

Planning Proposal Report



Planning Proposal

12 Tait Crescent, Goulburn

Prepared for: Southern Regional Land Engineering (SLRE)

Revised October 2019

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Glossary and abbreviations

ABBR./TERM	DESCRIPTION
Council	Goulburn Mulwaree Council
DPE	NSW <i>Department of Planning and Environment</i>
EP&A Act	NSW <i>Environmental Planning and Assessment Act 1979</i>
GMELS	<i>Goulburn Mulwaree Employment Land Strategy 2016</i>
GMLEP	<i>Goulburn Mulwaree Local Environmental Plan 2009</i>
LGA	Local Government Area
NSW	New South Wales
PP	Planning Proposal

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1 Introduction

This Planning Proposal (PP) seeks to amend *Goulburn Mulwaree Local Environmental Plan* (GMLEP) 2009 in relation to 12 Tait Crescent, Goulburn and as per the Goulburn Mulwaree Employment Land Strategy (GMELS), prepared by consultants, HillPDA, which were adopted by Council on 20 December 2016.

Since this PP was submitted to Council for consideration, the PP has been amended in accordance with Council's resolution from 20 August 2019 (*Resolution 2019/304*) in relation to this PP and the PP over the adjacent Council land at Lot 1 DP 1034565 and Lot 3 DP 1008818, and Lot 3 DP 1238214.

The purpose of this PP is to explain the intent of, and justification for, amending land use zoning and minimum lot size controls applying to the subject land in GMLEP 2009.

This PP has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979*, the NSW Department of Planning and Environment's (DPE) *A Guide to Preparing Planning Proposals* (August 2016) and advice provided by Goulburn Mulwaree Council during pre-lodgement meetings during 2018 and subsequent discussions.

The report should be read in conjunction with the Ecological Constraints Assessment (**Appendix C**) and Aboriginal Heritage Due Diligence Assessment (**Appendix D**) submitted with the proposal.

1.1 Subject Land

This PP applies to land within the Goulburn Mulwaree Local Government Area (LGA), as shown in **Figure 1** and **Figure 2** below. The subject land is located at 12 Tait Crescent, Goulburn and is legally described as Lot 47 DP 1204727. The subject site covers approximately 13 hectares (ha) of land to the south of the Goulburn CBD within the South Goulburn Industrial Precinct.

The area is currently zoned part IN1 General Industrial and part RU2 Rural Landscape under *GMLEP 2009* (**Figure 3**), with a mapped minimum lot size of AD-100 hectares (ha) (**Figure 4**).



Figure 1 - Location Plan



Figure 2 - Subject Land

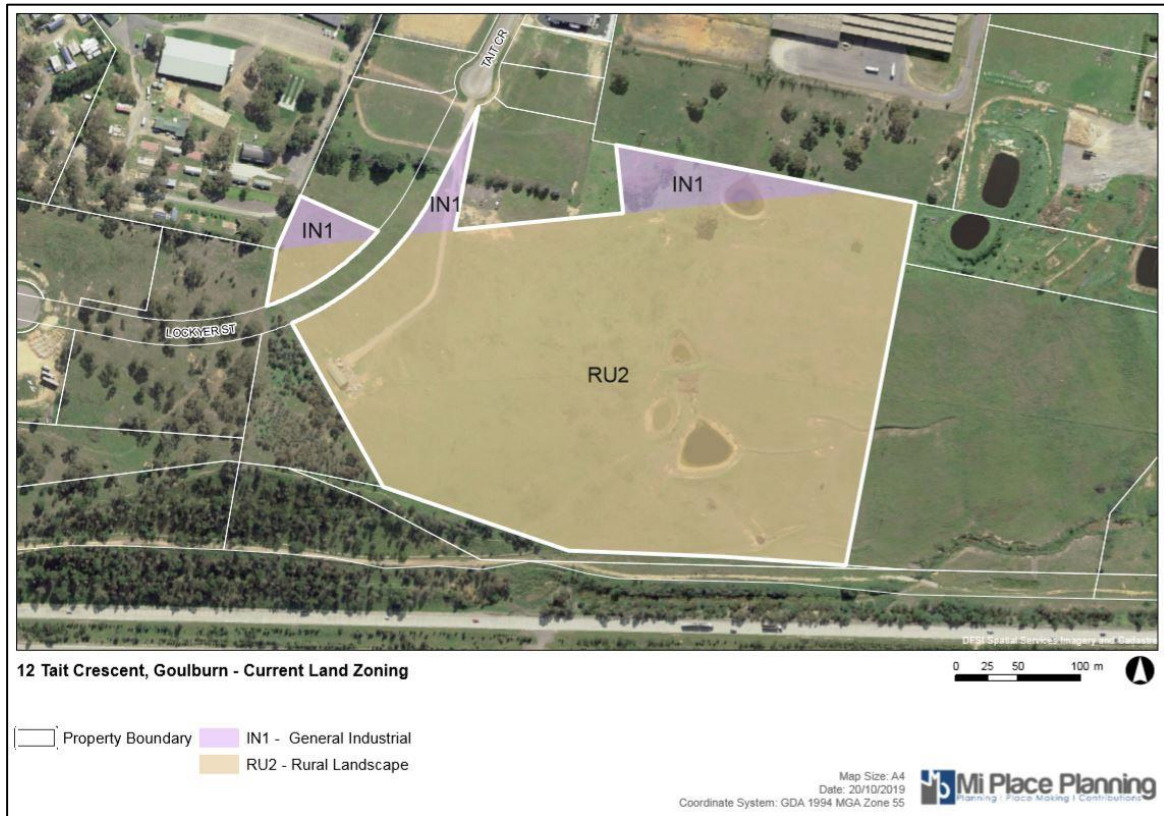


Figure 3 - Current Land Use Zone



Figure 4 - Current Minimum Lot Size

1.2 Background

On 20 December 2016, Council adopted the GMELS which provides a range of key policy matters for Council including considering current and future employment land availability and needs.

The subject land is identified in the GMELS as an extension to the South Goulburn Industrial Precinct. The strategy identifies the site for rezoning to either an industrial or enterprise corridor zoning to facilitate a subdivision and future development of the site. By rezoning the site and removing the minimum lot size development standard in line with the existing development standards for IN1 zoned land, the PP will enable the subdivision and future industrial development of the site, which will address demand for industrial zoned land within an existing precinct.

This PP was submitted to Council for consideration in March 2019 in accordance with the GMELS, seeking to rezone the RU2 Rural Landscape portion of the subject land to IN1 General Industrial with no minimum lot size standard.

During the preliminary assessment of the PP, Council consulted WaterNSW in accordance with Section 9.1 Direction, 5.2 Sydney Drinking Water Catchments in relation to this PP and others that exist over adjacent land at Dossie Street. In response to the consultation, WaterNSW raised concerns with the proposals their potential impact on water quality within the catchment. Following the receipt of feedback from WaterNSW, Council undertook a site analysis to determine other potential land uses for the subject land which may lessen the concerns raised.

In relation to the land subject to this PP, Council's site analysis determined that the land be rezoned part IN1 General Industrial fronting the Tait / Lockyer Street connection, whilst the remainder of the site be rezoned R5 Large Lot Residential with a minimum lot size of 2,000m². Whilst this approach is not consistent with the GMELS, Council has considered it appropriate given the existence of another proposal at Common Street, Goulburn which will provide additional industrial land.

Council staff reported the matter to Council for a resolution to prepare a planning proposal over the subject land and proceed to Gateway with amendments. The report prepared by Council staff considered the consolidation of the subject PP with an existing proposal over Council land on the adjacent allotments to the east on Dossie Street, specifically Lot 1 DP 1034565 and Lot 3 DP 1008818, as well as another Council allotment to the west, Lot 3 DP 1238214, which was considered to be potentially ecologically sensitive. In relation to the matter, Council resolved that (*Resolution 2019/304*):

1. The report from the Graduate Strategic Planner regarding the rezoning of land at Dossie Street be received.

2. Council prepare a planning proposal to amend the Goulburn Mulwaree Local Environmental Plan 2009 to:

- a) Rezone part of Lot 1 DP 1034565 and Lot 3 DP1008818 from RU2 Rural Landscape with a minimum lot size of 100 hectares to part R5 Large Lot Residential with a minimum lot size of 10000m² , part E4 Environmental Living with a minimum lot size of 20000m² and part IN1 General Industrial with no minimum lot size.**
- b) Rezone Lot 3 DP 1238214 from RU2 Rural Landscape with a minimum lot size of 100 hectares to RE1 Public Recreation with no minimum lot size.**
- c) Rezone part of Lot 2 DP 1238214 from RU2 Rural Landscape with a minimum lot size of 100 hectares to part IN1 General Industrial with no minimum lot size and part**

R5 Large Lot Residential with a minimum lot size of 2000m² , with the exact zone boundary to be confirmed after engaging with affected landowners.

- 3. Council forward the planning proposal to the Department of Planning, Industry and Environment for a gateway determination.***
- 4. In the event that the Department of Planning, Industry and Environment issues a gateway determination to proceed with the planning proposal, consultation be undertaken with the community and government agencies in accordance with any directions of the gateway determination.***
- 5. The Department of Planning, Industry and Environment be advised that Council is willing to defer any part of this planning proposal referred to under item 2 of this resolution to a later stage, if complying with government agency requirements for that particular zone or zones is likely to significantly delay the processing of the remainder of the planning proposal.***
- 6. The Department of Planning, Industry and Environment be advised that Council wishes to be issued with an authorisation to use delegation for this planning proposal.***
- 7. Council waive any standard lodgement and processing fees payable under Council's fees and charges in relation to the planning proposal.***
- 8. The proponent for the privately owned land be requested to provide a Preliminary Site Investigation/ Phase 1 Assessment in accordance with State Environmental Planning Policy No 55—Remediation of Land to address the potential land contamination on their site.***
- 9. The amendment to the Goulburn Mulwaree Development Control Plan 2009 attached to this report relating to large lot residential and industrial development at Dossie Street be placed on public exhibition for a minimum period of 28 days commencing the same day as the public exhibition period for the aforementioned planning proposal.***
- 10. Following the exhibition period of the draft amendment to the Goulburn Mulwaree Development Control Plan 2009 and planning proposal, a report will be presented to Council advising of the outcomes of the consultation and any amendments made to the document as a result of consultation.***

This PP report has been revised as per part 2, c) of the above Council resolution, which seeks to rezone the RU2 Rural Landscape zoned area of subject land to part IN1 General Industrial with no minimum lot size and part R5 Large Lot Residential with a minimum lot size of 2,000m².

2 Part 1 – Intended Outcome

This PP aims to amend GMLEP 2009 to enable increased industrial and large lot residential development opportunity through the rezoning of land at 12 Tait Crescent.

The rezoning will provide further industrial land within the South Goulburn Industrial Precinct, consistent with the adopted GMELS whilst also providing opportunity for large lot residential land consistent with the proposed changes to the east of the site at Dossie Street and as per Council's resolution.

3 Part 2 – Explanation of Provisions

The intended outcome of the PP will be achieved by:

- Amending the Land Zoning Map Sheet LZN_001E to modify the land use zone of 12 Tait Crescent from RU2 Rural Landscape to part IN1 General Industrial and part R5 Large Lot Residential; and
- Amending Lot Size Map Sheet LSZ_001E to modify the minimum lot size of 12 Tait Crescent from AD 100 ha to part no mapped minimum lot size and part V 2000m².

This is the preferred option of achieving the intended outcome as this will provide additional industrial zoned land to address existing demand and employment lands in accordance with the GMELS. The industrial zone was selected, as opposed to the enterprise corridor zone, as the subject property immediately abuts land zoned IN1 General Industrial that is part of the existing South Goulburn Industrial Precinct. The additional large lot residential land will provide a lower impact use on water quality within the catchment, whilst increasing supply of residential land in an already serviced area.

The PP proposes to amend the Land Zoning Map Sheet in GMLEP 2009 to reflect the change in land use zone from RU2 Rural Landscape to part IN1 General Industrial and part R5 Large Lot Residential. To ensure the subject land aligns with the typical development standards of the proposed zones, including the land zoned IN1 General Industrial immediately to the north and the proposed zone to the immediate east, it is also proposed to amend the Lot Size Map to remove the existing development standards over the IN1 portion and reduce the minimum lot size over the R5 portion to 2,000m².

4 Part 3 – Justification

4.1 Need for the Planning Proposal (Section A)

4.1.1 Is the Planning Proposal a result of any strategic study or report?

Yes. The PP is a result of the adopted GMELS. The PP achieves one of the recommendations for employment lands made in relation to the South Goulburn Industrial Precinct. The inclusion of large lot residential zoned land is consistent with Council's resolution from August 2019.

4.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The PP is the only means of enabling opportunity for new development through rezoning and subdivision potential within the South Goulburn Industrial Precinct and the broader Dossie Street PP area.

4.2 Relationship to strategic planning framework (Section B)

4.2.1 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)?

South East and Tablelands Regional Plan (2017)

The PP seeks to rezone land in the South Goulburn Industrial Precinct to increase the supply of employment lands and provide further industrial land development opportunity within the Goulburn LGA. The PP will specifically achieve Action 4.1 of the Regional Plan to '*... maintain a supply of appropriately serviced employment land to create opportunities for new industrial development*'.

The subject site is well located within an existing industrial precinct on the Hume Highway, mid-way between Sydney and Canberra and provides suitable employment land and economic development opportunities.

The IN1 zone will also enable Direction 5 Promote agricultural innovation, sustainability and value-add opportunities Actions 5.3 Encourage co-location of related value-added agricultural industries to maximise infrastructure, decrease supply chain costs, increase economies of scale and attract further investment and Action 5.4 Promote opportunities to better connect the agricultural industry to export markets.

The IN1 zone permits artisan food and drink industry, amongst other key permissible uses, which will allow small scale producers of boutique foods, beverages and the like to be located in an existing industrial area that is well serviced by transport and other infrastructure.

The PP also seeks to rezone the subject land part R5 Large Lot Residential, which is consistent with the proposal over the land to the immediate east at Dossie Street. Provision of additional large lot residential land in close proximity to services, infrastructure and the Goulburn CBD is

consistent with Direction 28 Manage Rural Lifestyles, and specifically Action 28.2 Locate new rural residential areas close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure.

The R5 zone permits less intensive agricultural and industrial uses than the IN1 General Industrial zone, including plant nurseries, pond-based and tank-based aquaculture amongst other uses. These permissible uses would be well serviced in this location adjacent to the South Goulburn Industrial Precinct. The use of the R5 zone minimises land use conflict by offering an appropriate transition between the IN1 zoned area and the RU2 Rural Landscape area to the south, within the water catchment.

The PP is consistent with the South East and Tablelands Regional Plan.

4.2.2 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Goulburn Mulwaree Strategy 2020

The *Goulburn Mulwaree Strategy 2020* identifies a number of objectives to plan for the sustainable growth of the local government area. The growth targets and strategies contained within the Strategic Plan seek to accommodate urban and rural growth of the local government area, whilst considering its constraints and opportunities. The PP specifically addresses:

- Strategy 2: Employment areas capable of supporting an expanding population base and reinforcing Goulburn as a regional economy in light of its locational attributes within the Sydney to Canberra Corridor.
- Strategy 3: Supporting rural and agricultural industry and lifestyles including provisions for Large Lot Residential living should be focused around the existing City and Village zones. The future use of rural lands will seek to balance agricultural requirements, environmental constraints and minimise potential for land use conflicts and inappropriate fragmentation.
- Strategy 4: Promotion of employment lands within Goulburn City, Marulan and Tarago.
- Strategy 7: Reinforce role of Goulburn as the centre for population and employment growth.

The PP will enable the achievement of the above objectives by providing rural residential land within close proximity to Goulburn CBD and additional employment land within an established industrial precinct in Goulburn that will reinforce Goulburn as the regional city and contribute to the function of the city in the Sydney to Canberra Corridor.

The Strategic Plan specifically identifies the subject site for future IN1 General Industrial zone in order to accommodate employment lands in an area that has quality access to utilises and quality access to the Hume Highway and rail corridor. This PP proposes to zone part of the land from RU2 Rural Landscape to IN1 General Industrial, in accordance with the Strategic Plan.

As part of the preliminary assessment of this proposal, Council undertook a site analysis which determined that part of the subject land is more appropriate for R5 Large Lot Residential land. Whilst the Strategic Plan identifies this site for IN1 General Industrial zone, Council are also in the process of rezoning land at Common Street, Goulburn which will address current and future demand for industrial and employment lands. Given the existence of the current proposal at Common Street, the R5 zone in this location was considered to be more appropriate.

The R5 zone permits land uses which will still ensure the achievement of the above strategies as per the Strategic Plan and that are considered to be complementary to permissible uses in the IN1 zone, particularly plant nurseries, pond-based and tank-based aquaculture uses which will provide opportunity for employment and economic activity within Goulburn city.

The PP is consistent with the Goulburn Mulwaree Community Strategic Plan 2020.

Goulburn Mulwaree Employment Land Strategy (GMELS)

The GMELS, prepared by HillPDA, was commissioned by Goulburn Mulwaree Council and adopted on 20 December 2016. The GMELS provides a range of key policy matters for Goulburn Mulwaree Council including considering current employment land availabilities and needs.

The GMELS specifically identifies the site as an opportunity for further expansion of the South Goulburn Industrial Precinct to facilitate subdivision and use of the lots for more general employment land. Specifically, it states that ‘...south of Tait Crescent is a large parcel of land zoned rural which could potentially be utilised for Enterprise/Industrial land if access was provided. The expansion of this precinct should be considered in conjunction with the Lockyer Street Enterprise Corridor Sub-Precinct’. The future subdivision and development of the site will consider necessary utility and infrastructure upgrades as part of the development application stage.

The PP is consistent with the GMELS.

4.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies?

The State Environmental Planning Policies (SEPPs) are considered in **Appendix A** and the relevant SEPPs are discussed below.

State Environmental Planning Policy No. 55 – Remediation of Land

The PP proposes to rezone land from RU2 Rural Landscape that has been previously used for rural agricultural purposes, to IN1 General Industrial and R5 Large Lot Residential. The SEPP requires that a preliminary contamination assessment is undertaken.

The Council resolution from 20 August 2019 requires that “8. *The proponent for the privately owned land be requested to provide a Preliminary Site Investigation/ Phase 1 Assessment in accordance with State Environmental Planning Policy No 55—Remediation of Land to address the potential land contamination on their site.*” The Phase 1 Preliminary Site Investigation is currently being prepared, and will be submitted to Council prior to the PP being submitted for Gateway determination.

The PP is not inconsistent with the SEPP.

State Environmental Planning Policy (Primary Production and Rural Development) 2019

This SEPP applies to rural land and agricultural uses and aims to protect the integrity of primary production and rural land, encourage agricultural investment and reduce land use conflict and protect environmental values.

This PP is potentially inconsistent with this SEPP as it proposes to rezone land from RU2 Rural Landscape to part IN1 General Industrial and part R5 Large Lot Residential.

The subject land is not identified as State significant agricultural land under the SEPP. The subject site is also not mapped as biophysical strategic agricultural land. The proposed rezoning to part IN1 General Industrial and part R5 Large Lot Residential will modify the range of permissible uses on the subject site and therefore limiting the ability to undertake intensive agriculture on site. However it is noted that the area of the subject land is considered small for intensive agricultural purposes and of low agricultural production value, this is demonstrated by the previous and ongoing use of the site for grazing purposes only.

Despite the potential inconsistency, the extent of the inconsistency is considered to be minor in nature and justified by both the GMELS and Council's Strategic Plan 2020 which identify the site for investigation as either an industrial or enterprise corridor zoning.

The PP is potentially inconsistent with the SEPP, however the extent of any inconsistency is considered minor in nature and sufficiently justified.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The PP proposes to rezone land from RU2 Rural Landscape to part IN1 General Industrial and part R5 Large Lot Residential. The outcome of the PP will require future development to be assessed against the SEPP. As part of this PP, an Ecological Constraints Assessment prepared by ecoplanning has been completed and is provided as **Appendix C**.

The assessment determined that the site was predominantly cleared land with weeds and exotics which is deemed 'low' conservation significance, however there is evidence on the site of degraded Box-Gum Woodland Endangered Ecological Communities and hollow bearing tree which is deemed a 'moderate' to 'high' ecological constraint. A total area of 0.17ha of native vegetation was mapped within the study area.

Whilst there are no environmental effects envisaged as a direct result of the PP, as part of the future development of the subject site, further assessments may be required as part of a future development application, depending on the extent of the proposal and impact to flora and fauna, hollow bearing trees and the like.

The PP is not inconsistent with the SEPP.

4.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Section 9.1 Directions are considered in **Appendix B** and those that are relevant to the subject PP are discussed below.

1.1 Business and Industrial Zones

This Direction applies as the PP proposes to rezone the subject land from a RU2 Rural Landscape zone to part IN1 General Industrial and part R5 Large Lot Residential zone. The PP gives effect to the objectives of the Direction by providing additional employment lands in a strategically identified location. The GMELS identifies the site for investigation as either an industrial or enterprise corridor zoning to ultimately address demand for industrial zoned land and will not compromise the viability of existing business centres. In addition, the PP will retain areas and locations of existing business and industrial zones and does not propose to alter by way of reduction the total potential floor space area for employment uses and related public services in business zones or industrial uses in industrial zones.

The PP is not inconsistent with the terms of the Direction.

1.1 Rural Zones

This Direction applies as the PP proposes to rezone the subject land from a RU2 Rural Landscape zone to part IN1 General Industrial and part R5 Large Lot Residential zone. The PP is potentially inconsistent with the Direction in that the PP will result in a loss in rural zoned land.

Despite the potential inconsistency, the PP is considered to be minor in nature and justified in that the GMELS identifies the subject site for investigation as either an industrial or enterprise corridor zoning to facilitate subdivision. Council's Strategic Plan 2020, which guides land use decisions, also identifies the subject site for future industrial zoning. The net loss to rural zoned land is also considered insignificant when considering the existing rural zoned areas within the LGA.

The PP is potentially inconsistent with the terms of this Direction in that it will result in a net loss in rural zoned land, however any potential inconsistency is considered minor in nature and sufficiently justified.

1.5 Rural Lands

This Direction applies as the PP proposes to rezone the subject land from a RU2 Rural Landscape zone to part IN1 General Industrial and part R5 Large Lot Residential zone.

This Direction requires that a PP is consistent with the applicable strategic plan, considers significance of agriculture and primary production to the State and rural communities, identify and protect environmental values, consider SEPP (Primary Production and Rural Development) and consider social, economic and environmental interests of the community.

The PP is potentially inconsistent with the Direction in that the PP will result in a loss in rural zoned land through a rezoning, and removal of the minimum lot size over the IN1 portion of the site and reduction of the minimum lot size of the R5 zone portion. However, the net loss to rural zoned land is also considered insignificant when considering the existing rural zoned areas within the LGA.

Despite the potential inconsistency with the Direction, the inconsistency is considered to be minor in nature and justified as it is consistent with Strategy, and achieves a number of goals, directions and actions within the South East and Tablelands Regional Plan. In addition, the subject lands agricultural production value is limited, as represented by its ongoing use for grazing purposes only. Any potential inconsistency would not contradict the objectives of this Direction.

The rezoning of the RU2 portion of the land to part IN1 General Industrial and part R5 Large Lot Residential zone is considered appropriate in its context as it is consistent with the adjacent uses, is responsive to the growth of the employment / industrial area and will provide opportunity for appropriate development that is responsive to the context and environment. It is also noted that some agricultural uses will continue to be permissible within the R5 zone.

The PP is potentially inconsistent with the terms of this Direction, however the extent of any potential inconsistency is considered to be minor in nature and sufficiently justified.

2.3 Heritage Conservation

This Direction applies as the subject land is located within the vicinity of an existing heritage item listed in GMLEP 2009 and contains at least three Aboriginal heritage sites, as identified within the Aboriginal Cultural Heritage Due Diligence Assessment, as provided at **Appendix D**.

The existing heritage item within the vicinity of the subject site is Item No 212 within GMLEP 2009, Goulburn Workers Club Arena, Grandstand, Rifle Range, Nissen Huts (c 1900). The heritage item is located north-west of the subject site, it is considered that the nature of the PP will not cause harm or impact to the heritage item or its significance. Further consideration of any potential impacts to the heritage item will be considered further as part of a future development application.

In relation to Aboriginal cultural heritage, the Due Diligence Assessment undertaken initially identified one Aboriginal heritage site (51-6-0019) and no areas of Potential Archaeological Deposit. After a field survey was undertaken, an additional two Aboriginal heritage sites were identified (51-6-0844 and 51-6-0845) with associated areas of Potential Archaeological Deposit. The assessment has identified six recommendations based on the field survey and background research. Further investigation of Aboriginal cultural heritage on the subject site through an Aboriginal Cultural Heritage Assessment (as described on page iv of the Due Diligence Assessment) will be undertaken as part of a future development application. Alternatively, an alternate development footprint will be investigated. The future development of the site will also involve implementation of an unexpected finds protocol as per the relevant OEH Guidelines.

The PP is not inconsistent with the terms of the Direction.

3.1 Residential Zones

This Direction applies as the PP proposes to rezone part of the land R5 Large Lot Residential.

The introduction of the R5 zone will provide additional rural residential allotments within an existing area that has access to services and infrastructure. The Goulburn Mulwaree 2020 Strategic Plan identifies the need to provide rural residential land within close proximity to Goulburn CBD, whilst the South East and Tablelands Regional Plan sets directions and actions to manage rural lifestyles through new rural residential areas that are close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure. Additional services and infrastructure will be necessary to support the future subdivision of the land for residential purposes. The extent of infrastructure required to service this development will be considered as part of a future DA.

The new R5 zone will provide greater choice and supply of residential land within the Goulburn area.

The PP is not inconsistent with the terms of this Direction.

3.3 Home Occupations

This Direction applies as the PP proposes to rezone part of the land R5 Large Lot Residential and home occupations will be permissible without consent.

This PP does not propose to modify the land use table, therefore home occupations will be able to be carried out in dwelling houses without the need for development consent.

The PP is not inconsistent with the terms of this Direction.

3.4 Integrating Land Use and Transport

This Direction applies as the PP alters zones relating to industrial / business land. The PP is consistent with the direction in that it will facilitate increased employment lands within an already established Industrial Precinct south of the existing Regional City. The subject site has good access to road and rail transport, and its location within an established employment area enables achievement of the aims, objectives and principles of *Improving Transport Choice – Guidelines for planning and development*, and *The Right Place for Business and Services – Planning Policy*.

The PP is not inconsistent with the terms of the Direction.

4.1 Acid Sulfate Soils

This Direction applies as the subject land is mapped as low probability of occurrence of acid sulfate soil risk by the NSW Office of Environment and Heritage mapping. Further assessment of acid sulfate soils will be undertaken at the development application stage, if determined necessary.

The PP is not inconsistent with the terms of the Direction.

4.4 Planning for Bushfire Protection

This Direction applies as a small portion of the subject land is mapped as being within a designated bush fire prone area (vegetation buffer) by the NSW Rural Fire Service (RFS) mapping.

The PP will seek to rezone the subject land from RU2 Rural Landscape to part IN1 General Industrial and part R5 Large Lot Residential zone, whilst also removing the minimum lot size development standard over the IN1 portion and reducing the minimum lot size to 2,000m² over the R5 portion.

Only a very small portion of the subject site is mapped as 'vegetation buffer' on the bushfire prone lands mapping, with the majority of the site free of any bushfire hazard. The provision for suitable Asset Protection Zones and other bushfire mitigation measures as per the NSW RFS Planning for Bushfire Protection 2006 guideline, will be assessed and proposed at the subsequent development application stage to ensure that the objectives of this Direction are met. Given the minor nature of the bushfire hazard on the site, future subdivision will be able to meet the requirements of the Planning for Bushfire Protection Guidelines.

As part of the Gateway process, the NSW RFS may need to be consulted prior to commencing any community consultation on the PP. However, given the minor nature of the bushfire hazard, this requirement is not considered necessary.

The PP is not inconsistent with the terms of the Direction.

5.1 Implementation of Regional Strategies

This Direction applies as the subject land is located within Goulburn-Mulwaree LGA and was previously subject to the Sydney-Canberra Corridor Regional Strategy (now superseded by the Regional Plan).

The PP gives effect to the Regional Strategy's vision, land use strategy, policies, outcomes and actions by providing an opportunity for employment lands and economic development within and existing industrial precinct in Goulburn, the major regional centre for the Central subregion. Specifically, the PP will address settlement principle 5, specifically 1.7.1 the provision and enhancement of employment lands to accommodate long term needs that will be strongly linked to transport networks.

The PP is not inconsistent with the terms of the Direction.

5.2 Sydney Drinking Water Catchment

This Direction applies as the subject land is located within Goulburn-Mulwaree LGA. A further assessment on water quality to determine neutral or benefit effect will be undertaken as part of a future development application, if considered necessary.

The PP is not inconsistent with the terms of the Direction.

5.10 Implementation of Regional Plans

This Direction applies as the subject land is located within Goulburn-Mulwaree LGA and is subject to the South East and Tablelands Regional Plan.

The PP gives effect to the vision, land use strategy, goals, directions and actions of the Regional Plan by providing addition industrial zoned land within the South Goulburn Industrial Precinct which will encourage employment and economic development opportunities within Goulburn, which is identified as a major regional centre.

The PP will specifically achieve Goal 1 A Connected and Prosperous Economy, Direction 4 Leverage growth opportunity from Western Sydney, Action 4.1 Maintain a supply of appropriately services employment land to create opportunities for new industrial development; and Goal 4 Environmentally sustainable housing choices, Direction 28 Manage rural lifestyles, Action 28.2 Locate new rural residential areas close to existing urban settlements to maximise efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure.

The PP is not inconsistent with the terms of the Direction.

6.1 Approval and Referral Requirements

This Direction applies to the PP. The PP does not propose any provisions that will require additional concurrence or referral requirements of the future development of the subject site.

The PP is not inconsistent with the terms of the Direction.

6.3 Site Specific Provisions

This Direction applies to the PP. The PP proposes to rezone the site to part IN1 General Industrial and part R5 Large Lot Residential and reduce the minimum lot size over the R5 portion to 2000m² and remove the minimum lot size provisions over the IN1 portion, consistent with the development standards contained within GMLEP 2009. The PP does not propose any site specific provisions to be adopted for the subject site.

The PP is not inconsistent with the terms of the Direction.

4.3 Environmental, Social and Economic Impact (Section C)

4.3.1 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?

The proposed amendment will not impact on any critical habitat or threatened species, populations or ecological communities, or their habitats.

4.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are no environmental effects envisaged as a direct result of the PP. An Ecological Constraints Assessment has been completed and is submitted with this PP. Based on a desktop analysis, field survey and literature review, the assessment determined:

- The site is predominantly cleared land with weeds and exotics which is deemed 'low' conservation significance, however there is evidence on the side of degraded Box-Gum Woodland Endangered Ecological Communities and hollow bearing tree which is deemed a 'moderate' to 'high' ecological constraint.
- A number of Priority Weeds and Weeds of National Significance have been recorded across the study area,
- Five dams exist across the study area, three of which are linked by a mapped first order watercourse. The mapped watercourse lacks discernible bed and bank characteristics.
- A total area of 0.17ha of native vegetation was mapped. As per the minimum lot size, the total area of native vegetation mapped would not trigger entry into the biodiversity offsets scheme under the *Biodiversity Conservation Act 2017*.

Additional assessments may be required as part of a future development application, depending on the extent of the proposal and impact to flora and fauna, hollow bearing trees, riparian corridors and treatment or removal of existing dams.

The Ecological Constraints Assessment is provided at **Appendix C**.

4.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The PP will create opportunity for increased employment land within an already established Industrial Precinct. The GMELS identified the subject site for rezoning in the future to address the employment land demands. In addition, the PP is consistent with the South East and Tablelands Regional Plan in that it encourages employment and economic development opportunities within Goulburn, a major regional city as per the Regional Plan.

In addition, the PP will provide additional opportunity for rural residential allotments which will offer increased supply and choice in the Goulburn housing market. The R5 zone also offers flexibility in providing less intensive agricultural uses such as plant nurseries, pond-based and tank-based aquaculture, which could support additional employment and economic activity.

4.4 State and Commonwealth Interests (Section D)

4.4.1 Is there adequate public infrastructure for the Planning Proposal?

The PP affects land where there is already adequate infrastructure and services to support increased development of the area. This issue will also be specifically considered and if necessary, addressed through future development application process.

4.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

As per the PP process stipulated by NSW DPE's A Guide to Preparing Planning Proposals, it is expected that Council will consult with relevant public authorities in accordance with the conditions of the Gateway determination.

The PP will be updated prior to public exhibition, if required, to incorporate the view of any public authority.

5 Part 4 – Mapping

As described in the explanation of provisions, the PP will require amendments to the Land Zoning Map and Lot Size Map in GMLEP 2009, specific map sheets LZN_001E and LSZ_001E. The proposed land use zone and minimum lot size amendments are illustrated in **Figure 5** and **Figure 6** below.

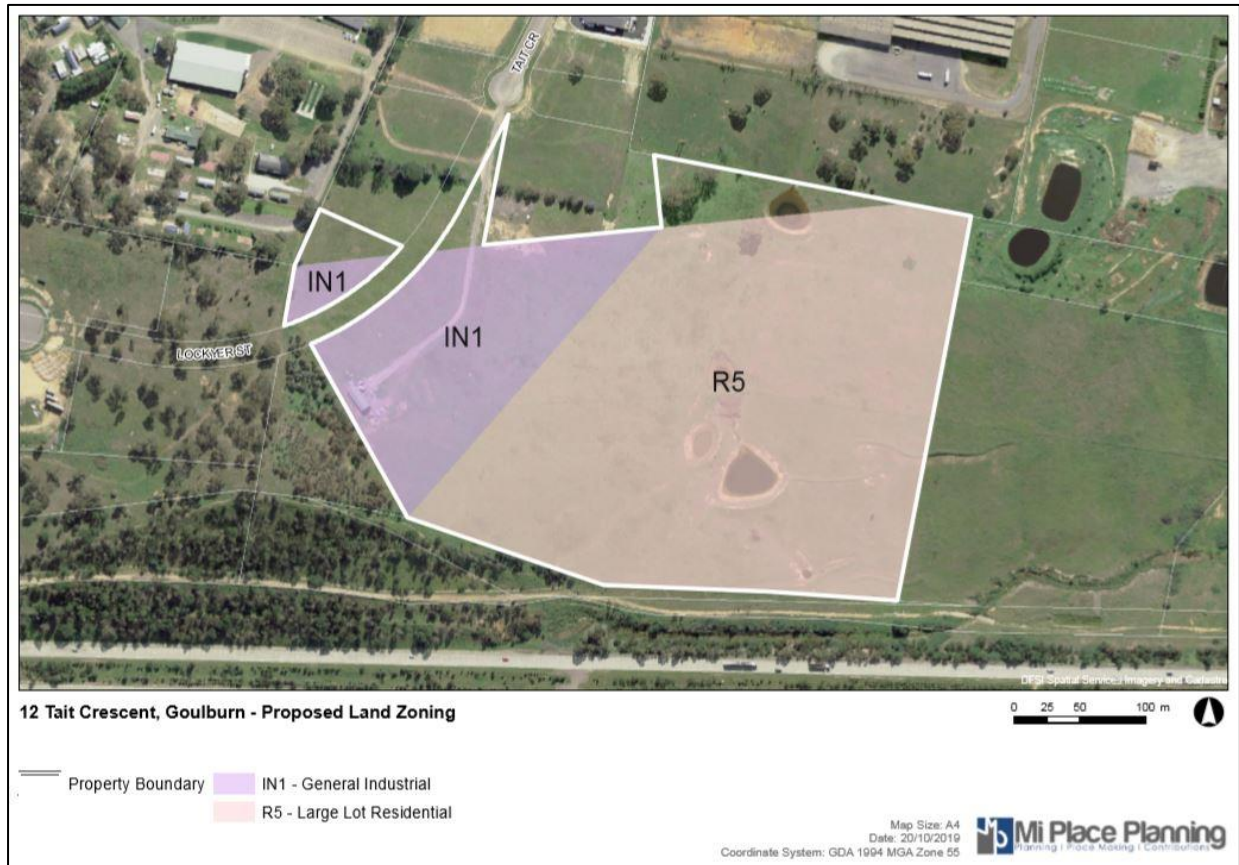


Figure 5 - Proposed Land Use Zone

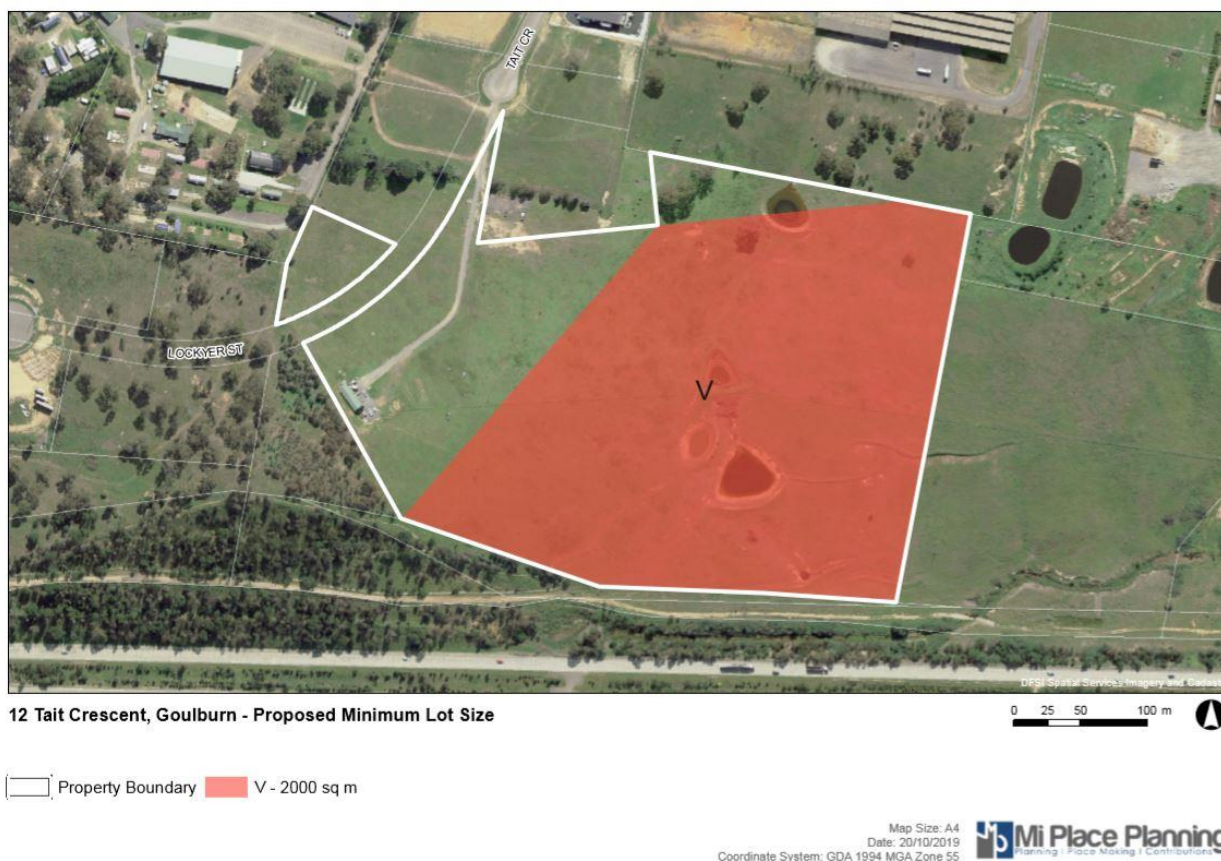


Figure 6 - Proposed Minimum Lot Size

6 Part 5 – Community Consultation

The GMELS was subject to consultation with various public authorities and stakeholders including owners of land that is currently zoned for employment uses, and owners whose land was potentially affected by the draft Strategy.

It is expected that the PP will be exhibited following Council ascertaining of a position on the proposal and a Gateway determination is received from DPE. As per DPE Guidelines, the PP would be subject to an exhibition period of a minimum of 28 days.

7 Part 6 – Project Timeline

The anticipated timeline for the PP is outline in *Table 1* below.

Table 7-1 - Project Timeline

TASK	ASSESSMENT
Lodgement of PP to Goulburn Mulwaree Council	March 2019
Pre-Gateway Assessment and Report to Council	August 2019
Submit PP to DPE for Gateway determination	November 2019
Commencement date (date of Gateway determination)	December 2019
Completion of Gateway determination requirements	February 2020
Public Exhibition	March 2020
Consideration of Submissions	April 2020
Post exhibition consideration of PP	April 2020
Finalisation and notification of Plan	May 2020

8 Conclusion

The proposal to amend GMLEP 2009 in relation to 12 Tait Crescent, Goulburn for the purpose of enabling future industrial and rural residential subdivision, is provided with the attached supporting information and in accordance with the NSW Government's Sydney-Canberra Corridor Regional Strategy and South East and Tablelands Regional Plan, Council's adopted GMELS and Strategic Plan 2020, pre-lodgement advice received from Goulburn Mulwaree Council and Council resolution from 20 August 2019 (*Resolution 2019/304*).

Whilst some minor potential inconsistencies exist with SEPPs and Section 9.1 Directions, they are considered to be minor in nature and justified by Strategy, as detailed in this report. The outcome of the PP will encourage positive economic and social impacts through the provision of additional industrial zoned land within an existing industrial precinct, employment land creation and economic development opportunities, and rural residential zoned land which will offer increased supply and housing choice within close proximity to Goulburn CBD.

Appendix A – State Environmental Planning Policies

SEPP	RELEVANCE	CONSISTENT
No. 1 – Development Standards	X	
No 19 – Bushland in Urban Areas	X	
No 21 – Caravan Parks	X	
No 30 – Intensive agriculture	X	
No 33 – Hazardous and Offensive Development	X	
No 36 – Manufactured Home Estates	X	
No 44 – Koala Habitat Protection	X	
No 50 – Canal Estate Development	X	
No 55 – Remediation of Land	✓	✓
No 62 – Sustainable Aquaculture	X	X
No 64 – Advertising Signage	✓	✓
Affordable Rental Housing (2009)	X	X
BASIX (2004)	X	X
Exempt and Complying Development (2008)	✓	✓
Housing for Seniors or People with a Disability (2004)	X	X
Infrastructure (2007)	✓	X
Mining, Petroleum Production and Extractive Industries (2007)	✓	X
Miscellaneous Consent Provisions (2007)	X	X
Primary Production and Rural Development (2019)	✓	✓
State and Regional Development (2011)	X	X
Sydney Drinking Water Catchment (2011)	✓	✓
Vegetation in Non-Rural Areas (2017)	✓	✓
Coastal Management (2017)	X	X

Appendix B – Section 9.1 Directions

DIRECTION	APPLICABLE	RELEVANT	CONSISTENT
1 EMPLOYMENT AND RESOURCES			
1.1 Business and Industrial Zones	✓	✓	✓
1.2 Rural Zones	✓	✓	Potential minor inconsistency - justified by strategy
1.3 Mining, Petroleum Production and Extractive Industries	✓	X	
1.4 Oyster Aquaculture	X		
1.5 Rural Lands	✓	✓	Potential minor inconsistency - justified by strategy
2 ENVIRONMENT AND HERITAGE			
2.1 Environment Protection Zones	✓		
2.2 Coastal Management			
2.3 Heritage Conservation	✓	✓	Potentially inconsistent, minor in nature and justified
2.4 Recreation Vehicle Areas	✓		
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	✓		
3 HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT			
3.1 Residential Zones	✓		
3.2 Caravan Parks and Manufactured Home Estates	✓		
3.3 Home Occupations	✓		
3.4 Integrating Land Use and Transport	✓	✓	✓
3.5 Development Near Regulated Airports and Defence Airfields	✓		
3.6 Shooting Ranges	✓		
4 HAZARD AND RISK			
4.1 Acid Sulfate Soils	✓	✓	✓
4.2 Mine Subsidence and Unstable Land	X		

DIRECTION	APPLICABLE	RELEVANT	CONSISTENT
4.3 Flood Prone Land	✓	X	
4.4 Planning for Bushfire Protection	✓	X	
5 REGIONAL PLANNING			
5.1 Implementation of Regional Strategies	✓	✓	✓
5.2 Sydney Drinking Water Catchments	✓	✓	✓
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	X		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	X		
5.9 North West Rail Link Corridor Strategy	X		
5.10 Implementation of Regional Plans	✓	✓	✓
6 LOCAL PLAN MAKING			
6.1 Approval and Referral Requirements	✓	✓	✓
6.2 Reserving Land for Public Purposes	X		
6.3 Site Specific Provisions	✓	✓	✓
7 METROPOLITAN PLANNING			
7.1 Implementation of A Plan for Growing Sydney	X		
7.2 Implementation of Greater Macarthur Land Release Investigation	X		
7.3 Parramatta Road Corridor Urban Transformation Strategy	X		
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	X		
7.5 Implementation of Greater Parramatta Priority Growth Area Land Use and Infrastructure Implementation Plan	X		
7.6 Implementation of Wilton Interim Land Use and Infrastructure Implementation Plan	X		
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	X		
7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	X		
7.9 Implementation of Bayside West Precincts 2036	X		
7.10 Implementation of Planning Principles for the Cooks Cover Precinct	X		

Appendix C – Ecological Constraints Assessments

Appendix D – Aboriginal Heritage Due Diligence Assessment