



OUT19/16943

Ms Sarah Waterworth
Manager, Place and Infrastructure (Penrith)
NSW Department of Planning, Industry and Environment

sarah.waterworth@planning.nsw.gov.au

Dear Ms Waterworth

Mamre Road Precinct rezoning - Western Sydney Employment Area

I refer to the above matter that was distributed to the Department of Primary Industries (DPI) for comment on 21 November 2019.

DPI has reviewed the proposal and has the following comments and advice.

The value of Sydney's agriculture to the economy is estimated to be approximately \$4.5 billion.

Greater Sydney supplies 63 per cent of NSW's perishable vegetables, 44 per cent of NSW's nurseries, cut flowers and turf, 35 per cent of NSW's eggs and 25 per cent of NSW's poultry meat.

The Mamre Road Precinct contains existing small farms, market gardens and intensive livestock agriculture.

The proposal to rezone the land in the Mamre Road Precinct to predominantly IN1 General Industrial under State Environmental Planning Policy (Western Sydney Employment Area) 2009 will result in 'agriculture' being prohibited on this land.

The prohibition of agriculture will mean that existing agricultural land uses will not be able to significantly expand their operations during the transition of the land to an industrial precinct.

DPI Agriculture requests that the proposed amendment to State Environmental Planning Policy (Western Sydney Employment Area) 2009 retain 'agriculture' as a land use that is permissible with consent for land in the Mamre Road Precinct.

This could be achieved by listing 'agriculture' as a permissible with consent land use in the land use table for the IN1 zone, or permitting agriculture as an additional permitted use on land proposed to be zoned IN1 in the Mamre Road Precinct.

This approach will:

- encourage the ongoing operation of existing agricultural land uses in the precinct;
- enable the expansion of existing agricultural operations in the precinct;
- enable exempt and complying development related to agricultural land uses to be undertaken on existing land which supports an agricultural land use; and

- allow consent authorities to assess proposals for new agricultural land uses or the expansion of existing agricultural land uses in the context of the transition of the precinct to an industrial estate.

For more information on this advice please contact Paul Garnett on Paul.garnett@dpi.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. McNamara', is centered on a light gray rectangular background.

Cassandra McNamara
Manager, Coordination
DPIE DPI – Strategy & Policy
17 December 2019