

OUT21/2084

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Mr Betts,

Draft Aerotropolis Precinct Plan

Thank you for your correspondence of 10 November 2020 providing the opportunity to make comment on the draft Aerotropolis Precinct Plan (Precinct Plan).

The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend.

DPI Agriculture's interest in the Aerotropolis is focussed on the Agribusiness Precinct as well as ensuring existing agricultural land uses in the broader Aerotropolis site can continue to operate until such time as they transition to another location or redevelop their land.

We have reviewed the draft Precinct Plan and offer the following comments.

Minimum Lot Size

The Precinct Plan specifies a minimum lot size (MLS) of 20 hectares for an area of land in the north of the Agribusiness Precinct identified for intensive food production. This MLS applies to an area of approximately 160 hectares. This would suggest a maximum lot yield of 8 lots. However, the MLS Map (Figure 59) shows this land fragmented into 22 parcels while the Street Hierarchy and Network Plan (Figure 22) shows this land being fragmented by a network of industrial streets into approximately 42 parcels.

The Precinct Plan also nominates a maximum subdivision block size in the Agribusiness Precinct of 350 x 350 metres giving an area of 12.25 hectares which is at odds with the 20 hectare MLS.

The Precinct Plan should be amended to remove these inconsistencies and ensure that the whole document supports the application of the 20 ha MLS for the intensive food production area of the Agribusiness Precinct.

Additional Land for Intensive Food Production

It appears inconsistent with the intent of the Agribusiness Precinct to have only a single area identified for intensive food production.

The southern part of the Agribusiness Precinct east of Duncans Creek Reservoir comprises an area of around 460 hectares in three large holdings. The precinct plan identifies this land as a large employment precinct to be developed to facilitate large format land uses.

This land has a similar constraint rating to the land identified for intensive food production in the north of the precinct and its unfragmented nature should be retained. It is strongly suggested that a large MLS (currently 40ha in the Liverpool LEP 2008) be applied to this land in the Precinct Plan to prevent its fragmentation and ensure it is available for potential intensive food production should demand for such land exceed that in the small area of land set aside in the northern portion of the precinct.

Infrastructure Sequencing

The Precinct Plan includes a Sequencing Plan (Figure 66) for the delivery of infrastructure for the initial Aerotropolis precincts. We have noted that the area identified for intensive food production is identified in the later third stage.

It is considered that this intensive food production area should be provided with infrastructure earlier in the sequencing process. This would enable agricultural land uses which may be displaced by other development in the broader Aerotropolis to relocate to this part of the Agribusiness Precinct knowing that adequate infrastructure is available and future disruption to their agricultural operations will not occur. This will help to establish the area as a food producing hub earlier and avoid loss of such industries from the region altogether.

Should you require clarification on any of the information contained in this response, please contact Paul Garnett, Agricultural Land Use Planning Officer, on [REDACTED] or by email at [REDACTED]

Yours sincerely



22/2/21

Tamara Prentice
Manager Agricultural Land Use Planning