



BT Homes
18 Geraldton Street Orange
ORANGE NSW 2800

9th March 2022

Orange City Council
PO Box 35
ORANGE NSW 2800

STATEMENT OF ENVIRONMENTAL EFFECTS

Lot 322 (26) Platinum Parade Orange

Addressing Criteria for Display Home Construction

As an accompaniment to other documents provided for a Development Application for Lot 322, Deposited Plan No. 1280002, No 26 Platinum Parade, Orange, NSW, 2800 this statement addresses particular use of a display home.

Hours of Operation

The display Home will operate as an office for BT homes and will be opened from 9.00am – 5.00pm Monday to Friday and 10am- 2.00pm on Saturdays

Use as a display home

The proposal is to operate a display home for a maximum period of three years

Decommissioning

Upon closing the display home the residence will be converted to a standard residential property, the glass entry doors will be converted to a double panel lift door and the pool fencing that crosses the driveway will be removed (other fencing to remain in place, the internal office will be gutted out to leave a standard double garage.

Parking

The display home will have a driveway but this will only become active after decommissioning. Staff at the display home will consist of two people, visitation generally consists of no more than three at a time, therefore it is envisaged that no more than five cars will be parked on the street at any one time, Platinum Parade is wide enough to offer on street parking



SIGNAGE



Existing signage from our current display home will be relocated to the new site

The proposal is compliant with all other aspects of the Orange City Council DCP

Yours Sincerely,