

**Submission  
No 19**

**INQUIRY INTO LOCAL LAND SERVICES AMENDMENT  
(MISCELLANEOUS) BILL 2020**

**Organisation:** Snowy Monaro Regional Council

**Date Received:** 5 February 2021

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Your Ref 21/10784

5 February 2021

Ms Cate Faehrmann  
Chair, Portfolio Committee No.7 - Planning and Environment

**Submission - Portfolio Committee No.7 – Planning and Environment**

**Inquiry into the Local Land Services Amendment (Miscellaneous) Bill 2020**

Snowy Monaro Regional Council is a local government area covering just over 15,000 sq km, located in South East NSW. Snowy Monaro shares its border with the ACT in the north and Victoria in the south. The estimated resident population is 20, 795.


Snowy Monaro has a diverse rural landscape with established rural industries, including agriculture and forestry. Our rural lands are also significant in terms of tourism, environmental protection, and rural lifestyles.

If the Koala SEPP 2019 does not apply to all rural zones, Snowy Monaro will have concerns over our known koala population within our local government area's eastern ranges. The removal of the protections available in the SEPP 2019 could potentially have an adverse impact on our koala population. We note the proposal to preserve SEPP 44 to specific areas; however, Snowy Monaro does not have a Koala Plan of Management (KPOM), therefore potentially will not be protected. Council intends to prepare a KPOM to preserve our unique koala population. This is now even more critical due to the 2019/20 bushfires which we know had a significant impact on the environment and core habitat that supports our koala population.

Council supports the clarity around the requirements for approvals of Private Native Forests as long as longterm transport infrastructure is considered part of this process. Snowy Monaro has often experienced misinterpretation whether a Development Application is required for Private Native Forestry under Part 4 of the EPA act. It is understood that this will also necessitate a change to the definition of Forestry within the Standard instrument to the LEP.

In principle, Council supports the amendment to change the definition of *allowable activity land* to include land that was zoned rural, that is now zoned E2, E3 and E4 providing that they are engaged in primary production. This makes the provision of advice and compliance consistent across the state.

Snowy Monaro is currently undertaking community consultation for a draft Rural Land Use Strategy, and new proposed E3 zones have been extremely controversial. While Council is predominantly supportive of the Local Land Services Amendment (Miscellaneous) Bill 2020, it is unfortunate the timing has not aligned with the release of our draft Rural Land Use Strategy.

Yours faithfully 

  
Peter Bascomb  
Chief Executive Officer