

Stronger Primary Industries



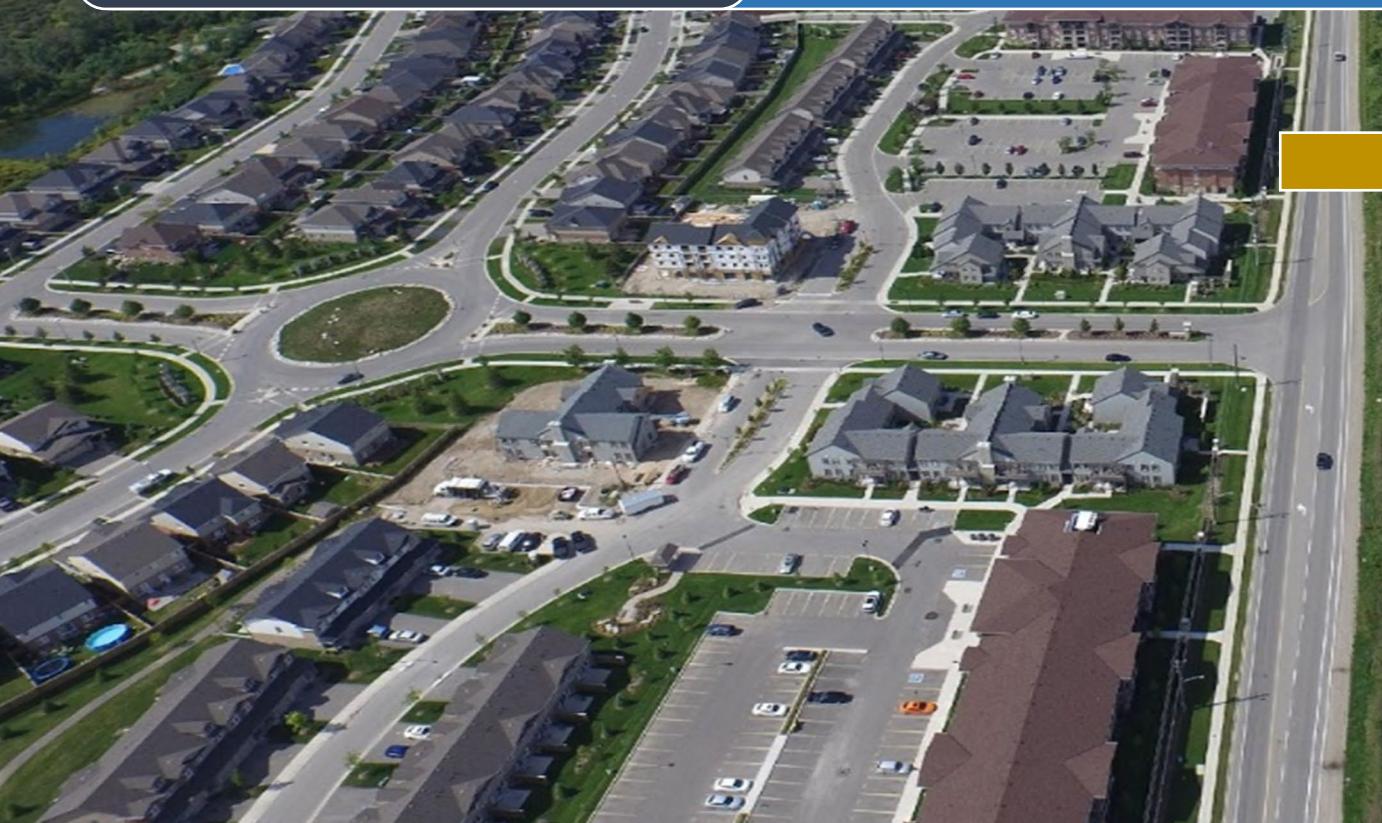
Department of
Primary Industries

Briefing Webinar

Pillar 1: Options to minimise
the loss of productive capacity

Policy problem

There is no definition, identification or development protections for State Significant Agricultural Land (SSAL), which is leading to this land being lost to non-agricultural uses.

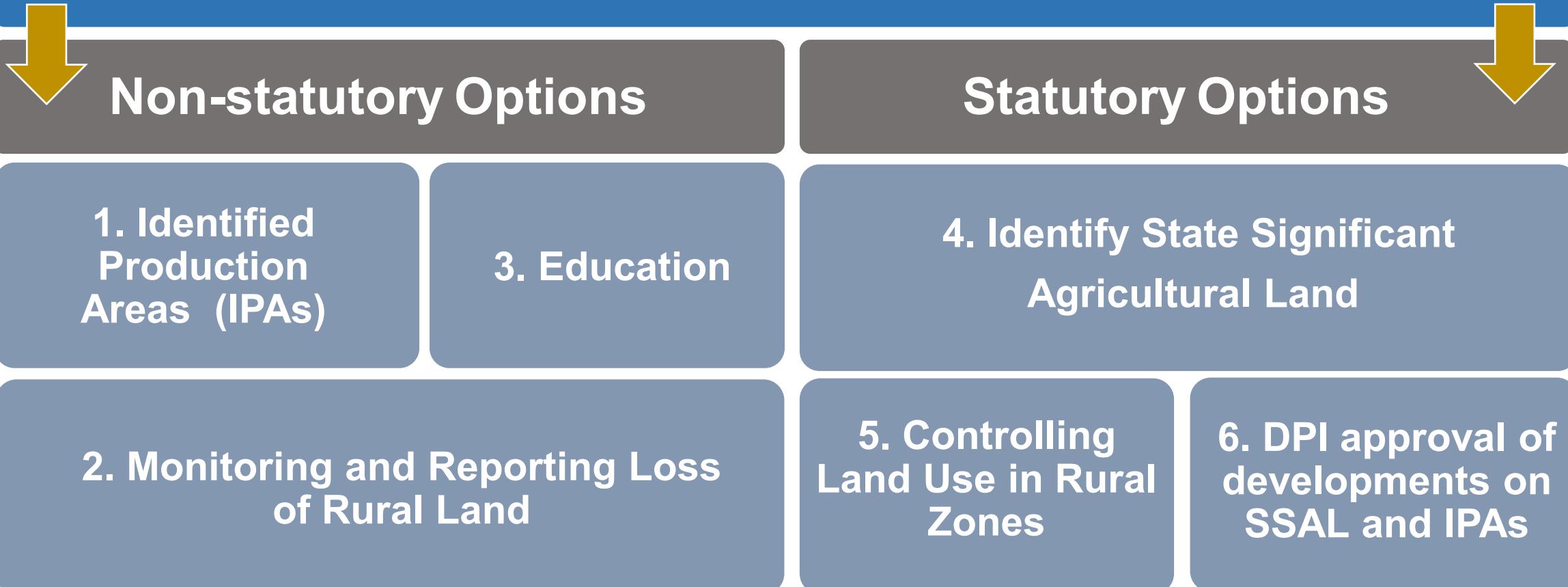


An Agricultural Land Use Planning Strategy will aim to address this policy problem that was identified during initial consultation.



Summary of options

Agricultural Land Use Planning Strategy



Rural Land Use Planning Policy and Non-statutory options

1. Identified Production Areas (IPAs) - a new concept

2. Monitoring and Reporting Loss of Agricultural Land

3. Education



Statutory Options

SSAL not identified

4. Given legislative effect across rural landscape

SSAL identified

4a. SSAL criteria inserted in PP&RD SEPP

4b. SSAL map inserted in PP&RD SEPP

4c. SSAL map inserted into PP&RD SEPP councils opt in to whether SEPP applies

How could the policy impact non-agricultural development?

Hypothetical: A developer plans to build a yoga retreat on SSAL.

Example Assessment

- The proponent may be required to complete an AIS, which includes mandatory consideration of alternative sites or a plan to rehabilitate the site at the end of the lifecycle.
- Other (non-SSAL) land is available for the benefit and the negative impact on agricultural production is deemed to outweigh public benefit.

Application rejected 

(could progress in other parts of the rural landscape)

How could the policy impact residential development?

Hypothetical: A Council has submitted a Planning Proposal to rezone SSAL on the fringe of a regional town to allow new residential development.

Example Assessment A

- Consent authority assess the consistency of the proposal with the Council's LSPS, local land use strategy and Regional Plan.
- The proposal is inconsistent with the LSPS, as the SSAL is identified as important for agricultural production
- The proposal is not consistent with variation criteria in the policy.



Application rejected

Example Assessment B

- Consent authority assesses the consistency of the proposal with the Council's LSPS and Regional Plan.
- The proposal is consistent with the LSPS, as the SSAL has been identified as the SSAL forms part of a residential growth corridor
- Rezoning the land is consistent with urban growth areas outlined in the relevant Regional Plan, or an approved local land use strategy



Application approved

Statutory Options continued

Options for how to implement the ALUP Policy and how to define State Significant Agricultural Land (SSAL)

Option 5. Controlling Land Use in Rural Zones

Option 6a. DPI **approval of developments on SSAL**

Option 6b. DPI **advice in relation to development on SSAL**

Question & Answer

Ask a question
by raising your
hand or by typing
it into the Zoom
chat box.



Next Steps



Provide feedback on the options by completing the survey and submitting a written submission by 28 February 2021



**Complete the survey at:
<https://www.surveymonkey.com/r/ALUPsurvey1>**



**Send your written submission to:
agcommissioner@dpi.nsw.gov.au**



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