

**MEETING DETAILS:**

<b>MEETING DATE / TIME</b>	Thursday, 03 November 2016 – 1:30pm to 2:00pm
<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 PROPONENT</b>	David Walker Greg Cooper Bob Healy David Williams
<b>OTHER</b>	N/A

**KEY ISSUES DISCUSSED**

- The S117 Directions that apply to the proposed rezoning and flexibility in their implementation
- Council resolution in November 2008 did not support rezoning Lots 2 and 3 to industrial
- A review undertaken by GHD recommended rural small holdings in this locality
- The strategic position of the locality has changed since the BCO land use strategy was drafted
- Construction jobs associated with the R5 development will be in excess of what industrial use could generate over the 15-year development period
- Introduction of a B7 zone to the south of the area is a more employment intensive zone and will more than offset the loss of industrial land in terms of jobs.
- *Orange LEP 2011* was a conversion to the Standard Template format and did not represent a strategic change for land use. The LEP is therefore not contemporary.
- Land is not well suited to industry due to:
  - Remoteness
  - The temporary re-introduction of abattoir use didn't work due to odour issues
  - The site can't compete with other industrial sites due to need to demolish and remediate
  - Despite serious attempts by the landowner, there was no demand for rural industries to locate to the site.

- Potential land use conflict next to the rail line and proposed buffer controls
- Lack of compatibility between industrial and R5 – substantial buffers would be needed for rural processing or livestock industries
- Difference between proposed E4 and R5 zoned areas reflects areas of site with better biodiversity values
- Stormwater harvesting will be facilitated – there will be no negative impact on Council water supply