



MINUTES OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE
ON 2 SEPTEMBER 2025
COMMENCING AT 7:46PM

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(*Audio Visual Link*), Cr D Mallard, Cr S Peterson(*Audio Visual Link*), Cr G Power, Cr M Ruddy, Cr J Stedman

Chief Executive Officer, Director Corporate and Commercial Services, Acting Director Development Services (Johnston), Director Community, Recreation and Cultural Services, Director Technical Services, Chief Financial Officer, Manager Corporate Governance, Governance Lead, Governance Officer

1.1 APOLOGIES AND LEAVE OF ABSENCE

RESOLVED - 25/446

Cr M McDonell/Cr G Judge

That the apologies be accepted from Cr Whitton for the Planning & Development Committee of Orange City Council on 2 September 2025.

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

Against: Nil

Absent: Cr J Whitton

RESOLVED - 25/447

Cr M McDonell/Cr G Judge

That Cr Kinghorne and Cr Peterson be permitted to attend the Planning and Development Policy Committee Meeting of Orange City Council on 2 September 2025 via Audio Visual Link.

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

Against: Nil

Absent: Cr J Whitton

1.2 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 187/2025(1) - 8 Whistling Way as her husband's environmental consulting company has undertaken work on this site.

Cr Greenhalgh joined the meeting with the time being 7.47pm

2 GENERAL REPORTS

2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL

TRIM REFERENCE: 2025/1760

RESOLVED - 25/448

Cr G Power/Cr M Ruddy

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

Against: Nil

Absent: Cr J Whitton

2.2 DEVELOPMENT APPLICATION DA 246/2025(1) - 149 HILL STREET

TRIM REFERENCE: 2025/1766

RESOLVED - 25/449

Cr D Mallard/Cr M McDonell

That Council consents to development application DA 246/2025(1) for Recreation Facility (outdoor) (one additional croquet court, three shelter sheds and internal site fencing alterations) at Lot 1 DP 434040 - 149 Hill Street, 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 F Kinghorne, Cr D Mallard, Cr S Peterson, Cr G Power, Cr M Ruddy, Cr J Stedman

Against: Nil

Absent: Cr J Whitton

Cr Ruddy noted that in the croquet court design the new court almost touches the cricket pitch, and asked if the cricket pitch is being moved.

The Acting Director Development Services advised that Council resolved back in 2004 to approve the expansion of the Croquet Club for the purpose of the croquet green and that this does impact on the cricket pitch. Council works closely with the Junior Cricket Association, that particular cricket pitch has not been used for competition for 10 years.

2.3 DEVELOPMENT APPLICATION DA 187/2025(1) - 8 WHISTLING WAY

TRIM REFERENCE: 2025/1761

Cr Kinghorne declared a Significant Pecuniary Interest in Item 2.3 Development Application DA 187/2025(1) - 8 Whistling Way as her husband's environmental consulting company has undertaken work on this site, left the meeting with the time being 7.52pm and did not participate in discussion or voting on this item.

RESOLVED - 25/450**Cr M Ruddy/Cr D Mallard**

That Council consents to development application DA 187/2025(1) for Dual Occupancy, Subdivision (two lot Torrens title) and Retaining Wall at Lot 175 DP 1302416 - 8 Whistling 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

Against: Nil

Absent: Cr J Whitton, Cr F Kinghorne

Cr Kinghorne returned to the meeting with the time being 7.52pm

2.4 PLANNING PROPOSAL - HOUSEKEEPING AMENDMENT - SUPPLEMENTARY MATTER - ANIMAL BOARDING OR TRAINING ESTABLISHMENTS

TRIM REFERENCE: 2025/1731

RESOLVED - 25/451**Cr D Mallard/Cr M Ruddy**

That Council resolves:

- 1 To supplement the recently endorsed Administrative (Housekeeping) Amendment to the Orange LEP 2011, by including an Additional Permitted Use in schedule 1 for Companion Animal Care Centres in the E4 zone as outlined in this report.
- 2 That the Chief Executive Officer, or such delegate, take all necessary action to submit the consolidated Planning Proposal, inclusive of the companion animal care centre matter, for Gateway Determination and public exhibition.

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

Against: Nil

Absent: Cr J Whitton

Cr Duffy asked for an update on local Solar Farms.

The Acting Director Development Services advised that Council has received two applications for solar farms, one at the top of the Spring Creek Reservoir in Lone Pine Avenue that Council is working with on the visual impact issues and the other is along Cadia Road which staff is close to finalising a planning assessment. These applications go before the Regional Planning Panel.

Cr Mileto asked if Council will be making a submission to the Western Regional Planning Panel regarding both of the proposed solar farms.

The Acting Director Development Services advised that staff will provide reports to the Council for consideration before they go to the Western Regional Planning Panel.

QUESTION TAKEN ON NOTICE**Cr K Duffy**

Cr Duffy asked for an update to be provided on arrangements for wind turbines on Mount Canobolas.

THE MEETING CLOSED AT 7:57 PM.