



<b>DATE OF DETERMINATION</b>	21 April 2026
<b>DATE OF PANEL DECISION</b>	21 April 2026
<b>DATE OF PANEL MEETING</b>	14 April 2026
<b>PANEL MEMBERS</b>	Garry Fielding (Chair), Donna Rygate, Graham Brown, Summer Commins
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Melanie McDonnell declared a COI and did not participate

Public meeting held by teleconference on 14 April 2026, opened at 1pm and closed at 2:24pm.  
Papers circulated electronically on 24 March 2026.

#### **MATTER DETERMINED**

PPSWES-337 – Orange – DA464/2025(1) – 32 Perc Griffith Way, Orange - Redevelopment of the former Orange Harness Racing (Trotting) Track to establish a Recreation Facility (major) in the form of a greyhound racing complex for the NSW Greyhound Breeders, Owners and Trainers Association (GBOTA), and community sports field. The development includes reconfiguring and shortening the existing harness racing track, upgraded lighting and a race results display board (as described in Schedule 1).

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

#### **Development application**

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### **REASONS FOR THE DECISION**

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

#### **CONDITIONS**

The Development Application was approved subject to the revised conditions prepared by Council and uploaded to the NSW Planning Portal on 15 April 2026.

#### **CONSIDERATION OF COMMUNITY VIEWS**

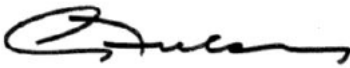



In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern raised by submitters included:

- Proposal's alignment with community expectations (including ethics of greyhound racing, global direction, physical and psychological harm to greyhounds as well as animal re-homing needs) and community benefit
- Information provided, including whether all risks and potential impacts are addressed
- Consideration of Drake Inquiry Report
- Site suitability, consideration for alternative use of the site, particularly residential

- Compliance with section 4.15 of the Environmental Planning and Assessment Act 1979
- Consideration of Planning Systems Reform Bill
- Adequacy of community consultation
- Consistency with Orange LEP 2011, specifically about strategic land use
- Consistency with Orange DCP 2004, specifically relationship to adjoining developments
- Social impacts, including community wellbeing and gambling harm
- Amenity impacts to surrounding residents, including lighting, traffic, noise, crime and anti-social behaviour
- Long-term economic value and viability of the development
- Impacts to nearby health service recipients
- Bushfire and emergency management risks
- Onsite veterinary care
- Transparency regarding sale of the land versus community use of public land
- Environmental impacts, including the risk of erosion and sedimentation

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report and that no new issues requiring assessment were raised during the public meeting.

The Panel feels that it is necessary to respond to the consistent concerns raised by speakers at the Public Meeting and in many of the submissions received when the application was advertised over the issue of greyhound welfare. The Panel does not seek to downplay this important matter in its decision to approve the proposed development, but the Panel is legally required to consider the development application under the specific provisions of the *Environmental Planning and Assessment Act 1979*. The Panel acknowledges the link between greyhounds and the proposed development, however a separate Act of Parliament specifically addresses the matter of greyhound welfare and it is not a matter that falls within considerations for development applications in the *Environmental Planning and Assessment Act 1979*. Equally, the Panel understands the concerns expressed regarding the impact of gambling on the social welfare of the community. However, this is a matter for legislative consideration and not a determinative matter for consideration under the *Environmental Planning and Assessment Act 1979*.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Graham Brown
 Donna Rygate	 Summer Commins

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-337 – Orange – DA464/2025(1)
2	<b>PROPOSED DEVELOPMENT</b>	Redevelopment of the former Orange Harness Racing (Trotting) Track to establish a Recreation Facility (major) in the form of a greyhound racing complex for the NSW Greyhound Breeders, Owners and Trainers Association (GBOTA). The development includes reconfiguring and shortening the existing harness racing track, upgraded lighting and a race results display board.
3	<b>STREET ADDRESS</b>	32 Perc Griffith Way, Orange
4	<b>APPLICANT/OWNER</b>	Applicant: NSW Greyhound Breeders Owners and Trainers Association Owner: Orange City Council
5	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Council related development over \$5 million
6	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>● Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>○ State Environmental Planning Policy (Sustainable Buildings) 2022</li> <li>○ State Environmental Planning Policy (Industry and Employment) 2021</li> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Planning Systems) 2021</li> <li>○ Orange Local Environmental Plan 2011</li> </ul> </li> <li>● Draft environmental planning instruments: Nil</li> <li>● Development control plans: <ul style="list-style-type: none"> <li>○ Orange Development Control Plan 2004</li> </ul> </li> <li>● Planning agreements: Nil</li> <li>● Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>● Coastal zone management plan: Nil</li> <li>● The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>● The suitability of the site for the development</li> <li>● Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>● The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>● Council Assessment Report: 16 March 2026</li> <li>● List any council memo or supplementary report received: <ul style="list-style-type: none"> <li>○ Peer Review by Bathurst Regional Council: 18 March 2026</li> <li>○ Council addendum letter: 15 April 2026</li> </ul> </li> <li>● Written submissions during public exhibition: 1195</li> <li>● Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Sharon Goodwin, Kristy-Lea Cooper, Nick King on behalf of Environmentally Concerned Citizens of Orange (ECCO), Lisa Jane Ryan on behalf of Animal Liberation, Lisa White on behalf of Friends of the Hound Inc., Rosemary Isabel Elkington, Robert Meyenn, Russell Roberts, Jennifer Hillhouse, Neil Robert Jones on behalf of Orange Greyhound Task Force, Helen Johnstone, Bridie Leonard, Bev Williams and Harry Rothenfluh on behalf of Coalition for the Protection of Greyhounds</li> <li>○ On behalf of the applicant – Jason Lyne, Christopher Daniele and Peter Basha</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>● Total number of unique submissions received by way of objection: 1195</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>● Final briefing to discuss council's recommendation: 14 April 2026 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Garry Fielding (Chair), Donna Rygate, Graham Brown, Summer Commins</li> <li>○ <u>Council assessment staff</u>: Courtney Mariot, Benjamin Hicks, Paul Johnston, Alison Weir, Gary Arnold</li> <li>○ <u>Department Staff</u>: Lillian Charlesworth, Nathan Laird and Lisa Foley</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report