
ORANGE CITY COUNCIL

MINUTES OF THE

PLANNING & DEVELOPMENT COMMITTEE

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

ON 6 MAY 2025

COMMENCING AT 7:03 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, Chief Financial Officer, Trainee Governance, Manager Engineering Services

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 Item 2.3 – Development Application DA 669/2024(1) – 357 and 361 Pinnacle Road as her husband’s consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary interest in Item 2.4 – Development Application - DA 770.2024(1) – 12 Shiralee Road as her husband’s consultancy company has undertaken work on this site.

2 GENERAL REPORTS

2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL

TRIM REFERENCE: 2025/511

RESOLVED - 25/146**Cr J Whitton/Cr G Power**

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 DEVELOPMENT APPLICATION DA 578/2024(1) - LOTS 21, 23 AND 24 EDWARD STREET

TRIM REFERENCE: 2025/651

MOTION**Cr M McDonell/Cr D Mallard**

That Council consents to development application DA 578/2024(1) for Demolition (ancillary structures and tree removal), Subdivision (eleven lot Torrens title) and Earthworks at Lot 24 DP 1254245, Lot 21 DP 1198009 and Lot 23 DP 1198009 - Edward Street Orange, pursuant to the conditions of consent in the attached Notice of Approval, including in Condition 23 in accordance with the Urban Forest Strategy:

- Replacement tree planting of same or similar species at a ratio of 2:1 on the western boundary where it meets Lots 7, 8 and 9
- Minimum of 8 trees on southern boundary of Lots 10 and 11.

AMENDMENT**Cr K Duffy/Cr T Greenhalgh**

That Council DEFERS development application DA 578/2024(1) for Demolition (ancillary structures and tree removal), Subdivision (eleven lot Torrens title) and Earthworks at Lot 24 DP 1254245, Lot 21 DP 1198009 and Lot 23 DP 1198009 - Edward Street Orange, to accommodate concerns of existing businesses, revision of tree planting and a report on costing to redesign.

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

THE AMENDMENT ON BEING PUT WAS CARRIED AND BECAME THE MOTION

THE MOTION ON BEING PUT WAS CARRIED

RESOLVED - 25/147**Cr K Duffy/Cr T Greenhalgh**

That Council DEFERS development application DA 578/2024(1) for Demolition (ancillary structures and tree removal), Subdivision (eleven lot Torrens title) and Earthworks at Lot 24 DP 1254245, Lot 21 DP 1198009 and Lot 23 DP 1198009 - Edward Street Orange, to accommodate concerns of existing businesses, proposed tree lining and a report on costing of redesign.

For: Cr M McDonell (Chairperson), Cr T Mileo (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 Mileo asked for clarification on whether Edward Street is a B-Double route and what the difference is between this area and Narrambla Business Park.

The Director Technical Services confirmed that the start of Edward Street is not a B-Double route, but like Narrambla, McNeilly Avenue is and has the same kerb-to-kerb diameter for turning.

Cr Ruddy asked for clarification regarding feasibility of facilitating requests for additional 45 degree parking, wider roads and turning circle.

The Director Technical Services advised that generally, 45 degree parking is in commercial areas, not industrial, and confirmed at this time, the design is concept only and requests will be considered.

Cr McDonell asked for clarification as to whether submissions for the vacant blocks of land up for sale, where it appears people working nearby currently park, were open to the public.

The Director Development Services advised Expressions of Interests were open to all.

Cr McDonell asked if the current turning circle diameter will allow for B-Double vehicles.

The Director Technical Services confirmed the current turning circle diameter will allow B-Double turning, but if cars are parked on the street a 30 metre diameter would be appropriate.

Cr Judge asked for confirmation regarding the lack of consultation mentioned by the speakers during the open forum.

The Director Technical Services advised consultation was undertaken early in the process.

Cr Judge asked as to whether the current plan allows for customer parking on the road.

The Director Technical Services advised there is adequate space for customers to park on the road and that this was evident during the Councillor site visit.

Cr Kinghorne noted that there were no trucks on the road at the time of the site visit, and as such, this may have been misleading.

The Director Technical Services advised that he understood that most trucks in the area would be entering into business premises and not located on the roadway.

Cr Kinghorne left the meeting with the time being 7.27pm

2.3 DEVELOPMENT APPLICATION DA 669/2024(1) - 357 AND 361 PINNACLE ROAD

TRIM REFERENCE: 2025/567

Cr Kinghorne declared a Significant Pecuniary Interest in this item as her husband's consultancy company has undertaken work on this site, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 25/148**Cr M McDonell/Cr K Duffy**

That Council DEFERS development application DA 669/2024(1) for Subdivision (22 lot Torrens title), Demolition (tree removal) and New Roads at Lots 56 and 57 DP 867205 - 357 and 361 Pinnacle Road, Orange, pending a site visit.

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 McDonell asked for clarification regarding the value provide in the report for the proposed development.

The Director Development Services advised that this refers to the application fees. This process is currently undergoing review.

Cr Peterson asked for clarification regarding the alternate access proposed for Pinnacle Road.

The Director Development Services advised this brings the road access into the Shiralee Road Plan and to a 50km speed zone.

2.4 DEVELOPMENT APPLICATION - DA 770/2024(1) - 12 SHIRALEE ROAD

TRIM REFERENCE: 2025/756

Cr Kinghorne declared a Significant Pecuniary Interest in this item as her husband's consultancy company has undertaken work on the site, left the meeting and did not participate in discussion or voting on this item.

RESOLVED - 25/149**Cr J Whitton/Cr D Mallard**

That Council consents to development application DA 770/2024(1) for Subdivision (47 lot Torrens title) at Lot A DP 381933, Lot 1 DP 630681 - 12 Shiralee Road, 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 Kinghorne returned to the meeting with the time being 7.32pm

THE MEETING CLOSED AT 7.32PM.