
ORANGE CITY COUNCIL

MINUTES OF THE

PLANNING AND DEVELOPMENT COMMITTEE

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE WITH AN OPTION OF ONLINE
CONFERENCING PLATFORM ZOOM DUE TO COVID-19 REQUIREMENTS

ON 1 DECEMBER 2020

COMMENCING AT 7.11PM

1 INTRODUCTION

ATTENDANCE

Cr R Turner (Chairperson), Cr R Kidd (Mayor), Cr G Taylor (Deputy Mayor), Cr K Duffy, Cr J Hamling, Cr J McRae (Zoom), Cr T Mileto, Cr S Munro (Zoom), Cr S Nugent, Cr S Romano (Zoom), Cr J Whitton

Chief Executive Officer, Acting Director Corporate and Commercial Services (Redmond), Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Acting Manager Corporate Governance (Constantine), Manager Financial Services, Executive Support Officer

APOLOGIES AND LEAVE OF ABSENCE

Nil

1.1 DECLARATION OF PECUNIARY INTERESTS, SIGNIFICANT NON-PECUNIARY INTERESTS AND LESS THAN SIGNIFICANT NON-PECUNIARY INTERESTS

CR MCRAE DECLARED A SIGNIFICANT, PECUNIARY INTERESTS IN ITEMS 2.2 - DEVELOPMENT APPLICATION DA 402/2020(1) - 114 MOULDER STREET, 2.4 - DEVELOPMENT APPLICATION DA 133/2020(1) - 155 KITE STREET AND 115 ENDSLEIGH AVENUE AND 2.5 – HERITAGE STUDY REVIEW - POST EXHIBITION AND ADOPTION - AS SHE OWNS THE PROPERTY.

CR WHITTON DECLARED A SIGNIFICANT, PECUNIARY INTEREST IN ITEMS 2.2 - DEVELOPMENT APPLICATION DA 402/2020(1) - 114 MOULDER STREET AND 2.5 – HERITAGE STUDY REVIEW - POST EXHIBITION AND ADOPTION – AS HE OWNS PROPERTY IN THE AREA.

2 GENERAL REPORTS

2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL

TRIM REFERENCE: 2020/2190

RESOLVED - 20/426**Cr R Kidd/Cr K Duffy**

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.

For: Cr Kidd, Cr Duffy, Cr Hamling, Cr McRae, Cr Mileto, Cr Munro, Cr Nugent, Cr Romano, Cr Taylor, Cr Turner, Cr Whitton

Against: Nil

Absent: Nil

Cr Nugent asked for clarification around the requirement for installation of disabled parking. *The Director Development Services stated that the changes are in relation to the Occupation Certificate conditions that require certain works to be completed before an Occupation Certificate can be issued. The application was amended to permit Occupation and the completion of the carpark at a later date.*

QUESTION TAKEN ON NOTICE

Cr Mileto asked for an update regarding the Men's Shed at Lucknow.

*** Cr McRae and Cr Whitton left the chamber with the time being 7.14pm. ***

2.2 DEVELOPMENT APPLICATION DA 402/2020(1) - 114 MOULDER STREET

TRIM REFERENCE: 2020/2329

Cr McRae declared a significant, pecuniary interest as the property owner, left the meeting and did not participate in discussion or voting on this item.

Cr Whitton declared a significant, pecuniary interest as an owner of a property opposite this address, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 20/427**Cr S Nugent/Cr K Duffy**

That Council consents to development application DA 402/2020(1) for Dwelling House (part demolition, alterations and additions (two storey)) at Lot 2 DP 13567 – 114 Moulder Street, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr Kidd, Cr Duffy, Cr Hamling, Cr Mileto, Cr Munro, Cr Nugent, Cr Romano, Cr Taylor, Cr Turner

Against: Nil

Absent: Cr McRae, Cr Whitton

Cr McRae and Cr Whitton returned to the meeting with the time being 7.15pm

2.3 DEVELOPMENT APPLICATION DA 210/2019(1) - WOODWARD STREET - DUNTRYLEAGUE GUEST HOUSE

TRIM REFERENCE: 2020/2350

RESOLVED - 20/428**Cr S Munro/Cr S Romano**

That Council consents to development application DA 210/2019(1) for Alterations and Additions to Duntryleague Guest House (including upgrading works and rear extension) at Lot 16 DP 1120534 - Woodward Street, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr Kidd, Cr Duffy, Cr Hamling, Cr McRae, Cr Mileto, Cr Munro, Cr Nugent, Cr Romano, Cr Taylor, Cr Turner, Cr Whitton

Against: Nil

Absent: Nil

*** Cr McRae left the chamber with the time being 7.17pm. ***

2.4 DEVELOPMENT APPLICATION DA 133/2020(1) - 155 KITE STREET AND 115 ENDSLEIGH AVENUE

TRIM REFERENCE: 2020/2352

Cr McRae declared a significant, pecuniary interest as an owner of property in this area, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 20/429**Cr J Hamling/Cr K Duffy**

That Council consents to development application DA 133/2020(1) for Demolition (ancillary structures and rear skillion of existing dwelling), Hotel or Motel Accommodation (four storey building), Alterations and Additions (existing building), and Business Identification Signage at Lot 11 DP 1002968, Lot 1 DP 770265, Lot 8 DP 1069072 - 155 Kite Street and 115 Endsleigh Avenue, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr Kidd, Cr Duffy, Cr Hamling, Cr Mileto, Cr Munro, Cr Nugent, Cr Romano, Cr Taylor, Cr Turner, Cr Whitton

Against: Nil

Absent: Cr McRae

Cr Nugent asked for an explanation of how the height issue of the development was addressed in the application.

The Director Development Services advised that the LEP has provisions to exceed the height in certain circumstances. It was considered to be more beneficial in terms of the protection of heritage to have the motel building lower adjacent to the railway footbridge in exchange for permitting the centre of the building to be above the prescribed height limits.

MATTER ARISING

Cr Turner requested that a letter be written to John Holland Rail (or the new operator as required) to seek renovation of the foot bridge.

2.5 HERITAGE STUDY REVIEW - POST EXHIBITION AND ADOPTION

TRIM REFERENCE: 2020/2362

Cr McRae declared a significant, pecuniary interest as an owner of property in this area. Due to interest I previous item, Cr McRae has already left the meeting and did not participate in discussion or voting on this item.

Cr Whitton declared a significant, pecuniary interest as an owner of property in this area, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 20/430**Cr R Turner/Cr S Munro**

- 1 That the report by Council's Senior Planner be acknowledged.
- 2 That the following recommendations be adopted:
 - The proposed Heritage Conservation Areas known as Bletchington, Newman Park and Blackman's Swamp Heritage Conservation Areas as described in the Heritage Study Review and as shown on the accompanying maps be adopted.
 - The extension to the existing Central, Duration Cottages and Glenroi Heritage Conservation Areas as described in the Heritage Study Review and as shown on the accompanying maps be adopted.
 - The name of the existing Heritage Conservation Area known as Central Heritage Conservation Area, be renamed: Dalton Central Heritage Conservation Area.
 - The name of the existing Heritage Conservation Area known as the Duration Cottages Heritage Conservation Area be renamed: Glenroi Duration Cottages Heritage Conservation Area.
 - The name of the existing Heritage Conservation Area known as Glenroi Heritage Conservation Area be renamed: Endsleigh Heritage Conservation Area.
 - The name of the existing Heritage Conservation Area known as East Orange Heritage Conservation Area be renamed: Bowen Heritage Conservation Area.

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- The following properties are recommended to be adopted as Local Heritage Items:
 - o 117 Sampson Street
 - o 49 Prince Street
 - o 139 Margaret Street
 - o 5 Hawkins Lane
 - o 9 Hawkins Lane
 - o 11 Hawkins Lane
 - o 3 Hawkins Lane
 - o 6 Hawkins Lane
 - o 4 Hawkins Lane
 - o 2 Hawkins Lane
 - o 20 Nile Street
 - o 22 Nile Street
 - o 22 Nile Street
 - o 26 Nile Street
 - o 171 Margaret Street
 - o 110 Matthews Avenue
 - o 125 Prince Street
 - o 125 Dalton Street
 - o 112 Dalton Street
 - o 121 Gardiner Road
 - o 123 Gardiner Road
 - o 102 Gardiner Road
 - o 106 Gardiner Road
 - o 108 Gardiner Road
 - o 105 Spring Street
 - o 15 Capps Lane, Huntley
 - o 'Waverton' 76 Blunt Road, Huntley (as per the described curtilage)
 - o 'Homeleigh' 359 Phoenix Mine Road, Huntley

For: Cr Kidd, Cr Duffy, Cr Hamling, Cr Mileto, Cr Munro, Cr Nugent, Cr Taylor, Cr Turner

Against: Cr Romano

Absent: Cr McRae, Cr Whitton

Cr Nugent asked how Council took into consideration the concerns such as those expressed by Mr Stuart.

The Director Development Services stated that an information session was held with approximately 20 persons in attendance which provided an opportunity to meet with Council's heritage advisors and discuss any concerns.

Cr Hamling asked if there were more hurdles for home owner now in those heritage areas and whether the heritage advice was free.

The Director Development Services stated that where there are small maintenance issues, these can be exempt in heritage areas and Council does provide a qualified heritage architect free of charge.

Cr Romano asked if affected residents got a say on their properties being deemed heritage. *The Director Development Services stated that every house within the conservation areas received letters in regards to the process. If they are added to the list, the homes would have been inspected to determine significance.*

QUESTION TAKEN ON NOTICE

Cr Duffy asked why the Heritage Study Review report does not address car parks, in particular the Eastern side of Wraprite which was the original Onley car park and what was the reason for this?

Cr McRae and Cr Whitton returned to the meeting with the time being 7.41pm

THE MEETING CLOSED AT 7.44PM