

OUT24/15455

Aaron Johansson
The Chief Executive Officer
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c/- CNR Portal

Mountain Ash Road -Planning Proposal

Dear Mr Johansson

Thank you for the opportunity to provide comment on the Mountain Ash Rd Goulburn Planning Proposal.

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

The Department notes the planning proposal is to rezone 277ha of RU1 Primary Production lands to R5 Large Lot Residential in an area of significant constraints. The Department recognises that this site and other RU1 lands in the vicinity are being transitioned to residential development based on the Goulburn Urban and Fringe Housing Strategy.

The Planning Proposal report provides little detail on surrounding agricultural land uses and the potential for the proposal to generate land use conflict. It is recommended that a land use conflict risk assessment (LUCRA) be undertaken to identify potential conflicts with nearby agricultural uses and relevant mitigation measures. The LUCRA should be based of the Department's Land Use Conflict Risk Assessment Guide, and include the following:

- Direct communication with surrounding landholders/agricultural operators to determine the specific needs and any conflict risks associated with their operations.
- Consideration of increased setbacks and vegetated buffers along rural/urban interfaces where appropriate.

The Department would also recommend that the "Agent of Change" principle be considered for developments on or in the vicinity of what have been primary production lands and where other (non ag) land uses have already been permitted (eg in this case airport, abattoir, raceways etc.):

DPIRD draft principle for The Agent of Change

- *The Agent of Change principle shifts the responsibility of mitigating nuisance to the proponent of a new land use, or 'new entrant' to an area. The Agent of Change principle recognises the right of existing uses to operate.*
- *Some Australian states incorporate the Agent of Change principle in planning which signals to 'new entrants' that agriculture incorporates many functions and there may be emissions such as noise, odour, dust etc on occasion, despite best practice. The Agent of Change clarifies that a new entrant to an area acknowledge the risks involved and bear the costs associated with implementing controls and tools for the protection from land use conflict.*
- *To assist this, application of buffers or separation distances can mitigate the impacts between land uses and reduce potential for land use conflict. Buffers can be applied in the strategic and statutory planning contexts.*

Should you require clarification on any of the information contained in this response, I can be contacted by email at landuse.ag@dpi.nsw.gov.au

Sincerely

LParker

Lilian Parker
Agricultural land Use Planning

E signed 3 October 2024