

Department of Planning, Housing and Infrastructure (DPHI)
C/- Major Projects Portal

Attention: Thomas Bertwhistle

Wallgrove Business Hub (SSD-50972718) (Fairfield City) – Response to Submissions (RTS)

Dear Mr Bertwhistle,

I refer to your request for advice on the Wallgrove Business Hub RTS dated 13 May 2025.

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.

The RTS and Land Use Conflict Risk Assessment (LUCRA), submitted with the RTS, have been reviewed. The LUCRA has been undertaken in accordance with the Department's LUCRA Guide (2011) and identifies appropriate mitigation measures for the common amenity issues that can occur with this type of development during the construction and operation phase.

It is noted, that direct consultation with primary producers in the surrounding area has not occurred as part of the LUCRA. We acknowledge the area is strategically identified and may eventually transition from rural land uses, however it is important that the proposed development does not adversely impact on current agricultural operations.

The risk management process is a dynamic process that requires continuous engagement with relevant stakeholders throughout the life of the project. If approved, DPHI should include conditions of consent that requires compliance with the LUCRA recommendations and performance monitoring including stakeholder engagement. This will enable an adjustment to mitigation measures should the measures be ineffective or stakeholder consultation identify new risks that require attention.

Should you require clarification on any of the information provided, please do not hesitate to contact me at 0412 424397 or by email at landuse.ag@dpird.nsw.gov.au.

Sincerely



Selina Stillman
Agricultural Landuse Planning Officer
Agriculture & Biosecurity