

# Don Fox Planning

PTY. LIMITED  
A.C.N. 002 203 998

11 DARTFORD ROAD, THORNLEIGH NSW 2120  
P.O. BOX 230, PENNANT HILLS NSW 2120  
DX 4721 PENNANT HILLS  
TELEPHONE: (02) 9980 6933 FAX: (02) 9980 6217

21 August, 1996  
Our Ref: P1498for.jw

The Chairman  
Hillside Residents Rezoning Group  
110 Cattai Ridge Road  
GLENORIE NSW 2157

Dear Ed

## **Status of Baulkham Hills Rural Land Study Investigations**

As you are aware, our firm was engaged by the various landowners within precincts in the study area to progress the recommendations of Baulkham Hills Rural Lands Study of 1983 and 1991, which proposed that certain areas along Pitt Town Road, Cattai Ridge Road and at Glenorie be rezoned to permit rural residential subdivision.

Notwithstanding the preparation of two detailed planning reports, as well as separate ecological, archaeological and engineering investigations addressing various issues, no resolution of the proposed rezoning has been achieved. In particular, key issues such as water quality impact, flora, fauna and potential archaeological site impact require further investigations by government authorities.

Separate quotes have been obtained from Australian Water Technologies to undertake a water quality investigation of all creeks and streams within the area. The cost to do this work is some \$34,000. Requests for funding were sent to the Hawkesbury Nepean Catchment Management Trust, National Parks & Wildlife Service, Environmental Protection Authority and Baulkham Hills Shire Council. All of these organisations declined to assist with the water quality testing.

A further meeting has also held with officers of Baulkham Hills Council to discuss ways to overcome the other outstanding issues raised in the meeting with government authorities in November 1995. In this regard, Don Fox Planning Pty Ltd proposed that land with slopes steeper than 20% and/or containing remnant vegetation be incorporated in an Environmental Protection Zone and flexible lot sizes be adopted as a means to overcome some of the outstanding issues.

A formal request was made to Council to confirm the acceptance of these principles prior to further works being carried out and by letter dated July 24, 1996, Council advised that it could not consider the proposal until all land in the various slope categories is re-mapped on new base plans provided by Council and that an indicative subdivision plan for the entire study area be prepared. Clearly, this is a substantial amount of work.

Meanwhile, it is noted that the State Government has produced Draft Sydney Region Environmental Plan No. 20 which requires the preparation of water balance reports for any rural residential development in the Hawkesbury Nepean Catchment as well as other rural working papers which raise a number of issues which would require further investigation.

It is clear from these new working papers and Council's response that the costs to progress the study any further will be substantial and there would be no assurance that the investigation findings, if supporting the further rural residential subdivision of land within the study area, would be supported given the attitudes of various State Government departments. It has been noted that the Hornsby Rural Lands Study which has been supported by the State Government proposes no new rural residential subdivision.

The purpose of this letter is to advise all precincts of the significant costs and concerns with proceeding with the study. Even those precincts (Kenthurst) which have had water quality testing done previously by the Water Board face substantial hurdles and costs in addressing the other outstanding issues. Separation of the Kenthurst precincts from those at Glenorie would not in the light of recent advices be likely to achieve rezoning. Don Fox Planning Pty Ltd has been working to try and resolve these issues with the government departments and Council for over two years without remuneration. We, unfortunately, see no easy resolution of the outstanding issues, notwithstanding the substantial work already undertaken in respect of this study. Accordingly, it is recommended that our engagement be terminated and Council advised so that it may pursue any future rezoning as part of Council's strategic planning programme, if there is still support to implement the findings of their previous Rural Lands Studies.

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

Yours faithfully  
**DON FOX PLANNING PTY LTD**



**PETER LAWRENCE**  
**SENIOR PLANNER**

c.c. Mr Alan Litto  
Ms Bessie Smith