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Ref:

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Director Planning Frameworks  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Sir/Madam,

### **Re- Review of SEPPs**

Thank you for the opportunity to comment on the current review of SEPPs to rationalise the current operation of these policies. Council wishes to comment on two aspects of the review being the general review of SEPPs and more specifically the changes proposed to Riverina REP 1.

#### **General comments**

Council is supportive of the current review however considers that this review could be expanded to deal with all current SEPPs.

#### **Riverina REP No 1**

The operation of Riverina REP No 1 has been identified within Council's planning and development control framework for a number of years. The local communities of Urana Shire acknowledge the importance of the Morundah facility.

However the current information placed on public exhibition does not identify clearly the impact of the proposed shift in the boundary from 16kms to 22kms and the number of rural properties that will be affected by this change

Council would expect that the Department of Planning and Environment would consult directly with affected landholders and the Councils affected by the changes as this proposal introduces additional restrictions on these properties.

Council expects that supporting this consultation is a clear assessment of the impacts of the expansion of the controls having regard to scope of future development that may be planned within the expanded buffer area. This assessment should also be placed on public exhibition for further comment.

*All communications to be addressed to the General Manager*

In terms of the practical operation of the controls with an expanded buffer Urana Shire Council shares common boundaries with Narrandera and Lockhart Shires. Both Urana and Lockhart Shire Councils have experienced "split development" that has occurred across these Council boundaries with differing components of that development occurring within each jurisdiction. A recent example of this is the operation of the GrainCorp storage (within Lockhart Shire Council) supporting the rail and loading facilities at Boree Creek (Urana Shire). It is unclear from the material on exhibition what provisions will be incorporated into this review to ensure the co-ordination of concurrence and consent authority processes should this type of "split development" occur in the future that will impact on the proposed expanded buffer.

Council looks forward to the Department undertaking a more detailed assessment of the impacts of these changes to Riverina REP No 1, consult with landholders affected and exhibit the findings of that assessment for further review.

Yours faithfully,



**ADRIAN BUTLER**  
**GENERAL MANAGER**

Cc Narrandera Shire Council  
Cc Lockhart Shire Council