

PRESENT: Phil Bartolo, James Bell, Ed Biel, Louise Davies, Will Davies, John Galea (DPI), Joseph Grima, Vincent Hewson, Sue Mossman, Andrew Pace, Cr Matthew Deeth, Cr Noel Lowry, Ally Dench, Stephen Gardiner, Carolyn Whitten (Chair), Tracy Paul (minute taker).

PRESENT BY INVITATION: Laure-Elise Ruoso and Roel Plant (guest presenters, Institute for Sustainable Futures, University of Technology Sydney).

APOLOGIES: Jacqueline Chevis, Andrew Docking (DPI), Edgar Downes, Joe Vella, Cr Judith Hannan, Cr Michael Banasik, Cr Robert Khan, Cr Matt Smith, Chris Stewart, Jennifer Baldwin.

DESCRIPTION		ACTION
1.	<p>Welcome and Acknowledgement of Country</p> <p>Meeting commenced at 7:37 pm.</p> <p>Carolyn Whitten explained that this was Stephen Gardiner's, Manager Sustainable Growth, first meeting so asked all present to introduce themselves and to explain why they have elected to be present at this Committee meeting.</p>	
2.	<p>Presentation by Laure-Elise Ruoso, Institute for Sustainable Futures, UTS;</p> <p>Phd Presentation "Changes in the Peri-Urban Area and the Impacts on Farmers"</p> <p>Laure-Elise Ruoso spoke to her PowerPoint presentation and the presentation was discussed by Committee members.</p> <p>Some discussion points were as follows:</p> <p>James Bell stated that appropriate infrastructure is needed to get the farmer's product out to the community ie. roads, rail, etc.</p> <p>Sue Mossman stated that the point raised in relation to the barriers/limitations being overcome is that there needs to be a way to assist farmers on how to lease farms, find a way to sell by-products, etc.</p> <p>Vincent Hewson stated that he has raised the issue of leasing land in previous Committee meetings as land is so expensive to buy and the leasing of land has been very successful overseas.</p> <p>Cr Lowry stated that the point raised in relation to renegotiating viability is very important. The viability of the developers compared</p>	

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<p>to the viability to the farmer is very different. We need to adopt an European way of thinking in relation to how our towns/villages are developed. Wollondilly needs borders at the end of each town/village instead of sprawling further and further out. Farmers would stay if the farms were profitable whereas now the farmers are selling to developers because it is more profitable to the farmer.</p> <p>Vincent Hewson stated that the European module for towns/villages would not work as well in Australia as in Europe as Australia has a small population and a large area of land, however, the Committee agreed that a large portion of the unpopulated land is not useful for agriculture. It was stated that, in every great city in Europe, only 10kms from the boarder there is agriculture. Vincent Hewson stated that it should also be noted that those farmers are subsidised, however, there is no subsidy in Australia. In comparison, Cr Lowry stated that Wollondilly is 40kms from Sydney but Wollondilly is sprawling and there is no real distinction between the towns/villages and agriculture.</p> <p>James Bell mentioned the 'triple bottom line' which is a framework with three parts being social, environmental (or ecological) and financial. This framework is used to evaluate performance in a broader perspective to create greater business value. James Bell stated that the 'triple bottom line' framework should be incorporated in finding an appropriate solution to viability.</p> <p>Roel Plant, UTS, also spoke about the 'fourth bottom line' which is 'governance'. He believes that this should also be incorporated into finding a solution to viability.</p> <p>The Sydney food bowl is the most resilient food bowl in NSW because of the rainfall. So, the importance of this area needing to be retained is greater than other food bowls in NSW. Stephen Gardiner stated that it is important that all the levels of government need to work together in order for this to happen.</p> <p>Cr Lowry thanked Laure-Elise Ruoso for her presentation and noted that that she has highlighted exactly how the Committee feels about these issues. Laure-Elise Ruoso stated that she will send a link of her thesis to Council when her thesis is finished which should be in a few weeks.</p>	
<p>3. Minutes of Meeting 11 October 2017</p> <p>The Minutes of Meeting for 11 October 2017 were circulated to the Committee on 11 January 2018.</p> <p>It was resolved that the Minutes of Meeting held on 11 October 2017, as circulated, be adopted as true and correct.</p>	
<p>4. Update on Review of Rural Volume of Wollondilly Development Control Plan 2016 (DCP)</p> <p>At the last Committee Meeting, a table of proposed changes to the Rural Volume of the DCP (Volume 8 – Primary agricultural and Rural uses), which were prepared by the Working Group (Review of Permissible Land Uses in Rural Zones), were reviewed.</p> <p>The housekeeping changes to the DCP were adopted by Council at its meeting on 11 December 2017 and came into force on the 10 January 2018.</p>	

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<p>Carolyn Whitten stated that the Housekeeping Review primarily identified minor changes to address controls that were unnecessarily slowing down the development assessment process. There were a number of amendments which could not be incorporated into the housekeeping review because they were outside the scope. Council resolved:</p> <p><i>That Council commence a more comprehensive review of DCP Volume 8 (Agricultural and Rural Uses) in 2018. This review will, in part give consideration to the suggested amendments from the Rural Industry Community Advisory Group which were outside the scope of this housekeeping review.</i></p> <p>Carolyn Whitten thanked the members of the Committee who were involved and advised that she hoped to be able to provide an overview of the Review at the next Committee Meeting.</p> <p>Louise Davies stated that she put in a submission to the Councillors and she was unsure if they had read it as some things that impacted on the community went through. Carolyn Whitten offered to follow this up with Louise Davies.</p> <p>Carolyn Whitten invited the rest of the Committee to also make contact if they had feedback on the DCP. Carolyn Whitten stated that Council is open to looking at any other amendments which the Committee feels are relevant. Carolyn Whitten stated the DCP is a guide, however, Council needs to look at any amendments before they are adopted as precedents can be set.</p> <p>Ed Biel asked if the IHAP is bound by what is in the DCP and the LEP? Will the current DCP affect any new DAs? If this is correct then this Committee needs to have more of an input into the DCP and LEPs. Stephen Gardiner stated that the IHAP will have the same power as what the Councillors had before IHAP becoming the determining authority. IHAP will have a discretionary power in relation to the DCP.</p> <p>Stephen Gardiner advised that not all development applications go to the Independent Hearing and Assessment Panel (IHAP). Certain triggers must first be met before a development application is referred to the IHAP.</p> <p>For example, where ten (10) submissions a received a development application will be required to be referred to the IHAP.</p> <p>There is information on Council's website in relation to IHAP and how the IHAP process will work; https://www.wollondilly.nsw.gov.au/planning-and-development/ihap/ .</p> <p>Sue Mossman asked who is on the IHAP. Stephen Gardiner advised that there is the:</p> <ul style="list-style-type: none"> • Chair; Steven Kennedy (with two alternatives); • two Experts; Vince Hardy and Stella Whittaker (with three alternatives); 	<p>Carolyn Whitten to speak to Louise Davies about her submission to the review of the DCP.</p> <p>Committee to contact Carolyn Whitten if they have any issues they feel need to be reviewed in the DCP.</p>

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<ul style="list-style-type: none"> Community representative being David Smith (and two alternatives). <p>Concern was expressed that it seemed pointless if the IHAP can disregard what is in the DCP as if the DCP is locked in then the IHAP has to apply the DCP to the letter of the law. Carolyn Whitten stated that, for the most part, the LEP cannot be varied as it is a legal document, however, the DCP is only a guide so it can be varied. Cr Lowry stated that the theory is that the IHAP will stick to the DCP more so than the Councillors as the IHAP is independent and, therefore, not swayed by the community.</p> <p>Louise Davies asked if the South West Planning Panel is still in place. Stephen Gardiner advised yes and it depends on the triggers as to who makes the decision. Cr Lowry stated what the IHAP is hoping to achieve is consistency and Ally Dench added and control of the situation.</p> <p>It was noted that that if someone takes IHAP to Court then it is Council that covers the costs of the legal proceedings. Cr Gould stated that the Councillors will now be looking into all the grey areas of the IHAP situation and having workshops to see how the IHAP will work in a positive way for the Councillors.</p>	
<p>5. Update on Agricultural Enterprise Credit (AEC) Scheme</p> <p>Ally Dench advised that the working group was held and thanked everyone who attended.</p> <p>Samantha Sharpe, who is a research and policy professional at the Institute for Sustainable Futures at University of Technology Sydney, is keen to be involved. Her research focuses on regional economic development. Council funded an Analysis and Conceptual Development of the Agricultural Enterprise Credit Scheme which was developed by Samantha Sharpe. Ally Dench advised that this document has now been received by Council and it will be sent out with the Minutes.</p> <p>Ed Biel stated that he would like to move a motion that the Committee express its thanks to Council and the Councillors for providing \$20,000 to Samantha Sharpe to carry out a study on the AEC scheme in conjunction with another project she is carrying out for the Commonwealth Department of Environment and Heritage. Sue Mossman seconded it. Supported.</p> <p>Samantha Sharp will be visiting Sydney after Easter 2018. Ally Dench will send out a meeting date for the working group to get together with Samantha Sharpe while she is in Sydney.</p> <p>Ally Dench advised that the timeframe will be the end of May 2018 as far as a model for the AEC goes as to the viability of that model and how it would work. Ally Dench stated that the working group is very excited about how this model will work.</p> <p>Ally Dench advised that part of the Western City Deal is that there has been an announcement of an agribusiness district around the airport together with the establishment of a \$150 million Western</p>	<p>Analysis and Conceptual Development of the Agricultural Enterprise Credit (AEC) Scheme document to be sent to the Committee with the Minutes.</p> <p>A date to be set for next working group for after Easter 2018 while Samantha Sharpe is in Sydney.</p>

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<p>Parkland City Liveability Program shared among the eight (8) participating Councils so interesting things are to come out of that including a plant science park and streamlining development while protecting environmental assets.</p> <p>The whole idea of the Western Sydney City Deal is that these agribusinesses will stem off the airport and the eight (8) Councils that are around it. All the information for the City Deal is online at https://cities.infrastructure.gov.au/western-sydney-city-deal</p> <p>Ally Dench stated that she is the lead officer for Wollondilly and what is being pushed is the protection of the peri-urban areas. AECs have also been discussed in the Western Sydney City Deal talks and Wollondilly is going ahead with doing the research and pilot. Fairfield Council is extremely supportive with the work so far on AECs. Fairfield has some of that development that we might also be able to tap into. Ally Dench stated that the biosecurity issues was advocated for and these projects still need to be nutured out.</p> <p>Louise Davies stated that the jury is still out on the UK City Deal approach. Cr Gould said that the City Deal is not bound yet. Ally Dench stated that the idea behind the Western Sydney City Deal is that it is about three (3) levels of government and eight (8) Councils working together. Louise Davies stated, however, that they are not focusing on infrastructure. Louise Davies stated it is not working for the area north of us and she cannot see how it can benefit us as we are not prepared for it in terms of infrastructure sufficient time to be prepared for it. Ally Dench stated that there is still a lot more work to be done.</p>	
<p>6. Update on Review of Permissible Land Uses in Rural Zones</p> <p>Carolyn Whitten advised that a date for the working group has not been set yet. She hopes this will happen in the next couple of weeks.</p>	<p>Arrange date for working group to meet.</p>
<p>7. Update on pilot “placed based” approaches to managing the Metropolitan Rural Area</p> <p>Carolyn Whitten advised that a meeting was held at Council on 4 December 2017 and was attended by Rod Simpson, Environment Commissioner, Greater Sydney Commission (GSC), staff from Wollondilly and Penrith Council’s.</p> <p>The focus of the meeting was to pilot a new “design led” approach to planning for areas in the Metropolitan Rural Area. There is a desire to move away from the traditional approach based on the agricultural land classifications. The pilot is likely to focus on the Wallacia and Mulgoa Valley areas.</p> <p>GSC has indicated that the pilot would need to be funded by Councils.</p> <p>Concern was raised that Wallacia and Mulgoa Valley are not representative of Wollondilly. Carolyn Whitten noted that the value of the pilot would be in testing a new approach to planning</p>	

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	for peri-urban areas which is transferrable and can be used in other locations.	
8.	<p>Update on SPUN (Sydney Peri-Urban Network of Councils)</p> <p>The SPUN group last met in March 2018. Group is looking to make representation to the State Government to introduce new land use terms within the Standard Instrument LEP. The land use terms are not always a good fit so opportunities to add more variation are being advocated.</p> <p>SPUN is also going to look into how best we lobby for more funding. Roel Plant is looking into how we can enhance farmers' viability i.e. setting up groups to have a network of farmers, etc</p>	
9.	<p>Wollondilly Destination Management Plan (DMP)</p> <p>An email about Council's DMP was sent to RICAC members earlier this week inviting them to be involved in the stakeholder consultation. Ally Dench explained that this Plan is about tourism in Wollondilly and advised that a meeting will be held at Council on Thursday, 22 March 2018 at 6.00pm to 8.00pm in which the Committee is welcome to attend to provide any input into the Plan in relation to tourism in the Shire.</p> <p>A consultant, Stafford Strategy, has been appointed to prepare the DMP. They have acknowledged that agriculture, horticulture and tourism can have a very positive symbiotic relationship.</p> <p>James Bell asked if Council could consider biosecurity when doing any sort of tourism Plan as it does not take much to destroy biosecurity. Ed Biel agreed and stated that some farmers will do anything to make money and not worry about biosecurity.</p> <p>Ed Biel also stated that it is very expensive to prepare and lodge a development application. Noted an example of an applicant in Wallacia where it cost hundreds of thousands of dollars to 'jump through hoops' to get a tourism development application through.</p> <p>Ally Dench stated that these consultations are about consulting with the community and these are the sort of things that Council needs to hear from the community, ie. the burden of the development application process, etc.</p> <p>Cr Deeth advised that he will raise it on Ed Biel's behalf as Ed Biel stated he will be unable to attend.</p>	<p>Committee invited to DMP stakeholder consultation on 22 March 2018.</p> <p>Cr Deeth to raise the issue of the cost of tourism DAs on behalf of Ed Biel at Stakeholder Consultation.</p>
10.	<p>Current Planning Matters</p> <p>a. Development Contributions Plan (DCP)</p> <p>The Development Contributions Plan (DCP) is a way by which developers in new growth areas provide monetary contributions towards planned infrastructure projects. It is now Section 7.11 (formerly known as Section 94).</p> <p>Ally Dench stated that Council is doing a health and wellbeing strategy which is looking at parks, cycle ways, community gardens, etc for Wilton New Town.</p> <p>Ed Biel asked is this a cash arrangement or 'in kind'. Carolyn Whitten confirmed that the Plan establishes a monetary contribution. However, an offset can be negotiated for works in</p>	

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<p>kind. The win for the developer is that it makes their development more marketable. Cr Gould stated, however, that this is voluntary and part of a Voluntary Planning Agreement (VPA).</p> <p>Ed Biel stated that he has experience in farmers markets and you cannot hold them in a paddock anymore as the markets need to be held undercover with toilets, refreshments, etc. Ed Biel stated that it would be great if one of the developers could build a big 'hay shed' type structure in one of these developments in Wilton to hold farmers markets. Ally Dench stated that possibly this could be a shared facility where the shed could be used for cooking demonstrations, etc, just like Picton High School has a commercial kitchen which is used by the TAFE. Ally Dench reminded the Committee that Council has an advocacy document being 'Wilton New Town...a GREAT New Town or NO Town at all'. Ally Dench stated that Council continues to stand by this document.</p> <p>b. Current Development Applications (DA's)</p> <ul style="list-style-type: none"> ▪ The DA for the poultry farm being DA No. 010.2011.00000568.002 for modification of consent for 294-296 Pheasants Nest Road, Pheasants Nest was approved at the last Ordinary Council Meeting on 19 February 2018. ▪ The DA for the poultry farm being DA No. 010.2015.00000292.001 for continued use of extensions to existing poultry sheds No. 5 and 6, construction of new poultry sheds No. 7, 8, 9, 10, 11 & 12; and filling of land in 3 stages at 325 Scroggies Road, Lakesland was approved subject to deferred commencement conditions at the Extraordinary Council Meeting on 26 February 2018. ▪ The DA for the poultry farm being DA No. 010.2017.00000532.001 for intensive agriculture, construction of metal shed, construction of water pumping station and re-establish surface of existing dam at 180 Bents Basin Road, Wallacia is currently on exhibition. ▪ The DA for the horticultural products facility being DA No. 010.2016.00000746.001 for rural industry comprising "Composting Facility" and "Resource Recovery Facility" including a weighbridge, office and use of existing sheds, and construction of new sheds at 665 Bents Basin Road, Wallacia is currently on exhibition. ▪ The DA for the poultry farm being DA No. 010.2018.00000100.001 for intensive livestock agriculture / intensive livestock industries, erection of 7 sheds, machinery, litter and composting shed, workers amenity, 2 dams and associated infrastructure at 180 Mockingbird Road, Pheasants Nest will be on exhibition tomorrow. ▪ The DA for the poultry farm being DA No. 010.2018.00000075.001 for demolition of a chicken farm at 345 Appin Road, Appin which involves the demolition of 96 sheds has been received by Council but has not gone to 	

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	<p>exhibition yet. The land is zoned rural and Council has received a planning proposal to rezone the site. The planning proposal is on hold and has not progressed since it was submitted.</p> <ul style="list-style-type: none"> ▪ To view DAs which are currently advertised, click on the following link https://www.wollondilly.nsw.gov.au/Council/advertisements/ <p>c. Court Cases – Poultry Farm. Two poultry matters are currently in Court.</p> <p>It was suggested that Council needs to be proactive in talking to local chicken processors in relation to staying in the Shire in light of recent poultry processors closing their businesses. If local poultry processors were to also do this, it would be detrimental to poultry famers in the Shire due to the restrictions they have in how far they are allowed to travel with their poultry to get the poultry to the processors.</p> <p>d. Wilton Priority Growth Area. This issue was not discussed.</p>	
11.	<p>Workplace Health and Safety Nil.</p>	
12.	<p>General Business:</p> <p>a. Meeting Time The meeting time was agreed to be brought forward to 7.00pm for all future meetings.</p> <p>b. Economic & Tourism Carolyn Whitten advised that Council's Tourism & Business Investment team have offered to come and talk to Committee and Carolyn Whitten asked if this was something the Committee was interested in. The Committee agreed that they were happy to have the Team attend if there is something relevant to discuss with the Committee.</p> <p>c. Cedar Creek Orchard Farmers Market Cr Gould asked if there would be a benefit for agriculture users having a Farmers Market in the Shire. The Committee agreed that, yes, there would be. Ed Biel stated that the Farmers Market would also bring jobs to the Shire.</p> <p>d. Suggestions for How Council can Help Farmers Cr Gould asked the Committee if there is anything that Council can do to help with the farmers at this time:</p> <ul style="list-style-type: none"> ▪ The suggestion was put forward for a variation of rates for people who are actually producing ie. not the 'bit' farmers. ▪ Cr Gould stated that a rate reduction would be good, however, he was thinking more along the lines of trying to encourage people to shop locally. ▪ Cr Gould also suggested the possibility of having mental health facilities available specifically for farmers. John 	<p>Meeting time to be brought forward to 7.00pm for all future Committee Meetings.</p> <p>Representative from Council's Tourism Team to be invited to the next Committee Meeting.</p>

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	<p>Galea mentioned that there is a mental health group already for this purpose called Rural Resilience.</p> <ul style="list-style-type: none"> ▪ James Bell said they have water but the cost of water is very high. John Galea said to go to the DPI website for metring conditions about measuring water take https://www.water.nsw.gov.au/water-licensing/metering . John Galea also advised that he will send the link for the metring conditions about measuring water take to the Committee. ▪ Sue Mossman asked if the Committee can put in a submission to have the dam licences changed. John Galea stated that Committee would need to write to express that they do not like the plan. Cr Gould asked that this issue be put on the Agenda for a future item. <p>e. Thank You to Councillors and Council Joe Grima thanked the Councillors and Council on behalf of all the poultry farmers in the Shire for supporting them in their development applications.</p>	<p>John Galea to send link re measuring water take and metring conditions.</p> <p>Dam licences to be put on the next Agenda.</p>
13.	<p>Next Meeting Wednesday, 13 June 2018 at 7.00pm Meeting closed at 9:50pm.</p>	