



MINUTES OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE
ON 7 OCTOBER 2025
COMMENCING AT 8:53 PM

1 INTRODUCTION

ATTENDANCE

Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor)([AudioVisual Link](#)), Cr K Duffy (6:37PM), Cr G Judge ([AudioVisual Link](#)), Cr F Kinghorne, Cr D Mallard, Cr M McDonell ([AudioVisual Link](#)), Cr S Peterson (9:03pm), Cr G Power, Cr M Ruddy ([AudioVisual Link](#)), Cr J Stedman ([AudioVisual Link](#)), Cr J Whitton

Chief Executive Officer, Director Corporate and Commercial Services, Acting Director Development Services (Troy), Director Community, Recreation and Cultural Services, Director Technical Services, Chief Financial Officer, Manager Corporate Governance, Manager Engineering Services, Manager Development Assessments, Governance Lead, Governance Officer, IT Support Officer

1.1 APOLOGIES AND LEAVE OF ABSENCE

RESOLVED - 25/516

Cr J Whitton/Cr D Mallard

That the apologies be accepted from Cr S Peterson for the Planning & Development Committee of Orange City Council on 7 October 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 G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr S Peterson

RESOLVED - 25/517

Cr J Whitton/Cr D Mallard

That Cr M McDonell, Cr T Greenhalgh, Cr G Judge, Cr M Ruddy, and Cr J Stedman be permitted to attend the Planning & Development Committee meeting of Orange City Council on 7 October 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 G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr S Peterson

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 2.2 DEVELOPMENT APPLICATION DA 218/2015(5) - LOT 218 HAWKE LANE, ITEM 2.6 DEVELOPMENT APPLICATION - DA 704/2024(1) - 274 LEEDS PARADE AND ITEM 2.8 DEVELOPMENT APPLICATION DA481/2020(6) - LOT 4 OPHIR ROAD AS HER HUSBAND'S ENVIRONMENTAL CONSULTING COMPANY HAS UNDERTAKEN WORK ON THESE SITES.

CR MALLARD DECLARED A NON-SIGNIFICANT NON-PECUNIARY INTEREST IN ITEM 2.5 POST-EXHIBITION - DRAFT AMENDMENT TO ORANGE DEVELOPMENT CONTROL PLAN 2004 - CHAPTER 19 (REDMOND PLACE PRECINCT) AS HE IS A MEMBER OF ENVIRONMENTALLY CONCERNED CITIZENS OF ORANGE (ECCO) WHO MADE A SUBMISSION ON THIS DEVELOPMENT.

2 GENERAL REPORTS

2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL

TRIM REFERENCE: 2025/1782

RESOLVED - 25/518

Cr J Whitton/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 G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr S Peterson

Cr Kinghorne left the meeting with the time being 8.54pm

2.2 DEVELOPMENT APPLICATION DA 218/2015(5) - LOT 218 HAWKE LANE

TRIM REFERENCE: 2025/1762

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

RESOLVED - 25/519

Cr G Power/Cr M Ruddy

That Council REFUSES consent to modify development application DA 218/2015(4) for Subdivision (207 lot residential) and Demolition (existing dwelling and shed) at Lot 218 DP 1305914, Hawke Lane, Orange for the following reasons:

- 1 The proposed development is inconsistent with the requirements of Section 9.4 (Street Network and Access) of the Shiralee Development Control Plan 2015.
- 2 The proposed modification is inconsistent with the objects of the Environmental Planning and Assessment Act 1979, specifically Section 1.3(c), to promote the orderly and economic use and development of land.
- 3 The proposed modification does not serve the public interest as required by Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979.

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

Against: Cr K Duffy, Cr G Judge

Absent: Cr S Peterson, Cr F Kinghorne

Cr Kinghorne returned to the meeting with the time being 8.55pm

2.3 DEVELOPMENT APPLICATION DA 181/2025(1) - MULTI-DWELLING HOUSING - 184 BYNG STREET

TRIM REFERENCE: 2025/2075

RESOLVED - 25/520

Cr D Mallard/Cr J Stedman

That Council consents to development application DA 181/2025(1) for Subdivision (two lot boundary adjustment), Multi Dwelling Housing (11 dwellings) and Subdivision (12 lot Community title) at Lots 600 and 601 DP 1295706 - 184 Byng 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 G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr S Peterson

2.4 DEVELOPMENT APPLICATION DA 180/2025(1) - CHILDCARE CENTRE - 184 BYNG STREET

TRIM REFERENCE: 2025/1853

RESOLVED - 25/521

Cr G Power/Cr T Greenhalgh

That Council consents to development application DA 180/2025(1) for Subdivision (two lot boundary adjustment) and Centre-based Child Care Facility (115 places) at Lots 600 and 601 DP 1295706 - 184 Byng 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 G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr S Peterson

Cr Peterson joined the meeting via AudioVisual Link with the time being 9.03pm

RESOLVED - 25/522

Cr K Duffy/Cr F Kinghorne

That Cr Peterson be allowed to attend the meeting online via AudioVisual Link.

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 G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr S Peterson

2.5 POST-EXHIBITION - DRAFT AMENDMENT TO ORANGE DEVELOPMENT CONTROL PLAN 2004 - CHAPTER 19 (REDMOND PLACE PRECINCT)

TRIM REFERENCE: 2025/2066

Cr Mallard declared a Non-Significant Non-Pecuniary Interest in this item as he is a member of Environmentally Concerned Citizens of Orange who made a submission on this development.

RESOLVED - 25/523**Cr T Mileto/Cr D Mallard**

- 1 That Council adopts the following amendments to the Orange Development Control Plan 2004 to facilitate the inclusion of site-specific development controls relating to the Redmond Place Precinct comprising parent lots Lot 1 DP 153167, Lot 6 DP 1031236 and Lot 200 DP 1288388:
 - (a) the inclusion of a new Chapter 19 - Redmond Place Precinct ('Redleaf') as shown in Attachment 1 to this report, and
 - (b) ancillary amendments required to enable the change described in (a) above, including the removal of Part 16.4 - City Entrance Precinct Plan and updating of the Plan's table of contents and the table on Page 7.1.
- 2 That a notice of Council's decision to approve the amendments described in Recommendation 1 above be placed on Council's website within 28 days of its decision in accordance with the requirements of Section 14 of the Environmental Planning and Assessment Regulation 2021.
- 3 That the amended version of the Orange Development Control Plan 2004 be published and placed on Council's website within 28 days of Council's decision to approve the amendments described in Recommendation 1 above in accordance with the requirements of Section 20 of the Environmental Planning and Assessment Regulation 2021.

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 9.07pm

2.6 DEVELOPMENT APPLICATION - DA 704/2024(1) - 274 LEEDS PARADE

TRIM REFERENCE: 2025/1927

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

RESOLVED - 25/524**Cr K Duffy/Cr J Whitton**

That Council consents to development application DA 704/2024(1) for Subdivision (47 lot residential Torrens title) at Lot 211 DP 1177178 - 274 Leeds Parade, 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 9.08pm

2.7 DEVELOPMENT APPLICATION DA 323/2025(1) - 25 COLLIERS AVENUE

TRIM REFERENCE: 2025/2044

RESOLVED - 25/525**Cr J Whitton/Cr K Duffy**

That Council consents to development application DA 323/2025(1) for Vehicle Sales or Hire Premises (construction of new building and use) at Lot 92 DP 1180866 - 25 Colliers Avenue, 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, Cr J Whitton

Against: Nil

Absent: Nil

Cr Kinghorne left the meeting with the time being 9.09pm

2.8 DEVELOPMENT APPLICATION DA481/2020(6) - LOT 4 OPHIR ROAD

TRIM REFERENCE: 2025/2074

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

RESOLVED - 25/526**Cr K Duffy/Cr J Whitton**

That Council consents to development application DA 481/2020(6) for Subdivision (226 lots - comprising 217 residential lots, one neighbourhood centre lot, one residue lot and a number of public reserves, including proposed reserves (Lots 112, 214 and 111) and removal of conditional reserves (Lots 6, 11 and 12) for creation of additional residential lots incorporating building envelopes to facilitate tree retention at land known as Lot 4 DP 1301767 - Ophir Road, Orange, being land that forms part of land formally known as Lot 100 DP 1198640, 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 9.10pm

THE MEETING CLOSED AT 9.10PM.