

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

Attention: Dialina Day

407 & 457 Crookwell Rd, Kingsdale Planning Proposal (PP-2023-414) – DPIRD Agriculture and Biosecurity Advice

Dear Ms Day

Thank you for the opportunity to provide comment on the proposed rezoning at 407 & 457 Crookwell Rd, Kingsdale (PP-2023-414).

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.

DPIRD Agriculture and Biosecurity understands that the site consists of approximately 50.7 ha of land currently used for livestock grazing, which if the planning proposal proceeded, would be converted to residential use, including some rural residential. This includes approximately 24 ha of mapped Biophysical Strategic Agricultural Land (BSAL)/Land and Soil Capability (LSC) Class 3. However site verification has determined that BSAL is not present at that site (indicating a similar finding for LSC Class 3 land). This, along with the current RU6 – Transition zoning limits the agricultural potential of the site consistent with its current grazing use.

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. DPIRD's approach is consistent with the South East and Tablelands Regional Plan and the Goulburn Mulwaree Local Strategic Planning Statement, which prioritises infill and medium-density development within existing urban footprints. It is however noted that the majority of the rural residential portion of 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. The majority of the site was otherwise identified as an opportunity area for serviced residential development under that strategy with exclusions based upon BSAL mapping, the subsequent site verification findings leading to the current proposed footprint.

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 where there is no perimeter road along the boundary with C3 land is supported as a general measure. 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). Dogs should not be allowed off-leash in nearby public areas, and this should be clearly indicated (including for fire trails, where publicly managed).
- 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 to 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 contained in this response, please do not hesitate to contact me by email at landuse.ag@dpi.nsw.gov.au.

Sincerely



Milo Kelly
Agricultural Land Use Planning Officer
Soils and Water | Agricultural Land Use Planning
South East and Tablelands Region

25 February 2025