

SUMMARY OF SUBMISSIONS

NO.	LOCALITY / ORGANISATION	SUMMARY	COMMENT
1	Annangrove	<ul style="list-style-type: none"> Requests that facilities such as pools and restaurants for urban uses should only be permitted in urban zones and not in rural areas. 	The issue of appropriate landuses in the rural areas will be addressed in Stage 3 – Plan Making of the RLS.
2		<ul style="list-style-type: none"> Only rural-residential uses should be permitted in the rural zones. 	The Strategy promotes a variety of landuses, which are appropriate in rural areas, to ensure that the diversity, viability and character of the rural area is maintained.
3	Annangrove Progress Association	<ul style="list-style-type: none"> Supports the Strategy, in particular the financial and non-financial incentive schemes, problems associated with further rural-residential development and the community based approach for promotion and protection of the environment. Large commercial and recreation centers should not be permitted in the 1(c) zone. Home based businesses need to be controlled to maintain amenity. Annangrove has sufficient community facilities and the proposal for expansion / development of a small village is not supported. 	<p>Noted.</p> <p>Permissible landuses will be reviewed in Stage 3 – Plan Making of the RLS. Specific controls for Home based businesses will be considered as part of a DCP.</p> <p>The Strategy proposes further investigation to the viability of a small village at Annangrove, pending access to reticulated water and sewer. The investigation will include an assessment of community facilities in Annangrove.</p>
4	Box Hill	<ul style="list-style-type: none"> Does not believe that the low densities in Box Hill/ Nelson reflect the importance of the proposed Rouse Hill Regional Centre. The Strategy does not appear to have given due weight to SEPPs and REPs. 	<p>The Rural 1(a) zone within Box Hill / Nelson reflects the likely future urban use of these land. The purpose of the current 40ha minimum is to prevent fragmentation, which would impede future urban development.</p> <p>A comprehensive discussion of the relevant SEPP and REPs was provided in the Background and Issues Report. These included SREP 9 - Extractive Industries, SREP 19 – Rouse Hill Development Area, and SREP 20 - Hawkesbury – Nepean River.</p>

5		<ul style="list-style-type: none"> Questions the extent of the Rouse Hill Development Area (REP 19). 	The Strategy provides for a specific policy action to limit urban releases to that land identified by SREP 19 – Rouse Hill Development Area.
6		<ul style="list-style-type: none"> Would like subdivision to 1 acre (0.4ha) as there is no agricultural activity in the area and small lots are easy to maintain. 	4000m ² lots are more consistent with urban development, whereas a number of other rural uses may be viable on the land.
7		<ul style="list-style-type: none"> Would like subdivision. 	No reason provided.
8	Dural	<ul style="list-style-type: none"> Not what the community requested. The strip of businesses along Old Northern Road between New Line Road and Galston Road should be zoned for commercial uses to reflect the current land uses and to allow expansion. 	<p>The Strategy is not based only on the responses from the Community workshops.</p> <p>This area is proposed to be a Mixed Use zone. The area of commercial development along Old Northern Road has not been identified as a rural village and is not recommended to be further developed.</p>
9	Glenhaven	<ul style="list-style-type: none"> Would like 4000m² lots between Glenhaven and Round Corner, as topography is the same as land in West Pennant Hills. 	1 acre / 400m ² lots are more consistent with urban development and therefore could not be considered within the rural area.
10		<ul style="list-style-type: none"> Residents want subdivision – 4000m² in Glenhaven. Australian Standards and Department of Health have found that 4000m² lots are capable of supporting on-site sewage systems. Suggest a 'Rural Urban Fringe' landuse zone be implemented for areas within 700m of an urban area, allowing 4000m² lots. Suggests there is no agriculture in Glenhaven and that the additional land is superfluous to owners needs. 	<p>1 acre / 400m² lots are more consistent with urban development and therefore could not be considered within the rural area.</p> <p>The Strategy specifies that subdivision of rural land less than 1ha should not be permitted unless it can be connected to a reticulated sewerage system. Sydney Water have advised that they support this position and that there are no plans to extend existing services in the rural area.</p> <p>This equates to urban development, which requires access to urban services.</p> <p>A variety of other rural uses other than agriculture may be viable on the land.</p>

		<ul style="list-style-type: none"> • Supports detached dual occupancy development and suggests that: - - Size of the second dwelling should be increased to 75% of the primary dwelling. - Each property should have an individual electricity line and meter. 	The purpose of dual occupancy development is to allow for additional accommodation, which is ancillary to the primary dwelling i.e. a smaller sized dwelling within the curtilage of the primary dwelling on the same title.
11		<ul style="list-style-type: none"> • Would like subdivision on the basis that: <ul style="list-style-type: none"> - They are well serviced. - There is no agriculture. - Sewage systems are appropriate for such subdivision. 	The Strategy does not support further subdivision. Reticulated water and sewerage services are required for rural-residential development. Sydney Water has advised that there are no plans for the extension or amplification of existing services within the rural area. Other rural landuses may also be viable on the land.
12		<ul style="list-style-type: none"> • Would like subdivision from 2ha to 0.44ha in a rural-residential zone. 	The Strategy does not support further subdivision. This is consistent with urban development, which cannot be considered in the rural area.
13	Glenorie	<ul style="list-style-type: none"> ▪ The Strategy does not reflect the views or needs of the majority of residents with regards to subdivision. 	The Strategy is based on the outcomes of the community workshops and the Background and Issues Report.
		<ul style="list-style-type: none"> ▪ Supports subdivision to 2ha, north of Glenorie as agriculture is unviable and uneconomical. 	There are a variety of other rural landuses, which may be viable upon the land.
		<ul style="list-style-type: none"> ▪ Subdivision would allow: - - children to live in area; - better management of rare plants and animals; - bushfire protection. 	Fragmentation of lots and multiple ownership of land caused by subdivision increases the difficulty of conserving bushland corridors or large tracts of biodiversity
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15		<ul style="list-style-type: none"> • Would like subdivision to < 2 ha. 	No reason provided.
16		<ul style="list-style-type: none"> • Would like 2ha subdivision to give children a parcel of land each. 	Dual occupancy development can provide additional accommodation on rural sites.
		<ul style="list-style-type: none"> • Agriculture is not viable due to poor quality of land. 	A variety of other rural landuses may be viable on land.

		<ul style="list-style-type: none"> • Could supply own water by way of storage tanks. 	Water tanks are not considered appropriate as the sole source of permanent water for rural-residential development.
17		<ul style="list-style-type: none"> • Would like 2ha subdivision in Glenorie, as area is well serviced. 	The Strategy does not support further subdivision. Sydney Water has advised that there are no plans to extend existing services in the rural area.
		<ul style="list-style-type: none"> • Difficult to achieve 20ha lots to enable cluster subdivision. 	Cluster subdivision is only appropriate for the conservation of biodiversity areas and larger allotments exist.
		<ul style="list-style-type: none"> • Supports the retention of as many trees as possible. 	The Strategy provides specific policy actions for the retention of trees, vegetation and conservation initiatives.
18		<ul style="list-style-type: none"> • Would like subdivision to 1 acre lots as maintenance of 5 acres is too difficult and could assist children in continuing to live in area. 	The Strategy does not support further subdivision. Dual occupancy development can be utilised to provide additional accommodation.
		<ul style="list-style-type: none"> • Subdivision would increase the population, which would benefit the village in terms of increased patronage of local shops. 	Increased population also creates more traffic and a denser settlement pattern, as well as potential loss of native vegetation, bushland, and loss of amenity for rural dwellers.
		<ul style="list-style-type: none"> • Believes that the names of zones should be changed to reflect current uses i.e. land is no longer rural, as these lands are not used for rural or agricultural purposes. 	The Strategy proposes to update the zone names to more adequately reflect the character and uses of areas i.e. 'Mixed Rural', 'Rural Landscape', 'Nature Conservation' and 'Rural Village'. It is important to note that rural uses can include a variety of landuses other than agriculture.
		<ul style="list-style-type: none"> • The Strategy should reflect community views and the community wants subdivision. 	The Strategy was based on the findings of Stage 1 of the RLS and responses from the Community workshops.
		<ul style="list-style-type: none"> • The Strategy should allow subdivision of larger lots to 2ha lots and 2ha to 0.4ha lots. 	4000m ² lots are more consistent with urban development and therefore could not be considered within the rural area.
		<ul style="list-style-type: none"> • Rural land should be zoned for residential, commercial and industrial purposes to provide jobs and employment. 	A variety of landuses including residential, home based businesses, rural industries and roadside stalls are permissible in the rural area. There are also a variety of employment opportunities provided within the rural areas.
		<ul style="list-style-type: none"> • The rural area requires better infrastructure to support subdivision. 	Agreed, for this reason further subdivision is not supported by the Strategy.

		<ul style="list-style-type: none"> Do not want subdivision that disregards the environmental qualities. 	The Strategy aims to protect the environment through the enforcement of minimum lot sizes, and specific conservation and biodiversity initiatives.
		<ul style="list-style-type: none"> Rural sheds should be permitted anywhere on a site and not be limited to the rear of the property. 	The Strategy provides for specific policy actions to ensure that rural sheds do not detract from the rural landscape.
		<ul style="list-style-type: none"> Dual occupancies should be allowed to be the same size and be located to allow for further future subdivision. 	The purpose of dual occupancy development is to provide additional accommodation ancillary to the primary dwelling in the form of a small second dwelling.
		<ul style="list-style-type: none"> The Strategy should allow for staged rezoning over time i.e. <ul style="list-style-type: none"> Stage 1 – all large lots rezoned to 2ha and rezone 2ha lots to 0.4ha; Stage 2 - all 2ha lots rezoned to 0.4ha; Stage 3 – all 0.4 ha lots rezoned to 1000m². 	This approach fails to take into account the physical, environmental, economic and social constraints to subdivision in the rural areas. Further, 0.4ha and less is considered urban development and is not considered suitable for the rural areas.
		<ul style="list-style-type: none"> Collection of developer's contributions can pay for the infrastructure upgrades (i.e. \$100,000/ new lot) that will be required as a result of subdivision. 	Although the Strategy provides a specific policy action to develop a Rural Areas Section 94 Contribution Plan, subdivision is not supported.
		<ul style="list-style-type: none"> The report is generally backwards as it tries to maintain rural land that is no longer rural. 	The RLS Background Report and data gathered from the Community workshops demonstrated that the rural area exhibits a recognisable rural character, which should be preserved.
19		<ul style="list-style-type: none"> Would like 2ha subdivision along Cattai Ridge Road to Neich Road as:- <ul style="list-style-type: none"> Septic systems can work on small lots. There is already a Sydney Water Connection. Increased population will benefit the area. 	Access to a reticulated sewerage system is required for rural-residential development. Sydney Water has advised that they do not support further subdivision in low pressure areas. It is also considered that increased population also creates more traffic and a denser settlement pattern as well as potential loss of native vegetation, bushland, and loss of amenity for rural dwellers.
		<ul style="list-style-type: none"> Does not support cluster subdivision as people favour individual blocks of land. 	The purpose of cluster subdivision is to protect biodiversity or significant environments on a common lot through the use of community title arrangements.

	<ul style="list-style-type: none"> Believes the study is biased and too similar to the Penrith Rural Lands Study 	<p>Baulkham Hills rural lands share some characteristics with Penrith rural lands. Also many issues facing rural areas such as biodiversity conservation and bushfire are common across all rural LGAs.</p>
	<ul style="list-style-type: none"> Lack of proper methodology to ascertain community wishes. 	<p>Stage 2 of the RLS involved extensive community involvement a detailed in Chapter 3 of the Strategy. A more detailed summary of the issues raised by residents at each workshop is available in the Community Communication Report 2003.</p>
	<ul style="list-style-type: none"> The conclusions drawn from the priorities listed by community workshops are not in accordance with what the community wanted. 	<p>The Strategy seeks to balance the views of the community with objectives regarding conservation of biodiversity and other constraints to development.</p>
	<ul style="list-style-type: none"> More subdivision will not place more strain on the infrastructure as for upgraded infrastructure can be provided through additional funds via taxation and rates. 	<p>Sydney Water has stated that there are no plans to extend existing services in the rural area, apart from those areas already listed on the Priority Sewerage Program, and does not support further subdivision of the rural areas.</p>
	<ul style="list-style-type: none"> The Strategy fails to adequately address the issue of subdivision, which is the issue of greatest interest to residents. 	<p>The Strategy considers the short and long-term economic, environmental and social impacts of subdivision, increased rural-residential development and increased population and density in the rural areas.</p>
	<ul style="list-style-type: none"> Does not agree that rural land should be preserved or will be prevented from being used for agriculture in the future. 	<p>Fragmentation of rural land through subdivision diminishes the viability of land for agriculture, should the use of the land change.</p>
	<ul style="list-style-type: none"> Bushfire risk would be reduced by removing existing vegetation for subdivision. 	<p>The Strategy aims to conserve biodiversity and bushland, as well as manage natural hazards such as bushfire. Removing existing vegetation is not considered a sustainable approach to managing rural lands.</p>
	<ul style="list-style-type: none"> Modern on-site sewage systems are suitable for small lots. 	<p>Access to a reticulated sewerage system is required for rural-residential development.</p>
	<ul style="list-style-type: none"> Subdivision will not have a detrimental effect on tourism. 	<p>The potential for rural tourism is partly based on the unique rural landscape and attractive scenery. Increased subdivision and fragmentation of rural lands resulting in the removal of vegetation and open space will significantly compromise the character of the rural landscape.</p>

		<ul style="list-style-type: none"> No consideration is given of tax and capital gains on properties over 2ha or the on-going high maintenance costs of rural land. 	The Strategy makes provision for the investigation of financial incentives such as rate rebates, as one strategy to encourage landowners to preserve rural land and conserve biodiversity.
		<ul style="list-style-type: none"> Believes that residents will gain amenity rather than lose amenity from subdivision. 	Subdivision creates denser settlement patterns, which affects the amenity of residents by way of more traffic, loss of agricultural land, and change in the rural character.
		<ul style="list-style-type: none"> There is no agriculture in area through which rural land use conflicts could occur. 	Other rural landuses may be viable on land.
		<ul style="list-style-type: none"> Capital costs are held by land owner not Council. 	There are significant up front costs to Council and State Government Authorities associated with further subdivision of the rural area including the provision of new or ungraded infrastructure, services and resources.
		<ul style="list-style-type: none"> The Hillside area should be included in the 2ha Mixed Rural zone. 	The Strategy designates the Hillside area as Rural Landscape with a minimum lot size of 10ha. The designations are based on existing landuses and lot sizes, physical constraints and agricultural potential.
		<ul style="list-style-type: none"> Buildings should not have to be low scale and blend with the landscape. 	This measure is designed to protect the scenic quality and rural landscape.
		<ul style="list-style-type: none"> Mixed Rural area should have 1 acre minimum lot size and the Rural Living area should have a 2ha minimum lot size. 	1 acre / 4000m ² lots are considered more consistent with urban development and therefore require access to urban services such as reticulated water and sewer, public transport and services.
20		<ul style="list-style-type: none"> Does not support for cluster subdivision, unless the density is reduced to 1 dwelling/ 2ha. 	Cluster subdivision provides for 1 dwelling per 4ha, which allows for a total of 2 dwellings on 10 ha. A change in the density to 1 dwelling per 2ha would allow 5 dwellings on a 10ha lot, which would compromise the preservation of biodiversity.
		<ul style="list-style-type: none"> Development should not be required to minimize its impact on the landscape. 	This measure is intended to protect the scenic quality and rural landscape of rural areas.
		<ul style="list-style-type: none"> Permissible land uses in rural areas should be removed and proposals assessed on their merits. 	This approach does not provide sufficient assurance to residents and developers as to future landuses or provide for a transparent assessment process.

		<ul style="list-style-type: none"> The report adopts an extreme definition of sustainability. More people would embrace sustainability if more reasonable subdivision guidelines were proposed. 	Sustainability encompasses ecological sustainable development, and total catchment management. The Strategy sets out policy actions with the aim to balance environmental opportunities and constraints with social and economic factors.
		<ul style="list-style-type: none"> The Economic Development section fails to include subdivision. 	The short-term economic benefits from subdivision are considered in the discussion on rural subdivision in Chapter 7.
		<ul style="list-style-type: none"> The Council has not allowed those affected by the Draft Rural Strategy sufficient time to respond. 	The Strategy was exhibited in accordance with Council's resolution to exhibit the Draft Rural Strategy for a period of one month.
21		<ul style="list-style-type: none"> Would like 2ha subdivision as large lots are difficult to maintain, the land is bounded by steep cliffs and forests, and has no agriculture. 	The Strategy identifies a number of constraints including steep topography and native vegetation. A number of other rural uses may be suitable on the land.
22		<ul style="list-style-type: none"> Would like subdivision. 	No reason provided.
23		<ul style="list-style-type: none"> The majority of the community wants subdivision. 	Submissions have been received from a number of community groups, which don't support subdivision.
		<ul style="list-style-type: none"> Would like 2ha subdivision or consideration for lots smaller than 10ha. 	The Strategy does not support subdivision to < 10ha in the Rural Landscape zone.
		<ul style="list-style-type: none"> Suggests that the area for each dwelling site could be 1 acre (4000m²) and should be individually titled not community title. 	This refers to cluster subdivision. As the purpose of cluster subdivision is to conserve significant environmental attributes in a common ownership, it is essential that community title subdivision be used.
		<ul style="list-style-type: none"> Effluent systems work suitably on small lots. 	The minimum allotment size for subdivision is not based solely on disposal areas for on-site sewerage management systems.
		<ul style="list-style-type: none"> There is no agricultural land in the vicinity. 	Other rural landuses may be appropriate on this land.
		<ul style="list-style-type: none"> Support for detached dual occupancy, but there should be less stringent rules about the location of the second dwelling, and the requirement for common driveway and combined electricity meter. 	The purpose of dual occupancy development is to allow for additional accommodation within the curtilage of the primary dwelling on the same title.
		<ul style="list-style-type: none"> Water tanks can supply suitable water supplies. 	Water tanks are not considered appropriate as the sole source of permanent water.

		<ul style="list-style-type: none"> • There are existing services at Glenorie e.g. schools / doctors, to cater for an increased population. 	Access to services is not the only requirement for rural-residential development.
		<ul style="list-style-type: none"> • Local roads are in need of being upgraded but this should not hold up subdivision. 	The Strategy allows for the development of a road upgrading program to address this issue.
24		<ul style="list-style-type: none"> • More emphasis should be placed on preserving Aboriginal and European cultural heritage. 	This issue shall be addressed through the implementation of specific policy actions to recognise the value of heritage and cultural items within the rural area.
		<ul style="list-style-type: none"> • The nature conservation zone should be extended to protect the entire former Maroota State forest region. 	The extent of the nature conservation zone issue shall be addressed in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> • Heritage and cultural objectives need to be included in the proposed nature conservation zone. 	This will be addressed in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> • There are no strategies to deal with promoting heritage values. 	The Strategy does provide specific policy actions relating to Heritage and Culture via the preparation of LEP / DCPs for the rural area.
25	Glenorie Environment and Creative Arts Centre	<ul style="list-style-type: none"> • Supports Maroota State Forest and associated Crown Lands being designated as a 'Nature Conservation' zone. 	Noted.
		<ul style="list-style-type: none"> • Would like to be included on the Farm Gate trail as have a permanent exhibition of the local area. 	The development of tourism, in particular the expansion of the Farm Gate trail is a specific policy action under the Economic Development and Employment Opportunities Strategy.
		<ul style="list-style-type: none"> • Request that Little Cattai Creek to be renamed to avoid confusion with Cattai Creek and that the conservation values of the creek are recognized. 	No alternative name was provided in the submission. The issue of names is a matter for the Geographical Names Board.
26	Glenorie Progress Association	<ul style="list-style-type: none"> • Request the implementation of a masterplan for Glenorie Village. 	The Strategy sets out specific policy action to develop a masterplan for Glenorie. The Village Character Analysis provides an urban design framework for the future development of each village.
		<ul style="list-style-type: none"> • Concerned that townhouses are permissible within the commercial zone, would like separate zonings for housing and commercial uses within village. 	The Strategy seeks to ensure that new residential development blends with the existing streetscape. Specific landuses within the Rural Village zone shall be addressed in Stage 3 – Plan Making of the RLS.

27	Hillside Action Committee	<ul style="list-style-type: none"> • Would like 2ha subdivision. An overwhelming majority at workshops were in favour of subdivision. 	Hillside has been identified as a Rural Landscape zone allowing subdivision to a lot size of 10ha or cluster subdivision with a minimum of 20ha.
		<ul style="list-style-type: none"> • It is difficult to achieve the 20ha minimum for cluster subdivision, but could be achieved with smaller initial lot sizes. 	The purpose of cluster subdivision is to allow limited subdivision together with the preservation of significant environmental attributes within a community lot. A larger lot size is required in order to achieve this purpose.
		<ul style="list-style-type: none"> • Water tanks can supply suitable water for subdivision. 	Water tanks are not considered an appropriate as the sole permanent supply of water for rural-residential development.
		<ul style="list-style-type: none"> • Elderly people should be able to subdivide for their families. 	Dual occupancy development can provide additional accommodation on rural properties.
		<ul style="list-style-type: none"> • Lots that have been used for farming or are already cleared should be able to be subdivided. 	The preservation of rural land for agriculture and rural landuses is considered a priority.
		<ul style="list-style-type: none"> • Dwellings can minimize the impacts on the surrounds. 	The Strategy sets out specific policy actions to control the visual impact of dwellings and buildings on the scenic qualities of the rural landscape.
		<ul style="list-style-type: none"> • Large lots are unmanageable. 	
		<ul style="list-style-type: none"> • There are tax and pension issues for lots over 2ha. 	Noted.
		<ul style="list-style-type: none"> • Effluent can be managed on smaller lots by encouraging the use of grey water. 	Sydney Water supports the re-use of grey water. However, it is considered that a reticulated sewerage service is required for rural-residential development. Sydney water has stated that the provision of water and sewerage facilities to rural development is not cost effective or efficient. Accordingly, subdivision is not supported.
		<ul style="list-style-type: none"> • Bushfire risks should not be a concern because: <ul style="list-style-type: none"> - Former farm areas are cleared. - Bushfire legislation. - Tanks and dams supply fire fighting water. - More residents would provide more volunteers for the rural fire service. - Fire prevention is easier to manage on smaller lots. 	Bushfires are a naturally occurring process in the Australian environment. The approach suggested in the Strategy and the NSW Bushfire legislation recognises that bushfire is a significant constraint to development in the rural area. Management of the risks associated with bushfire involves careful landuse planning as well as fire prevention strategies.

		<ul style="list-style-type: none"> • The Hillside area is mostly class 5 land with no agriculture. 	A variety of alternative agricultural pursuits may be suitable to the land.
		<ul style="list-style-type: none"> • Agriculture is not economically sustainable. 	A number of other rural landuses may be viable on this land.
		<ul style="list-style-type: none"> • Question why the Hillside area is designated Rural Landscape and not Rural Mixed-use. 	The landuse designations are based on existing landuses, topography, native vegetation, agricultural potential and existing lot sizes.
		<ul style="list-style-type: none"> • Local infrastructure is being used by growing populations in areas such as Kellyville and Hornsby, rather than by the locals who are unable to subdivide. 	The Strategy provides a policy action to prepare a road upgrading program in consultation with the Traffic Committee and local residents to ensure that the roads in the rural area are adequate for the amount of existing and future traffic.
		<ul style="list-style-type: none"> • Residents feel discriminated against, as they are not permitted to subdivide. 	The Strategy does not support further subdivision.
30	Kenthurst	<ul style="list-style-type: none"> • Provides a copy of advice from the Department of Agriculture dated 13 September 1993 and the Department of Conservation and Land Management dated 3 June 1993, advising that land around Blue Gum Road has low agriculture potential and is suitable for rural residential. 	The Strategy does not support further subdivision in the Blue Gum Road area. Other rural landuses may be viable on the land. The Department of Agriculture and the Department of Infrastructure, Planning and Natural Resources have also advised that further subdivision in the rural area is not supported.
		<ul style="list-style-type: none"> • Wants 2ha subdivision as: <ul style="list-style-type: none"> - wouldn't result in land use conflicts as there are very few agricultural uses in this area; - wouldn't impact on the environment, - infrastructure including water and buses is already provided. 	Increasing the density of rural subdivision must have environmental, social and economic impacts. Existing water infrastructure cannot cater for additional population. Sydney Water has stated, "any subdivision of rural land is to amplify the systems to ensure existing pressure to remain the same".
		<ul style="list-style-type: none"> • Community workshops identified subdivision as a priority. 	Whilst subdivision was identified as an important issue by the majority of workshop participants, the Strategy seeks to balance the communities wishes with the requirements of State government and conservation of biodiversity.
		<ul style="list-style-type: none"> • Bushfire threat is not unique to rural areas. No houses have been lost in the Blue Gum precinct in recent fires. 	The Blue Gum Road area is surrounded by steep gullies, is highly vegetated and is identified as Bush Fire Prone Land on Council hazard maps.

		<ul style="list-style-type: none"> • Appears to be an encouragement to developers for increased development, which is a contradiction when restrictions are placed on private landowners. 	<p>This concern relates to seem to relate to the discussion on non-financial incentives, which suggests that a higher density could be offered to land owners in exchange for the provision of conservation areas or enhancement of biodiversity links.</p>
		<ul style="list-style-type: none"> • Would like subdivision in order to subdivide to same size as adjoining properties. 	<p>The Strategy does not support further subdivision in the rural areas.</p>
		<ul style="list-style-type: none"> • Believes the study does not reflect the community views. 	<p>The Strategy draws on the findings of Stage 1 of the RLS as well as responses from the Community workshops.</p>
		<ul style="list-style-type: none"> • There is no viable farmland on Pitt Town Road. 	<p>A variety of other rural uses may be suitable upon land.</p>
		<ul style="list-style-type: none"> • Infrastructure already exists in Blue Gum Road. 	<p>It is understood that Blue Gum Road has access to reticulated water. However, Sydney Water has stated that further subdivision in low pressure areas is not supported as it compromises the ability to maintain water pressure to other areas.</p>
		<ul style="list-style-type: none"> • The Strategy contradicts Council's philosophy in Cadwells Road subdivision with regards to waterways. 	<p>It is recognised that Council's approach to waterways has changed during the 20 years since the Cadwells Road subdivision was completed. The Strategy provides specific policy actions to develop catchment health indicators and best management practices for waterways.</p>
		<ul style="list-style-type: none"> • Conservation strategies conflict with bushfire risk to rural-residential development. 	<p>The Strategy seeks to balance conservation of biodiversity and management of bushland.</p>
		<ul style="list-style-type: none"> • Smaller lot sizes enable residents to better monitor native habitats and reduce bushfire risk. 	<p>Population and development pressure are the most common cause of habitat degradation. A greater number of smaller lots can only accelerate this process.</p>
		<ul style="list-style-type: none"> • Believes that compliance with the requirements for bushfire protection does not impact on subdivision potential of land. 	<p>Risk of bushfire does hinder the ability to subdivide land. Bushfire protection requires the use of Asset protection zones, which conflicts with objectives of conservation of biodiversity and environmental protection.</p>

		<ul style="list-style-type: none"> In regard to biodiversity conservation issues, questions whether the Strategy is suggesting multiple ownership of land. 	<p>The Strategy notes that one of the challenges to managing biodiversity is that the land is in private (and multiple) ownership. If land was in public ownership it could be declared a National Park or Nature Reserve and allow more efficient managed. As this is not the case, the Strategy suggests a number of financial and non-financial incentives, to encourage conservation of biodiversity by private owners.</p>
		<ul style="list-style-type: none"> With regards to the nature conservation or environmental protection zone, asks if Council is planning to buy back environmental protection zones, and why Council has not been successful in the Land and Environment Court to stop medium density housing to ensure environmental protection. 	<p>This concern seems confuse two separate issues. The Strategy discusses the implementation of financial and non-financial incentives to encourage the conservation of biodiversity. There are no specific plans for Council to 'buy back' land for environmental protection zones. Council's success in the Land and Environment Court with regards to medium density development is not relevant to the issue of environmental protection.</p>
		<ul style="list-style-type: none"> Cluster subdivision should only be permitted when no other form of subdivision is possible. 	<p>The Strategy indicates that cluster subdivision in the area designated Rural Landscape is the only sustainable form of subdivision in the rural area.</p>
		<ul style="list-style-type: none"> Education programs on land protection do not work. 	<p>Noted.</p>
		<ul style="list-style-type: none"> Access and communication were the concerns of very few rural residents. 	<p>Access and communication incorporates public transport, other transport and communication e.g. including access to information and services. Infrastructure was the second highest issue of concern at the community workshops.</p>
		<ul style="list-style-type: none"> Affordability of land is important and smaller lot sizes will allow for this and for family to live near by. 	<p>Affordability is addressed with the discussion on Quality of Life indicators.</p>
		<ul style="list-style-type: none"> Suggests that the State Government supported subdivision in the Blue Gum Road precinct over 20 years ago. 	<p>Submissions from State Government departments do not support further subdivision in the rural area.</p>
		<ul style="list-style-type: none"> There is no tourism for potential land use conflicts in this precinct. 	<p>The Strategy sets out specific policy actions to encourage tourism activities.</p>
		<ul style="list-style-type: none"> Objects to maintaining the 10ha minimum lot size in the rural landscape zone. 	<p>No reason provided.</p>

		<ul style="list-style-type: none"> Biodiversity protection measures are against the wishes of the community as Council already has stringent preservation orders in place. 2ha lot sizes will enable a protected environment. 	<p>There is considerable support for the conservation and biodiversity initiatives in the Strategy from community groups and State Government agencies. Subdivision to 2ha lots compromises the ability to protect and maintain larger areas of significant bushland.</p>
		<ul style="list-style-type: none"> The expansion of the villages is against the community wishes, especially in Round Corner and Kenthurst. 	<p>The Strategy provides for further investigation into the expansion of Glenorie and the establishment of small villages at Maraylya and Annangrove. Round Corner and Kenthurst were identified as not being suitable for further expansion.</p>
		<ul style="list-style-type: none"> The cost of servicing future subdivision can be supported by Section 94 contributions. 	<p>There are significant up-front costs to State Government and Council in relation to the expansion or provision of new infrastructure, services and facilities.</p>
		<ul style="list-style-type: none"> There is a high real estate demand for 2ha lots. 	<p>Demand for 2ha lots is determined by supply.</p>
		<ul style="list-style-type: none"> Dual occupancies should be able to subdivide. 	<p>The purpose of dual occupancy development is to provide additional accommodation that is ancillary to the primary dwelling, and not on a separate title.</p>
		<ul style="list-style-type: none"> Suggests that limiting the size and amount of trucks will hinder business opportunities for agriculture. 	<p>The Strategy seeks to prevent the overdevelopment of, or use of rural sites as transport / truck depots. Instead the Strategy encourages the development of specific controls to encourage and support existing businesses.</p>
		<ul style="list-style-type: none"> Sydney Water and not Council should bear the costs and responsibility for water quality. 	<p>Protection of the environment and water quality issues are a shared responsibility between all levels of government. The Strategy provides a specific policy action to develop Catchment Health Indicators in conjunction with Sydney Water.</p>
		<ul style="list-style-type: none"> Subdivision to 2ha in the Blue Gum Road Precinct supports the State Governments plans for major residential development in the northwest. 	<p>The Strategy supports limited urban release in accordance with the State Government's Urban Development Program. The Blue Gum Road precinct is not identified as a future release area and further subdivision in this area is not supported.</p>
		<ul style="list-style-type: none"> The Strategy is incorrect as there are 7 private high schools and 1 state high school in the rural area. 	<p>The Strategy considered rural land within the Local Government Area of Baulkham Hills Shire Council only. There are no state high schools within the study area.</p>

		<ul style="list-style-type: none"> Residents have been requesting subdivision for the past 20 years. Each area should be considered on its own merits. 	The Strategy provides comprehensive consideration of the opportunities and constraints of subdivision in all rural areas and does not support further subdivision other than cluster subdivision.
		<ul style="list-style-type: none"> Not enough time has been given to respond to the document. The criteria used to determine how properties were classified as rural landscape; mixed use etc has not been identified. 	<p>Council resolved to exhibit the Draft Strategy for a period of one (1) month.</p> <p>The methodology used to determine land use designations is detailed in Appendix 4 of the Draft Rural Strategy. The methodology included gathering relevant data, identifying constraints, land units, agricultural potential and considering appropriate zones.</p>
31		<ul style="list-style-type: none"> Raises the same issues as above submission. 	See comments above.
32		<ul style="list-style-type: none"> The Strategy places too much emphasis on biodiversity and conservation. Subdivision can result in a protected environment. The community wants subdivision. Council's role is to meet the needs and requirements of residents. The existing infrastructure can support 2ha subdivision. Suggests that there is an inconsistency with Cadwells Road subdivision and the Strategy's approach to subdivision. Subdivision to 2ha lots would be consistent with the rest of Kenthurst and feel they are being discriminated against, if further subdivision is not permissible. There is high demand for 2ha lots. The cluster subdivision should be permitted on 10ha lots not 20ha. 	<p>Cluster subdivision allows for the preservation of significant environmental attributes within a community lot.</p> <p>Baulkham Hills Shire Council aims to promote, protect and foster the enhancement of the Shire's natural and built environment as well as serve the needs of residents.</p> <p>The Strategy does not support further subdivision, one reason being the provision of infrastructure.</p> <p>It is recognised that Council's approach to subdivision has developed since the subdivision in Cadwells Road.</p> <p>Kenthurst has been designated as a 'Mixed Use' (2ha) zone and a 'Rural Landscape' (10ha) zone based on investigations of landuse, lot size and environmental constraints.</p> <p>The Strategy recognises that demand is driven by supply.</p> <p>The purpose of cluster subdivision is to allow for limited subdivision together with the protection of significant environmental attributes. This requires a larger minimum allotment in order to achieve this goal.</p>

		<ul style="list-style-type: none"> Cluster subdivision should be to a density of 1 dwelling /3.3ha not 1 dwelling / 4ha. 	On a 20ha allotment this density would provide for 6 dwellings of 2ha each, allowing only 8ha for the preservation significant features.
		<ul style="list-style-type: none"> Dual occupancy should be detached and subdividable. 	The purpose of the dual occupancy development is to allow additional accommodation, which is ancillary to the primary dwelling. The Strategy permits detached dual occupancy but suggests that subdivision should continue to be prohibited, as is currently the case on all areas of the Shire.
		<ul style="list-style-type: none"> Few houses were lost in the recent bushfires. Fires occur only every 30 years and don't need 'asset protection zones' 	Asset Protection Zones are requirements under the NSW Planning for Bushfire legislation.
		<ul style="list-style-type: none"> Reticulated water is not necessary for subdivision to occur. 	A reticulated water supply is required for rural-residential subdivision. Sydney Water has stated that there are no plans to extend existing services in the rural area.
		<ul style="list-style-type: none"> Sewage connection is not necessary for subdivision to occur. 	Rural-residential development should be serviced by a reticulated sewerage system. The Strategy specifies that subdivision of rural land less than 1ha should not be permitted unless it can be connected to a reticulated sewerage system.
		<ul style="list-style-type: none"> Object to the formation of urban settlements at Maraylya and Annangrove. 	The Strategy provides for the future investigation of small villages at Maraylya and Annangrove based around the existing services. This will be investigated as a later stage.
		<ul style="list-style-type: none"> The area is residential and semi rural-residential should not be promoted for tourism. 	Stage 1 of the RLS identified tourism as an important growth area in the rural sector and should be encouraged as part of the economic development of rural lands.
		<ul style="list-style-type: none"> Blue Gum Road should be sealed. 	The Strategy provides a specific policy action to prepare a road upgrading program in consultation with the Traffic Committee and local residents.
33		<ul style="list-style-type: none"> Feels the study was a waste of time and money. 	Noted.
		<ul style="list-style-type: none"> Would like subdivision in Blue Gum Road precinct as has water, sealed road and is close to 2ha subdivision. 	The Strategy does not support further subdivision.

34		<ul style="list-style-type: none"> • Would like subdivision to enable to continue to live on family property. 	<p>The Strategy does not support further subdivision. Dual occupancy development can provide additional accommodation on rural sites.</p>
		<ul style="list-style-type: none"> • Objects to the minimum 4ha lot size proposal and recommends a minimum of 3.3ha instead. Also objects to the 20ha minimum for the cluster subdivision. 	<p>The submission appears to have misunderstood the mechanisms of cluster density subdivision. The Strategy does not propose a 4ha minimum lot size. This relates to a density for cluster subdivision of 1 dwelling per 4ha where there is a minimum of 20ha lot.</p>
		<ul style="list-style-type: none"> • Disagrees with Sydney Water and believes that tanks can supply water needs adequately. 	<p>Water tanks are not considered appropriate as the sole source of permanent water. Access to a reticulated water supply is required.</p>
		<ul style="list-style-type: none"> • Understands that the Kenthurst area is designated mixed use rural living with a minimum lot size of 2ha, however also specifies that allows cluster subdivision in locality outcomes, when the Strategy specifies that cluster subdivision is only to occur in Rural Landscape zone. 	<p>Both 'Mixed Use' and 'Rural Landscape' zones are designated for the Kenthurst area. The 'Rural Landscape' zone allows for cluster subdivision.</p>
		<ul style="list-style-type: none"> • Refers to the Don Fox Study which indicated that there is no agriculture in the area and that it would be suitable for rural residential. 	<p>A variety of other rural landuses, other than rural-residential may be suitable in the area.</p>
		<ul style="list-style-type: none"> • Compares to the Cadwells Road subdivision and feels that the Blue Gum Road precinct was discriminated against. 	<p>It is acknowledged that Councils approach to subdivision has developed over time. The subdivision potential of land was based on a consideration of relevant opportunities and constraints including, topography, slope, vegetation, bushfire and other environmental aspects.</p>
35		<ul style="list-style-type: none"> • Would like 2ha subdivision as Pitt Town Road has electricity, town water (strong water pressure), and sealed roads. 	<p>The Strategy does not support further subdivision. Sydney Water has also advised that it supports the policy action to restrict subdivision within low-pressure areas, stating that subdivision outside of these areas i.e. where water pressure is satisfactory.</p>
		<ul style="list-style-type: none"> • Would like detached dual occupancy. 	<p>The Strategy provides for detached dual occupancy but recommends that subdivision of dual occupancy continue to be prohibited as is consistent with the rest of the Shire.</p>

		<ul style="list-style-type: none"> The Strategy does not reflect the wishes of the community, which is to allow subdivision. 	The Strategy is based on the findings of Stage 1 of the RLS as well as responses from the Community Workshops.
36	Lower Portland Blundells Swamp Co-op	<ul style="list-style-type: none"> Supports the concepts of ESD and TCM and the conservation incentives, including removal of DA fees for conservation work. 	Noted.
		<ul style="list-style-type: none"> Suggests that consideration of local level dispute resolution mechanisms in regards to biodiversity conservation be included in the Strategy. 	Noted.
		<ul style="list-style-type: none"> The proposed nature conservation zone shown in fig 7.1 should be adopted over that in fig. 7.2. 	Fig 7.1 shows Rural Land Units whereas Fig 7.2 shows Land Use Designations and is based on landuses and allotment size.
37	Maraylya	<ul style="list-style-type: none"> The Mixed Rural zone should be extended to Boundary Road and up to Pitt Town Road. 	No reason provided.
		<ul style="list-style-type: none"> The density for cluster subdivision should be increased to 1 dwelling per .05ha and use a central sewerage system. 	Cluster density subdivision allows for a density of 1 dwelling per 4ha. The option of single sewage system to service a number of lots is available.
		<ul style="list-style-type: none"> A variety of uses such as B&B's, farm stays etc should be encouraged in the rural areas 	The Strategy provides specific policy actions to encourage the development and expansion of tourism and rural landuses.
		<ul style="list-style-type: none"> Burms (soil and vegetation barriers should be required around rural industries such as igloos and chicken sheds. 	The Strategy provides specific policy actions to preserve the scenic qualities of the rural landscape.
		<ul style="list-style-type: none"> Water tanks are a reasonably affordable alternative where reticulated water isn't supplied. 	Water tanks are not considered appropriate as the sole source of permanent water for rural-residential development.
		<ul style="list-style-type: none"> There is a need to increase the value of vegetated land. 	The Strategy encourages the use of financial and non-financial incentives to conserve areas of biodiversity and place value on significant environments.
38		<ul style="list-style-type: none"> Would like small lot subdivision, as:- <ul style="list-style-type: none"> - small lots would not detract from the rural lifestyle of the area; - No agriculture; - Close to CBD with M2; - High demand for small allotments; - Easier to maintain. 	The rural nature of the area may change in the future subject to the outcome of future land release consideration by the State Government. Fragmentation of lots in the interim period would in all likelihood reduce the viability and therefore the attractiveness for future urban development.
		<ul style="list-style-type: none"> Does not support cluster subdivision. 	No reason provided.

39		<ul style="list-style-type: none"> • The community would like 2ha subdivision. • Objects to the 4ha minimum lot size proposed. This is not consistent with surrounding subdivision (2ha) in Hawkesbury Council. • Do not want the constraints of Community Title for cluster subdivision. • Subdivision of 2ha lots does not prejudice future urban development. 	<p>The Strategy does not support further subdivision.</p> <p>The Strategy does not propose a 4 hectare minimum lot size. This relates to a density for cluster subdivision of 1 dwelling per 4 hectares where there is a minimum of 20ha.</p> <p>The principle of cluster subdivision is to provide for the protection of environmental assets within a community lot. This can only be achieved through the use of Community Title</p> <p>Further subdivision of 2ha would result in fragmentation of lots, which would reduce the viability and therefore the attractiveness for future urban development.</p>
40		<ul style="list-style-type: none"> • Would like subdivision as would be consistent with surrounding character, would be good for local businesses and there are already a number of small lot rural properties in area. 	<p>The Strategy does not support further subdivision. Local businesses are required to serve the needs of the existing population.</p>
41		<ul style="list-style-type: none"> • Would like 2ha subdivision due to: <ul style="list-style-type: none"> - Proximity to Windsor Road and proposed regional centre; - High real estate demand for 2ha lots; - Agriculture is not viable on property because of poor quality soil. • Cluster subdivision should be permitted on 10ha lots with a density of 1 dwelling per 2ha. Alternatively variation to 20ha minimum by 10%, should be allowed if the 10ha minimum is not supported. 	<p>The Strategy does not support further subdivision as demand for rural-residential development is created by supply and other rural landuses may be viable on property.</p> <p>Cluster subdivision is proposed in the Rural Landscape designation where there is a minimum 20ha at a density of 1 dwelling per 4ha. The purpose of cluster subdivision is to allow limited subdivision together with the conservation of significant environmental attributes in a community lot. A minimum of 10ha and density 1 dwelling / 2ha would essential result in 2ha subdivision and is considered inconsistent with the Rural Landscape area.</p>
42		<ul style="list-style-type: none"> • Would like cluster subdivision throughout Maraylya i.e. 4ha lots permitted on < 20ha lots. 	<p>Cluster subdivision is proposed in the Rural Landscape designation where there is a minimum 20ha at a density of 1 dwelling per 4ha.</p>

43		<ul style="list-style-type: none"> • Would like subdivision to < 2ha i.e. 1ha and 0.4ha, similar to Kellyville. 	Subdivision to < 2ha is more consistent with urban development and cannot be considered in rural areas.
		<ul style="list-style-type: none"> • More commercial development should be provided for in the rural areas. 	The Strategy provides for the investigation of the development of small villages at Maraylya and Annangrove to serve the daily convenience needs. It is considered that extensive commercial development is more consistent with urban areas.
		<ul style="list-style-type: none"> • The Windsor Road upgrade means that the area is more accessible. 	The upgrade of Windsor Road will serve the existing and future urban release areas.
44		<ul style="list-style-type: none"> • The Strategy doesn't reflect the community desires. 	The Strategy is based on the findings of Stage 1 of the RLS and responses form the community workshops.
		<ul style="list-style-type: none"> • Believes that the rural atmosphere that exists in the Shire gives Shire its charm and diversity however would like 2ha subdivision throughout Maraylya. 	The attractiveness of the rural area lies in it scenic landscape and open spaces. Subdivision creates a denser pattern of subdivision, increases traffic congestion, and impacts on vegetation and amenity. This submission highlights the conflict between wanting to maintain rural character and subdivide land.
45		<ul style="list-style-type: none"> • The 2ha subdivision to the west of Boundary Road has retained a rural character. 	This area is in Hawkesbury City Council.
46		<ul style="list-style-type: none"> • Wants the area to remain rural (2ha subdivision) and not be development for urban purposes. 	The release of land for urban purposes is the responsibility of the State Government through the Urban Development Program.
47		<ul style="list-style-type: none"> • There are no agricultural or tourist facilities in Maraylya. 	Other rural landuses or agricultural uses may be viable in area. The Strategy sets out specific policy actions to encourage the development of tourism in the rural area.
48	Maroota	<ul style="list-style-type: none"> • Supports the Sustainable Natural Assets Assessments Project. 	Noted.
	Maroota Forest Conservation Committee	<ul style="list-style-type: none"> • More emphasis should be placed on the protection of the Maroota Forest, given the threatened species found there, and the number of studies, which indicate the significance of the biodiversity in the area. 	The Strategy designates the Maroota State Forest as a Nature Conservation Zone with specific objectives to recognise areas of significant threatened species and habitat. A number of programs and incentives aimed at protecting biodiversity are also proposed.

		<ul style="list-style-type: none"> The discussion on bushfire risk should include bushfire hazard reduction that protects biodiversity as well as property. 	Bushfires are a natural hazard in the Australian bush with many native species requiring bushfire to regenerate. The Strategy sets out specific policy actions to ensure the protection of housing and property in accordance with the Planning for Bushfire legislation.
		<ul style="list-style-type: none"> Supports the chapter on Biodiversity, however suggests that a subsection be created regarding Maroota Forest. 	Specific measures for the protection and maintenance of biodiversity in the Maroota State Forest will be addressed in Stage 3 – Plan Making of the Rural Lands Study.
		<ul style="list-style-type: none"> Supports the regulation, education and incentive objectives for conservation. 	Noted.
		<ul style="list-style-type: none"> The strategy should address the implications of the Maroota Forest moving into private ownership. 	The biodiversity conservation initiatives contained in the Strategy incorporate incentives for private landowners as well as sets out management principles for land in government ownership.
		<ul style="list-style-type: none"> The recommendations in Chapter 5 Biodiversity should be clearer; in particular the need to protect through statutory and non-statutory means this key area of biodiversity. 	The Strategy sets out specific policy actions regarding ecological management including the implementation of environmental protection zones to protect significant biodiversity through LEPs. This issue shall be further addressed during Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> Supports the initiatives in Chapter 6 Social Sustainability. 	Noted.
		<ul style="list-style-type: none"> Supports the proposed Nature Conservation zone, however is concerned about the pending private ownership. 	Noted.
49		<ul style="list-style-type: none"> Strategies to preserve heritage and culture should be included for Nature Conservation Zones. 	The Strategy includes specific policy action relating to the preservation of heritage and culture. This issue will be further addressed in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> The strategies should promote heritage values as well as tourism. 	The Strategy includes specific policy actions to promote and protect heritage and culture, as well as tourism.
50		<ul style="list-style-type: none"> Submitted a petition with 146 signed letters (representing 67 properties) requesting 2ha subdivision or less and protesting against 4ha density subdivision (it is assumed this relates to cluster 	No reasons provided.

		subdivision).	
		<ul style="list-style-type: none"> • Would like 2ha subdivision in order to achieve a return on investment. Do not want 4ha density for the same reason. 	The Strategy considered the short-term economic benefits of subdivision in comparison to the long-term problems associated with subdivision and does not support further subdivision in the rural area.
51		<ul style="list-style-type: none"> • Alternatively the area should be placed on the urban development program. 	The Strategy recommends that only the area identified under SREP 19 – Rouse Hill Release Area be placed on the Urban Development Program.
52	Nelson	<ul style="list-style-type: none"> • Would like 2ha subdivision like other areas. 	The Strategy does not support further subdivision.
53	North Kellyville	<ul style="list-style-type: none"> • The strategy does not recognise the extent of SREP 19 – Rouse Hill Development Area. 	The RLS considered all land currently zoned rural. The Strategy provides a specific policy action to limit urban releases to that land which is identified by SREP 19 –Rouse Hill Development Area.
		<ul style="list-style-type: none"> • The ESD basis of the Strategy should focus more on economic and social considerations. The strategy should be subject to a triple bottom line analysis. 	Actions arising from the Strategy would be subject to a triple bottom line assessment in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> • Fragmentation of larger lots in areas of potential urban settlement should be prohibited. Concessional lots should be no more than 4000m² lots, but 1 - 2ha lots will compromise future development. 	Further subdivision and fragmentation of lots in areas identified as future urban land is not supported, by the Strategy.
54		<ul style="list-style-type: none"> • Supports the conservation and biodiversity measures in the Strategy. 	Noted.
		<ul style="list-style-type: none"> • Requests that the areas of North Kellyville that are vegetated, are adjacent to the creeks and are not flat, not be placed on the Metropolitan Urban Development Program. 	This issue is not related to the Rural Lands Study but are to be considered during the planning for future urban development. It is likely that these areas will form part of the drainage and open space system in a future urban release area.
		<ul style="list-style-type: none"> • The author provides an 8 page report on the urban capability of parts of North Kellyville including discussions on topography, hydrology, biodiversity and the like. 	Noted.
55	North Kellyville Rezoning Association -	<ul style="list-style-type: none"> • Supports the strategy recommendations for North Kellyville and encourages urban zoning in the area. 	The Strategy supports urban release of land identified by Sydney Regional Environmental Plan No. 19 – Rouse Hill Development Area.

56	Round Corner	<ul style="list-style-type: none"> • Generally supports the Strategies as they apply to the Round Corner area. 	Noted.
		<ul style="list-style-type: none"> • Notes that: <ul style="list-style-type: none"> - Precinct Plans are required. - Section 94 scheme is required. - Community action plans should be encouraged. 	The Strategy provides specific policy actions to prepare action plans for all rural villages to meet local needs for community, recreation and other needs. The development of a Rural Areas Section 94 Contributions Plan is also specified. This will be addressed in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> • The facilities at Round Corner mentioned in the Strategy need upgrading, are too small or are in private ownership. 	The Strategy provides a specific policy action to develop a long-term funding strategy for rural services and infrastructure delivery.
57		<ul style="list-style-type: none"> • Requests consideration for the expansion of Round Corner Village for the following reasons: <ul style="list-style-type: none"> - Believes the shopping facilities within Round Corner can services a larger population. - Expansion of village can be accommodated, as water and sewer are already available. 	Topography, vegetation, and bushfire were identified as constraints to the expansion of Round Corner Village. Round Corner is considered a district centre and already services a large catchment from within the village and surrounding rural areas. Sydney water has advised that there are no plans to extend existing services and that there should be no further subdivision in low pressure areas.
		<ul style="list-style-type: none"> • Notes the inconsistencies between support for the expansion of Glenorie and not Round Corner. 	The inconsistency between support for the expansion of Glenorie and not Round Corner is due to differing physical constraints identified by the Strategy in these areas.
		<ul style="list-style-type: none"> • Expansion of the village will reduce bushfire risks. 	This view is unfounded. The Strategy suggests that asset protection zones could be implemented around villages in order to address bushfire risk.
		<ul style="list-style-type: none"> • Expansion of the village will redress the imbalance of the population caused by the number of SEPP 5 in Round Corner. 	Council is currently seeking an exemption to SEPP 5 in the rural area as a separate exercise.
		<ul style="list-style-type: none"> • The Village Analysis should refer to the Hornsby side of Round Corner as well. 	The majority of Round Corner is contained within the Baulkham Hills local government area, and was considered in the Village Character Analysis.
		<ul style="list-style-type: none"> • Glenorie should only be subdivided after the upgrading of Old Northern Road. 	The Strategy provides a specific policy to prepare a road upgrading program to ensure that roads are adequate for the existing and future traffic demands.

		<ul style="list-style-type: none"> Only bus transport is provided to Glenorie whereas Round Corner has a direct city bus services. 	The Strategy provides for the development of a Transport Plan to integrate with urban areas and provide a range of sustainable transport modes and link with transport nodes.
58	Round Corner Village Residents Association	<ul style="list-style-type: none"> Supports the promotion and retention of agricultural land. 	Noted.
		<ul style="list-style-type: none"> Supports water catchment initiatives. 	Noted.
		<ul style="list-style-type: none"> Supports the implementation of Asset Protection Zones for villages. 	Noted.
		<ul style="list-style-type: none"> Supports biodiversity initiatives and the inclusion of an Environmental Protection Zone. 	Noted.
		<ul style="list-style-type: none"> Supports non-statutory and mechanisms and financial incentives, especially the development of Section 94 Contribution Plans. 	The Strategy recommends the development of a Rural Areas Section 94 Contributions Plan. This shall be addressed in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> Supports Farm Gate and other rural tourism initiatives, and the development of guidelines for farm sales. 	Noted.
		<ul style="list-style-type: none"> Objects to the further growth and expansion of Round Corner Village. 	The Strategy does not provide for the expansion of Round Corner Village.
		<ul style="list-style-type: none"> Supports the development of a Village Green on land adjoining Ellerman Park on Kenthurst Road. 	The Village Character Analysis and Design Guidelines addresses these issues.
		<ul style="list-style-type: none"> Would like a vehicular bypass of village to be investigated to address traffic and congestions. 	The Strategy sets out specific policy action addressing roads and transport.
		<ul style="list-style-type: none"> Supports the retention of trees, dense plantings and rural views. 	Noted.
59	Rouse Hill Historic Houses Trust	<ul style="list-style-type: none"> The Strategy should emphasize the need to maintain a strong visual link between Rouse Hill Estate, Rouse Hill School and Box Hill as this area has regional significance. 	The Strategy sets out specific policy actions to preserve the rural landscape and ensure the value of heritage items is recognised.
		<ul style="list-style-type: none"> Supports the maintenance of the rural landscape through the Rural Landscape zone and the heritage preservation measures. 	Noted.
		<ul style="list-style-type: none"> Supports the Strategy's initiatives to promote tourism. 	Noted.

60	South Maroota	<ul style="list-style-type: none"> • Would like subdivision as land has dual frontage and good quality soil. 	The Strategy does not support further subdivision. The site could be used for other rural landuses.
61		<ul style="list-style-type: none"> • Would like 2ha subdivision. 	No reason provided.
		<ul style="list-style-type: none"> ▪ The community's desires regarding subdivision have been dismissed. 	The Strategy is based on the findings of Stage 1 of the RLS and responses from the Community workshops.
		<ul style="list-style-type: none"> ▪ 10ha is too small to provide a sustainable income. 	Intensive agriculture and other rural landuses may be viable on 10ha allotments.
		<ul style="list-style-type: none"> ▪ Subdivision would provide opportunity to levy more rates, and draw more volunteers for community services i.e. Bushfire Brigade. 	The benefits of additional population do not outweigh the problems associated with subdivision such as a denser pattern of settlement, more traffic congestion and loss of rural character and amenity.

62	Hawkesbury Harvest	<ul style="list-style-type: none"> ▪ Notes that the farmgate concept and Hawkesbury Harvest model is acknowledged in, and encouraged by the Strategy. 	Noted.
63	No specific location	<ul style="list-style-type: none"> • Believes that the Strategy does not consider the alternatives proposed in community workshop. 	The Strategy was based on responses from the Community workshops. No information is provided as to what the alternatives discussed at the workshop encompassed.
		<ul style="list-style-type: none"> • There is no reason given for limiting subdivision in proximity of Round Corner Village. The land is cleared, not used for agriculture and has access to water. 	Topography, vegetation cover, and proximity to agriculture were identified as constraints to the expansion of Round Corner Village. With regards to reticulated water, Sydney Water has advised that there are no plans to extend existing services in the rural area.
		<ul style="list-style-type: none"> • Subdivision should be allowed if: <ul style="list-style-type: none"> - Minimum parent lot of 4ha; - Sufficient water pressure; - Maximum 40% site coverage; - Level land; - 50 metre frontage; - within 1km of Round Corner Village. 	The Strategy does not support further subdivision in the rural areas. Sydney Water has advised that subdivision should be discouraged in low-pressure area as it compromises pressure in other areas.
		<ul style="list-style-type: none"> • Subdivision is a better alternative to SEPP 5 development, which destroys the rural character. 	The Strategy seeks to preserve rural character through restricting further subdivision. Council is currently seeking exemption from SEPP 5 within the rural zone as a separate exercise.

64	Hornsby Shire Council	<ul style="list-style-type: none"> • Notes that the Strategy is generally consistent with the framework and underlying principles of the Hornsby Shire Rural Land Study. • Notes the intention to allow for the expansion of the Glenorie Village upon provision of services and looks forward to working with Council in preparation of masterplans for Wisemans Ferry and Glenorie. 	<p>Noted.</p> <p>The Strategy sets out a specific policy action to develop a masterplan for Wisemans Ferry and Glenorie. Council Officers will continue to liaise with Hornsby Council Planning officers in this regard.</p>
65	Environmental Protection Authority	<ul style="list-style-type: none"> ▪ Supports Council's commitment to rural management issues, especially land use conflict, sustainable agriculture and preservation of natural environments. ▪ Suggest that greater consideration should be given to potential impacts on air quality and waste management. ▪ 10ha proposed for the Rural Landscape designation may not be large enough to avoid/minimise rural land use conflict. ▪ The Strategy should acknowledge existing industrial uses within rural lands and ensure potential landuse conflicts are addressed. ▪ The objective for water catchments should also state that development should not impact adversely on the achievement of water quality and river flow objectives. See "Catchment Blueprint" for the Hawkesbury Lower Nepean Catchment 2002/03. 	<p>Noted.</p> <p>This issue may be incorporated into the Quality of Life indicators and measures to management the impact on water catchments. This will be given further consideration in Stage 3 – Plan Making of RLS.</p> <p>The majority of allotments within the area proposed to be Rural Landscape are already 10ha in size. The development of specific controls in Stage 3 – Plan Making to regulate landuses such as intensive animal and plant establishments will also assist in the minimisation of landuse conflicts.</p> <p>Extractive Industries are identified as landuses within the study area and were considered in the Background and Issues Report.</p> <p>Every effort to ensure consistency with other documents will be undertaken in the formulation of catchment health indicators. This shall be done in liaison with the EPA, Department of Infrastructure, Planning and Natural Resources and the Hawkesbury-Nepean Catchment Management Trust.</p>
		<ul style="list-style-type: none"> ▪ Consideration should be given to the protection of groundwater. 	<p>The Strategy seeks to develop catchment health indicators by which the cumulative impact of development can be measured. Ground water protection can also be achieved by limiting the number of water licences issued. Currently this is the responsibility of the Department of Infrastructure, Planning and Natural Resources.</p>

		<ul style="list-style-type: none"> ▪ The requirement for development to be setback an "appropriate distances from waterways" needs to be further defined. 	Specific requirements for development will be considered in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> ▪ Appropriate mechanisms to enforce riparian zones need to be investigated. 	This issue will be considered as part of best management practices in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> ▪ Strategies to improve the performance of existing development i.e. run-off, should be investigated. 	The Strategy provides specific policy actions to ensure that development does not increase the sedimentation load in surrounding water bodies.
		<ul style="list-style-type: none"> ▪ Illegal dumping/landfill not discussed in strategy. 	The discussion on Catchment health indicators is relevant to this issue.
66	Department of Agriculture	<ul style="list-style-type: none"> ▪ The Strategy provides a positive way forward for maintaining agriculture and residential development within rural lands. 	Noted.
		<ul style="list-style-type: none"> ▪ Supports cluster density subdivision as this has worked well in Gosford and Hawkesbury LGAs. In these areas the concept has been extended to include maintaining larger lots for agricultural enterprise as well as biodiversity. 	Examples of cluster subdivision in other LGAs will be considered when determining the most effective form of cluster subdivision in Baulkham Hills Shire.
		<ul style="list-style-type: none"> ▪ The current planning legislation does not attribute a 'development right' to land tenure, therefore the purchase of 'development rights' is not possible. This requires legislative change. 	Development rights are derived from property's potential for development in accordance with the relevant zoning. The use of incentives will require further investigation and consideration of other models.
		<ul style="list-style-type: none"> ▪ Residential development should not be placed in an agricultural production zone. Residential development should be encouraged where services and infrastructure are available. 	The Strategy does not support rural-residential subdivision, especially in areas where there is no access to reticulated water and sewer and other services and infrastructure.
		<ul style="list-style-type: none"> ▪ Government ownership of land through commercial agricultural enterprise or heritage listings may also be a possibility to ensure the preservation of rural lands. 	This approach may be considered for specific sites of particular interest or state significance.
		<ul style="list-style-type: none"> ▪ 'Right to farm' legislation cannot extinguish provisions under the Protection of Environment Operations Act 1997. 	The model of 'right to farm' legislation from Tasmania does not override environmental pollution legislation. This issue will require further consideration.
		<ul style="list-style-type: none"> ▪ Nurseries, flowers and horse studs also use agricultural resources and products, and provide opportunities for recycling organic material. 	These are identified as either intensive plant or intensive animal landuses within the Strategy and form an integral part of the rural landscape.

		<ul style="list-style-type: none"> ▪ Ability to harvest water for agriculture and conserve biodiversity is highly constrained on small allotments. 	It is for this reason that the Strategy seeks to minimise fragmentation of rural lots to ensure the preservation of viable agricultural land units and significant biodiversity.
		<ul style="list-style-type: none"> ▪ The 10ha minimum in 'Rural Landscape' zone will limit ability of sustaining extensive grazing enterprise. Larger allotments would enhance opportunities to maintain biodiversity. 	The 10ha minimum in the Rural Landscape zone is consistent with the current minimum allotment size and will allow a variety of agricultural and rural landuses.
		<ul style="list-style-type: none"> ▪ Cluster subdivision should also consider distance to intensive agricultural development. 	Management of landuse conflicts caused by proximity to intensive agriculture will be addressed in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> ▪ Definition of cattle feedlot should be consistent with SEPP 30. 	Every effort to ensure consistency with other planning instruments will be made. This will be addressed in Stage 3 – Plan making of RLS.
		<ul style="list-style-type: none"> ▪ Suggests that 'Rural Living Mixed Use' should be used consistently to indicate focus of zone rather than the 'Mixed Rural' zone. 	Noted.
67	NSW National Parks and Wildlife Service	<ul style="list-style-type: none"> ▪ Requests that the observations regarding fire damage to properties be identified as anecdotal and suggests that more up-to-date information from CSIRO be used. 	Noted.
		<ul style="list-style-type: none"> ▪ Hornsby Council's Rural Incentive Scheme should be noted in discussion on biodiversity incentives. 	Hornsby Council's Rural Incentive Scheme will be considered in the formulation of a similar scheme for Baulkham Hills.
		<ul style="list-style-type: none"> ▪ Supports the linkage of indicators to the planning system. 	Noted.
		<ul style="list-style-type: none"> ▪ The conservation significance assessment (CSA) for native vegetation has been completed and should be considered in preparation of vegetation mapping. 	Council's Natural Assets Program including vegetation mapping is being developed in conjunction with National Parks conservation significance assessment for native vegetation.
		<ul style="list-style-type: none"> ▪ Data from the Structure Planning workshop to be held in August should be included in the final strategy. 	The inclusion of data from the workshop will be considered in Stage 3 – Plan Making of the RLS.

		<ul style="list-style-type: none"> ▪ Key biodiversity indicators should include: <ul style="list-style-type: none"> - Amount of extant native vegetation, compared to pre-1750 coverage, - Quality and condition of native vegetations; - Establishment and protection of linkages - Amount of clearing that has occurred (identifying legal and illegal clearing) 	These suggestions will be considered in the determination of ecological management strategies in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> ▪ Suggests the inclusion of policy actions, which relate to a biodiversity incentive scheme. 	The Strategy sets out a policy to determine conservation strategies for vulnerable and endangered species. Such a strategy may involve the implementation of biodiversity incentives schemes.
		<ul style="list-style-type: none"> ▪ The minimum 10ha lot size in the 'Rural Landscape' zone will undermine opportunities to conserve and enhance biodiversity. 	The current minimum lot size in the area designated as 'Rural Landscape' is 10ha. Opportunities to conserve biodiversity will also be provided via cluster subdivision and the 'Nature Conservation' zone.
		<ul style="list-style-type: none"> ▪ Areas of substantial vegetation should have a larger minimum lot size 	
		<ul style="list-style-type: none"> ▪ Smaller lots create difficulties in maintaining efficient agricultural activities. 	The Strategy seeks to minimise fragmentation of rural lands and maintain viable agricultural land units.
68	Department of Infrastructure, Planning and Natural Resources (formerly DLWC)	<ul style="list-style-type: none"> ▪ Supports the concept of asset protection zones around villages but suggests they should be within the developable area and not around the edge of such villages. 	This issue will be considered in the implementation of the requirements of the Planning for Bushfire Protection legislation into an LEP.
		<ul style="list-style-type: none"> ▪ Supports proposal to provide 'Nature Conservation' or 'Environmental Protection Zones' within an LEP. 	Noted.
		<ul style="list-style-type: none"> ▪ Would like to be involved in Natural Assets Assessments Program, especially in linking existing work on riparian mapping. 	Inclusion of riparian mapping data into the Natural Assets Assessment Program would assist Council in developing an accurate and effective resource.
		<ul style="list-style-type: none"> ▪ Suggests additional statements for inclusion in desired future character statements for zones. 	The inclusion of additional statements in desired future character statements will be considered in the development of an LEP for the rural area in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> ▪ Suggests work being done by other agencies and Councils may be useful in the development of catchment health indicators. 	It is anticipated that the development of Catchment Health indicators will be a collaborative process between Council and a number of statutory authorities including the EPA and Hawkesbury-Nepean River Catchment Trust.

		<ul style="list-style-type: none"> ▪ Suggest additional statements in relation to riparian zones and stormwater for inclusion in implementation strategies for water catchments, ecological management and natural hazards. 	The suggested additional statements will be considered in Stage 3 – Plan Making of the RLS.
		<ul style="list-style-type: none"> ▪ Supports the inclusion of flooding as a natural hazard but questions why the 1% AEP has been adopted. Suggests that a Flood Risk Management Study and Plan be undertaken to confirm appropriate controls. 	Alternative to adopting the 1% Annual Exceedence Probability Flood for identifying the flooding constraint of land, may be considered in Stage 3 – Plan Making of the RLS.
69	Sydney Water	<ul style="list-style-type: none"> ▪ Provides details of Operating Licence and Rural Water Supply Policy 	Noted.
		<ul style="list-style-type: none"> ▪ Provides details on Priority Sewer Supply Policy including Priority Sewerage Program. Anticipates improved sewage management services to be provided to Glenorie by 2010. 	Noted.
		<ul style="list-style-type: none"> ▪ Servicing additional rural lots is not consistent with Sydney Water's objectives of reducing per capita potable water consumption. Increased rural subdivision has potential to hinder this objective. 	The Strategy seeks to restrict further subdivision in the rural areas.
		<ul style="list-style-type: none"> ▪ Provision of water and sewerage facilities to rural development is not cost effective or efficient. Accordingly, subdivision to 2ha is not supported. 	The Strategy is consistent with advise from Sydney Water regarding further subdivision.
		<ul style="list-style-type: none"> ▪ Disagree with proposed growth management approach. Suggest approach based on alternative water sources and wastewater treatment. 	Further consultation with Sydney Water is required regarding this issue.
		<ul style="list-style-type: none"> ▪ The PSP will only investigate and provide improved wastewater services to the existing urban zoned lots in Glenorie. This area should not be identified as an area of potential expansion. 	Further consultation with Sydney Water is required regarding this issue.
		<ul style="list-style-type: none"> ▪ The feasibility of connecting Annangrove and Maraylya to the Rouse Hill Sewerage System has not been demonstrated or planned for. 	This issue would be considered in consultation with Sydney Water, as part of future investigations into the viability of a small village at Maraylya and Annangrove.

		<ul style="list-style-type: none"> ▪ Advises that there are no plans to extend services into the rural areas. Water and wastewater servicing feasibility studies should occur prior to the preparation of a draft LEP. 	<p>This issue will be addressed as part of Stage 3 – Plan Making of the RLS.</p>
		<ul style="list-style-type: none"> ▪ Supports policy action to restrict subdivision within low pressure areas. Suggests that subdivision outside of these areas also impacts on pressure and is not supported. 	<p>The Strategy does not support further subdivision in the rural area, apart from cluster subdivision, which is limited to the Rural Landscape zone.</p>