

MEETING DETAILS:

MEETING DATE / TIME	Thursday, 03 November 2016 – 2:00pm to 2:30pm
LOCATION	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

PANEL MEMBERS	Gordon Kirkby (Chair) Mark Grayson John Griffin Michael Ryan
APOLOGIES	Nil
ON BEHALF OF COUNCIL	Craig Mortell - Senior Planner, Development Services David Waddell Chris Devitt
OTHER	N/A

KEY ISSUES DISCUSSED

- Industrial land supply in Orange and surrounding region
- Interface issues if industrial uses are retained on the site.
- High demand for rural residential in this locality.
- Airport is the next logical industrial area and substitutes this site.
- There is a barrier to residential expansion of the city into the south / east due to agricultural and soil and water supply constraints. Council wants to prevent industrial development in this locality forming a barrier to future residential development to the City's north
- The adjoining land to the south is zoned B7. This land was outside the scope of the BCO strategy and is therefore additional and provides more jobs per hectare
- There are significant other opportunities for rail related industry in the city, including potentially the airport industrial land
- The industrial zoning of the area was largely driven by the abattoir site and desire at the time that it be re-opened. There is now no support for the abattoir to re-open.