

Considerations & Benefits of 5 Acre Subdivision in the Rural area of Baukham Hills

Housing & Human Services

- Sydney Dept of Planning & Infrastructure has identified the need for development in the North West sector.
- Growth in the rural area has been stifled for many years even though 5 acre & smaller lots already exist.
- Allows a reasonable increase in rural residential opportunities, providing variety & choice.
- Keeps housing costs affordable through increased supply.
- Maintains an open rural environment & atmosphere.
- Uses land where agriculture has been abandoned.
- Permits sites of cultural significance to be kept.
- Allows families to continue residing in close proximity, particularly to support independent elderly residents.
- Overcomes federal pension ineligibly applying to holdings over 5 acres.
- Provides an equitable amount of housing development in each of the BHC Wards.
- Cluster housing is divisive in that it has the potential to cause great conflict amongst land owners.
- Cluster housing is inequitable as not all landowners have equal types of land to combine (e.g. flat, arable, valley).
- Cluster housing isolates valuable portions of land.

Environment

- Imposing restrictive environmental zones without the support or agreement of landholders may lead to costly claims for compensation.
- Protection should be managed in a collaborative and positive manner with the community.
- Environmental zone boundaries must be determined according to objective and balanced criteria.
- Existing zones & DCP, e.g. 1(d), could be used to provide balance between development and bushland.

Bush Fire

- Provides increased resource to protect the district from the hazards of bushfires.
- Encourages better management of undergrowth and other flammable vegetation, reducing the likelihood of spontaneous bush fire.
- New State Bushfire Risk Management plan regulations mean that houses will be built only in appropriate areas.

Roads

- Kellyville & Rouse Hill developments have already increased road use in the North Ward, and will lead to further increases. Roads will need to be upgraded regardless of increases in rural residential living.

Sewerage & Storm Water Drainage

- Enviro-cycle sewerage systems are eco-friendly.
- Only 200 sq.m. is needed for surface irrigation of treated effluent.
- Surface irrigation by treated effluent & nutrients reduces soil contamination.
- Storm water can be controlled and used effectively to sustain surrounding areas of vegetation.

Water

- Most areas are already connected to town water supply & updating of pipes has been planned by State Govt.
- Tank water will efficiently harness fresh water supplies for household and garden use.
- Tank water and bore water (where applicable) will alleviate the demands on Sydney Water.
- Tank water is a healthy alternative to proposed recycled water (Sydney Water; ref. SMH Oct. 04).

Electricity

- Supply already exists in the rural areas, and costs for new subdivision already falls on the developer.
- New subdivision would allow some underground power to begin in the area.
- Existing supplies of electricity in the north ward need to be reviewed. Increased demand will propel State providers to prioritise this need to the benefit of the entire community.

Communication

- Telecommunications are currently being upgraded in the area (for broadband) & will service new residents adequately.
- Existing services will not be affected.

Public Transport

- Increased population will make transport services more viable & sustainable for bus companies within the area, leading to improved services.

Economic Activity

- Increased rural residential development will support & boost existing local business activities including shopping centres, restaurants and light industry.
- Increased rural residential development will support Council's intention to develop village expansion particularly small business, home business & shopping.
- Allows recycling of land use where viable agriculture has clearly failed, while retaining the sense of community that low density rural living encourages.