



OUT20/5113

Mr George Curtis
Department of Planning, Industry and Environment
PO box 5475,
Wollongong NSW 2520
[REDACTED]

Dear Mr Curtis,

Planning Proposal – Rural Residential Development 55 Wire Lane, Berry (lot 1 DP DP1246435)

Thank you for the opportunity to provide comment for the above proposal as per your correspondence dated 8 April 2020. The NSW Department of Primary Industries (NSW DPI) Agriculture provides advice to consent authorities about the protection and growth of agricultural industries and the resources upon which these industries depend.

The planning proposal for the rezoning of this land from RU1 Primary Production and RU4 Small Rural Production to R5 Large Lot Residential and a small area of E2 Environmental Conservation Zone is not supported by NSW DPI.

The subject land contains Biophysical Strategic Agricultural Land (BSAL); land with high quality soil and water resources capable of sustaining high levels of productivity, and critical to the State's agricultural industries. Resources such as BSAL supported agriculture contributing \$73 million to the economy of the Shire in 2016 (ABS Statistics 2016). This land currently functions to separate the existing R5 Rural Residential area from the RU4 Small Lot Primary Production area, providing an important buffer to prevent land use conflict.

The adjacency of rural residential development to the subject land and the insufficient numbers of rural residential allotments in the Berry locality that are submitted as reasons to justify the proposal, are not supported. The rezoning of this land is not identified within the Illawarra Shoalhaven Regional Plan, any rural lands strategy or Local Strategic Planning Statement. Without strategic consideration it is unclear as to whether the location and size of such a proposal is appropriate. Any proposed rural residential development that is strategically assessed will consider a range of factors and localities across the Shire to identify where and whether rural residential development should be supported.

The minimum lot size of 40ha size was agreed by a strategic process as part of the development of the Shoalhaven Local Environmental Plan (LEP) by Council to be an appropriate lot size to support agriculture in the Shire. Justifying the subdivision of land on the basis that the subject land (40ha) is too small to support agriculture would apply equally to all rural land across the local government area undermining Shoalhaven's entire rural planning framework.

Should you require clarification on any of the information contained in this response please contact Agricultural Land Use Planner, Wendy Goodburn on 0402 069 605.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'C. Tumney'.

Christine Tumney
Group Director – Agricultural Resources