

## 12 ITEMS FOR DETERMINATION

### 12.21 PLANNING PROPOSAL TO AMEND ZONING OF NORTH EAST GOULBURN ENTERPRISE CORRIDOR PRECINCT

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**Attachments:** Nil

<b>Link to Community Strategic Plan:</b>	EN4 Maintain a balance between growth, development and environmental protection through sensible planning EC1 Capitalise on the region's close proximity to Canberra and its position as a convenient location to attract industry and investment EC4 Foster and develop a diverse, adaptive, and innovative agricultural industry
<b>Cost to Council:</b>	The cost of the rezoning will be funded from operational budgets.
<b>Use of Reserve Funds:</b>	Nil

#### RECOMMENDATION

1. That the report to amend the zoning of Part of the North East Goulburn Enterprise Corridor Precinct from the Senior Strategic Planner be received
2. That Council resolve to prepare a Planning Proposal on land identified in Figure 2 of this report to amend Goulburn Mulwaree Local Environmental Plan 2009 which will:
  - (a) Rezone land in the Common Street Sub-Precinct of the North East Goulburn Enterprise Corridor Precinct within the area bounded by Sinclair Street, Chiswick Street, the land in zone RU6 Transition and zone SP2 Infrastructure (Cemetery) on the eastern side of Long Street and Council's Waste Management Facility from B6 Enterprise Corridor to IN1 General Industrial under GM LEP 2009,
  - (b) Retain No Minimum Lot size on the subject lands, and
  - (c) **The definition of "rural industry" be added to the land use table as a use permissible with consent under the IN1 – General Industrial Zone.**
3. That when the Planning Proposal is prepared, a request for a Gateway Determination be forwarded to the Department of Planning and Environment.
4. That the Department of Planning and Environment be requested to issue delegations so that Council is the Relevant Planning Authority to process the subject Planning Proposal.

#### BACKGROUND

Council at its meeting of 18 December, 2018 considered a report recommending the rezoning of land located in North East Goulburn (Common Street area) currently zoned B6 – Enterprise Corridor to IN1 General Industrial under *Goulburn Mulwaree Local Environmental Plan (GMLEP) 2009*. A Planning Proposal was subsequently prepared and submitted to the NSW Department of Environment and Planning for a gateway determination.

#### REPORT

The purpose of this report is to address an additional matter to the previous resolution clarifying that Council intends to permit rural industry as a permissible use with consent in the IN1 General Industrial zone.

The area proposed to be rezoned to IN1 General Industrial contains the site of a proposed Poultry Processing Plant on Lot 22 DP 750050. Currently, rural industry is a prohibited use in the IN1 General Industrial zone under GM LEP 2009. Rural industry is defined as follows:

***rural industry** means the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes, and includes any of the following:*

- (a) agricultural produce industries,*
- (b) livestock processing industries,*
- (c) composting facilities and works (including the production of mushroom substrate),*
- (d) sawmill or log processing works,*
- (e) stock and sale yards,*
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.*

*Note.*

*Rural industries are not a type of industry—see the definition of that term in this Dictionary.*

The NSW Standard Instrument allows for rural industries within the IN1 General Industrial zone, however, the GMLEP prohibits this use, therefore the Council resolution and Planning Proposal should be amended to specifically address this matter.

## **CONCLUSION**

In conclusion, an amendment to the previous resolution and to the Planning Proposal is required in order to permit rural industries as a permissible use under the IN1 General Industrial zone under GM LEP 2009. Clause 2 (c) in bold **highlight is** the only additional part of the resolution from the December resolution.