

The General Manager
Goulburn Mulwaree Council
C/o NSW Planning Portal

Attention: Dialina Day

515 Crookwell Road, Kingsdale Planning Proposal (PP-2022-1940) – DPIRD Agriculture and Biosecurity Advice

Dear Ms Day

Thank you for the opportunity to provide advice on the proposed rezoning at 515 Crookwell Road, Kingsdale (PP-2022-1940).

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.

In general DPIRD Agriculture and Biosecurity does not consider large lot or rural residential subdivision a satisfactory solution to housing supply as it is a land use with potential adverse impacts on agricultural land resources and enterprises. This appears consistent with the South East and Tablelands Regional Plan and the Goulburn Mulwaree Local Strategic Planning Statement, which prioritise infill and medium-density development within existing urban footprints. It is however noted that the proposal has been strategically identified in the Goulburn Mulwaree Urban and Fringe Housing Strategy (as amended by Council Resolution 2020/261) and has conditional endorsement from the Department of Planning, Industry and Environment.

DPIRD Agriculture and Biosecurity understands that the site consists of approximately 53 ha of land currently used for livestock grazing, which if the planning proposal proceeded, would be converted to rural residential use. This includes approximately 26 ha of mapped Biophysical Strategic Agricultural Land (BSAL), however DPIRD Agriculture and Biosecurity is aware that site verification for the property below (407 & 457 Crookwell Road, in support of PP-2023-414) has determined that BSAL is not present at that site. As the BSAL mapping for the current site is based on the same data as the verified site, it is likely that the same determination would be made there. In any event residual BSAL verified at the current site would be fragmented and therefore limited as a resource

in its own right. More intensive agricultural land uses would be further limited by the current C3 Environmental Management zoning of the site.

DPIRD Agriculture and Biosecurity also notes that the surrounding agricultural land uses are extensive livestock grazing and some cropping. While intensive plant agriculture is permissible in the C3 zone, the extent of this is likely to be limited due to environmental considerations associated with the Lake Sooley catchment. As noted in the Planning Proposal Report, this results in a reduced land use conflict risk compared with more intensive agricultural uses. The following additional considerations should however be made:

- The 10m easement for a landscape buffer burdening future residents is supported as a general measure along the boundary with C3 land. Both future residents and neighbouring landholders should be made aware of maintenance responsibilities. Building setbacks of at least 30m from rear boundaries are recommended as an additional general measure.
- Where grazing occurs adjacent the site there is risk of residents' dogs escaping and harming livestock. Additionally, pets may be at risk of consuming poisoned bait on agricultural properties. Considerations should be made for reducing or eliminating these risks such as putting restrictions on pet ownership or requiring dog-proof fencing along boundaries with agricultural land (at developer/new rural res landowner cost).
- Noting that there is potential for cropping in surrounding areas, which is a permissible use (as extensive agriculture) in the C3 zone. Broadacre cropping under standard management practices has a higher potential for land use conflict compared to grazing due to factors such as noise, dust and spray drift. The proposal should identify any areas adjacent the subject site which have the potential to be used for broadacre cropping based on landholder consultation and/or review of satellite imagery and other existing information. Where this potential exists additional mitigation measures should be proposed.

Should you require clarification on any of the information in this response, please contact Milo Kelly at landuse.ag@dpird.nsw.gov.au.

Sincerely

Lilian Parker

Lilian Parker
Manager Agricultural Land Use Planning

04 February 2025