

Namoi Regional Job Precinct

Frequently asked questions

What is a Regional Job Precinct (RJP)?

Regional Job Precincts (RJP) aim to tailor local planning controls to support regional economic development and drive industries to create jobs in regional NSW. The precincts cover a diverse range of locations and investment opportunities and were selected based on site suitability and potential to deliver economic benefits to their regions. Namoi is one of four precinct locations which also include Richmond Valley, Albury and South Jerrabomberra. The overarching goal of the Namoi RJP is to make the region an attractive location for investment, while preserving important environmental and cultural values, optimising the use of resources and enhancing liveability and resilience.

Why was the Namoi RJP chosen?

The Namoi region, a top NSW food producer, is expanding fast due to increased global food safety demands. The Namoi region is one of the most productive agricultural areas in NSW, with well-established livestock agriculture, dryland and irrigated cropping operations, and large poultry and beef industries. The Namoi RJP builds on this by providing greater clarity within the planning framework, to enhance its attractiveness for development while protecting the amenity of the region. The aim of the Namoi RJP is to improve local planning processes to unlock development and growth opportunities for regional economies, delivering stability and creating jobs.

What is intensive livestock agriculture?

Intensive Livestock Agriculture means the keeping or breeding, for commercial purposes, of cattle, poultry, pigs, goats, horses, sheep or other livestock, and includes any of the following:

- (a) dairies (restricted),
- (b) feedlots,
- (c) pig farms,
- (d) poultry farms,

but does not include extensive agriculture, aquaculture or the operation of facilities for drought or similar emergency relief.

Source: Standard Instrument — Principal Local Environmental Plan (2006 EPI 155a)

How did Regional Growth NSW Development Corporation (RGDC) determine the investigation areas and Identified Production Areas?

RGDC decided on a study area for Namoi RJP comprising the five local government areas of Tamworth, Liverpool Plains, Gwydir, Walcha and Gunnedah. Identified Production Areas (IPAs) for intensive livestock agriculture were identified through an evidence-based process involving spatial analysis and modelling (refer to Figure 1 on the following page). IPAs represent the land that is of high value for long term sustainability of the intensive livestock agriculture industry in the Namoi region.

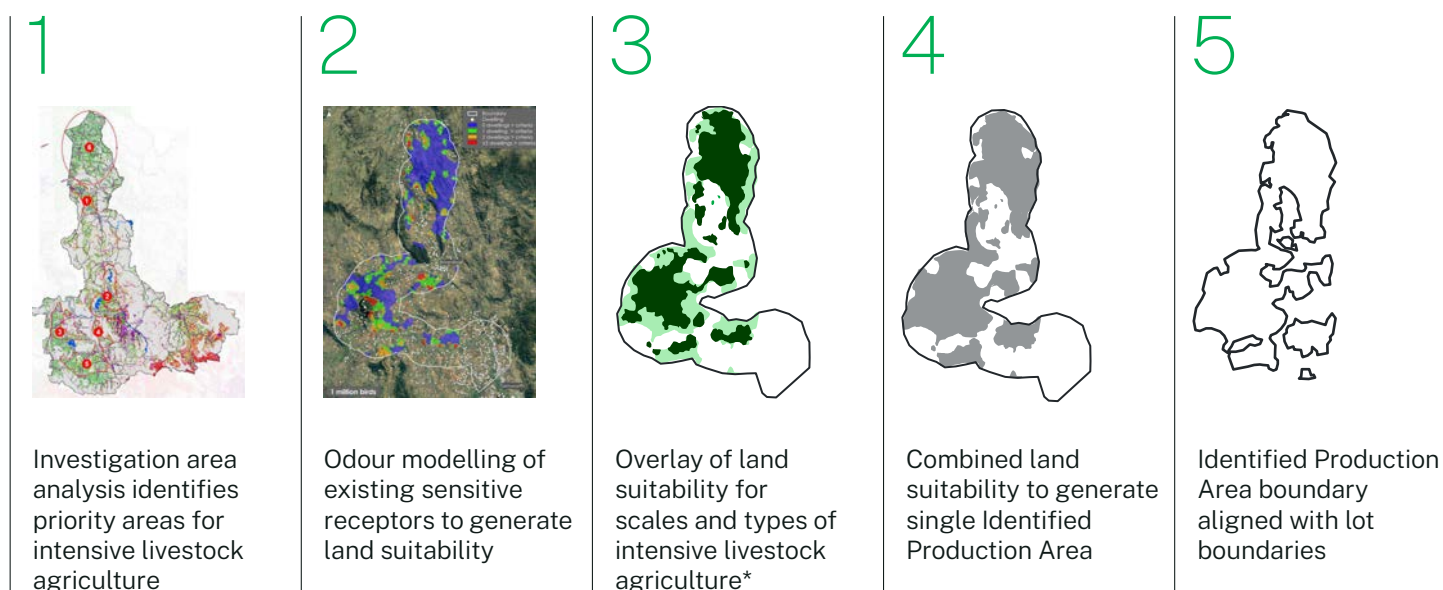
The first step was to identify land that is potentially suitable for intensive livestock agriculture within the study area based on a spatial analysis using spatial criteria and thresholds. The spatial analysis identified six investigation areas that provide the greatest potential for livestock agriculture development in the five local government areas.

A key constraint to intensive livestock agriculture is the potential for land use conflict caused by odour emissions impacting on sensitive receptors, such as dwellings. To provide greater certainty regarding land that has potential to avoid odour-related land use conflicts, strategic odour modelling was carried out for all six investigation areas. The odour modelling was carried out for a range of farm types and sizes using a modelling methodology consistent with the NSW EPA approved methods.

Land within the investigation areas identified as potentially suitable for intensive livestock agriculture based on the odour modelling was then consolidated to form the IPAs.

Figure 1 Identified Production Areas (IPAs)

The process for arriving at agreed Identified Production Areas (IPAs) is best explained through the layers of analysis.



* where odour models shows land encumbered by 3 dwellings or less

What are the key changes proposed as part of the Namoi RJP and what is their intent?

The key change to the local planning framework in the Namoi RJP involves introducing a clause to the Gunnedah Local Environmental Plan 2012, Gwydir Local Environmental Plan 2013, Liverpool Plains Local Environmental Plan 2011 and Tamworth Regional Local Environmental Plan 2010 requiring the consent authority to consider the Intensive Livestock Agriculture Odour Guideline prior to granting development consent for intensive livestock agriculture developments on land within an IPA. The IPA Land Application maps will be included within the relevant Local Environmental Plans (LEPs), as described in the Discussion Paper.

The intent of the proposed planning framework is to utilise local planning provisions to provide greater certainty of planning outcomes for proponents and the community with respect to intensive livestock agriculture development. By implementing an evidence-based planning framework the assessment of development proposals can be more efficient and effective to minimise land use conflicts.

My property is located within the IPA, what does it mean for me?

The existence of IPAs does not dictate that an increase in intensive livestock agriculture operations will happen in these areas, but rather that IPA land that is most suitable based on odour modelling studies.

After finalisation of this project, land within the IPAs may be more attractive for the purposes of intensive livestock agriculture. The NSW Government has no plans for compulsory acquisition of land.

Strategic odour contour modelling is based on a survey of existing dwelling locations to establish evidence base that reflects existence of existing sensitive receptors. This aims to establish a robust, evidenced base so that intensive livestock agriculture development avoids land that has potential to impact on clusters of existing dwellings.

Existing planning approval pathways still apply for intensive livestock agriculture development.

I am an investor or operator looking to expand. What does this mean for me?

Implementation of the IPAs and Intensive Livestock Agriculture Odour Guideline provides evidence that guides site selection and minimises the duration of project scoping phase engagement with approval and consent authorities.

The RJP also provides more certainty for investment, increased housing supply and promotion of innovation in the region.

The IPAs have been identified using EPA's Assessment and Management of Odour from Stationary Sources in NSW Framework and Technical Notes (2006).

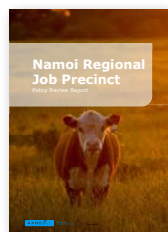
By reverse engineering EPA's approved methods to account for existing dwelling locations the odour modelling establishes robust evidence that land within an IPA is more suitable for intensive livestock agriculture when compared to land outside of an IPA. If your proposal includes intensive livestock agriculture, you will need to consider the Intensive Agriculture Guideline: Management of Odour.

Existing planning approval pathways still apply for intensive livestock agriculture development in IPAs and site-specific odour modelling is still required as part of a development applications.

What documents are available for review and what is included in each document?

All documents can be viewed through the [website](#).

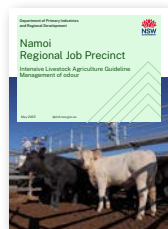
Intensive Livestock Agriculture in the Namoi: Policy Review



What is in the Policy Review?

The Policy Review explores the importance of intensive livestock agriculture in the Namoi Region and presents the strategic and statutory planning context of the industry. It includes technical odour modelling which generates IPA maps, odour contour maps and associated odour risk ratings. The policy review evaluates planning and non-planning measures to provide more development certainty for investors.

Intensive Agriculture Guideline: Management of Odour



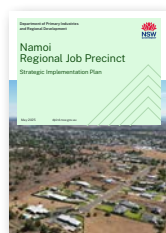
What is in the Guideline?

The Guideline supports the preparation of development applications and gives assistance to prospective investors to guide site selection and development assessment by adopting a standardised Land Use Conflict Risk Assessment (LUCRA) framework.

The Guideline guides site selection and assessment of odour risks on the basis of strategic odour contour mapping applicable to various types and sizes of intensive livestock agriculture development.

Each of the local environmental plans (LEPs) include an Identified Production Area. The IPA boundary does not limit the submissions for development applications related to intensive livestock agriculture that are either situated outside or go beyond these boundaries. Development applications for intensive livestock agriculture on land outside the IPA boundary would be required to demonstrate site suitability based on site-specific odour modelling following the EPA requirements.

Strategic Implementation Plan



What is in the Strategic Implementation Plan?

The Strategic Implementation Plan establishes a road map for implementation of the recommended Namoi RJP strategic and statutory planning framework. It presents options for State and local government authorities so that implementation of the Namoi RJP recommendations is coordinated and founded upon collaborative partnerships.

The Strategic Implementation Plan recognises that there are various factors that influence implementation of the outcomes of this program of work. It enables a stage delivery of the recommendations from the Policy Review in a manner tailored to meet the needs for individual local government areas.

Namoi precinct discussion paper



What is in the discussion paper?

The discussion paper describes the intent of proposed amendments to the relevant local environmental plans that require consideration of the Intensive Livestock Agriculture Odour Guideline for beef feedlot and poultry farm development applications.

How do I provide feedback on the RJP program?

If you want to provide feedback and have your say on the Namoi RJP program, you can submit your feedback [here](#). Alternatively, you can provide feedback to regionaljobprecincts@dpird.nsw.gov.au

How will feedback provided during the exhibition period be used?

Throughout the exhibition period, all feedback will be reviewed and taken into account. If required, amendments will be made across the relevant documents. A response to the submissions document will be prepared which will summarise submissions received and detail any amendments completed (if required) as a result.

What are the next steps?

Following the exhibition period and review of all submissions, including any document changes, the Guideline and supporting documents will be updated and implemented via amendments to relevant local environmental plans.

When will the documents be adopted?

The documents are planned to be adopted by Q3 2025.

What is the role of RGDC?

The Regional Growth Development Corporation (RGDC) has responsibility on behalf of NSW Government to provide planning support to local councils to drive growth, investment opportunities, and job creation. As part of the Regional Job Precinct program, RGDC works directly with local councils and communities to improve local planning processes to unlock development and growth opportunities.

Further information

You can find out more about the Regional Job Precinct program by contacting:

@ regionaljobprecincts@dpird.nsw.gov.au

≡ nsw.gov.au/regionaljobprecincts

