

Central West & Orana Land use Conflict

Fact Sheet #8

May 2016

The NSW Government has released the draft Central West and Orana Regional Plan (draft Plan) to guide sustainable growth in the region over the next 20 years.

It outlines a vision to grow and diversify the economy by supporting jobs growth, sustainably managing its agricultural, mining and natural resources and strengthening the region's cities, centres, towns and villages. You can have a say on the draft Plan which is now on exhibition.

What does the draft Plan say about land use conflict?

- Land use conflicts arise when inappropriate or incompatible land uses are situated in proximity to each other. For example, land use conflicts can arise from the encroachment of sensitive land uses such as residential uses on industrial, agricultural or mineral and energy resource lands.
- Land use conflicts can impact upon the economic potential and productivity of industries by increasing management costs associated with mitigating impacts (such as noise and air), limiting operational hours and the potential for expansion of operations.
- The draft Plan identifies that urban and rural residential development encroachment into identified agricultural and mineral and energy resources lands is a key land use planning issue within the region that can negatively impact the sectors viability and future growth potential.

What does the draft Plan propose for land use conflicts?

- The draft plan identifies a need to better manage competing and conflicting interests between agriculture, minerals and energy resources and other sensitive land uses.
- The draft Plan recommends that regionally important agricultural land be identified and protected from incompatible land uses which can restrict growth, discourage investment in good agricultural practices and limit productivity. The draft Plan also identifies the need to protect related supply chain infrastructure such as regional saleyards, silos and abattoirs, so that these industries can continue to operate without restriction.
- Additionally, the draft Plan recommends that an updated strategic policy framework be prepared to help guide local strategic planning, protect important agricultural land from inappropriate surrounding development, provide guidance on managing the interface between agricultural land and other rural and urban land uses.

The draft Plan also identifies the need for the identification and protection of potential mineral and energy resource lands and developing land use plans that respond to the lifecycle of mining activities in both active and emerging mining areas in the region. Any land use changes contemplated in advance of the extraction of resources must be carefully considered. There are opportunities to identify interim land uses (both on and adjacent to resource lands) that will enable lands to be used productively, without sterilising the future potential to extract the underlying resource.



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- As the region continues to grow, and new economic development opportunities emerge for rural and resource industries, there is potential for conflict to arise. The potential for conflict is likely to occur where development of mineral and energy resources coincides with:
 - land that currently, or may in future, accommodate agricultural activities;
 - land that may in future accommodate urban activities; and
 - water resources.
- The NSW Government will work with councils to avoid the impacts of urban and rural housing encroachment into identified agricultural and extractive resource areas when preparing local strategies.
- Conflicts associated with mining are managed through the strategic release framework. This framework considers the viability of the resource and the economic, environmental and social impacts of new areas for coal and petroleum exploration. Consideration also needs to be given to exploring the possibility of identifying areas of strategic importance to agricultural industries at the State level. This information will assist decision-making about releasing new areas for coal and petroleum.

How will the final Plan be implemented?

- A Coordination and Monitoring Committee will be established to oversee the implementation of the final Central West and Orana Regional Plan, comprising State agencies, councils and other representatives.

Further information

- To find out more about what is in the draft Plan and to make a comment visit:
www.planning.nsw.gov.au/centralwestandorana