



# **EXTRAORDINARY COUNCIL MEETING**

## **AGENDA**

**22 JANUARY 2026**

Notice is hereby given, in accordance with the provisions of the Local Government Act 1993 that an **EXTRAORDINARY MEETING** of **ORANGE CITY COUNCIL** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE** on **Thursday, 22 January 2026** commencing at **6:00 PM**.

Scott Maunder  
**CHIEF EXECUTIVE OFFICER**  
For apologies, please contact Executive Support on 6393 8391.

## AGENDA

### EVACUATION PROCEDURE

In the event of an emergency, the building may be evacuated. You will be required to vacate the building by the rear entrance and gather at the breezeway between the Library and Art Gallery buildings. This is Council's designated emergency muster point.

Under no circumstances is anyone permitted to re-enter the building until the all clear has been given and the area deemed safe by authorised personnel.

In the event of an evacuation, a member of Council staff will assist any member of the public with a disability to vacate the building.

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## 1 INTRODUCTION

### 1.1 Apologies and Leave of Absence

### 1.2 Livestreaming and Recording

This Council Meeting is being livestreamed and recorded. By speaking at the Council Meeting you agree to being livestreamed and recorded. Please ensure that if and when you speak at this Council Meeting that you ensure you are respectful to others and use appropriate language at all times. Orange City Council accepts no liability for any defamatory or offensive remarks or gestures made during the course of this Council Meeting. A recording will be made for administrative purposes and will be available to Councillors.

### 1.3 Acknowledgement of Country

I would like to acknowledge the Traditional Custodians of the land on which we meet today, the people of the Wiradjuri Nation. I pay my respects to Elders past and present, and extend those respects to Aboriginal Peoples of Orange and surrounds, and Aboriginal people here with us today.

### 1.4 Declaration of pecuniary interests, significant non-pecuniary interests and less than significant non-pecuniary interests

The provisions of Chapter 14 of the Local Government Act, 1993 (the Act) regulate the way in which Councillors and designated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public role.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest must be disclosed as soon as practicable after the start of the meeting and the reasons given for declaring such interest.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussion or voting on that matter, and requires that member to vacate the Chamber.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code of Conduct also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

## RECOMMENDATION

It is recommended that Councillors now disclose any conflicts of interest in matters under consideration by the Council at this meeting.

## COUNCIL MEETING ADJOURNS FOR THE CONDUCT OF THE OPEN FORUM

## COUNCIL MEETING RESUMES



## 2 GENERAL REPORTS

### 2.1 Redmond Place Air Hangar - Existing Tenants

RECORD NUMBER: 2026/44

AUTHOR: Jen Sharp, Director Corporate & Commercial Services

#### EXECUTIVE SUMMARY

Council is considering venues for an Indoor Playground to be operated from in Orange.

An Expression of Interest (EOI) was conducted, including reference to the Redmond Place Air Hangar.

It was a resolution of Council, made on the 18<sup>th</sup> November 2025, that the Chief Executive Officer cease existing arrangements with tenants and make suitable alternative arrangements to continue support where practical.

The timing of the termination letter was to allow the Council to move on the Expression of Interest quickly in the first months of 2026 if the successful applicant of the EOI had need for tenancy in the air hangar to begin in February 2026.

Letters were issued to the seven service groups on the 20<sup>th</sup> and 21<sup>st</sup> of November 2025 during face to face meetings with representatives from each organisation.

During the meetings with each service group, they were asked to give details of their needs for a future storage location and a commitment was given to identify alternative storage locations for each group.

Those needs were considered and an alternative location has been identified.

It is recommended that the service groups are offered to relocate to the new location to be established at the Orange Showground and that Council enter into an agreement with each service group reflecting the new arrangement.

#### LINK TO DELIVERY/OPERATIONAL PLAN

The recommendation in this report relates to the Delivery/Operational Plan strategy “6.3 Establish indoor attractions and venues that allow year-round, all-weather places for young people and their families to enjoy”.

#### FINANCIAL IMPLICATIONS

Council will be required to use funds to relocate two shipping containers and to purchase a third container.

The costs of this have been estimated to be absorbed within the current operating budget for the relocation and utilising property fund for the capital component.

The capital component relates to the third shipping container and is estimated to be less than \$10,000.

The facility currently provides minimal rent therefore a subsidies rental agreement with a new tenant would increase operating income from the building.

Ongoing maintenance of the facilities provided would be the responsibility of Council and would need to form part of future operational budgets.

#### POLICY AND GOVERNANCE IMPLICATIONS

Standard contract and purchasing policy and governance steps will be undertaken. This paper does not have any impact or changes to policy or governance obligations.

## 2.1 Redmond Place Air Hangar - Existing Tenants

### RECOMMENDATION

1. That if the Air Hangar is not required to be utilised for the Indoor Playground as decided in a subsequent motion of this meeting, the following two motions are to be rescinded.
2. That Council establish a storage area at the Orange Showground for the seven service clubs who currently are tenants in the Redmond Place Hangar existing of:
  - a. up to 3 shipping containers
  - b. vehicle storage space in the cattle pavilion when not in use by the Orange Show Society; and
  - c. access to the meeting room, kitchen and toilets at the Environmental Learning Facility (ELF) at the Orange Showground.
3. That Council write to the seven service groups who currently occupy the Redmond Place Hangar and:
  - a. Withdraw the termination letter issued in November 2025
  - b. Offer a new tenancy agreement to occupy the established service area at the Orange Showground, with moving date to be negotiated by the Chief Executive Officer
  - c. Should any service group not wish to enter into an agreement to occupy space at the Orange Showground, to reissue a termination of their current agreement to be with a termination date of 26 May 2026; and
  - d. The service groups would be asked to advise their decision within 4 weeks of this meeting.

### FURTHER CONSIDERATIONS

The recommendation of this report has been assessed against Council's key risk categories and the following comments are provided:

<b>Service/Project Delivery</b>	Council is looking to enter into an agreement. If this includes Council being responsible for relocation of shipping containers this has not been included in any scheduled planning and therefore being able to complete this within the community's expectation of a "reasonable time" may be challenging.
<b>Financial</b>	Any spend this financial year is unbudgeted and will impact Council's financial position
<b>Reputation/Political</b>	The reputational risk for the relocation of the existing service community groups (current tenants) from the air hangar has the potential to be damaging to Council.
<b>Environment</b>	There are no specific environmental risks known to be associated with this project, the report or the recommendations.
<b>Compliance</b>	All compliance and governance requirements have been met as part of this process. There is intent to continue to follow all obligations as this project continues. There is no implication to change or amend any policies as a result of this project which would impact compliance or governance areas.
<b>People &amp; WHS</b>	At this stage of the project there are no People or WHS impacts known.
<b>Information Technology/ Cyber Security</b>	At this stage of the project there are no information technology or cyber security impacts known.

## **2.1 Redmond Place Air Hangar - Existing Tenants**

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### **SUPPORTING INFORMATION**

The Council entered into agreements with several service groups between 5 and 6 years ago to allow them to temporarily store items, including vehicles and trailers in the Redmond Place Air Hangar. This was only ever a temporary agreement. The services groups are charged minimal rent for the storage (less than \$400 per year) and many of the groups apply for donations in kind to have the amount reduced to nil.

Council now has the opportunity to utilise the building in another way which will either earn income for the Council or provide a service to the Community.

Given the recognised value that the services groups provide to our Community the Council asked staff to identify alternative locations for the service groups to store their equipment and items.

Staff met with each service group to gain a full understanding of their specific requirements.

A summary of their requirements is below:

- Low or no cost to the service group. Long term affordable rent. The groups are currently paying very low or no rent, any increase in rental costs could be detrimental to the viability of the service groups.
- Similar storage space. Each service group has a different amount of space currently allocated to them. Each wished for the same space to be made available to them.
- Ability to store large vehicles and trailers. The groups current store a number of medium sized trucks and trailers within the air hangar and they would need to be able to continue to do this.
- Vehicle access. Ability to drive up to load other vehicles as well as the vehicles stored at the location.
- A level site.
- Location close to the centre of town. In previous years it had been suggested that storage might be available at Clifton Grove, Lucknow, Borenore or Spring Hill. These locations were not attractive to some of the service groups.
- Near the other service groups. Some of the service groups share items, therefore the current arrangement where they have the ability to have access to each other's areas is advantageous.
- Unrestricted access for service groups. Currently the building is accessible 24 hours a day, 7 days a week which is helpful for early starts and weekend activities.
- Relocation of current shipping container which is owned by one group close to the new location.
- Electrical connection and good lighting.
- Meeting area. The current building has an area which some groups use to hold meetings or informal gatherings.
- Kitchen with suitable cooking equipment.
- Toilet Facilities.
- Area where trailers, BBQs or vehicles could be washed down.
- Secure location. Area able to be independently secured by the service group members.

## **2.1 Redmond Place Air Hangar - Existing Tenants**

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Staff considered a number of options to house the seven groups.

The most important request to all the service groups was that the cost of rent in any future solution was not excessive.

The recommendation is that the service groups be offered tenancy at the Orange Showground as follows:

- Three shipping containers to house existing materials. These would be located near the cattle pavilion. Two to be supplied by Council and the third being the existing one already owned and utilised by one service group.
- Access to the cattle pavilion to store the vehicles and trailers. The pavilion is used by the Orange Show Society during the show period each year. The service groups would be required to drive these vehicles to another location for that period each year. Approximately 6-8 weeks per year.
- Access to the Environmental Learning Facility – adjacent to the cattle pavilion. This building provides toilets, kitchen and meetings space for the clubs and would be provided at no cost.

This solution provides the majority of the requests made by the services groups and could be provided at no cost to the service groups.

Transition to this location would be dependent on the timing for use of the Redmond Place Air Hangar, however it is able to put in place in a matter of weeks should that be agreeable to all parties.

It is suggested that Council write to each group and withdraw the existing termination letter, and offer the new tenancy agreement with details of the facilities which will be made available to them at the Orange Show Group.

Allow the service groups four weeks to respond to the offer.

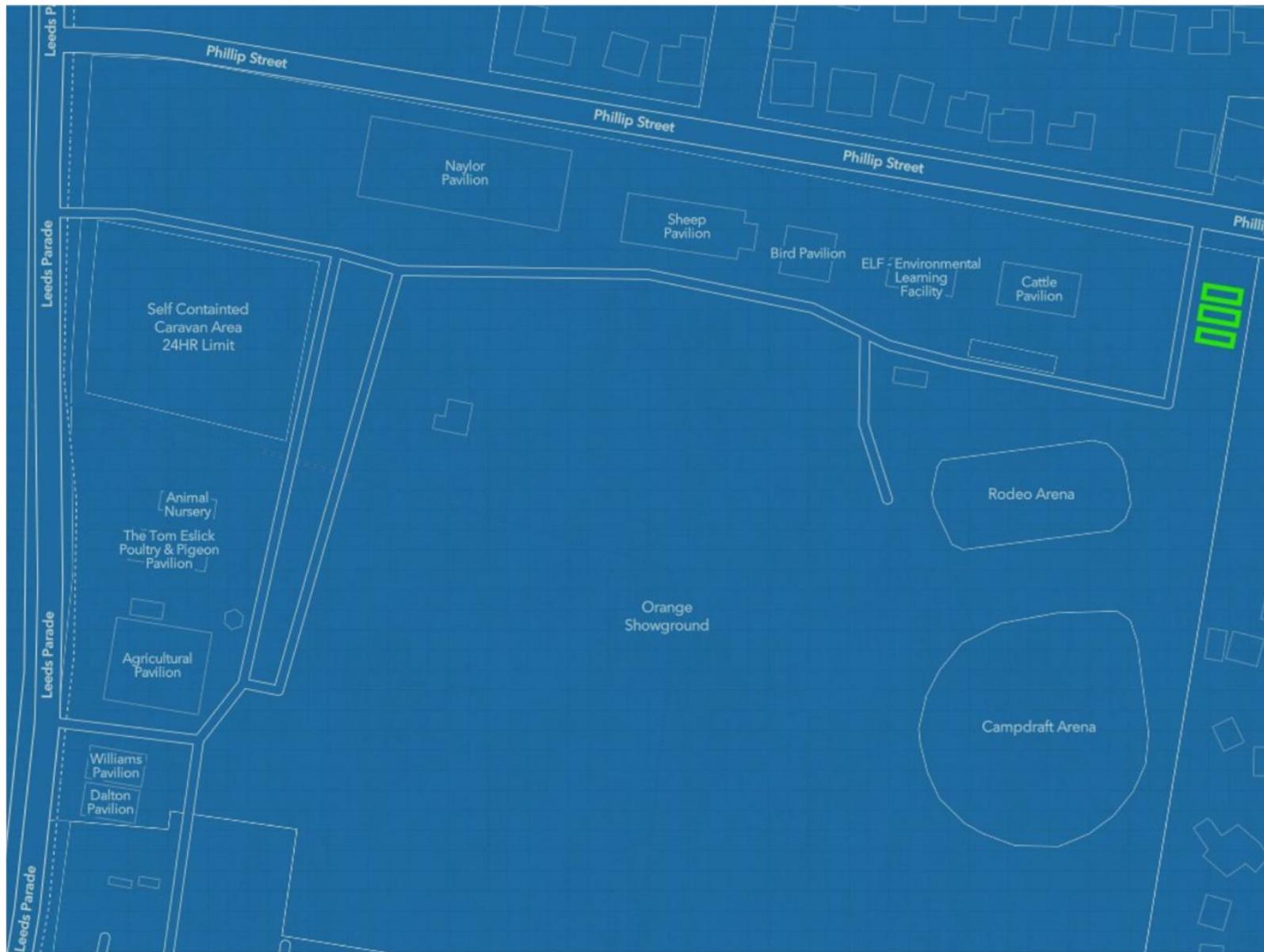
If any service group chooses not to agree to the proposed storage location, then a termination letter would be issued advising of a termination of their current tenancy agreement at the Redmond Place Air Hangar with an end date of 26 May 2026.

If the termination letter is required, it would be issued on or after the 26 February 2026.

## **ATTACHMENTS**

1 Showground Map - Proposed Service Group Storage Location, D26/5898 [↓](#)

Attachment 1 Showground Map - Proposed Service Group Storage Location



**3    CLOSED MEETING - SEE CLOSED AGENDA**

The Chief Executive Officer will advise the Council if any written submissions have been received relating to any item advertised for consideration by a closed meeting of Orange City Council.

The Mayor will extend an invitation to any member of the public present at the meeting to make a representation to Council as to whether the meeting should be closed for a particular item. In accordance with the Local Government Act 1993, and the Local Government (General) Regulation 2021, in the opinion of the Chief Executive Officer, the following business is of a kind as referred to in Section 10A(2) of the Act, and should be dealt with in a Confidential Session of the Council meeting closed to the press and public.

**RECOMMENDATION**

That Council adjourn into a Closed Meeting and members of the press and public be excluded from the Closed Meeting, and access to the correspondence and reports relating to the items considered during the course of the Closed Meeting be withheld unless declassified by separate resolution. This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:

**3.1   Indoor Playground**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (d)i commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

### **3.1 Indoor Playground**

RECORD NUMBER: 2026/36

AUTHOR: Jen Sharp, Director Corporate & Commercial Services

#### **REASON FOR CONFIDENTIALITY**

This item is classified CONFIDENTIAL under the provisions of Section 10A(2) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to (d)i commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

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**4 RESOLUTIONS FROM CLOSED MEETING**