

Mr David Farmer  
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Central Coast Council  
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Attention: Ms Rianan Rush

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PP-2022-3770 Central Coast Deferred Land Planning Proposal

Dear Ms Rush

Thank you for your correspondence of 17 October 2023 and the opportunity to provide comment on the Deferred Lands Planning Proposal, PP-2022-3770.

The NSW Department of Primary Industries (DPI) Agriculture collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

NSW DPI Agriculture has reviewed the exhibited planning proposal. The application of Standard Instrument Local Environmental Plan (SILEP) zones to the land currently deferred from the Central Coast Local Environmental Plan (CCLEP) 2022 is supported in principle. I note that much of the deferred land is subject to historical environmental zones and that a translation to a new conservation zone will be appropriate in most instances.

The planning proposal indicates that some deferred land is currently being used for some form of agricultural production, horticulture or a plant nursery. These properties are proposed to be zoned predominantly C3 Environmental Management or C4 Environmental Living. I note the C3 zone in the CCLEP 2022 permits extensive agriculture, and horticulture with consent, however these land uses are not permissible in the C4 zone.

In some instances, the proposed new zone (C4 Environmental Living) will mean these land uses will become prohibited and the operators of these uses will need to rely on existing use provisions in the *Environmental Planning and Assessment Act 1979* to continue to operate.

The existing use provisions in the *Environmental Planning and Assessment Regulation 2021* include certain limitations on modification and expansion of land uses that rely on being an existing use.

NSW DPI Agriculture strongly recommends that Council contact those landowners whose agricultural, horticultural or plant nursery land use is to become prohibited and determine if they intend to continue or expand their operations. Existing, well run productive land uses can be beneficial to rural residential areas by providing employment, amenity, and a potential source of fresh food.

If the landowners indicate an intention to continue and/or expand their operations, then it is requested that Council consider supporting the continuation of these land uses by listing them as additional permitted uses in Schedule 1 of the Central Coast LEP 2022.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me on 0429 864 501 or by email at [landuse.ag@dpi.nsw.gov.au](mailto:landuse.ag@dpi.nsw.gov.au).

Sincerely

A handwritten signature in black ink, appearing to read 'Paul Garnett', with a stylized flourish at the end.

Paul Garnett  
Agricultural Land Use Planning Officer  
Ag Strategic Initiatives  
Central Coast Region

13 November 2023