

Ms Lisa Miscamble
General Manager
Wingecarribee Shire Council
PO Box 141
MOSS VALE NSW 2577

Attention: Susan Stannard, Coordinator Strategic Planning

Planning Proposal PP-2023-2689 Farm Stay Accommodation Amendments

Dear Ms Miscamble

Thank you for your correspondence of 22 January 2024 through the NSW Planning Portal and the opportunity to provide comment on planning proposal PP-2023-2689.

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 planning proposal to introduce clause 5.24 Farm Stay Accommodation into the Wingecarribee Local Environmental Plan 2010 and permit farm stay accommodation with consent in the RU4 Primary Production Small Lot zone. NSW DPI Agriculture has no objection to the planning proposal.

Since the definition of farm stay accommodation means that it can only be undertaken on a commercial farm and must be ancillary to the farm it is considered the proposal is not likely to have a significant adverse impact on agricultural production.

I note that by requiring development consent for farm stay accommodation in the RU4 zone, site specific issues will generally be able to be considered through the development application process.

I understand that permitting farm stay accommodation in the RU4 zone will also enable farm stay accommodation as complying development through the provisions of Part 9 Division 4 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

I encourage Council to carefully monitor the development of farm stay accommodation as complying development in the RU4 zone as the smaller lot sizes increase the potential for land use conflict between agritourism and neighbouring agricultural land uses.

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 .

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
Soils and Water | Agricultural Land Use Planning
South East and Tablelands Region

19 February 2024