

REPORT NUMBER: MD&E 1
SUBJECT: Industrial Strategy (P.5)
REPORT AUTHOR: Paul Mullins
RESPONSIBLE MANAGER: Paul Mullins

PURPOSE OF REPORT: To recommend a Strategy that guides Council in the future provision of Industrial Land.

KEY ISSUES

1. Consolidate existing industrial area.
2. Rezone land adjacent to the Tumut Pioneer Cemetery from Rural to General Industrial .
3. Rezone land east of the Weyerhaeuser Timber Mill, Gilmore from Rural to Future Industrial.
4. Industrial development in rural areas.

BACKGROUND

Council considered a report on this subject at its Ordinary Meeting on 6 February, 2001 and resolved, amongst other things, that a policy be prepared giving overall guidance to Council and the community about planned future industrial development. Council also resolved that a further report be presented on this matter.

Council also considered a Planning Directions Study for Industrial Land Development, prepared by Community Development Initiatives Pty Ltd.

Council has an existing "Industrial Land Policy" that has the aim of insuring that Council makes available a long-term supply of serviced industrial land. The policy needs to be amended to reflect the recommendations adopted by Council on 6 February, 2001.

INTRODUCTION.

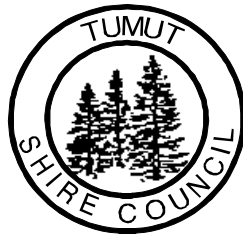
Rather than a policy, the draft document is titled "Industrial Strategy" as it provides a framework to guide Council rather than a set of procedures.

If adopted, the Strategy will be advertised inviting public comment. After the close of submissions, the matter will be reported to Council again for final determination. If adopted, Council staff can then commence the process of encouraging consolidation of the existing industrial area, rezoning new industrial land and preparing a Development Control Plan for industrial development in rural areas.

RECOMMENDATION

That Council adopt the draft Industrial Strategy and that it be advertised for 30 days inviting public comment.

TUMUT SHIRE COUNCIL



***Draft* INDUSTRIAL STRATEGY**

No:

Version No: 1.0

1. AIM

To adopt a framework that guides Council in the future provision of industrial land.

2. BACKGROUND

Tumut Shire has a wide variety of land uses within its boundary. The Shire comprises extensive rural areas utilised for agricultural development including:

- intensive agriculture (horticulture).
- broad-acre farming.
- timber growing and processing.

In addition, there are 4 key urban settlements: Tumut, Batlow, Adelong and Talbingo. These urban settlements and parts of the rural areas provide for land development in the areas of:

- tourism.
- residential.
- industrial.
- commercial/retail.

For many years, retail and industrial growth have been slow. More recently, development of the Visy Pulp and Paper Mill in the Gilmore Valley has increased demand for land, for all purposes. Not the least of these demands is the need for additional industrial land.

Council has developed this strategy, in consultation with residents and land-owners of the Shire, to ensure appropriate development of land for industrial purposes. In part, the strategy restates the direction for growth in Tumut as detailed in the 1988 Tumut Shire Rural Local Environmental Study and Urban Strategy.

3. OBJECTIVES

- a. To provide additional industrial land to that presently (2001) available to support the needs of the Visy Pulp & Paper Mill and the community generally.
- b. To provide the mechanisms for development of industrial land that enables a satisfactory mix of cost effectiveness, environmental appropriateness, and an end product that is visually acceptable.

4. GOALS

Industrial land development must strive to achieve the following goals:

4.1 Economic Development

- a. Provide for regional location of industry.
- b. Provide for both large and support industries.
- c. Encourage clustering of industry in close proximity to each other.
- d. New industry to locate in close proximity to existing industrial development for the economic benefits of co-location.

1. 4.2 Specific Locations

4.2.1 *Existing Areas*

- a. Consolidate existing industrial land to make the best use of infrastructure.
- b. Enable the redevelopment of existing industrial land in the event that some existing industries will relocate to new areas.
- c. Council consider offering rate relief if houses in the existing Tumut Industrial Area are demolished for industrial development.

4.2.2 *Short-term*

Short-term provision of industrial land be made by rezoning the “higher land” on the north-western side of the railway line in Tumut (adjacent to the Pioneer Cemetery) from rural 1(b) to general industrial 4 (a). The exact area will be subject to further investigations.

4.2.3 *Long-term*

Long-term provision of industrial land be made by rezoning land to the east of the Weyerhaeuser Timber Mill, Snowy Mountains Highway, Gilmore from rural 1(a) to future industrial. The exact area will be subject to further investigations.

4.2.4 Rural Areas

Extensive industries be encouraged in appropriate rural areas, with adequate buffer zones and appropriate levels of infrastructure.

The Tumut Local Environmental Plan 1990 currently allows industrial development to occur, subject to development consent, on allotments over 2ha in the rural 1(a) zone. Because of this generous allowance “industrial creep” could occur into the adjoining rural zone. To prevent this from occurring Council proposes to prepare a Development Control Plan (DCP) that establishes the parameters for industrial development in rural areas.

ii. 4.3 Visual Amenity

- a. Preserve and enhance visual amenity.
- b. Create an attractively landscaped nature strip in the Tumut Industrial Area and on Adelong Road from the “Gilmore Mill” to Capper Street.
- c. Avoid, as far as possible, “ribbon development” on approaches to towns.

iii. 4.4 Infrastructure

New industrial land must have adequate infrastructure to ensure environmental qualities are not jeopardised.

5. COUNCIL AND EXTERNAL REFERENCES

- a. Tumut Local Environment Plan 1990.
- b. Tumut Shire Rural Local Environmental Study and Urban Strategy 1988.
- c. Tumut Shire Industrial Land Study – Issues and Options Paper 1998. Synectics, Canberra.
- d. Recommendations Report for the Industrial Land Study undertaken for Tumut Shire Council 1998. Synectics Canberra.
- e. Tumut and Industry: A Planning Directions Study 2000.
- f. Community Development Initiatives.

6. KEYWORDS: Industrial Land.

7. RESPONSIBILITY: Manager Development and Environment.

8. STRATEGY PREPARED BY:

Paul Mullins, Manager Development & Environment.

9. COUNCIL APPROVAL GIVEN:

10. MANAGER AUTHORISATION TO IMPLEMENT STRATEGY

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11. LIFE OF STRATEGY OR DATE FOR REVIEW: 4 years (March 2005)
Review must occur within 4 years if no other date is specified.