

OUT24/

3 December 2024

Department of Planning, Housing and Infrastructure (DPHI)
Key Sites and Regional Assessments

Attention: Michael Doyle – michael.doyle@dpie.nsw.gov.au
Andrew Watson – DA Coordinator – andrew.Watson@planning.nsw.gov.au

Bilambil Heights Concept Plan Modification 3 (MP08-0234 MOD 3)

Dear Mr Doyle,

I refer to your request of 28 November 2024 for advice on the Bilambil Heights concept plan modification.

Agriculture plays a vital role in supporting state, regional and local economies and strengthening rural communities' social bonds and character. The NSW Department of Primary Industries and Regional Development, Agriculture and Biosecurity (the Department) collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

The Department's advice is guided by section 4.15(1) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, where a consent authority is required to evaluate a project's potential environmental, social, and economic impacts and the public interest. Sections 1.3(a) and (b) of the *EP&A Act* emphasise facilitating ecologically sustainable development in land use decision-making and promoting responsible resource management that benefits present and future generations.

We have reviewed the Modification Report provided and noted the proposed modifications. We have also reviewed the Land Use Conflict Risk Assessment (LUCRA). The proposed buffers and risk mitigations are considered appropriate. The Department, therefore, has no further comments on this proposal.

Should you require clarification on any of the information provided, please do not hesitate to contact me by email at landuse.ag@dpird.nsw.gov.au.

Sincerely



Helen Willis
Agricultural Landuse Planning Officer
Agriculture & Biosecurity