

MINUTES OF THE WESTERN JOINT REGIONAL PLANNING PANEL MEETING HELD AT ORANGE CITY COUNCIL CHAMBERS ON MONDAY 6 AUGUST 2012 AT 11.30AM

PRESENT:

Gabrielle Kibble	Chair
Gordon Kirkby	Panel Member
Ruth Fagan	Panel Member
Michael Ryan	Panel Member
Cr Chris Gryllis	Panel Member

IN ATTENDANCE

<i>OCC staff</i>	
David Waddell	Director Development Services
Allan Renike	Manager Development Assessment
Andrew Crump	Town Planner
<i>Applicant</i>	
David Ryan	City Plan Strategy and Development
Greg Shapter	Uniting Care Ageing
Jenny Coutts	Uniting Care Ageing
Adrian Ciano	Uniting Care Ageing
Ian Brodie	Jackson Teece
Adam Adair	Pure Projects

APOLOGY: Cr Jeff Whitton

The meeting commenced at 11.35am. The Chair welcomed everyone to the meeting of the Western Region Joint Regional Planning Panel.

1. Declarations of Interest -

Nil

2. Business Item

ITEM 1 2012WES004 DA 27/ 2012 – Housing for aged or disabled persons (demolition, additions and alterations to existing buildings) - 28 and 30-38 Byng Street, Orange (also known as 27-29 Summer Street, Orange)

3. Public Submission

There were no public submissions.

David Ryan, City Plan Strategy and Development spoke for the development and raised issues with various conditions of consent as submitted to the JRPP by City Plan Strategy and Development dated 26 July 2012.

So as to expedite the matter, the Chair foreshadowed amendments to the conditions raised in the City Plan Strategy and Development submission that had been previously discussed by the panel.

The foreshadowed amendments were:

Condition 4 will be amended to prior to the commencement of works.

Condition 5 will be deleted.

Condition 6 will be deleted.

Condition 7 will be deleted.

Condition 25 will be amended to prior to the issue of the Occupation Certificate.

Condition 51 will be amended to read "All *new* driveways..."

Condition 56 will be amended to read "...reinstated outside the fenced area to the rear of..."

Condition 58 will be deleted.

Condition 68 will be amended to read "There will be no garbage collection on Sundays".

Advisory Note 1 will be amended to read "The hairdresser within the community building shall be ancillary to the Wontama retirement village and is primarily for the use of residents".

David Ryan then spoke to a number of those conditions.

4. Business Item Recommendations

2012WE004 - DA 27/2012 - Housing for aged or disabled persons (demolition, additions and alterations to existing buildings) - 28 and 30-38 Byng Street, Orange (also known as 27-29 Summer Street, Orange)

Moved Cr C Gryllis, seconded M Ryan;

That the Panel adopt the Council officer's recommendation to approve the proposal subject to the recommended conditions of consent (as amended) as follows:

Condition 4: A Conservation Management Plan (CMP) shall be prepared for the subject land prior to the commencement of works. The CMP shall provide a particular emphasis towards the State Heritage Register listed items and provide guidance towards reinstating the landscape setting to the curtilage of the Berrilea Mansion, particularly the rear area of the Berrilea Mansion as well as the curtilage around the stables and tank stand.

Condition 5: (deleted)

Condition 6: (deleted)

Condition 7: (deleted)

Condition 25: Prior to the issue of the Occupation Certificate, evidence shall be submitted to Council of the lodgement of plans with the Department of Lands and Property Information to consolidate Lot 1 DP 955656, Lot 1 DP 308157 and Lot 10 DP 1015171.

Condition 51: All new driveway and parking areas are to be sealed with bitumen, hot mix or concrete and are to be designed for all expected loading conditions (provided however that the minimum pavement depth for gravel and flush seal roadways is 200mm) and be in accordance with the Orange City Council Development and Subdivision Code.

Condition 56: The landscaped setting shall be reinstated outside the fenced area to the rear of the Berrilea Mansion and surrounding curtilage as well as the adjacent stables and tank stand in accordance with the adopted Conservation Management Plan prior to the issue of a final occupation certificate.

Condition 58: (deleted)

Condition 68: Garbage collection shall occur between 7am – 6pm Monday through Saturday only.

Advisory 1: The hairdresser within the community building shall be ancillary to the Wontama retirement village and is primarily for the use of residents.

MOVED ALL IN FAVOUR, MOTION CARRIED

The meeting concluded at 11.53am.

Gabrielle Kibble
Chair, Western Planning Panel
06 August 2012