
ORANGE CITY COUNCIL

MINUTES OF THE

PLANNING & DEVELOPMENT COMMITTEE

HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE

ON 4 MARCH 2025

COMMENCING AT 7.39 PM

1 INTRODUCTION

ATTENDANCE

Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Chief Executive Officer, Director Corporate and Commercial Services, Director Development Services, Director Community, Recreation and Cultural Services, Director Technical Services, Manager Corporate Governance, Manager Executive Support, Executive Officer, Chief Financial Officer, Senior Management Accountant

APOLOGIES AND LEAVE OF ABSENCE

Nil.

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

Cr Kinghorne declared a Significant Pecuniary Interest in the following items as her husband's environmental consultancy company has undertaken work on these sites:

- PDC 2.3 – Development Application DA740/2024(1) – 72 Stevenson Way
- PDC 2.5 – Development Application DA676/2024(1) – 248-266 Summer Street
- PDC 2.7 – Orange LEP 2011- Amendment 42 – 168 Shiralee Road – Post Exhibition Report
- PDC 2.8 – Post-Exhibition Report – Amendment to the Orange Local Environmental Plan 2011 and Draft Planning Agreement – 277 Cargo Road

Cr Greenhalgh declared a Significant Non-Pecuniary Interest in the following Planning and Development Policy Committee items:

- PDC 2.5 - as her employer has a business relationship with this establishments
- PDC 2.6 - as her employer has a business relationship with this establishments and is also sponsor of Bloomfield Junior Rugby League Football Club.

2 GENERAL REPORTS

2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL

TRIM REFERENCE: 2025/47

RESOLVED - 25/058

Cr K Duffy/Cr T Greenhalgh

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 M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

2.2 APPOINTMENT OF JOINT REGIONAL PLANNING PANEL (JRPP) MEMBERS

TRIM REFERENCE: 2025/225

RESOLVED - 25/059

Cr G Power/Cr D Mallard

That Council call for an expression of interest to seek a suitable representative for the final position on the Western Region Joint Regional Planning Panel - JRPP. The representative must have appropriate expertise in the area of planning, architecture, heritage, the environment, urban design, land economics, traffic and transport, law, engineering, tourism or government and public administration.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

Cr Kinghorne left the meeting with the time being 7.41pm

2.3 DEVELOPMENT APPLICATION DA 740/2024(1) - 72 STEVENSON WAY

TRIM REFERENCE: 2025/227

Cr Kinghorne Declared a Significant Pecuniary Interest in this item, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 25/060

Cr T Mileto/Cr G Power

That Council consents to development application DA 740/2024(1) for Subdivision (two lot Torrens title); Dwelling, Attached Garage and Attached Secondary Dwelling; and Dwelling and Attached Garage at Lot 56 DP 1274510 - 72 Stevenson Way, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr F Kinghorne

Cr Mallard noted that supporting information to the application advised there was partial biodiversity on the site but inspection concluded that it was clear and asked for further information.

The Director Development Services advised that the mapping used was out of date and subsequent investigations and inspection showed that there were never trees located on the site and had only been farmland. The Biodiversity mapping will be updated this year.

Cr Kinghorne returned to the meeting with the time being 7.43pm

2.4 DEVELOPMENT APPLICATION DA 743/2024(1) - 5 BARCOO CLOSE

TRIM REFERENCE: 2025/230

RESOLVED - 25/061

Cr K Duffy/Cr G Power

That Council consents to development application DA 743/2024(1) for Secondary Dwelling (moveable dwelling) and Demolition (tree removal) at Lot 1 DP 1282681 - 5 Barcoo Close, Clifton Grove pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Nil

Cr Greenhalgh & Cr Kinghorne left the meeting with the time being 7.44pm

2.5 DEVELOPMENT APPLICATION DA 676/2024(1) - 248-266 SUMMER STREET

TRIM REFERENCE: 2025/114

Cr Kinghorne Declared a Significant Pecuniary Interest in this item, left the meeting and did not participate in discussion or voting on this item.

Cr Greenhalgh Declared a Significant Non-Pecuniary Interest in this item, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 25/062

Cr J Whitton/Cr K Duffy

That Council consents to development application DA 676/2024(1) for Pub (alterations and additions) and Signage at 248-264 Summer Street, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr T Greenhalgh (Deputy Mayor), Cr F Kinghorne

Cr Kinghorne returned to the meeting with the time being 7.45pm

2.6 DEVELOPMENT APPLICATION DA 579/2024(1) - 241-257 SUMMER STREET AND 225-229 LORDS PLACE

TRIM REFERENCE: 2025/217

Cr Greenhalgh Declared a Significant Non-Pecuniary Interest in this item, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 25/063

Cr T Mileto/Cr G Power

That Council consents to development application DA 579/2024(1) for Pub (alterations and additions) at Lot 1 DP 1294072, Lots 5, 7, 8 and 9 DP 30201 and Lot 414 DP 626022 - 241-257 Summer Street and 225-229 Lords Place, Orange pursuant to the conditions of consent in the attached Notice of Approval.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr K Duffy, Cr G Judge, Cr F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr T Greenhalgh (Deputy Mayor)

Cr Greenhalgh returned to the meeting with the time being 7.46pm

Cr Kinghorne left the meeting with the time being 7.46pm

2.7 ORANGE LEP 2011 - AMENDMENT 42 - 168 SHIRALEE ROAD - POST EXHIBITION REPORT

TRIM REFERENCE: 2025/218

Cr Kinghorne Declared a Significant Pecuniary Interest in this item, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 25/064

Cr D Mallard/Cr K Duffy

That Council endorse the planning proposal as exhibited and authorise the Chief Executive Officer to formally make the plan, subject to:

1. That the formal LEP mapping be undertaken consistent with the plan as exhibited and to the satisfaction of the Department of Planning, Housing and Infrastructure (DPHI).
2. That such mapping be undertaken by, or at the expense of, the proponent.
3. That staff refer the matter to Parliamentary Counsel for formal advice that the plan can be made
4. That staff undertake such other matters as may be required by DPHI in the finalisation of the plan.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr F Kinghorne

2.8 POST EXHIBITION REPORT - AMENDMENT TO THE ORANGE LOCAL ENVIRONMENTAL PLAN 2011 AND DRAFT PLANNING AGREEMENT - 277 CARGO ROAD

TRIM REFERENCE: 2025/4

Cr Kinghorne Declared a Significant Pecuniary Interest in this item, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 25/065**Cr M Ruddy/Cr K Duffy**

That Council resolves to:

- 1 Support the amendment to the Orange Local Environmental Plan 2011 and direct staff to request that the local plan-making authority seek to finalise the amendment, and
- 2 Delegate the execution of the Planning Agreement – 277 Cargo Road, Orange to the Chief Executive Officer.

For: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr F Kinghorne

Cr Kinghorne returned to the meeting with the time being 7.47pm

MATTER ARISING

Cr Greenhalgh asked for an update on the Redmond Place Affordable Housing project. *The Director Development Services advised that the planning proposal, also known as the rezoning, has been lodged by Landcom with the Department of Planning with the outcome expected by April. Design consultants have been appointed and surveyors are onsite later this week. It is expected that the DA would be lodged by September leading to approval with the planning panel by the end of the year.*

THE MEETING CLOSED AT 7.49PM