is required to proceed.

1. Plants available on site or local nursery prior to planting.
2. Landscape Architect's and Councils Project Officer and/or site superintendent prior to completion report sign-off
3. Practical completion: Completion of all landscape works as documented on the drawings.
4. Completion of planting establishment works/defects works

WITNESS POINTS

Photographic evidence of each WP shall be submitted to Terras Landscape Architects. Witness points (WP) require written approval to proceed.

1. Subsoil drainage laid in position prior to covering
2. Soil test results (and secondary test results if using ameliorated site topsoil)
3. Subgrades cultivated and or prepared prior to placing topsoil
4. Plant material set-out before planting
5. Planting staking and tying completed

TREES

TREES SHALL COMPLY WITH AS 2303 TREE STOCK FOR LANDSCAPE USE 2015.

Written evidence of compliance to be submitted prior to delivery on site. This is to be in the form of a written report and / or checklist and include photos.

INSPECTION DETAILS

The following is a summary of AS 2303 and does not replace the full requirements contained therein.

- TREES:** Trees may be inspected before shipment.
- PARTIAL SAMPLING:** Expose a small section of the rootball, by washing, sufficient to permit inspection of root development from the stem to the outer extremity. After inspection, carefully replace soil.
- Root systems:** Root systems may be inspected using partial sampling at the rates nominated in AS 2303.
- EDWARD-JOHN CONTRACTS:** Submit regular reports in writing to the contract administrator. Include checks against specification requirements, and current photographs.
- Inspection frequency: 3 months.
- Report frequency: 3 months.
- COMPLIANCE:** Non-compliance may lead to rejection of the entire batch.
- Substitution:** If non-complying trees are proposed, submit, proposal in writing to the contract administrator. Only written approval of substitution are recognised. Submit a copy of the written approval of substitution with the non-complying trees.
- HOLDING PROPOSALS:** Submit proposals in writing to the contract administrator for proposed methods for holding trees beyond specified dates so that trees will continue to comply.
- CHERRY:** Responsibility of Landscape Contractor.
- BULK MATERIALS:** 2 kg sample of each type specified. Submit bulk material samples, not less than 2 working days before bulk deliveries.

EXISTING SERVICES

Existing services on site may include but not limited to storm water drainage, water, and associated power service conduits. Locations of all services should be established prior to excavation and cultivation of planting beds and installation of trees etc. Do not excavate by machine within 1m of existing underground services without prior approval or identification of service locations. Services locations where shown are approximate only, the true location of actual in ground services must be determined by the contractor on site.

WEEDS

Eradicate weeds by environmentally acceptable methods using a non-residual Glyphosate herbicide at the manufacturer's recommended rates. Regularly remove, by hand, rubbish and weed growth that may occur or recur throughout grassed, planted and mulched areas. Continuous eradication throughout the course of the work and during the Planting Establishment Period so that a weed free area is established at completion of the establishment period.

SETOUT AND DIMENSIONS

Critical design dimensions shall be obtained by the landscape contractor by survey before commencing work. Check engineer's drawings to determine extent of earthworks, structures.

SUBSOIL DRAINAGE

SCOPE: Provide sub soil drains to all mass planting beds and as indicated and where necessary to intercept groundwater seepage and prevent water build up behind retaining walls and under pavement. Connect subsoil drains to the stormwater drainage system. Refer to plans and details.

Ensure that under concrete conduits are installed for irrigation pipes (where applicable).

STANDARD: To AS 3500.

INSPECTION: Give sufficient notice so that inspection may be made at the following stages:

- Sub-soil drainage laid in position prior to covering.
- CONNECTION:** If connection into an existing drain is required, carry out the excavation necessary to locate and expose the connection point. On completion, restate the surfaces and elements which have been disturbed such as roads, pavements, kerbs, footpaths and nature strips.
- DEPTH:** Comply with the following minimum depths, measured to the crown of the pipe:
 - 100mm below formation level of the pavement, kerb or channel;
 - 100mm below the average gradient of the bottoms of footings;
 - 450mm below the finished surface of unpaved ground.

SUBSOIL DRAIN

Performance class: To AS 2439.1

Diameter: 90mm.

Function: Use purpose made fittings.

BACKFILLING: Backfill with 20mm nominal size washed screenings, to the following depths:

- To the underside of the bases of overlying structures such as pavements, slabs and channels.
- To within 75mm of the finished surface of unpaved or landscaped areas.

FILTER FABRIC: Use polymeric fabric formed from a plastic yarn containing stabilizers or inhibitors to make the filaments resistant to deterioration due to UV light.

Identification and marking: To AS 1705.

PROTECTION: Protect the fabric from prolonged exposure to sunlight. Filter sock: Use an approved permeable polyester sock capable of retaining particles of 0.25mm size. Securely fit or join the sock at each joint by tape or other approved means.

MULCH

GENERAL: Use mulch as scheduled which is free of deleterious and extraneous matter such as soil, weeds and sticks. Use organic mulches which are free of stones and comply with Australian Standards specifying less than 5% fines.

For open spaces use mulch to be made from 100% recycled Grade A green waste and waste wood equal to Australian Native Landscape's Forest Blend® (20-40mm).

For private lots use mulch to be made from 100% recycled Grade A green waste and waste wood equal to Australian Native Landscape's Hardwood Chip® (30mm).

APPLICATION: Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

SOILS

ITV - INC.

Undertake soil tests on stockpiled soil designated for re-use, or imported organic soil, if requested and provide copies of test results to the Superintendent. Ameliorate as recommended in soil tests to bring soil up to the standards. Undertake secondary soil test on ameliorated site topsoil and provide copies of test results to the superintendent.

GENERAL: All soils used in the project shall be in accordance with *Soils for Landscape Development, Selection, Specification and Validation*, by Simon Leake and Elke Haeghe (2014). Generally the soil must be free of 'unwanted material'.

SUBSOIL PREPARATION

CULTIVATION: Cultivate bases of planting holes and beds 150mm, do not use augers unless followed with cultivation of sides and base. Do not disturb services or tree roots. If necessary cultivate these areas by hand. Cultivate manually within 300 mm of paths or structures. Remove stones exceeding 25 mm, clods of earth exceeding 50 mm, and any weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.

SHIMPOX ACTIVIS

ADDITIONS: Apply required additives to stockpiled site topsoil as required by soil tests if scheduled in the specification.

GYPNUM: Provide 150g/m² gypsum to base of all tree planting locations unless otherwise approved.

SOIL TYPE

NOTE: Refer *Soils for Landscape Development, Selection, Specification and Validation*, by Simon Leake and Elke Haeghe (2014) for soil testing requirements and minimum criteria.

Soil Type	Depth	Location
I 2	100mm	Active High Traffic Turf
D2	Top 300mm	Garden Bed Soil On grade planting Garden Bed Soil
D1	Below 300mm	Advanced Tree and Vault Subsoil

SOIL LEVELS

Finished soil levels shall allow turf to be finished level to the top of timber edging, pavement or as otherwise shown on drawings. Finished soil levels shall allow mulch to be finished with a 25mm set down from the top of timber edging, pavement or as otherwise shown.

DRAINAGE: The contractor shall incorporate drainage to the bottom of the area of soil as indicated in the working drawing, which connects to the stormwater system. Provide free drainage aggregate above drainage lines to the top of new soil levels to ensure vertical drainage from surface.

PLACING SOIL: Place the approved soil on the prepared subsoil. Spread and grade evenly, making the necessary allowances so that the required finished levels and contours may be achieved after light compaction. Prevent areas of excess compaction being caused by constructional plant. Avoid differential subsidence and produce a finished soil surface which is:

- at design levels;
- smooth and free from stones or lumps of soil;
- graded to drain freely, without ponding, to catchment points;
- graded evenly into adjoining ground surfaces; and
- ready for planting.

COMPOST

DESCRIPTION: Well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth, and with a neutral PH value.

SOIL ADDITIVES

Provide proprietary soil additives, delivered to the site in sealed packaging marked to show manufacturer's or vendor's, name, weight, type (including analysis), recommended uses and application rates. Use in accordance with the manufacturer's recommendations. Apply to each plant/planting hole as applicable. (Note: turf to be broadcast).

LANDSCAPE HARDWORKS

NOTE: Where civil drawings are supplied the engineering specification takes precedence over the landscape specification for hardworks.

PEDESTAL SURFACES

All surfaces subject to pedestrian traffic shall meet the minimum pendulum or ramp recommendations contained in Table 3 of Australian Standard Handbook HB 197-1999 *An Introductory Guide to the Slip Resistance of Pedestrian Surface Materials*.

Compliance with the recommendations shall be verified by testing to either: AS/NZS 4586:1999 *Slip Resistance Classification of New Pedestrian Surface Materials* or, AS/NZS 4663:2002 *Slip Resistance Measurement of Existing Pedestrian Surfaces* as appropriate.

In both instances compliance shall be demonstrated by applying Clause 5.3 *Means of Demonstrating Compliance of AS/NZS 5486:1999 Slip Resistance Classification of New Pedestrian Surface Materials*.

EDGING

TIMBER EDGING (ITE): Shall be assumed to be laid to the edges of all mass planting beds that interface with turf, gravel or mulched areas. Timber edging shall be fixed so that it does not lift, twist or create a trip hazard and finish flush with adjoining surfaces.

LANDSCAPE SOFTWORKS

PLANTS

Supply plants to the following quality:

- are vigorous, well established, free from disease and pests, of good foliage, have large healthy root systems, with no evidence of root curl, restriction or damage;
- are hand-picked, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site;
- do not require staking to stand upright other than staking to control damage from strong winds or local conditions.

Staking should then be as detailed on the drawings and provide free movement with support only to protect from excessive movement.

SAMPLES: All plants shall be made available for inspection on site or at local nursery. The entire material represented may be rejected, except for plants with a correctable defect subject to satisfactory treatment.

SUBSTITUTIONS: Make no substitutions, unless approved by Superintendent.

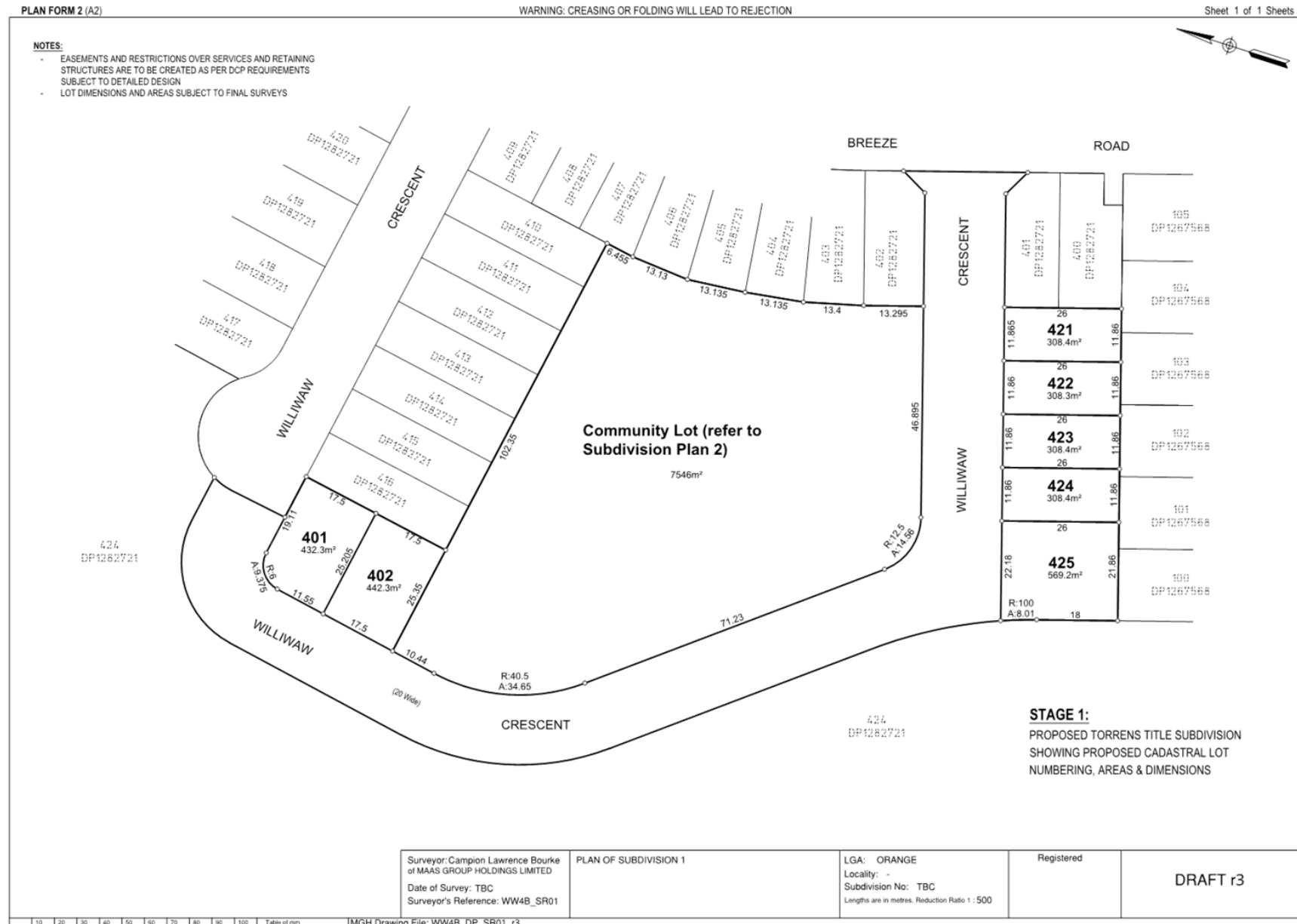
CERTIFICATES: Refer Contractor's Submissions section for required certificates.

LABELLING: Label at least one plant of each species or variety in a batch with a readable tag.

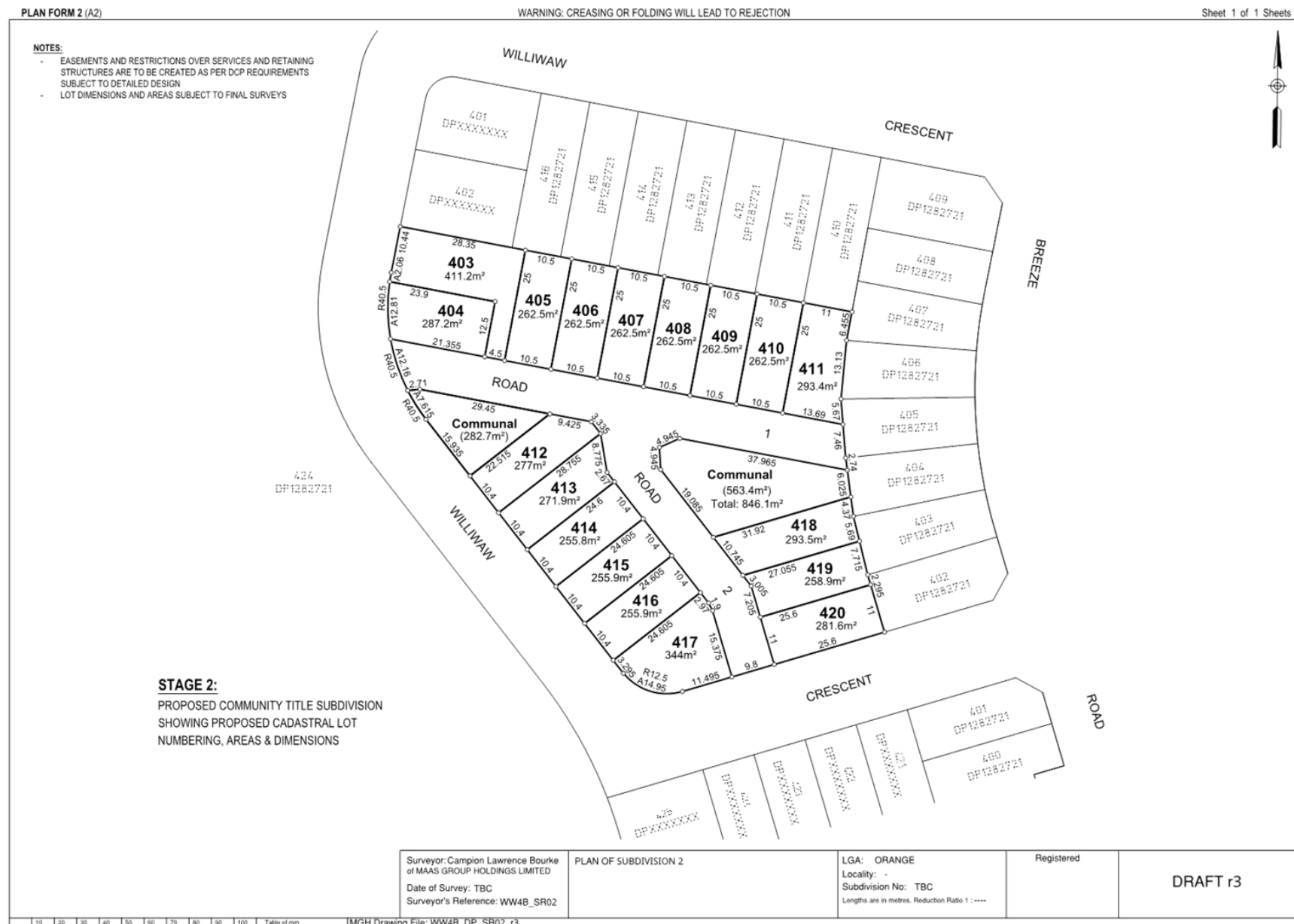
REPLACEMENTS: Using plants of the same type, quality and size, replace any plants which are damaged whilst being transported to the site or during the work under the Contract, or which fail or are rejected.

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Attachment 2 Plans



Attachment 2 Plans



2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

RECORD NUMBER: 2025/2160

AUTHOR: Dhawala Ananda, Town Planner

EXECUTIVE SUMMARY

Application lodged	25 June 2025
Applicant/s	Regional Dooh Pty Ltd
Owner/s	Mr AW Turner
Land description	Lot 95 DP 1180866 - 33 Colliers Avenue, Orange
Proposed land use	Advertisement (digital freestanding billboard sign)
Value of proposed development	\$95,000.00

Council's consent is sought for the erection and display of a digital freestanding billboard sign at 33 Colliers Avenue, Orange (Lot 95 DP 1180866).

The proposal involves an electronic promotion sign with a display face of 18.26m², primarily oriented toward northbound traffic on the Northern Distributor Road. A 0.27m² static business identification sign ('Gawk') will be affixed to the skirting board adjacent to the display face, resulting in a total advertising area of 18.53m².

The site is located within the E4 - General Industrial Zone, surrounded by industrial and commercial uses, and is adjacent to a major arterial road with high traffic volumes and complex traffic movements.

Following assessment, the proposal is not supported due to traffic safety concerns, including:

- The sign's location directly opposite a large multi-directional road sign, which requires drivers to make multiple decisions.
- Proximity to a major intersection involving multiple direction changes and decision-making points.
- The curvature of the road to the left, which may result in driver distraction toward the right, increasing the risk of vehicles drifting into oncoming traffic.

The proposal is considered inconsistent with the objectives of State Environmental Planning Policy (Industry and Employment) 2021, Chapter 3 - Advertising and Signage, particularly in relation to road safety and driver distraction, and is therefore recommended for refusal.

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Figure 1 - locality plan



Figure 2 - locality plan (aerial)

DECISION FRAMEWORK

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

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

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

DIRECTOR'S COMMENTS

The signage is predominately intended for third-party advertising, with a small business identification sign below. The purpose of the third-party advertising is to attract the driver's attention and given the location of the sign, on a lefthand curve, approaching a complex roundabout system, the sign will pull the drivers eyes to the right, away from the natural road direction at a point in time that they need to be preparing for decisions immediately ahead. This proposes significant safety risks for northbound drivers, but more so for oncoming southbound traffic should a driver become distracted.

Further, the previous development consent (DA 284/2013) for this site required the establishment and maintenance of a landscaping strip along the rear boundary to enhance visual amenity and screen industrial development from the Northern Distributor Road. This landscaping has not been provided or maintained as required. Had the landscaping been in place, it would impact visibility to the proposed sign. The incomplete landscaping will be investigated.

Given the safety concerns of the proposed advertising sign and its inappropriate location, the sign is recommended for refusal.

LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan Strategy "7.3 Plan for growth and development that balances liveability with valuing the local environment".

FINANCIAL IMPLICATIONS

Nil

POLICY AND GOVERNANCE IMPLICATIONS

Nil

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

RECOMMENDATION

That Council **REFUSES** development application DA 233/2025(1) for *Advertisement (digital freestanding billboard sign)* at Lot 95 DP 1180866, 33 Colliers Avenue, Orange for the following reasons:

1. The proposed signage is located opposite a large multi-directional road sign, which requires drivers to make multiple decisions, increasing the risk of distraction.
2. The site is in proximity to a major intersection involving multiple direction changes and decision-making points, where additional visual stimuli may compromise road safety.
3. The curvature of the road to the left may result in driver distraction toward the right, increasing the potential for vehicles to drift into oncoming traffic.
4. The proposal is inconsistent with the objectives of Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021, particularly in relation to road safety and the provision of public benefit in transport corridors.

FURTHER CONSIDERATIONS

The recommendation of this report has been assessed against Council's key risk categories and the following comments are provided:

Service/Project Delivery	Nil
Financial	Decisions may lead to financial implications of legal appeals.
Reputation/Political	The outcome may attract public or political scrutiny, especially if perceived as inconsistent or contentious.
Environment	Nil
Compliance	The decision must align with planning legislation, regulation and controls and Council policies to avoid legal risk.
People & WHS	Development activities may introduce safety risks for workers, residents or the broader community.
Information Technology/Cyber Security	Systems used to assess and manage the application must ensure data integrity and secure handling of sensitive information

SUPPORTING INFORMATION

THE PROPOSAL

The development application seeks consent for the erection and display of a digital freestanding billboard sign at 33 Colliers Avenue, Orange, legally described as Lot 95 DP 1180866.

The proposed advertising sign will be located in the north-western corner of the property. It will be targeted towards northbound traffic along the Northern Distributor Road.

The proposed sign comprises an electronic display face measuring 18.26m², designed to be primarily visible to northbound traffic on the Northern Distributor Road. In addition to the digital display, a static business identification sign measuring 0.27m², branded 'Gawk', is proposed on the skirting board adjacent to the left of the display face. The total advertising area of the sign will therefore be 18.53m².

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The sign is to be mounted on a freestanding structure located within the front setback of the site, which is zoned E4 General Industrial under the Orange Local Environmental Plan 2011. The site is situated adjacent to a major arterial (state) road and near a key intersection, with high traffic volumes and complex directional signage.

The proposed sign will be illuminated. The operating system includes a brightness measurement device that automatically adjusts the screen's luminance to suit the external environment. The system also allows for remote adjustment of brightness settings.

The signage is intended for third-party advertising and business identification purposes. The application does not propose any landscaping, screening, or other mitigation measures.

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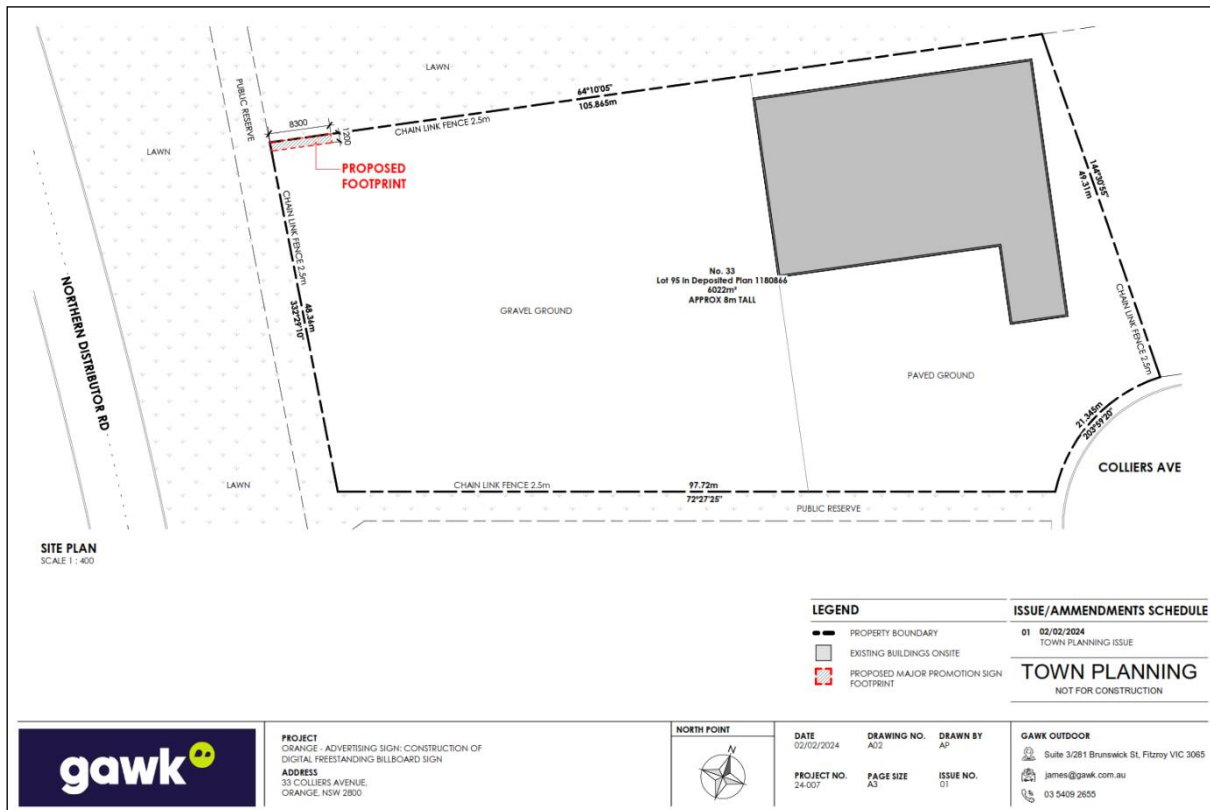


Figure 3 - proposed site plan



Figure 4 - proposed perspective view

SITE DESCRIPTION

The subject site at 33 Colliers Avenue, Orange, is zoned E4 General Industrial and is surrounded by industrial land and uses to the north, east, and south. The western boundary of the site fronts the Northern Distributor Road, a major arterial (state) road.

The site is currently occupied by a business associated with heavy construction transport services. A large warehouse is positioned in the north-eastern corner of the property, extending to a height of over 8m.

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

The lot is generally rectangular in shape, with a small, angled portion aligning with the cul-de-sac of Colliers Avenue. The main frontage to Colliers Avenue measures 22.39m, and the total site area is approximately 6,022m². The boundary fronting the Northern Distributor Road, where the proposed advertising sign is to be located, measures 48.36m in length.

Vehicular access to the site is provided via a single driveway off Colliers Avenue. This driveway allows access to the entire property, as evidenced by the number of vehicles associated with the trucking business parked onsite. There is no street parking available in front of the property due to the cul-de-sac configuration. The site is enclosed by perimeter fencing and features a large gate opening onto Colliers Avenue.

Two existing business identification signs are present on the site - one facing south and the other west - mounted on the façade of the warehouse. These signs consist of wall-mounted text spelling out 'Turner Heavy Haulage'.



Figure 5 - existing street view from Colliers Avenue



Figure 6 - existing street view from Northern Distributor Road

SITE HISTORY

Development Consent DA 284/2013 was approved for the subject site on 15 October 2013 for the use of the land as a truck depot. As part of that approval, landscaping was required to be provided along the boundary fronting the Northern Distributor Road, as illustrated in Figure 7. A site inspection confirms that the required landscaping has not been installed or has not been maintained in accordance with the approved plans.

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The original DA was subject to a modification in May 2015. The amendment sought Council consent to modify the two-storey office/administration component to a single storey. No other changes were proposed.

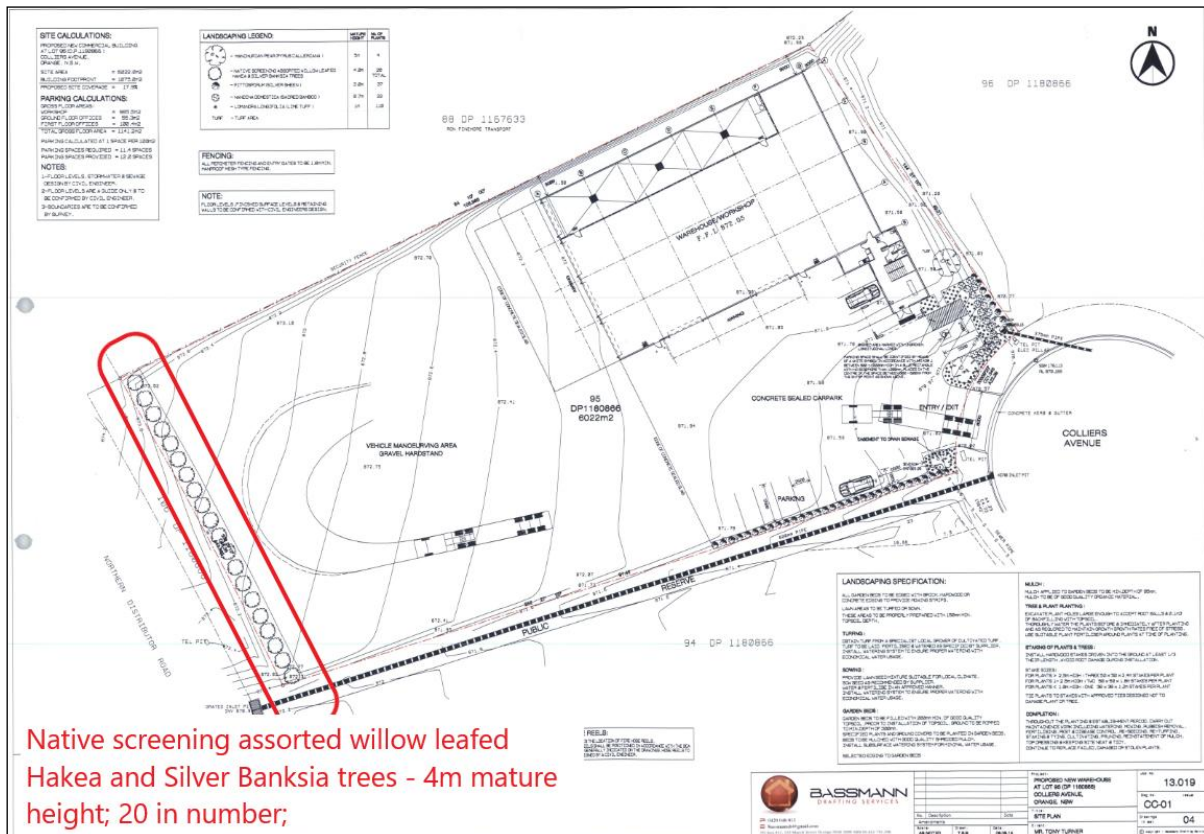


Figure 7 - approved plan under DA 284/2013

MATTERS FOR CONSIDERATION

Section 1.7 - Application of Part 7 of the *Biodiversity Conservation Act 2016* and Part 7A of the *Fisheries Management Act 1994*

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

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

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

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

Based on the foregoing consideration, a Biodiversity Assessment Report is not required, and the proposal suitably satisfies the relevant matters at Clause 1.7.

Section 4.15

Section 4.15 of the *Environmental Planning and Assessment Act 1979* requires Council to consider various matters, of which those pertaining to the application are listed below.

PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT s4.15(1)(a)(i)**Orange Local Environmental Plan 2011****Part 1 - Preliminary****Clause 1.2 - Aims of Plan**

The proposal is considered inconsistent with the aims of the Orange Local Environmental Plan 2011. In particular, the development does not satisfy the following relevant aims of the Plan:

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

The proposed signage, by virtue of its location opposite a large multi-directional road sign and in proximity to a major intersection, introduces additional visual distraction for motorists and may compromise road safety. The signage therefore does not enhance the visual or functional character of the transport corridor and may detract from the safety and amenity of the locality. Accordingly, the proposal is inconsistent with the aims of the Plan, which seek to promote development that maintains safety, amenity, and orderly land use within the City of Orange.

Clause 1.6 - Consent Authority

This clause establishes that, subject to the Act, Council is the consent authority for applications made under the LEP.

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Clause 1.7 - Mapping

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

Land Zoning Map:	Land zoned E4 - General Industrial
Lot Size Map:	Minimum Lot Size 2000m²
Heritage Map:	Not a heritage item or conservation area
Height of Buildings Map:	No building height limit
Floor Space Ratio Map:	No floor space limit
Terrestrial Biodiversity Map:	No biodiversity sensitivity on the site
Groundwater Vulnerability Map:	Groundwater vulnerable
Drinking Water Catchment Map:	Not within the drinking water catchment
Watercourse Map:	Not within or affecting a defined watercourse
Urban Release Area Map:	Not within an urban release area
Obstacle Limitation Surface Map:	No restriction on building siting or construction
Additional Permitted Uses Map:	No additional permitted use applies
Flood Planning Map:	Not within a flood planning area

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

Clause 1.9A - Suspension of Covenants, Agreements and Instruments

This clause provides that covenants, agreements and other instruments which seek to restrict the carrying out of development do not apply with the following exceptions:

- (a) *to a covenant imposed by the Council or that the Council requires to be imposed, or*
- (b) *to any relevant instrument under Section 13.4 of the Crown Land Management Act 2016, or*
- (c) *to any conservation agreement under the National Parks and Wildlife Act 1974, or*
- (d) *to any Trust agreement under the Nature Conservation Trust Act 2001, or*
- (e) *to any property vegetation plan under the Native Vegetation Act 2003, or*
- (f) *to any biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995, or*
- (g) *to any planning agreement under Subdivision 2 of Division 7.1 of the Environmental Planning and Assessment Act 1979.*

Council staff are not aware of the title of the subject property being affected by any of the above.

Part 2 - Permitted or Prohibited Development

Clause 2.1 - Land Use Zones and Clause 2.3 - Zone Objectives and Land Use Table

The subject site is located within the E4 - General Industrial zone. The proposed development is defined as an **advertising structure** under OLEP 2011 and is seeking consent.

advertising structure means a structure used or to be used principally for the display of an advertisement.

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Advertising structure is permitted with consent with recourse to the provisions of Orange LEP 2011 for land zoned E4 zone as well as under the requirements of *Chapter 3 Advertising and Signage of the State Environmental Planning Policy (Industry and Employment) 2021*.

Clause 2.3 of LEP 2011 references the Land Use Table and Objectives for each zone in LEP 2011. These objectives for land zoned E4 - General Industrial zone are as follows:

Objectives of zone E4 General Industrial

- *To provide a range of industrial, warehouse, logistics and related land uses.*
- *To ensure the efficient and viable use of land for industrial uses.*
- *To minimise any adverse effect of industry on other land uses.*
- *To encourage employment opportunities.*
- *To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.*
- *To ensure development along the Southern Link Road has an alternative access.*

The proposal is considered inconsistent with the objectives of the E4 General Industrial zone under the Orange Local Environmental Plan 2011. The intent of the zone is to provide land for industrial, warehouse, logistics, and related uses that support economic activity, while ensuring development occurs in a safe and efficient manner.

The proposed signage does not relate directly to an industrial or employment-generating activity on the site and does not contribute to the efficient or viable use of the land for industrial purposes. Instead, the placement of the signage adjacent to a major road and in proximity to an existing directional sign introduces potential safety concerns and visual clutter within a key transport corridor. This outcome is contrary to the objective of ensuring development does not adversely affect surrounding land uses or compromise the safe and efficient operation of transport networks.

Furthermore, the proposal provides no clear benefit or service to the industrial area, its businesses, or workers, and therefore does not align with the objective of enabling limited non-industrial uses that support industrial operations. On this basis, the development is considered inconsistent with the zone objectives and is not supported.

Part 3 - Exempt and Complying Development

The application is not exempt or complying development.

Part 4 - Principal Development Standards

The provisions under Part 4 of the Orange Local Environmental Plan 2011 relate primarily to building height, floor space ratio, and minimum lot size standards. These controls are not applicable to the proposed signage development. Accordingly, this part of the Plan does not apply to the assessment of the application.

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Part 5 - Miscellaneous Provisions

Part 5 of the Orange Local Environmental Plan 2011 includes provisions relating to heritage conservation, earthworks, and development on land identified as environmentally sensitive. The subject site is not identified as being affected by these provisions, and the proposed signage does not trigger any relevant clauses under this part. Accordingly, Part 5 is not applicable to the assessment of this application.

Part 6 - Urban Release Area

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

Part 7 - Additional Local Provisions

7.1 - Earthworks

This clause establishes a range of matters that must be considered prior to granting development consent for any application involving earthworks, such as:

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

The earthworks proposed in the application are limited to the extent of cutting and filling required for the proposed structure. The extent of disruption to the drainage of the site is minor and will not detrimentally affect adjoining properties or receiving waterways.

The extent of the earthworks will not materially affect the potential future use or redevelopment of the site that may occur at the end of the proposed development's lifespan.

The site is not known to be contaminated, and conditions may be imposed requiring the use of verified clean fill only. Excavated materials will be reused onsite as far as possible and conditions may be imposed to require that surplus materials will be disposed of to an appropriate destination.

The earthworks will be appropriately supported onsite and the change in ground level is not substantial. Therefore, the effect on the amenity of adjoining properties is considered to be minor.

The site is not known to contain any Aboriginal, European or Archaeological relics. Previous known uses of the site do not suggest that any relics are likely to be uncovered. However, conditions may be imposed to ensure that should site works uncover a potential relic or artefact, works will be halted to enable proper investigation by relevant authorities and the proponent required to seek relevant permits to either destroy or relocate the findings.

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The site is not in proximity to any waterway, drinking water catchment or sensitive area. Conditions may be imposed to require a sediment control plan, including silt traps and other protective measures, to ensure that loose dirt and sediment does not escape the site boundaries.

7.6 - Groundwater Vulnerability

This clause seeks to protect hydrological functions of groundwater systems and protect resources from both depletion and contamination. Orange has a high water table and large areas of the LGA, including the subject site, are identified with “Groundwater Vulnerability” on the Groundwater Vulnerability Map. This requires that Council consider:

- (a) *whether or not the development (including any onsite storage or disposal of solid or liquid waste and chemicals) is likely to cause any groundwater contamination or have any adverse effect on groundwater dependent ecosystems, and*
- (b) *the cumulative impact (including the impact on nearby groundwater extraction for potable water supply or stock water supply) of the development and any other existing development on groundwater.*

Furthermore, consent may not be granted unless Council is satisfied that:

- (a) *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- (b) *if that impact cannot be reasonably avoided - the development is designed, sited and will be managed to minimise that impact,*
- (c) *if that impact cannot be minimised - the development will be managed to mitigate that impact.*

The proposal is not anticipated to involve the discharge of toxic or noxious substances and is therefore unlikely to contaminate the groundwater or related ecosystems. The proposal does not involve extraction of groundwater and will therefore not contribute to groundwater depletion. The design and siting of the proposal avoid impacts on groundwater and is therefore considered acceptable.

Clause 7.11 - Essential Services

Clause 7.11 applies and states:

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

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

In consideration of this clause, all utility services are available to the land and adequate for the proposal.

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue**STATE ENVIRONMENTAL PLANNING POLICIES**

The following SEPPs applicable to the proposed development:

- *State Environmental Planning Policy (Industry and Employment) 2021*

STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021**Chapter 3 - Advertising and Signage****3.1 Aims, Objectives etc**

(1) *This Chapter aims:*

(a) *to ensure that signage (including advertising):*

- (i) *is compatible with the desired amenity and visual character of an area, and*
- (ii) *provides effective communication in suitable locations, and*
- (iii) *is of high quality design and finish, and*

(b) *to regulate signage (but not content) under Part 4 of the Act, and*

(c) *to provide time-limited consents for the display of certain advertisements, and*

(d) *to regulate the display of advertisements in transport corridors, and*

(e) *to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.*

(2) *This Chapter does not regulate the content of signage and does not require consent for a change in the content of signage.*

The proposal is not considered to be consistent with the aims and objectives of Chapter 3 of the SEPP (Industry and Employment) 2021. The intent of this Chapter is to ensure signage is compatible with the desired amenity and visual character of the area, provides effective communication in suitable locations, and is of high-quality design and finish.

The proposed signage is located opposite a large multi-directional road sign and in close proximity (approximately 290m) to a major intersection on the Northern Distributor Road. The location and orientation of the signage introduce additional visual elements into a high-traffic environment where drivers are required to make multiple decisions. This creates a potential distraction and is inconsistent with the objective of ensuring signage is placed in suitable and safe locations. The signage does not enhance the visual character of the area, which is intended to remain free of unnecessary visual clutter along key transport corridors.

The proposal is therefore considered inconsistent with the aims of the Chapter, particularly Clause 3.1(1)(a)(i) and (ii) relating to compatibility with amenity and safety within transport corridors.

3.6 Granting of Consent to Signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) *that the signage is consistent with the objectives of this Chapter as set out in Section 3.1(1)(a), and*
- (b) *that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

In accordance with Clause 3.6, Council must be satisfied that the proposed signage is consistent with the objectives of the Chapter and meets the assessment criteria under Schedule 5. Based on the assessment, the proposal does not satisfy these requirements. The signage is not appropriately located, is likely to contribute to driver distraction, and does not demonstrate compatibility with the visual character of the surrounding area or with road safety objectives.

Given the identified safety concerns and inconsistency with the aims of the Chapter, the proposal fails to meet the criteria under Clause 3.6(a) and therefore cannot be supported.

Schedule 5 Assessment Criteria

1 - Character of the Area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

The proposed signage is not considered compatible with the existing or desired future character of the area. The site is located within an established industrial precinct adjacent to the Northern Distributor Road, which is characterised by functional industrial buildings and limited advertising.

The proposal does not align with a defined theme for outdoor advertising in the locality and would introduce additional visual elements inconsistent with the area's intended industrial and low-clutter character.

2 - Special Areas

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

The subject site is not within or directly adjoining an environmentally sensitive area, heritage area, or open space. However, the signage's proximity to the major arterial road means it influences the visual quality of an important transport corridor. The proposal detracts from the visual amenity of the road corridor through increased visual clutter and driver distraction.

3 - Views and Vistas

- *Does the proposal obscure or compromise important views?*
- *Does the proposal dominate the skyline and reduce the quality of vistas?*
- *Does the proposal respect the viewing rights of other advertisers?*

The proposal does not obscure or compromise any significant public views or vistas. However, the signage's scale and siting result in a visually dominant structure when viewed from the Northern Distributor Road. It visually competes with existing directional road signage and interrupts the openness of the transport corridor.

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4 - Streetscape, Setting or Landscape

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
- *Does the proposal screen unsightliness?*
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*
- *Does the proposal require ongoing vegetation management?*

The scale, proportion, and form of the proposed signage are not appropriate for its setting. The signage does not contribute positively to the streetscape or visual character of the transport corridor and adds to visual clutter.

The sign sits 150cm below the overall height of the building, with a total height above ground level of 6.65m.

The structure protrudes prominently above the proposed landscaping onsite. The proposal would require ongoing vegetation management within the road reserve to maintain visibility from the roadway. Council ought not be restricted from suitably landscaping the road verge to improve the visual amenity of the industrial precinct when viewed from the state road. Any such landscaping would likely impede views to the sign.

5 - Site and Building

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*
- *Does the proposal respect important features of the site or building, or both?*
- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

The proposed signage is not well integrated with the existing built form on the site. It does not complement the scale, proportion, or character of the existing industrial building and presents as a standalone advertising structure rather than a coordinated element of the site's design. The signage is intended to display content that may not directly relate to the operations of the site, with approximately 75% of advertisements allocated to local businesses and 15% to government advertising. As such, the proposal lacks a clear relationship to the site use and does not demonstrate strong contextual or functional integration with the premises.

6 - Associated Devices and Logos with Advertisements and Advertising Structures

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

The application proposes to use LED technology to display advertisements, allowing for remote operation and content management of the signage. A permanent logo identifying the advertising installation company is proposed to be fixed below the display face. While the integration of technology enables flexible content display, the supporting elements and company logo add to the visual prominence of the structure and do not contribute to a cohesive or contextually appropriate design outcome.

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

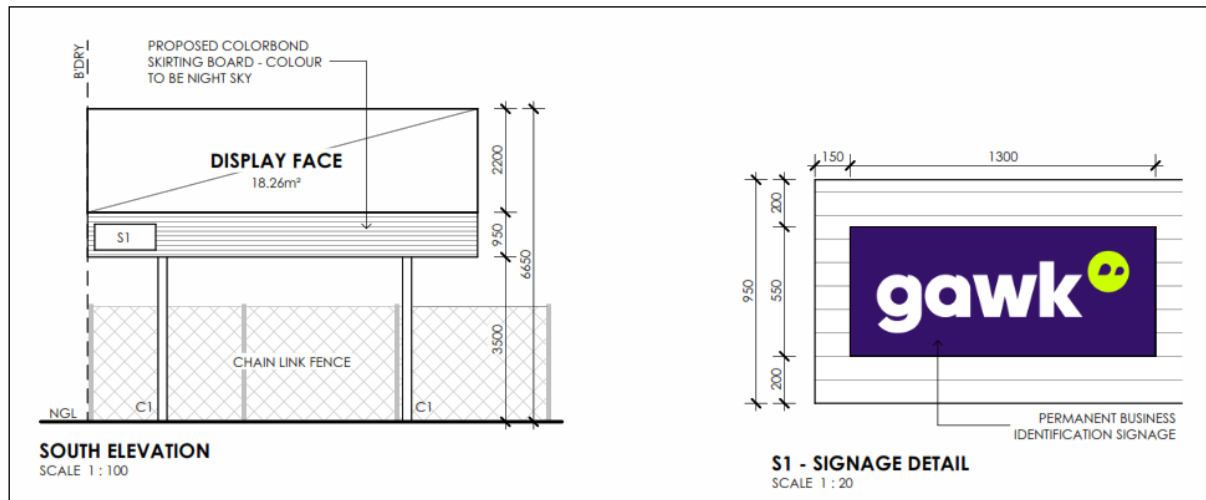


Figure 8 - signage elevation

7 - Illumination

- *Would illumination result in unacceptable glare?*
- *Would illumination affect safety for pedestrians, vehicles or aircraft?*
- *Would illumination detract from the amenity of any residence or other form of accommodation?*
- *Can the intensity of the illumination be adjusted, if necessary?*
- *Is the illumination subject to a curfew?*

The proposed signage will be illuminated using LED technology with an automatic brightness adjustment system that responds to external light conditions. The illumination can be remotely controlled, allowing for adjustments in intensity when required.

The signage is proposed to operate between 4:00am and 11:59pm (20 hours per day). The hours of illumination in a location adjoining a major arterial road may result in additional visual stimuli for motorists. While the technology reduces the likelihood of glare, the illuminated display is likely to still create potential distraction for drivers, particularly during low-light periods or in adverse weather conditions. The site is not located near residential development, so direct amenity impacts from light spill are unlikely.

While the illumination system demonstrates some safeguards against glare, the display still raises concerns regarding potential road safety impacts. The proposal is therefore only partially consistent with the illumination criteria under Schedule 5.

8 - Safety

- *Would the proposal reduce the safety for any public road?*
- *Would the proposal reduce the safety for pedestrians or bicyclists?*
- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

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The proposal is likely to reduce the safety of motorists using the Northern Distributor Road. The signage is positioned opposite an existing multi-directional road sign and in close proximity (approximately 290m) to a major intersection where drivers are required to make multiple decisions. The introduction of additional visual stimuli increases the potential for driver distraction and may lead to unsafe vehicle movements. Accordingly, the proposal is considered inconsistent with the safety objectives of the SEPP and is not supported.

The proposal does not satisfy several key criteria under Schedule 5 of the SEPP (Industry and Employment) 2021. The signage is not compatible with the character of the area, adds visual clutter to a major transport corridor, and presents potential road safety risks.

3.16 Advertisements greater than 20 square metres and within 250 metres of, and visible from, a classified road

Council sought concurrence from TfNSW to assist in its assessment under State Environmental Planning Policy (Industry & Employment) 2021, Section 3.16. However, given the area of the advertisement sign is 18.26m² and the maximum height of the signage is 6.650m, which is under the threshold of 20m², the clause is not applicable. The TfNSW comments received were as follows:

TfNSW comments

TfNSW's primary interests are in the road network, traffic, and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

TfNSW provides the following comments for Council's consideration below:

Based off the information provided, TfNSW notes the proposed sign is less than 20m² in area and less than 8m high. Therefore, the sign does not require formal concurrence from TfNSW under clause 3.16 of SEPP (Industry and Employment) 2021.

TfNSW also notes that whilst the sign is visible from the NDR, it is not within the classified road reserve and as such does not require TfNSW concurrence under Section 138 of the Roads Act, 1993.

Accordingly, the environmental impacts of the proposed signage should be appropriately considered by Council during its assessment. TfNSW advises that Council should consider the sign against the provision of SEPP (Industry and Employment), 2021 and the supporting guidelines titled Transport Corridor Outdoor Advertising and Signage Guidelines.

Council should also be satisfied that the signage achieves compliance with Chapter 3 of the Guidelines, including Section 3.2.3 of the Guidelines - Proximity to decision making points and conflict points.

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

TRANSPORT CORRIDOR OUTDOOR ADVERTISING AND SIGNAGE GUIDELINES (Nov 2017)**3.2.3 Proximity to decision making points and conflict points**

To minimise distraction near decision making points and conflict points, and ensure there is sufficient distance for a driver to recognise, react and, if required, stop safely before reaching one of these points, the following criteria apply to all advertising signage:

- a. *The sign should not be located:*
 - i. *less than the safe sight distance from an intersection, merge point, exit ramp, traffic control signal or sharp curves*
 - ii. *less than the safe stopping sight distance from a marked foot crossing, pedestrian crossing, pedestrian refuge, cycle crossing, cycleway facility or hazard within the road environment*
 - iii. *so that it is visible from the stem of a T-intersection.*
- b. *The placement of a sign should not distract a driver at a critical time. In particular, signs should not obstruct a driver's view:*
 - i. *of a road hazard*
 - ii. *to an intersection*
 - iii. *to a prescribed traffic control device (such as traffic signals, stop or give way signs or warning signs)*
 - iv. *to an emergency vehicle access point or Type 2 driveways (wider than 6-9m) or higher.*

In consideration of the above clause, the proposed signage is located in close proximity to a major intersection on the Northern Distributor Road, where multiple decision-making points occur, including turning movements and lane changes. The sign would also be visible to motorists approaching a curve in the road, which limits forward visibility and requires increased driver attention.

Given the sign's placement within the driver's line of sight to existing directional signage and its location near a conflict point, the proposal does not satisfy the intent of Section 3.2.3 of the *Transport Corridor Outdoor Advertising and Signage Guidelines*. The location presents a potential safety risk by introducing an additional visual stimulus in an area where motorists are required to make critical navigation decisions.

PROVISIONS OF ANY DRAFT ENVIRONMENTAL PLANNING INSTRUMENT THAT HAS BEEN PLACED ON EXHIBITION 4.15(1)(a)(ii)

There are no draft Environmental Planning Instruments currently on exhibition that relate to the subject land or proposed development.

DESIGNATED DEVELOPMENT

The proposed development is not designated development.

INTEGRATED DEVELOPMENT

The proposed development is not integrated development.

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PROVISIONS OF ANY DEVELOPMENT CONTROL PLAN s4.15(1)(a)(iii)

Orange Development Control Plan 2004

Orange Development Control Plan 2004 ("the DCP") applies to the subject land (Part 10, 14). An assessment of the proposed development against the relevant Planning Outcomes of Part 10 and 14 are considered below.

Part 10. SPECIAL USES AND ROADS ZONES

10.3 Development along Major Transport Routes

Visual Impact - Urban Areas

In the Orange DCP, it is stated that main roads in the Orange urban area predominantly pass through residential areas and distinct business and industrial areas as they lead to and from the City Centre. Planned distributor roads also traverse residential and industrial areas to provide for improved local-traffic opportunities.

Signage that may be visible from a distributor must not be animated and should be designed to minimise potential distraction to motorists. It is preferable to have signage designed for "glance recognition" only - i.e. one bold logo and limited text, such as the name of the business, in a large font size is strongly preferred over complex messages with substantial text that are likely to require prolonged attention to recognise and interpret.

PO 10.3-1 PLANNING OUTCOMES – DEVELOPMENT NEAR MAJOR ROADS

- 1 Development on land fronting and visible from a major road or distributor road provides for quality design on the highway and/or distributor road through landscaping, building setbacks façade design, external colours and materials and siting.
- 2 Residential buildings address potential noise impacts in design from adjacent main roads.
- 3 Direct access to major roads is limited and is constructed to the requirements of the relevant roads authority.
- 4 Residential lots are set back from planned distributor roads to provide a reasonable separation between future roads and residential land.
- 5 Where direct access to a main or arterial road is denied by the Roads Authority and comprises residential subdivision, any rear or side fences are set back and screened with dense landscaping.
- 6 Commercial buildings adjoining a distributor road are setback from the property boundary by at least 10m.
- 7 Lighting and signage visible from a distributor road is not animated and is designed so as not to distract motorists beyond glance recognition.

In relation to the Point 1 of the planning outcomes, the proposed advertising structure is located along the rear boundary of the subject site at 33 Colliers Avenue, Orange, directly adjoining and highly visible from the Northern Distributor Road, a major transport corridor. The signage will utilise LED technology, resulting in a bright, visually prominent display oriented toward westbound motorists.

It is noted that the previous development consent (DA 284/2013) for the site required the establishment and maintenance of a landscaping strip along the rear boundary to enhance visual amenity and screen industrial development from the Northern Distributor Road. This landscaping has not been provided or maintained as required, and the proposed signage further detracts from the intended visual outcome for the site. The current application proposes to incorporate landscaping as part of this development, with Hakea and Silver Banksia species to be planted along the rear boundary. These trees are expected to reach approximately 4m in height at maturity,

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

providing partial visual screening of the proposed structure and an improvement to the site's presentation to the road corridor over time.

While the proposed landscaping represents a positive response to the previous consent requirements and will assist in mitigating some of the visual impact, the scale, illumination, and prominence of the LED signage will continue to dominate the view from the Northern Distributor Road, particularly prior to vegetation maturity.

Accordingly, the proposal only partially satisfies the planning outcome, as it does not fully achieve the intended standard of visual quality and integration expected for development visible from major road corridors.

In relation to Point 7, the proposed signage will utilise LED technology capable of displaying changing digital content. While the applicant indicates the display will not include animation or moving images, the illuminated and changeable nature of the screen will attract a high level of visual attention from motorists travelling along the Northern Distributor Road, particularly given its orientation toward westbound traffic near a major intersection.

The proposed operating hours (4:00am to 11:59pm) extend across peak traffic periods and low-light conditions, further increasing the potential for driver distraction. Although the system includes automatic brightness adjustment to respond to ambient lighting, the proposal remains inconsistent with the planning outcome, as the design and level of illumination are likely to draw attention beyond safe glance recognition.

Accordingly, the development does not satisfy the planning outcome as it is considered likely to distract motorists and impact the safety and visual amenity of the distributor road corridor.

In relation to the above planning outcomes, Points 2, 3, 4, 5 and 6 are not relevant to this development application.

Part 14. ADVERTISING**14.1 Objectives for Advertisements**

The proposal is not considered consistent with the objectives for advertisements under Section 14.1. The intent of these provisions is to ensure signage complements the character of public places and relates appropriately to the land or building on which it is displayed. The proposed LED advertising structure is designed primarily to attract the attention of passing motorists on the Northern Distributor Road and does not directly relate to the activities or identity of the site. The scale, illumination, and prominence of the signage are not compatible with the surrounding built and landscape character and therefore do not achieve the desired visual harmony intended by the LEP and associated controls.

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

14.2 Consent for Advertisements**PO 14.2-1 PLANNING OUTCOMES – ADVERTISEMENTS**

- | | |
|---|---|
| 1 | <u>The location, size, colour and design of advertisement complement the character of the locality.</u> |
| 2 | Advertisements on buildings fit within the envelope of the building. |
| 3 | <u>Free-standing pole or pylon signs relate to the height of associated buildings in business and industrial areas.</u> |
| 4 | Free-standing signs in residential areas are at a personal scale (ie, about 2-metres high or less) within a landscaped setting. |

In consideration of the above planning outcomes, the following assessment has been undertaken.

The proposed signage is not considered appropriate in its location or design. It is positioned along the rear boundary of the site, directly opposite a large multi-directional road sign on the Northern Distributor Road, resulting in visual competition and potential distraction for motorists. The surrounding area is predominantly industrial in character, where existing signage generally relates to onsite business identification rather than third-party advertising (refer to Figure 9).

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

The proposed LED display, which features changeable digital content with a 25-second dwell time, does not reflect the established signage pattern within the locality and introduces a visually dominant and dynamic element uncharacteristic of the area.



Figure 9 - existing signages in the nearby surrounding

The proposed sign has a total height of 6.65m, with a display face measuring 2.2m in height and a total display area of 18.26m². The overall height of the structure does not exceed the height of existing industrial buildings in the vicinity and is generally consistent with the built form character of the surrounding area. Accordingly, the proposal is considered to satisfy planning outcome Point 3 in terms of scale and height relationship to nearby development.

Accordingly, the proposal does not complement the existing industrial or transport corridor character and is partially inconsistent with PO 14.2 of the Orange Development Control Plan 2004.

14.3 Advertisements for High-Profile Areas

PO 14.3-1 PLANNING OUTCOMES – HIGH-PROFILE AREAS

- 1 Business-identification Signs complement the character of the locality.
- 2 Public-information Signs incorporate a small proportion of associated commercial advertising (ie, 10%) for event sponsors.

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

The proposed signage does not function as a business identification sign related to the onsite use. Instead, it primarily serves as an advertising structure for third-party content. While the proposal includes a proportion of government and local business advertising, the extent of commercial advertising (approximately 75%) exceeds what would typically be supported under this provision. As such, the proposed signage does not align with the intent of planning outcomes, which seeks to ensure signage in high-profile locations complements the locality and limits commercial advertising to a minor component.

PROVISIONS PRESCRIBED BY THE REGULATIONS s4.15(1)(a)(iv)

Demolition of a Building (clause 61)

The proposal does not involve the demolition of a building.

Fire Safety Considerations (clause 62)

The proposal does not involve a change of building use for an existing building.

Buildings to be Upgraded (clause 64)

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

BASIX Commitments (clause 75)

BASIX is not applicable to the proposed development.

THE LIKELY IMPACTS OF THE DEVELOPMENT s4.15(1)(b)

Traffic Impacts

A Traffic Impact Assessment was submitted in support of the proposed development. The application including the traffic impact assessment was internally referred to the Council's Assistant Development Engineer for comments, and the following comments were received.

The proposed advertising sign is not supported by Technical Services for the following traffic safety reasons:

- *The sign is located opposite a large multi-directional road sign requiring drivers to make multiple decisions.*
- *The sign is located close to a major intersection with multiple direction changes / decision making points.*
- *The road curves to left and the sign has the potential to distract drivers' attention to the right resulting in the driver's vehicle drifting into oncoming traffic.*

The comments have been carefully considered throughout the assessment of the application in this report. For the reasons expressed above and assessed elsewhere in the body of this report the development is likely to have an adverse impact on the safe operation of the Northern Distributor Road.

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

Visual Impacts

The proposed signage, due to its size, location, illumination and digital format, will have a notable visual presence when viewed from the Northern Distributor Road. While the proposed structure incorporates LED technology with automatic brightness adjustment, its placement and nature as a third-party advertising sign are likely to detract from the established industrial character and visual amenity of the locality.

The signage is expected to contribute to visual clutter in an area where existing signs are limited to business identification only. Its illumination and operation over extended hours (4:00am to 11:59pm) may also affect the visual environment of the surrounding area, particularly for motorists travelling westbound.

While landscaping is proposed along the rear boundary, including Hakea and Silver Banksia species, this will provide only partial visual softening of the structure due to its height and prominence. The proposal raises direct amenity, and traffic issues, it is inconsistent with the desired visual and character outcomes for development fronting major roads.

Overall, the likely impacts of the proposed development are adverse in terms of visual character, amenity, and compatibility with surrounding development, and therefore the proposal is considered unsatisfactory under Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.

THE SUITABILITY OF THE SITE s4.15(1)(c)

The subject site is zoned *E4 General Industrial*, which permits a range of industrial and related uses. While ‘*advertising structure*’ is not ordinarily a permitted land use in the E4 zone, the proposal is permissible under the *chapter 3 Advertising and signage* of the *State Environmental Planning Policy (Industry and Employment) 2021*.

However, signage with the proposed nature, scale, and location of the proposed advertising structure are not considered suitable for this particular site.

The signage is positioned along the rear boundary, oriented directly towards the Northern Distributor Road, where its visibility and illuminated display will dominate the view corridor and detract from the established industrial character of the locality. The proposal is inconsistent with the intent of the zone, which seeks to support industrial land uses while minimising adverse visual and amenity impacts on surrounding areas.

Although the site provides adequate physical space for installation and access, its prominent exposure to a major arterial road and proximity to other signage make it unsuitable for large-format third-party advertising. The landscaping proposed will not sufficiently mitigate the visual prominence of the structure.

Accordingly, the site is not considered suitable for the scale and type of signage proposed.

ANY SUBMISSIONS MADE IN ACCORDANCE WITH THE ACT s4.15(1)(d)

The proposed development is not defined as advertised development under the provisions of the Community Participation Plan, and as such no formal exhibition of the application was required. No submissions have been received in relation to this application.

2.3 Development Application DA 233/2025(1) - 33 Colliers Avenue

PUBLIC INTEREST s4.15(1)(e)

The proposal will be inconsistent with any policy statement, planning study or guideline that has not been considered in this assessment. There are aspects of the proposal that will be contrary to the welfare or well-being of the general public.

SUMMARY

The proposed development is permissible with the consent of Council. However, a Section 4.15 assessment indicates that the signage is inconsistent with key objectives of the Orange LEP 2011, DCP 2004, and SEPP (Industry and Employment) 2021, including visual amenity, road safety, and compatibility with the locality. Accordingly, the development is not supported.

COMMENTS

The requirements and advice provided by the Engineering Development Section have been considered in the assessment of the application. However, due to the identified inconsistencies with planning controls, visual amenity, and road safety concerns, the application is recommended for refusal.

ATTACHMENTS

- 1 Draft Notice of Refusal, D25/128846 [↓](#)
- 2 Plans, D25/128971 [↓](#)

**NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

Application number	DA 233/2025(1) PAN-545099
Applicant	Aimee Trew 3/281 Brunswick Street, Fitzroy VIC 3065
Description of development	Development of a freestanding, digital, billboard sign.
Property	33 COLLIERS AVENUE ORANGE 2800 95/-/DP1180866
Determination	Refused Consent Authority - Council
Date of determination	4/11/25

Under section 4.18(1)(a) of the EP&A Act, notice is given that the above development application has been determined by refusing consent using the power in section 4.16(1)(b) of the EP&A Act, for the reasons specified below:

Reason for Refusal

1. The proposed signage is located opposite a large multi-directional road sign and in proximity to a major intersection involving multiple traffic movements and decision-making points. Combined with the curvature of the Northern Distributor Road, the proposal increases the potential for driver distraction and compromises road safety by diverting attention from important directional signage.

Attachment 1 Draft Notice of Refusal

2. The proposal is inconsistent with the objectives of **Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021**, particularly those relating to maintaining road safety and ensuring that signage provides an appropriate public benefit in transport corridors.
3. The proposal is inconsistent with the **aims and objectives of the Orange Local Environmental Plan 2011** and the **relevant provisions of Orange Development Control Plan 2004**, as the signage does not complement the character of the locality, introduces visual clutter within an industrial setting, and fails to achieve the desired visual and landscape outcomes for development visible from a major road.

Right of appeal / review of determination

If you are dissatisfied with this determination:

Request a review

You may request a review of the consent authority's decision under section 8.3(1) of the EP&A Act. The application must be made to the consent authority within 6 months from the date that you received the original determination notice provided that an appeal under section 8.7 of the EP&A Act has not been disposed of by the Court.

Rights to appeal

You have a right under section 8.7 of the EP&A Act to appeal to the Court within 6 months after the date on which the determination appealed against is notified or registered on the NSW planning portal.

The Dictionary at the end of this consent defines words and expressions for the purposes of this determination.

Paul Johnston
Manager Development Assessments
Person on behalf of the consent authority

For further information, please contact Dhawala Ananda / Senior Planner

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018*.

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*.

Council means .

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021*.

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:

- the collection of stormwater,
- the reuse of stormwater,
- the detention of stormwater,
- the controlled release of stormwater, and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Sydney district or regional planning panel means Western Regional Planning Panel.

ORANGE - ADVERTISING SIGN: CONSTRUCTION OF DIGITAL FREESTANDING SIGN

33 COLLIERS AVENUE,
ORANGE, NSW 2800

TOWN PLANNING DRAWINGS

A01 COVER PAGE
A02 SITE PLAN
A03 FLOOR PLAN & ELEVATIONS
A04 PERSPECTIVE VIEWS



PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04



KEY PLAN

SCALE 1 : 3000

PHOTO LEGEND

NO.	DESCRIPTION
01	PHOTOGRAPHIC VIEW OF THE PROPOSED LOCATION FOR THE SIGN.
02	PHOTOGRAPHIC VIEW NORTH FROM PROPOSED LOCATION FOR THE SIGN.
03	PHOTOGRAPHIC VIEW WEST FROM PROPOSED LOCATION FOR THE SIGN.
04	PHOTOGRAPHIC VIEW EAST PROPOSED LOCATION FOR THE SIGN.

ISSUE/AMMENDMENTS SCHEDULE

01 08/10/2025
TOWN PLANNING ISSUE

TOWN PLANNING

NOT FOR CONSTRUCTION



PROJECT
ORANGE - ADVERTISING SIGN: CONSTRUCTION OF
DIGITAL FREESTANDING SIGN
ADDRESS
33 COLLIERS AVENUE,
ORANGE, NSW 2800

NORTH POINT



DATE
08/10/2025

PROJECT NO.
24-007

DRAWING NO.
A01

PAGE SIZE
A3

DRAWN BY
AP

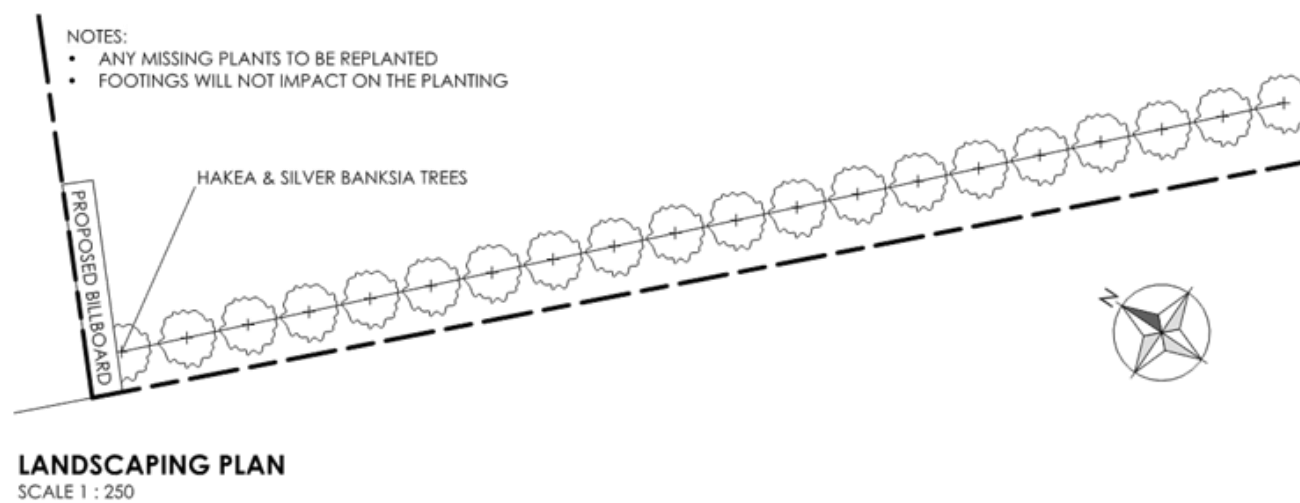
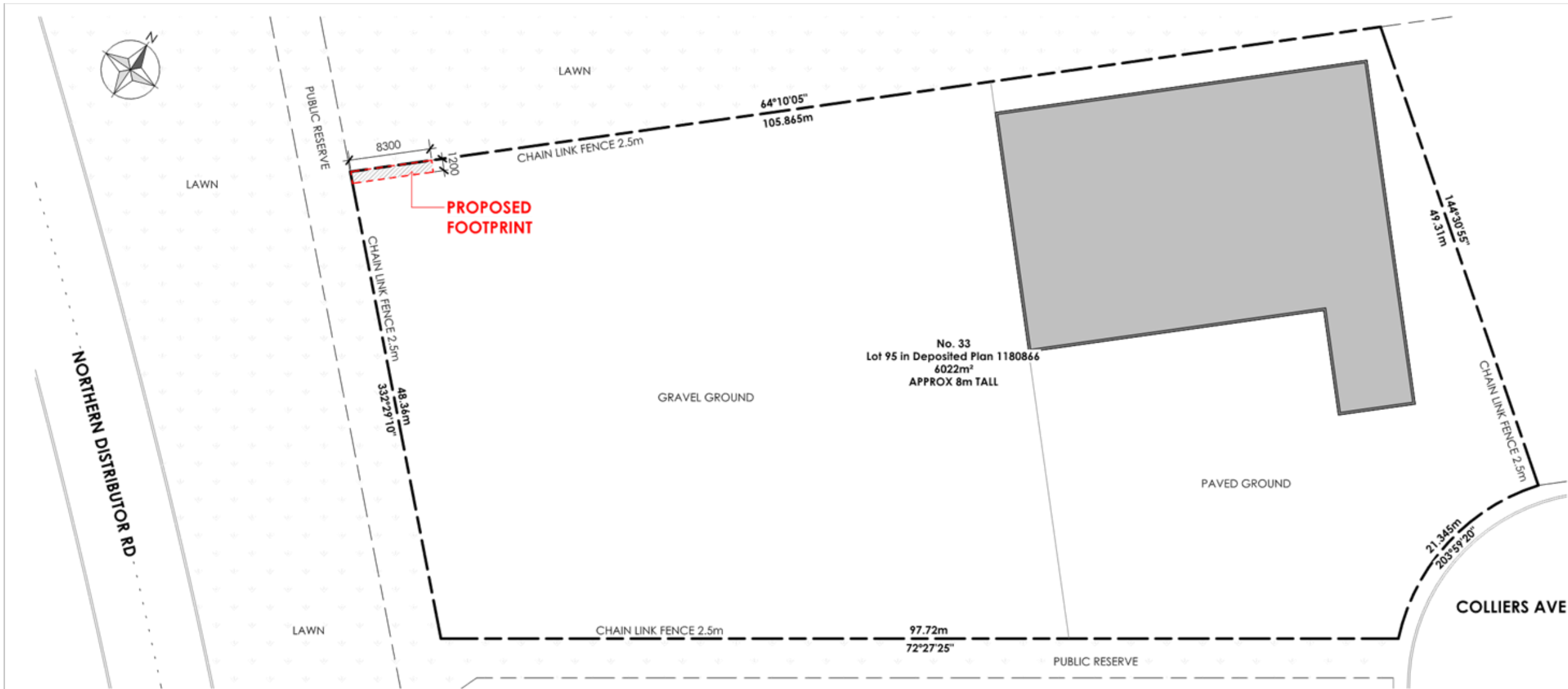
ISSUE NO.
01

GAWK OUTDOOR

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03 5409 2655



PROJECT
ORANGE - ADVERTISING SIGN: CONSTRUCTION OF
DIGITAL FREESTANDING SIGN

ADDRESS
33 COLLIERS AVENUE,
ORANGE, NSW 2800

NORTH POINT

AS SHOWN IN
EACH PLAN

DATE
08/10/2025

PROJECT NO.
24-007

DRAWING NO.
A02

PAGE SIZE
A3

DRAWN BY
AP

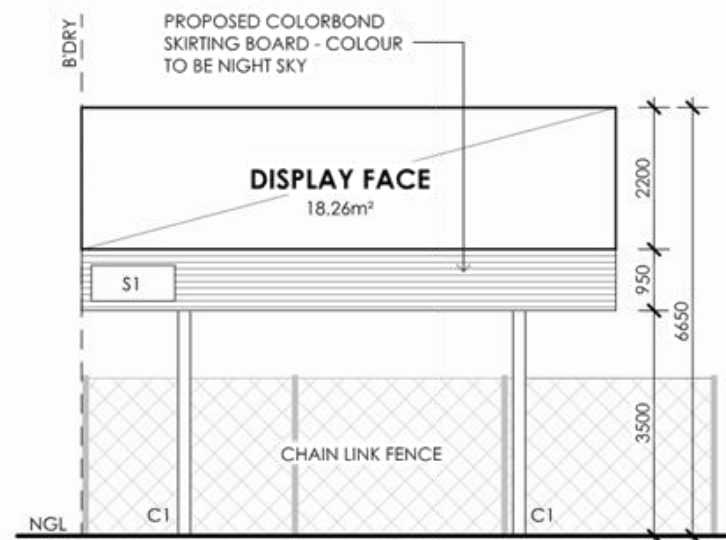
ISSUE NO.
01

GAWK OUTDOOR

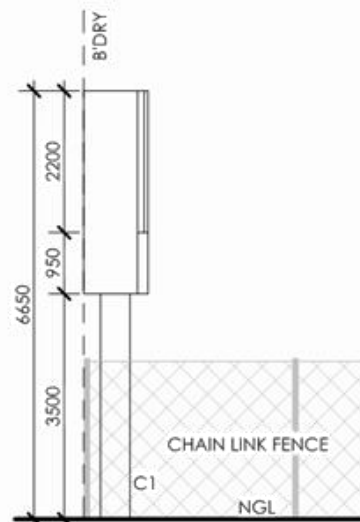
Suite 3/281 Brunswick St, Fitzroy VIC 3065

james@gawk.com.au

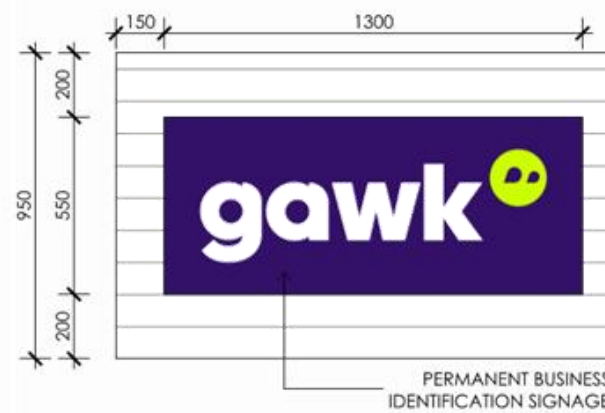
03 5409 2655



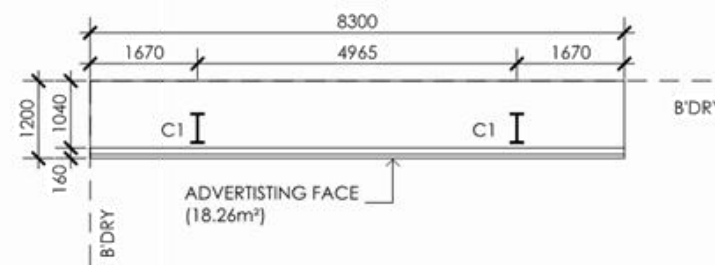
SOUTH ELEVATION
SCALE 1 : 100



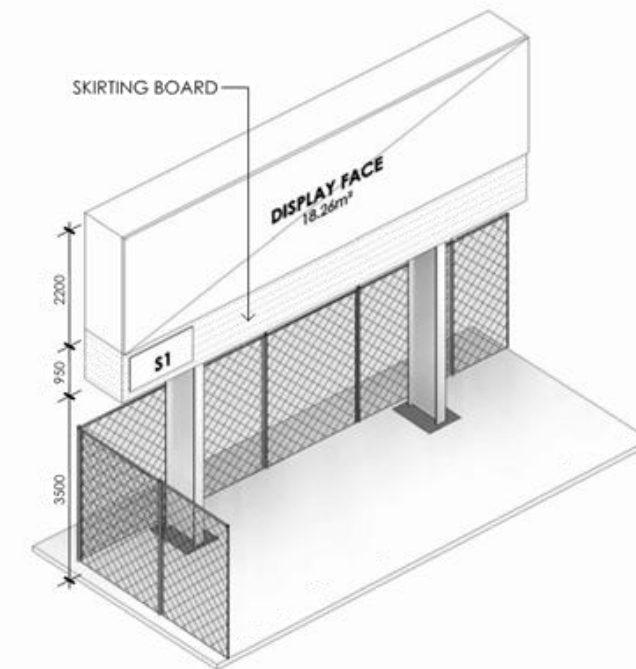
WEST ELEVATION
SCALE 1 : 100



S1 - SIGNAGE DETAIL
SCALE 1 : 20



FLOOR PLAN
SCALE 1 : 100



PERSPECTIVE

MATERIALS BOARD



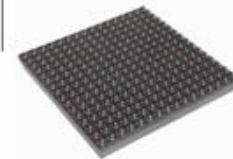
C1
PROPOSED COLUMN -
POWDERCOAT BLACK
FINISH



BLACK PAINT
PROPOSED BLACK PAINT
FINISH TO ALL FEATURES,
TRIMS AND LIGHTING



SKIRTING BOARD
PROPOSED COLORBOND
SKIRTING BOARD WITH
NIGHT SKY FINISH



LED SCREEN
DISPLAY

LEGEND

C1	PROPOSED COLUMN - POWDERCOAT BLACK FINISH
NGL	NATURAL GROUND LINE
S1	PERMANENT SIGN 1 - REFER TO DETAIL

ISSUE/AMMENDMENTS SCHEDULE

01	08/10/2025 TOWN PLANNING ISSUE
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TOWN PLANNING
NOT FOR CONSTRUCTION



PROJECT
ORANGE - ADVERTISING SIGN: CONSTRUCTION OF
DIGITAL FREESTANDING SIGN
ADDRESS
33 COLLIERS AVENUE,
ORANGE, NSW 2800

NORTH POINT



DATE 08/10/2025	DRAWING NO. A03	DRAWN BY AP
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EXISTING PERSPECTIVE VIEW #01 - WESTBOUND TRAFFIC



PERSPECTIVE VIEW REFERENCE

SCALE 1 : 3000



PROPOSED PERSPECTIVE VIEW #01 - WESTBOUND TRAFFIC

GENERAL NOTES

PROPOSED PERSPECTIVE VIEW IS AN ARTIST'S IMPRESSION OF THE PROPOSAL ONLY. SIZE AND SCALE ARE REFERENCED ON THE FLOOR PLANS AND ELEVATIONS.

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE SUPPLIED TOWN PLANNING REPORT

REFER TO THE TOWN PLANNING REPORT FOR THE WRITTEN STATEMENT REGARDING THE METHODOLOGY DURING THE PREPARATION OF PERSPECTIVE VIEWS

LEGEND

◆ #00 PERSPECTIVE VIEW - LOCATION IN WHICH PHOTOGRAPHIC VIEWS WERE TAKEN

ISSUE/AMMENDMENTS SCHEDULE

01 08/10/2025
TOWN PLANNING ISSUE

TOWN PLANNING

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PROJECT
ORANGE - ADVERTISING SIGN: CONSTRUCTION OF DIGITAL FREESTANDING SIGN
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ORANGE, NSW 2800

NORTH POINT



DATE
08/10/2025

PROJECT NO.
24-007

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A04

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