



OUT22/4264

Ms Kendall Clydsdale
Department of Planning Industry and Environment

Kendall.Clydsdale@planning.nsw.gov.au

Dear Ms Clydsdale

Environmental Assessment Requirements– Cedar Mill Hunter Valley (SSD-39121472), 482-542 McDonalds Road, Pokolbin

Thank you for your correspondence dated 18 March 2022 requesting Environmental Assessment Requirements (EARs) for the above proposal.

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

I note that the land adjoining the site is used for agriculture production, in particular viticulture. It is important that potential impacts on agricultural land uses in the vicinity are identified and mitigated where possible to ensure that the existing business can remain operational.

DPI Agriculture expects that the environmental assessment will include a land use conflict risk assessment (LUCRA) to detail the potential impacts that the proposed development may have on neighbouring agricultural land uses and the measures proposed to mitigate these impacts. Consultation with the owners and operators of the agricultural businesses on adjoining lots will help to inform the potential impacts and mitigation measures.

DPI Agriculture's guidelines on land use conflict risk assessments and buffers are contained in the following documents:

- [Land Use Conflict Risk Assessment \(LUCRA\) Guide](#)
- [Buffer Zones to Reduce Land Use Conflict with Agriculture – An Interim Guideline](#)

Should you require clarification on any of the information contained in this response, please contact me on 0437 645 719 or by email at landuse.ag@dpi.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'H. Squires'.

07 April 2022
Helen Squires
Agricultural Land Use Planning Officer