

Client

NSW Department of Primary Industries

Project

Sydney's Agriculture - Planning for the  
Future  
Forum Outcomes Report

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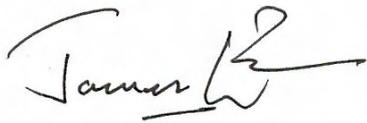


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# 1 Introduction

In December 2008, the NSW Department of Primary Industries, with assistance from Penrith City Council and the NSW Department of Planning, hosted a forum, *Sydney's Agriculture – Planning for the Future*. The forum provided an opportunity for agricultural specialists from across industry, planning, business and government sectors to:

- Examine key issues affecting the future of agricultural production in the Sydney Basin in the context of projected population growth, continued urban development and loss of productive agricultural land
- Explore strategies for ensuring the sustainability of agriculture in Sydney to secure the supply of fresh foods to the city's growing population.

This report provides a summary of the issues and strategies discussed at the forum.

## 1.1 Background to forum

Protection and maintenance of productive agricultural land within the Sydney Basin is an important policy issue for government, agricultural operators, urban planners and the community.

The Sydney Basin is recognised as one of the State's food bowls and includes the greenhouse, hydroponics, vegetable, fruit, poultry, beef and other livestock, dairy, wine, honey, nursery, mushroom, cut flower, turf, orchard and organics industries.

Sydney's agriculture is highly intensive and accounts for approximately 12 percent of the total agricultural production in NSW, employing about 11 percent of the state's total workforce. Sydney is a major production centre for:

- Leafy green vegetables, capsicums, chilli, celery, mushrooms and herbs such as basil and coriander
- Poultry meat and eggs
- Nursery plants and seedlings
- Cut flowers
- Cultivated turf.

The Sydney Basin, as the primary population centre in NSW, is home to nearly 4.5 million people. With Sydney's population predicted to grow by more than

one million people by 2031, new housing will be established in both established urban areas and on the urban fringe.

The 2005 Metropolitan Strategy for Sydney outlines a framework for long term planning to manage growth to 2031. The Metropolitan Strategy identifies housing targets for different subregions within the metropolitan area. The housing targets identified in the Metropolitan Strategy for the north west and south west subregions are 140,000 and 155,000 respectively.

To accommodate predicted population growth significant new housing will be developed in local government areas which have high quality productive agricultural land.

Agricultural land is a strategic resource that needs to be carefully managed. Land use change, from rural to urban use, in the north west and south west subregions must be carefully planned to ensure the ongoing viability of agriculture in the Sydney Basin.

## 1.2 Forum overview

The forum *Sydney's Agriculture – Planning for the Future* was held on Wednesday 17 December 2008 at the Joan Sutherland Performing Arts Centre in Penrith.

Approximately 120 people attended the forum. Attendees included representatives from NSW state government agencies, rural metropolitan councils, NSW Farmers Association, CSIRO, Greening Australia, community associations, real estate, agritourism, agricultural industry and business organisations, industry, catchment management authorities and developers. A list of attendees is provided in Appendix A.

A copy of the forum program is provided in Appendix B.

The forum was designed to be both informative and participatory. It was structured to include a series of key note presentations, facilitated panel discussions and interactive workshop sessions. The workshop sessions provided an opportunity for attendees to participate actively in facilitated small group discussions to explore:

- Issues for agriculture from both an agricultural production and planning perspective
- Opportunities and strategies to ensure the viability of agriculture.

Small group discussions were facilitated and recorded by volunteers from the NSW Department of

Primary Industries, NSW Department of Planning and Penrith City Council.

The Mayor of Penrith City Council, Councillor Jim Aitken formally welcomed forum attendees. The Member for Penrith, Karyn Paluzzano then introduced the NSW Minister for Primary Industries, the Hon Ian Macdonald MLC who opened the forum.

Forum speakers included:

- Norma Shankie-Williams, Director, Metropolitan Coordination, NSW Department of Planning spoke about the Sydney Metropolitan Strategy and issues from the planning context
- Stephen Goodwin, a specialist consultant presented about opportunities, objectives, needs and barriers for hi-tech agricultural industries
- John Houston, General Manager, Pepes Ducks, presented about opportunities, objectives, needs and barriers for poultry industries
- Simon Gierke, Principal Livestock Officer, Primary Industries and Resources, SA reflected on a case study where the poultry industry and the South Australian government had partnered to achieve sustainable development
- Ian Sinclair, Principal, Edge Land Planning discussed the past, present and future planning issues associated with agriculture and Sydney's rural resource lands
- Jack Krohn, Manager, Green Wedges, Victorian Department of Planning and Community Development, explained the 'green wedge' approach to protecting non-urban land uses in the Melbourne Metropolitan area.

Copies of all presentations are provided in Appendix C.

## 2 Forum outcomes - Issues for agriculture

During the workshop sessions, Forum participants discussed the issues for agriculture in the Sydney Basin from an agricultural production perspective and a planning perspective.

Fifteen key issues were identified by forum participants. Key issues are summarised below. It should be noted that not all participants agreed with or endorsed each of the issues but that issues listed are a reflection of the majority view of participants.

### 2.1 Urban development eroding urban agricultural land

There was a perception among many of the participants that ongoing lobbying from the development industry is resulting in land, not identified in the Metropolitan Strategy, being rezoned for urban development. This is seen as leading to adhoc residential development across Sydney. Many participants believe that Part 3A of the Environmental Planning and Assessment Act is being used to approve adhoc housing development and to by-pass the Metropolitan Strategy and other planning policies.

It was pointed out that development needs to be controlled to safeguard agricultural production in the Sydney Basin. Ongoing urbanisation has to be carefully managed because the cumulative impact of urban development is eroding valuable agricultural land and pressuring agricultural operators to sell productive land for short term financial gain.

Land use zoning needs to be clarified and enforced to provide certainty to agricultural operators. Ongoing development pressure is creating uncertainty and forcing agricultural operators to delay investing in infrastructure, which is adversely impacting the industry.

### 2.2 Contribution of agricultural employment undervalued

There is a need to place higher value on the contribution of agriculture in terms of employment across the Sydney Basin. Agriculture employs a significant number of people and loss of agricultural land will result in job losses.

There is also a need to promote the agricultural industry in terms of providing rewarding and challenging career opportunities. Staff shortages and limitations on the availability of people who want to work in agriculture is an issue. The general attitude towards agriculture and lack of understanding of its social value and career opportunities discourages young people from taking up a career in agriculture. There is a shortage of trained agricultural farmers and producers and young people are not choosing careers in agriculture, which is adversely impacting the industry.

### 2.3 Lack of industry coordination

Agricultural industries need to be better coordinated and adopt a whole of industry approach. The agricultural sector is currently fragmented and is not unified. The lack of a strategic plan and clear direction from both within industry and government has contributed to fragmentation of the agricultural sector across the Sydney Basin.

Some agricultural industries are well organised and united, for example mushroom and poultry industries, but others are not. A strategic plan and vision for different agricultural industries is needed.

Agricultural operators need to work together to share information and strengthen the industry. Industry coordination is needed to help agricultural farmers and producers benchmark prices and lobby the big supermarkets that have a monopoly on the industry.

### 2.4 Limited market competition influencing economic sustainability

The economics of agricultural production have changed. Large supermarkets now have a monopoly on the industry and influence price benchmarks. With limited competition, agricultural farmers and producers have little control over prices and consequently they often struggle to be profitable. More competition is needed to ensure farmers and producers get a fair price for their produce and that the community can access affordable fresh food.

Limited competition is compromising the long term viability of the industry. Many agricultural farmers and producers are struggling to make a profit and cannot afford to expand their operations or invest in new technologies.

Agricultural operations need to be profitable. Agricultural farmers and producers need to be supported by government. Competition needs to be encouraged to ensure agriculture is economically sustainable.

## 2.5 Protection of agricultural lands to provide security of tenure

Agricultural production land needs greater protection to provide certainty and security of tenure to agricultural operators. Agricultural land needs to be definitively identified and protected from development pressures through planning policies.

There is a need for state and local governments to make a commitment to protection of agricultural land. Governments need to be more involved in protecting agricultural industries and productive rural land. One possibility could be to introduce agricultural protection legislation similar to the 'right to farm' legislation that operates in America.

## 2.6 Recognition of land use conflict

Increasing urban development in rural areas creates land use conflict. Urban expectations of rural amenity associated with the 'tree change' phenomenon make it problematic for agricultural operators. Urban residents complain about hours of operation, noise or spraying and force out rural activities. Agricultural operators cannot afford to resolve conflict with neighbours through legal processes.

Councils should have a greater role in educating residents moving into areas adjacent to agricultural land about the impacts associated with agricultural operations. For example, Section 149 certificates need to identify adjoining agricultural use.

In order for agricultural operators to invest significantly in their operations, they need security of tenure and the ability to expand and grow their operations. They need to be protected from urban encroachment, which impedes investment and expansion of agricultural operations because of land use conflict.

The conflict between urbanisation and agriculture needs to be better recognised in the planning process. Accordingly, planning policies need to better address the interface between urban/rural and agricultural land.

## 2.7 More industry engagement and involvement in policy development

Council planners and state government policy officers should improve their knowledge of agricultural practices and technologies. Councils and government agencies do not routinely consult the agricultural industry about the development of policies that affect agricultural land. Many agricultural operators are time poor and find it

difficult to get involved in the policy process or get their voices heard. When they are consulted, they often have little influence over policy outcomes and find that their issues are not recognised.

## 2.8 Infrastructure and water availability

There is a need to ensure that sufficient infrastructure and water resources are available at an affordable cost for agricultural operators.

## 2.9 Better links between producers and consumers

Community awareness about food production should be improved and current community complacency about food security addressed. More widespread recognition and community appreciation of the value of fresh food and the cultural, social and environmental role of agriculture in Sydney should occur.

Stronger links between producers and consumers are required. There is potential for government to help foster stronger links between agricultural operators and consumers, for example, through farmers markets and education campaigns about the benefits of buying locally produced food.

## 2.10 Consistent planning approach across state and local government

A more consistent planning approach to managing agricultural lands is needed. Currently local councils and state government agencies all have different policies and processes, which makes it difficult for industry to operate.

Inconsistent approaches between agencies and across local councils should be addressed. Currently some state government policies override local policies and create a lot of complexity in terms of regulations and uncertainty in terms of land use. Governments need to work more closely together and communicate consistent messages about the need to protect agricultural land.

## 2.11 Land values surpassing production values

Ongoing speculative development and land acquisition in the Sydney Basin is driving up land values. When land values are higher than agricultural production values, the long term financial viability of agricultural industries in the Sydney Basin is threatened.

The cost of land in Sydney is prohibitive to long term sustainable agriculture. Land values are so high that agriculture is unviable. The only land left in the Sydney Basin that is affordable for agricultural use is poor quality land with low soil fertility and/or limited access to water. Fertile land is so expensive to acquire that agricultural operators cannot afford to invest in the industry.

Many agricultural operators assume that their land will be zoned for urban use in the future and aspire to sell or 'cash in' so as to fund their retirement or to provide a nest-egg for their children. Accordingly, the financial incentives offered by developers encourage many to sell productive land for urban development.

Land speculation and ongoing development drive agricultural operators to seek the maximum profits for the sale of land. This is increasing land values and contributing to the ongoing loss of agricultural land.

The long term value of agricultural land needs to be recognised, in real terms. Appropriate land values need to be assigned and land owners compensated to protect the remaining agricultural land in the Sydney Basin. Economic and planning policies need to address the high dollar value of agricultural land in Sydney to ensure its long term protection. For example, rate subsidies and transferrable development rights are possible approaches that could be implemented.

## 2.12 Prohibitive planning regulations

Planning regulations often do not reflect the needs of the agricultural industry. For example, height restrictions on greenhouses inhibit the use of innovative technologies. Regulations need to be reviewed and updated to reflect changes in industry practices. For example:

- Requirements for setback distances designed to prevent spray drift should not be enforced for greenhouses
- Restrictions on farm gate sales should be relaxed to promote a direct link between producers and consumers
- Environmental regulations need to be better aligned with operational requirements.

## 2.13 Complexity of regulation and legislation and need for clear direction

Government regulation and legislation in NSW is overly complex and costly. Regulations are

prohibitive and do not encourage or support agricultural industries, which is encouraging agricultural operators to move to other states. For example regulations on chemical use are more restrictive in NSW than in Victoria.

Agricultural operators need more support and assistance to understand the development process and regulatory requirements. Councils need to provide more support to promote and protect agricultural land uses. For example, they need to consider the profitability of agricultural operations when assessing development applications.

Gaining development approval for agricultural operations in Sydney can be difficult, especially for land with adjoining urban uses. A more streamlined and coordinated development approval process is needed to simplify the complexity of the planning process. For example, operational approval between different agencies and council needs to be better coordinated.

Agricultural operators need clear guidelines for development and operation. Guidelines similar to the Poultry Farming Guidelines developed by the Department of Primary Industries should be prepared for other agricultural industries.

## 2.14 Need for designated agricultural areas

Agricultural land should be mapped, valued and protected with mapping identifying what and where agricultural produce is being produced. Mapping will help to determine priorities for land use and identify the impacts of ongoing urban encroachment and land use conflict.

There needs to be greater acknowledgement of agricultural land in the Metropolitan Strategy and that it is recognised as being as important as other industrial land. Planning strategies should recognise the social value of agricultural land and designate land for agricultural use. Accordingly, designated agricultural precincts within the metropolitan area are needed for agricultural use. Appropriate zoning should be introduced to protect designated agricultural land.

The Metropolitan Strategy needs to go beyond identifying regional rural activities and resource lands and to specifically identify agricultural land and designate targeted locations for intensive agriculture that take into account the water, soil and waste needs for sustainable agricultural operations. Similarly, the Strategy should specifically identify urban land and designate targeted locations for housing. The interface between urban and rural land also needs to be better addressed in the Metropolitan Strategy.

Development needs to be controlled to ensure that adhoc housing does not 'leap frog' outside of designated areas and defined growth boundaries need to be more strongly enforced. The lack of certainty over land use in the Metropolitan Strategy is leading to speculation which is pushing up land prices and adversely impacting the agricultural industry.

## 2.15 Recognition of food security

There is a need to recognise the value of agricultural land to ensure the security and supply of local fresh food to Sydney. Agriculture should be recognised as an essential service that supports Sydney's long term sustainability and a 'food plan' for Sydney should be developed.

### 3 Forum outcomes – Policy strengths and opportunities

In the context of the issues for agriculture in the Sydney Basin forum participants discussed:

- Current effective policy initiatives/strategies
- Other policy initiatives/strategies or opportunities that could be considered for agricultural industries to thrive into the future.

There was widespread recognition of the issues affecting agriculture. Participants recommended nineteen key policy initiatives for addressing issues. The key initiatives are summarised below. It should be noted that not all participants agreed with or endorsed each of the initiatives but that those listed are a reflection of the majority view of participants.

#### 3.1 Promote whole of government approach

Consideration should be given to more coordination between state and local governments regarding, planning, protection and management of agricultural land. A whole of government approach would provide a strong and coherent commitment to secure the future of agriculture in Sydney. A clear statement should be provided by government about the value of, and the vision for, agriculture.

Consideration should be given to emphasising agriculture in strategic policy documents including:

- Metropolitan Strategy
- Metropolitan Water Plan
- Climate Change Action Plan.

The NSW Department of Primary Industries and the NSW Department of Planning should work collaboratively with regional organisations of councils to facilitate a whole of government approach to agricultural land management. This would help to ensure that agricultural land is protected.

The agricultural industries should be engaged in policy development and consulted about a vision for the future of agriculture in the Sydney Basin. It was widely recognised that the forum was a positive initiative to promote increased collaboration between

agricultural specialists from across industry, planning, business and government sectors.

#### 3.2 Promote industry coordination

Industries should work more collaboratively to benchmark prices, and negotiate with major purchasers (including the big supermarkets) and implement alternative marketing strategies.

#### 3.3 Expand the boundaries of the Rural State Environmental Planning Policy

Consideration should be given to including the Sydney Basin in the Rural State Environmental Planning Policy (SEPP). The SEPP aims to facilitate the orderly and economic use and development of rural lands for rural use, but does not currently apply to local government areas in the Sydney Basin. If the SEPP were amended to include land across Sydney it would provide for a consistent approach to the management of agricultural land as a strategic resource across NSW.

#### 3.4 Adopt a coordinated industry-based 'case management' approach

Consideration should be given to introducing a coordinated 'case management' approach to planning and managing significant agricultural development across Sydney. NSW has broad strategies for agriculture, but industry specific strategies are needed.

An industry specific approach could be modelled on the approach used in South Australia and marketed to agricultural operators by using the South Australian chicken meat case study to highlight the benefits of industry participation.

The NSW Department of Primary Industries should have a primary role in coordinating cross agency involvement and promoting a more strategic planning approach to protect agricultural land and promote industrial development.

Industry case managers from the Department would:

- Coordinate contact across government to provide a single point of contact for industry representatives to promote a partnership approach between industry and government
- Engage industry representatives to develop industry specific strategic plans which would increase the competitiveness of local industries by addressing industry wide issues

- Run education and awareness programs for state and local planners, state government policy officers and elected members of government.

### 3.5 Broaden the focus of 'employment lands'

Consideration should be given to broadening the definition of 'employment lands' in the Metropolitan Strategy to enable agriculture to be recognised as a legitimate employment generator. Employment lands are currently defined as industrial or business parks, but there is potential to develop agricultural employment parks to provide a significant number of jobs.

There is an opportunity to co-locate industrial and agricultural employment parks to share resources and infrastructure. For example, run off could be captured from roof spaces in industrial estates and used on adjoining agricultural land.

### 3.6 Establish a government land holding body to buy-back productive land

Consideration should be given to the implementation of a land 'buy-back' scheme to acquire productive agricultural land.

A land bank of agricultural land could be owned by the government, and protected for food production; similar to national parks for environmental protection.

Consideration should also be given to establishing a land holding body which would acquire land for agricultural use and lease it to agricultural farmers and producers, similar to Rockdale. The government could identify priority agricultural land for protection and acquisition. The new land management body could own land in trust for leasehold in perpetuity. This would ensure the protection of productive agricultural land.

### 3.7 Implement transferable development rights and rate rebates

Consideration should be given to adopting a policy to provide transferrable development rights. The policy could provide development potential for some urban fringe land subject to the dedication of land or payment of money to acquire other productive land to be protected in perpetuity for agricultural use. Development rights or credits could be purchased by either state or local government or private developers. The system should ensure that agricultural operators are paid a fair price for their

land to ensure it cannot be developed for non-agricultural purposes.

Further consideration should be given to providing rate rebates to agricultural operators to provide an economic incentive to retain land for agricultural use.

### 3.8 Support agricultural research

Continued support of research and development and centres of excellence in agricultural research is needed. State and local governments could provide more research incentives to support the agricultural industry, particularly new and emerging agricultural practices, such as the hi-tech greenhouse and organic production industries.

Recent announcements about the closure of research stations should be reconsidered. It was acknowledged that the vegetable demonstration farm at Richmond was a good initiative and should continue to be supported. The farm is funded by government and undertakes research into agricultural best practice. It provides independent information to agricultural operators about different crops, chemicals, fertilisers and irrigation techniques.

### 3.9 Promote community awareness and education

Consideration should be given to promoting a broader cultural shift within the community about:

- The social, cultural, health and environmental values of local food production
- The impacts associated with living adjacent to agricultural operations.

Educational initiatives should focus on empowering consumers to make informed choices and to select locally produced food. As such, education should focus on closing the gap between farmers, producers and consumers.

A food policy should be developed to assist with community education and awareness of the social, cultural and environmental values of agricultural land.

Educational initiatives should also focus on educating new residents about the day-to-day impacts of agricultural operation. It was acknowledged that some councils are educating new residents about odour, dust and noise impacts. However, a more widespread education campaign is needed for new residents in all urban fringe areas. There was support for more educational campaigns, similar to the 'Living Together' initiative developed by Wollondilly Council which also identifies adjoining

agricultural uses on Section 149 certificates and property sales contracts.

### 3.10 Promote industry-based farm and produce collectives and fresh food initiatives

Industry-based organisations, like Hawkesbury Harvest and Fresh Food programs should be supported and promoted.

Industry-based producer organisations promote community education through 'gate to plate' initiatives and increase community awareness of fresh seasonal produce and local food production.

Similarly, fresh food initiatives in the form of farmers markets, produce trails and food providores provide direct market and supply channels to agricultural farmers and producers. Opportunities to have more regular farmers markets at more accessible locations could be considered. Similarly, local food procurement opportunities to supply food to large institutions, such as schools, hospitals and prisons could be explored.

Industry-based organisations and food initiatives help to educate consumers and provide a stronger connection between agricultural farmers, producers and the community. They provide a valuable link that enables consumers to talk to producers.

There was widespread recognition that Hawkesbury Harvest has been very successful and has helped to establish a strong regional brand and underpin farmers markets and farm trail agritourism initiatives.

### 3.11 Improve food labelling and fresh food branding

Consideration should be given to labelling fresh food with food miles to increase community awareness of the environmental impacts of food consumption and the benefits of locally produced fresh food. Improved food labelling could be similar to systems used in parts of America that indicate how and where food is produced.

There is an opportunity to develop a Sydney fresh food branding as a whole so that consumers can readily identify local 'close to market' produce through its branding and labelling.

Improved food labelling would help to educate consumers about how and where food is produced and would encourage them to purchase locally grown and produced food.

### 3.12 Use development controls to promote urban food production

Consideration should be given to promoting productive urban spaces through the introduction of development controls and integrated urban design initiatives in all local government areas that promote alternative food production.

Planning controls could be used to promote the provision and use of land in urban areas for food production. Roof top and backyard gardens and school plots could be encouraged through planning controls. Similarly, community gardens could be a part of landscape/open space requirements associated with medium and high density housing developments. More widespread community gardens would help to promote community education and provide health benefits.

### 3.13 Diversify the market and reduce monopoly of supermarkets

Consideration should be given to introducing more competition regulation to break down the monopoly that big supermarkets have on the industry. Competition should be promoted so that agricultural farmers and producers have more control over price benchmarks.

There is a need for more market diversification. Regulation that encourages more fresh food buyers and sellers would reduce the market share that large supermarkets have and help to strengthen the industry.

Further consideration should be given to reviewing the regulations and standards for produce grown locally, interstate and overseas to establish a more uniform business environment and provide equal opportunities to local agricultural operators.

### 3.14 Establish designated green zones and agribusiness precincts

Consideration should be given to accurately mapping the location and use of agricultural land across the Sydney Basin. It was acknowledged that many councils had already undertaken land use surveys to identify agricultural land use. Comprehensive rural land mapping would help identify appropriate locations for different agricultural industries and would enable the co-location of industries where waste from one industry can be used as a beneficial input to another.

Once productive land has been identified and mapped consideration could be given to declaring designated agricultural precincts for intensive

agricultural production. This would enable appropriate locations to be identified which meet the needs of different industries and lead to the establishment of agribusiness parks/precincts or industry clusters.

For example, a hi-tech glasshouse precinct could be established with financial support in areas like Badgerys Creek. Similarly, industry specific agricultural precincts could be established in the Western Sydney Parklands.

### 3.15 Explore right to farm legislation

Consideration should be given to providing legal protection to agricultural producers for the right to farm. Right to farm legislation would protect agricultural operators from unreasonable complaints about day-to-day agricultural practice from adjoining urban landowners. However, there was recognition that right to farm legislation can be complicated and litigious and may not guarantee protection of agricultural land.

### 3.16 Review water allocation

Water allocations should be reviewed to ensure that agricultural operators have sufficient resources to produce food. Further consideration should be given to increasing the use of recycled water to industry or controlled discharge of treated wastewater to the Hawkesbury River.

### 3.17 Train, support and educate agricultural farmers and producers

More support is needed for agricultural operators who are setting up a new farm or have taken over a farm. A transition program could be established to provide support to new owners and enable them to get 'on-farm' skills training. Similarly new farmers from culturally and linguistically based communities, for example new Sudanese or Cambodian workers, could get skills training to assist with community development and job security.

Consideration should also be given to providing education programs to agricultural farmers and producers about new technologies and production methods to:

- Maximise use of land and agricultural productivity
- Enhance environmental management.

### 3.18 Undertake a review of legislation

State and local government legislation should be reviewed to ensure it is focussed and consistent. Currently a lot of policy regulation conflicts, which makes it hard to get development or operational approval for agricultural operations.

### 3.19 Establish an agricultural reference group

A reference group should be established to address agricultural issues. The reference group should include representatives from industry, Local and State Government.

## 4 Conclusion and next steps

The importance of local and secure food production is becoming increasingly recognised by the metropolitan community. The forum provided an opportunity for stakeholders to identify many significant issues and solutions towards continued agricultural production in the Sydney Basin. These require further consideration by the NSW Department of Planning and NSW Department of Primary Industries.

Given the number and variety of industries and groups represented at the forum and the issues raised, responses to maintain the security of agriculture in Sydney will need to consider:

- Planning legislation and provisions
- Industry coordination
- Education and training
- Community awareness.

The NSW Department of Primary Industries will continue to work together with the NSW Department of Planning and local councils to review the strategies identified at the forum and consider how these may be developed and further progressed. Part of the process will involve the establishment of an agricultural reference group and an associated consultation process which will give industries an opportunity for further input into the policy process.

# Appendix A – Forum participant list

## Participant List

NAME	ORGANISATION
Alan Eagle	Hawkesbury Harvest
Alan Pendleton	Chair GWSEDB
Alan Shearan	Member for Londonderry
Alan Wilson	Inghams
Alison Anderson	Vegetable industry
Amanda Ruffin	Central Coast ACC
Andrew Docking	NSW DPI
Andrew Mooney	Fairfield City Council
Annie Medlicott	Gosford City Council
Anthony Schofield	NSW DPI
Barbara Burton	Councillor Baulkham Hills Shire Council
Barry McGlasson	Supermarket marketing
Ben Muller	Wollongong Dept of Planning
Bettina Gollnow	Cutflowers, NSW DPI
Bianca Lewis	DoP
Bill Inglis	Dairy industry
Bill Pritchard	University of Sydney
Bob Germaine	GWSEDB
Bob Moes	DSARD
Bronwyn Lyle	Baulkham Hills Shire Council
Bruce Simmons	Irrigation industry
Catriona MacMillan	Organics industry
Christine Paul	
Christine Winning	MACROC
Colin Berryman	WSROC
Craig Butler	Penrith City Council
Craig Pearson	CSIRO
David Mason	NSW DPI
Deanne Hickey	UWS
Delia Dray	NSW DPI
Dianne Tierney	Hawkesbury City Council
Don Culey	Alpaca industry
Doug Rhodes	DWE
Ed Biel	Orchard industry
Eleanor Gibbs	
Elizabeth Hanlon	Penrith City Council
Ellen Cahill	
Eric Brocken	Hawkesbury Harvest
Frances Vella	
Franko Pirovic	Poultry industry
Fred Haskins	NSW FA
Gavin Ramsay	Agriculture & Rural Development Program UWS
Giselle Howard	DECC
Graeme Dickson	Alpaca industry
Graham Liehr	Penrith City Council
Greg Miller	
Helen Armstrong	Landscape design
Helen Boyton	DPC
Ian Knowd	Hawkesbury Harvest

Ian Sinclair	Guest speaker
Jack Krohn	Guest speaker
Jane Adams	
Jane Moxon	
Janne Yardy	Blue Mountains City Council
Jill Finnane	Eco Justice Program Coordinator
Jim Aitken	Mayor Penrith City Council
Jim Hickey	Strawberry industry
Joanna Blunden	NSW DPI Poultry
Joe Elboustani	Greenhouse industry
Joe Lane	HAL consultancy
John Cordina	Poultry industry
John Houston	Poultry industry
John Maguire	Hawkesbury Harvest
John Newcombe	NSW DPI
John Riggall	Wollondilly Shire Council
Jonathon Carle	DoP
Karyn Paluzzano	Member for Penrith
Kees van De Scheur	DSARD
Kevin Tolson	Australian Mushroom Growers Assoc
Lawrence Ullio	
Len Tesoriero	Industry Leader Greenhouse & Ornamental Crops NSW DPI
Lindsey Paget-Cooke	NSW DPI
Liz Jeremy	Blacktown City Council
Liz Millen	Sydney Food Fairness Alliance
Liz Rogers	NSW DPI
Louise Crabtree	
Luke Jewell	HAL consultancy
Lynne Saville	Sydney Food Fairness Alliance
Maria Piquer-Rodriguez	UWS
Martin Cooper	Wollondilly Shire Council
Mato Prskalo	DoP
Michael Brennan	Environment
Michael Champion	Organics industry
Michael Druce	DoP
Mike Skegg	Nursery & Garden Industry Association
Najah Kerbaj	Chair Pathways to Primary
Narelle Wheatland	
Neil Inall	Chair Hawkesbury Foundation
Nick Austin	NSW DPI
Noel Child	
Norma Shankie-Williams	DoP
Patricia Knight	Southern Council Group
Paul Rasmussen	
Peter Malcolm	NSW DPI
Peter McMoore	
Peter Wright	Wollondilly Shire Council
Philip Pleffer	Hawkesbury City Council
Rebecca Johnston	Baulkham Hills Shire Council
Rob Lennon	DPC
Rob Tolson	Australian Mushroom Growers Assoc
Robert Spooner-Hart	
Roger Attwater	UWS
Ruth Goldsmith	Penrith City Council
Sam Dominello	Agribusiness parks
Sarah James	Sydney Food Fairness Alliance

Simon Gierke	Guest speaker
Stephen Blunden	UWS
Stephen Craig	
Stephen Goodwin	Greenhouse industry
Stuart Hodgson	ARUP Sustainability
Susannah Kable	NSW DPI
Tally Matthews	Vegetable industry
Tanya Jackson	Penrith City Council
Ted Byers	NSW FA
Tiffany Tree	Hawkesbury City Council Councillor
Tim Beshara	
Tony Webb	UWS
Vanessa Parkes	Blacktown City Council
Wayne Mitchell	Penrith City Council

# Appendix B – Forum program

**SYDNEY'S AGRICULTURE: PLANNING FOR THE FUTURE**  
**Joan Sutherland Performing Arts Centre, Penrith**  
**Wednesday, 17 December 2008**  
**PROGRAM**

- 830 Registration
- 900 Welcome – Mayor Clr Jim Aitken, Penrith City Council
- 910 Introduction - Karyn Paluzzano, MP, Member for Penrith
- 920 Opening – Hon Ian Macdonald, MLC, Minister for Primary Industries
- 935 The planning context – Norma Shankie-Williams, Director, Metropolitan Coordination, NSW Department of Planning
- 955 A hi-tech industry perspective – opportunities, objectives, needs, and barriers – Stephen Goodwin, Industry Consultant
- 1015 A poultry perspective – opportunities, objectives, needs, and barriers – John Houston, General Manager, Pepes Ducks
- 1035 Morning tea
- 1100 Case study of industry and government in partnership to achieve sustainable development – Simon Gierke, Principal Livestock Officer, Primary Industries & Resources, SA
- 1120 Panel session
- 1140 Workshop – Industry: issues and solutions
- 1235 Feedback
- 1250 Lunch
- 1330 A planning perspective on Sydney's rural resource lands for agriculture – past, present and future – Ian Sinclair, Principal, Edge Land Planning
- 1355 Victorian experience in planning for agriculture in the metropolitan region – Melbourne 2030 Strategy – Jack Krhon, Manager, Green Wedges, Victorian Department of Planning and Community Development
- 1420 Panel session
- 1440 Workshop – Land use planning: issues and solutions
- 1530 Feedback
- 1545 Where to from here?
- 1600 Afternoon tea/Departure

## Presenters' Biographies

### **Norma Shankie-Williams BSc, DipTP, MRTPI. Director, Metropolitan Coordination, NSW Department of Planning**

Norma is currently leading the Metropolitan Coordination Team of the NSW Department of Planning. A major part of this role is driving the implementation of Sydney's Metropolitan Strategy and the Subregional Strategies that flow from it. One of the main challenges will be achieving the housing and employment targets contained in those strategies, while balancing the need to protect our valuable rural and resource lands. Norma has worked as a Town Planner both here and in the UK, with experience covering rural and metropolitan planning, and major legislative and operational reform.

### **Dr Stephen Goodwin, Industry Consultant**

Dr Stephen Goodwin is on the national executive of the Australian Hydroponic & Greenhouse Association, which is the national body representing the greenhouse industry and organised the national conference in 2005 and 2007. He is also an industry consultant and has linkages with Greenhouse Vegetables NSW, the State association representing the NSW greenhouse vegetable industry. Stephen is working with the industry in developing a future site for modern, high tech greenhouse vegetable production in the Sydney Basin. Previously he was employed by NSW Department of Primary Industries for 32 years retiring in 2007 as senior research scientist specialising in integrated pest management and biocontrol in the greenhouse industry.

### **John Houston – General Manager, Pepe's Ducks Pty Ltd**

John has worked for 12 years in the Duck Industry and is Chairperson for the Australian Duck Meat Association.

### **Simon Gierke, Principal Livestock Officer, Primary Industries & Resources, SA.**

Simon is Principal Officer, Livestock Industries. In this role Simon is responsible for working with the pork, poultry and dairy sectors to develop and implement strategic plans for each of the value chains. Given this responsibility Simon has significant experience in implementing processes that bring the views of a range of diverse stakeholders together and implementing a range of associated projects. Simon has an Honours Degree in Agriculture and a Graduate Diploma in Management.

### **Ian Sinclair, Principal, Edge Land Planning**

Ian Sinclair is the Principal Consultant with EDGE Land Planning. He has a degree in Town Planning and has been working in rural planning for more than 20 years in Local Government and the last 10 years as a consultant to Local Government. He has a detailed understanding of agriculture and its impacts on the surrounding landscape. He has done strategic planning studies for 5 of the 8 metro fringe councils as well as more than 15 other councils in NSW.

### **Jack Krohn, Manager Green Wedges, Department of Planning & Community Development, Victoria.**

Jack is a geographer, who has worked in environmental planning and assessment roles in the Victorian government for over 20 years. He joined the Green Wedges team as Manager in November, following periods working for the EPA, the Planning portfolio and most recently the Department of Sustainability and Environment in a variety of roles related to achieving more sustainable development. His new Green Wedges role will need to combine traditional land use planning approaches with land management and community support approaches in close consultation with local government and community interests.

# Appendix C – Speaker presentations

1. Norma Shankie-Williams, Director, Metropolitan Coordination, NSW Department of Planning
2. Stephen Goodwin, specialist consultant
3. John Houston, General Manager, Pepes Ducks
4. Simon Gierke, Principal Livestock Officer, Primary Industries and Resources, SA
5. Ian Sinclair, Principal, Edge Land Planning
6. Jack Krohn, Manager, Green Wedges, Victorian Department of Planning and Community Development

# CITY OF CITIES A PLAN FOR SYDNEY'S FUTURE

**Planning for Agricultural Lands**  
**Norma Shankie-Williams**  
 Director Metropolitan Coordination  
 NSW Department of Planning

## Overview

- Planning context - Sydney Metro.
- Growth pressures and challenges.
- Planning strategies to manage growth.
- Opportunities to provide security for agricultural lands in Sydney.

## Metropolitan Strategy City of Cities

## Sydney in 2031 - Key aims of the vision

1. Stronger Cities - 2 Harbour Cities, 3 River Cities
2. Strong Global Economic Corridor
3. More jobs in Western Sydney
4. Rejuvenated major centres
5. Fair access to housing, jobs, services, open space
6. Connected centres across Sydney
7. Contain Sydney's urban footprint
8. Better connected and stronger regions

## Metropolitan Strategy

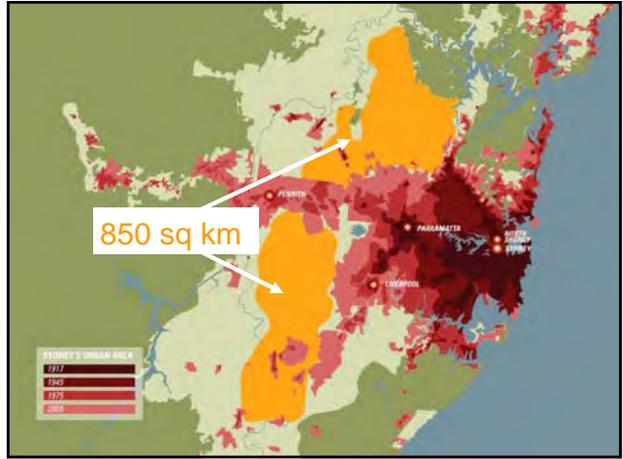
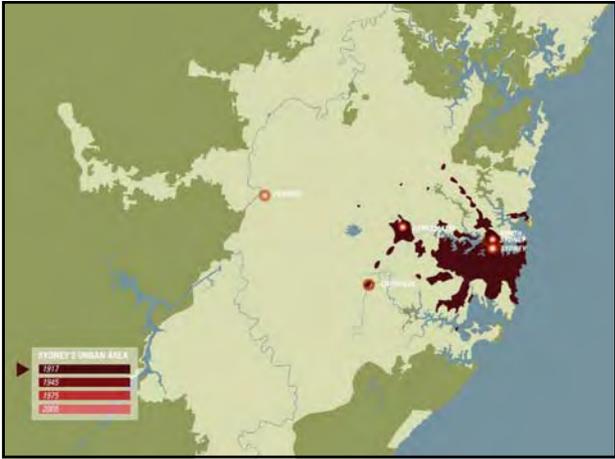
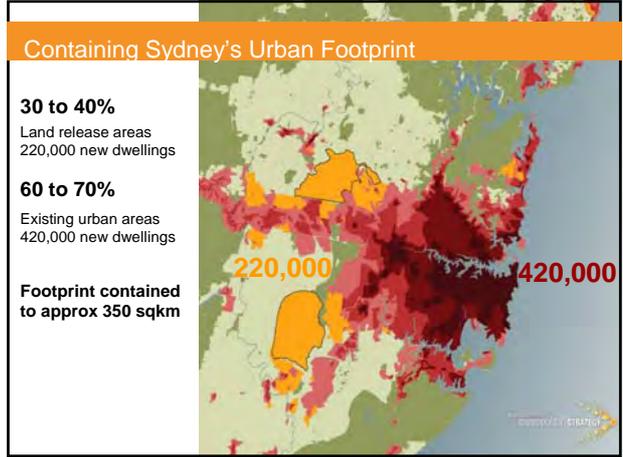
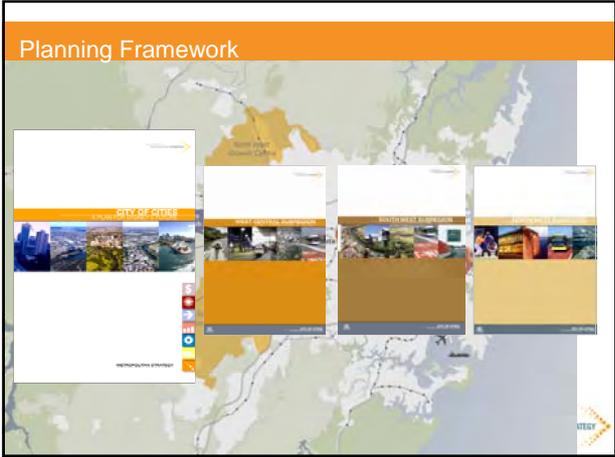
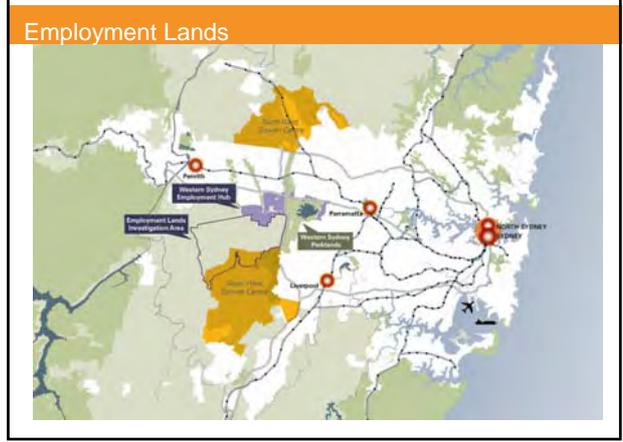
**Key Action:**

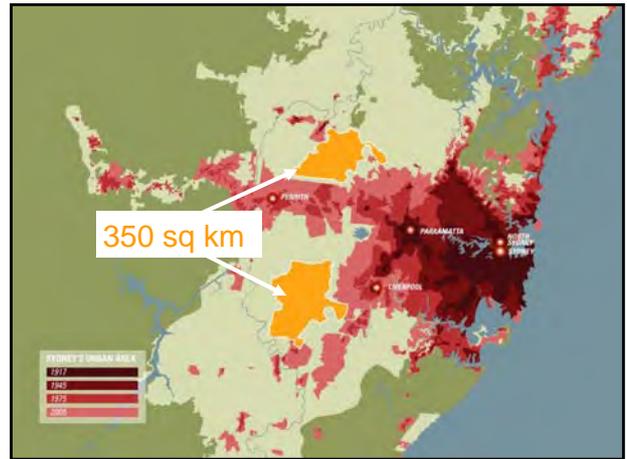
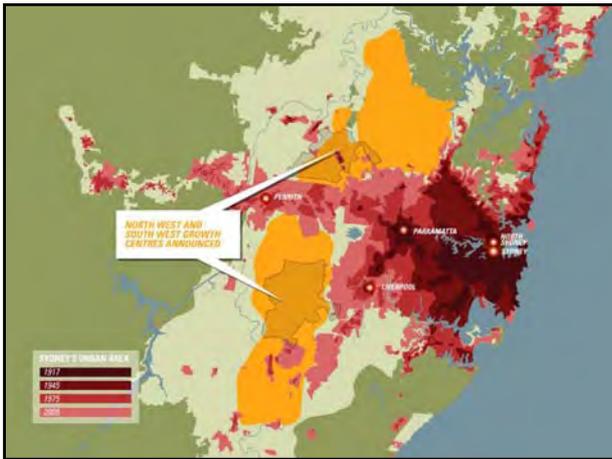
**E4 Protect Valuable Rural Activities and Resource Lands**

*E4.1 Maintain rural activities and resource lands*

*E4.2 Protect resource lands from incompatible and inappropriate land uses*

## Subregional Planning





### Planning Strategies



- Sustainability Criteria for land release areas
- Working closely with Councils and Department of Primary Industries
- Developing future planning strategies to safeguard rural and resource lands




## A High Tech Industry Perspective – *Protected Cropping*

Dr Stephen Goodwin  
Biocontrol Solutions  
Industry Consultant



## Protected Cropping – A High Tech Industry

### Background

Greenhouse vegetables worth \$1.8 billion annually in Australia (50% cucumbers; 40% tomatoes)

Fastest growing fresh produce sector  
Potential to increase product range

## Protected Cropping

### What do we mean by High Tech?

(Can cost up to \$3 million/ha to construct)

- **Structure** – glass, polycarbonate, plastic; 7m to sidewall guttering; massive areas
- **Computer controlled** environment and nutrient delivery
- **Temperature** control
  - hydronic heating
  - cooling – roof vents, thermal screening, fogging, fan & wet pad
- **Closed water** system – no waste, only crop use

## The Face of High Tech Glasshouse Production in Australia



20ha Guyra, NSW



6ha Tatura, Vic



14ha Warragul, Vic



8ha d'Vineripe, SA

## What Makes A High Tech Greenhouse Industry Special?

## Why Should Governments Take Notice?

## #1 Efficient Water Use – a major concern for Governments

**Minimum 80% water saving cf nearest competitor (field vegetables)**

Crop	Value of production/megalitre water (\$) (G. Smith pers. comm. 2005)
<b>Hydroponic vegetables</b>	<b>167,000</b>
Field vegetables	1760
Fruit	1460
Cotton	613
Sugar	418
Rice	189

## #2 High Productivity on a Small Footprint

**Greenhouse tomatoes can produce 76kg/sq.m. cf 18kg/sq.m. for field tomatoes**

(The greenhouse industry now supplies 40% of fresh tomato production)

## #3 Biological Pest Management Delivers Sustainable Production

**Sophisticated biocontrol programs have replaced most pesticide use**

New GlobalGap integrated pest management (IPM) standards to be released in 2009

## #4 Superior Product Quality

**Guaranteed highest level of product quality available year round**

## The Current Sydney Basin Greenhouse Vegetable Industry

- DPI survey recorded 163ha greenhouse vegetables 50% reduction since DIPNR 2003 survey!
- 82% or 133ha bounded by The Northern Rd, Cowpasture Rd, M4 & M5.

## The Current Sydney Basin Situation

- **No high tech** infrastructure in the Sydney Basin
- Most structures are **small, low tech** (tunnel houses, hand made structures, lacking computerisation, heating/cooling)
- Many growers are **waiting to cash in** on urban development
- Some growers **would like to remain** in industry

## The Problem

- Industry is being impacted upon by **urbanisation of traditional rural areas**  
(See Ausveg Newsletter: Vegetables Australia Nov/Dec 2008 article '*Not in my backyard*')
- Upgrades, extensions and new investments **stalled by local government**

Key industry areas almost all in Liverpool LGA

## The Sydney Basin Industry

- Under threat from urban development
- BUT**
- Expanding Sydney population needs feeding

Year	Metro Strategy Sydney population forecast
2001	4.1
2031	5.3 (28% increase)
2050	6.6 high end of range (25% increase)

## The Opportunity & Objective

### To develop a High Tech Greenhouse Industry in the Sydney Basin

## The Proposal

### To Develop A Western Sydney Greenhouse Precinct, which will

Provide a secure future for continued greenhouse fresh produce in the Sydney Basin

Concentrate industry – reduce carbon footprint, avoid duplication of services and reduce investment costs

## Aims

- To attract new high tech glasshouse investment to Sydney Basin near markets
- To enable existing low tech Sydney growers who are forced out by urbanisation to re establish in new high tech location

## Western Sydney Greenhouse Precinct

### Needs

- A 200ha site available for greenhouse development, ready access to Homebush markets, fully serviced, leasehold basis

Must be 'State significant' – free of local government obstructions for development

## Western Sydney Greenhouse Precinct

### Needs

- A permanent, serviced site for growers wishing to update to modern technology and for new greenhouse investors in Sydney Basin
- A training centre to deliver a national industry training curriculum e.g. *Pathways to Production*
- A cooperative packhouse to deliver an industry brand to markets

## Western Sydney Greenhouse Precinct: Economic Benefits

- As a guide, conservative estimation of \$120 million/year from hydroponic tomatoes alone
- Employment for up to 1600 people, delivering \$54.8 million to local economy
- Stimulus to local businesses through increased demand for fertilisers, irrigation, packaging, equipment, transport etc

## Western Sydney Greenhouse Precinct: Industry & Community Benefits

- Current industry plus new entrants **receive training**
- Deliver **maximum production for minimum water usage**
- Guarantee fresh produce for **expanding Sydney population**
- Australian **families benefit** from pesticide free produce

## The Next Step

- Meet with Minister Primary Industries/State Development and Dept. Planning;
    - **Discuss site** possibilities
    - Funding for **feasibility** study
    - Funding opportunities for **site development** to provide services, training centre, industry packhouse
- Ongoing collaboration with Penrith City Council, NSW DPI, State and Federal Govts.

## Barriers - 1

- **Finding a suitable site**
    - Western Sydney Parklands? Western Sydney Employment Hub?
    - Other sites Sydney Uni, UWS, CSIRO, RAAF, Telstra, RAAF Transmission Station Londonderry, Airservices Australia
- NSW Government best able to identify likely site

## Barriers - 2

- **Funding for infrastructure** government assistance essential
  - Feasibility study NSW Government assistance
  - Site development Federal and State Govt. collaboration

## This could be the future for Sydney



20ha glasshouse at Guyra. 600,000 plants produces 12,000 tonnes of tomatoes annually for Costa Exchange

## Sydney Agriculture

Planning For The Future  
December 2008



## Pepe's Ducks Pty Ltd Windsor

1975 – 6 ducks/wk

2008 – 65,000 ducks/wk



## Opportunities – Domestic Markets

- > Sydney Expansion
- > New Centres (e.g. Regional Centres)



## Opportunities - Retail



## Opportunities - Growers Markets



## Regional Branding



- > Hawkesbury Harvest



## Opportunities - Export



## Objectives

- > Continuing Growth
- > Compliance with Industry Standards
- > Meeting Consumer Demands

**AnimalHealth**  
AUSTRALIA

- > Environmental Sustainability
- > Quality Product



## Requirements

- > More Small Farms
- > Continuing Reliable Labour Supply



- > Good Relationships with Local and State Authorities



## Obstacles

- Urban Encroachment



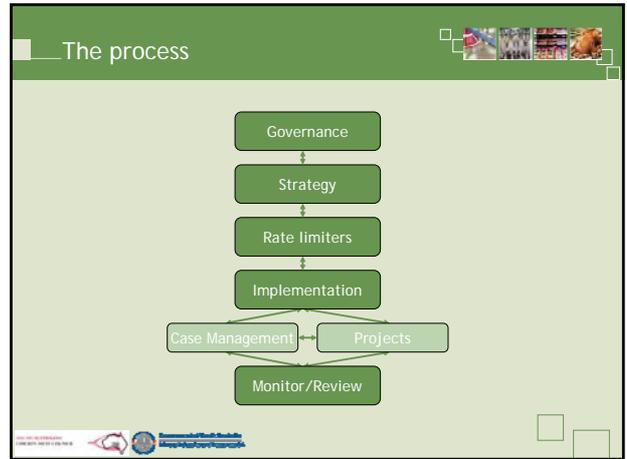
## Industry – Authority Relationship



# Government and Industry

## Planning for the future forum

Simon Gierke  
Principal Officer  
Primary Industries & Resources SA

- ### Governance
- SA CMC
    - Major poultry companies
    - Growers (SAFF)
    - Feed suppliers
    - Litter manager
    - Supporting industries
    - PIRSA
- 

### Poultry meat in South Australia - strategic directions

2005 - 2015

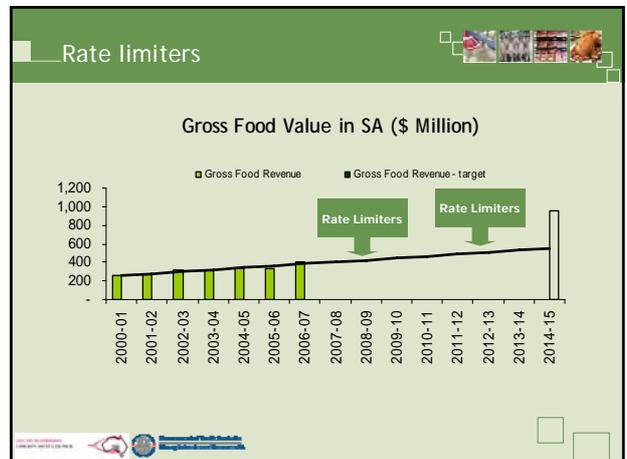
AUGUST 2007




### Strategy

	2003/04	2015
Gross Food Revenue	\$324m p.a.	\$956m p.a.
Processing	40m birds pa	90m birds pa
IS & OS Exports	\$40m p.a.	\$500m p.a.
Value add	\$132m p.a.	\$329m p.a.
Value add to wastes	75kt p.a.	150kt p.a.
Direct employment	>2000	>3200

Based on PIRSA Food Scorecard

## Rate Limiters

- Inadequate infrastructure
- Security of investment
- Attracting investors
- Volatility of feed supply
- Workforce development
- Food safety
- Value adding to waste

## Implementation

COMPETITIVE BUSINESS ENVIRONMENT				
Inadequate infrastructure (water, power, roads)				
Strategies			Targets: Attract government funding for infrastructure (\$2 million)	
Strategies	Activities	Who	When	Output/Outcomes
Ensure industry has access to the Regional Development Infrastructure Fund	Conduct economic impact study and promote results to Office of Regional Affairs (inc. impact of high infrastructure costs)	SG, Economics, Industry	30-Jul-08	•
Investigate scenarios for new areas in the Murraylands (RCMB, Mid Murray)	Investigate option to establish an infrastructure unit	SG, DH	30-Aug-08	•
	Conduct initial analysis and cost out infrastructure	SG, RL, GR	30-Aug-08	•
	Develop action plan with investors	SG, RL	30-Sep-08	•
Build case for the Wakefield pipe line	Work with SA Water on feasibility analysis	SG	30-Jul-08	•
	Bring investors together to decide on future actions	SA Water, SG, Ansp	30-Sep-08	•
Investigate alternative water supply options	Investigate feasibility of small desalination plants to supply water to check farms	SG, PC, JB, WP	30-Jul-08	•
	Look for funding for a pilot plant	Competition	30-Sep-08	•
Investigate scenarios for new lower north (Baitata, Barossa + Light)	Conduct initial analysis and cost out infrastructure	MM, ??	30-Sep-08	•
	Develop action plan with investors	SG, ??	30-Feb-09	•

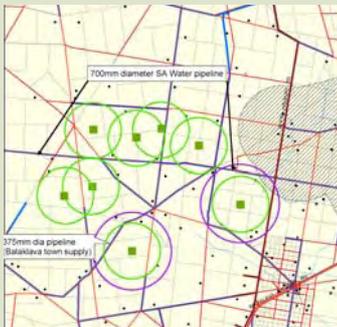
## Case management

- Relationship between industry/government
- Government isn't one entity!
- Case manager is:
  - Central contact
  - Power to raise priority
  - Interpreter of cultures
  - Manages commitments
- Doing this for new grow outs & processing

## Projects

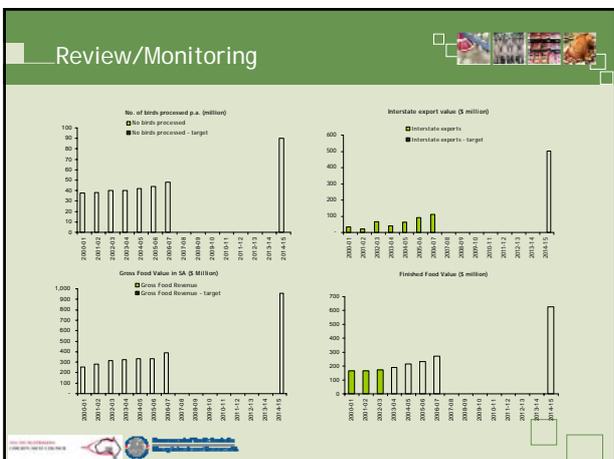
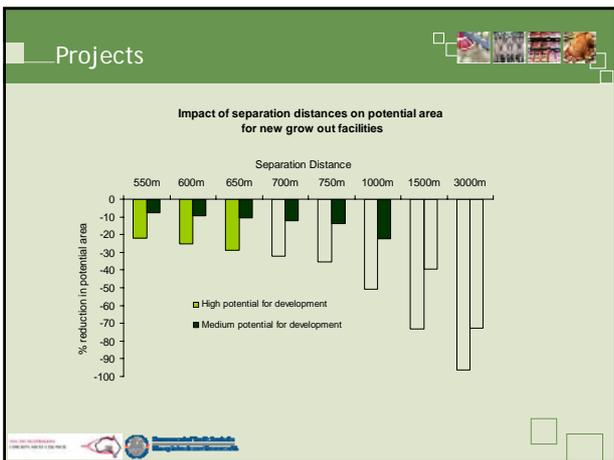
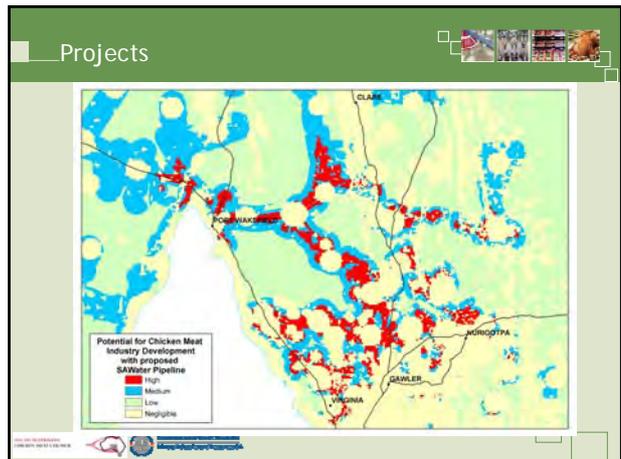
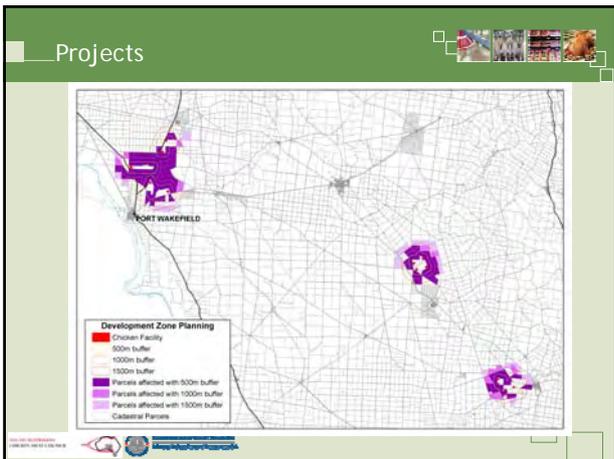


## Projects



## Projects





### Review/Monitoring

	Since launch *		Future *	
	\$m	FTE	\$m	FTE
Processing	180	300	80	900
Grow out facilities	80	40	175	100
Supporting facilities	25	25	35	20
<b>Total</b>	<b>285</b>	<b>365</b>	<b>290</b>	<b>1020</b>

\* Estimated

## Summary

- The process provides direction for all
- Relationships are strong
  - There are agree to disagree scenarios
- With my team it defines our work
- Need to start with the end in mind

## A Planning Perspective on Sydney's Rural Resource Lands for Agriculture – Past, Present and Future

Presentation to Sydney's Agriculture –  
Planning for the Future  
Penrith, December 2008

Ian Sinclair Principal Consultant



Rural and Environmental Planning Consultants  
© Edge Land Planning

## Food is Important!

- Necessity of life
- Planning for food security has not been high on the agenda of planners or Governments
- Priority has been given to water, housing, environmental awareness and social issues
- Planning for the land that grows the food has been mostly ignored

## APA Policy Guide on Community and Regional Food Planning

*"Food is a sustaining and enduring necessity. Yet among the basic essentials for life — air, water, shelter, and food — only food has been absent over the years as a focus of serious professional planning interest."*

(American Planning Association, 2007)

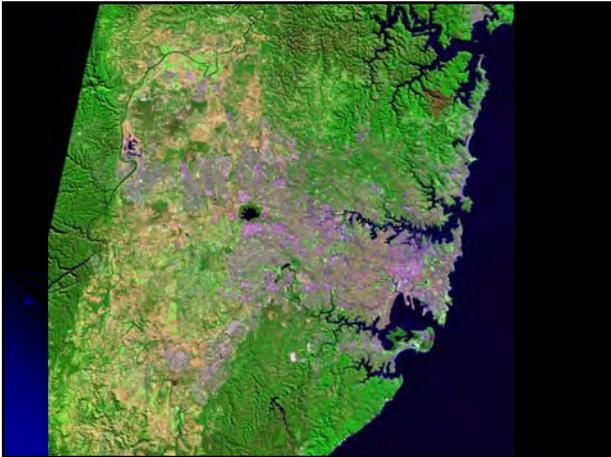
## Community Concern

- ❖ **CAVE People**  
Citizens Against Virtually Everything
- ❖ **DUDES**  
Developers Under Delusionary Expectations
- ❖ When CAVE People meet the DUDES you get a **LULU**  
Locally Unwanted Land Use

**Planning is not about predicting the future, it is about being prepared for it.**

## Limits to Growth of Sydney

- ❖ Urban Expansion causing problems
- ❖ Food producers being forced to relocate
- ❖ Geographical Limits being reached
- ❖ Balance needed between Urban, Agricultural and Environmental
- ❖ Drought conditions over the 'sandstone curtain'



## Rural Residential Development

- ❖ 78% of Western Sydney Land Use
- ❖ Lifestyle choice of the community
- ❖ Home based businesses
- ❖ Moving into traditional rural areas and displacing agricultural uses
- ❖ Price of land is increasing
- ❖ Impacting on environmental qualities of the areas
- ❖ Rural sprawl is one of the biggest impediments to Agriculture in Sydney

## Major Issues for Planning for Food on the Fringe

- ❖ Managing growth
  - ⇒ Urban
  - ⇒ Rural Residential
- ❖ Providing for Intensive Agriculture – food, nurseries, flowers & turf
- ❖ Managing conflict
- ❖ Protecting Sensitive Environment

## Planning for Food Security



*“The county is small in area and not particularly rich from the growing point of view, yet in 1947 it produced three quarters of the State’s lettuces, half of the spinach, a third of the cabbages and a quarter of the beans; seventy percent of the State’s poultry farms were in the county and more than eighteen percent of Sydney’s milk came from the County; the preservation of the farms and market gardens therefore is of considerable importance for the well-being of Sydney as well as for the economy of the State” (Denis Winston, Sydney’s Great Experiment – the Progress of the Cumberland County Plan, 1957)*

**“If you always do what you always did you will always get what you always got”**

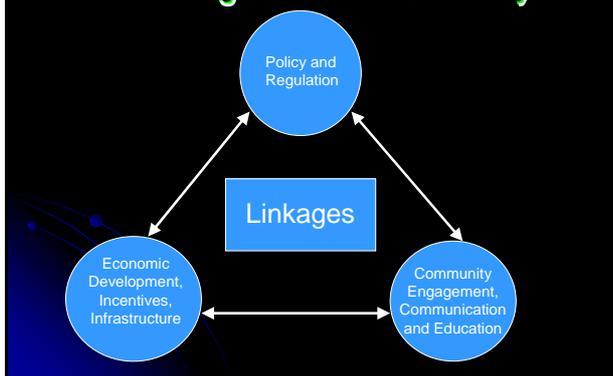
Ron Powers

## Why do we need a secure food supply?

- Climate change & its impact
- Peak oil and energy issues
- Competing constraints water, land, energy, etc
- Food miles and local food
- Healthy communities
- Obesity issues
- Food access

***The paradox of rural land preservation - where a farm is subdivided for housing and the suburb is named after the farm.***

## Planning for Food Security



## Planning for Food Security

- ❖ Needs all three to be effective
- ❖ We currently do the policy and regulation
- ❖ Zoning is the main tool used but it is not working
- ❖ Still have problems
  - ⇒ Need to address economic development, incentives and infrastructure
  - ⇒ Need to engage with the community more as well as education
- ❖ Back up policy with good and meaningful data

## Policy and Regulation in NSW

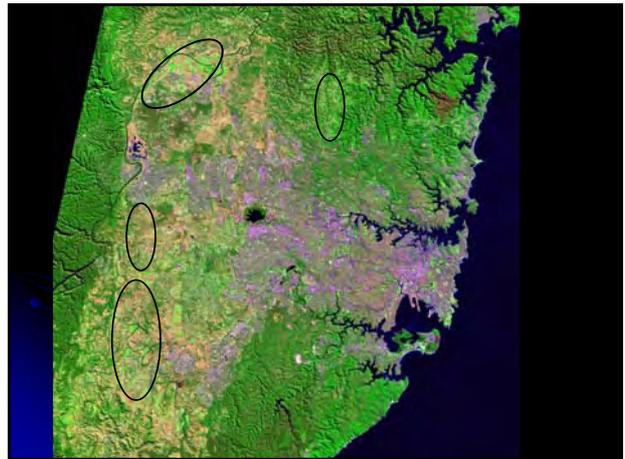
- ❖ NSW Sustainable Agriculture Policy
- ❖ Strategic Plan for Sustainable Agriculture in Sydney Basin
- ❖ Policy for the Protection of Rural Land
- ❖ DoP Rural Planning Policy & SEPP
  - ❖ SEPP not apply to Sydney Region
- ❖ Metro Strategy has section on Agriculture
- ❖ Metro Strategy and Sub-Regional Strategies
- ❖ Various Acts All mostly aimed at protecting people, not really at encouraging farming
- ❖ Rural Resource Land Study
- ❖ Zones - Primary Production, Rural Landscape & Rural Residential

## Growth Boundaries

- Melbourne
- Portland, USA
- Vancouver, Canada
- Toronto, Canada
- Need permanence and not being eaten away
- Political and Legal weight

## Identify the best land and Zone it appropriately

- Base this on the constraints for agriculture
- Limit rural residential use and fragmented land
- Does not have to be good soils only
- Use existing production areas that have limited fragmentation and Rural Residential Use
- Zoning should use the Primary Production zone for the best land and the Rural Landscape Zone for all else
- Celebrate the best land.



## Cluster Subdivision

- Provides subdivision options that does not use all of the land
- Can be used for agriculture, landscape, or biodiversity
- Should only be used for the Rural Landscape rather than Primary Production Zone
- Use community titles

## Cluster Subdivision

- 40 ha or Larger Parcel Size
- Minimum Lot Size 1 ha maximum 2 ha
- Density tied to land size
- Agriculture Maintained on majority of Land
- Adequate Effluent Disposal Area
- Preserve Existing Landscape Character
- Minimise Rural Land Use Conflict and Land Degradation
- Exists in Wollondilly and Hawkesbury

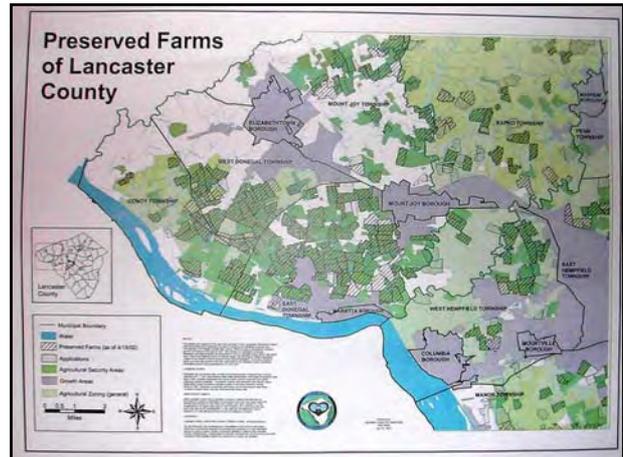


## Economic Development, Incentives and Infrastructure

- ❖ Promote Tourism and Agri-tourism
- ❖ Transfer and Purchase of Development Credits
  - ❖ Rural Resource Land Study recommended investigation of this
- ❖ Rate Rebates
- ❖ Providing soft and hard infrastructure

## Purchase of Development Rights / Credits

- Development 'rights' / credits purchased by Govt or Private Organisation
- Farmer paid cash - \$100,000 +
- Farmer cannot develop land for residential purposes



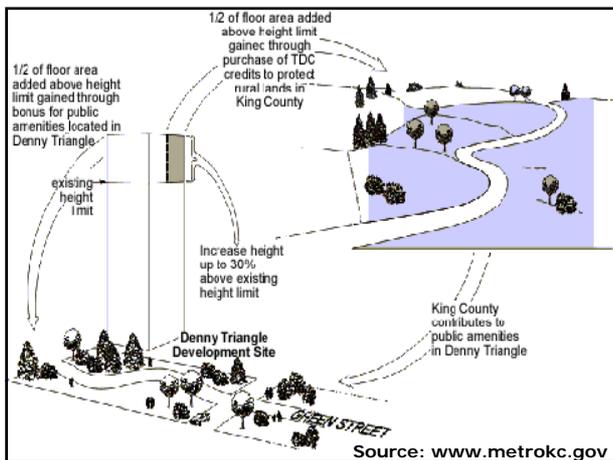
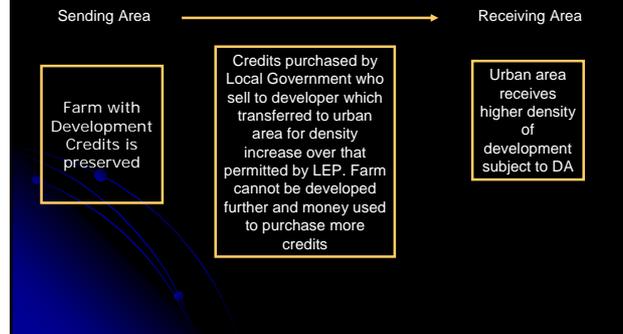
## Transferable Development Credits

- Sending Areas
- Receiving areas
- Zone
- Landowner to Developer
- TDR Bank
- Complex and requires detailed planning

## Landowner and Developers



## Local Government TDC Bank



## Rate Rebates

- Rating based on unimproved capital value of land
- Annual Rate Range (Baulkham Hills 2003)
  - Extensive Agriculture: \$592 to \$1,724
  - Intensive Agriculture: \$592 to \$2,002
  - Rural Residential: \$600 to \$2,026
  - Residential: \$542 to \$834
- Currently farmers get 25% reduction
- If farmers get 90% reduction, all other rates go up by \$10.00 p.a.

## Use the land for its best use



## Community Engagement, Communication and Education

- ❖ Make the connection between the Gate and the Plate
- ❖ Fresh Food programs
- ❖ Food Festivals
- ❖ Many values of Rural Land
- ❖ Local food purchasing policy
- ❖ Celebrating not denigrating farmers
- ❖ Let the farmers farm, not right to farm
- ❖ Communication between all stakeholders
  - ⇒ Government (all levels), farmers and community

## Right to Farm Does not Work

- Litigious
- Combative
- Expensive
- In USA only because of Court cases
- Good strategic planning
- Education
- Let the Farmers Farm!



## Agri-Tourism and Education

- ❖ Hawkesbury Harvest, Food of The Orange District (F.O.O.D)
- ❖ Farm gate Trail
- ❖ Farmers Markets
- ❖ Urban Agriculture
  - ⇒ Community Gardens
- ❖ Community Education
  - ⇒ Economic Benefits
  - ⇒ Where produce comes from
  - ⇒ Promote fresh local produce
- ❖ Regional Cuisine
  - ⇒ Link produce to restaurants



## Proposed System for Sydney

- Mixture of Zoning, Rate Rebates, PDR, TDC and Education
- Zoning – Zone best land for Primary Production & the rest Rural Landscape
- Rate Rebates Primary Production Zone gets 90% rebate and Rural Landscape zone 25% rebate. Base it on 'sustainable agricultural use' definition to determine which farms are eligible
- PDR – Set up a PDR scheme for land in Primary Production zone which is funded by value increase tax (5%) on land that is rezoned to residential

## Proposed System for Sydney

- Set up a cross jurisdictional TDC scheme & a free market scheme which allows land in Primary Production Zone to be granted development credits at rate of 1 per 5 ha of land (based on 10 ha average size) that allows redemption by developers for increased density in Sydney, Parramatta, Liverpool, Penrith CBDs and other areas where high rise development already exists. Can use water trading & BioBanking example.
- Set up education scheme that provides details about the role of agriculture, links to locally grown produce, restaurants to promote locally grown and urban agriculture

## Proposed System for Sydney

- Extend Hawkesbury Harvest to Sydney Region
- Establish a scheme whereby land that is currently not used for intensive agriculture but has good soil is leased in 5 ha portions to be used as intensive plant uses with soil and water management established by the owner / Government (CMA)
- Require developers to set aside land for community gardens when doing large subdivisions, similar to recreation areas

## Planning is needed for Food Security

- Needs to have a multi faceted approach
- Need good and meaningful data
- Needs political and dollar commitment
- Statutory, incentives and educational all need to be considered
- Need to involve all players in discussions and investigations & Strategy
- Need to make some decisions and not leave it until it is too late ...
- Can grow food and grow houses and achieve a sustainable future food security

## Rigney's View ...



Source: Camden and Wollondilly Times



Source: Sydney Morning Herald January 2008



# Planning for Melbourne's Green Wedges



Presented by Jack Krohn  
Manager, Green Wedges  
Victorian Department of Planning and Community Development



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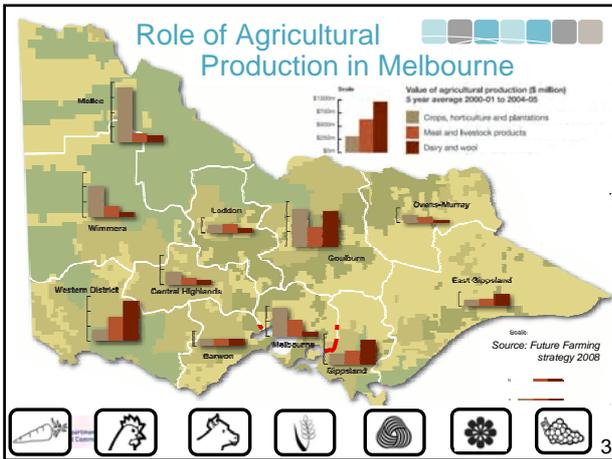


## Topics to be covered

- Role of agricultural production in Melbourne
- Melbourne's Green Wedges
- Actions taken to protect green wedges
- Green Wedge Management Plans
- Melbourne 2030 - Five Years On
- Other policy initiatives
- Challenges
- Looking ahead



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## History of Government Policy on Green Wedges

The green wedge concept is **not new** but it has changed and been added to over the last **30** years.

- 1954** Corridor / green wedge concept identified
- 1971** Corridor / green wedge policy established
- 1970s** Statements of Planning Policy produced
- 1970s** Regional Planning Authorities set up
- 1980** Metropolitan Strategy
- 1987** Shaping Melbourne's Future
- 2002** *Melbourne 2030* Strategy acknowledged and formalised the green wedge concept



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## Actions to protect green wedges



- The **Urban Growth Boundary**
- Parliamentary **ratification**
- Amendment **authorisation**
- The **Core Planning Provisions**
- **New zones**

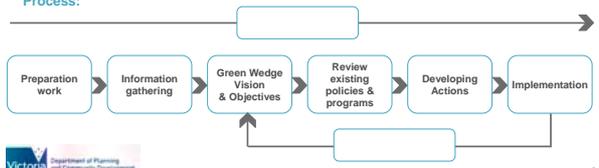
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## Green Wedge Management Plans

Council adopted strategy that identifies a **vision**, **objectives** and **actions** for the sustainable use and development of each green wedge

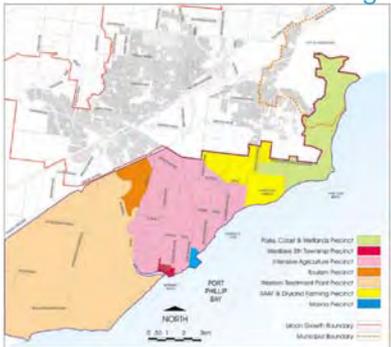
The Department supports councils by providing a dedicated team and financial support

Process:



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## Werribee South Green Wedge



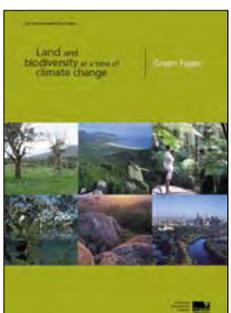
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## Melbourne 2030 - Five Years On



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## Other Portfolio work




The Land and Biodiversity Green Paper

The Future Farming strategy

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## Future Farming Planning Expert Group

Aims to address:

- Long term agricultural production
- Strategic land use planning policy to facilitate farming adjustment and adaption
- New rural planning projects and targeted research to support Expert group advice and recommendations

Project outcomes:

- Setting new policy directions for farming
- Urban settlement and regional planning
- Regional Strategies (farming and agriculture components)
- Planning system changes (as appropriate)
- Resolution of strategic issues
- Financial support for local government to respond

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## Challenges



Victoria  
Department of Planning  
and Community Development

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## Looking Ahead

