

Planning Services

Gateway Determination Report

LGA	Upper Lachlan Shire Council
PPA	Upper Lachlan Shire Council
NAME	Amend Upper Lachlan LEP 2010 to permit 'storage premises' in the IN2 Light Industrial Zone.
NUMBER	PP_2018_ULACH_001_00
LEP TO BE AMENDED	Upper Lachlan LEP 2010
ADDRESS	IN2 Light Industrial Zone- Shire Wide
DESCRIPTION	As above- all land zoned IN2
RECEIVED	19 March 2018. Additional information requested and provided 11 April 2018.
FILE NO.	EF18/4562 IRF18/2310
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

INTRODUCTION

Description of planning proposal

The planning proposal seeks to permit *storage premises* in the IN2 Light Industrial Zone.

Site description

The amendment will apply to IN2 Light Industrial zoned land. The extent of IN2 Zoned land in the Upper Lachlan Local Government Area is limited to the northern fringe of the township of Crookwell.

Existing planning controls

Currently *storage premises* is a prohibited use in the IN2 Light Industrial Zone and all other zones in the Upper Lachlan LEP 2010 (ULLEP 2010). The only industrial zoned land in the entire local government area is the IN2 Light Industrial zoned land in Crookwell.

Surrounding area

The area that is zoned IN2 Light Industry is limited to the northern fringe of Crookwell. The area is largely free of any significant vegetation and is identified in Figure 1. It is surrounded by rural land.



Figure 1- Location of IN2 Zoned land (Source- PP Prepared by Building and Environmental Services Today Pg 8).

Summary of recommendation

It is recommended that the Planning Proposal should proceed as submitted as it provides the potential for additional employment and business opportunities in the Crookwell industrial area.

PROPOSAL

Objectives or intended outcomes

The objective of the planning proposal is to amend Upper Lachlan LEP 2010 to permit the land use *storage premises* within the IN2 Light Industrial Zone.

Explanation of provisions

The proposed outcome will be achieved by the following amendment to the Upper Lachlan LEP 2010:

- 1. Remove the land use term 'Storage Premises' from 4 Prohibited in the Land Use Table to IN2 Light Industrial Zone.**

Mapping

There are no changes to the LEP maps.

NEED FOR THE PLANNING PROPOSAL

Council was approached to seek permission to build a storage shed on two lots in the Light Industrial Zoned land in Crookwell, however the use is prohibited in the zone, and every other land use zone in the local government area. Given the increased number of specialised renewable energy projects that require storage facilities in the local area, and the potential benefits of allowing the use to the local agricultural sector and residents, Council resolved on the 15 January 2018 to make a submission to the Department and to ensure that *storage facilities* were permitted in the IN2 Light Industry zone.

The planning proposal is the best means to allow *storage premises* in the desired location, and to provide flexibility in the use of light industrial zoned land in Crookwell.

STRATEGIC ASSESSMENT

Regional / District

The planning proposal is consistent with the South East and Tablelands Regional Plan 2036 in particular:

Goal 1: A connected and prosperous economy:

Direction 6- Position the region as a hub of renewable energy excellence;

Direction 8: Protect important agricultural land; and

Direction 12- Promote business activities in urban centres.

The opportunity for short and long-term storage facilities for the renewable industry sector (Direction 6), the use of industrial zoned land as opposed to rural zoned land for storage facilities to address the storage needs of the agricultural sector (Direction 8), and the opportunity for local businesses to use the offsite storage facilities for stock while increasing opportunities for potential new businesses in the area (Direction 12) combine to help achieve Goal 1 of the Regional Plan.

The Upper Lachlan Shire is also a participating council in the Tablelands Regional Community Strategic Plan 2016-2036. The plan includes the Goulburn Mulwaree, Upper Lachlan and Yass Valley Councils. The planning proposal is consistent with this plan.

Local

The planning proposal is consistent with the Upper Lachlan Strategy- Vision 2020 which was finalised in 2009 and informed the preparation of the Upper Lachlan LEP 2010. The proposed introduction of storage premises as a permitted land use in the IN2 Light Industry Zone is not in conflict with the intent of the low impact IN2 Light Industry Zone as described in the local strategy.

Section 9.1 Ministerial Directions

Direction 1.1 Business and Industrial Zones and Direction 3.4 Integrating Land Use and Transport apply to the planning proposal. The Planning Proposal is consistent with the s9.1 Directions.

State environmental planning policies

The planning proposal is consistent with all State Environmental Planning policies.

SITE-SPECIFIC ASSESSMENT

Social

The planning proposal will provide for more opportunities for residents and businesses to have access to short and long-term storage. The planning proposal will have a neutral social impact on the township of Crookwell.

Environmental

There are no environmental impacts arising out of the planning proposal.

Economic

The planning proposal will provide for short and long-term storage options to the renewable energy, agricultural and local businesses within the local government area, and around Crookwell in particular. This will have a positive impact on the local economy.

CONSULTATION

Community

Council through the consultants who have prepared the planning proposal have nominated a 28 day exhibition period which is adequate.

Agencies

There are no Agencies that are required to be consulted in order for Council to progress the planning proposal.

TIME FRAME

The consultants have proposed a projected completion of the LEP amendment process to be completed in 3 months time. Given that there are currently limited numbers of planning staff at Upper Lachlan Shire Council the timeframe should be extended to 12 months to completion.

LOCAL PLAN-MAKING AUTHORITY

Council has requested delegation which is appropriate given the nature of the planning proposal.

CONCLUSION

The planning proposal is supported to proceed to a Gateway determination.

RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. note the consistency with section 9.1 Directions 1.1 Business and Industrial Zones and Direction 3.4 Integrating Land Use and Transport.

It is recommended that the delegate of the Minister for Planning determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal should be made available for community consultation for a minimum of 28 days.
2. The time frame for completing the LEP is to be 12 months from the date of the Gateway determination.
3. Given the nature of the planning proposal, Council should be the local plan-making authority.



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