

14 APR 2009

Y09/670

Mr Alex Davidson
President, 5 Acres Now
Alex@ccstar.net

Dear Mr Davidson

I write further to the meeting on development of rural lands in the Hills Shire, that you had with staff from my office and the Department of Planning on 12 November 2008. I apologise for the delay in responding. Since November the Department's Sydney West Regional Office has had discussions with the Hills Shire Council (formerly Baulkham Hills) regarding its new draft Principal Local Environmental Plan (LEP). The Principal LEP will incorporate new zoning and development controls for the Shire.

Council has advised that it is implementing the new LEP in a staged approach with rural lands being a Stage One priority. The Department has been working with Council to ensure that the new LEP provides housing choice through a range of zones and lot sizes. The preliminary draft version of the LEP contains a range of rural zones including RU1 Primary Production, RU2 Rural Landscape, RU4 Rural Small Holdings and RU5 Village.

It is understood that your group is advocating for a change from the existing 40 hectare subdivision standard to a 2 hectare (or 5 acre) subdivision standard on land in Maraylya. Any change to subdivision standards would need to consider environmental constraints, particularly effluent disposal, infrastructure requirements and potential land use conflict with the surrounding land. I have asked the Department of Planning to continue working with Council to consider your proposal.

Council is expecting to have the draft Stage One Principal LEP on exhibition by mid 2009. '5 Acres Now' should take the opportunity to make comments on subdivision standards in response to the exhibition of the draft LEP.

Should you have any further enquiries on this matter I would encourage you to contact Mr Peter Goth, Regional Director, Sydney West Region, Department of Planning on (02) 9873 8589.

Yours sincerely



The Hon Kristina Keneally MP

