

# Draft Primary Production and Rural Development State Environmental Planning Policy and planning reforms

## January 2018



CENTRAL NSW  
COUNCILS



Centroc's Mission is to be recognised as the lead organisation advocating on agreed regional positions and priorities for Central NSW whilst providing a forum for facilitating regional co-operation and sharing of knowledge, expertise and resources; effectively nurturing sustainable investment and infrastructure development.

[www.centroc.com.au](http://www.centroc.com.au)



15 January 2018

Reference jm:jb 011815  
Enquiries: Ms J Bennett: 0428 690 935

Director Planning Frameworks  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Sir/Madam,

**Re: Draft Primary Production and Rural Development State Environmental Planning Policy and planning reforms**

Central NSW Councils (Centroc) represents over 200,000 people covering an area of more than 50, 000 sq kms comprising the Local Government Areas of Bathurst, Blayney, Cabonne, Cowra, Forbes, Hilltops, Lachlan, Lithgow, Oberon, Orange, Parkes, Upper Lachlan, Weddin, and Central Tablelands Water.

It is about the same size as Tasmania with half the population and a similar GDP.

Centroc's vision is to be recognised as vital to the sustainable future of NSW and Australia.

Its mission is to be recognised as the lead organisation advocating on agreed regional positions and priorities for Central NSW whilst providing a forum for facilitating regional cooperation and sharing of knowledge, expertise and resources.

Centroc has two core objectives:

1. Regional Sustainability - Encourage and nurture suitable investment and infrastructure development throughout the region and support members in their action to seek from Governments financial assistance, legislative and/or policy changes and additional resources required by the Region.
2. Regional Cooperation and Resource Sharing – Contribute to measurable improvement in the operational efficiency and effectiveness of Member Councils through facilitation of the sharing of knowledge, expertise and resources and, where appropriate, the aggregation of demand and buying power.

The Centroc Board is made up of the 28 Mayors and General Managers of its member Councils who determine priority for the region. These priorities are then progressed via sponsoring Councils. For more advice on Centroc programming and priorities, please go to our website <http://www.centroc.com.au/>

Thank you for the opportunity to provide feedback.

Centroc is generally supportive of the review of the planning framework around Primary Production and Rural Development to recognise the significance of primary production and rural lands and to improve the efficiency of the planning framework to support key policy outcomes. Where individual councils have provided their own responses, Centroc provides the following as concerns for the region.

## **Clause 9 of the Rural Lands SEPP and proposed changes to clause 4.2 of the SILEP**

Centroc member councils urge the Department to undertake further consultation with regards to the changes proposed to clause 4.2.

Centroc suggests that such issues would be better dealt with locally within the context of each regional and local planning strategy and LEP rather than a mandated state wide reform.

For example, Lithgow LGA is currently a Pilot Project for the mapping of agriculturally important lands to inform land use planning, a project in partnership with the NSW Department of Planning and Environment (Western Region) and Department of Primary Industries (Agriculture). Any change to Clause 4.2 at this time ahead of the outcomes of this mapping project and associated review of local rural land policy is considered premature.

### **Aims of the draft SEPP**

Centroc members support the proposed aims of the draft SEPP. However, an additional aim should be included to specifically highlight the need to protect agricultural land uses from other land use conflict.

A key issue for Councils in considering development applications in rural localities is to minimise land use conflicts. Councils therefore consider that an important aim of the SEPP should be to minimise land use conflict. However, before taking this step, it is recommended that further consultation be undertaken to better understand both the positive and negative impacts.

### **Type and Scale of intensive livestock agriculture**

Centroc members raise concern as to the proposed clause to be inserted into the SILEP to clarify the type and scale of intensive livestock agriculture. For example, members seek to understand why less than 1,000 birds is an appropriate standard to permit egg or poultry production feedlots without consent, particularly in relation to the proposed setback of 500m to a residence.

Members suggest a further locational criteria to be added to the requirements for development consent for intensive livestock agriculture of any scale.

### **Covenants**

Centroc members consider that the use of covenants to protect subdivided land from further development or subdivision is an unworkable solution to the issue. Clause 1.9A of the SILEP can suspend the effect of covenants. Covenants should not be used to replace appropriate planning controls.

### **New rural residential zone**

Centroc has long held the view that there would be a benefit in the Department considering the inclusion of a specific rural residential zone in the SILEP. Member councils provide feedback that they

use the R5 Large Lot zone for these purposes. This is an urban zone and not the most appropriate zone for non serviced rural lifestyle housing. It is recommended that the Department give further consideration to this issue as part of this review process.

Centroc thanks you for consideration of this matter and seeks an assurance that further consultation will be undertaken with respect to the clause 9/clause 4.2 changes proposed. The Centroc Planners Group meets quarterly and would be happy to assist the Department for better planning outcomes for the region.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'a. J. Medcalf', written in a cursive style.

Cr John Medcalf

**Chair**

Central NSW Councils (Centroc)