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1 Introduction

Baulkham Hills Shire Council is preparing a Rural Lands Study which seeks to investigate and provide strategies for the future of those lands. The entire project is to have three stages as follows:

- Stage 1 – Background Research and Strategy Framework
- Stage 2 – Strategy – Scheduled to occur in 2002 / 2003
- Stage 3 – Plan Making – Scheduled to occur in 2002 / 2003

This document forms part of Stage 1 and has been prepared to provide a summary of the community views on the rural lands.

Community consultation is an integral component of the Rural Lands Study. Consultation gives the Council an opportunity to listen to what the community desires for the future of the area as well as allowing the Council to explain to the community the development issues and wider context of policy development within the Sydney region. It is also important to recognise that the community is vitally interested in the future of the area and as such should have input into the development of policies for the future. The Council sees community consultation as a major component of the study.

Workshops were held with the community and the Government Agencies to identify the issues and the actions related to rural lands. The Council had established two consultation groups in 2000. These were the Community Liaison Group and the Statutory Liaison Group.
2 Consultation Workshops

It is important to engage the community in a way that allows them to identify the issues that affect the rural lands as well as suggesting ways in which these issues can be addressed as possible outcomes. Consultation with the community is important as well as with the surrounding Councils and the State Government.

The two workshops used slightly different formats which will be outlined below. Both workshops were held on Wednesday 24 October and there were 20 participants at the Statutory Liaison one and 40 at the Community Liaison Workshop.

2.1 Community Liaison Group

The workshop used a technique of group consensus. The attendees were seated at tables in groups of 4 to 6 with other people from the same area. This enabled group discussion of the issues and provided a group focus for the workshop. Following the group discussion feedback from each table was written down on butcher's paper and shared with the rest of the workshop participants.

The workshop was facilitated by an independent facilitator who gave an overview of the workshop.

"Tell me and I'll forget,
Show me and I may remember,
Involve me and I'll understand"

Anon.

The next step in the workshop was to ask the participants to think about their vision for their part of the rural lands in 10 to 20 years time. Questions to be answered to help define this vision were as follows:

- How much development? Should it be finite?
- What types of future land uses would you like to see?
- Are there any that are inappropriate? Which ones?
- Are there any elements that should be conserved? What are they?

The participants were encouraged to write down their own individual answers to these questions to identify for themselves their own vision. Then people were asked to discuss their vision within the group around their table to come up with a group consensus and to write the group consensus views down on the butcher's paper provided. These were then shared with the whole workshop by a group spokesperson.

The participants were then asked to consider the actions that could be taken to achieve the vision. They were asked specifically what they as a community could do to achieve the vision and what the Council could do. These were also written down on the butcher's paper and presented to the whole workshop.
In addition to the workshop participants providing their comments on the vision and actions for the future of the catchment, a technique was used to provide the Council with feedback on particular photographic images of elements of the LGA. The photographs were mounted on pieces of paper which were placed on the walls. Participants were asked to write what the photographs meant to them on the paper surrounding the photographs during the workshop.

2.2 Statutory Liaison Group

This workshop began with a presentation of the work carried out on the project. The participants were then broken into two groups and asked to identify the issues that needed to be addressed by the rural lands study. These were written down on the butcher's paper. This was then reported back to the whole workshop and a discussion of the solutions needed to address these issues was then held. These were written down on the butcher's paper.
3 Workshop Outcomes

A summary of the outcomes of each workshop group is presented below. There are a number of themes that run through the workshop responses, which are listed in no particular order below:

- Improved Community Facilities;
- More shops;
- Better roads;
- Retain village character;
- Maintain rural, open quiet atmosphere;
- Preserve bushland;
- Keep agriculture;
- Provide more information to the rural residents;
- Subdivision from 4000m² to 2 ha;
- No change in the subdivision minima;
- Lifestyle rural residential;
- No urban style residential estates;
- No mining;
- Improve water supply
- Protect the agricultural and mineral resources;
- Provide strategies for rural tourism;
- Prepare strategies to address rural land use conflict; and
- Address the natural hazards of the area including bushfire and flooding.

A full list of the outcomes of the workshops as transcribed from the butchers paper is presented in Appendix 1.

3.1 Community Liaison Group

The people representing each area of the rural lands identified different outcomes and so the summary below is presented for each group. The participants were encouraged to find their own groups and in some cases areas had to be joined because one group was too large. Kenthurst is an example of this. There were too many people for this to be one group and some of them joined with a smaller group from Middle Dural. This also happened with Glenorie and Hillside residents.

South Maroota

Vision

The village atmosphere with a village centre and facilities such as shops, light industrial and service uses were desired. The roads, although improved need to be better maintained. There is also a desire to stay living in the area and therefore a need for a retirement village and the need to look at an extra house for a family on a large lot.

The bushland and clean pristine gullies should be kept and an example was given of the former Maroota State Forest.
The types of land uses that were appropriate in the area are hydroponics and intensive farming. There is also a desire to have the existing 10 hectare allotments subdivided into 2 hectares.

No mining was wanted, as it would destroy the pristine land.

**Actions**

The community felt they could:

- Tell Councillors what they needed / wanted; and
- Join or form action groups to communicate their needs.

The Council can:

- Not forget the rural areas;
- Get information out to the rural areas;
- Provide Noticeboards at halls and bushfire sheds would be appropriate; and
- Zone the village centres for development.

**Kenthurst**

**Vision**

Development along the ridgetops was wanted (ranging in size from 4000 sq m to 2 hectares) which would include the arable and cleared areas. The gullies are to be preserved and there is a need to specify a setback from creeks. Development in Cadwells Road was seen as a good precedent.

Flora and fauna are an important component of the environment and clearing is to be kept to minimum around new developments.

Future developments should be predominantly residential with some nurseries and minor primary industries.

Developments that were not felt appropriate include industrial, large extractive industries and basically any industry that is unfriendly to the environment.

**Actions**

The community felt they could:

- Support the Council and consultants by providing their ideas;
- Voice their concerns and requests in meetings and with letters; and
- The Councillors could be asked to support the community and consider the points of view and expand them.

The Council can:

- Listen and support the requirements of each precinct;
- There needs to be more Council representation at meetings;
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- Council should submit reports to the residents from the consultants in an agreed timeframe with reports posted more than three days prior to the meetings; and
- There also needs to be an opportunity to discuss draft reports once prepared.

Kenthurst Middle Dural

Vision

Sufficient development to maintain the rural atmosphere. Improved roads and expand the Kenthurst village with sewage and water with a range of lot sizes from 1 hectare to 10 hectares. No development for 20 years. Agricultural uses without igloos where they are visible.

Escarpment area up to 500 m or more from Park Road to Long Swamp along O'Haras Creek to be a National Park. Priority should be given to cleared areas for development with a rural lot density of affected areas to be retained. No development should be allowed at the end of Porters Road.

Rural residential developments are desired with minimum distances between dwellings of approximately 50 m. Home-based businesses to be allowed.

Igloos, extractive industries, powerlines and telecommunication powers are all uses which should not be allowed.

Action

The community felt they could:

- Have more meetings; and
- Advertise them with big notices at local shopping centres.

The Council can

- Have better roads and safer bus stops;
- Control feral animals and stray dogs;
- Finish LEPs with fully discussed drafts and notify all ratepayers of the contents of the draft documents;
- Notify residents using other mechanisms rather than just newspaper advertisements; and
- Control clearing and be proactive on tree preservation.

Maraylya

Vision

The overall density of subdivision should be 2 hectares, it being noted that it is currently 40 hectares. There was also a desire for a village to be developed adjoining the shop and school which would have less than 500 residents.
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The environmental attributes should be preserved including the rural nature, waterways and creeks as well as wildlife corridors. The desired future land uses included rural residential, more small businesses and recreational uses including golf, bushwalking, horse riding, parks, ovals, etc.

The development that was not felt appropriate included industrial developments, dumps or waste transfer stations, commercial composting facilities, extensive small residential estates and any facilities that affect the rural atmosphere and cause noise, water and air pollution.

Actions

The community felt they could:

- Attend these meetings and be available to Council to give feedback;
- Join community groups and initiate action; and
- Network with local groups and residents.

The Council can:

- Listen and act;
- Liaise closely with the Department of Urban Affairs and Planning;
- Provide feedback and advice with information professionally sourced and seek professional guidance; and
- Take some action and approve plans and developments.

Annangrove, Nelson, Box Hill, Round Corner, Rouse Hill

Vision

A rural residential lifestyle which is quiet and has open space was desired. Clean air and clean water within a bushland environment only with appropriate development. Continued ongoing sustainable development on 2 hectare allotments was also wanted.

The remnant bushland and wildlife links should be conserved and it should be noted that the Nelson area is a transitional landform which has its own particular vegetation requirements. There should be open grassland areas for birds as well as a need to identify significant high to medium grade flora. There should also be large, water absorbing trees on developments.

The types of land uses that are favoured included organic farming and biodynamic agriculture, tourism, pubs, small business / passive home businesses and rural land uses including market gardens, keeping horses, bush gardens on 1 ha lots. Developments that are not considered appropriate include dog kennels, pig farming, 24 hour fast food outlets, large scale factory farms, mining, rubbish tips and dumps, commercial transport services, building units, large shopping centres, building industry used as factories and any polluting or noisy industries.
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Action

The community felt they could:

- Keep the Council advised of their views and attend these meetings to discuss them;
- Become more proactive and encourage neighbours to join the local residents groups and Landcare groups;
- Write to local newspapers, local magazines;
- Lobby Councillors and local members of Parliament;
- Make submissions to development applications that are advertised in the local papers; and
- Build community networks.

The Council can

- Provide advice and listen to residents;
- Council officers should keep promises;
- Enforce Tree preservation orders and buffer zones;
- Make examples with stiff penalties for the law breakers;
- Monitor development sites to ensure that trees are retained as well as monitoring the usage of a site once approval has been given;
- Councillors should attend these meetings;
- Spend more money on bush management;
- Become more proactive on the green concerns;
- Show leadership and interest regarding the catchment management issues that were handled by the Hawkesbury Nepean Catchment Management Trust;
- Make safer bus stops; and
- Investigate other ways of making money and not just pursuing further development of land.

Hillside, Glenorie

Vision

Development into 2 hectare and 4000 sq m lots for rural residential development, which should be on sustainably manageable lot sizes for protection of the environment. There was also a desire to see the 10 ha minimum stay which shows that there is not total consensus on this issue. Normal amenities such as schools, shops and service stations to be provided. Roads should be upgraded and overhanging trees removed. Creeks should be kept clean. Sufficient water supply. Agricultural land owners should have reduced rates.

Bushland, biodiversity, plants and animals, creeks and clean air should all be preserved along with gullies and steeply wooded slopes. Historical buildings should be preserved. The wildlife refuges and corridors should be preserved for the enjoyment of all and the remains of the green belt in the area should be maintained as so much of it has gone from the rest of the Sydney Basin.
A local shop for the Hillside service station is wanted as well as a community centre with facilities for the local residents. The existing shopping centre at Glenorie should be redesigned with the addition of a bank, industrial area and office space on top of shops. 1 hectare development adjacent to 4000 sq m expanding to 2 hectares should be the development pattern. Small parks should be built on the corner of specific roads. A small sporting centre is also wanted including a swimming pool and tennis court. Improved bus services are also wanted. The limitations of the area for productive agriculture should be noted particularly the sandstone rock base and the problems with spraying of crops.

No igloos which can be viewed from adjoining houses or the roadway. No motels or extractive industries. Close urban development should not be permitted.

Action

There were no community actions for this group.

Council can

- Listen to the community and act on what they say.
- Accurately represent the community.
- Support this study with a positive attitude as this has been going on for 20 years with no outcome.
- Reference is made to a previous study which was funded by the residents but did not result in any subdivision.

Glenorie

Vision

There should be controlled development of the village area with land between Schwebel Lane and the RSL entrance all commercial. There should be an emphasis on tourism and craft with a village green constructed. Development should be guided by the topography of the area and environmental constraints. There should also be a light industrial area and the sewage issued sorted out.

The former Maroota State Forest and its catchment should be conserved as well as the Broadwater wetland. The wildlife corridors should also be preserved.

The population should be concentrated where appropriate facilities exist. A retirement village and 4000 sq m to 2 hectare subdivision radiating from the village are wanted. Relocate the concrete batching plant out of the centre of the village. Development should be constrained by the environmental issues of the area.

Uses that are visually unattractive are not wanted.

A question was raised as to what has happened to the Glenorie Village Plan.
Action

The community felt they could:

- Belong to community groups;
- Make submissions to Council;
- Support Clean Up Australia by keeping the area clean;
- Help with community education to make people aware of state laws, Council powers, zoning constraints, environmental and social issues.

The Council can:

- Maintain roads;
- Work towards sewage; and
- Provide walkways.

3.2 Statutory Liaison Group

The Statutory Liaison Group was made up of Government Departments and adjoining Council officers. They were asked to identify the issues that need to be addressed within the rural lands and then to provide some solutions to those issues.

Issues

The water supply in the area does not have any capacity to grow and would require totally new water reticulation systems if rural residential development is to be considered. There is also potential for higher nutrient loads to the catchment from part-time agricultural uses.

Agriculture in the area is supported and it is noted that the area is more than just a rural residential one. Potential agricultural opportunities should be identified such as Agri tourism. Services should not be diverted from urban areas to rural areas as they are more efficiently provided in urban areas.

The impact of development on bushland, wetlands and river systems needs to be addressed.

Build on existing villages if there is to be any intensification of residential use. There is a need to address the mismatch of land uses with adjoining Councils. There should not be any intensification of development in areas that have been identified as future urban.

The sand resources at Maroona need to be protected and recognised. In addition to the sand, there needs to be a recognition of the potential for underground coal mining in the area. Any zoning should not preclude mining.

The water quality impact from agricultural uses and septic tanks needs to be assessed. There is also a need for the protection of bushland and biodiversity. Rainwater tanks should be installed for water efficiency and stormwater should be considered for reuse. Rural land use conflict is a problem particularly with agricultural and rural residential uses.
Bushfire hazards and flooding need to be considered as well as the regional context for rural residential development.

The accuracy of data presented needs to be considered bearing in mind that this is the first study of its kind for the entire rural lands of the Shire. There is also a need to document the existing situation concerning water quality, air quality, soil capability, groundwater, salinity and acid sulphate soils.

The potential contamination of land as market gardens change to rural residential uses needs to be considered.

There is a need to carry out an assessment of the land uses and lot sizes on the boundaries with the adjoining Local Government Areas when considering changes to the development pattern.

The impact of wood fires on the air quality of the area needs to be considered.

If considering changing the land use to residential, draw on the experience with the Kellyville Rouse Hill release area particularly with the impact on the staging of subdivision and existing land owners being forced to subdivide as well as land clearing.

Solutions

Address the rural land use conflict issue by giving some consideration to the current use, not just the new one. There is also a need to recognise that agriculture is an important economic driver in the community and is a legitimate land use. Also recognise that some agricultural activities are not soil based and so can be relocated. Incentives should be provided for maintaining existing agricultural activities.

Protect the extractive resources and avoid sterilising access to these by small lot rural residential development. Ensure that the underground mining resources are allowed to be extracted in the future.

The decisions of Council need to be monitored so that they do not undermine the objectives of the zones which currently permit specific land uses.

There needs to be some recognition of the impact that horse uses have on the environment.

Access to reticulated sewage and water is a limitation on increasing rural residential development.

The Council should develop a policy which encourages tourism in rural areas, such as bed and breakfast establishments. It should also support other rural activities rather than just residential ones.

Urban solutions to rural issues are not the answers. There is a need to investigate fully the issues associated with rural development.
Revegetation and bush regeneration are options that should be considered.

Identify indicators of success in ESD so that development that is proposed can be assessed against indicators which must be measurable.

### 3.3 Photo Boards

The photo board technique was used to find out the community’s views on a number of images that are representative of the Baulkham Hills Shire. This technique was only used at the Community Liaison Group meeting.

The images included:

- Bushland
- Shopping Centres
- Recreation uses
- Dumped Cars
- Community facilities
- Urban development
- Agricultural uses
- Rural residential development
- Extractive industry
- Home based businesses
- Rivers and creeks
- Wildlife linkages

The detailed responses from each of the photo boards is included as Appendix 2. As a general statement, it can be said that the community wants to keep the rural lifestyle that it has and does not want to see a large amount of new residential subdivisions occurring. It also would like to keep the rural landscape and native vegetation. It seems that there is a need for community facilities and services in the area. Extractive industry is seen as a concern by some and a necessary use by others. The agricultural uses should be permitted but should not create conflict with residential or rural residential areas.
4 Conclusion

Baulkham Hills Shire Council is preparing a Rural Lands Study which seeks to investigate and provide strategies for the future of those lands. The entire project is to have three stages as follows:

- Stage 1 – Background Research and Strategy Framework
- Stage 2 – Strategy – Scheduled to occur in 2002 / 2003
- Stage 3 – Plan Making – Scheduled to occur in 2002 / 2003

This document forms part of Stage 1 and has been prepared to provide a summary of the community views on the rural lands.

The Council has set up two liaison groups to seek input. These are the Community Liaison Group and the Statutory Liaison Group. The views of both of these groups can be summarised as follows:

- Improved Community Facilities;
- More shops;
- Better roads;
- Retain village character;
- Maintain rural, open quiet atmosphere;
- Preserve bushland;
- Keep agriculture;
- Provide more information to the rural residents;
- Subdivision from 4000m² to 2 ha;
- No change in the subdivision minima;
- Lifestyle rural residential;
- No urban style residential estates;
- No mining;
- Improve water supply
- Protect the agricultural and mineral resources;
- Provide strategies for rural tourism;
- Prepare strategies to address rural land use conflict; and
- Address the natural hazards of the area including bushfire and flooding.

These views are to be used to prepare the next document which will analyse the options for the future and provide a framework for the strategies which are to be prepared in 2002.
Appendix 1 - List of Workshop Outcomes
Community Liaison Group Workshop

This is a transcript of the material that was written on the butcher's paper by the workshop participants.

The participants were asked to answer the following question:

What sort of place to want your area to be in 10 to 20 years time? How much development? Should be finite? Are there any environmental attributes that should be conserved? What are they? What types of future land uses would you like to see? Are there any that are inappropriate? Which ones?

They were then asked the following question:

What actions can be taken to achieve the future vision for your area? What can you as a community do? What can the council do?

South Maroota

Vision

What sort of place to want your area to be in 10 to 20 years time?
- Better roads- acknowledge improvement.
- The village atmosphere.
- Want village centre with facilities (shops, light industrial/service).
- Want to stay living area, eg. retirement village.
- Need to look at extra house for family on large acreage.

Are there any environmental attributes that should be conserved? What are they?
- Keep bushland - Maroota State Forest.
- Clean gullies / pristine.

What types of future land uses would you like to see?
- Have hydroponic/intensive farming.
- Five acre lots (at present 25 acre).

Are there any that are inappropriate? Which ones?
- No mining to destroy pristine land.

Actions

Community

- Tell Councillors what need.
- Join/form Action Groups.
- Communicate needs.

Council
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- Council not forget rural areas.
- Get information out to rural areas.
- Noticeboards at Halls and bushfire sheds.
- Zoning village centres/development.

Kenthurst

Vision

What sort of place to want your area to be in 10 to 20 years time?

- Development along ridgetops including arable and cleared areas to manageable sizes ie, one to five acres.
- Gullies to be preserved to specify area from creeks.
- Same as precedent set in Cadwells Road.

Are there any environmental attributes that should be conserved? What are they?

- Regard for flora and fauna important.
- Clearing to be kept to minimum around new developments.

What types of future land uses would you like to see?

- Residential predominantly.
- Nurseries and minor primary industry.

Are there any that are inappropriate? Which ones?

- Industrial industry.
- Large extractive industry.
- Any industry unfriendly to environment.

Actions

Community

- Support council and consultants by providing our ideas.
- Voice our concerns and requests in meetings and letters.
- Ask our Councillors to support us. Consider the points of view and expand them.

Council

- Listen and support the requirements of each precinct.
- More Council representation at meetings.
- Council submit reports to residents from consultants in agreed timeframe.
- Reports posted more than three days prior to rural meetings (time to read and accurately comment on report).
- Opportunities to discuss draft reports.
Kenthurst Middle Dural

Vision

What sort of place to want your area to be in 10 to 20 years time?

- Sufficient to maintain the rural atmosphere.
- Two and one half acre lots.
- No development for 20 years.
- Improve roads.
- 25 acre lots to five acre lots or less.
- Expand Kenthurst village with sewage and water.
- Agricultural purposes without igloos (where visible).
- Structured development from town facilities having a range of lot sizes.

Are there any environmental attributes that should be conserved? What are they?

- Escarpment areas up to 500 m or more from Park Road to Long Swamp along O’Haras Creek to be National Park.
- No development at end of Porters Road.
- Overall lot density of affected areas to be retained.
- Priority to cleared areas for development.

What types of future land uses would you like to see?

- Rural residential with minimum distances between dwellings—approximately 50m.
- Home businesses to be allowed.

Are there any that are inappropriate? Which ones?

- Igloos, extractive industries, powerlines and telecommunication towers.

Actions

Community

- More meetings with big notices at local shopping centres.

Council

- More control over feral animals and stray dogs required.
- Finish LEPs with fully discussed drafts.
- Notify all ratepayers of contents of drafts.
- Don't just use newspapers for notification of development applications.
- Make sure of mailout and consultations.
- Council to move to ratepayer plebiscites.
- Control clearing and be proactive on tree preservation.
- Better roads.
- Safer bus stops.
Maraylya

Vision

What sort of place to want your area to be in 10 to 20 years time?

- Overall density subdivision to two hectares (currently 40 hectares)
- Perhaps village developments adjoining shop/school (< 500 residents)

Are there any environmental attributes that should be conserved? What are they?

- Environmental attributes.
- Rural nature.
- Preserved waterways and creeks.
- Wildlife corridors.

What types of future land uses would you like to see?

- Rural residential.
- Recreation - golf, bushwalking, horse riding, parks, ovals etc.
- More small business.

Are there any that are inappropriate? Which ones?

- Industrial development.
- No dumps or waste transfer Stations.
- No composting facilities (commercial).
- No facilities that affect the rural atmosphere.
- No pollution that is noise, effluent, air quality etc.
- No extensive small residential blocks.

Actions

Community

- Attend these meetings.
- Be available to Council.
- Give feedback.
- Join community groups.
- Initiate action.
- Network with local groups and residents.

Council

- Listen and act.
- Liaise closely with DUAP.
- Feedback.
- Provide advice and information professionally sourced.
- Professional guidance.
- "Approve the bloody thing"
Annangrove, Nelson, Box Hill, Round Corner, Rouse Hill

Vision

What sort of place to want your area to be in 10 to 20 years time?

- Bushland environment (clean).
- Clean air and water.
- Keep Round Corner Village surrounded by open space.
- Quiet.
- Open space.
- Only appropriate development.
- Rural lifestyle (residential).
- Continued ongoing sustainable development on five acre blocks.

Are there any environmental attributes that should be conserved? What are they?

- Nelson area transitional land form.
- Remnant bushland conserved.
- Buffer zones on creeks and waterways (now 40 m) made bigger.
- Identify significant high to medium grade flora.
- Open space, green corridor, wildlife links.
- Preserved aboriginal artefacts / sites and threatened species.
- Open grassland areas for birds.
- Large water absorbing trees to be part of development (ie, large enough blocks 700 sq m minimum).

What types of future land uses would you like to see?

- Organic farming / biodynamic.
- Tourism (enviro - ecotourism).
- Pubs.
- Small business/passive home-based.
- Rural land use - market gardens, keeping horses, bush gardens, two and one half acre lots.

Are there any that are inappropriate? Which ones?

- Dog kennels.
- Pig farming.
- 24-hour fast food outlets.
- Large scale factory farms.
- Mining.
- Polluting / noisy industry.
- Rubbish tips/dumps (nuclear etc).
- Commercial transport service
- Building units.
- Large shopping centres.
- Building industry (using as factory).
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Actions

Community

- Keep Council advised of community views and attend these meetings and air views.
- Become more pro active.
- Be a voice at the CRN and local residents groups.
- Encourage neighbours to do likewise.
- Write into local newspapers, local magazines.
- Lobby Councillors, local member regarding information required or concerns.
- Join Landcare community groups.
- Read all development applications in local papers.
- Make submissions.
- Build community networks.

Council

- Provide advice (usually do).
- Tree preservation orders, buffer zones. Make examples with stiff penalties for law breakers.
- More monitoring of sites. Large bands should be placed on trees on the development sites and retained after development completed.
- Council offices monitor development site usage (rural shed approved but used to build kitchens).
- Remove rabbits.
- Councillors should listen to residents and Council officers should keep promises.
- Where are the North Ward Councillors? At the North Ward Rouse Hill meeting this year Councillors did not turn up. The Mayor turned up for a short while at Beaumont Hills only one for a short while.
- More money on bush management - at present only one officer.
- Baulkham Hills Shire Council should become more pro active on greener concerns. They are improving but still need to go further.
- Now we have no Hawkesbury Nepean Trust overseeing the Cattai catchment Council should be sharing leadership and interests regarding the creeks of the area.
- Safer bus stops.
- Council should be thinking not 'just development' but investigating other ways of getting money.
- All State and Local Government and Department of Education land in Round Corner Dural to be retained in Public Ownership for the Community as Open Space.

Hillside Glenorie

Vision

What sort of place to want your area to be in 10 to 20 years time?

- Very little more yes finite
- Development into five acre lots for rural residential not finite.
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- No more igloos-risk for run-off of chemicals.
- Development should sustainable manageable lot sizes for protection of environment.
- No-finite as usage could change.
- Require normal amenities such as school, shop, service station.
- Subdivision of development should be in stages of five acre and one acre development.
- Cattai Ridge Road should be brought up to substandard at least.
- Trees that hang dangerously overhanging the Road should be removed.
- Some form of planning undertaken to warn the prospective purchasers.
- Development of remaining large blocks divided into five acre lots.
- Corner of Halcrows and Cattai Ridge Road upgraded to avoid accidents.
- Plan Glenorie shopping and surrounding areas to make the shopping centre more viable.
- Creek on both sides of ridge should be kept clean.
- Metal gutter guards should be fitted to all new homes built in bushfire areas.
- Present water supply not sufficient.
- Agricultural land owners should have reduced rates.

Are there any environmental attributes that should be conserved? What are they?

- Bushland, biodiversity, plants and animals, creaks, clean air.
- Maintain gullies, keep steep slopes wooded. This is needed for animal corridors.
- Areas of importance are areas adjacent / adjoining bushland areas, gullies where danger of run off sewage to creeks.
- Environmental attributes such as historical buildings, Creeks and rainforests should be preserved.
- Wildlife refuges/corridors preserved bushland for enjoyment of all and to maintain/preserve remains of 'green belt' in this area as so much of it has gone from the rest of the Sydney Basin.

What types of future land uses would you like to see?

- Land in our area has a very limited rural use as it is sandstone rock base.
- Local shop for Hillside service station.
- Pressure is increasing on fruit growers due to birds and bats and future EPA regulations that will make it difficult to spray crops.
- Community centre with facilities for Hillside/Glenorie residents.
- Redesign shopping centre.
- Support and maintain Hillside school with more students.
- Residential is the ideal to preserve the environment.
- More community facilities commercial amenities.
- Small parks on corner of Neich Road, Vesterman and Cattai Ridge Road to give the open space with above development.
- Two and one half acres adjacent to one acre expanding to five acre.
- Remain rural residential. No Motels or similar development.
- No igloos type construction in view of residents or roadway.
- Minimum setback for new dwelling or other building.
- Construction of small sporting centre, swimming pool, tennis court, etc.
- Future of land uses to be a five acre subdivision and smaller housing blocks.
- Glenorie Parks, school and good shopping centre.
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- Bank at Glenorie. Office space on shops. Industrial area needed.
- Hourly bus service wanted.

Are there any that are inappropriate? Which ones?

- Inappropriate uses are extractive industry, close urban development (should maintain 25 acre minimum)

Actions

- Council should listen to community and act on this.
- They should accurately represent the community.
- Council can support this study with a positive attitude.
- This has been going on for 20 years with no outcome.
- At Council’s request we funded the previous land study with no support from Council planners and no result. We were well supported by 90 residents and the cost of this was substantial to residents who were bitter with the outcome.

Glenorie

Vision

What sort of place to want your area to be in 10 to 20 years time?

- A controlled development of the village area. The area between Schwebel Lane and RSL entrance should be all commercial.
- Emphasis on tourism and craft.
- Village green.
- The lack of sewage is a constraint. What is the future?
- Development should be guided by topography of the area and environmental constraints.
- Find light industrial area.

Are there any environmental attributes that should be conserved? What are they?

- The ex Maroota State Forest and its catchment should be conserved.
- The Broad Water wetland.
- Design wildlife corridors.

What types of future land uses would you like to see?

- Relocate concrete batching plant away from the centre of village.
- Find spot for retirement village.
- What has happened to the Glenorie village plan?
- One acre to five acre subdivision radiating from village.
- Population distribution where appropriate facilities exist.
- Development constrained by environmental issues.

Are there any that are inappropriate? Which ones?

- Visual constraints on igloos (especially Hornsby side near service station).
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Actions

Community

- Belong to community groups.
- Submissions to Council.
- Be aware of State legislation.
- Keep our areas clean. Support Cleanup Australia.
- Community education to make people aware of State laws, Council powers, zoning constraints, environmental issues, social issues.

Council

- Maintain roads.
- Work towards sewage.
- Provide walkways.
- Maintain Road edges.

Statutory Liaison Group Workshop

The participants in this workshop were asked to identify the issues affecting the rural lands of Baulkham Hills and then to provide some solutions to those issues.

Issues

Extractive Industries

- The extractive resources at Maroota (sand and sandstone).
- Protection of the resource by:
  - maintaining the existing DCP for extraction;
  - small lot rural residential stir advises resource; and
  - land use conflicts.
- Underground resources (coal and coal seam methane).
- Access to surface.
- Zoning doesn't include mining.
- A long-term issue and resource.
- Particularly the central and northern sections of the study area.

Water and Sewerage

- Pressure for water supply (if more rural residential development).
- No capacity to grow with the current systems - would require new systems.
- Potential for higher nutrient loads to the catchment from hobby farmers / urban farmers.
- Effect of urbanisation growing into the rural areas.

Agriculture, Environment and Development

- Should not intensify rural development in areas identified as future urban.
- Support agriculture, identify potential agricultural opportunities (Agri tourism).
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- Gives value to the area notes that it is not simply residential area.
  - Impact of development on bushland, wetlands and river systems.
  - Not diverting services to rural areas from urban areas where they can be provided more economically.
  - Build on existing village if there is to be any intensification.
  - Mismatch of land uses with adjoining Councils such as Old Northern Road and Hornsby Council.

**Water Catchments**

- Water quality - impact from orchards, market gardens, nurseries and septic tanks.
- Stormwater management plans - refer to Cattai and Upper Parramatta.
- Protection of bushland and biodiversity.
- Land use conflicts.
- Re use of stormwater.
- Installation of rainwater tanks (water efficiency).

**Natural Hazards**

- Bushfire hazards.
- Flooding and the availability of flood evacuation routes.
- Regional context for rural residential development.

**General**

- What are current zone objectives? Compare to current scenario.
- Spatial and type of environmental impacts - relative to the information.
- Recommendations? First time around and concerns raised about accuracy (never been done before).
- Hard to evaluate without contextual information such as existing water quality, air quality, soil capability info in relation to groundwater, salinity, acid sulphate soils.
- Contaminated land, rehabilitation as market gardens shift to rural residential use.
- Land modification - landfill, bush rock removal.
- Significance of land use conflicts - relative to land uses and how resources are used (pollution line darter could help to provide context).
- Evaluation of how on-site effluent disposal guidelines are being addressed.
- Stormwater management plans-evaluate performance - pull out the priorities and assess current situation.
- Assessment of boundaries with other local government areas - land uses, lot sizes along rivers and roadways.
- Consultation process.
- Northwest Sector has major air quality issue - can we assess on-site burning? Perspective of contribution of burning off.
- Draw on past experience with the Kellyville Rouse Hill release area particularly such issues as lot sizes, land clearing, staging and people being forced to subdivide.
Solutions

- Protect extractive resources - maintain DCP for resources especially Maroota.
- Avoiding sterilisation of access to resources by small lot rural residential.
- Underground resources - ensure zoning doesn't preclude mining particularly essential and Northern sections of the study area where greatest resource concentration as so far known occurs.
- Education process for Council - to address conflict issues - initial use should be given some recognition.
- Recognition that agriculture is an important economic driver - legitimate land use and activities.
- Recognise that some agricultural activities are not soil based and so can be relocated.
- Recognise agricultural uses have changed and so have the needs.
- Decisions of council need to be monitored to ensure these don't undermine existing zones / land uses - review zone objectives to be more specific about uses.
- Horse activities have huge impacts - need to be some recognition of these in planning.
- Sewage access is a limitation on increasing rural residential.
- Need to clarify the issues which mitigate against further rural residential - not a sustainable option.
- Incentives for maintaining agricultural activities.
- Policy on tourism in rural areas such as bed and breakfasts.
- Urban solutions to rural issues are not answers.
- Support for rural activities rather than residential ones.
- Revegetation - bush regeneration are options.
- Identify indicators of success in ESD - triple bottom line-whatever development is proposed can then be assessed against these indicators (indicators must be measurable).
Appendix 2 – Photo Board Responses
- Beautiful sight.
- Majestic treaties, our heritage. If only they could talk.
- Attractive open forest.
- Good to see, leave as is.
- Let it stay.
- That's life.
- Great riding country.
- Retain as is.
- Beautiful forest.
- No sign of wildlife!
- If this was under cleared it would be less of a fire hazards.

- Treaties in right place.
- Keep as is.
- Beautiful.
- Most of this type of land is privately owned-land like this is needed for the community to access-bushwalking, etc.
- Excellent-everyone should have some.
- Preserve!
- Preserve on creek lines particularly.

- Regional shopping centre. Acceptable.
- We need small shops in communities but don't want them to be overdeveloped.
- Quite acceptable for local community.
- Village atmosphere shown - compact facilities. shop locally.
- Planning with a theme for architecture with landscaping needed.
- Good village shopping, etc

- Commercial but necessary.
- Unattractive development.
- At the time modern.
- Need this at South Maroota.
- Acceptable in the rural areas.
- Okay.
- Suitable village service centre.
- Enough is enough.
- Golf? Aesthetically acceptable.
- Great but requires residential development to make viable proposition.
- This looks like a good use of the land.
- Clean, pristine waterways. Birdlife in abundance.
- Looks good.
- Beautiful, keep it that way.
- Ideal usage.

- Wetland?
- Okay. So long as surrounding forest preserved.
- Development?
- Great land use.
- Lovely place for a game of golf but keep the trees!
- Golf course looks like it is in the wrong place but a necessary facility.

- More playing fields needed.
- Nice open space for everyone’s use.
- Healthy. Preserves life.
- Socially healthy.
- Great, keep forever.
- Great open space for kids/ people to use.
- Good. Playing builds clean environment.
- Good open spaces.
- Keep those trees - kids, birds and animals we need them.
- Good for all concerned.

- Just like South Maroota.
- Great recreational facility.
- Playing fields surrounded by shade trees.
- Good.
- Lovely mature shade trees and healthy lifestyle.
- We need more playing facilities in the rural area.
- We need more of sporting facilities all over and at each centre!
- Kids (young and old) need somewhere to play and keep off the street.
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- Permissive society-drugs-crime!
- Catch the perpetrators of this double crime.
- Sad - someone's pride and joy. Burnt beyond recognition.
- That's life.
- Fine the owners.
- Very bad.
- This should be stopped.
- Get the RID squad.

- What a waste!
- Youth rears its head.
- This is perfect example of larger unmanageable lots.
- Find who did it.
- What is the bare area for this to be dumped?
- How can we stop this behaviour - is it crime or boredom?
- Terrible. Council should clean up and stop vehicle access.

- Needs screening by trees and paint.
- Rustic - aesthetically tolerable.
- Great rural scene.
- Fire Shed, great.
- Necessary amenity.
- Necessary.
- Not necessary or wanted.
- Fire station in need of homely look. Bare - needs facelift.

- Too close to bushland. Needs some shrubs in front.
- Local bushfire services are needed to protect the area.
- Should be screened.
- Rural shed-acceptable.
- Okay.
- Good Aussie fire shed!
- I agree.
- Should be hidden behind some trees.

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- Not appropriate in Kenthurst.
- Should be visually improved.
- Holiday facilities - okay if limited.
- Bring the living back from the water line.
- Should not be permanent units.
- Plan needed.
- Okay.
- Great view.
- Ideal providing policed.
- Is the water polluted?

- Okay - kept to a small size.
- River pollution.
- Should be banned. No development at least 500 m from water course.
- Small recreation okay but no larger!
- Ugly!
- Kept to small concern is okay in appropriate areas.
- Okay for recreation.
- Where is the riparian zone (vegetation)?

- Majestic view - but for how long? How many times do they sell a view?
- At least some of it is green.
- That's life.
- Temporary.
- This is why we demand that rural atmosphere be kept.
- Not in Kenthurst.
- Where are the trees?
- Somebody's rural outlook.

- First class location until everyone else arrives.
- Too much clearing - everyone needs a tree nearby.
- It is a worry. Public consultation needed.
- Where are the trees.
- This is not what we want.
- If this is Rouse Hill the blocks are too small.
- Lets keep what's left of our heritage buildings - there's not many left in the Hills.
- Unique. Not built like this any more.
- Should be heritage listed.
- Fantastic, keep it.
- Heritage value.
- Heritage should be restored.
- To be kept as is.
- Represents community and village feel.
- True neighbourhood early settlement.

- Fantastic - should be kept forever - historic site. Village feel.
- Great.
- Looks good like South Maroota.
- Too old. Pull down.
- Average.
- Maintain - keep a large all in every locality.
- In keeping with rural - should be maintained.
- Great dance floor. Needed facility.
- Heritage. Protect.

- Are these being grown environmentally?
- I like it.
- Fine if kept to a minimum.
- Acceptable.
- A dying lifestyle (sad).
- In keeping with rural atmosphere.
- If sustainable - great.

- Farming supply.
- Necessary.
- Good look.
- Why not if viable?
- I hope it is organic but by the look of weeds I think chemicals are being used. Should be controlled.
- Maintain the soil - good if appropriately sustained.
- Not acceptable as it doesn't represent 1 to 5 acre development.
- A lot of people must live in the bush.
- What a lovely view. What character.
- They have character - making a statement side by side.
- Rough but necessary.
- Not impressed - should be wider frontages.
- Lovely photo and community minded.
- Too haphazard.
- Very rural.
- Cluster of small holdings in open land.
- Unplanned subdivision.
- Quaint.
- The Council should make the road so delivery can be made at the house.

- This looks good. Sustainable development with future potential to increase residential.
- Destroyed areas can be used for future village development.
- Necessary.
- Is this a sewage treatment plant? What are the alternatives?
- Ugly.
- Necessary but sad.
- Okay.
- Good.
- Looks like sand mining. Should not be allowed to locate and should put money into a trust for rehabilitation.
- Hidden by landscaping is okay as it is a necessary utility.
- Sand mining - looks like swimming pools! Future village development?
- Rehabilitation?
Looks good.
Clean atmosphere.
At least the rural atmosphere is kept.
Reclusive. Good luck!
This is bushland, keep it that way.
Bushfire prone.
Bushfire hazards.
Bush - fire a worry!

Lovely site but bushfires.
At least the rural atmosphere is kept.
Lucky people in a private retreat.
Why are they allowed to build here?
Who said we were running out of trees!
But what is underneath?
Need more dwellings close to trees.
Keep it!

I would prefer to see the truck out the back.
Detracting from rural area.
Got to make living.
Restrict trucks as they are destroying the roads and the noise, the peace and quiet.
Ditto.
Early starts say 5:30 am. No true rural usage of 5 acre site. This usage causes neighbour friction.

Keep trucks on larger holdings - the noise carries a long way.
Okay by me, looks like South Maroota.
Not appropriate in rural residential.
Unacceptable.
Typical scenes - property 'castle' for family.
Okay.
Home business is okay but trucks should be in a large shed at the back.
■ Illegal selling detracting.
■ Okay.
■ I like this in a rural setting.
■ Part of rural living, keep it.
■ Quaint - in keeping with rural area.
■ Untidy but still acceptable for rural area - needs renovating.
■ Rural charm if portable.
■ Looks good like South Maroota.
■ Part of rural life - fine by me.

■ Part of the charm of this North Ward. Tourism is becoming very important with new alliance with Hornsby Council.
■ Okay.
■ Messy, maybe the Council should have standards on roadside stalls. Could be made rustic at little cost.
■ Part of Farm Gate Trail?
■ Great character.

■ Looks OK. Depends on how small the blocks are.
■ Keep that buffer zone around the development - protect the creeks and gullies.
■ We need more of this if rural land is developed.
■ We will pay for it.
■ Too much development for rural atmosphere.
■ Subdivision with protected areas ideal.
■ OK if buffer zone applies.

■ Good, development along ridges maintain trees in valleys.
■ Houses too close together, but ridge development can only happen because of topography.
■ Looks good. Want South Maroota to look the same.
■ Buffer areas are a good idea but I hope high density development does not move further north than Round Corner Dural.
■ Buffer zone has to remain adjacent to rural land.
■ Housing density too high.
- Farming / rural.
- Horticultural pursuits should be retained (market gardening).
- Good blend of rural residential and agriculture.
- Gardens of vegetables now diminishing from the area. Sydney's fruit / food bowl still needed.
- Like the trees.
- Rural atmosphere. House should have more trees - landscaping.

- 20% of the area like this would be OK.
- They seem to have kept a balance, but is it environmentally friendly?
- Chinese market gardens. Shallots growing.
- Is nutrient run-off constrained?
- True rural.
- Sustainable?
- OK
- Two different farms.

- Intensive farming - aesthetically poor.
- Accidental agricultural use.
- Acceptable in small doses.
- Creates work in the area.
- We need this!
- Disgusting.
- Ugly - no regard for visual impact!
- Put trees around for visual amenity.
- Good economic use!

- Kept to small business it is acceptable.
- Looks like a good, well maintained rural development. Necessary.
- Should be screened from the view by an embankment of thick trees.
- Good economic unit. Reduced water and nutrient run-off if run well.
- It's the run-off that could be a problem. Do they have to put in detention dams for insecticide and fertilisers to settle into?
• Retention of wildlife.
• Retention of roadside bush is highly undesirable.
• Agree.
• Quiet rural road.
• Good rural atmosphere.
• Nice access

• Get a gun quick.
• Quiet laneway. Rural area.
• Great to see.
• Great rural road - where is the footpath for walkers?
• Nice in quiet back street.
• Good, looks like South Maroota.

• Scenic, but again bushfire hazard.
• OK if kept to a minimum.
• Good mix and best usage.
• Keep it this way.
• OK.
• Spoiling the river attraction.
• We all need to join the Hawkesbury Nepean foundation to save our waterways.

• Lovely spot.
• Magnificent scene. Preserve pristine areas.
• Riparian zone missing.
• Good blend of use / development and environment. Could sustain an increase in residential (rural residential) use.
• Tourism potential where land cleared. Great, beautiful.