



TRIM: OUT16/39481

Robert Montgomery
Principal
Montgomery Planning
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Dear Mr Montgomery

Notification of planning proposal to amend Hawkesbury Local Environmental Plan 2012 – Lot 2 DP 270237 (No. 1059A) Grose Vale Road Kurrajong

Thank you for your correspondence of the 26 Sept 2016. NSW Department of Primary Industries (DPI) Agriculture has reviewed the associated documents and provides the following comments.

DPI Agriculture supports strategic land planning that encourages contained residential growth to enable certainty for agricultural investment outside strategic growth areas and designed with separation from existing agricultural operations. The landholder proposal connects to existing urban / village area which has merit and should maximise residential infill to reduce the demand for planning proposals elsewhere in the primary production and rural landscape zones.

DPI Agriculture believes that the current zoning of RU4 Primary Production is inappropriate if the minimum lot size is changed as proposed. As a result of the smaller lots, the use of the land will most likely be for residential. This will result in a heightened risk of land degradation and land use conflict as some land owners continue to attempt agricultural activities such as grazing.

Thank you for providing the opportunity to comment on the Planning Proposal. For further information contact: Andrew Docking Resource Management Officer, 9842 8607.

Yours sincerely

Liz Rogers
Manager – Agricultural Land Use Planning
NSW Department of Primary Industries
25 October 2016