

PRESENT: James Bell, Ed Biel, Cr Blair Briggs, Louise Davies, Will Davies, Andrew Docking (DPI), Edgar Downes, Cr Matt Gould, Cr Noel Lowry, Andrew Pace, David Smith (Chair), Carolyn Whitten

APOLOGIES: Cr Michael Banasik, Phil Bartolo, Cr Matthew Deeth, Ally Dench, John Galea, Joseph Grima, Cr Judith Hannan (Mayor), Vincent Hewson, Cr Robert Khan, Cr Simon Landow, Sue Mossman, Chris Stewart, Joe Vella

DESCRIPTION		ACTION
1.	<p>Welcome and Acknowledgement of Country</p> <p>Meeting commenced at 7:37 pm. David Smith welcomed all Committee members.</p>	
2.	<p>Minutes of Meeting 26 April 2017</p> <p>The Minutes of Meeting for 26 April 2017 were circulated to the Committee on 25 July 2017.</p> <p>One change was requested by Ed Biel to point 10 in relation to the Agricultural Enterprise Credit Scheme which was made. Amended Minutes were handed out to Committee to review.</p> <p>It was resolved that the Minutes of Meeting held on 26 April 2017, as circulated, be adopted as true and correct.</p>	
3.	<p>Minutes of Meeting 12 July 2017</p> <p>The Minutes of Meeting for 12 July 2017 were circulated to the Committee on 31 July 2017.</p> <p>It was resolved that the Minutes of Meeting held on 12 July 2017, as circulated, be adopted as true and correct.</p>	
3.	<p>Update on Review of Rural Volume of DCP</p> <p>The Working Group have been involved in detailed discussions which has resulted in a summary of the proposed changes. The Table Outlining Proposed Amendments to the Rural Volume of DCP (Volume 8) was handed out to Committee to review.</p> <p>In relation to the information drafted by Mark Ruddiman, Ed Biel suggests that the paragraph be removed in relation to the Sydney Drinking Water Catchment Area. It is unclear as to what type of developments this paragraph is aimed at and it is difficult to see how any activity can fail to have some impact on the environment or the drinking water even if minimal. Ed initially asked for the word "beneficial" to be removed as this is</p>	

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<p>impossible and be replaced with the word “neutral”, however, Ed now asks that the whole second paragraph be removed.</p> <p>Ed advised that if the second paragraph has to stay then he would like the word “beneficial” be replaced with the word “neutral”, however, would prefer the whole paragraph be deleted.</p> <p>David advised that the word “neutral” would not work. It was mentioned that the area needs to return to the same state but not worse. Louise Davies agreed that it should not have a detrimental effect.</p> <p>David said the paragraph is not just referred to water quality but to everything. David said that he takes on board Ed’s comments.</p> <p>Ed ask that 1.2 be deleted in its entirety.</p> <p>David suggested the wording be “That to provide guidelines that are workable and practicable for rural development without creating unnecessary rural burden”.</p> <p>Ed said that (c) is the one in question – beneficial or neutral.</p> <p>James Bell said that (c) is the same as (f).</p> <p>David has no problem with having (c) taken out.</p> <p>Edgar Downes suggested the wording be made that there is no detrimental impact to the water quality.</p> <p>Cr Lowry suggested the word “minimal”. Will Davies said that any word that is put in needs to be measured.</p> <p>Ed moved that the existing objective 1.2(c) in the Rural DCP be taken out.</p> <p>David suggested that the Committee read the Table Outlined Proposed Amendments to Rural Volume DCP and if there are any questions to contact David or Mark Ruddiman and let them know. David asked all Committee members to provide feedback within two weeks.</p> <p>Mark Ruddiman’s contact number is 4677 9592 and email Mark.Ruddiman@wollondilly.nsw.gov.au.</p>	
<p>4. Update on Agricultural Enterprise Credit Scheme</p> <p>David attended a working group meeting on 16 August 2017 and handed out the notes to Committee taken at that meeting.</p> <p>Ed stated that a researcher from the University of Technology of Sydney, Samantha Sharp, had attended the meeting. She is currently doing research of some aspects of Sydney’s peri-urban development amongst other things. She was encouraged to have input, however, there has been no development since.</p> <p>Ed stated that the planning has been taken away from Council. Ed is concerned that the whole concept has been communicated poorly through the development community to government and he fears that the AEC concept is going to be dashed. Ed is at a loss as to how we can progress the concept much further without some indication that there will be some light at the end of the tunnel. Cr Gould stated that the development need is not enough to make the scheme work. Cr Gould suggested using Liverpool Council and bigger Councils to trial this scheme. Cr Gould states</p>	

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<p>that the State Government cares about getting as many houses on the ground as they can.</p> <p>Cr Lowry states that we are putting an additional cost on development which the developers are not prepared to wear. The developer will not argue the AEC case for us. We need to talk more about planning and why we need rural areas maintained. We have to sell good planning and that is not an easy sell as the developers will be a barrier as they want the cheapest option for them as they always want a product that they can put into the market at all times that is profitable for them. Council staff are right on the money as to where we are going. Maybe find a student who is willing to do a thesis to help as they can go to the media as we need to win it politically.</p> <p>James Bell stated that a student will not get involved unless there is an independent scholarship opportunity. It needs to be independent from the Government. James suggested that the National Party and Angus Taylor should get involved.</p> <p>Ed suggested that as Samantha Sharp wants to do her own study then we will not need a student. Samantha will do an economic analysis that can be taken to the government. Ed feels that Samantha has the calibre to provide the next step.</p> <p>Ed stated again, that if we need a trial, how do we do it? He said that developers are fearful as it will affect their pocket. Louise suggested doing a hypothetical trial. David suggested picking a certain area and then ask the question "how can we make this scheme work?" and to be prepared to accept the risks that come with it.</p> <p>Cr Lowry suggested taking David's route and also using Samantha's expertise. Ed said that he is happy for it to start no matter where it starts.</p> <p>David stated that Council has no budget for this proposal at the moment. Cr Lowry suggested that Councillors and Executive need to get together to talk about this. Ed suggested that it would only need \$20,000 to begin with.</p>	
<p>5. Update on Review of Permissible Land Uses in Rural Zones</p> <p>Carolyn Whitten stated that a date has not been set as yet for the working group. Carolyn will talk to the relevant Committee members tonight to discuss a date that is suitable to all members of the working group. Edgar Downes suggested that his daughter would like to join this working group. David said he would be happy to have her join.</p> <p>David stated that a planning proposal has already commenced in relation to tourism. David will provide Louise a copy of the overriding <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>.</p>	<p>David to give Louise a copy of Development Codes</p>
<p>6. Response from Camden Council on Submission on Draft Camden Rural Lands Strategy</p> <p>The response from Camden Council on Submission on Draft Camden Rural Lands Strategy was circulated to Committee on 6 October 2017. David asked Committee for feedback.</p>	<p>Council to do positive press on agriculture value to Shire.</p>

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<p>Edgar stated that commercial viability in rural lands is very important and relates to the previous point in this Agenda.</p> <p>David felt that the response was a bit dismissive which was disappointing.</p> <p>James stated that both Camden and Wollondilly Council should be working together and both should be involved in all discussions with the University of Sydney.</p> <p>The Committee suggested that Council do some positive press on the agriculture value to the Shire and agriculture industries within the Shire.</p> <p>It was mentioned that the Shire is also bringing economy to other areas of Australia through the work they are doing ie. truck driving, etc.</p>	
<p>7. Eurobodalla Food Policy</p> <p>Andrew Pace previously sent David some information and stated that there does not seem to be any further progress since that last update.</p> <p>Cr Briggs stated that it is a policy that will support local farms and is a more active food policy to support the local population.</p> <p>James said that the population does not understand the principles of where food comes from and further education is needed.</p> <p>Cr Lowry said that the farmer and the consumer need to have a better relationship.</p> <p>James suggested that this education needs to start in primary school to explain how the eggs, milk got to the house to be able to make the cake. Cr Briggs stated that there is reluctance for schools to bring this education in as they are so busy with the curriculum as it is now.</p> <p>Andrew suggested that maybe a few farmers could attend the local schools in the Shire and talk to the children to explain to them how their food is grown and ends up in the supermarket.</p> <p>Cr Lowry suggested that the Camden Show has a large proportion of the Shire attending and so we should use the Camden Show to start this education. Cr Lowry also suggested that Camden Produce Markets are another place to start this education.</p> <p>James suggested that there should be a Facebook presentation for this Shire, however, you need to talk to 8 or 9 year olds as they go home and talk to their parents and explain the processes to them.</p> <p>James said that even academics who visit the university are keen to see the pigs and the piglets at the university as they have never seen them.</p> <p>Friday is the school day at the Camden Show and that day should be targeted.</p> <p>James stated at the end of the day it is about education and Camden Show is the opportunity to talk about what the Shire is doing. Ed said that they should encourage the schools to visit the farms of the Committee all on the one day. David stated that</p>	<p>Andrew Pace to provide further update to David Smith.</p>

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	<p>there are 15 primary schools in the Shire. James suggested that the farms need to work out the WHS concerns to present to the school to make it easier for the schools.</p> <p>Andrew is happy to create a presentation to show at schools and will even bring in a baby turkey.</p> <p>Andrew will find out if there are any further updates to the policy and will send them through to David.</p> <p>Louise reminded Councillors that they were invited to visit her farm to see first-hand biodiversity but that is yet to happen. Louise stated that the invitation is still open. David suggested that Louise talk to Carolyn to set a date.</p>	
8.	<p>DPI University of Technology Sydney Right to Farm Agricultural Land Use Conflict Project</p> <p>Council staff have been invited to attend next Monday, 16 October 2017.</p>	
9.	<p>Pilot “placed based” Approaches to Managing the Metropolitan Rural Area</p> <p>David mentioned that the pilot program is keen to progress with Wallacia and Mulgoa and David said this is an opportunity for Council to suggest the AEC scheme.</p> <p>Ed stated that the scheme is not ‘place’ based but ‘area’ based although not necessarily a defined area.</p> <p>Ed said that he happy to see any pilot come up for the scheme but he feels that this one is a bit restrictive.</p> <p>Ed is worried that it is just a token to appease him but anything is better than nothing, however, David said that it is still a foot in the door.</p> <p>David stated that they are wanting a working group and suggested that it would be good to get Samantha Sharp to be in this working group.</p>	<p>Samantha Sharp to be invited to participate in this Working Group.</p>
10.	<p>Current Planning Matters</p> <p>a. Development Contributions Plan Council is putting out to tender a brief for a review of the development contributions plan with a focus on Wilton.</p> <p>b. Merging of the West and South West Districts We now part of the Western Garden City. The planning proposal of Menangle Street will be the first test.</p> <p>c. Court Case – Poultry Farm No significant action at this time. Applicant has sought an adjournment. Andrew asked how long can they keep slowing the process down. David stated that there will come a time when Council/Court will say that enough is enough.</p> <p>d. Wilton Priority Growth Area Walker Corp has a proposal for more dwellings and developments. It has just been on exhibition and received a number of submissions.</p>	

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	<p>A further 5,400 dwellings are to be on exhibition before Christmas.</p> <p>e. Wilton Waste Water Re-use Resolution Council has just passed a resolution that was handed out to Committee. Cr Briggs said that it is important to start a conversation about this as something needs to happen to the waste water.</p>	
11.	<p>Workplace Health and Safety Nil.</p>	
12.	<p>General Business:</p> <p>a. Resignation of David Smith Next Thursday, 19 October 2017 is David's last day. Carolyn Whitten will Chair the next meeting. Chris Stewart will also attend the next meeting. David has taken on the position of Manager - Urban Centres at Campbelltown City Council. James thanked David for his contribution to these Committees and these meetings. James stated that we have been very lucky to have David.</p> <p>b. No Need for DAs for Forestry Agriculture In Wollondilly you need a DA to do any forestry. Cr Briggs would like there to be no need for a DA for forestry. He suggested a Carbon Farming initiative in Wollondilly. New Zealand has done it very successfully and also Scotland. Louise suggested to be cautious and careful so as to make a dead forest. Ed said he would encourage any diversity in agriculture in the Shire and shares Cr Briggs puzzlement for the need to put in a DA. It is an agriculture activity in an agriculture Shire so there should be no need for a DA.</p> <p>c. Zoning for Large Rural Properties at Yerranderie Cr Gould said that there are quite large rural properties in Yerranderie that are zoned inappropriately. Before 2011, there was no standard instrument for zoning and when these large rural properties were re-zoned, they were zoned inappropriately. Cr Gould said that there will be a Committee meeting out at Yerranderie and Committee members are welcome to attend.</p> <p>d. Next Meeting Wednesday, 7 February 2018 at 7:30 pm</p> <p>Meeting closed at 9:50 pm.</p>	