

---

# ORANGE CITY COUNCIL

## MINUTES OF THE

## PLANNING & DEVELOPMENT COMMITTEE

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

ON 3 JUNE 2025

COMMENCING AT 7:03 PM

---

### 1 INTRODUCTION

#### ATTENDANCE

---

Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr K Duffy (Audiovisual Link), Cr G Judge, Cr F Kinghorne (Audiovisual Link), 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, Acting Director Technical Services (Theakstone), Manager Corporate Governance

#### APOLOGIES AND LEAVE OF ABSENCE

---

##### RESOLVED - 25/203

**Cr S Peterson/Cr D Mallard**

That the apologies be accepted from Cr Greenhalgh for the Planning & Development Policy Committee of Orange City Council on 3 June 2025.

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)

##### RESOLVED - 25/204

**Cr S Peterson/Cr D Mallard**

That Cr Duffy & Cr Kinghorne be permitted to attend the Planning & Development Policy Committee of Orange City Council on 3 June 2025 via Audio Visual Link.

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)

**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 PDC Item 2.4 – Development Application DA 669/2024(1) – 357 and 367 Pinnacle Road as her husband’s consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in PDC Item 2.5 – Development Application DA 675/2024(1) – 248-264 Summer Street as her husband’s consultancy company has undertaken work on this site.

Cr Kinghorne declared a Significant Pecuniary Interest in PDC Item 2.6 – Draft Site-Specific Development Control Plan – 277 Cargo 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: 2025/795

**RESOLVED - 25/205**

**Cr J Whitton/Cr S Peterson**

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 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)

**2.2 DEVELOPMENT APPLICATION DA 578/2024(1) - LOTS 21, 23 AND 24 EDWARD STREET - ADDITIONAL OPTIONS FOR SUBDIVISION CONSTRUCTION**

TRIM REFERENCE: 2025/1024

**RESOLVED - 25/206**

**Cr J Whitton/Cr D Mallard**

That Council acknowledge the report - Development Application DA 578/2024(1) - Lots 21, 23 and 24 Edward Street - Additional Options for Subdivision Construction.

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 Duffy asked for confirmation of the road width for the development.

*The Director Development Services advised that the proposed road width is 13 metres, and confirmed that the standard width of a road for industrial areas is 12 metres.*

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

TRIM REFERENCE: 2025/907

**RESOLVED - 25/207****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, with the following additions to conditions 8 and 23 to read:

*Condition 8 - McNeilly Avenue and Elsham Avenue shall be constructed to full urban industrial standard for the full frontage of the development. This work is to include road pavement and pavement surfacing to key into the existing road pavement, kerb and gutter, piped stormwater drainage and earth-formed footpath reserve on the development side of the road. This work shall also incorporate a cul-de-sac in McNeilly Avenue with a minimum diameter of 32.5m and also a hard stand area for the maintenance of the future detention basin on the northern end of Lot 1. Engineering plans, showing details of all proposed work and adhering to any engineering conditions of development consent, are to be submitted to, and approved by, Orange City Council prior to the issue of a Subdivision Works Certificate.*

*Condition 23 - A minimum of four (4) containerised trees in 200-litre containers shall be planted along the McNeilly Avenue frontage, and a minimum of thirty (30) containerised street trees in 100-litre containers shall be planted along the Edward Street frontage at centres of 8m. The species of all trees shall be determined by Council's Manager City Presentation and in accordance with the Urban Forest Strategy. Replacement planting of trees along the western boundary of Lot 11/Lot8 and Lot 11/Lot 9 to replace the existing corridor of trees with the same or similar species at a replacement ratio of 2:1. Minimum of eight (8) containerised trees in 100-litre containers be planted along the southern boundary of Lot 11 and Lot 10.*

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 Kinghorne left the meeting with the time being 7.18pm\**

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

TRIM REFERENCE: 2025/867

*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 - 25/208****Cr T Mileto/Cr D Mallard**

- 1 That Council consents to 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 pursuant to the conditions of consent in the attached Notice of Determination.
- 2 That Council authorises the CEO to execute the Planning Agreement in a manner consistent with the Terms of Offer made in the letter to Orange City Council dated 16 April 2015 if public exhibition results in no public response.

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

Against: Cr K Duffy, Cr G Judge

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

Cr Mileto asked for clarification as to why Mr Iffland who spoke in the Open Forum was not consulted on changes made to the application.

*The Director Development Services advised that the application was communicated to neighbours, and that it is the same report presented at last meeting. It was noted that small adjustments may be made without consultation in response to submissions providing they are not significant.*

Cr Mileto asked how the width of the road in the plan compares to the width of a standard road in a subdivision.

*The Director Development Services advised that 19 metre width is the standard for a residential area, and that a 15.5 metre road is narrower with parking on one side.*

Cr Mileto asked for confirmation that the Development Application a complying application.

*The Director Development Services advised that aside from minor departures from the DCP, that the DA has been assessed in terms of traffic movement and width of roads and does comply with subdivision code.*

Cr Duffy asked if the road width was similar to that of Pearl Court.

*The Director Development Services advised that Pearl Court is 6m wide.*

**2.5 DEVELOPMENT APPLICATION DA 675/2024(1) - 248-264 SUMMER STREET AND 220 LORDS PLACE - CANOBOLAS HOTEL**

TRIM REFERENCE: 2025/826

*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 - 25/209****Cr T Mileto/Cr J Whitton**

That Council consents to development application DA 675/2024(1) for Pub (internal alterations and additions) and consequential external works associated with operations and servicing the development 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

**2.6 DRAFT SITE-SPECIFIC DEVELOPMENT CONTROL PLAN - 277 CARGO ROAD**

TRIM REFERENCE: 2025/960

*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 - 25/210****Cr G Power/Cr D Mallard**

That Council resolves to place the draft site-specific Development Control Plan on public exhibition for a period of 28 days.

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 7.36pm\**

**2.7 REDMOND PLACE PLANNING AGREEMENT**

TRIM REFERENCE: 2025/1019

**RESOLVED - 25/211****Cr J Whitton/Cr D Mallard**

- 1 That Council provide an in-principle approval of the Letter of Offer for a Planning Agreement provided by Landcom for the development of the Redmond Place residential estate.
- 2 That Council formally advertise the Planning Agreement in accordance with the provisions of the Environmental Planning and Assessment Act concurrently with the Development Application pertaining to the land (once received).

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)

**THE MEETING CLOSED AT 7.36PM.**