



RM8: OUT16/37369

Colleen Haron  
Senior Town Planner  
Hawkesbury City Council  
PO Box 146  
WINDSOR NSW 2156  
[council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)

Dear Ms Haron

**Planning Proposal to permit the subdivision of Lot 3 DP 747089, 74 Longleat Lane, Kurmond, Hawkesbury**

Thank you for your correspondence of the 28 Sept 2016. NSW Department of Primary Industries (DPI) - Agriculture has reviewed the proposal and provides the following advice.

DPI Agriculture:

- Has significant concerns about reducing the minimum lot size in the rural zones, RU1, RU2 and RU4 to enable residential development. The proposal does not adhere to the objective of the RU4 zone to '*...To enable sustainable primary industry and other compatible land uses*' and it has very limited value for providing the Hawkesbury with dwellings
- Recommends that this and similar proposals demonstrate the supply of similar sized lots is needed
- Notes that subdivision proposals within RU1, RU2 and RU4 zones should have independent water supply for each lot created to enable agricultural development
- Supports strategic planning for growth near existing urban areas, and
- encourages Council to strategically plan for residential development in the locality which avoids land use conflict and allows continued access to agricultural resources.

Information about subdivision or rural land is available in the guideline:

<http://www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/subdivision-guideline>

Thank you for providing the opportunity to comment on the proposal. For further information contact Andrew Docking, Resource Management Officer, 98428607.

Yours sincerely

Liz Rogers  
Manager Agricultural Land Use Planning  
Department of Primary Industries  
7 October 2016