
PLANNING PROPOSAL



Amendment to Albury Local Environmental Plan 2010

Part 2 Permitted or Prohibited Development – Land Use Table

Inclusion of 'Agricultural Produce Industries' as Permitted with Consent in the IN1 General Industrial Zone

Prepared by
AlburyCity Council

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PART 1 – OBJECTIVES OR INTENDED OUTCOMES

AlburyCity Council has resolved to prepare a Planning Proposal as per Section 55 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). The proposal seeks an amendment to the *Albury Local Environmental Plan 2010* (ALEP 2010) so as to amend the land use permissibility's of the IN1 General Industrial Zone so as to allow 'Agricultural Produce Industries' to be permitted with consent.

This request follows a number of recent enquiries received by Council for the establishment of agricultural produce industries within Albury's General Industrial areas, which are currently prohibited as the higher order 'Rural Industries' are prohibited. The subject amendment therefore seeks to amend the land use table of ALEP 2010, as it applies to the IN1 General Industrial zone, to allow for the establishment of agricultural produce industries in Albury's industrial areas. This is consistent with the objectives of this zone, whilst not departing from the intent of ALEP 2010.

PART 2 – EXPLANATION OF PROVISIONS

As per Part 2 - Land Use Table of ALEP 2010, it is proposed to insert agricultural produce industries into 'Section 3 – Permitted with consent' in the IN1 General Industrial Zone, as follows:

Zone IN General Industrial Zone

3 Permitted with consent

Agricultural Produce Industries

PART 3 – JUSTIFICATION

Section A - Need for the planning proposal.

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of any strategic study or report and the amendment seeks to allow agricultural produce industries as permitted with consent in the IN1 General Industrial Zone (see **Appendix B**), which is currently prohibited under the provisions of ALEP 2010.

The definition of an agricultural produce industry is defined in ALEP 2010 as follows:

agricultural produce industry means a building or place used for the handling, treating, processing or packing, for commercial purposes, of produce from agriculture (including dairy products, seeds, fruit, vegetables or other plant material), and includes wineries, flour mills, cotton seed oil plants, cotton gins, feed mills, cheese and butter factories, and juicing or canning plants, but does not include a livestock processing industry.

Note.

Agricultural produce industries are a type of ***rural industry***—see the definition of that term in this Dictionary.

The proposed amendment is in response to a number of recent enquiries received by Council for the possible establishment of agricultural produce industries within Albury's General Industrial areas, which are currently prohibited as the higher order 'Rural Industries' are prohibited.

At the time of preparing ALEP 2010, 'Rural Industries' were prohibited to prevent the establishment of other rural industry types such as 'Livestock processing Industries' and 'Stock and Sale Yards' (see LEP Practice Note: PN 11-003 in **Appendix B**) due to concerns associated with these development types. As a consequence, agricultural produce industries were prohibited due to a higher order definition being prohibited.

Despite this planning proposal, it is noted that the higher order 'Rural Industries' will still remain prohibited within the IN1 General Industrial zone, so as to prevent the establishment of other rural industry types, such as 'livestock processing industries' and 'stock and sale yards'.

It is further noted that the subject proposal does not seek to change the land use permissibility's of the IN2 Light Industrial zone, as these areas are in close proximity to established residential areas and other sensitive land uses/sources and have a smaller range of permissible industrial uses.

The justification and rationale behind the proposed change is therefore due to the potential demand for such land use types, given Albury's position within the wider regional and rural catchment area of the Murray and Riverina. This is also considered appropriate given Albury's geographical location and operation as a logistics hub.

The inclusion of agricultural produce industries as permitted with consent in the IN1 General Industrial zone is consistent with the objectives of this zone as outlined below:

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To provide for industrial uses in close proximity to transport infrastructure.

This is consistent, due to the fact that this type of development has similar amenity and off-site impacts to other forms of industrial development permitted within this industrial zone, including; warehouse and distribution centres, truck depots and general industries, in terms of vehicular access, car parking, noise etc.

As a consequence, AlburyCity is now seeking to amend the land use permissibility's of the IN1 General Industrial Zone to allow agricultural produce industries to be permitted with consent. The ramifications of not proceeding with this Planning Proposal could be extensive, as this may prevent the establishment of a number of new businesses from commencing/starting up in Albury. It is also relevant to note that ADCP 2010 contains objectives and provisions encouraging opportunities to expand the local employment base by providing for a wide range of business, industry and other related uses.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

AlburyCity is of the view that the prohibition of agricultural produce industries within the IN1 General Industrial zone, being the pre-eminent industrial zone needs to be amended to allow for greater business and industry investment within the wider Albury area.

It is noted that the only other zones within Albury, where this type of development is permitted are the RU1 Primary Production and RU2 Rural Landscape zones, which significantly limits where this type of development can occur.

Section B - Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The draft *Murray Regional Strategy* (yet to be adopted) is Council's relevant Regional Strategy as set out by the NSW DoPI and includes as one of its main aims to:

- *Reinforce the role of Albury as the Region's major regional centre and the opportunities in taking advantage of its strategic location and emerging economic strengths...*

The Planning Proposal seeks to permit a wider range of industrial/agricultural land uses within an existing industrial zone and is therefore consistent with the draft Murray Regional Strategy.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The *Albury 2030 Community Strategic Plan* is Council's local community strategic planning document. The Albury 2030 Plan includes the following strategic aims under the theme of 'a growing economy':

- *Maintain a diversity of options amongst all sectors and continue to meet demand for opportunities for land development;*
- *Promote Albury for industry and business;*
- *Promote Albury as a major regional economy and the regional city of choice for lifestyle, career and investment opportunities; and*
- *Support and promote business and business opportunities across all sectors to continue to foster economic diversity.*

The proposed inclusion of agricultural produce industries as permitted with consent in the IN1 General Industrial zone is consistent with the above objectives, as it seeks to maintain diversity in Albury's economic base and provide additional opportunities for business and industry investment.

5. Is the planning proposal consistent with applicable state environmental planning policies?

The Planning Proposal is consistent, or where applicable, justifiably inconsistent with *State Environmental Planning Policies*, as set out in **Table 2** of Appendix A.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Planning Proposal is consistent, or where applicable, justifiably inconsistent with Section 117(2) Ministerial Directions, as set out in **Table 3** of Appendix A.

Section C - Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There is no change in land use zoning under the subject proposal and the current IN1 General Industrial zone is urban in nature. Accordingly, no threatened species, populations or ecological communities or their habitats will be adversely affected by the proposal.

It is also noted that ALEP 2010 has received biodiversity certification under the *Threatened Species Conservation Act 1995* (TSC Act) from the NSW Office of Environment and Heritage. The primary effect of granting certification under this Act is that any development in a 'developable area' (inclusive of the IN1 zone) that requires development consent under Parts 4 or 5 of the EP&A Act is taken to be development that is not likely to significantly affect threatened species, populations, ecological communities or their habitats. This is due to the fact that elsewhere across the city, land has been zoned E2 Environment Protection or E3 Environmental Management for the ongoing maintenance and improvement of this land.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposal seeks to permit agricultural produce industries within the general industrial zone, which will therefore not have any adverse environmental effects.

Notwithstanding, any future development for the purposes of an agricultural produce industry will be subject to a separate development application, which will require a more detailed investigation and assessment so as to manage/limit any likely environmental effects.

9. Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal has the potential to have an overall positive social and economic impact upon the wider Albury area as detailed below.

As outlined above, the proposal seeks to permit agricultural produce industries in the IN1 General Industrial zone in response to a number of recent enquiries received by Council for the establishment of this type of development.

It is reiterated that at the time of preparing ALEP 2010, 'Rural Industries' were prohibited to prevent the establishment of other rural industry types such as 'livestock processing industries' and 'stock and sale yards' due to concerns associated with these development types. As a consequence, agricultural produce industries were prohibited due to a higher order definition being prohibited.

It is noted, however that the higher order 'Rural Industries' will still remain prohibited within the IN1 General Industrial zone, so as to prevent the establishment of other rural industry types such as 'livestock processing industries' and 'stock and sale yards' due to the potential amenity and off-site impacts associated with these types of development.

It is further noted that the subject proposal does not seek to change the land use permissibility's of the IN2 Light Industrial zone due to the potential social effects/impacts associated with this as these areas are located in close proximity to established residential areas and other sensitive land uses/sources and have a smaller range of permissible industrial uses.

The overall benefits of permitting this type of development in Albury's industrial areas is therefore seen as positive, due to the potential demand for such land use types given Albury's position within the wider regional and rural catchment area of the Murray and Riverina. This is also considered appropriate given Albury's geographical location and operation as a logistics hub, as well as the desire to maintain a diverse economic base.

The inclusion of agricultural produce industries in the IN1 General Industrial zone is also consistent with the objectives of this zone, due to the fact that this type of development has similar amenity and off-site impacts to other forms of industrial development currently permitted within this industrial zone, including warehouse and distribution centres, truck depots and general industries, in terms of vehicular access, car parking, noise etc.

As a consequence, AlburyCity is now seeking to amend the land use permissibility's of the IN1 General Industrial Zone to allow agricultural produce industries to be permitted with consent. The ramifications of not proceeding with this Planning Proposal could be extensive, as this may prevent the establishment of a number of new businesses from commencing/starting up in Albury, which could have an adverse social and economic impact on the wider Albury area.

Section D - State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

The planning proposal is seeking to permit agricultural produce industries within existing industrial areas, which are currently already serviced by adequate roads, sewer and water and that will therefore not have any impacts on public infrastructure.

Overall the impacts on infrastructure from this proposal will be negligible.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

No consultation has been carried out at this stage with any State and/or Commonwealth Public Authorities or service providers; however, any consultation will occur in accordance with the Gateway Determination.

PART 4 – MAPPING

The proposal does not seek a change in LEP mapping as it only relates to a proposed change in the land use permissibility's in the IN1 General Industrial zone.

Notwithstanding, **Appendix B** of this report contains a city wide land zoning map, showing all areas zoned IN1 General Industrial for information purposes.

PART 5 – COMMUNITY CONSULTATION

Council proposes that the planning proposal be exhibited in accordance with the requirements of section 57 of the *Environmental Planning & Assessment Act 1979* and the NSW Department of Planning's: *A guide to preparing local environmental plans* (April 2013 2009).

AlburyCity considers the planning proposal to be a 'low impact proposal' and would seek a public exhibition period for a minimum of 14 days, due to the relatively minor nature of the proposal. Written notification of the community consultation will be provided in a local newspaper and on Councils' website. In addition to this, any affected landowner/s will be notified in writing.

The written notice will contain:

- A brief description of the intended outcomes of the planning proposal;
- An indication of the land which is affected by the proposal;
- Information on where and when the planning proposal can be inspected;
- The name and address of Council for the receipt of submissions; and
- The closing date for submissions.

During the public exhibition period the following documents will be placed on public exhibition:

- The Planning Proposal;
- The Gateway determination;
- Relevant council reports.

PART 6 – PROJECT TIMELINE

Table 1 provides a project timeline for the proposed reclassifications:

Table 1 – Project Timeline

No.	Description of Tasks	Task Commencement	Task Completion
1.	Gateway Determination Anticipated Gateway Determination (including any delegated authority)	November 2013	December 2013
2.	Public Exhibition Agency and community consultation to be undertaken as part of the formal public exhibition of the Planning Proposal in accordance with any conditions of the Gateway Determination.	December 2013	December 2013
3.	Consider Submissions & Document Finalisation (only if any submissions received) Post public exhibition, AlburyCity officers to consider, respond and report on submissions received and issues raised to Council (if any) and make any relevant changes to the Planning Proposal.	January 2014	February 2014
4.	Submission to the Department and/or Parliamentary Counsel RPA to forward Planning Proposal to the department and/or Parliamentary Counsel for finalisation following public exhibition (including any changes made).	February 2014	February 2014
5.	Notification Anticipated date LEP will be notified.	March 2014	March 2014

APPENDIX A

Table 2 – Consideration of State Environmental Planning Policies

No.	SEPP Title	Applicable to Planning Proposal	Consistency
1	State Environmental Planning Policy – Development Standards	No, does not apply to land in the Albury LGA since gazettal of ALEP 2010	N/A
4	State Environmental Planning Policy – Development without consent & Miscellaneous Exempt & Complying Development	No, does not apply to land in the Albury LGA since gazettal of ALEP 2010	N/A
6	State Environmental Planning Policy – Number of Storeys in a Building	Not applicable	N/A
14	State Environmental Planning Policy – Coastal Wetlands	No, does not apply to the Albury LGA	N/A
15	State Environmental Planning Policy – Rural Landsharing Communities	No, does not apply to the Albury LGA	N/A
19	State Environmental Planning Policy – Bushland in Urban Areas	No, does not apply to the Albury LGA	N/A
21	State Environmental Planning Policy – Caravan Parks	Not applicable	N/A
22	State Environmental Planning Policy – Shops & Commercial Premises	Not applicable	N/A
26	State Environmental Planning Policy – Littoral Rainforests	No, does not apply to the Albury LGA	N/A
29	State Environmental Planning Policy – Western Sydney Recreation Area	No, does not apply to the Albury LGA	N/A
30	State Environmental Planning Policy – Intensive Agriculture	Not applicable	N/A

No.	SEPP Title	Applicable to Planning Proposal	Consistency
32	State Environmental Planning Policy – Urban Consolidation (Redevelopment of Urban Land)	Not applicable	N/A
33	State Environmental Planning Policy – Hazardous & Offensive Industry	Not applicable	N/A
36	State Environmental Planning Policy – Manufactured Home Estate	Not applicable	N/A
39	State Environmental Planning Policy – Spit Island Bird Habitat	No, does not apply to the Albury LGA	N/A
44	State Environmental Planning Policy – Koala Habitat Protection	Not applicable	N/A
47	State Environmental Planning Policy – Moore Park Showground	No, does not apply to the Albury LGA	N/A
50	State Environmental Planning Policy – Canal Estate Development	Not applicable	N/A
52	State Environmental Planning Policy – Farm Dams and Other Works in Land and Water Management Plan Areas	No, does not apply to the Albury LGA	N/A
55	State Environmental Planning Policy – Remediation of Land	Not applicable	N/A
59	State Environmental Planning Policy – Central Western Sydney Regional Open Space and Residential	No, does not apply to the Albury LGA	N/A

No.	SEPP Title	Applicable to Planning Proposal	Consistency
60	State Environmental Planning Policy – Exempt & Complying Development	No, does not apply to land in the Albury LGA since gazettal of ALEP 2010	N/A
62	State Environmental Planning Policy – Sustainable Aquaculture	Not applicable	N/A
64	State Environmental Planning Policy – Advertising & Signage	Not applicable	N/A
65	State Environmental Planning Policy – Design Quality of Residential Flat Development	Not applicable	N/A
70	State Environmental Planning Policy – Affordable Housing (Revised Schemes)	No, does not apply to the Albury LGA	N/A
71	State Environmental Planning Policy – Coastal Protection	No, does not apply to the Albury LGA	N/A
	State Environmental Planning Policy (Affordable Rental Housing) 2009	Not applicable	N/A
	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	Not applicable	N/A
	State Environmental Planning Policy (Exempt & Complying Development Codes) 2008	Not applicable	N/A
	State Environmental Planning Policy (Housing for Seniors & People with a Disability) 2004	Not applicable	N/A

No.	SEPP Title	Applicable to Planning Proposal	Consistency
	State Environmental Planning Policy (Infrastructure) 2007	Not applicable	N/A
	State Environmental Planning Policy (Kosciuszko National Park – Alpine Resorts) 2007	No, does not apply to the Albury LGA	N/A
	State Environmental Planning Policy (Major Development) 2005	Not applicable	N/A
	State Environmental Planning Policy (Mining, Petroleum Production & Extractive Industries) 2007	Not applicable	N/A
	State Environmental Planning Policy (Rural Lands) 2008	Not applicable	Notwithstanding, the proposal seeks to include 'agricultural produce industries' as permitted with consent in the IN1 General Industrial zone, which supports the aims and objectives of this SEPP.
	State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No, does not apply to the Albury LGA	N/A
	State Environmental Planning Policy (Port Botany and Port Kembla) 2013	No, does not apply to the Albury LGA	N/A
	State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	Not applicable	N/A
	State Environmental Planning Policy (State and Regional Development) 2011	Not applicable	N/A
	State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	Not applicable	N/A

No.	SEPP Title	Applicable to Planning Proposal	Consistency
	State Environmental Planning Policy (Sydney Region Growth Centres) 2006	Not applicable	N/A
	State Environmental Planning Policy (Temporary Structures) 2007	Not applicable	N/A
	State Environmental Planning Policy (Urban Renewal) 2010	Not applicable	N/A
	State Environmental Planning Policy (Western Sydney Employment Area) 2009	No, does not apply to the Albury LGA	N/A
	State Environmental Planning Policy (Western Sydney Parklands) 2009	No, does not apply to the Albury LGA	N/A
	Murray Regional Environmental Plan No. 2 – Riverine Land (Deemed SEPP)	Yes applies to the Albury LGA	Consistent, as the Planning Proposal does not derogate from the aims, objectives, development consent, general and specific planning principles and consultation requirements as provided in the REP.

Table 3 – Consideration of Section 117(2) Ministerial Directions

No.	Direction Title	Applicable to Planning Proposal	Consistency
1. Employment and Resources			
1.1	Business & Industrial Zones	Yes, as the planning proposal will affect land within a business or industrial zone (IN1 General Industrial Zone)	Consistent as the Planning Proposal does not seek to reduce the areas and locations of existing business and industrial zones and does not reduce the total potential floor space area for employment uses in business zones. Rather the proposal seeks to increase the range of industrial development types within an existing industrial zone. The proposal therefore, seeks to permit a wider range of commercial and industrial uses by permitting 'agricultural produce industries' within an existing industrial zone. It is noted that this change is in response to market demand for this development type/activity and will have an overall positive impact on Albury's economy. As a consequence, the Planning Proposal is therefore consistent with this Direction and the general purpose and aim of the IN1 General Industrial zone being for industrial and other related development purposes.
1.2	Rural Zones	Not applicable	N/A
1.3	Mining, Petroleum Production & Extractive Industries	Not applicable	N/A
1.4	Oyster Aquaculture	Not applicable	N/A
1.5	Rural Lands	Not applicable	N/A
2. Environment and Heritage			
2.1	Environmental Protection Zones	Not applicable as the Proposal does not relate to land zoned for environmental protection purposes	N/A

No.	Direction Title	Applicable to Planning Proposal	Consistency
2.2	Coastal Protection	No (does not apply to land in Albury LGA)	N/A
2.3	Heritage Conservation	Not applicable	N/A
2.4	Recreation Vehicle Areas	Not applicable	N/A
3. Housing, Infrastructure and Urban Development			
3.1	Residential Zones	Not applicable	N/A
3.2	Caravan Parks & Manufactured Home Estates	Not applicable	N/A
3.3	Home Occupations	Not applicable	N/A
3.4	Integrating Land Use and Transport	Yes because the planning proposal affects urban land zoned for industrial purposes	Consistent, because the planning proposal has regard for the two DUAP documents referenced in this Direction and is already serviced by the local road network and public transport services in the area. It is further noted that the impacts on the road network will be negligible given the other types of development that are already permitted within the IN1 General Industrial zone; including warehouse and distribution centres and transport and truck depots.
3.5	Development Near Licensed Aerodromes	Yes because the planning proposal alters a provision relating to land in the vicinity to a licensed aerodrome	Consistent, because the planning proposal will not derogate from the requirements of this Direction and only seeks to permit agricultural produce industries within the IN1 General Industrial zone, being a zone which adjoins the Albury airport. It is further noted that any additional impacts on this airport will be negligible given the other types of development that are already permitted within this zone; including warehouse and distribution centres and transport depots. It is also noted that any development adjoining this airport will be subject to the building height requirements of ALEP 2010 and ADCP 2010, including any CASA or Obstacle Height Limitation requirements.

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No.	Direction Title	Applicable to Planning Proposal	Consistency
3.6	Shooting Ranges	Not applicable	N/A
4. Hazard and Risk			
4.1	Acid Sulphate Soils	No (does not apply to land in the Albury LGA)	N/A
4.2	Mine Subsidence & Unstable Land	No (does not apply to land in the Albury LGA)	N/A
4.3	Flood Prone Land	Yes because the planning proposal alters a provision relating to land classified as flood prone	The Planning Proposal is not inconsistent with the objectives of this Direction, being to ensure development of flood prone land is consistent with the NSW <i>Floodplain Development Manual 2005</i>. It is noted that this Direction only applies, due to the fact that several of Albury's industrial zones are located within a flood prone area. It is anticipated that the impacts of flooding on owners and occupiers of flood prone land will be minimal and it is noted that the proposed change in land use permissibility's (being the inclusion of agricultural produce industries in the IN1 General Industrial zone) maintains normal assessment, referral and concurrence (if required) requirements for development of land in flood prone areas. Likewise, Clauses 7.2 – Water and 7.4 – Flood Planning of ALEP 2010 will also appropriately control development that is subject to flooding or that will have a potentially deleterious effect upon riparian areas.
4.4	Planning for Bushfire Protection	Yes because the planning proposal affects land classified as bushfire prone land	The Planning Proposal is not inconsistent with the objectives of this Direction, being to protect life, property and the environment from bush fire hazards by discouraging the establishment of incompatible land uses in bushfire prone areas.

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No.	Direction Title	Applicable to Planning Proposal	Consistency
4.4	Planning for Bushfire Protection Cont.		It is noted that this Direction only applies, due to the fact that several of Albury's industrial areas are located within a bush fire prone area. Notwithstanding, the proposal is consistent with this Direction as the planning proposal only seeks a change in land use permissibility's (being the inclusion of agricultural produce industries in the IN1 General Industrial zone) and maintains normal assessment, referral and concurrence (if required) requirements for development of land in bush fire prone areas as per other types of industrial development. It is further noted that the proposal will not derogate from the aims or objectives of the RFS Guideline: <i>Planning for Bushfire Protection 2006</i> and the <i>Rural Fires Act 1997</i>.
5. Regional Planning			
5.1	Implementation of Regional Strategies	No (there is no regional strategy applicable to the AlburyCity LGA)	N/A
5.2	Sydney Drinking Water Catchment	No (does not apply to the AlburyCity LGA)	N/A
5.3	Farmland of State & Regional Significance on the NSW Far North Coast	No (does not apply to the AlburyCity LGA)	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	No (does not apply to the AlburyCity LGA)	N/A

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No.	Direction Title	Applicable to Planning Proposal	Consistency
5.5	Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	No (does not apply to the AlburyCity LGA)	N/A
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	No (does not apply to the AlburyCity LGA)	N/A
5.7	Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No (does not apply to the AlburyCity LGA)	N/A
5.8	Second Sydney Airport: Badgerys Creek	No (does not apply to the AlburyCity LGA)	N/A
6. Local Plan Making			
6.1	Approval and Referral Requirements	Yes	Consistent, as the planning proposal is not proposing to add any provisions which require referral of development applications to the Minister.
6.2	Reserving Land for Public Purposes	Not applicable as the proposal does not relate to public land	N/A
6.3	Site Specific Provisions	Not applicable	N/A
7. Metropolitan Planning			
7.1	Implementation of Metropolitan Strategy	Not applicable	N/A

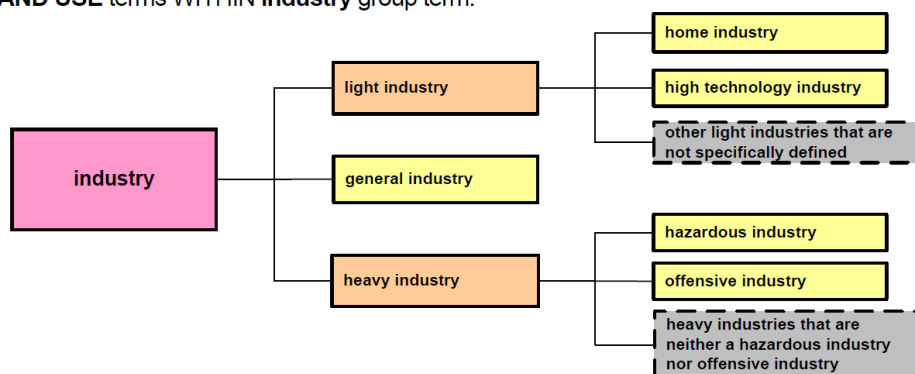
APPENDIX B

Extracts of LEP Practice Note: PN 11-003 – Preparing LEPs using the Standard Instrument: Definition

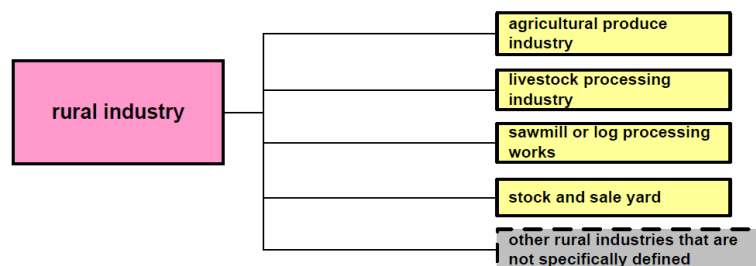
Department of Planning Practice Note PN 11-003

INDUSTRY & RURAL INDUSTRY

LAND USE terms WITHIN industry group term:



LAND USE terms WITHIN rural industry group term:



LAND USE terms OUTSIDE BOTH industry & rural industry group terms

Examples:

boat building or repair facility

industrial training facility

warehouse or distribution centre

wholesale supplies

depot

open cut mining

extractive industry

vehicle body repair workshop

industrial retail outlet

vehicle repair station

Miscellaneous related group term:

Examples:

storage premises

heavy industrial storage establishment

Other related terms NOT to be used in LAND USE TABLES

Examples:

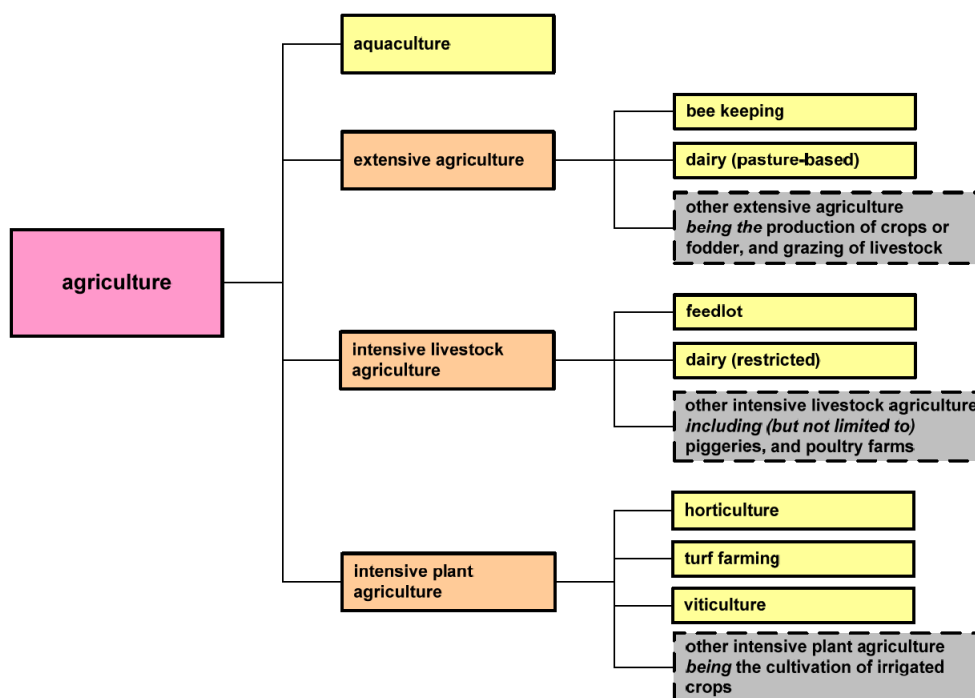
industrial activity

mining

underground mining

AGRICULTURE

LAND USE terms **WITHIN** **agriculture** group term:



LAND USE terms **OUTSIDE** **agriculture** group term

Examples:

animal boarding or
training establishment

farm building

forestry

Any sub-terms **WITHIN** **residential
accommodation** group term:

Examples:

rural worker's dwelling

Any sub-terms **WITHIN** **tourist and
visitor accommodation** group term:

Examples:

farm stay accommodation

Any sub-terms **WITHIN** **commercial premises**
group term:

Examples:

cellar door premises

roadside stall

Any sub-terms **WITHIN** **rural industry** group term:

Examples:

agricultural produce
industry

livestock processing
industry

Other related terms **NOT** to be used in **LAND USE TABLES**

Examples:

restriction facilities

Albury Local Environmental Plan 2010 – Land Zoning Map

