



Merino Country Vignerons' Association Inc.

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To NSW Department of Planning

Re: Proposed Amendments to the Standard Instrument LEP – Artisan Premises.

The Merino Country Vignerons' Association Inc. represents a small group of wineries and cellar doors in the surrounds of the Goulburn Mulwaree Council region. We are encouraged that the NSW government is looking at reforming some of the definitions included in the standard LEP instrument. In particular we feel that the proposal to include Artisan Premises will be able to resolve some of the planning problems faced by small wineries in this area.

In the current planning instrument both cellar doors and cafes and restaurants fall under the very broad category of retail premises. This can become a problem in practical applications of the instrument, especially in Rural and Environmental zones, where retail premises as a group are prohibited, and it is not recognized that retail activities such as cafes or restaurants would complement and enhance the rural production enterprises.

Cellar Doors, with associated cafes and restaurants would be an appropriate subcategory for the Artisan Premises, rather than for Retail Premises. We note that the proposed modification suggests that zonings that would be most likely be affected by the new Artisan Premises category would be IN1, IN2, B5, B6 and B7 (page 9). However, cellar doors and similar enterprises such as meaderies, berry produce farms and lavender farms are all more likely to be located in rural style zones.

On page 9 it also states that "when an artisan premises produces alcohol, this land use term would align with the requirements for a producer/wholesaler liquor licence". Compatible locations should therefore also include a range of rural zoning, namely RU1 – primary production; RU2 - rural landscape; RU4 – rural small holdings; E3 – Environmental management; E4 – Environmental living and SP3 – tourist.

Thank you for requesting submissions to your proposal. We see great merit in the new category, particularly if it can specifically include cellar doors, which seems to be the intention, and we hope that you will be able to extend the range of applicable zonings to the above suggestions.

Yours sincerely,

Howard Spark
Secretary MCVA Inc