

Contact: Emma-Jayne Leckie

4 January 2018

KDC Planning Development Property
Suite 2B, 124 Bull Street
NEWCASTLE WEST NSW 2302

Dear Ms Cross,

Subject: State Significant Development at 52 Sinclair Street, Goulburn
Proposal: Warehouse Distribution Centre, Poultry Processing & rendering plant and childcare facility

Thank you for your correspondence dated 11 December 2017 requesting early input for the proposed State Significant Development Application for a warehouse distribution centre, poultry processing and rendering plant and childcare facility located at 52 Sinclair Street Goulburn (Lot 22 DP 750050).

The proposed uses are defined in Goulburn Mulwaree Local Environmental Plan (LEP) 2009 as a Livestock Processing Industry, Warehouse or distribution centre and Centre-based childcare facility. Livestock Processing Industries are prohibited in the B6 Enterprise Corridor Zone (as a Rural Industry), RU6 Transitional Zone and E3 Environmental Management Zone. Warehouse or distribution centres are only currently permissible in the B6 Enterprise Corridor zone.

It is unclear from the documentation provided whether the childcare centre will be ancillary to the operation or a stand-alone use. This is similarly the case with the cold storage facility. It appears that the development may be characterised as 'mixed use' and require a concurrent rezoning with the State Significant Development application to address permissibility.

Currently there is no one zone in Goulburn Mulwaree LEP 2009 that provides permissibility for all three uses therefore a combination of rezoning and Schedule 1 listing will likely be required. Council's strategic planning staff would be interested in discussing this further to determine the best land use planning outcome as the process proceeds.

Any such discussions should refer to Council's Employment Land Strategy 2016. This Strategy recommends that land to the east of the subject site bounded by Sinclair, Chiswick and Common Street (east) is rezoned to IN1 General industrial from B6 Enterprise corridor in the short term (between 2016 and 2020). There is another action in the Strategy related to the entire North East Goulburn Enterprise Precinct to:

'Investigate the feasibility of improved access and connectivity within the Precinct to support existing and/or future industry'.

Council supports economic activity in the precinct however the implications of significant intensification have not yet been fully considered in Council policy e.g. Section 94 Developer contributions and Development Servicing Plan. This includes the cumulative impact of increased traffic movements and increased demand on Council's water and sewer system. Council would welcome further discussion at an early stage to facilitate addressing the infrastructure needs of this development in the context of the future character of the precinct.

In terms of the broad issues identified in the accompanying written document that need to be addressed the existing are supported and the following are suggested additions: investigation of any environmental attributes (particularly in the western part of the block); investigation into the water cycle management requirements as required by SEPP (Sydney Drinking Water Catchment) 2011; servicing (the site is located on the extremity of both Council's water and sewer networks); operational details related to assessing traffic and pedestrian safety, waste management and site security; and a contamination assessment given the proposal adjoins land identified on Council's contaminated land register and a childcare centre is proposed.

It is noted that hard stand car parking areas are proposed at the front of the site. Given the intensification that may occur within the precinct and the scale of the development proposed it would be beneficial to consider the amenity of the development from Common Street. Matters such as landscape treatment, fencing and signage should be considered.

Related to this are the safety, amenity and operational considerations of accommodating three uses on the one site and ensuring the impacts from the warehouse and distribution centre and the processing and rendering plant do not impact upon children using the childcare centre and other sensitive receivers in the vicinity.

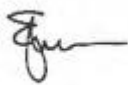
In terms of specific feedback regarding traffic movement and access to the north, the intersection of Sydney Road and Common St would prove inadequate for the necessary right turn from Common Street into Sydney Road. While the s94 Plan includes a roundabout at this intersection, this may not be in place to service this development.

Liquid trade waste approval would be required prior to any discharge from the development being accepted to sewer. Any trade waste approval if given would be subject to sufficient capacity being available in receiving sewer system.

As with any proposal of this nature it is recommended that contact is made with landowners in the locality to ensure their awareness of the project and to be able to respond to concerns at an early stage.

If you would like to discuss any of these matters further please feel free to contact me on 4823 4444 or email emma-jayne.leckie@goulburn.nsw.gov.au

Yours sincerely,



Emma-Jayne Leckie

Business Manager Planning & Strategic Outcomes