

Chantelle Chow
Acting Director, Southern, Western and Macarthur Region
Department of Planning, Housing and Infrastructure
C/o NSW Planning Portal

RE: 361 Oxley Highway Gilgandra Industrial Rezoning – PP-2024-1044 – DPIRD Agriculture and Biosecurity Advice

Dear Ms Chow,

Thank you for the opportunity to provide comment on the proposed industrial rezoning at 361 Oxley Highway, Gilgandra.

The NSW Department of Primary Industries and Regional Development (DPIRD) collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

The proposal consists of rezoning approximately 52 ha of land zoned RU1 Primary Production with Land and Soil Capability (LSC) Class 4 from RU1 Primary Production, to a non agricultural land use zone – specifically E4 General Industrial. Although no LSC Classes 1-3 or Biophysical Strategic Agricultural Land (BSAL) is present at the site, it is important to note that LSC Class 4 land is a valuable agricultural resource, as indicated by the site's demonstrated suitability for cropping. While LSC Class 4 land is relatively abundant in the Gilgandra Shire Local Government Area (LGA) and the Central West Orana Region, this is not the case throughout the state more broadly making it integral to statewide agricultural productivity and food security.

Nonetheless, the proposal is generally consistent with agricultural themed Strategies in the Central West Orana Regional Plan 2041. In particular it avoids Class 1-3 land, constitutes an extension of the Gilgandra urban boundary and is unlikely to generate additional land use conflict with agricultural uses assuming mitigation measures are put into place.

Further, it is consistent with the Gilgandra Local Strategic Planning Statement 2020 and supporting analysis, as well as the Western Councils Sub Regional Land Use Strategy which identified the site as a potential future industrial hub.

It is recommended that the mitigation measures described in Land Use Conflict Risk Assessment (LUCRA) are implemented. Clarity on weed management practices and livestock exclusion along the

site boundary and nominated buffer would also be valuable prior to any development of the site, particularly where landscaping or open (i.e. non-developed) ground is included in this area, along with any other relevant mitigation measures identified for future development within the site on a case-by-case basis.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me by email at landuse.ag@dpi.nsw.gov.au.

Sincerely

A handwritten signature in dark ink, appearing to read 'Milo Kelly', with a stylized flourish at the bottom.

Milo Kelly
Agricultural Land Use Planning Officer
Soils and Water | Agricultural Land Use Planning
Central West Orana Region

7 August 2024