

**PRESENT:** Phil Bartolo, James Bell, Ed Biel, Louise Davies, Will Davies, Joseph Grima, Edgar Downes, Vincent Hewson, Cr Noel Lowry, Ally Dench, Stephen Gardiner, Carolyn Whitten (Chair), Mia Hallowell (minute taker).

**APOLOGIES:** Andrew Pace, Jacqueline Chevis, Andrew Docking (DPI), John Galea (DPI), Joe Vella, Sue Mossman, Cr Judith Hannan, Cr Michael Banasik, Cr Robert Khan, Cr Matt Smith, Cr Matthew Deeth, Chris Stewart, Jennifer Baldwin.

DESCRIPTION		ACTION
1.	<p><b>Welcome and Acknowledgement of Country</b></p> <p>Meeting commenced at 7:11 pm.</p> <p>Carolyn Whitten noted Mia Hallowell would be taking minutes for tonight's meeting. Those present were asked to introduce themselves to ensure accuracy of minutes.</p>	
2.	<p><b>Minutes of Meeting 14 March 2018</b></p> <p>The Minutes of Meeting for 14 March 2018 were circulated to the Committee on 6 June 2018.</p> <p><b>It was resolved that the Minutes of Meeting held on 14 March 2018, as circulated, be adopted as true and correct.</b></p>	
3.	<p><b>Update on Agricultural Enterprise Credit (AEC) Scheme</b></p> <p>Ally Dench provided an overview of a presentation made by Samantha Sharpe, a Research and Policy professional at the University of Technology, Sydney. The presentation looked at the model behind Sydney City Council's Heritage Floor Space Scheme. However, legal implications are not yet known of the AEC Scheme until it has been finalised.</p> <p>Ally Dench noted Samantha Sharpe has commenced her literature research as part of the Scheme with Phase 3; High Level Modelling, to be presented in August 2018. It was stated the project has been extended by another quarter (Q4 2018), as Samantha is currently on leave. However upon her return, Samantha will consider multiple scenarios in her research before sending her recommendations back to Council.</p> <p>Ally Dench believed for the Scheme to get off the ground, it will require political support which could be achieved through planning partnerships with the Western Sydney Deal.</p>	

	DESCRIPTION	ACTION
4.	<p><b>Dam Licences</b></p> <p>Phil Bartolo noted restrictions around obtaining a dam licence makes it difficult for new farmers to enter the industry.</p> <p>Louise queried how to obtain a dam licence through Council; to which Stephen Gardiner noted Wollondilly would ask for requirements under State Law as part of the Development Application (DA) process.</p>	<p>A presentation be included at the next meeting from the Development Team regarding the development application process.</p>
5.	<p><b>Current Planning Matters</b></p> <p><b>(a) Sydney Orbital</b></p> <p>Stephen Gardiner raised Sydney Orbital as a discussion point, before moving onto other planning matters. He stated both Council and Councillors are passionate about the topic, which was also raised at the last Council meeting.</p> <p>Stephen Gardiner noted Council had produced a strong submission regarding the Orbital, which addressed environmental factors and other areas of concern raised by the community. He further added consultation and communication from the State government regarding the M9 has been poor, with the proposed route not taking into account future growth, impacts and best corridor options for the region.</p> <p>Cr Lowry and James Bell congratulated Council for their efforts in compiling the submission and reiterated how extensive and well written it was.</p> <p>Cr Lowry noted the community are also empathetic of Sydney University being affected; losing a large portion of land at the back and front as a result of the corridor.</p> <p>Other discussion points included:</p> <ul style="list-style-type: none"> <li>• Concern regarding pollution from the M9</li> <li>• Commission Plans; do not correlate with one another</li> <li>• Properties being devalued as a result</li> </ul> <p><b>(b) Strategic Planning Framework</b></p> <p>Stephen Gardiner provided an overview of the number of legislative changes made to the Local Environment Plan (LEP) review. A presentation was shown, which outlined Council's new obligations;</p> <ul style="list-style-type: none"> <li>• Ending transitional arrangements for Part 3A</li> <li>• Local Planning Panels</li> <li>• Statement of reasons</li> <li>• Changes to concurrences and referrals</li> <li>• Changes to conditions for major projects</li> <li>• Enforceable undertakings</li> <li>• Local Strategic Planning Statements; a new document designed to assist with vision for an area and types of controls</li> <li>• LEP Review</li> </ul>	

DESCRIPTION	ACTION
<ul style="list-style-type: none"> <li>• Community participation plans; defining how, when and why we consult with the community</li> <li>• Improvements to complying development</li> <li>• Building and subdivision; which primarily affects DA's and engineers</li> <li>• Standard format Development Control Plans (DCP); to be implemented by mid 2020</li> </ul> <p>Committee members questioned whether standard DCPs, like LEPs, would be applied across regions or state. Stephen Gardiner noted no template has been made public as yet, however the current standard instrument applies across the state, therefore believes it will be the same.</p> <p>Stephen Gardiner then presented the Committee with an image obtained from the Local Strategic Planning Statements found on the Department of Planning and Environment website:</p> <p><a href="https://www.planning.nsw.gov.au/policy-and-legislation/environmental-planning-and-assessment-act-updated/guide-to-the-updated-environmental-planning-and-assessment-act-1979/~media/E56C7C8D06C04D658615983B78F4D42F.ashx">https://www.planning.nsw.gov.au/policy-and-legislation/environmental-planning-and-assessment-act-updated/guide-to-the-updated-environmental-planning-and-assessment-act-1979/~media/E56C7C8D06C04D658615983B78F4D42F.ashx</a></p> <p>The image reflects a sliding scale of what will influence, identify, analysis and implement change at the core site. Stephen Gardiner believed the CSP should be placed as a top priority at the Local Government Level given it feeds into an analysis of strength, risks and opportunities at the Local Government Area level.</p> <p>Stephen Gardiner went on to reiterate how crucial it is that Council deliver a solid Local Planning Statement, LEP and DCP. He noted the Committee has an advantageous opportunity to contribute to the LEP review process. Ally Dench added that by focusing on peri-urban growth in the LEP, our region could be considered favourable for funding.</p> <p>The Committee then held discussion around the purpose of the Local Planning Panel (LPP) and Joint Regional Planning Panels (JRPP). Stephen Gardiner provided an example of a rezoning application and its relevance to the LPP. Stephen Gardiner explained the current lifespan for such a proposal is 90 days which is inclusive of a Preliminary Exhibition; an initiative by Council for the purpose of consultation with the community prior to notifying Councillors of the outcome.</p> <p>Despite going through the LPP, the determination of such an application is made by the Gateway in the Department of Planning and Environment, under the Greater Sydney Commission. Despite the extra level of consultation in a DA process, Cr Lowry noted he is supportive of purpose of the Local Planning Panel.</p> <p>There was further discussion as to whether applicants or objectors can address the LPP, which Stephen Gardiner confirmed can be done at the LPP meeting. The Committee queried how Community Representatives were chosen, to which Cr Lowry confirmed was done so by Councillors. The list of LPP members was referenced from the link below:</p> <p><a href="https://www.wollondilly.nsw.gov.au/planning-and-development/ihap/local-planning-panel-faq/">https://www.wollondilly.nsw.gov.au/planning-and-development/ihap/local-planning-panel-faq/</a></p>	



DESCRIPTION		ACTION
	<p><b>(f) Development Applications</b></p> <p>Will Davies queried a DA regarding the Piccolo farm in Thirlmere. His query was mainly around buffer zones given how narrow the block is. Carolyn Whitten noted variations were made to the setbacks as no pesticides are applicable, given it is an organic farm.</p> <p>Phil Bartolo also queried the status of the poultry DAs in Bargo and Pheasants Nest.</p>	<p>Carolyn Whitten to find out size of block, zone and variations and distribute to Committee.</p> <p>Stephen Gardiner to provide status on poultry DAs and distribute to Committee.</p>
6.	<p><b>Workplace Health and Safety</b></p> <p>Nil</p>	
7.	<p><b>General Business</b></p> <p>Nil</p>	
13.	<p><b>Next Meeting</b></p> <p>Wednesday, 12 September 2018 at 7.00pm</p> <p>Meeting closed at 10:01pm.</p>	<p>Cr Lowry proposed an Agenda item for the next meeting - Water resources in relation to dam licences and a Shire Policy.</p>