

Kate Wooll
Business Manager Strategic Planning
Goulburn Mulwaree Council
Locked Bag 22
Goulburn, NSW, Australia, 2580

C/o NSW Planning Portal

RE: Industrial Rezoning at 20-24 Lockyer St, Goulburn – PP-2023-2555

Dear Ms Wooll,

Thank you for the opportunity to provide comment on the proposed industrial rezoning of 20-24 Lockyer St Goulburn.

The NSW Department of Primary Industries and Regional Development (DPIRD) Agriculture and Biosecurity collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment. We have reviewed the Planning Proposal report and associated documents and provide advice within that remit.

The expansion of industrial lands within Goulburn is consistent with South East and Tablelands Regional Plan (SETRP) Direction 4 – Leverage growth opportunities from Western Sydney which seeks to attract displaced industrial uses, and Goulburn Mulwaree Local Strategic Planning Statement (LSPS), specifically Planning Priority 6 – Industry and Economy, which includes the vision *[l]ocal industry provides for the employment needs of the region within a thriving and diversified economy which is resilient to change*. The focus on industry to leverage connections with Canberra and absorb displaced industry from Sydney will likely require additional industrial land, and the subject site is a sensible location for this due to its proximity to other industrial uses and the presence of a natural urban boundary in the form of the Hume Highway.

It is noted that the subject site is of a small residual size and fragmented from broader agricultural lands by the Hume Highway. Further it is mapped as having a land and soil capability (LSC) class of 5 and 6, and does not contain Biophysical Strategic Agricultural Land (BSAL) or draft State Significant Agricultural Land (SSAL), indicating limited capability for high value agricultural production. Consequently the potential impacts of the proposal to agricultural land and production, and land use conflict risk are acceptable in comparison to its strategic merit.

No further information is required from DPIRD Agriculture and Biosecurity with regard to the current proposal.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me by email at landuse.ag@dpiird.nsw.gov.au.

Sincerely

A handwritten signature in dark ink, appearing to read 'Milo Kelly', with a stylized flourish underneath.

Milo Kelly
Agricultural Land Use Planning Officer
Climate and Natural Resources | Agricultural Land Use Planning
South East and Tablelands Region

2 April 2025