

Plates



Plate 1: Existing car park entrance from Kite Street (note inward opening gates)



Plate 2: Car parking opening hours

Appendix A

DA CONSENT 102

CITY OF ORANGE

Environmental Planning and Assessment Act. 1979.
(Form 7 — Regulations).

236/18/1/18

Development
Application No.

102

FILE No.

**Notice to Applicant of Determination by APPROVAL of a
Development Application NOT being a Designated Development**

APPLICANT'S NAME:

Fennant Holdings Pty.Ltd.,
2nd floor, 802 Pacific Hwy, Gordon NSW

ADDRESS:

Lot 1 in D.P. 626589; Lot 200 in D.P. 567854; Lots 1
and 8 and Lot 2 in D.P. 533038; Lots 6 and 7 in D.P.
1323; Pt. Lots 19 and 21 in S.P. M58; No. 212-220
Summer Street being land in D.P. 622688; Drainage
Reserve No. R.29723 and Post Office Lane.

**DESCRIPTION OF THE LAND SUBJECT
TO APPLICATION:**

Owners: Myer Western Stores, 250 Elizabeth Street, Melbourne,
Mr. R.C. Davis, Forbes Road, Orange and Orange City Council

- NOTES:**
1. Attached hereto is a copy of the report referred to in the Council's resolution of approval.
 2. Attached hereto, and forming part of this approval, is/are the plan(s) bearing Council's Development Consent Certificate referred to in the Council's resolution of approval.
 3. This approval does not relieve the Applicant of the obligation to obtain any other approval required under the Local Government Act, 1919 (as amended) and Ordinances (including approval of building plans) or any other Act, before any work is commenced.

RIGHTS OF APPEAL; COMMENCEMENT AND LAPSING OF CONSENT:

Applicants are referred to the notes on the reverse side of this consent concerning rights of appeal, the commencement and lapsing of consents, and the abovementioned Act.

(In the first instance, it is suggested that any applicant dissatisfied with the Council's decision, or conditions imposed, discuss such with Council's Officers).

PURSUANT to Section 92 of the Act, notice is hereby given of the determination by **GRANTING OF CONSENT** by the Council of the City of Orange of the abovementioned Development Application number relating to the land described above
Details of the consent, any conditions attached thereto and the reason for such conditions are set out below and in the **DETERMINATION** by resolution of Council at its meeting held on:

RESOLVED:

That the report in this matter submitted by the Deputy City Planner and dated 29th August 1985, be noted; that the plans of the proposal submitted by the applicants on the 16th July 1985, and considered by the Council at its Ordinary Meeting of - 6 SEP 1985, be noted; and that in respect of the application lodged by Fennant Holdings Pty. Ltd. on 16th July 1985, relating to land described as Lot 1 in D.P. 626589; Lot 200 in D.P. 567854; Lots 1 and 8 and Lot 2 in D.P. 533038; Lots 6 and 7 in D.P. 1323; Pt. Lots 19 and 21 in S.P. M58; No. 212-220 Summer Street being land in D.P. 622688; Drainage Reserve No. R.29723 and Post Office Lane and owned by Myer Western Stores, 250 Elizabeth Street, Melbourne, Mr. R.C. Davis, Forbes Road, Orange and Orange City Council, the Council hereby resolves to:

Approve the application for shopping complex in accordance with the plans submitted by the Applicants (in 5 sheets), numbered 811-285:15, 1-5 and bearing Council's Development Consent Certificate dated - 6 SEP 1985, subject to the provisions of the City of Orange Local Environmental Plan No. 11; the Environmental Planning and Assessment Act, 1979; and the following conditions:

1. A detailed plan drawn by a suitably qualified Landscape Architect, showing landscaping, driveways and parking areas being submitted for the approval of the City Planner, provided that the Building Approval will not be released until such time as the landscaping plan has been submitted, and that occupation of the premises will not be permitted until landscaping and driveways are completed to Council's satisfaction in accordance with the approved plans or as otherwise arranged and such landscaping being maintained to the satisfaction of the City Planner for a period of 12 months from completion.

(Continued page 2)

Notice to Applicant of Determination by Approval of Development
Application Number: 102 Not being a Designated Development.

RESOLUTIONS CONTINUED:

2. The provision of at least 435 carparking spaces to comply with the provisions of the Orange Carparking Code.
3. The submission of a building application for approval, conforming to the requirements of Ordinance 70 for a Class VI Building inside a Primary Fire Zone, and incorporating all conditions of development consent.
4. The installation of traffic mirrors at the intersection of Colvin Lane and Lords Place to enable drivers using Colvin Lane to have a clear view of pedestrian movements over the Lords Place footpath.
5. The submission of an application for approval of the proposed single pipe plumbing and drainage system to the requirements of Ordinance 46.
6. The submission for approval of hydraulic details, including pipe sizes, pits, manholes and grades for:
 - (a) water reticulation;
 - (b) sewer drainage;
 - (c) stormwater drainage
7. Full details should be provided for approval of the proposed method of storage of garbage prior to collection.
8. The proposed awning shall conform to the requirements of Clause 27 of Ordinance 30 under the Local Government Act, 1919, as amended.
9. The proposed building shall conform to the requirements of the Pure Food Act and Code for Food Premises published by the Australian Institute of Health Surveyors.
10. The disconnection of existing sewer, stormwater and water service connections to the satisfaction of Council.
11. The provision and layout within the Women's Rest Centre bring to the satisfaction of the Council.
12. The proposed covering over the existing stormwater drainage channel along the eastern side of the site being designed and constructed to:
 - (a) accept anticipated vehicle loadings;
 - (b) maintain the existing waterway area of the channel;
 - (c) not extend with piers or any other obstruction into the waterway area of the channel; and
 - (d) not place loadings on the side walls of the channel over the loadings which those walls are capable of accepting.

Detailed plans of the proposed method of covering this channel shall be submitted for the approval of the City Engineer as part of the building application.

(Continued page)

Notice to Applicant of Determination by Approval of Development
Application Number: 102 Not being a Designated Development.

RESOLUTIONS CONTINUED:

13. The existing stormwater drainage pipelines which crosses the site from west to east being re-laid to adequately cater for the drainage from existing properties located immediately west of the subject land.

A 3 metre wide easement in favour of Grange City Council shall be created centrally about this re-laid pipeline and expansion joints 1.5 metres on either side of the pipeline shall be installed in the concrete floor of the carparking areas.
14. All stormwater from the proposed development being piped to the existing drainage channel.
15. The levels of the tops of the sewer manholes located within the proposed carparking area being adjusted to be flush with the proposed concrete floor of the carparking area.
16. All existing sewer mains which shall be located beneath the proposed carparking area being exposed for inspection prior to the construction of the carpark floor and these sewer mains being adequately protected to the satisfaction of the City Engineer.
17. The existing sewer connections to the properties located immediately west of the subject land being reconstructed so they are below the proposed floor levels of the carparking area.
18. Access on a 24 hour basis being available to service Council's water, sewerage and drainage systems within the car park area.
19. The existing 75mm diameter water main which is located within the Post Office Lane area between Kita Street and Colvin Lane being replaced with a 100mm diameter A.C. water main, protected to the satisfaction of the City Engineer. An easement 3 metres wide shall be created over this proposed main, and expansion joints 1.5 metres on either side of this pipeline being created in the concrete floor of the carparking area.
20. The existing water main in Kite Street being upgraded to 150mm diameter between Anson Street and Lords Place, to provide adequate fire fighting and servicing capacity, and the estimated cost of \$14,500.00 being shared equally by the developer and Council.
21. A retaining wall being constructed along the western boundary of the subject land and structural details of this wall being incorporated in the building plans.
22. Heavy duty kerb and gutter vehicular laybacks and footpath crossings being constructed at all entrances and exits of the development.
23. All the forgoing conditions being at the full cost of the developer and to the satisfaction of Council unless specifically stated.

SIGNED AT ORANGE this 6th
day of September 1985
for and on behalf of The Council of the City
of Orange.


Town Clerk

(Continued page)

Appendix B

DA CONSENT 102 ASSESSMENT REPORT

PLANNING COMMITTEE MEETING: 2ND SEPTEMBER 1985

LATE ITEM (1)

Page 1.

REPORT TO: TOWN CLERK.
 FROM: DEPUTY CITY PLANNER
 ON: APPLICATION UNDER THE CITY OF ORANGE LOCAL
 ENVIRONMENTAL PLAN NO. 11.
 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
 DATE: 29TH AUGUST, 1985

FILE:236/18/1/18

APPLICATION LODGED	16th July 1985
APPLICANTS	Pennant Holdings Pty.Ltd., 2nd floor, 802 Pacific Highway, Gordon N.S.W..
OWNERS	Myer Western Stores, 250 Elizabeth Street, Melbourne, Mr. R.C. Davis, Forbes Road, Orange and Orange City Council.
LAND DESCRIPTION	Lands at the rear of the existing Grace Bros., the covering of the open stormwater channel, the existing Davis's garage and the Grace Bros. carpark fronting Kite Street.
PROPOSED LAND USE	Construction of retail shopping centre
PROVISIONS OF L.E.P. NO. 11:	General Business 3(a) and road
DETAIL OF ADVERTISEMENT OF PROJECT	Not applicable
REPORT AND RECOMMENDATION	Pages (2) to (3) following and attached Instrument of Approval for Development Consent,

The objective of the Business "A" zone (General Business) is to maintain the existing major commercial centres. This zone applies to most of the area identified in the environmental study as the central business district and to the Glenroi and North Orange shopping areas. In the Business "A" zone the broadest range of commercial business office uses are envisaged. Residential development and re-development of car-parking areas has not been precluded in the plan. Especially in the central business district in the medium to longer term such development is seen as essential to achieve the policies of the Council pertaining to this area.

THE APPLICATION:

Application has been received seeking consent to amend Council's development approval of 2nd May 1985 for the construction of a retail shopping complex - known as the Orange City Centre - upon the land fronting Kite Street which adjoins the Grace Bros. store, the Post Office and the Centrepoint Arcade.

THE PROPOSAL:

It is proposed to vary the previously approved plans to a minor extent in a number of areas. These essentially are:

- * the specialty shops;
- * the discount department store;
- * the carparking area; and
- * delivery facilities to the D.D.S.

The number of specialty shops is to be increased from 27 to 31 (excluding the proposed supermarket). The increase is brought about by converting the proposed Grace Bros. extension to specialty shops. Generally the floor area and layout of the specialty shop area is unchanged.

The customer service area of the discount department store is to be increased to about 5880m², an increase of about 635m². The southern wall of the proposed building is to be moved about 5.3 metres closer to the Kite Street boundary to provide for part of that increase in floor area.

Generally the principle of the delivery facility for the D.D.S. is unchanged i.e. ramps will be provided from Kite Street up to the dock area such that large vehicles will enter and leave in a forward direction. Under the proposal currently before Council, vehicles will enter up the ramp, reverse up to the loading dock, which is located on the western boundary of the site and leave in a forward direction down the exit ramp located about central to the site. Previously vehicles were to be unloaded from the access ramp. It is proposed to provide three (3) staff carparking spaces at the eastern end of the delivery area.

It is intended to provide a total of 435 carparking spaces under this proposal; an increase of 18 spaces. This increase is due mainly to the deletion of a liquor/hardware shop proposed under the initial application.

/ More definite elevations of the building have been submitted with this application as has a plan showing paving and usage for the pedestrian area in the Post Office and Centre Point Arcade area (copies attached).

TRAFFIC AND PARKING:

From the submitted plans, customer service area (including Grace Bros.) will be 14,716m² therefore based upon Council's rate of one (1) space per 35m² of customer service area a total of 421 spaces are required to be provided. The submitted plans show that 432 parking spaces are to be provided. Six (6) trolley bays are to be provided within the carparking area together with areas for bicycle parking.

.3.

The City Planner in his report for the previous application discussed the issues of internal, external and pedestrian traffic and as these are relatively unchanged, they need not be further discussed. One matter that did raise some concern was the raised paved pedestrian area adjacent to the northern auto doors at the base of the travelators. It was unknown whether vehicles would be restricted from passing this point, which would have most certainly restricted vehicular movement in the north-west corner of the carparking area. However, discussions with the architect indicated that this area is to be raised to act as a speed hump so as to reduce the vehicular/pedestrian conflict at this point. Such is considered to be satisfactory.

LANDSCAPING:

There is very limited opportunities to provide some form of landscaping upon the site. Under the initial proposal it was possible to provide planting for a number of trees between the Kite Street boundary and the ramp leading to the delivery area of the D.D.S. It was considered that tree planting in this area was quite critical as it would have resulted in some form of relief to the rather large and bulky facade of the only side of the building that has a street frontage. In fact the City Planner was also of this view and suggested that the landscaping in this area should be carried out by a qualified landscape architect. A condition to this effect was included in the Notice of Approval.

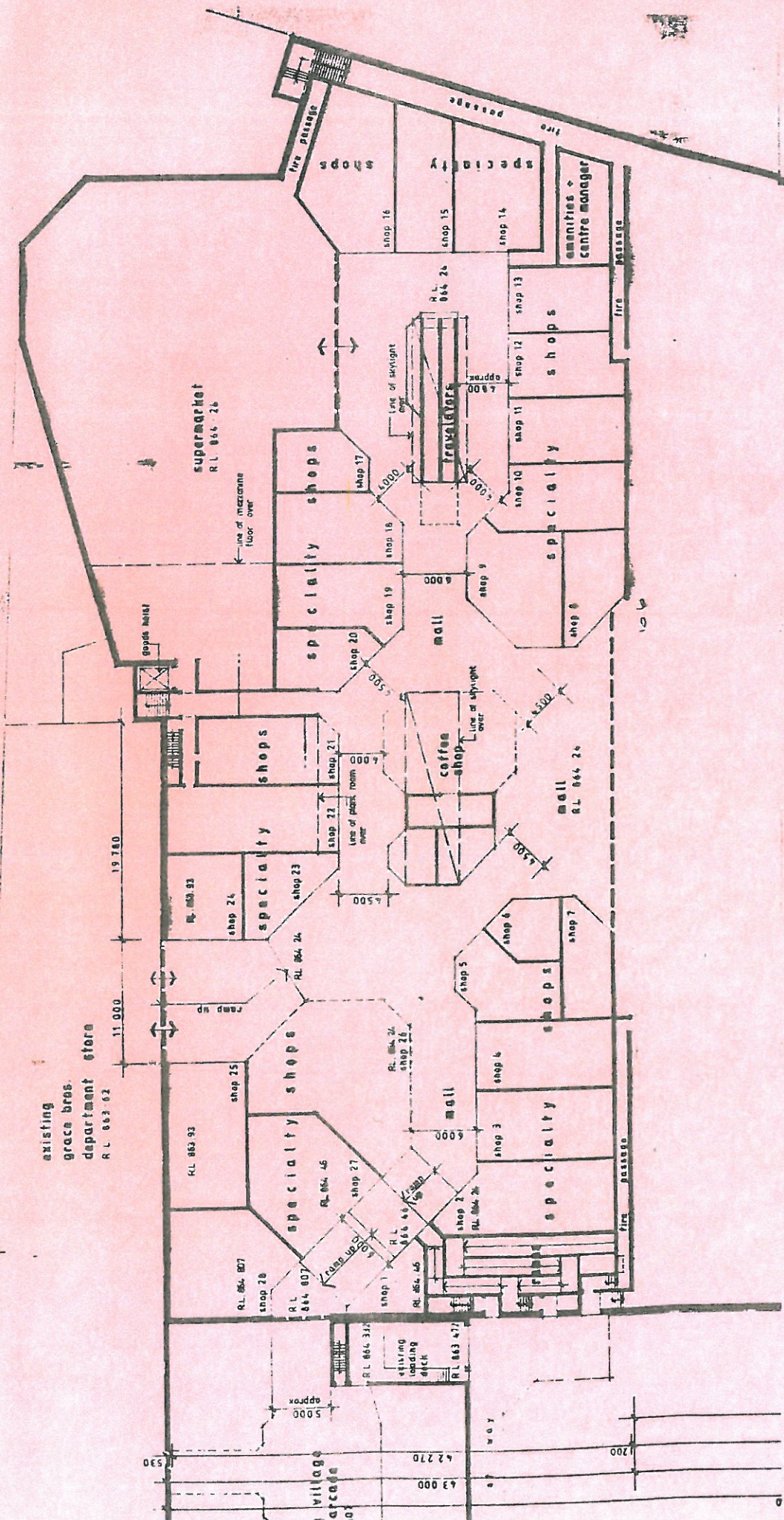
Unfortunately the proposal to move the southern wall of the subject building some 5 metres closer to the Kite Street boundary somewhat reduces the possibility of providing any significant landscaping features upon the site. However, there appears to be sufficient area adjacent to the above ramps which will permit some form of tree planting to take place and for that reason the above condition relating to landscaping which was placed upon the previous approval, is included in the attached Notice of Approval.

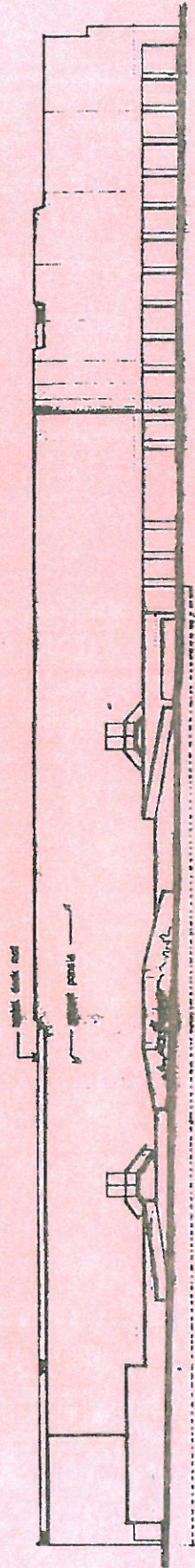
COMMENTS:

The City Health Surveyor's and City Engineer's requirements are included in the attached Notice of Approval. Generally the conditions that were applied to the initial approval, and are still appropriate to this proposal, have been included in the attached Notice of Approval.



A. Rieke,
DEPUTY CITY PLANNER.





SOUTH ELEVATION

CITY OF ORANGE

Environmental Planning and Assessment Act, 1979.
(Form 7 — Regulations)

236/18/1/18

102

FILE No.

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TO APPLICATION: Summer Street being land in D.P. 622688; Drainage
Reserve No. R.29723 and Post Office Lane.

Owners: Myer Western Stores, 250 Elizabeth Street, Melbourne,
Mr. R.C. Davis, Forbes Road, Orange and Orange City Council

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16. All existing sewer mains which shall be located beneath the proposed carparking area being exposed for inspection prior to the construction of the carpark floor and these sewer mains being adequately protected to the satisfaction of the City Engineer.

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18. Access on a 24 hour basis being available to service Council's water, sewerage and drainage systems within the car park area.

19. The existing 75mm diameter water main which is located within the Post Office Lane area between Kite Street and Colvin Lane being replaced with a 100mm diameter A.C. water main, protected to the satisfaction of the City Engineer. An easement 3 metres wide shall be created over this proposed main, and expansion joints 1.5 metres on either side of this pipeline being created in the concrete floor of the carparking area.

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21. A retaining wall being constructed along the western boundary of the subject land and structural details of this wall being incorporated in the building plans.

22. Heavy duty kerb and gutter vehicular laybacks and footpath crossings being constructed at all entrances and exits of the development.

23. All the foregoing conditions being at the full cost of the developer and to the satisfaction of Council unless specifically stated.