



203 Lords Place,
Orange NSW 2800

5th February 2016

Bob,

I thought it best to confirm our recent conversation regarding the proposed development and sub-division of the old meatworks site at the end of Leeds Parade.

Firstly I need to re-emphasise a long held belief that one acre (0.4 Ha) blocks are highly sought after and this demand should continue well in to the future. History has proven some larger blocks (2 Hectare) can have their problems with underutilisation of land that leads to the lack of weed and pest control management which in turn detracts and affects the neighbouring properties. One acre blocks are highly desirable for the party wanting something slightly larger than the normal suburban block, something that will allow them to develop gardens along with any additional outbuildings along with a degree of privacy but not the added responsibility that larger blocks incur.

The creation of this type of high quality, fully serviced rural lifestyle lots has rarely been offered before and it could reasonably be expected to have a demand of at least 30-40 lots available to purchase per year.

If the development of the Leeds Parade site is staged over a number of years and as the original stages mature, demand for blocks like these will only increase. Proximity to Orange along with views both to the north and over the city along with the growth to the North of Orange all ensure this development is well situated.

One consideration however is the existing industrial buildings of the old meatworks. This land has moved on from being an industrial precinct first established some ninety years ago as an abattoir site well removed from the city centre at the time. Today it is an isolated, defunct industrial area adjacent to the Charles Sturt University campus and an ever increasing residential area and would require the site to be rehabilitated and re-developed to suit the purpose of a rural residential suburb of Orange. Industry is being well serviced in areas such as Leewood and Narambla estates with the large number of industrial sites along Clergate Road remaining unsold and underutilised for many years now. Whilst the Electrolux and saleyards sites' within the Orange City boundary future are uncertain I believe the Leeds Parade site is far more valuable to the city of Orange and is better suited to your intended purpose. I also believe Oranges' future lays in servicing Health, Education, and Arts & Tourism whilst industries such as mining & agriculture, Horticulture & viticulture will be a cornerstone for some years to come.

It seems to have become apparent over the latter years that Australia has become uncompetitive in manufacturing and value adding our raw product and commodities as is very evident in you efforts and lack of success over the past couple of years to obtain a major national or international industry for this site with all its' infrastructure & services already in place and on site.

The purpose of this is to confirm there is a market for quality blocks of land such as these without being too far from the city and that this is a unique development I am sure will be very well received and will prove by far the best possible use for this site and the land.

Please do not hesitate to contact me again as this project gains momentum and if we can help you in any way, in the meantime we would be more than happy to help.

Yours faithfully,



Stephen Townsend