



17/14104

Mr Garry Styles,
General Manager
Orange City Council
PO Box 35
ORANGE NSW 2800

Attention David Waddell, Director Development Services

Dear Mr Styles

Planning Proposal - PP_2016_ORANG_002_00 (Clergate Hills)

Thank you for your Council's email regarding PP_2016_ORANG_002_00 (Clergate Hills) and the additional information provided in response to Condition 1 of the Altered Gateway Determination. I note that Council has requested an extension of time for the planning proposal, which is due to expire on 17 December 2017.

Condition 1 of the Gateway Determination (as altered) requires preparation of an Addendum to the *Blayney Cabonne Orange Rural and Industrial Lands Strategy 2008* (BCO) to assess the projected industrial land supply and demand considering the removal of the Clergate land and to consult with Blayney and Cabonne Councils. Council is to provide the draft Addendum to the Department for approval prior to community consultation. At this point in time this condition has not been met.

In relation to consultation with Blayney and Cabonne Councils it is understood that no consultation has been undertaken to date. Council's advice regarding the timing of this consultation and advice on Councils' plans for any future review of the BCO with these Councils' would be appreciated

In relation to the industrial land supply assessment provided in 'Section 17' to the BCO, a comprehensive demand and supply analysis is expected to demonstrate that adequate industrial land exists in Orange (zoned and unzoned).

Although it is understood that the submitted material was prepared prior to the final decision regarding PP_2015_ORANG_001_00 (Orange Airport), the analysis cannot rely on land from the now-withdrawn planning proposal as indicated on page 21 of 'Section 17'. When the Airport land is excluded, Council's assessment identifies only 5-7 years of industrial land remaining in Orange (ref page 2 of Section 17), which suggests additional industrial land will be required in the short-medium term. Further advice regarding how Council proposes to address this is required. Finally, the reference to the capacity for residential development of the Clergate Hills land to contribute to employment-generating purposes (ref page 2 of Section 17) requires additional justification if it is to form part of the analysis.

To assist with providing additional time for Council to respond these matters and progress the planning proposal, please find attached an Altered Gateway determination extending the timeframe for completion by 6 months until 17 June 2018.

Should you have any further questions in relation to this matter, please contact Nita Scott at the Department on (02) 6841 2180.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. O'Flaherty', with a long horizontal flourish extending to the right.

Katrine O'Flaherty
Director, Planning Services,
Western Region

23/11/2017



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_ORANG_002_00)

I, Director Regions, Western, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979 (the Act)* to alter the Gateway determination dated 10 June 2016 (as since altered) for the proposed amendment to the Orange Local Environmental Plan 2011 as follows:

1. Delete:

'condition 9',

and replace with:

a new condition 9: The LEP is to be completed no later than 17 June 2018.

Dated 24 November 2017.

Katrine O'Flaherty
Director Regions, Western
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning

