

Ms Chelle Leith
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Central Coast Council
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Planning Proposal and Landuse Conflict Risk Assessment - 20 Ashbrookes Road and 231 Pacific Highway, Mount White

Dear Ms Leith

Thank you for your correspondence of 21 January 2023 and the opportunity to provide comment on the above Planning Proposal and the Land Use Conflict Risk Assessment (LUCRA). I note we provided comments on this proposal on 22 October 2022.

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.

The Planning Proposal as submitted fails to demonstrate how the proposed development adds value to rural or agricultural uses. The use as proposed is best characterised as a tourism development noting agritourism requires an element of primary production.

In relation to 231 Pacific Highway, the sites long history of urban uses is acknowledged and its limited agricultural capacity and the proposed setbacks from adjacent rural lands should assist in mitigating land use conflict. It is noted consultation with neighbouring rural properties will occur as the development application is assessed. No concerns are raised in relation to this component of the proposal

In relation to 20 Ashbrookes Road, the planning proposal is scant of information on the garden centre and whether it is intended to be retained. The LUCRA does not identify potential conflicts between the two uses, such as irrigation scheduling, tractor noise or chemical use separation requirements.

The addition of the restaurant/café additional permitted use (APU) poses a risk to the future of the garden centre, particularly if conflicts arise. The APU provides an opportunity for cessation of the garden centre and continuation of the restaurant which would result in an outcome inconsistent with the objectives of the RU1 Primary Production zone.

It is recommended the LUCRA be updated to look at specific potential conflicts with the garden centre should it be proposed to be retained.

Should you require clarification on any of the information contained in this response, I have arranged for Mary Kovac, Agricultural Land Use Planning Officer to assist you. Mary can be contacted on 0427949987 or by email at landuse.ag@dpi.nsw.gov.au.

Sincerely

A handwritten signature in black ink that reads "T Prentice". The signature is written in a cursive style and is positioned above the printed name and title.

Tamara Prentice
Manager, Agricultural Land Use Planning

3 February 2023