

Baulkham Hills Shire Council

Administration Centre, 129 Showground Road,
Castle Hill, N.S.W., 2154
Telephone (02) 634 0111
DX 8455 Castle Hill
Fax (02) 899 1346
Office Hours 8.30am - 4.30pm

02/03/1993



Your Ref:

Our Ref:

M 01172

Cattai Ridge Rd
Glenorie NSW 2157

Dear Sir/Madam,

Potential Rezoning to permit two hectare Subdivision of
Rural Land

I write to advise you of the possibility of changing Council zoning laws which could allow the subdivision of all or some part of your land (with Council's approval) down to two hectare (approximately five acre) lots.

Your land (or at least part of it) has been identified in Council's "Rural Lands Study" as having some potential for two hectare subdivision.

However, before the recommendations of this Study become law it will be necessary to carry out a series of detailed studies to justify that your land is suitable, on environmental and other grounds, for two hectare subdivision. The things that need to be investigated in detail are listed on the attached sheet.

Council is unable to fund these investigations which will need to be undertaken by specialist planning, engineering or environmental consultants. Therefore, if you wish to have the zoning of your land changed to allow two hectare subdivision, you will need to arrange for and fund the consultants to carry out the necessary investigations. You should not do this without first consulting your neighbours, however, for the following reason.

Council has divided all of the areas identified as having some potential for smaller lots into a series of "precincts". The precinct in which your land is situated is shown on the attached map.

../2



Council has decided that land owners in each of these precincts should join together to decide whether you want to proceed with a rezoning to permit two hectare lots in your precinct. If you do, you will then need to decide if you want to jointly appoint and fund the private consultant investigations. If you are willing to proceed in this way your group should then contact Council, which will give you any advice it can on how you should then proceed.

You should be aware that while Council will be happy to assist your group or its consultants by providing any relevant information or contacts, it will not be providing any funding assistance. The cost of having the investigations carried out will vary according to the circumstances of each particular precinct, however they will be substantial and you may wish to obtain a cost estimate from a number of consultants before proceeding too far.

I should advise you from the outset that in undertaking these steps there is no absolute guarantee that the land will be rezoned, however if the consultant's investigations can justify the case for rezoning, they will certainly be favourably considered by the Council.

Please contact the undersigned if you have any questions about the chosen precincts which may be able to be altered with sufficient justification.

Yours faithfully



DAVID RYAN
PROGRAMME DIRECTOR - FORWARD PLANNING

FOR ENQUIRIES PLEASE CONTACT: David Ryan
TELEPHONE NUMBER: 634 0111 (Between 8.30am - 10.00am)
FAX: 899 6565
Attach.
mw:REZON1/SCARELDT/PANTCTXT

MATTERS TO BE INVESTIGATED IN EACH PRECINCT

1. An assessment of the potential impact of 2ha lot development on water quality within the streams in the area and Hawkesbury River. Investigations should seek to:-
 - * established the current water quality of the local streams and creeks;
 - * establish the extent to which the existing water quality meets EPA guidelines;
 - * the likely impact of development by way of urban runoff, erosion and sedimentation, and the impact of various on site disposal techniques on water quality;
 - * the examination of each of the proposed future development areas in light of the above criteria and the determination of the level of development appropriate to the area to maintain water quality and the preferred methods of disposal; and
 - * establish guidelines for new development to limit all forms of water born pollutants.
2. An assessment of the provision of bulk water supply and an assessment of appropriate levels of supply for rural residential development.
3. An assessment of the demand for human services resulting from the development of the area and the existing and likely provision of these services.
4. A review of the likely visual impact of development.
5. An assessment of the likely impact on the vegetation of the area including an assessment of the impact on the environment of endangered fauna.
6. An assessment of the adequacy of existing roads to accommodate the projected increase in use.
7. An assessment of bushfire hazard.
8. A summary of the relevant contents and recommendations of the Rural lands Study which relate to the Draft Local Environmental Plan.
9. An Aboriginal archaeological and European heritage investigation.
10. An assessment of any other environmental impacts and the measures that could be taken to mitigate these impacts.