

Don Fox Planning

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Mr Eddie Halcrow
110 Cattai Ridge Road
Glenorie NSW 2157

Dear Eddie,

Water Quality Investigations for Baulkham Hills Rural Lands Study

As you are aware, we have sought a quotation and work outline from Australian Water Technologies to undertake an examination of the water quality issues affecting the proposed rural residential subdivision of various lands in Baulkham Hills Shire. The issue of water quality is of primary concern to a number of government authorities.

Attached for your information is a copy of the quotation and approach outlined from Australian Water Technologies. The quotation comes to \$32,210 or \$35,970 with an option to do a further biological assessment.

We believe there are three options to fund this study, they are as follows.

1. Resident Funded Study

This option would see the residents funding the total amount of the investigations themselves. We believe that this is inequitable for a number of reasons. Previous available testing of the streams within the study area show that they are polluted and that their catchments extend well beyond the study area (in fact most comprise the Rural 1(c) and even parts of the urban area zone already developed. Finally, there are of course other more appropriate measures by which to fund this study as outlined below.

2. Council Funding

The study methodology outlined will provide Council with a clear basis for decision making and analysis of impact of its existing package of planning controls on water quality. Such information is typically keenly sought by Councils. Unfortunately, Baulkham Hills Council has so far not allocated any funds for this work. As the study findings will benefit Baulkham Hills Council a request for funding of the study could be justified to the Council. Additionally, government authorities such as the Hawkesbury Nepean Catchment Management Trust may also be interested in providing funding given the obvious nexus between the results of this study and their work in catchment protection.

3. Section 94 Contributions

This option would see the money paid by Council upfront and recouped through a Section 94 Contribution when and if the lots are subdivided. This is perhaps the most appropriate approach to gaining funds for the study to be undertaken.

4. Other Departmental Funding

Approaches could be made to either or both The Department of Urban Affairs and Planning and Hawkesbury Nepean Trust for part or full funding due to the significance of such a study (particularly the research component) or planning for other rural residential subdivisions throughout the general catchment.

This option would see the money paid by Council upfront and recouped through a Section 94 Contribution when the lots are subdivided. This is perhaps the most appropriate approach to gaining funds for the study to be undertaken.

Summary

From the options outlined above, the preferred approach is for Council to pay the monies for the water quality study to be recouped through Section 94 funds when the subdivision of the land occurs. This, however, will need to be negotiated with Council and the next step is to organise meetings with the Precinct and the three Ward Councillors to advise them of the AWT study and to discuss the approaches of funding.

The remaining issues relate to flora and fauna and archaeology. Rather than conducting another major investigation of this land, it is proposed that the land containing remnant bushland as identified by the ecological consultant, together with land in the 20% and 33% slope categories be designated in an environmental protection zone. This will have some impact on lot yields. However, it is anticipated that this will be, in most cases, slight. Such an approach also has the advantage of excluding the land in the ownership of CALM which has been a major hurdle in convincing government authorities as to the appropriateness of the rezoning.

Should you have any enquiries in regard to the above, please do not hesitate to contact the writer or Don Fox.

Yours faithfully,

DON FOX PLANNING PTY LTD



PETER LAWRENCE
SENIOR PLANNER