



MINUTES OF THE PLANNING & DEVELOPMENT COMMITTEE
HELD IN COUNCIL CHAMBER, CIVIC CENTRE, BYNG STREET, ORANGE
ON 7 APRIL 2026
COMMENCING AT 6.57 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 G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Chief Executive Officer, Director Corporate & Commercial Services, Director Development Services (Arnold), Acting Director Technical Services (Davis), Governance Lead (Wright), Governance Officer (Allan), Risk Lead (Robinson), Senior Strategic Planner (Mariot), Communications Lead (Townsend)

1.1 APOLOGIES AND LEAVE OF ABSENCE

RESOLVED - 26/140

Cr J Whitton/Cr M McDonell

That the apologies be accepted from Cr S Peterson and that Council grant them a leave of absence from the Planning & Development Committee of Orange City Council on 7 April 2026.

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 Greenhalgh declared a Significant Pecuniary Interest in Item 2.5 – Development Application DA464/2025(1) 32 Perc Griffith Way as a person that was on her electoral ticket is member of GBOTA.

Cr Judge declared a Significant Pecuniary Interest in Item 2.2 – Development Application DA362/2008(2) 16 Carwoola and Item 2.2 – Development Application DA362/2008(2) 20 Carwoola as he lives nearby.

Cr Kinghorne declared a Significant Pecuniary interest in Item 2.2 – Development Application DA362/2008(2) 16 Carwoola and Item 2.2 – Development Application DA362/2008(2) 20 Carwoola as her family owns the properties.

Cr Kinghorne declared a Significant Pecuniary Interest in Item 2.5 - Development Application DA464/2025(1) 32 Perc Griffith Way as she received a donation from a member of GBOTA.

Cr Mallard declared a Non-Significant Non-Pecuniary Interest in item 2.4 – Development Application DA298/2025(1) as he is a member of an organisation that made a submission for this application.

Cr Mallard declared a Non-Significant Non-Pecuniary interest in Item 2.5 – Development Application DA464/2025(1) 32 Perc Griffith Way as his partner made a submission for this application.

2 GENERAL REPORTS

2.1 ITEMS APPROVED UNDER THE DELEGATED AUTHORITY OF COUNCIL AND BY THE WESTERN REGIONAL PLANNING PANEL

TRIM REFERENCE: 2026/404

RESOLVED - 26/141

Cr J Whitton/Cr K Duffy

That Council resolves to acknowledge the information provided in the report by the Coordinator Strategic Planning on Items Approved Under the Delegated Authority of Council.

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

2.2 DEVELOPMENT APPLICATION DA 362/2008(2) - 16 CARWOOLA DRIVE

TRIM REFERENCE: 2026/430

Cr Kinghorne declared a Significant Pecuniary Interest in this item as her family owns the properties, left the meeting with the time being 7.00pm, did not participate in discussion or voting on this item.

Cr Judge declared a Significant Pecuniary Interest in this Item as he lives nearby, left the meeting with the time being 7.00pm, did not participate in discussion or voting on this item.

RESOLVED - 26/142

Cr G Power/Cr J Whitton

That Council consents to development application DA 362/2008(2) for Subdivision (14 lot residential) at Lot 6 DP 715252 and Lot 2 DP 1286606 - 16 Carwoola Drive, Orange pursuant to the conditions of consent in the attached Notice of Approval.

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

Against: Nil

Absent: Cr S Peterson, Cr Judge, Cr Kinghorne

2.3 DEVELOPMENT APPLICATION DA 421/2015(4) - 20 CARWOOLA DRIVE

TRIM REFERENCE: 2026/431

Cr Kinghorne declared a Significant Pecuniary Interest in this item as her family owns the properties, left the meeting with the time being 7.00pm, did not participate in discussion or voting on this item.

Cr Judge declared a Significant Pecuniary Interest in this Item as he lives nearby, left the meeting with the time being 7.00pm, did not participate in discussion or voting on this item.

RESOLVED - 26/143**Cr J Whitton/Cr J Stedman**

That Council consents to development application DA 421/2015(4) for Subdivision (12 lot residential) at Lot 5 DP 715252 and Lot 1 DP 1286606 - 20 Carwoola Drive, Orange pursuant to the conditions of consent in the attached Notice of Approval.

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

Against: Nil

Absent: Cr S Peterson, Cr Judge, Cr Kinghorne

Cr Kinghorne and Cr Judge returned to the meeting with the time begin 7.01pm

2.4 DEVELOPMENT APPLICATION DA 298/2025(1) - REPORT TO WESTERN REGIONAL PLANNING PANEL - 3 REDMOND PLACE, 154 LONE PINE AVENUE AND 5255 MITCHELL HIGHWAY

TRIM REFERENCE: 2026/537

Cr Mallard declared a Non-Significant Non-Pecuniary Interest in this Item as he is a member of an organisation that made a submission for this application, remained in the room.

RESOLVED - 26/144**Cr D Mallard/Cr F Kinghorne**

- 1 That Council note the contents of this report and the attached assessment report to be presented to the Western Regional Planning Panel in relation to DA 298/2025(1) for the residential subdivision of land at 3 Redmond Place, 154 Lone Pine Avenue and 5255 Mitchell Highway.
- 2 That Council makes a submission in support of this application to the Western Regional Planning Panel (WRPP).

Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr T Greenhalgh (Deputy Mayor), Cr G Judge, Cr Kinghorne, Cr K Duffy, Cr D Mallard, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

Absent: Cr S Peterson

2.5 DEVELOPMENT APPLICATION DA 464/2025(1) - REPORT TO WESTERN REGIONAL PLANNING PANEL - 32 PERC GRIFFITH WAY

TRIM REFERENCE: 2026/598

Cr Kinghorne declared a Significant Pecuniary Interest in this Item as she received a donation from a member of GBOTA, left the meeting with the time being 7.03pm and did not participate in discussion or voting on this item.

Cr Greenhalgh declared an interest in this Item as a person her electoral ticket is a member of GBOTA, left the meeting with the time being 7.03pm, did not participate in discussion or voting on this item.

Cr Mallard declared a Non-Significant Non-Pecuniary interest in this Item as his partner made a submission for this application, remained in the room.

RESOLVED - 26/145
Cr J Whitton/Cr K Duffy

That this item be heard and voted on In Seriatim.

Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

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

RESOLVED - 26/146
Cr D Mallard/Cr M Ruddy

1 That the information contained in the planning report for DA464/2025(1) for Recreation facility (Major) and demolition (existing buildings and tree removal) at 32 Perc Griffith Way, Orange be acknowledged.

Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr K Duffy, Cr G Judge, Cr D Mallard, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

Against: Nil

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

MOTION
Cr D Mallard/Cr M Ruddy

2 That Council make a submission to not support this application to the Western Regional Planning Panel (WRPP), indicating that Council opposes the proposed development due to concerns regarding:

- a) inconsistency with the aims of the Orange Local Environment Plan 2011,
- b) likely negative social and economic impacts of the development and limited social and economic benefit
- c) suitability of the site,
- d) significant issues raised in submissions, and
- e) the development being contrary to the public interest.

AMENDMENT
Cr J Whitton/Cr K Duffy

2 Council makes no submission to the Western Regional Planning Panel.

For: Cr K Duffy, Cr G Judge, Cr J Whitton.

Against: Cr M McDonell (Chairperson), Cr T Mileto (Mayor), Cr D Mallard, Cr G Power, Cr M Ruddy, Cr J Stedman

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

THE AMENDMENT ON BEING PUT WAS LOST

MOTION**Cr D Mallard/Cr M Ruddy**

- 2 That Council make a submission to not support this application to the Western Regional Planning Panel (WRPP), indicating that Council opposes the proposed development due to concerns regarding:
- a) inconsistency with the aims of the Orange Local Environment Plan 2011,
 - b) likely negative social and economic impacts of the development and limited social and economic benefit
 - c) suitability of the site,
 - d) significant issues raised in submissions, and
 - e) the development being contrary to the public interest.

AMENDMENT**Cr T Mileto/Cr G Power**

- 2 That Council make a submission on a conditional position ensuring the key issues of traffic, environmental impacts and amenity are appropriately address through strong enforceable conditions of development consent.

For: Cr T Mileto (Mayor)

Against: Cr K Duffy, Cr G Judge, Cr D Mallard, Cr G Power, Cr M Ruddy, Cr J Stedman, Cr J Whitton

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

THE AMENDMENT ON BEING PUT WAS LOST**THE MOTION ON BEING PUT WAS CARRIED****RESOLVED - 26/147****Cr D Mallard/Cr M Ruddy**

- 2 That Council make a submission to not support this application to the Western Regional Planning Panel (WRPP), indicating that Council opposes the proposed development due to concerns regarding:
- f) inconsistency with the aims of the Orange Local Environment Plan 2011,
 - g) likely negative social and economic impacts of the development and limited social and economic benefit
 - h) suitability of the site,
 - i) significant issues raised in submissions, and
 - a) the development being contrary to the public interest..

For: Cr M McDonell (Chairperson), Cr D Mallard, Cr G Power, Cr M Ruddy, Cr J Stedman.

Against: Cr T Mileto, Cr K Duffy, Cr G Judge, Cr J Whitton

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

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

THE MEETING CLOSED AT 7.53PM