

AMENDED PROPOSAL

DEVELOPMENT PROPOSAL - ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

DEVELOPMENT APPLICATION (NOT BEING DESIGNATED DEVELOPMENT)

DA 133/2020(1) - 155 KITE STREET AND 115 ENDSLEIGH AVENUE, ORANGE

Notice is hereby given that an amended development application has been made to Council seeking approval for:

Demolition (ancillary structures and rear skillion of existing building), Hotel or Motel Accommodation (four storey building), Alterations and Additions (existing building), and Business Identification Signage

The proposal will be on land described as Lot 11 DP 1002968, being 155 Kite Street, Orange; and Lot 1 DP 770265 and Lot 8 DP 1069072, 115 Endsleigh Avenue, Orange. The applicant for the proposed development is Orange CBD Pty Ltd. The consent authority is Orange City Council.

The development involves the construction of a four storey hotel or motel and comprises the following scope of works:

- The amended plans have removed the pool, gym and BBQ area from the third floor. Other changes relate to the building's form and include a new pitched roof at either end of the building, a new clerestory style roof element for the upper floor, and new windows on the north and south of the proposed building. The amended design has also included new 'French' style balconies on the eastern elevation. (Note: these balconies are not accessible and have only been included for articulation purposes.)
- The number of motel units has been reduced by one from 62 to 61.
- Demolition of all buildings (vacant sheds) within 155 Kite Street, Orange to create a vacant site for the construction of the new four storey building that will comprise parking at ground level for 68 vehicles (including the use of a car stacker for 21 vehicles and stacked parking arrangement) and accommodation on levels one to three for 61 rooms.
- Conversion of the existing cottage on the adjoining site at 115 Endsleigh Avenue to provide a reception and restaurant area as well as the lift lobby that will provide a connection to the proposed motel which is located at the rear of cottage. The conversion work will involve the demolition of the skillion addition at the rear of the existing cottage and additional building works to the original cottage to create the additional space. The building is identified as a local heritage item 'Ivanhoe' under Council's Local Environmental Plan (LEP) 2011.
- The main vehicle access will be via 115 Endsleigh Avenue in the form of a one-way access point past the proposed reception area. The reception area will be located behind the existing cottage. There will also be access off Kite Street in the form of entry and exit.
- The applicant is seeking a variation to Council's 12m height restriction. The development standard is contained within Council's Local Environmental Plan 2011. The variation to the height standard ranges from 0.543m to 3.266m. The applicant has submitted a formal written request to Council to vary the development standard via a 4.6 Exception to Development Standards application.
- Associated signage.
- Site landscaping.

The application will be on public exhibition from Friday, 30 October 2020 to Friday, 13 November 2020. During this period, any person may make written submission on this development proposal to Council.

The exhibition documents are available for viewing at:

- Council's principal office at the Customer Service Counter, ground floor, Civic Centre - corner of Byng Street and Lords Place, Orange - during ordinary office hours, being 9.00 am to 5.00 pm Monday to Friday; and
- online at: www.orange.nsw.gov.au/development-applications-in-progress/development-applications-on-exhibition/

If you wish to make a submission, please include your name and full contact details (postal address, phone number and email address if you have one), and quote reference numbers: DA 133/2020(1) - PR17385. If a submission includes objections to the proposal, the grounds of objection must be specified. Submitters are required to comply with section 10.4 (Disclosure of Political Donations and Gifts) of the *Environmental Planning and Assessment Act 1979*. Information on making a submission can be found at: www.orange.nsw.gov.au/making-a-submission/

Submissions close at, and must be received by Council by, 5.00 pm on Friday, 13 November 2020.

In inviting submissions, Council advises that:

- (1) Any information provided to or collected by Orange City Council is for the purpose of assessment of a development application.
- (2) The information is to be publicly available.
- (3) The intended recipients of the information are Council staff, the developer, the public and Councillors.
- (4) The making of any submission is entirely voluntary.
- (5) The person providing the information has a right to access the information to correct any personal information supplied.
- (6) The submission will be placed in Council's file and may appear on Council's website during the consideration of the development application.
- (7) Council's file on the development application may be accessed by any person.
- (8) Signatures, personal contact details, personal financial information and photographs depicting persons will not be made available on Council's website.
- (9) Comments of abusive or offensive nature should be avoided.