



Employment Land Strategy - Public Exhibition Outcomes Report

Prepared for Goulburn Mulwaree Council

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QUALITY ASSURANCE

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1 BACKGROUND

Growth and economic development in the Goulburn Mulwaree Local Government Area (LGA) are key policy matters for Council. An Employment Land Strategy was prepared to address the current and expected employment land requirements, whilst also positioning Goulburn Mulwaree as an attractive place to invest, by highlighting its competitive advantages and features.

The Employment Land Strategy (the Strategy) provides a strategic planning approach for Employment Lands in the Goulburn Mulwaree Local Government Area (LGA). The Strategy will guide future decision-making by Council and other stakeholders by:

- Assessing the availability and demand for employment lands;
- Considering the drivers for economic growth and emerging industries;
- Establishing recommendations upon which to consider future amendments to the Goulburn Mulwaree Local Environmental Plan 2009; and
- Integrating the planning analysis and recommendations to support the economic development/marketing activities of Council, in particular to future industries and employers.

Preliminary stakeholder engagement was undertaken in October and November 2015 during the development of the draft Strategy. The feedback received was incorporated into the draft Strategy as an appendix.

Following endorsement by Goulburn Mulwaree Council on the 16th August 2016, the draft Strategy was placed on public exhibition from Thursday, 25 August to Friday, 30 September 2016 for feedback and comment.

1.1 Consultation Strategy

The consultation process included various methods of communication as outlined below:

1.1.1 Public Authorities

Notification letters were sent to the following public authorities:

- Water NSW
- NSW Transport Roads & Maritime Services

- Department of Planning and Environmental Southern Region

1.1.2 Letters to Stakeholders

At the beginning of the process, Council sent letters to all owners of land currently zoned for employment uses advising that a draft Strategy was being developed. Land owners were invited to provide feedback on the current status of their land and what was working or not.

During the development of the draft Strategy, five (5) update emails were sent to seventy (70) people registered on the stakeholder list.

Following the endorsement by Council to publicly exhibit the draft Strategy, one hundred and ninety six (196) letters were sent to landowners potentially affected by the draft Strategy, advising of the consultation period.

1.1.3 Advertisement in Local Post Weekly

The draft Strategy was advertised on the following dates:

- 25th August 2016
- 1st September 2016
- 8th September 2016
- 15th September 2016
- 22nd September 2016

1.1.4 Advertisement on Council Website

Information about the draft Strategy and the public exhibition process was placed on Council's website, as well as regular social media posts throughout the exhibition period.

1.1.5 Drop-in-Day

A Drop-in-Day was held on Tuesday, 13 September, at the Civic Centre. Staff were available between 11am - 1pm and 4pm - 6pm to answer questions. Approximately eight (8) people attended the Drop-in-Day.

1.1.6 Display

The draft Strategy could be viewed by the public at:

- Civic Centre, Goulburn
- Southern Tablelands Regional Library
- Marulan Post Office
- Tarago Service Centre

1.1.7 Targeted Information Sessions

A number of information sessions were held with various stakeholder groups to provide feedback and comment on the draft Strategy:

- Tarago Progress Association - Monday 12 September (10 people attended)
- Marulan Chamber of Commerce - Thursday 15 September (12 people attended)
- Civic Centre, Goulburn - Friday 16 September 12.30pm - 2.00pm and 4.00pm - 5.30pm (16 people attended both sessions)

1.2 Review of Submissions

This section provides an independent review of the 27 submissions received during the exhibition period, plus notes taken at meetings/information sessions. The submissions can be categorised:

- Ten (15) individual written submissions from the general public (including property owners, consultants and business interests)
- Three (3) from public authorities
- Four (4) from community groups
- Five (5) records from Drop-in-Day
- Feedback taken from information sessions and Council staff

2 SUBMISSIONS

The table below details the submissions and comments received during the public exhibition period. The submissions have been summarised and a response provided for each.

Table 1: Submission Summary and Response

No	Author	Summary of Submission	Response
INDIVIDUAL WRITTEN SUBMISSIONS (PROPERTY OWNERS & BUSINESSES)			
1	J Curry Sydcast Pty Ltd 5 Common Street	<p>Re: 5 Common St Goulburn</p> <ul style="list-style-type: none"> Inhibiting nature of current B6 Enterprise Zone. DA lodged with Council to develop a concrete product manufacturing facility. B6 Enterprise zone creates difficulties. Submission seeks a rezoning to an industrial land use. The site was previously zoned heavy industry when land was purchased. 	<ul style="list-style-type: none"> It is acknowledged that Sydcast is a national organisation which is keen to expand their activities into Goulburn. Their DA is testament to this. This new business is beneficial to the local economy in terms of building products and employment generation. The nature of their manufacturing is more suited to an industrial land use zoning. Additionally, Council staff have expressed concern in relation to potential sensitive land uses adjacent to the Waste Management Facility, which is located east of Common Street. In light of the above and in conjunction with the other industries potentially locating in Common Street, the Strategy recommends that this site be rezoned to IN1 General Industry, as opposed to enterprise uses or a more sensitive land use such as residential.

No	Author	Summary of Submission	Response
2	J D Charles 7 Common Street	<ul style="list-style-type: none"> Supports a rezoning to residential to protect the rural landscape of the area and the war memorial. Access to Sydney Rd from both Long and Common Streets is not suitable for heavy vehicles. 	<ul style="list-style-type: none"> This site is located adjacent to both the proposed concrete product manufacturing site at 5 Common St and the Waste Management Facility, east of Common Street. Following the exhibition period Council has been approached by a logging company who are interested in storing and fumigating logs on this site. This type of use is not compatible with residential use. Considering the interest shown in this area for employment use and the proximity to the Waste Management Facility, it is recommended that this site be rezoned to IN1 General Industrial and not to a more sensitive land use such as residential.
3	J Micallef RA Burrows & Funtime Investments 22 & 48 Common St	<ul style="list-style-type: none"> Supports a rezoning to residential land use from B6 Enterprise Corridor. Site at 48 Common St has DA approval for an industrial 50 x lot subdivision. No plans to develop for employment land use as demand has been limited to date. 	<ul style="list-style-type: none"> In light of the recommendation to rezone the land on the eastern side of Common St to IN1 General Industrial (refer to 1 & 2 above) it is unreasonable to support the rezoning of the western side of Common Street to residential. The proposed industrial uses and the Waste Management Facility are not compatible with residential land use. It is recommended that the B6 Enterprise Corridor land to the west of Common St remain as enterprise employment land.

No	Author	Summary of Submission	Response
4	J Charles 51 Hetherington Street	<ul style="list-style-type: none"> Supports a rezoning of his land to RU2 Rural Landscape. Supports a prompt rezoning. 	<ul style="list-style-type: none"> The rezoning of the area bounded by Hetherington, Long and Chiswick Streets and to the E3 zone in the north, is recommended to be rezoned from B6 Enterprise Corridor to RU2 Rural Landscape. This reflects the existing land uses and permits dwellings. The recommendation is to rezone in the short term.
5	G Rankin Crundwell St	<ul style="list-style-type: none"> Concerned with the Environmental zoning of this property (previously was industrial). Would prefer the B6 Enterprise Zone. 	<ul style="list-style-type: none"> This land was zoned E3 Environmental by Council given identified land characteristics. It is understood that Council will be examining and potentially refining the Environmental zones within the LGA. This would be a more appropriate time to investigate the zoning of Crundwell St.
6	J Sutton 3 Sydney Road	<ul style="list-style-type: none"> Is subject site to be rezoned? Local access difficulties from Sydney Road. Intentions of Council to provide suitable access. 	<ul style="list-style-type: none"> The subject site is zoned B6 Enterprise Corridor and given the location of this site close to Sydney Road there is no recommendation to rezone this land. It is acknowledged that access to and from Sydney Street is poor from certain sections. The Strategy recommends that Council investigate the feasibility of improving access.

No	Author	Summary of Submission	Response
7	J Fitch Tait Street South Goulburn	<ul style="list-style-type: none"> Supportive of the vision for Goulburn and in particular South Goulburn. Willing to work with Council should the Lockyer St extension be considered in the future Suggests road access should be from saleyards. Council should consider traffic calming & other measures If road extension was to happen, would prefer this in the short term and will a contributions plan be required? 	<ul style="list-style-type: none"> Comments noted. The suggested road extension will require investigation by Council which will determine timeframes, location and funding. It is anticipated that Council will consult with affected landowners.
8	J Boshoff Ciskastreet	<ul style="list-style-type: none"> Re: agro-processing industrial park and logistics hub. Important for Council to ensure appropriate capacity is retained for expansion of food processing facilities and transport freights and logistics uses to support rural industries. 	<ul style="list-style-type: none"> Comments noted. The Strategy's recommendations do not diminish employment land capacity. Using the results of the land audit it is estimated that approximately 2,267ha of vacant industrial land exists within the precincts. This is more than sufficient to accommodate the projected growth in associated employment.
9	S Gabriel GWF	<p>Support for a 'Health Hub' in the industrial zone providing:</p> <ul style="list-style-type: none"> There is no impact to GWF's business operations in terms of operating hours, changes to heavy vehicle traffic types/volumes and any additional environmental requirements. Any upgrades to infrastructure is to be funded by the developer of the Health Hub A new access road to the Health Hub should be built with no access from Ross Street. 	<ul style="list-style-type: none"> Comments noted. Any rezoning of the proposed Health Hub site and subsequent development approval will require assessment under the Environmental Planning and Assessment Act, 1979. Impacts on surrounding land use, access and upgrades to infrastructure will be assessed during these processes. Additionally, community consultation is part of these assessments. In addition the Strategy recommends investigation of a new access road.
10	SJ & MA Nichols Bourke Street	<ul style="list-style-type: none"> Would like their property to remain B4 Mixed Use. 	<ul style="list-style-type: none"> The Strategy does not recommend any change to the zoning of their property.

No	Author	Summary of Submission	Response
11	<p>G Sibenaler & A White</p> <p>Holcim Marulan</p>	<ul style="list-style-type: none"> ▪ Any proposed residential land use should be considered in the context of the industrial nature of the quarry, its 24hr operation and long term future. ▪ Development of a service road alongside the Hume Highway will require careful consideration. 	<ul style="list-style-type: none"> ▪ Comments noted. ▪ Any rezoning of land to residential and subsequent development approval will require assessment under the Environmental Planning and Assessment Act, 1979. Impacts on/from surrounding land use, access and upgrades to infrastructure will be assessed during these processes. Additionally, community consultation is part of these assessments. ▪ It is acknowledged by the Strategy that any new access road onto the Hume Highway will require careful and comprehensive consideration.
12	<p>T Hay</p> <p>George St Marulan</p>	<ul style="list-style-type: none"> ▪ Vision for Marulan required. ▪ When is the proposed Master Plan to be released? ▪ Preparation of the Master Plan must involve all land owners and must cover a range of issues. ▪ Supports rezoning of the northern section of George St to B6 Enterprise Zone. ▪ What is the plan for the industrial land? ▪ Access in and out of Marulan requires careful consideration. 	<ul style="list-style-type: none"> ▪ The development of Master/Action Plan for Marulan would involve determining a vision for Marulan. It is agreed that all stakeholders should be involved in a collaborative process to identify opportunities and constraints. ▪ A Master/Action Plan with a vision and achievable actions will enable Marulan to remain sustainable into the future. This could include consideration of the industrial lands. ▪ The support for the rezoning of the northern end of George St is noted. ▪ The access challenge in and out of Marulan is acknowledged and the Strategy recommends investigation of this difficult issue with relevant stakeholders.

No	Author	Summary of Submission	Response
13	Kingsdale Consulting Simgrow Pty Ltd 150 Lansdowne St	<ul style="list-style-type: none"> The subject land in the submission is zoned B6 Enterprise Corridor but has been granted development consent in Dec 2011 to create 17 residential lots. Submission is seeking a rezoning for the subject site and adjoining land to residential, as well as reducing the min lot size of Lot 10 and 28. 	<ul style="list-style-type: none"> It is noted that this land has been granted a residential subdivision and given its proximity to residential land the Strategy recommends a rezoning to R1 General Residential. The consideration of a reduction in the min lot size should be discussed with Council staff.
14	Elton Consulting Priya Group Boxers Creek	<ul style="list-style-type: none"> Request for subject site (356.3 ha) to be rezoned from rural to industrial in line with the land opposite at Murrays Flat. Would complement the land at Murrays Flat. A larger industrial precinct could provide a catalyst for the upgrade required at the Murrays Flat precinct. 	<ul style="list-style-type: none"> Using the results of the land audit it is estimated that approximately 2,267ha of vacant industrial land exists within the precincts. This is more than sufficient to accommodate the projected growth in associated employment. The land owner has provided no compelling evidence as to why the land should be rezoned to industrial, in terms of potential employment uses. Additionally, there was little information provided on how the rezoning of this land could facilitate a viable solution to the upgrade of the intersection of Murrays Flat to the Hume Highway. The submission was very broad in its approach rather than provide specific justification to why this land should be rezoned. The Strategy does not recommend a rezoning of this land at this time.

No	Author	Summary of Submission	Response
15	Urbanism Ganter Constructions Mistful Park Estate	<ul style="list-style-type: none"> Submission considers there is an undersupply of supermarket retail floorspace in Goulburn. B1 Neighbourhood Centre at Marys Mount Rd should be rezoned to B2 Local Centre or amend clause 5.4 of the Goulburn Mulwaree LEP to permit shops of up to 4,500m². 	<ul style="list-style-type: none"> Marys Mount commercial/retail area was established as a neighbourhood centre to provide convenience type shopping for surrounding areas. Marys Mount complements rather than competes with the Goulburn Town centre. The retail floorspace projection for the Strategy concentrated on the Goulburn CBD and was not a retail hierarchy study. The findings showed that there will be an undersupply of 14,000m² of retail and business floor space in the Goulburn CBD by 2031. Notwithstanding the point above, the recommendation is not to expand the commercial area in the CBD given the underutilisation of land within the centre and to keep the centre sustainable into the future. Regional centres tend to benefit from a consolidated central business district as it tends to enhance the performance of the centre. Higher order retailing can be concentrated in one place rather than spreading it out across numerous centres.
RECORDED COMMENTS FROM DROP-IN-DAY			
16	R Chivers, M Mayer Suresh Hume Highway	<ul style="list-style-type: none"> Would like to see additional employment land included in the Strategy. 	<ul style="list-style-type: none"> Using the results of the land audit it is estimated that approximately 2,267ha of vacant industrial land exists within the precincts. This is more than sufficient to accommodate the projected growth in associated employment.
17	J & D Maloney Oxley Timbers	<ul style="list-style-type: none"> Considers that the Health Hub won't be too much of a conflict. Concern about future capital gain. 	<ul style="list-style-type: none"> Comments noted.
18	J Fitch Tait Street	<ul style="list-style-type: none"> Refer to No 7 above. 	

No	Author	Summary of Submission	Response
19	D Beresford George Street Marulan	<ul style="list-style-type: none"> Wanted to know the implications of the proposed rezoning to B6 Enterprise Corridor from B2 Local Centre in N Marulan. 	<ul style="list-style-type: none"> At 1.5 kilometres in length the B2 Local Centre zone is too long to sustain a viable retail/commercial strip for the size of Marulan. The B6 Enterprise Zone is considered more appropriate given the size of the lots and the proximity of the land to the Hume Highway.
20	M Herfass & A Rowlands Goulburn Motorcycle Club Speedway Road	<ul style="list-style-type: none"> Seeking a rezoning from RU6 Transition to a Recreation Zone or additional uses. Tourism potential of motor sports. 	<ul style="list-style-type: none"> The Strategy acknowledges the growth of motor sports in the Goulburn Mulwaree LGA to the local economy. A recommendation of the Strategy is for Council to investigate the current zoning of the land where motor sports are located to allow appropriate expansion.
COMMUNITY/BUSINESS GROUPS			
21	Goulburn Heritage Group	<ul style="list-style-type: none"> Supports the recommendations of the Employment Land Strategy to: Conserve/preserve Goulburn's rich built heritage and streetscapes. Promote tourism opportunities. 	<ul style="list-style-type: none"> Comments noted. The Strategy aims to protect the heritage buildings within Goulburn as well as identify tourism opportunities.
22	Marulan Chamber of Commerce	<p>Supports the recommendations of the Employment Land Strategy to:</p> <ul style="list-style-type: none"> Rezone the area N of the Railway Bridge to B6 Enterprise Corridor. Prepare a Master Plan for Marulan in conjunction with Council. Improve access to the Hume Highway to the South. Promotion of Marulan's industrial land to prospective developers/tenants. Current access, sewerage and water infrastructure constraint to Marulan's expansion and development. 	<ul style="list-style-type: none"> Comments noted. The area to the N of the Railway Bridge is recommended to be rezoned. A Master/Action Plan is recommended and will also assist with the promotion of Marulan to prospective businesses. The access to the Hume Highway is recommended to be investigated. Amplification of the sewerage and water infrastructure will require attention into the future, dependent on the growth experienced by Marulan.

No	Author	Summary of Submission	Response
23	Community Energy for Goulburn	<ul style="list-style-type: none"> ▪ Supports the Strategy's employment growth focus and the retention of heritage. ▪ Big picture vision required for Goulburn to partner with the ACT to create high tech, clean and sustainable business opportunities and will provide tertiary educational opportunities. ▪ Develop a Renewable Industry Cluster - will attract a more skilled and educated workforce. This in turn will increase retail spend. ▪ More analysis required on Renewable Energy as an economic driver. ▪ High speed rail link required between Sydney and Melbourne via Canberra. ▪ Eco-tourism should be mentioned in the Strategy. ▪ Council to improve the CBD amenity 	<ul style="list-style-type: none"> ▪ Comments noted. ▪ The Strategy acknowledges the importance of renewable energy into the future and does not prohibit expansion of this industry. ▪ The Strategy will not prevent the delivery of a high speed train. ▪ The Strategy recommends the establishment of a university centre hub in Goulburn. ▪ A reference to Eco-tourism has been included in the Strategy. ▪ The Strategy includes recommendations to improve the amenity of the CBD.

No	Author	Summary of Submission	Response
24	The Goulburn Group	<ul style="list-style-type: none"> ▪ Vision required particularly in relation to a clean energy economy. Renewable energy should be an economic driver for employment land. ▪ Goulburn should position itself to attract entrepreneurs. ▪ Passenger rail services are poor and need to improve. ▪ Vocational and tertiary providers should be encouraged into the area. ▪ Encourage a café culture in the CBD & villages. ▪ Improved environmental protection required particularly around quarries. ▪ Heritage should be more than promoted, Council should provide incentives. ▪ Urban design, landscaping and public domain should be improved in residential and employment areas. 	<ul style="list-style-type: none"> ▪ Comments noted. ▪ The Strategy acknowledges the importance of renewable energy into the future and does not prohibit expansion of this industry. ▪ The Strategy includes information on the tertiary and vocational sector to encourage upskilling of the community. Additionally, it provides a recommendation to establish a University Hub at the Illawarra TAFE. ▪ The Strategy provides a recommendation for an Action Plan for the CBD to ensure sustainability of Goulburn town centre into the future.
PUBLIC AUTHORITIES			
25	NSW Transport RMS	<ul style="list-style-type: none"> ▪ Direct access onto to classified roads is denied where alternative access is available. Development on classified roads should be carefully considered. ▪ Where appropriate Council should make provision for developer funds to be used for road and intersection upgrades. 	<ul style="list-style-type: none"> ▪ Comments noted. ▪ Impacts are assessed when planning proposals and/or DAs are considered by Council.

No	Author	Summary of Submission	Response
26	NSW Dept of Planning & Environment	<ul style="list-style-type: none"> ▪ Strategy recommendations generally supported. ▪ The draft Strategy should refer to the draft Regional Plan. ▪ The Department has updated population figures. ▪ Reference should be made to Canberra Airport and freight opportunities. ▪ The proximity of the proposed Private Health Hub at Bradfordville to the Goulburn Base Hospital could be considered in the Strategy. 	<ul style="list-style-type: none"> ▪ Comments noted. ▪ The draft south East and Tablelands Regional Plan has been referred to in the Background Report. ▪ The population projections have been updated with the 2016 figures. ▪ The Strategy has made mention of freight opportunities at Canberra Airport but the words have been strengthened. ▪ The proposed new Health Hub will be required to undergo a comprehensive assessment including the consideration of impacts. Additionally, community consultation is part of these assessments.
27	WaterNSW	<ul style="list-style-type: none"> ▪ Council will need to take into account the Drinking Water SEPP and s117 Direction 5.2 when proceeding with Planning proposals and/or Das ▪ WaterNSW highlighted areas which require special attention in relation to water quality should rezoning/development go ahead 	<ul style="list-style-type: none"> ▪ Comments noted. ▪ Impacts are assessed when planning proposals and/or DAs are considered by Council.

No	Summary	Response
NOTES FROM INFORMATION SESSIONS		
	<ul style="list-style-type: none"> ▪ Goulburn needs to provide jobs for those who are currently working out of town. ▪ Council needs to provide incentives for business growth. ▪ S94 contributions constrain development e.g. Ducks Lane. ▪ Renewable energy should feature more. ▪ Rail freight provides a good opportunity. ▪ Improve the CBD streets for pedestrians. ▪ Tourism is a growth opportunity. ▪ Restrict business growth in home. ▪ Need to keep the Goulburn CBD strong. ▪ CBD rents too high - discourages new businesses. ▪ Focus should be on empty shops - get activation. ▪ Traffic flow in Marulan an issue particularly at the weekend. ▪ Water flow pressures an issue. ▪ North Goulburn - potential conflict with proposed residential and the tip. 	<ul style="list-style-type: none"> ▪ The Strategy aims to facilitate job growth into the future. ▪ The Action Plan for the CBD may deliver incentives for business growth. ▪ The Strategy recommends that Council determine whether the contribution rate at Ducks Lane restricts development. ▪ The Strategy acknowledges the importance of renewable energy industries. ▪ The Strategy recognises that tourism is a growth opportunity for Goulburn. ▪ Given the standard provisions in the Goulburn Mulwaree Local Environmental Plan it is difficult to prevent home businesses. ▪ The recommended Action Plan aims to keep the CBD strong and sustainable into the future. ▪ It is not the remit of the Strategy to set business rents. ▪ The Strategy recommends that the access issues in Marulan be investigated. ▪ The Strategy recommends that the area adjacent to the Waste Management Facility be rezoned to IN1 General Industrial.

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