

4.2. Proposal

Description of the Proposal

The proposal is for "serviced self-care housing" as defined under Clause 13.2 of the SEPP (Housing for Seniors or People with a Disability, 2004). Serviced self-care housing is defined as "seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care".

It is proposed to provide 96 dwellings (Drawings CS1.02 – 03; CS 2.01 – 02; CS 3.01) comprising a mix of freestanding single storey dwellings (2-3 bedroom), several attached dwellings (2 bedroom) & 2 storey apartments blocks (2-3 bedroom).

Arrangements will be made to contract all services required to be provided on site. As the site adjoins urban development, the full range of services is available in the immediate vicinity. However, if necessary, services may be located on the site itself.

Assuming an occupancy rate of 2 persons per dwelling for 60% of the dwellings and 1 person per dwelling for 40% of the dwellings (consistent with industry averages for this type of development), a site population of around 150 people is anticipated.

A community centre will be provided as part of the proposal, comprising e.g. meeting rooms, office space, communal kitchen and other facilities (Drawing CS 4.01).

Site Description

The site is a gently sloping block of 3.7 ha. The average fall across the site is 1:20 (Drawing CS 1.04), well within the required standard of 1:14.

There are currently fruit trees on the site that provide a small supplementary income for the owners.

The site also currently contains a man-made dam where the natural ground level has been altered to create the dam. It is proposed to remove the dam from the site, retaining only a shallow water feature (less than 300mm), and to restore the original ground level. This will remove the only part of the site that is now not gently sloping.

Image of site:



Image 01: Site Panorama

Building Envelope

The proposed bulk, scale, built form and character of the proposed development is shown in Drawings CS 1.01-04.

The proposed development is set back 21-27 metres from the main boundary, Galston Road. This is partly to accommodate a narrow road widening reservation on Galston Road (Drawing CS 1.03), but primarily to be able to provide an appropriately landscaped area, related to the proposed water feature, which will retain and enhance the existing character of the locality.

Proposed setbacks from boundaries other than Galston Road (where the 21-27m setback is proposed) are consistent with development immediately to the west (Drawing CS1.02).

The proposed dwellings are generally oriented to the internal street network, providing them with a clear orientation and address.

The overall scale and site coverage of the proposed development is similar to that of the older part of the existing retirement development to the east (Rowland Retirement Village) (Aerial photograph 1), and the proposed density is similar as well.

The proposed density would be roughly midway between the higher density residential development around the local centre, 200 metres from the site, and the detached dwelling development in the town of Galston (Aerial photographs 1 & 6).

4.3. Strategic Justification

Consistency With Regional and Local Strategies

The proposal is compatible with both State and local government objectives to increase the supply of housing for people over 55 years of age (retirement housing).

The proposal is specifically compatible with the principal aim of the SEPP, viz. "... to encourage the provision of housing... that will:

- increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and
- make efficient use of existing infrastructure and services, and
- be of good design".

Public Interest Reasons

A number of investigations have been undertaken in recent years that highlight the public interest reasons for new development in Galston.

An analysis of demographic trends in the area finds that there has been a decline in occupancy rates and an aging of the population.

It is stated that "the demographic trends of declining occupancy rates and aging population suggest that population will start to decline markedly in this and the rest of the rural area if no further development occurs" (Urbis, 2001, page 8).

The *Galston Village Catchment Study* (Urbis, 2001, page 8) also concluded that an increase in the population of the area was necessary for the long term sustainability of the village shops and the neighbouring community facilities:

"The Galston Village and surrounding area is currently well served by local shops, community facilities including library services, child care, senior citizens services, community hall, medical services... The village shops and community facilities are recognised as primarily serving a local role in the Galston area.

Council should be mindful that declining population in this area can have a serious impact on the vitality and viability of existing shops as well as the utilisation of public infrastructure, community services, transport services...

In comparison to some of the other shops serving the rural area, the Galston shops and some support services have a fairly limited catchment supported by the village and immediate rural residential areas, without significant contribution from passing traffic."

This was reinforced by a later study (Hirst, 2002), *Observations on the Sustainability of the Galston Village Centre*, which concluded that "to support the existing 3,200 sq m of retail floor space the catchment needed to contain an additional 200 households".

The report on a community survey commissioned by Hornsby Shire Council (Allen Management Solutions, 2003) states that "Council needs a demographic plan for the area which enables it to project needs and appropriately plan for older residents.... The likely solution will be another retirement village in the area, as there seems to be a strong mood to stay in the area, especially close to family and the bush-rural lifestyle".

The proposed development would, however, provide for more than local demand for retirement housing. It would be part of the northern Sydney market generally, with potential demand arising from one of the State's most rapidly ageing regions.

It may be assumed that the RSL's recent expansion of the Rowland Retirement Village and its plans to provide a hostel facility on the site in the future is another indication of demand for retirement housing in the area. The proposed site is much more conveniently located than the Rowland Retirement Village, allowing prospective residents pedestrian access to a wide range of services and facilities.

Adequacy of Services and Infrastructure to Meet Demand

Transport Services And Facilities

Hills Bus Service has confirmed that they would provide a bus service for a retirement village development on the site (Attachment 5).

As noted above, provision has already been made for pedestrian access from the site to shops and other services in the immediate area. Pedestrian footpaths are in place, providing easy (level) access.

Water Infrastructure

Cardno consultants have advised that "should ...(the) development include provisions for storing the required volume of water to meet your expected average daily demand, the existing DN250 CICIL may be used as a drip feed to top up ... supply" (Attachment 5).

It is noted by Cardno that consideration will be given to water supply by Sydney Water once the land has been rezoned and a DA submitted.

Sewage Treatment

Reticulated sewerage services are not available in this area. Galston Village is primarily pump out. It is proposed to provide a pump out service for the development.

It is understood that Stage 2 the NSW Government's Priority Sewerage Program includes Galston.

Electricity Infrastructure

Advice received from Energy Australia (Attachment 5) indicates that "EnergyAustralia has no objection to the matter proceeding at this stage and that sufficient capacity may be provided to this development. This is written on the assumption of a reasonable maximum demand for the development... and in the knowledge that EnergyAustralia's proposed new Zone substation at 393 Galston Road in Galston is scheduled to be completed in 2009". It is assumed at this work has been completed however it is noted that the development may require a separate substation.

Telecommunications

Telstra has already provided a connection to the site.



Image 07: Telstra Bollard on site

5. Statement On The Proposed SEPP Site Compatibility Criteria

Criteria 1:

Assessment of impact on natural environment and the existing uses and approved uses of land in the vicinity of the proposed development.

There is no potential loss of natural resources. Soil testing has not revealed any extensive mineral resources, extractive resources or water reserves

The site has not been used for the rearing of animals and therefore there would not be any contamination from this source. It has been an orchard for the last 15 years and is also understood to have been a peach orchard 20 years ago. There have never been any contamination issues on the site. However, soil testing would be undertaken for any prospective development.

There are no views or vistas that need to be protected.

The Rural Lands Study (Hornsby Shire Council, 2004) examined flora and fauna issues in the area and identified no constraints to further development. As it is on a cleared site, it is unlikely that the proposal will raise any flora and fauna issues. The boundaries of the area comprise remnant vegetation stands.

The proposal is not likely to affect any existing uses in the vicinity.

Criteria 2:

Assessment of impact on uses that would otherwise take place on the site.

The site is classified as Class 2 agricultural land (Urbis, 2001, page 6).

Class 2 land is defined as "arable land suitable for regular cultivation of crops but not suited to continuous cultivation. It has moderate to high suitability for agriculture but edaphic (soil factors) or environmental constraints reduce the overall level of production and may limit the cropping phase to a rotation with sown pastures".

Under the proposal, the current agricultural use of the site would be terminated. As well as the nature of the land, described above, there are other constraints on the continuing use of the land for agricultural purposes:

- Difficulties with crop loss from flying foxes, birds and inclement weather (hail)
- Competition from the much larger farms of the Riverina and western NSW
- High prices paid for early stone fruit from Queensland
- Spiralling costs of overheads and labour

A letter from a Lecturer in Pomology and Plant Breeding and the Head of the Plant Breeding Programme at the University of Western Sydney confirms these limitations on the site's future viability as an orchard (Attachment 5):

I have been asked for my opinion re the profitability and future of five acre rural lots in the Galston area....

This type of venture can no longer be seen as viable in its own right....

The days of orchard and vegetable growing on such areas, where payment for all labour input is met from the venture are now gone. Some intense market gardening still exists however, if one were to calculate the true cost of labour these would be considered unprofitable....When you consider that you have a house, sheds, roadways, dam etc. there is little left to cultivate. Once in the case of stone fruit, you could just choose to grow the best varieties, this is no longer that simple, you now have to grow the best fruit to certain standards and pay production royalties. Stone fruit is now a good example where tree and production royalties are in place and are quickly becoming the norm. The commercial agents of new varieties don't want five acre farmers, as it is too difficult to manage consistent quality parameters and is considered inefficient.

...Unfortunately the high prices for early stone fruit have now moved to Queensland and Northern N.S.W. where they are grown the earliest, the same for example happened with tomatoes once grown at Mona Vale Sydney, now grown in Queensland. The price opportunity no longer exists for such areas as they are now glutted mid-season, with poor prices for their product.

Further, it is anticipated that in the future the high price of land immediately adjacent to urban development in Galston and in close proximity to the town centre will exclude purchase by genuine commercial farmers as, together with the considerable set up costs, the factors noted above will make it practically impossible to achieve a financial return.

Moreover, it is noted in the letter from the University of Western Sydney that changes in Federal taxation laws as to what legally constitutes a primary producer further disadvantage small producers.

It is also noted that while in the short term housing on the site would be adjacent to orchard activity to the north, this use is unlikely to remain, having the same range of problems as those noted above and abutting existing residential development to the west. Furthermore, the orchard crop to the north is seasonal, with fruit being produced only between the beginning of October and the end of January. All fruit picking is done by hand, without the use of any heavy machinery, with the result that the only noise would be from the occasional use of a tractor.

Criteria 3:

Assessment of services and facilities to meet demand arising

Please see Section 4.3 above for an assessment of the services and facilities available to meet demand arising from the proposal.

All infrastructure is currently or potentially available in the immediate area except for reticulated sewerage. It is proposed to provide an on-site treatment plant.

Direct responses have been obtained from the following local providers of services and facilities confirming their capacity to meet any demand arising (copies of letters are contained in Attachment 5):

Dural Medical Centre Pty Ltd: "the practice can cope with a substantial increase in patient numbers...".

Galston Medical Centre: "... we would expect to be able to provide care to a new facility in much the same way as we currently do, to the community and to other aged persons residential facilities in the area."

Hills Bus: "I ... can confirm that our company is in a position to satisfy the public transport requirements that are necessary for this facility... Evidence of our commitment to providing quality service to the aged in this area is witnessed by the continuing support we receive from the elderly residents in retirement villages...."

Rodneys Hairstylists: "I would be happy to provide a service within the village depending on the requirements of the retirees residing in the village."

Criteria 4:

Assessment of impact on open space or special uses

There are no areas zoned open space or special uses in the vicinity of the site and no part of the site itself is zoned for these uses.

Criteria 5:

Assessment of impact of bulk, scale, built form and character on existing and future uses

The compatibility of the proposal with the surroundings is discussed in Section 4.2 above and shown in Drawings CS 1.01-04.

In summary:

- The proposed development is set back 21-27 metres from the main boundary, Galston Road to provide an appropriately landscaped buffer that will retain and enhance the existing character of the locality.
- Proposed setbacks from boundaries are consistent with adjacent urban development (Drawing CS1.02).
- The dwellings on site are generally oriented to the internal street network, providing them with a clear orientation and address.
- The proposed density would be roughly midway between the higher density residential development around the local centre, 200 metres from the site, and the detached dwelling development in the town of Galston (Aerial photograph 2).

6. Additional Comments

A key issue with self-care housing is the proximity to services and facilities. This proposed development is extremely well served by the range of services and facilities within easy walking distance of the site. The available services and facilities include shopping, recreation and medical activities, providing prospective residents with the possibility of having to go no further than the local town centre and the immediate environs of the proposal to meet most of their needs. The approved supermarket on the corner of Galston Road and Arcadia Road will add to residents' convenience.

The site fronts a main road, providing easy accessibility to an existing bus service, which will enter the site from the main road.

Moreover, the proposed development takes advantage, as intended by the SEPP, of available capacity in services and infrastructure, especially the transport services currently provided in the area.

Development of the site will provide an opportunity for older residents to have access to all urban services and facilities, while at the same time provide them with a semi-rural lifestyle.

7. References

Urbis (2001) Galston Village Catchment Study

Hornsby Shire Council (2004) *Rural Lands Study*

Allens Management Solutions (2003) Survey of the communities of Galston, Glenorie and Dural

Hirst Consulting Services (2002) Observations on the Sustainability of the Galston Village Centre

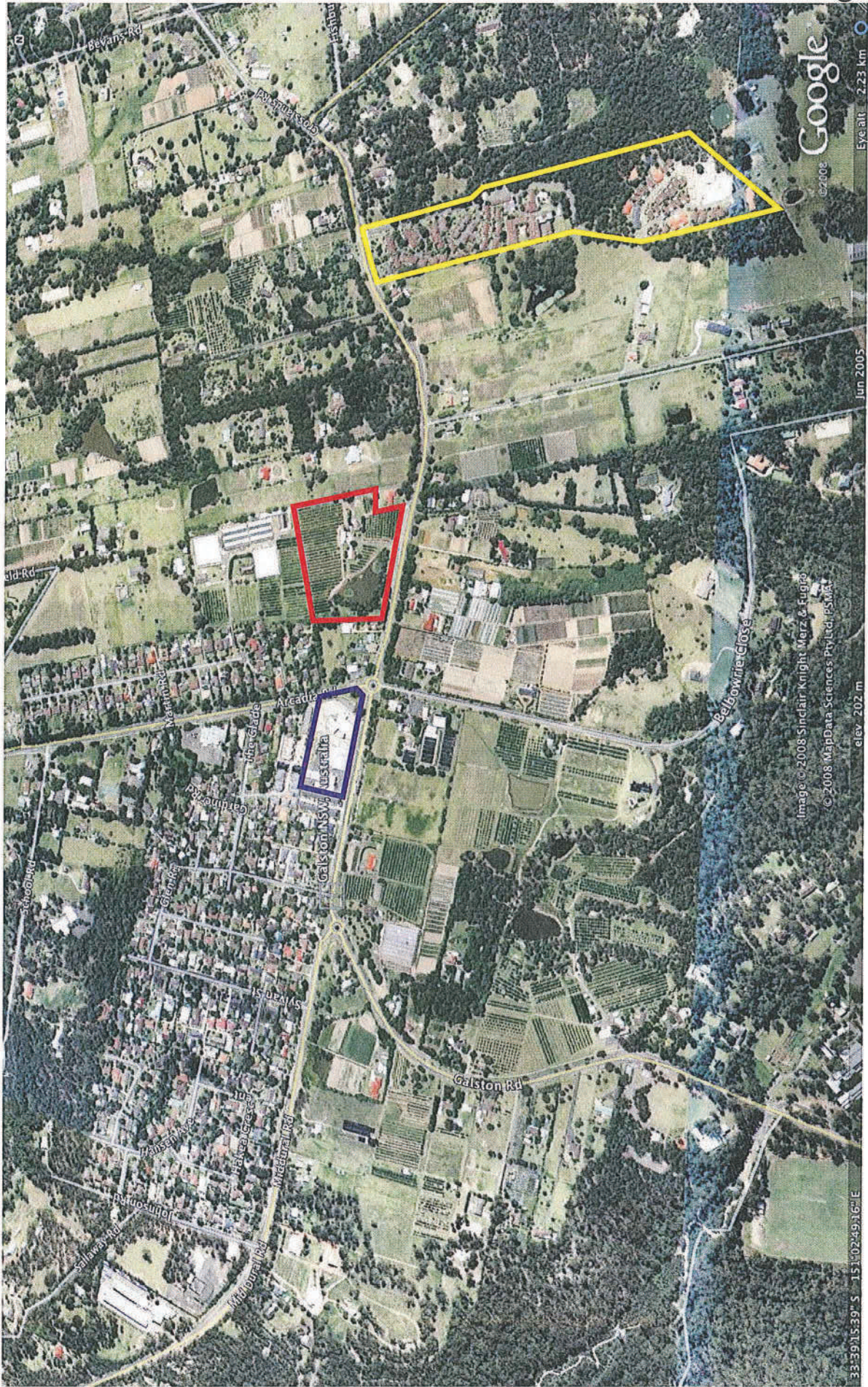
8. Attachments

8.1. Attachment 1: Drawings

REFER A3 DRAWINGS

8.2. Attachment 2: Aerial Photographs

ATTACHMENT 2: Aerial Photographs



Rowland Village - Retirement Village

Subject Site

Galston Business District

Aerial Photograph 1: Galston

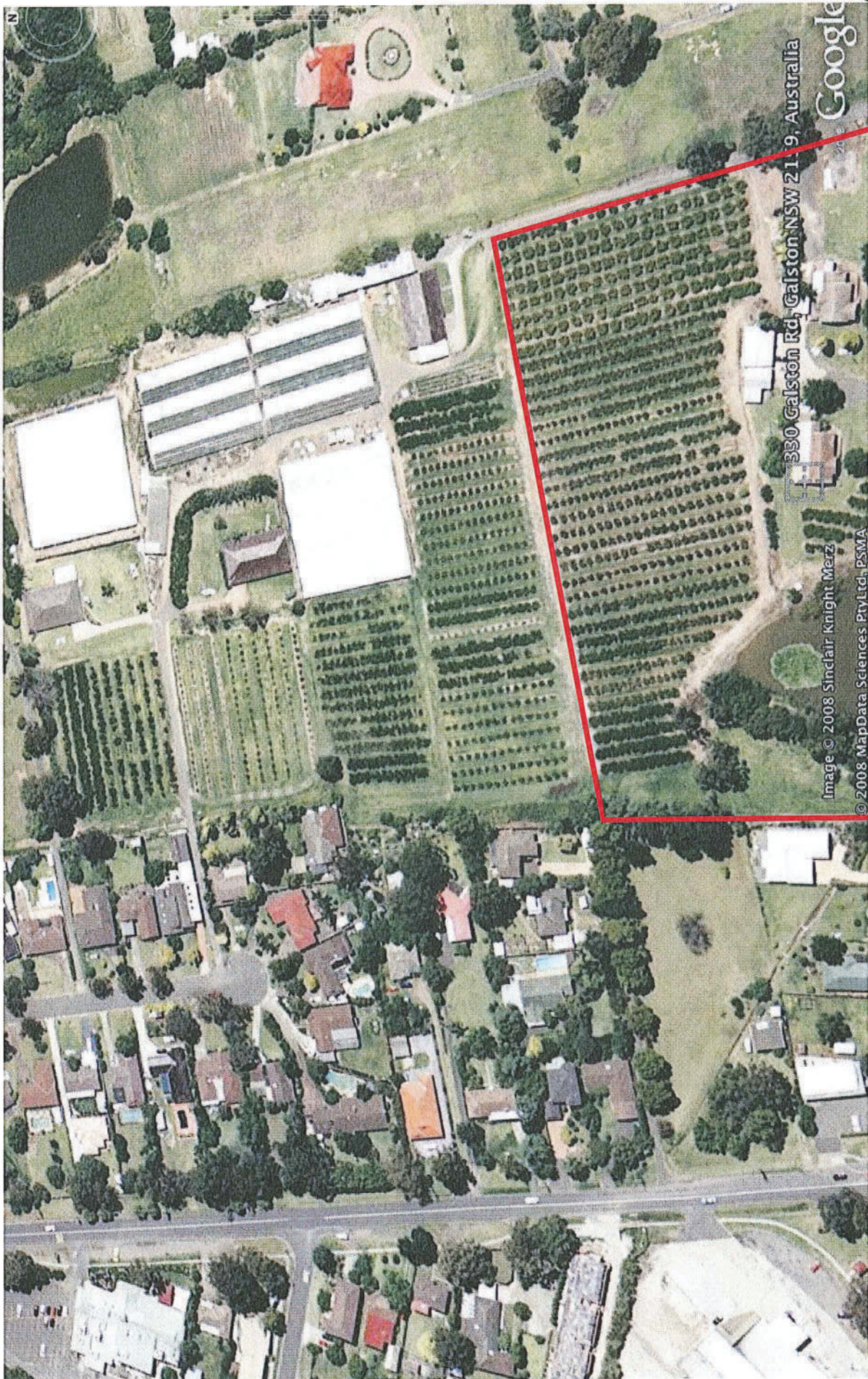
ATTACHMENT 2: Aerial Photographs



Aerial Photograph 2: Subject Site

 Subject Site

ATTACHMENT 2: Aerial Photographs

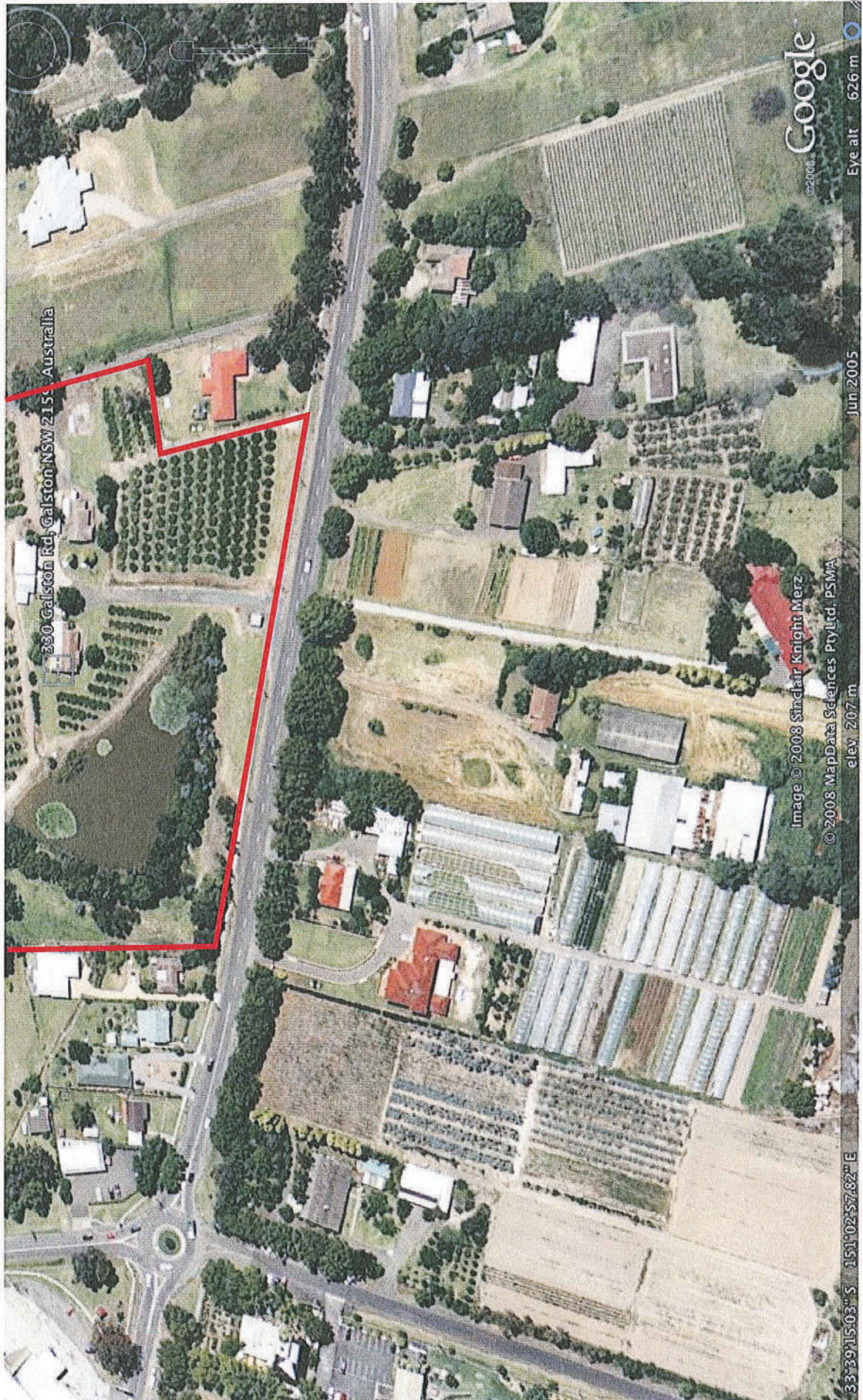


Aerial Photograph 3: Subject Site & Northern Neighbours



Subject Site

ATTACHMENT 2: Aerial Photographs



Subject Site

Aerial Photograph 4: Subject Site & Southern Neighbours

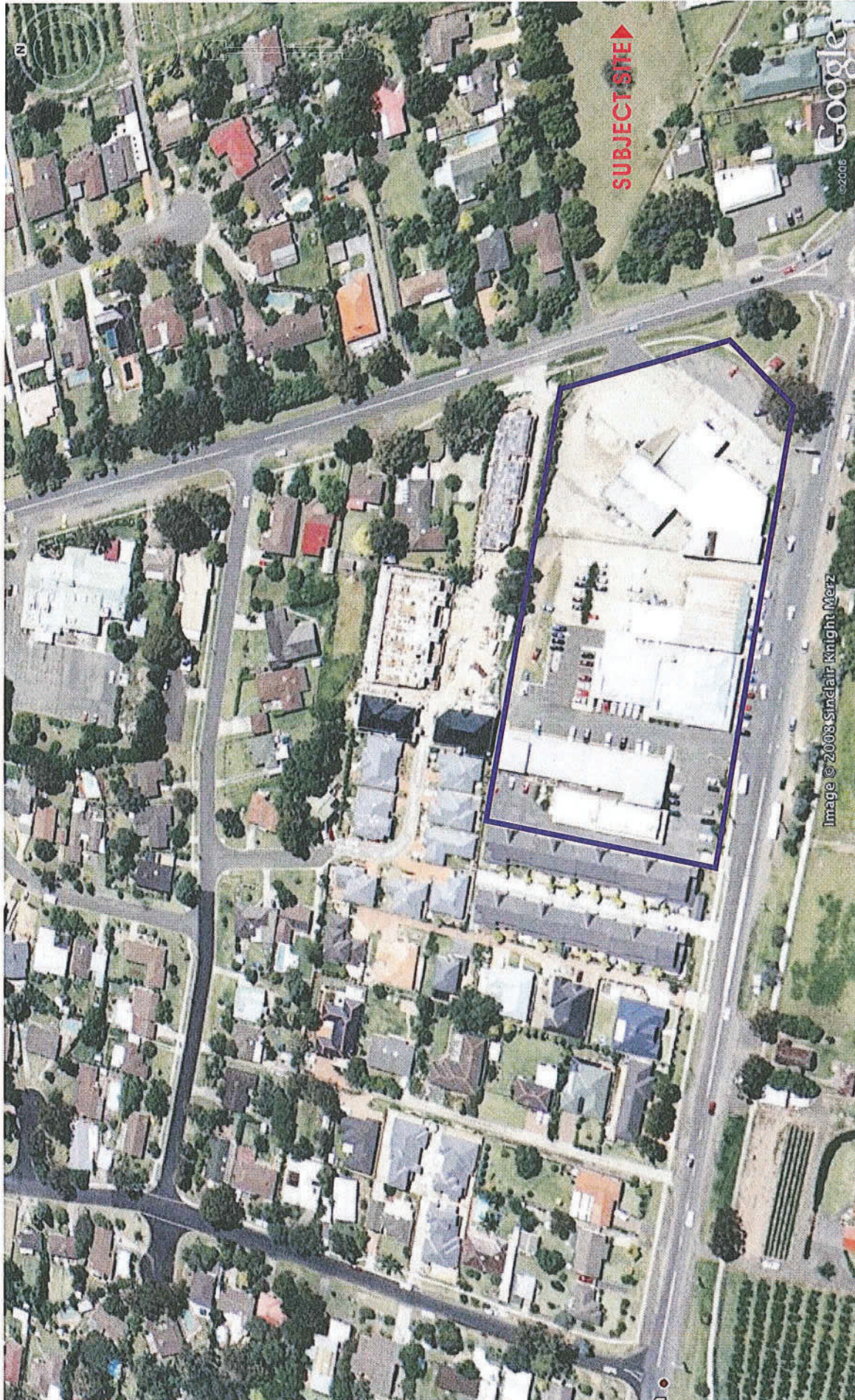
ATTACHMENT 2: Aerial Photographs



Galston Business
District

Aerial Photograph 5: Subject Site & South-Western Neighbours

ATTACHMENT 2: Aerial Photographs



Galston Business
District

Aerial Photograph 6: 'Galston Village'
Shopping Centre; West of site

8.3. Attachment 3: Images of Site & Context

ATTACHMENT 3: Images of Site & Context

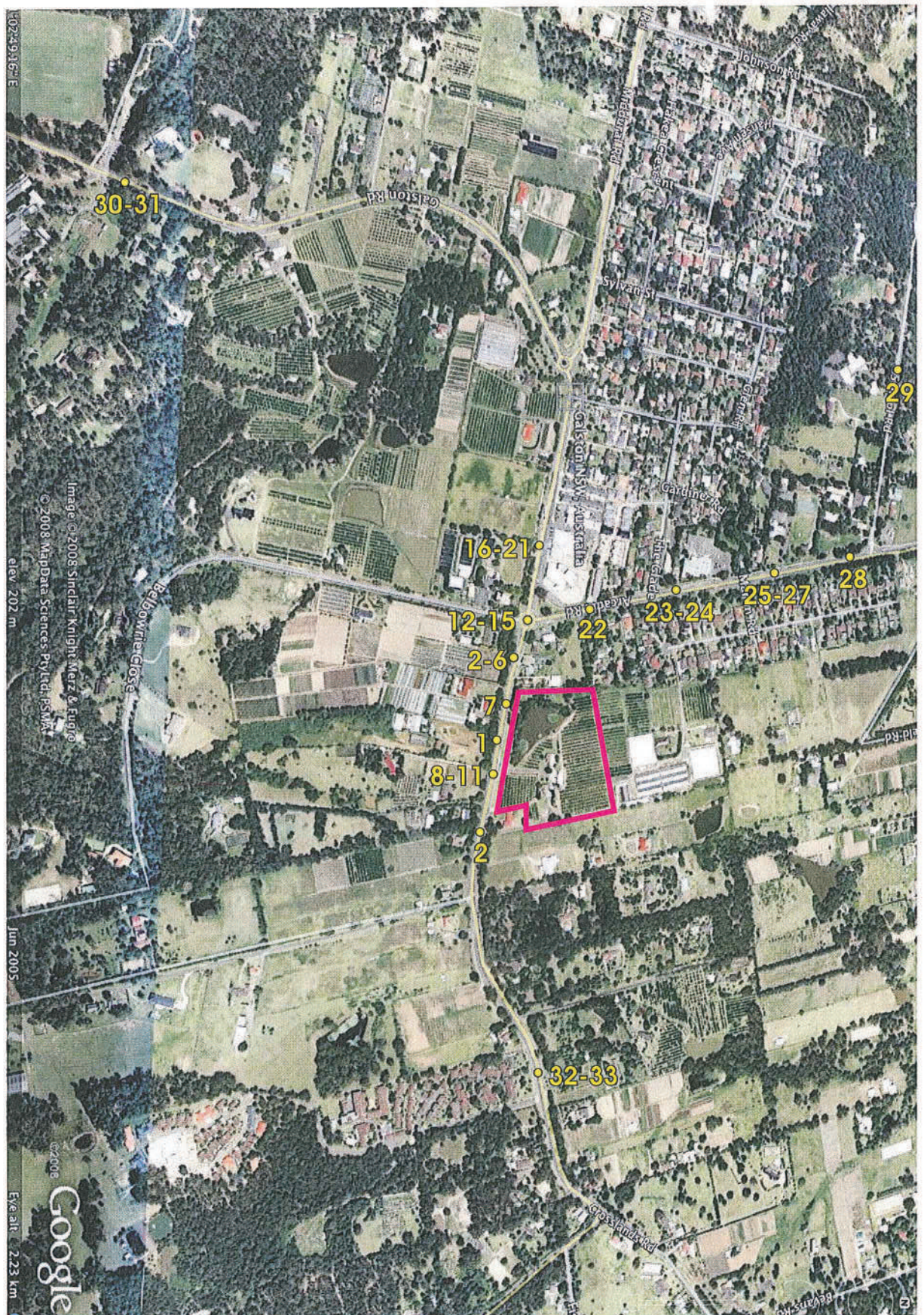


Image Key



Subject Site

• 32-33

Image Location & Number

ATTACHMENT 3: Images of Site & Context



Image 01: Site



Image 02: Western Neighbour



Image 03: Eastern Neighbour



Image 04: Eastern Neighbours



Image 05: Eastern Neighbours



Image 06: Eastern Neighbours



Image 07: Telstra Bollard on site

ATTACHMENT 3: Images of Site & Context



Image 08: Southern Neighbour



Image 09: Southern Neighbour



Image 10: Southern Neighbour



Image 11: Southern Neighbour



Image 12: Bus Stop



Image 13: Shopping Centre



Image 14: 1 of 2 Cafes at roundabout



Image 15: 2 of 2 Cafes at roundabout

ATTACHMENT 3: Images of Site & Context



Image 16: Bank, Veggies & Supermarket



Image 17: Pharmacy, Deli & News agent



Image 18: Pharmacy, Dentist & Barber



Image 19: Restaurants & Barber



Image 20: Vinnies, Travel Agent & Hair



Image 21: Deli, Bakery, & Beauty Salon



Image 22: Apartments



Image 23: Community Health Centre

ATTACHMENT 3: Images of Site & Context



Image 24: Social Club



Image 25: Community Ctr & Pre-School



Image 26: Medical Centre



Image 27: Community Ctr & Pre-School



Image 28: School



Image 29: Place of Worship



Image 30: Galston High School



Image 31: Indoor Pool & Sports Fields

ATTACHMENT 3: Images of Site & Context



Image 32: "Rowland Village", Seniors Living



Image 33: "Rowland Village", Seniors Living

8.4. Attachment 4: Definition of Rural BA Zone

Attachment 4

Definition of Rural BA zone

Rural BA (Small Holdings—Agricultural Landscapes) Zone

Objectives of Zone

- (a) to restrain population growth, maintain the rural character of the area and ensure that existing or potentially productive agricultural land is preserved.
- (b) to promote agricultural use of land and provide for a range of compatible land uses which maintain the agricultural and rural environment of the area.
- (c) to ensure development is carried out in a manner that improves the environmental qualities, and is within the servicing capacity, of the area.

Without Development Consent

Development for the purpose of:

Agriculture; home occupations; special care homes; works in accordance with a farm management plan.

Exempt development.

Only With Development Consent

Development for the purpose of:

Agricultural structures; animal boarding or training establishments; aquaculture; art and craft galleries; bed and breakfast accommodation; child care centres; communication facilities; community facilities; dams; demolition; dwelling-houses; ecotourism facilities; extractive industries; farmstay accommodation; forestry; group homes; guesthouse accommodation; home industries; intensive animal establishments; intensive horticulture establishments; land clearing; mines; places of worship; recreation areas; recreation facilities; residential offices; roadside stalls; rural industries; rural structures; rural workers' dwellings; utility installations; veterinary hospitals.

Subdivision.

Prohibited

Development that is not permitted without development consent or permitted only with development consent.

Description on Map

Coloured brown and lettered "BA".

8.5. Attachment 5: Copies of Relevant Letters

Attachment 1

Network – Sydney North

Telephone: 9477 8282
Facsimile: 9477 8220
Reference: RPD58382

18 January 2008

Mr and Mrs F Barba
330-334 Galston Road
Galston NSW 2159

ATTENTION: Mrs Beth Barba

Re: Site Compatibility Certificate – 330-334 Galston Rd, Galston (Lot 22 DP581940)

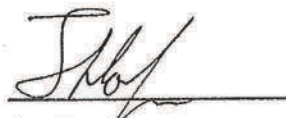
Dear Mrs Barba,

I refer to your fax dated 15 January 2008 concerning the proposed SEPP5 development for up to 150 self care units of between 8 to 10 squares each, at 330-334 Galston Rd, Galston. Whilst I have not performed a detailed analysis of our network (typically, this analysis is not performed until we receive a formal application for supply), I wish to advise that EnergyAustralia has no objection to the matter proceeding at this stage and that sufficient capacity may be provided to this development. This is written on the assumption of a reasonable maximum demand for the development (I have assumed a maximum demand of between 200A to 400A), and in the knowledge that EnergyAustralia's proposed new Zone substation at 393 Galston Road in Galston is scheduled to be completed in 2009.

This does not, however, preclude the possibility that customer funded connection works may be required to supply this development. In particular, I believe a substation would be required on the development, subject to a detailed load assessment as part of a formal application for supply as well as EnergyAustralia's Requirements for Electricity Supply to Developments as detailed in publication ES 10. EnergyAustralia's policy's and standards are available at www.energy.com.au.

This letter is valid for a period of 12 months from this date and our full requirements are subject to a formal application for supply.

Yours sincerely,

 18/1/08
Jonathan Hopson
Network – Sydney North



EnergyAustralia™

570 George Street
Sydney NSW 2000
Telephone 13 1525
+61 13 1525
Facsimile (02) 9269 2830
www.energy.com.au

Address all mail to
GPO Box 4009
Sydney NSW 2001
Australia



Attachment 1

Our Ref 284106/08-0114.sl

Contact Som Bath Lam



Wednesday 27th February 2007

Peter Barber
330 Galston Road
GALSTON NSW 2159

Cardno (NSW) Pty Ltd
ABN 95 001 145 035

Dear Peter

GALSTON RETIREMENT VILLAGE FEASIBILITY

Further to your confirmation of our engagement to lodge a feasibility application for the proposed retirement village to Sydney Water, we wish to advise that the application cannot be processed by Sydney Water as the proposed development does not conform to the current land zoning designated BA (Small holdings-Agricultural Landscapes)

Should you wish for Sydney Water to continue with your application you must Lodge a DA and seek to have your land re-zoned appropriately.

When preparing your Development Application please take into consideration the following:

- In relation to water supply availability for your proposed development, our investigation has identified that although the DN250 CICL main within Galston Road, fronting your property is the correct size for your development, the main is feed from the Dural Elevated Supply which is currently at capacity and cannot meet the average daily demand, estimated at 88.5 KL/d, for your development.
- Sydney Water has indicated that for the development to proceed, a new elevated water supply will have to be created, which represents a disproportionately large capital cost in comparison to the cost of your development.
- Alternatively, should your development include provisions for storing the required volume of water to meet your expected average daily demand, the existing DN250 CICIL may be used as a drip feed to top up your supply.

In light of the high capital costs which will be required to make your proposed development viable, we recommend that you seek further professional advise should you wish to proceed. Or should you wish to discuss any of the above matters further, please do not hesitate to contact my self on 8831 9000 or 0417 679 150

Yours faithfully

Som Bath Lam
WSC Project Manager
for Cardno

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Baulkham Hills NSW 2153
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United Kingdom
United States



DURAL MEDICAL CENTRE PTY LTD

ACN 002 934 29

DR GL ROBERTS Provider No. 0062663L
DR KM PINNOCK Provider No. 058440CB
DR Y BHAT Provider No. 2220713A
DR ML FULTON Provider No. 325581B
DR R PAMPLIN Provider No. 2789274Y

PO Box 3064
Dural 2158
Telephone 9651 1544
Facsimile 9651 3914

9th November, 2007

To Whom it May Concern

This practice can cope with a substantial increase in patient numbers as we have recently contracted two new medical practitioners.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Greg Roberts', is written over a horizontal line.

Dr Greg Roberts
MBBS

Galston Medical Centre A.C.N. 003 096 928

Dr Diana Moes MBBS

Dr. Graham Campbell, B.Sc.(Agr.), M.B.,B.S. (Sydney)

31 Arcadia Rd, Galston, 2159

Ph: 9653 2133

Fax: 9653 1385

Mr & Mrs F Barba

330-334 Galston Rd

Galston 2159

November 3, 2007

Dear Mr & Mrs Barba,

In response to your letter of request dated 18/10/07, I wish to make the following comments concerning provision of medical services to persons living in your proposed development.

Galston Medical Centre has provided medical care to the Galston and surrounding community for more than 25 years. It is envisaged that we will continue to do so indefinitely.

It is not possible for us to comment on our ability to provide medical care to any proposed development until we understand the full nature of such a development. However we would expect to be able to provide care to a new facility in much the same way as we currently do, to the community and to other aged persons residential facilities in the area.

Yours sincerely,


Graham Campbell
Director


Diana Moes
Director



Appendix 8

P.O. Box 2151,
North Parramatta NSW 2151
Australia

Telephone: (02) 9651 1944
Facsimile: (02) 9651 0512

A.C.N. 116 171 469

26-10-07
State Planning Office
NSW

To whom it may concern

I have viewed the application for a proposed Seniors Living development in Galston and can confirm that our company is in a position to satisfy the public transport requirements that are necessary for this facility.

Our company has provided public transport on behalf of several retirement villages across the Hills district for the past 30 years.

Evidence of our commitment to providing quality service to the aged in this area is witnessed by the continuing support we receive from the elderly residents living in retirement villages such as the Anglican Retirement Villages at Castle Hill.

Regards

Keith Todd
General Manager
Hillsbus
Comfortdelgro Cabcharge.

Bonnyrigg Depot
2-12 Bonnyrigg Ave
Bonnyrigg NSW 2177

Ph (02) 9616 3677

Parrith Depot
12 Macleay Rd
Parrith NSW 2760

Ph (02) 47 32 124

Windsor Depot
Honey St
Windsor NSW 2756

Ph (02) 47 72 001

Northmead Depot
27A Bonney Rd
Northmead NSW 2152

Ph (02) 9683 2677

Dural Depot
282 Newline Rd
Dural NSW 2158

Ph (02) 9651 1944

Seven Hills Depot
Arling Rd
Seven Hills NSW 2147

Ph (02) 9674 5010

Blue Ribbon Bus Co.
873-8800117
Tullaghan NSW 2322

Ph (02) 49 457 200

Blue Ribbon Bus Co.
880-8800117
Tullaghan NSW

Ph (02) 49 457 200

Rodneys Hairstylists

Kylie-Anne Napoli
Owner Rodney's Hairstylists.

Rodneys Hairstylists.



UNIVERSITY OF WESTERN SYDNEY

Locked Bag 1797
PENRITH SOUTH, DC NSW 1797

School of Science, Food & Horticulture

Fax: (02) 45 701314
Tel: (02) 45 701603
Date: 14th May, 2001.

TO WHOM IT MAY CONCERN

As a resident of the Hawkesbury Basin and Lecturer in Horticulture at the University of Western Sydney for the past 30 years, I have been asked for my opinion re the profitability and future of five acre rural lots in the Galston area.

Lots of this size have been commonly available on the fringe of the Sydney Metropolitan area for many years, many supporting agronomic ventures of live stocking and cropping and were in many cases supported by tax relief or subsidized in numerous ways. This type of venture can no longer be seen as viable in its own right, unless specialized niche opportunities are sought which in most instances require large capital input such as greenhouses, hydroponics etc.

The days of orchard and vegetable growing on such areas, where payment for all labour input is met from the venture are now gone. Some intense market gardening still exists however, if one were to calculate the true cost of labour these would be considered unprofitable. As a commercial orchardist myself at Nambucca Heads on the North Coast of N.S.W., I am fully aware of the commercial pressures now faced in such enterprises and in rare instances would five acres be a viable farm. When you consider that you have a house, sheds, roadways, dam etc. there is little left to cultivate. Once in the case of stone fruit, you could just choose to grow the best varieties, this is no longer that simple, you now have to grow the best fruit to certain standards and pay production royalties. Stone fruit is now a good example where tree and production royalties are in place and are quickly becoming the norm. The commercial agents of new varieties don't want five acre farmers, as it is too difficult to manage consistent quality parameters and is considered inefficient.

I could also go to great lengths with the issues faced by suburbia or fringe suburbia with the activities of farmers. Noise, tractors and diesel engines, the smell from fertilizers such as poultry manure/dynamic lifter, especially when it gets wet, pesticide usage and runoff, and the burning of prunings etc. The Hawkesbury City Council have an excellent example where a mushroom compost manufacturer is trying to make a profit in close proximity to urbanization. A 500 tree orchard of stone fruit at \$5/tray and 10 trays per tree equates to a gross income of only \$25,000, hardly enough to pay the expenses

Campuses:

Bankstown
Blacktown
Campbelltown
Hawkesbury
Parramatta
Penrith

<http://www.uws.edu.au>