

**MEETING DETAILS:**

<b>MEETING DATE / TIME</b>	Thursday, 03 November 2016 – 1:00pm to 1:30pm
<b>LOCATION</b>	Orange City Council

**PLANNING PROPOSAL:**

2016WES015 – Gateway Review Application – Clergate Hills, to amend the Orange LEP 2011 to rezone approximately 290ha of land at Clergate Hills from a mix of IN1 General Industrial and RU1 Primary Production to facilitate a 450 large lot residential development.

**ATTENDEES**

<b>PANEL MEMBERS</b>	Gordon Kirkby (Chair) Mark Grayson John Griffin Michael Ryan
<b>APOLOGIES</b>	Nil
<b>ON BEHALF OF DEPT. OF PLANNING &amp; ENVIRONMENT</b>	Nita Scott Wayne Garnsy
<b>OTHER</b>	N/A

**KEY ISSUES DISCUSSED**

- The Blayney Cabonne Orange Strategy involves three Councils and a holistic review required to industrial land supply, particularly given proposed amalgamation.
- The panel needs to consider the long term agricultural outlook and demand for rural processing industries. These modern facilities can be managed with minimal environmental impact.
- Infrastructure (including rail) is in place at the site.
- Strategic industrial land supply will reduce – the proposed industrial land at Orange Airport is a different industrial typology.
- The BCO is proposed to be reviewed - rezoning of the land should await this outcome. The review needs to examine the industrial land supply and demand across all three Councils.
- Department has received representations from an orchard adjacent to the site – buffers can be incorporated at DA stage.
- There is still significant high end residential land supply available in Orange.
- Draft Regional Strategy status.