



# RURAL LANDS PLANNING ISSUES SURVEY

Summary of Response | 2014  
Report

**Rural Lands Planning Issues Survey - Summary of Response** prepared by Hornsby Shire Council's Planning Division in collaboration with Inside Story.

Printed: October 2014

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# 1. Executive Summary

At its meeting on 9 April 2014, Council resolved to undertake a survey to identify the community's vision for the rural areas of the Shire.

Accordingly, Council engaged an independent consultation specialist, Inside Story, to prepare an on-line survey and invited a total of 6,430 landowners in the Shire to participate in the survey. The landowners invited to participate comprised all 3,215 landowners in the rural areas and the equivalent number of randomly selected landowners in the urban areas of the Shire.

The on-line survey was conducted between 20 June and 18 July 2014. Council received a total of 1,398 valid responses (or 21.7% of the 6,430 landowners invited). Where necessary, the answers to the survey were analysed by rural area and rural zone to identify what the direct stakeholders thought. Of note, 72.0% of the responses were from the rural areas and 28.0% were from the urban areas of the Shire.

Various population demographics of the Shire were also analysed to identify whether the survey response is representative of the current and likely future population of the Shire. Of note, a large number of the responses (53.5%) were from the 50-69 year age group which is disproportionate to the percentage of the Shire's population for that age group (23.4%).

The survey included questions to test attitudes to statements of vision for the rural lands. The responses indicate that the community has an interest in Council's planning strategy for rural lands and that development opportunity should respect environmental constraints and opportunities for agriculture. The responses indicate support for the provision of alternate housing formats, business and tourism opportunities which is also generally reflected in the survey results for nominated development opportunities.

The survey included questions to test attitudes to existing planning controls and nominated development opportunities. Analysis of the responses has identified the following key results for the nominated development opportunities:

- **Larger Granny Flats:** Support (75.2%) for larger granny flats, with a combined preference (62.2%) for the size limit to be increased to between 30% and 50% of principal dwelling size.
- **Attached Dual Occupancy:** Support (75.8%) for the introduction of attached dual occupancy. There is no clear preferred size limit.

- **Roadside Stalls:** Support for larger roadside stalls (65.4%) that sell local produce (91.9%) rather than being restricted to selling produce from the property. There is no clear preferred size limit.
- **Rural Cluster Housing:** Support for introducing rural cluster housing (62.5%) throughout all rural lands (47.6%) to permit a smaller lot size on those parts of the land with a greater capacity to support development as an offset for the conservation of environmentally sensitive land. There is a need to define the development type, including identifying minimum rural zone lot size and density.
- **Reduced Lot Sizes:** Generally, there is equal support for (48.3%) and against (46.6%) reducing lot size at the Shire-wide level based on satisfaction with current controls.

However, when asked specific questions about the preferred lot size (i.e. various lot size options were provided ranging from maintaining existing lot size down to 1 acre), there is some support for reducing lot size. There is 71.4% support for a reduction of the 10 hectare lot size (currently applied to land north of Glenorie Village), with 2 hectare lots being the preferred lot size (40.1%). There is 58.1% support for a reduction of the 2 hectare lot size (currently applied to land south of Glenorie Village), with 1 acre lots being the preferred lot size (34.6%).

The level of support for reducing lot size across all survey questions increases when analysis is undertaken at the rural area and rural zone levels. However, when asked the question on the preferred location for reduced lot size (i.e. within specific suburbs, 1km of various rural villages and/or the suburban/rural boundary), there was no one clear preferred location.

- **Split Zone Lots:** There is support (59.0%) for the inclusion of the environmental zoned land when calculating lot size for the subdivision of split zoned land throughout all rural lands (61.8%). There is also a need to define the minimum rural zone lot size.

In summary, the survey findings indicate general support to amend planning controls in relation to various development opportunities. However, should Council be of a mind to progress the amendments, further evaluation and analysis is required prior to undertaking future community consultation. Considerations include the preparation of a strategy to outline future actions, budget and priority with respect to existing projects on Council's Strategic Planning Program.

## 2. Purpose

The purpose of this report is to provide a summary of the responses received to the Rural Lands Planning Issues Survey. The Survey aims to identify the community's attitude toward current planning controls and vision for rural lands, including obtaining feedback on a number of nominated development opportunities.

More specifically, the survey collected information on age, occupation and length of residency or ownership, attitudes to statements of vision for the rural lands and attitudes to the following nominated planning controls:

- increased maximum size of secondary dwellings (granny flats)
- permitting attached dual occupancies on rural zoned lands
- increased maximum size of roadside stalls that are permitted to sell produce sourced from the local area
- inclusion of rural cluster housing provisions to facilitate the clustering of development rights on land with greater development capacity in order to conserve environmentally sensitive land
- reduced minimum rural zoned land lot sizes
- exclusion of the minimum environmental zoned lot size in the calculation of split zoned lots

The feedback received in the survey will help inform Council's future planning response and strategy for the Shire's rural lands.

The key terms used throughout the report are defined in Appendix A



### 3. Community Consultation Process

At its meeting on 9 April 2014, Council considered a report outlining a community consultation strategy that expanded upon Council's previous resolution to consult the community on options for a review of minimum allotment sizes in the Galston and Glenorie areas. Council resolved to undertake a survey to identify the contemporary planning issues and the community's vision for the rural areas of the Shire.

In accordance with the adopted community consultation strategy and to ensure a meaningful response, Council engaged an independent consultation specialist, Inside Story, to prepare a survey. The survey was drafted to gain an understanding of the community's attitudes to existing planning controls and vision for the rural areas of the Shire, including feedback on nominated development opportunities.

Council invited 6,430 landowners to participate in the on-line survey which was held between 20 June and 18 July 2014. The invitees were comprised of all 3,215 land owners in the rural areas (i.e. Arcadia, Berrilee, Canoelands, Dural (Rural – North of Sebastian Drive), Fiddletown, Forest Glen, Galston, Glenhaven, Glenorie, Loughtondale, Maroota, Middle Dural, Singletons Mill and Wisemans Ferry) and an equivalent number of randomly selected land owners in the urban areas. Council also distributed a total of 130 hard copies of the survey to Council's branch libraries or invitees by mail upon request. This ensured equity of access to the survey for invitees that were not able to access the internet from home.

To protect the integrity of the survey, invitees were supplied with a five digit code in their letters that was required to be entered into the survey. The code enabled verification of an invitation to participate and completion of one survey per property owner.

Council officers and the independent consultation specialist from Inside Story have reviewed the responses received to the survey and prepared this report.

## 4. Survey Results

The survey gathered information from respondents such as where they reside, age, occupation and length of residency. The survey also gathered information on attitudes to statements of vision, existing planning controls and nominated development opportunities.

### How Many Responses?

Council received a total of 1,480 responses to the survey, including 82 responses containing invalid or duplicate codes which were subsequently removed for the purposes of analysis. Accordingly, Council received 1,398 valid responses (or 21.7% of the 6,430 landowners invited) which have been used for the purpose of analysis in this report. The valid responses are comprised of 1,322 online and 76 hard copy responses.

Where there is no clear community attitude identified by all survey respondents from the Shire to the vision statements or nominated development opportunities, the response has been analysed at the area and zone levels to identify the attitudes of direct (i.e. rural area and rural zone) and indirect (i.e. urban area) stakeholders.

#### Responses by Area

Of the valid responses received, 1,002 are from respondents who own property in the rural areas and 390 are from respondents who own property in the urban areas of the Shire. This identifies that 72.0% of respondents are direct stakeholders and 28.0% are indirect stakeholders.

#### Responses by Suburb

Table 1 identifies the number of responses received by suburb. Of the 1,002 responses from the rural areas, the suburbs generating the greatest number of responses were Galston with 26.5%, Arcadia with 13.3%, Dural – Rural with 12.0% and Glenorie with 9.9%. Of the 390 responses from the urban areas, the suburbs generating the greatest number of responses were Hornsby with 13.1%, Cherrybrook with 10.0%, Beecroft with 8.2% and Pennant Hills with 6.9%.

Suburbs	Responses	Percentage
Arcadia	185	13.3%
Asquith	10	0.7%
Beecroft	32	2.3%
Berowra	9	0.7%
Berowra Creek	0	0.0%
Berowra Heights	12	0.9%
Berowra Waters	1	0.1%
Berrilee	17	1.2%
Brooklyn	1	0.1%
Canoelands	27	1.9%
Carlingford	9	0.7%
Castle Hill	10	0.7%
Cheltenham	6	0.4%
Cherrybrook	39	8%
Cowan	3	0.2%
Dangar Island	3	0.2%
Dural (Rural)	167	12.0%
Dural (Urban)	22	1.6%
Eastwood	2	0.1%
Epping	23	1.7%
Fiddletown	20	1.4%
Forest Glen	10	0.7%
Galston	369	26.5%
Glenhaven	17	1.2%
Glenorie	138	9.9%
Hornsby	51	3.7%
Hornsby Heights	16	1.2%
Laughtondale	8	0.6%
Maroota	8	0.6%
Middle Dural	29	2.1%
Milsons Passage	0	0.0%
Mount Colah	23	1.7%
Mount Kuring-gai	5	0.4%
Normanhurst	7	0.5%
North Epping	14	1.0%
Pennant Hills	27	1.9%
Singletons Mill	2	0.1%
Thornleigh	22	1.6%
Wahroonga	14	1.0%
Waitara	6	0.4%
Westleigh	14	1.0%
West Pennant Hills	9	0.7%
Wisemans Ferry	5	0.4%
<b>Total</b>	<b>1,392</b>	<b>100.0%</b>

Table 1 - Responses by Suburbs (Q2 of Survey)

An analysis of ABS data identifies that the percentage response from individual rural suburbs is generally representative of their populations when compared to all rural suburbs. An analysis of ABS data also identifies that the percentage response from individual urban suburbs is generally representative of their populations but is also likely to be in part determined by their proximity to the rural areas, with a greater response from urban suburbs nearby the rural area.

### Who Responded?

Of the responses received, the following analysis by age, occupation, and length of residency or ownership is provided to identify whether the respondents are representative of the the current and likely future population of the Shire.

There were varying numbers of responses to the questions on age, occupation, and length of residency or ownership as some respondents skipped answering questions. The number of responses to each question are individually identified in the commentary, tables and/or figures.

### Responses by Zone

Figure 1 identifies the number of responses by land use zone of the property. Of the 1,392 responses received, 54.6% were from landowners with rural zoned properties and 40.2% were from landowners with residential zoned properties.

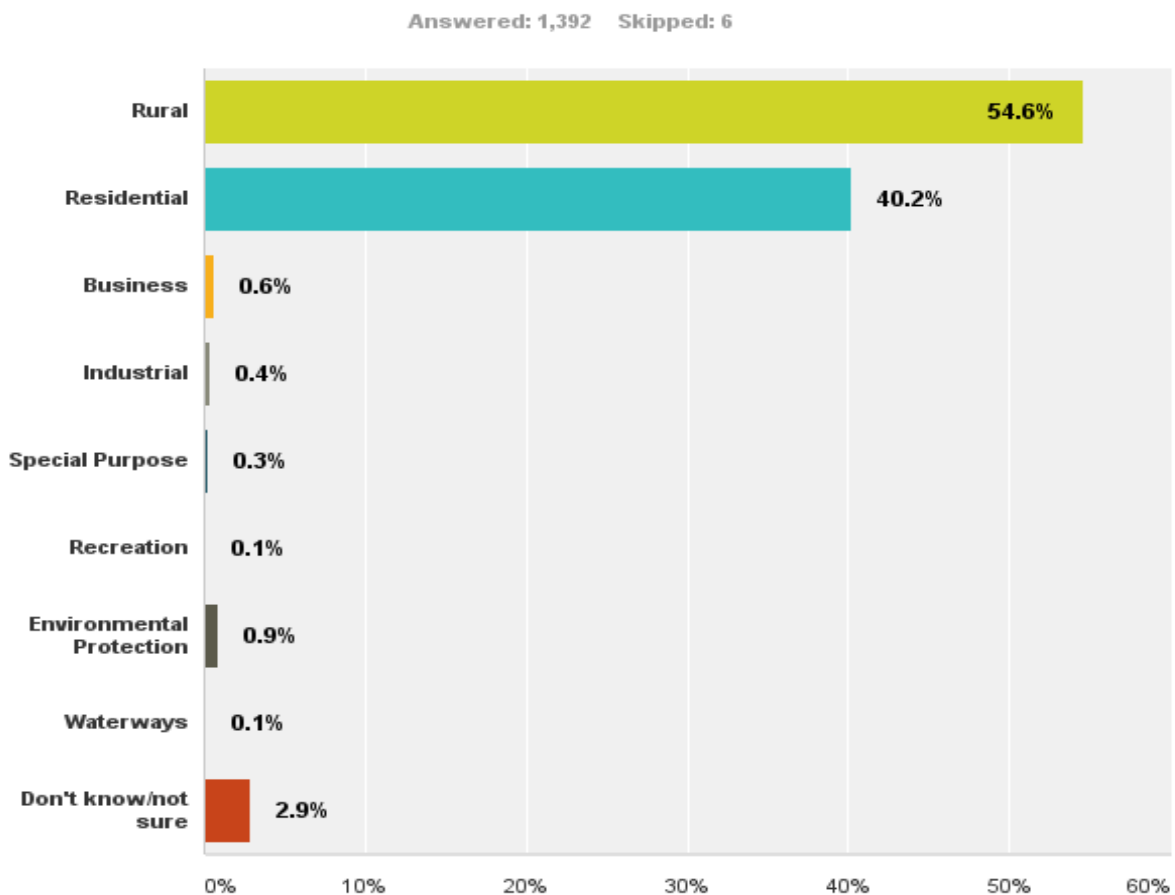


Figure 1 - Responses by Zone (Q3 of Survey)



### Responses by Age

Figure 2 identifies the number of responses by service age groups. Of the 1,345 responses received, the majority were from the 35-49 (i.e. parents and homebuilders) and 50-69 (i.e. older workers, pre retirees, empty nesters and retirees) year age groups.

A total of 25.5% were from the 35-49 year age group and 53.5% were from the 50-69 year age group. This identifies that the number of responses from the 50-69 year age group is significantly greater than the Shire average for the number of persons in this age group of 23.4%.

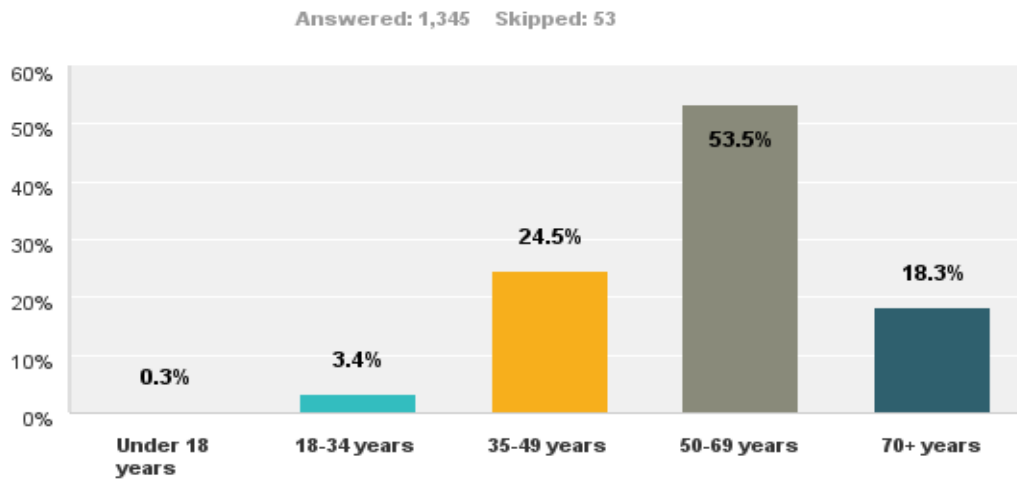


Figure 2 - Responses by Suburb (Refer Q40 of Survey)

### Responses by Occupation

Figure 3 identifies the number of responses by occupation. Of the 1,345 responses received, the majority (71.5%) were from the retired, professional, and manager or director occupation categories.

Also of note, 6.4% of the responses received were from farmers. This group is a key stakeholder as they currently obtain a commercial return from their property.

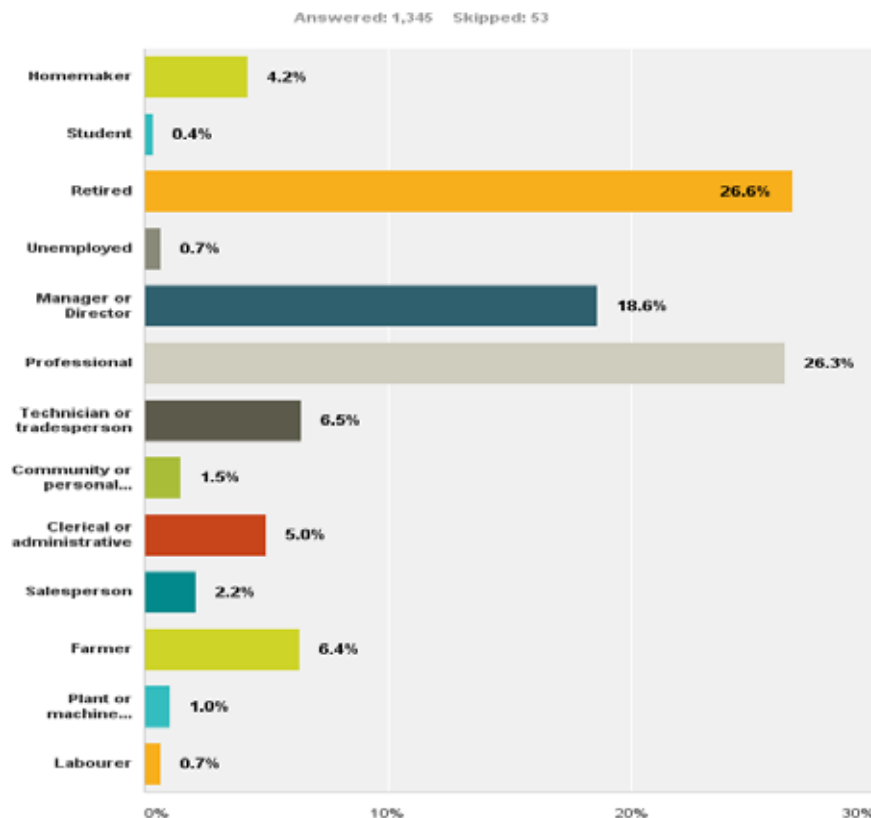


Figure 3 - Responses by Occupation (Q42 of Survey)

Responses by Length of Residency or Ownership

Figure 4 identifies the number of responses by the length of residency or ownership. Of the 1,392 responses received, the majority of respondents 47.0% have lived in the Shire for more than 20 years.

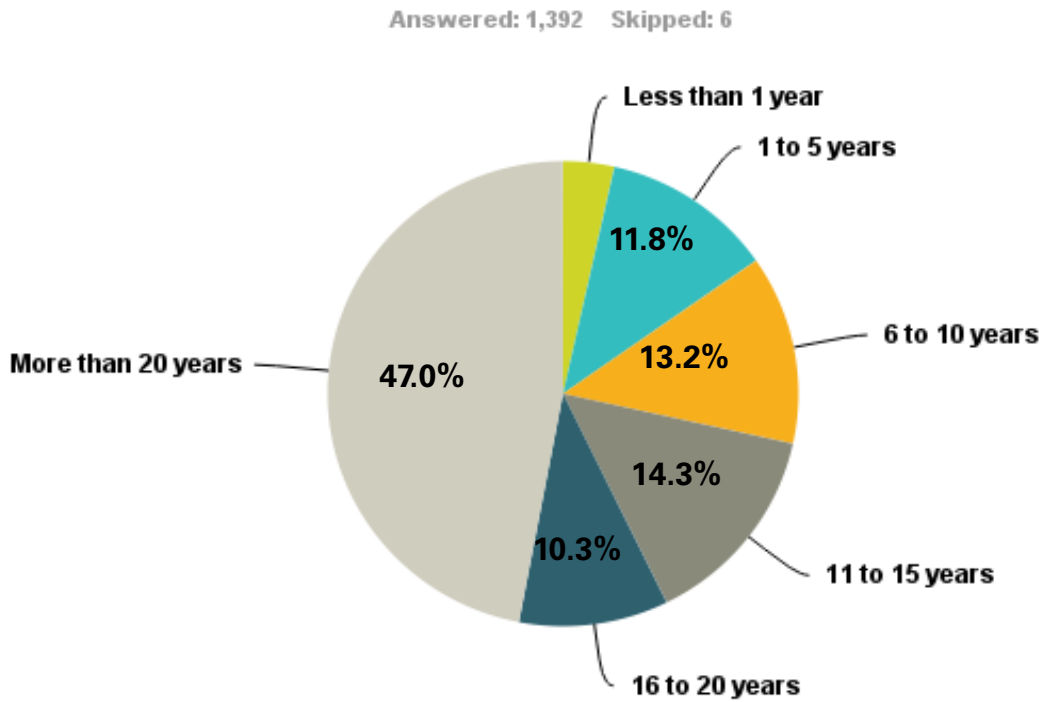


Figure 4 - Responses by Length of Residency/Tenure (Q7 of Survey)

What Did They Say?

The survey included questions to identify attitudes to statements of vision, existing planning controls and nominated development opportunities. An answer to the statements of vision was required for participants to progress in the survey. However, survey respondents had the opportunity to skip any or all of the questions on the existing planning controls and nominated development opportunities. Accordingly, the latter questions had a different number of respondents which are identified individually in the commentary, tables and/or figures.

Combined statistics referenced in the discussion are outlined by boxes or identified by arrows in various tables and figures.

## Vision Statements for Rural Area

Respondents were asked to identify to what extent they personally agree or disagree with the following ten statements that other people have made about the zoning and planning controls based on a scale containing five options. There were 1,373 respondents who answered these questions.

Table 2 identifies the responses to these statements. In summary, the respondents either “agree or strongly agree” with the following statements.

- “I take an interest in Council’s planning controls for the rural areas and any potential changes” (88.1%)
- “Development in the rural areas should be limited by land constraints” (67.6%)
- “Council should change its planning controls to promote an alternate housing format that provides for a rural/residential lifestyle” (59.2%)
- “I am in favour of introducing more business and tourism based development opportunities in the rural areas” (58.7%)

- “Agricultural land use in Hornsby Shire is not as viable today as it used to be” (58.2%)
- “I feel strongly that we should maintain farming and agricultural use in Hornsby Shire” (56.7%)
- “We need more housing opportunities for extended family and renters in the rural areas of Hornsby Shire” (53.5%)

Respondents were polarised with the following statements with response nearly evenly split between “agree or strongly agree” and “disagree or strongly disagree” and/or “neither agree or disagree”.

- “The current subdivision controls in the rural lands should be retained” (42.0% and 41.3%)
- “The existing planning controls for the rural areas are working well and should not be changed” (30.3% and 38.8%)

Respondents either “disagree or strongly disagree” with the following statement.

- “There is already enough housing in Hornsby Shire, we don’t need any more” (47.7%)

Vision Statement	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Total
I take an interest in Council’s planning controls for the rural areas and any potential changes	51.9% 712	36.3% 498	8.7% 119	1.9% 26	1.3% 18	1,373
The existing planning controls for the rural areas are working well and should not be changed	14.7% 202	15.6% 214	30.9% 424	17.4% 239	21.4% 294	1,373
Agricultural land use in Hornsby Shire is not as viable today as it used to be	28.5% 391	29.7% 408	20.9% 287	13.5% 185	7.4% 102	1,373
Development in the rural areas should be limited by land constraints	30.8% 423	36.8% 505	15.0% 206	9.4% 129	8.0% 110	1,373
Council change planning controls to promote an alternate housing format that provides a rural/residential lifestyle	31.7% 435	27.5% 378	15.6% 214	12.2% 167	13.0% 179	1,373
I feel strongly that we should maintain farming and agricultural use in Hornsby Shire	32.2% 442	24.5% 336	14.3% 197	13.7% 188	15.3% 210	1,373
The current subdivision controls in the rural lands should be retained	22.1% 303	19.9% 273	16.8% 230	18.3% 251	23.0% 316	1,373
There is already enough housing in Hornsby Shire, we don’t need any more	19.4% 267	15.8% 217	17.0% 234	22.8% 313	24.9% 342	1,373
I am in favour of introducing more business and tourism based development opportunities in the rural areas	22.0% 302	36.7% 504	18.9% 259	14.3% 196	8.2% 112	1,373
We need more housing opportunities for extended family and renters in the rural areas of Hornsby Shire	30.7% 421	22.8% 313	16.8% 231	15.9% 218	13.8% 190	1,373

**Table 2 - Vision Statements (Q8 & Q9 of Survey)**

## Larger Granny Flats

Secondary dwellings (granny flats) are permitted on rural zoned lands up to 20% of the size of the principal home/dwelling. The purpose of the questions in this part of the survey was to seek feedback on whether secondary dwelling size should be increased. Survey respondents had the opportunity to skip any or all of the questions in this part of the survey.

Figure 5 identifies the responses for and against increasing the size of the secondary dwelling. In summary, there were 967 responses to this question with 75.2% of the responses being either in favour (51.8%) or tending towards being in favour but needing more information to be certain (23.4%).



Example of a Granny Flat - Source: Kit Homes Nationwide Pty Ltd

Answered: 967 Skipped: 431

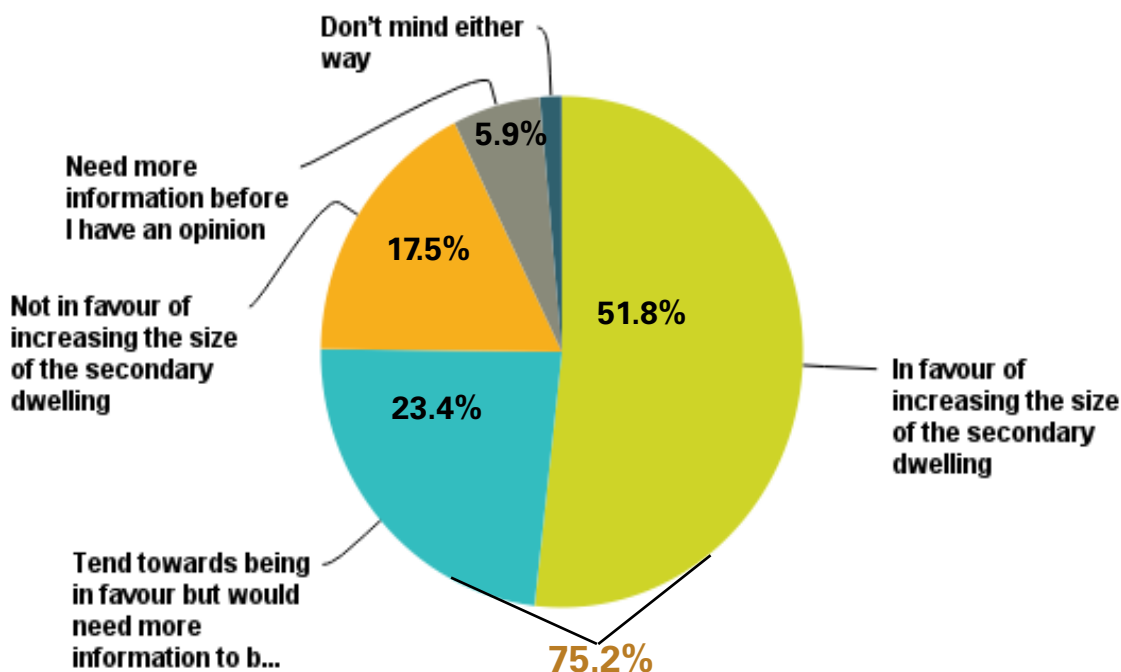


Figure 5 - Larger Granny Flats - For and Against (Q12 of Survey)

Figure 6 identifies the maximum size of a secondary dwelling preferred by those respondents in favour of increasing the size. In summary, there were 750 responses to this question with majority support (62.2%) for larger granny flats between 30% and 50% of principal dwelling size.

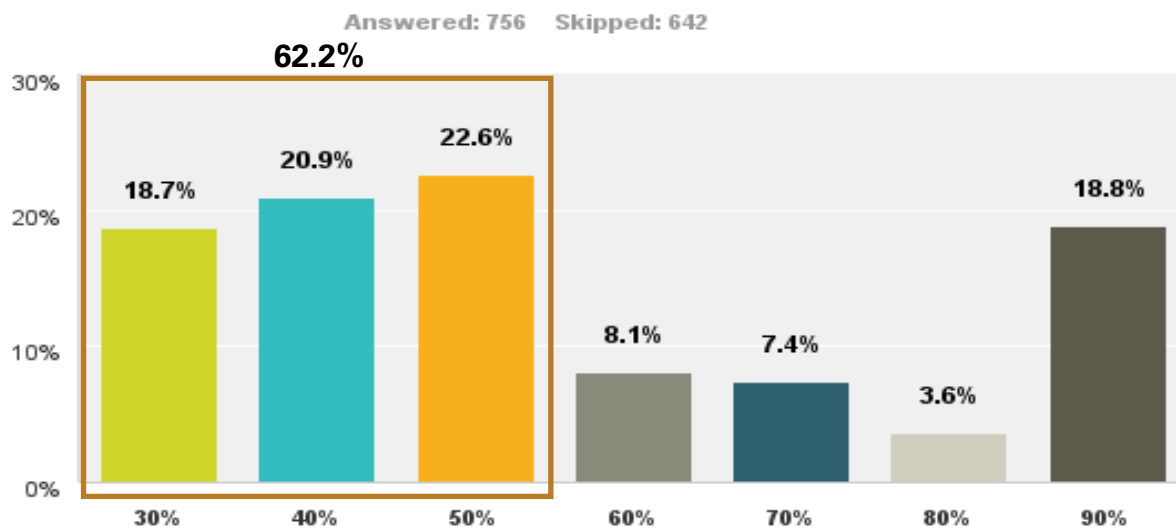


Figure 6 - Larger Granny Flats - Preferred Size (Q13 of Survey)

**Key Findings:** There is support for larger granny flats between 30% and 50% of principal dwelling size.

## Attached Dual Occupancy

Attached dual occupancy is currently not permitted in rural zoned lands. The purpose of the questions in this part of the survey was to seek feedback on whether attached dual occupancies should be permitted in rural zoned lands. Survey respondents had the opportunity to skip any or all of the questions in this part of the survey.

Figure 7 identifies the number of responses for and against introducing attached dual occupancy as a permitted use in rural lands. In summary, there were 951 responses to this question with 75.8% of the responses being either in favour (54.3%) or tending towards being in favour but needing more information to be certain (21.6%).



Example of an Attached Dual Occupancy

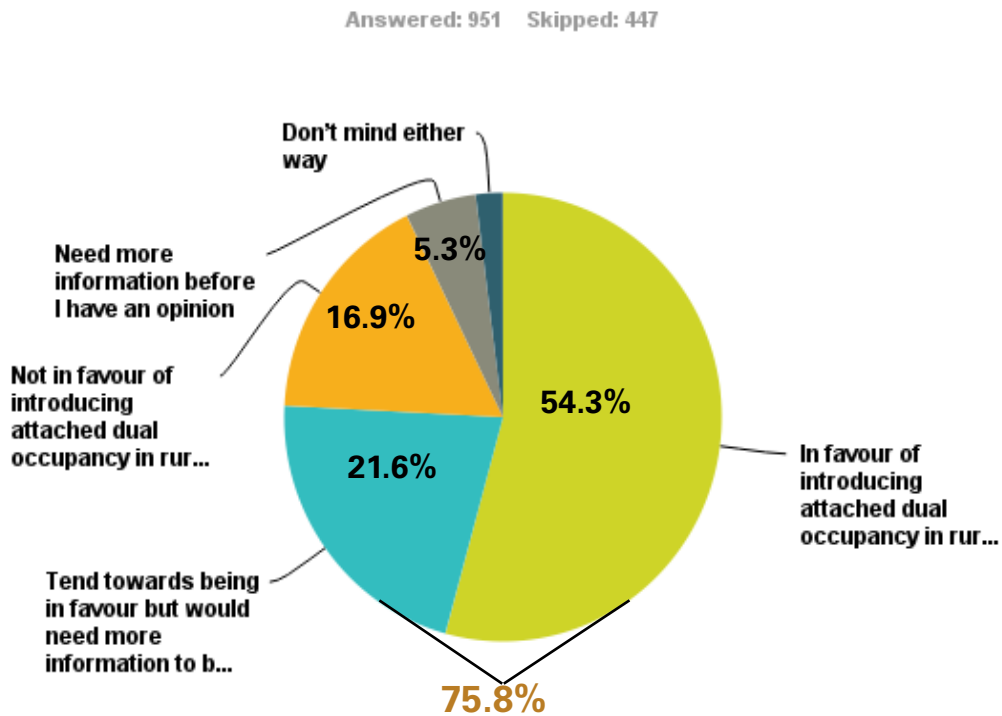


Figure 7 - Dual Occupancy - For and Against (Q16 of Survey)



Figure 8 identifies the maximum size of an attached dual occupancy preferred by respondents. In summary, there were 750 responses to this question with a range of preferences in size limitation for attached dual occupancies.

51.6% of the respondents identified a preference for under 200sqm and 48.4% of respondents identified a preference for over 200sqm.

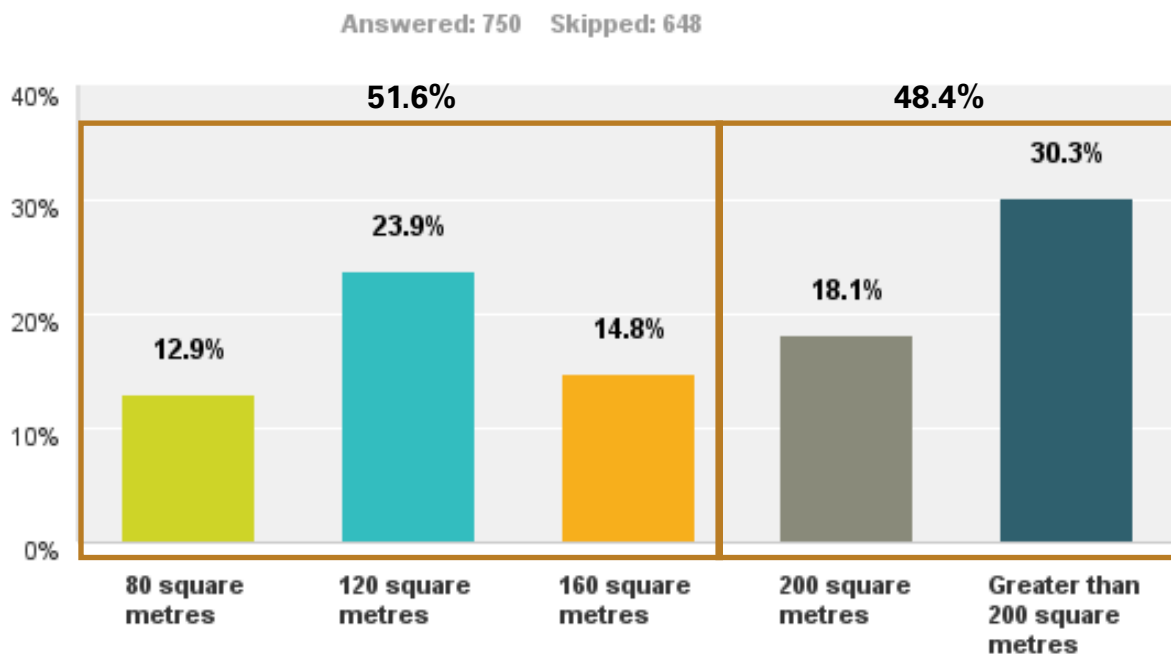


Figure 8 - Dual Occupancy - Preferred Size (Q17 of Survey)

**Key Findings:** There is support for the introduction of attached dual occupancy. However, there is a mixed response on size limitation.

## Roadside Stalls

Roadside stalls are permitted on rural zoned lands but are limited to selling produce from the property or adjacent properties and are restricted in size to 20 square metres. The purpose of the questions in this part of the survey was to seek feedback on whether the limitations of sale and size restriction on roadside stalls are appropriate. Survey respondents had the opportunity to skip this any or all of the questions in this part of the survey.

Figure 9 identifies the spread of responses for and against allowing local produce to be sold at roadside stalls. There were 1,038 responses to the question on the sale of local produce from roadside stalls with 91.9% of the responses being either in favour (80.5%) or tending towards being in favour but needing more information to be certain (11.4%).



Example of a Roadside Stall

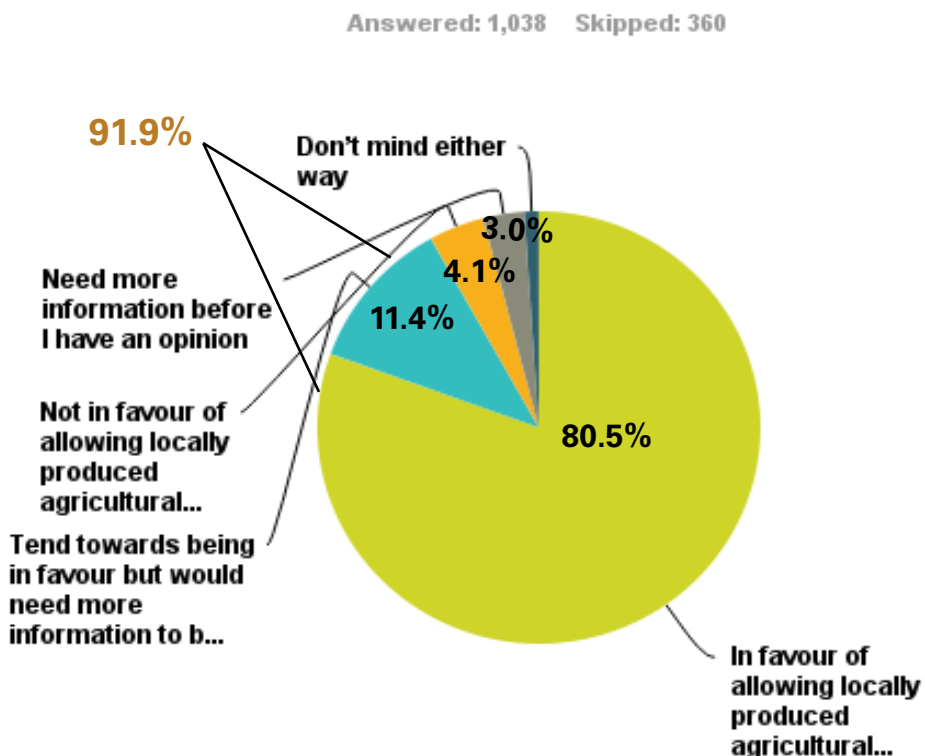


Figure 9 - Roadside Stall - Local Produce - For and Against (Q20 of Survey)

Figure 10 identifies the spread of responses for and against increasing the maximum size of roadside stalls. There were 1,040 responses to the question on allowing larger roadside stalls with 65.4% of the responses being either in favour (41.8%) or tending towards being in favour but needing more information to be certain (23.6%).

Figure 11 identifies the maximum size of a roadside stall preferred by those respondents in favour of increasing the size. In summary, there were 724 responses to this question with a mixed response on the preferred size limitation. The majority of support (67.0%) came for increasing the maximum size of roadside stalls between 30sqm and 40sqm.

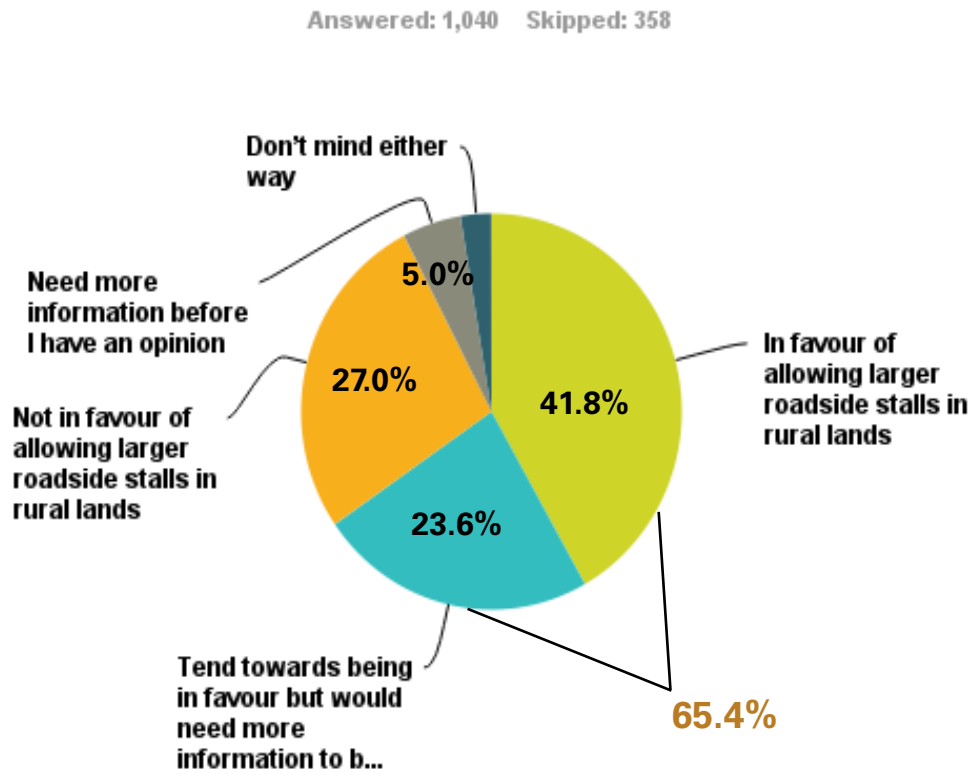


Figure 10 - Roadside Stall - Larger Size - For and Against (Q22 of Survey)

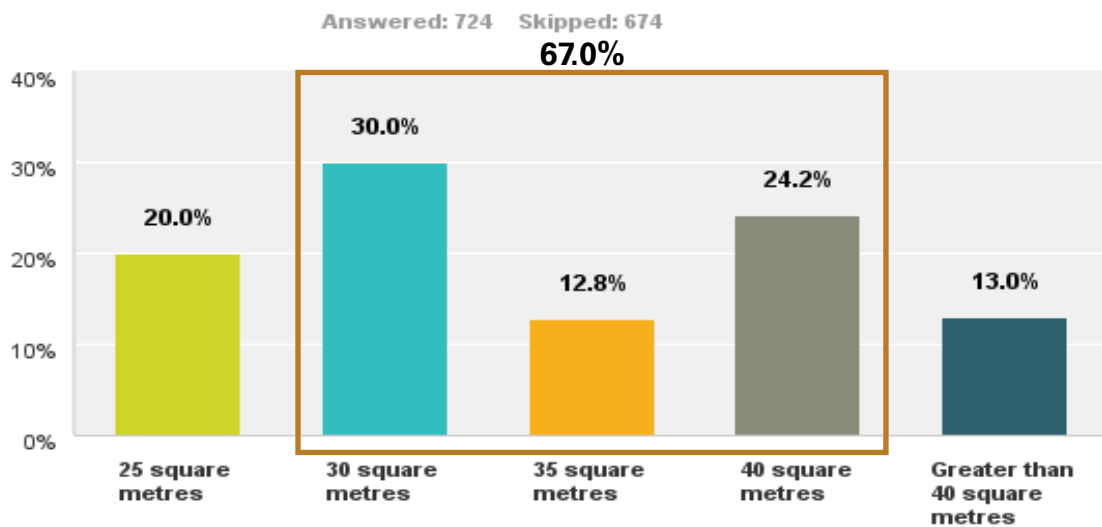


Figure 11 - Roadside Stall - Preferred Size (Q23 of Survey)

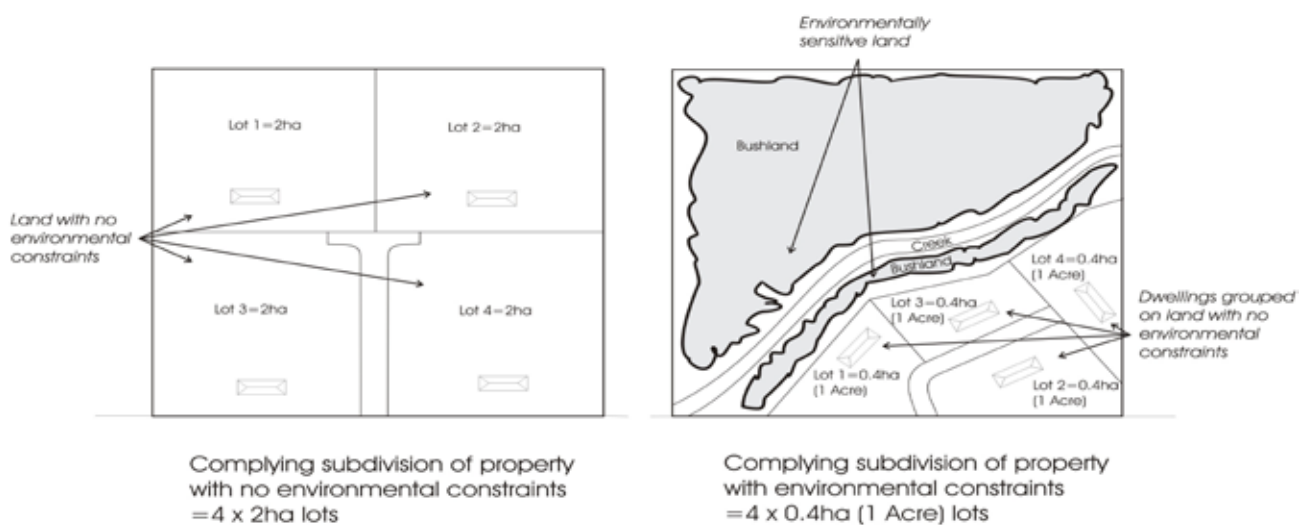
**Key Findings:** There is support for larger roadside stalls that sell local produce. However, there is a mixed response on size limitation.

## Rural Cluster Housing

Under current planning controls, rural and environmental zoned land can only be subdivided into lots equal to or greater than the specified sizes. Rural cluster housing involves the grouping of dwellings and permitting a smaller lot size on those parts of the land with a greater capacity to support development as an offset for the conservation of environmentally sensitive land. The purpose of the questions in this part of the survey was to seek feedback on whether rural cluster housing should be introduced as an alternate to Council’s current rural subdivision controls.

Survey respondents had the opportunity to skip this part or any of the questions in this part of the survey.

Figure 12 identifies the spread of responses for and against introducing rural cluster housing provisions into Council’s planning controls. There were 1,036 responses to the question on the introduction of rural cluster housing with 62.5% of the responses being either in favour (37.3%) or tending towards being in favour but needing more information to be certain (25.2%).



Examples of Conventional and Rural Cluster Housing Subdivision

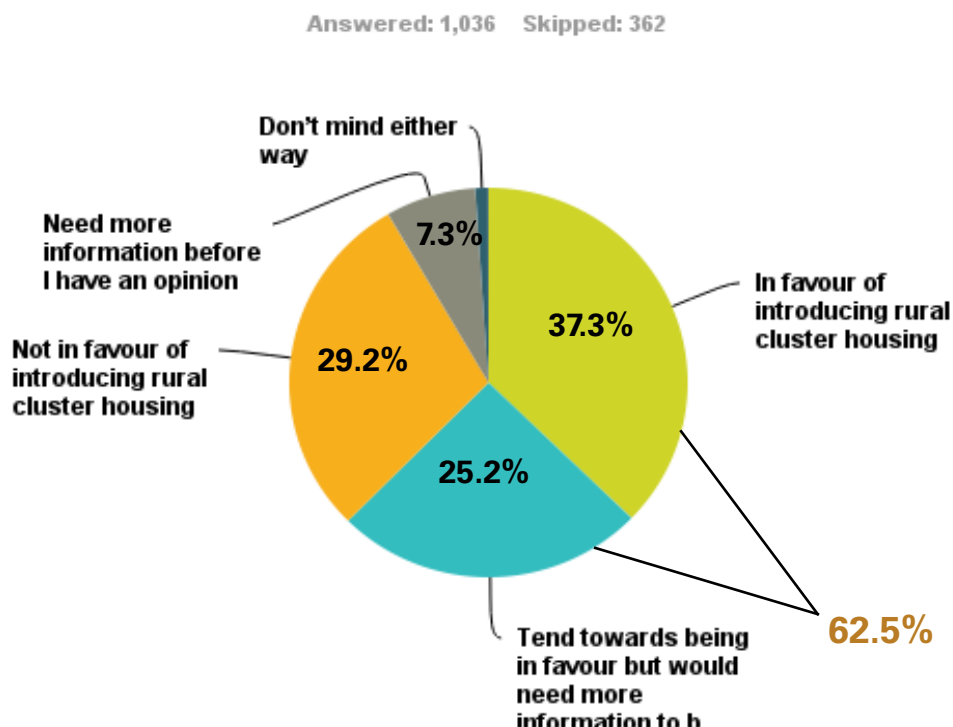


Figure 12 - Rural Cluster Housing - For and Against (Q26 of Survey)

Figure 13 identifies the location preferred by those respondents in favour of introducing rural cluster housing. There were 778 responses to this question with a mixed response on the preferred location. The most support (47.6%) came for introducing rural cluster housing to all rural lands. However, there were also a considerable number of respondents (26.5%) who provided alternate suggestions to those listed. Suggestions included introducing rural cluster housing in specific suburbs and within various radii of villages.

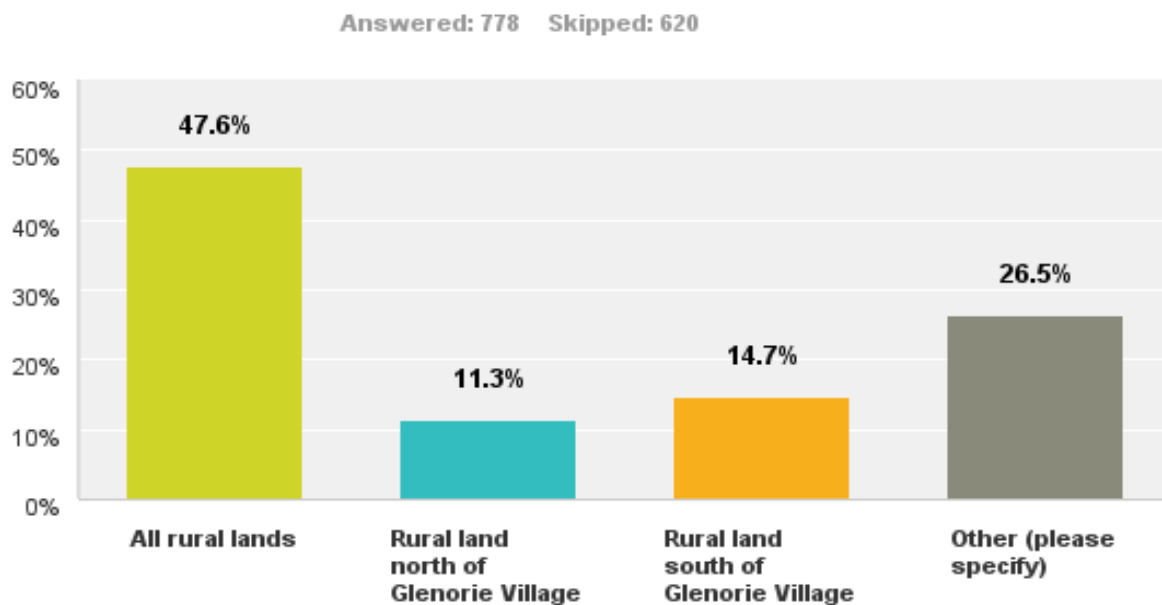


Figure 13 - Rural Cluster Housing - Preferred Location (Q27 of Survey)

**Key Findings:** There is support for the concept of introducing rural cluster housing throughout all rural lands.

## Reduced Lot Sizes

Currently, the minimum rural lot sizes is 2 hectares for rural zoned land south of Glenorie and 10 hectares for rural zoned land north of Glenorie. The rural subdivision controls are based on the premise of maintaining land sizes which could support agricultural undertakings of varying size, nature and intensity.

The purpose of the questions in this part of the survey was to seek feedback on whether minimum rural lot sizes should be reduced and where there should be a reduction in lot size. Survey respondents had the opportunity to skip any or all of the questions in this part of the survey.



**Example of One Acre Lots - Source: Edge Land Planning**



Figure 14 identifies the satisfaction levels from all respondents in the **Shire** with Council's current rural lot sizes. There were 1,115 responses to the question on satisfaction with the current rural zone lot sizes with 48.3% of the responses being either satisfied (23.1%) or very satisfied (25.2%) versus 46.6% of the responses being either dissatisfied (23.7%) or very dissatisfied (22.9%).

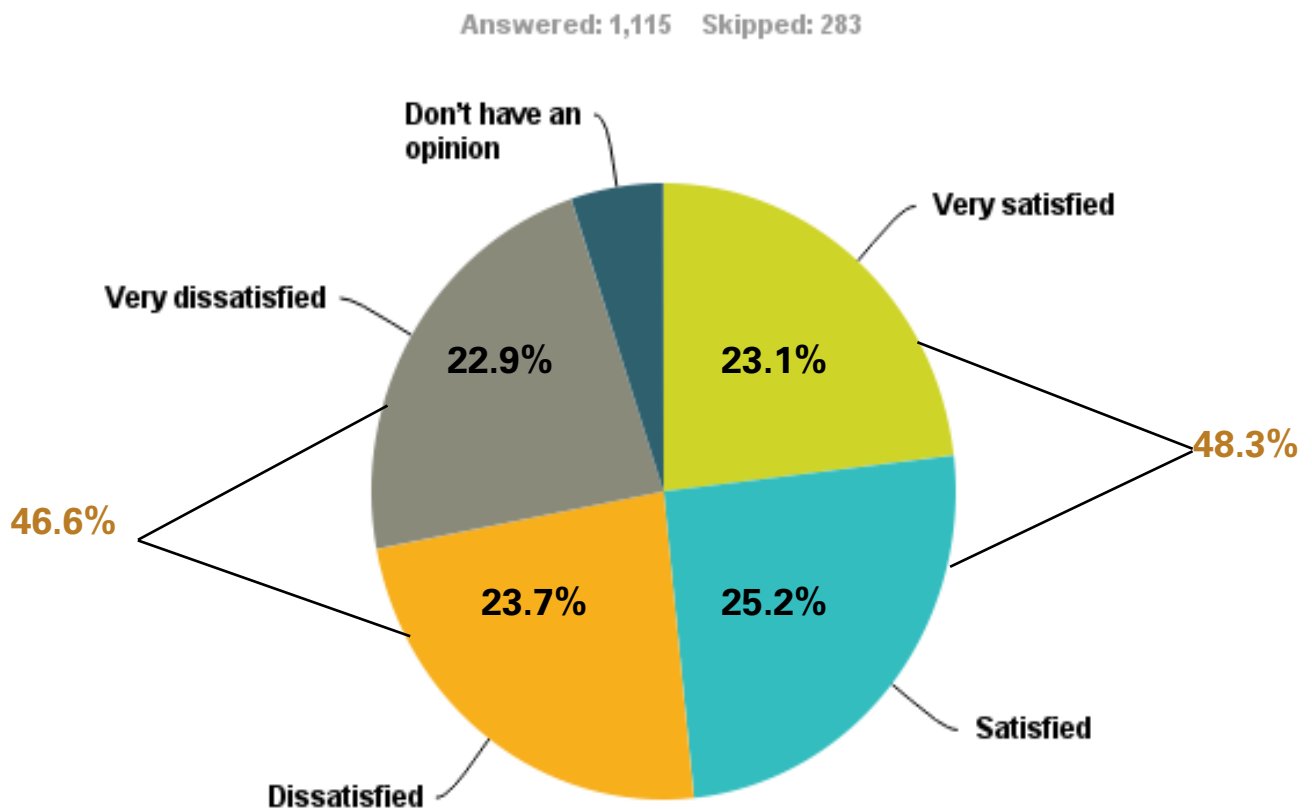


Figure 14 - Reduced Lot Size - Satisfaction with Controls - Shire (Q29 of Survey)

Table 3 identifies the satisfaction levels from respondents in the **rural areas** with Council's current rural lot sizes. There were 912 responses to the question on satisfaction with the current rural zone lot sizes with 43.4% of the responses being either satisfied (19.3%) or very satisfied (24.1%) versus 53.7% of the responses being either dissatisfied (26.3%) or very dissatisfied (27.4%).

Satisfaction with Controls (Rural Area)	Responses	Percentage	
Very satisfied	220	24.1%	<b>43.4%</b>
Satisfied	176	19.3%	
Dissatisfied	240	26.3%	<b>53.7%</b>
Very dissatisfied	250	27.4%	
Don't have an opinion	26	2.9%	
<b>Total</b>	<b>912</b>	<b>100.0%</b>	

**Table 3 - Reduced Lot Size - Satisfaction with Controls - Rural Area (Q29 of Survey)**

Table 4 identifies the satisfaction levels from respondents in the **rural zones** with Council's current rural lot sizes. There were 697 responses to the question on satisfaction with the current rural zone lot sizes with 38.6% of the responses being either satisfied (16.1%) or very satisfied (22.5%) versus 58.5% of the responses being either dissatisfied (27.1%) or very dissatisfied (31.4%).

Satisfaction with Controls (Rural Zone)	Responses	Percentage	
Very satisfied	157	22.5%	<b>38.6%</b>
Satisfied	112	16.1%	
Dissatisfied	189	27.1%	<b>58.5%</b>
Very dissatisfied	219	31.4%	
Don't have an opinion	20	2.9%	
<b>Total</b>	<b>697</b>	<b>100.0%</b>	

**Table 4 - Reduced Lot Size - Satisfaction with Controls - Rural Zone (Q29 of Survey)**

**Key Findings:** There is a mixed response in relation to satisfaction levels with Council's current rural lot sizes. Generally, there are equal amounts of satisfaction and dissatisfaction with current lot size controls at the Shire-wide level. Dissatisfaction with current lot size controls increases when analysis is undertaken at the direct stakeholder level, with a significant majority of respondents at the rural zone level identifying their dissatisfaction.

Figure 15 identifies the results of all respondents in the **Shire** regarding the preferred minimum lot size on land which is currently 2 hectares. There were 1,098 responses with the majority (58.1%) preferring a reduction of lot size. However, the individual category with the highest number of responses is “keep the lot size as it is – 2 hectares” representing 40.2% of the responses. This compares with the next highest category of “reduce the lot size – 1 acre” with 34.6% of the responses.

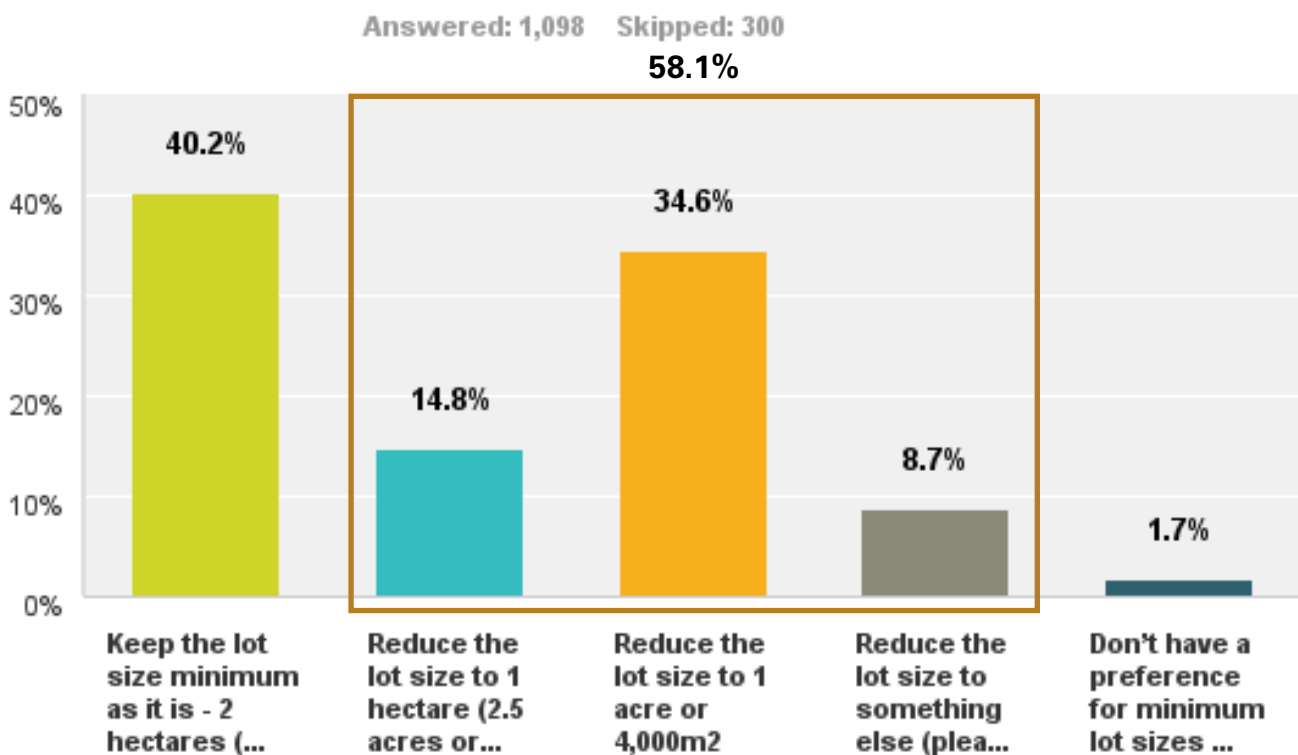


Figure 15 - Reduced Lot Size - Preferred Size - 2ha Lots - Shire (Q30 of Survey)

Table 5 identifies the results of respondents in the **rural area** regarding the preferred minimum lot size on land which is currently 2 hectares. There were 899 responses with the majority (63.4%) preferring a reduction in lot size. The category with the highest number of responses is “reduce the lot size – 1 acre” representing 39.3% of the responses. This compares with the next highest category of “keep the lot size as it is – 2 hectares” with 35.6% of the responses.

Preferred Lot Size - 2 ha Lots (Rural Area)	Responses	Percentage
Keep the lot size minimum as it is - 2 hectares (5 acres or 20,000sqm)	320	35.6%
Reduce the lot size to 1 hectare (2.5 acres or 10,000sqm)	124	13.8%
Reduce the lot size to 1 acre (4,000sqm)	353	39.3%
Reduce the lot size to something else (please specify below)	93	10.3%
Don't have a preference for minimum lot sizes in rural areas	9	1.0%
<b>Total</b>	<b>899</b>	<b>100.0%</b>

**Table 5 - Reduced Lot Size - Preferred Size - 2ha Lots - Rural Area (Q30 of Survey)**

Table 6 identifies the results of respondents in a **rural zone** regarding the preferred minimum lot size on land which is currently 2 hectares. There were 687 responses with the majority (66.8%) preferring a reduction in lot size. The category with the highest number of responses is “reduce the lot size – 1 acre” representing 41.5% of the responses. This compares with the next highest category of “keep the lot size as it is – 2 hectares” with 32.3% of the responses.

Preferred Lot Size - 2ha Lots (Rural Zone)	Responses	Percentage
Keep the lot size minimum as it is - 2 hectares (5 acres or 20,000sqm)	222	32.3%
Reduce the lot size to 1 hectare (2.5 acres or 10,000sqm)	96	14.0%
Reduce the lot size to 1 acre (4,000sqm)	285	41.5%
Reduce the lot size to something else (please specify below)	78	11.4%
Don't have a preference for minimum lot sizes in rural areas	6	0.9%
<b>Total</b>	<b>687</b>	<b>100.0%</b>

**Table 6 - Reduced Lot Size - Preferred Size - 2ha Lots - Rural Zone (Q30 of Survey)**

**Key Findings:** The majority of respondents prefer a reduction in lot size of rural zoned land which is currently 2 hectares (located south of Glenorie village). In the main, they prefer reducing the size to 1 acre. The preference for a reduction in lot size increases when analysis is undertaken at the direct stakeholder level, with a significant majority of respondents at the rural zone level identifying their preference for same.

Figure 16 identifies the results of all respondents in the **Shire** regarding the preferred minimum lot size on land which is currently 10 hectares. There were 1,090 responses with the majority (66.0%) preferring a reduction in lot size. The category with the highest number of responses is “reduce the lot size – 2 hectares” representing 40.1% of the responses.

This compares with the next highest category of “keep the lot size as it is – 10 hectares” with 30.6% of the responses.

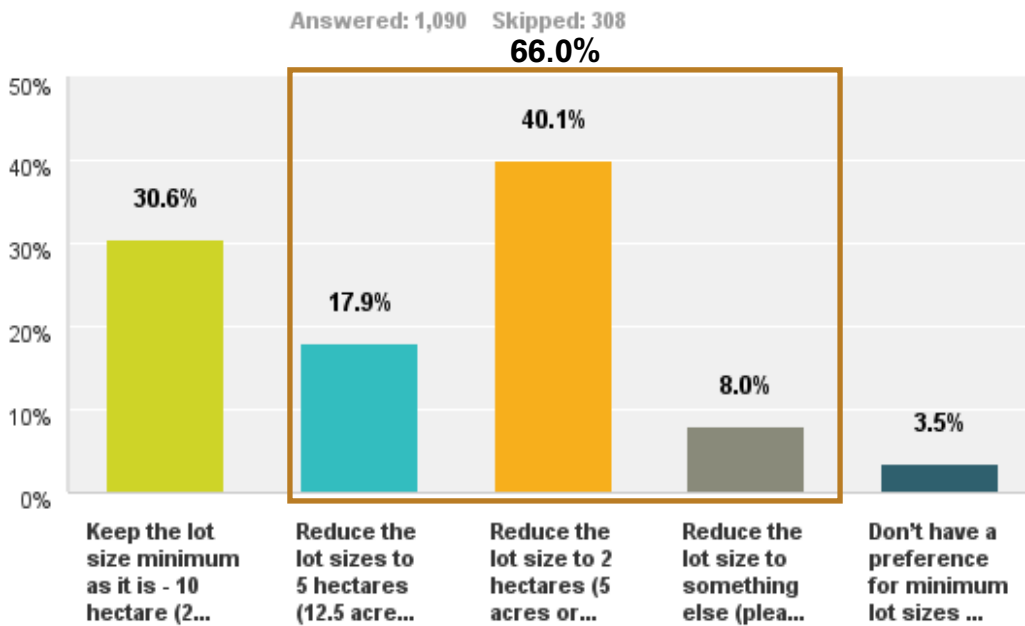


Figure 16 - Reduced Lot Size - Preferred Size - 10ha Lots - Shire (Q31 of Survey)

Table 7 identifies the results of respondents in the **rural area** regarding the preferred minimum lot size on land which is currently 10 hectares. There were 891 responses with the majority (71.4%) preferring a reduction in lot size. the category with the highest number of responses is “reduce the lot size – 2 hectares” representing 45.5% of the responses.

This compares with the next highest category of “keep the lot size as it is – 10 hectares” with 25.7% of the responses.

Preferred Lot Size - 10ha Lots (Rural Area)	Responses	Percentage
Keep the lot size minimum as it is - 10 hectares (25 acres)	229	25.7%
Reduce the lot size to 5 hectares (12.5 acres or 50,000sqm)	151	17.0%
Reduce the lot size to 2 hectares (5 acres or 20,000sqm)	405	45.5%
Reduce the lot size to something else (please specify below)	80	9.0%
Don't have a preference for minimum lot sizes in rural areas	26	2.9%
<b>Total</b>	<b>891</b>	<b>100.0%</b>

Table 7 - Reduced Lot Size - Preferred Size - 10ha Lots - Rural Area (Q31 of Survey)

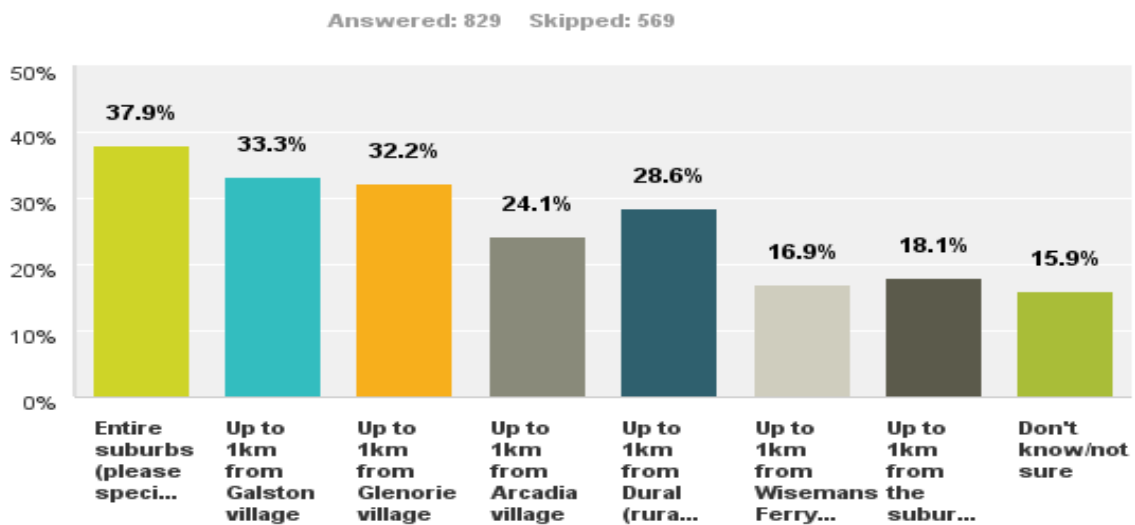
Table 8 identifies the results of respondents in a **rural zone** regarding the preferred minimum lot size on land which is currently 10 hectares. There were 681 responses with the majority (74.2%) preferring a reduction of lot size. The category with the highest number of responses is “reduce the lot size – 2 hectares” representing 48.5% of the responses. This compares with the next highest category of “keep the lot size as it is – 10 hectares” with 23.4% of the responses.

Preferred Lot Size - 10ha Lots (Rural Zone)	Responses	Percentage
Keep the lot size minimum as it is - 10 hectares (25 acres)	159	23.4%
Reduce the lot size to 5 hectares (12.5 acres or 50,000sqm)	106	15.6%
Reduce the lot size to 2 hectares (5 acres or 20,000sqm)	330	48.5%
Reduce the lot size to something else (please specify below)	69	10.1%
Don't have a preference for minimum lot sizes in rural areas	17	2.5%
<b>Total</b>	<b>681</b>	<b>100.0%</b>

**Table 8 - Reduced Lot Size - Preferred Size - 10ha Lots - Rural Zone (Q31 of Survey)**

**Key Findings:** The majority of respondents prefer a reduction in lot size of rural zoned land which is currently 10 hectares (located north of Glenorie village). In the main, they prefer reducing the size to 2 hectares. The preference for a reduction in lot size increases when analysis is undertaken at the direct stakeholder level, with a significant majority of respondents at the rural zone level identifying their preference for same.

Figure 17 identifies the results of all respondents in the **Shire** who have a preference for change regarding the preferred location of reduced lot sizes on rural zoned land. Respondents were provided the opportunity choose more than one option. There were 1,716 responses from 829 respondents. The support to reduce lot size is applicable across a broad range of rural locations with somewhat less support for near Wisemans Ferry village and the suburban/rural boundary.



**Figure 17 - Reduced Lot Size - Preferred Location - Shire (Q32 of Survey)**



Table 9 identifies the results of respondents in the **rural area** who have a preference for change regarding the preferred location of reduced lot sizes on rural zoned land. Respondents were provided the opportunity choose more than one option. There were 1,384 responses from 691 respondents. Similar to the Shirewide results, the support to reduce lot size is applicable across all listed rural locations.

Preferred Location (Rural Area)	Responses	Percentage
Entire suburbs (please specify)	291	42.1%
Up to 1km from Galston village	251	36.3%
Up to 1km from Glenorie village	240	34.7%
Up to 1km from Arcadia village	182	26.3%
Up to 1km from Dural (rural) village	210	30.4%
Up to 1km from Wisemans Ferry village	123	17.8%
Up to 1km from the suburban/rural boundary	131	19.0%
Don't know/not sure	66	9.6%
<b>Total</b>	<b>1,384</b>	<b>100.0%</b>

**Table 9 - Reduced Lot Size - Preferred Location - Rural Area (Q32 of Survey)**

Table 10 identifies the results of respondents in the **rural zone** who have a preference for change regarding the preferred location of reduced lot sizes on rural zoned land. Respondents were provided the opportunity choose more than one option. There were 1,167 responses from 540 respondents. Similar to the Shirewide results, the support to reduce lot size is applicable across all listed rural locations.

Preferred Location (Rural Zone)	Responses	Percentage
Entire suburbs (please specify)	254	47.0%
Up to 1km from Galston village	196	36.3%
Up to 1km from Glenorie village	181	33.5%
Up to 1km from Arcadia village	138	25.6%
Up to 1km from Dural (rural) village	158	29.3%
Up to 1km from Wisemans Ferry village	93	17.2%
Up to 1km from the suburban/rural boundary	105	19.4%
Don't know/not sure	42	7.8%
<b>Total</b>	<b>1,167</b>	<b>100.0%</b>

**Table 10 - Reduced Lot Size - Preferred Location - Rural Zone (Q32 of Survey)**

**Key Findings:** There is support to reduce lot size across all listed rural locations. However, there was no one clear preferred location identified by respondents.

## Split Zone Lots

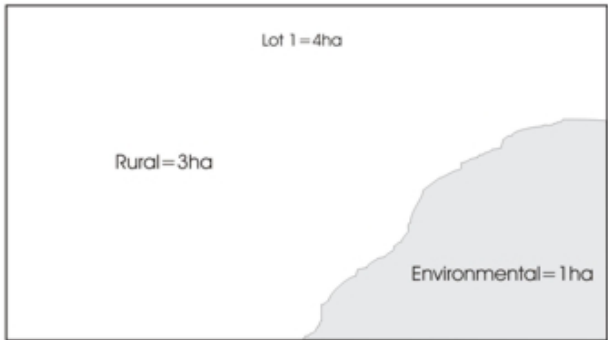
Rural zoned properties that also includes Environmental zoned land is called split zoning. Environmental zoned land, which is applied to sensitive land, is excluded from the lot size calculation for split zoned properties to protect the land from fragmentation.

The purpose of the questions in this part of the survey was to seek feedback on whether environmental zoned land should be included or excluded for the purpose of calculating lot sizes on split zone properties.

### Current Lot Size Controls



Subdivision is not permissible as 2 x 2 hectare lots cannot be attained.  
Environmental zoned land **excluded** for the purposes of calculating lot area



### Alternate Lot Size Controls



Subdivision is permissible as 2 x 2 hectare lots can be attained.  
Environmental zoned land **included** for the purposes of calculating lot area



Example of Current and Alternate Split Zone Lot Controls

Figure 18 identifies the satisfaction levels from respondents with Council’s current split zone planning controls in rural lands. There were 855 responses to the question on satisfaction with the current rural zone lot sizes with 48.9% of the responses being either satisfied (28.1%) or very satisfied (20.8%) versus 40.7% of the responses being either dissatisfied (22.7%) or very dissatisfied (18.0%). Accordingly, while there is broad satisfaction, there is still widespread dissatisfaction with Council’s current split zone lot controls.

Figure 19 identifies the number of responses for and against changing the planning controls for rural split zone lots. There were 857 responses to the question on changing the planning controls for rural split zone lots with 59.0% of the responses being either in favour (37.9%) or tending towards being in favour but needing more information to be certain (21.1%). The results identify a shift in response to the question regarding satisfaction levels with majority support for changing the planning controls for rural split zone lots. Notwithstanding, there is still considerable resistance to change (32.4%).

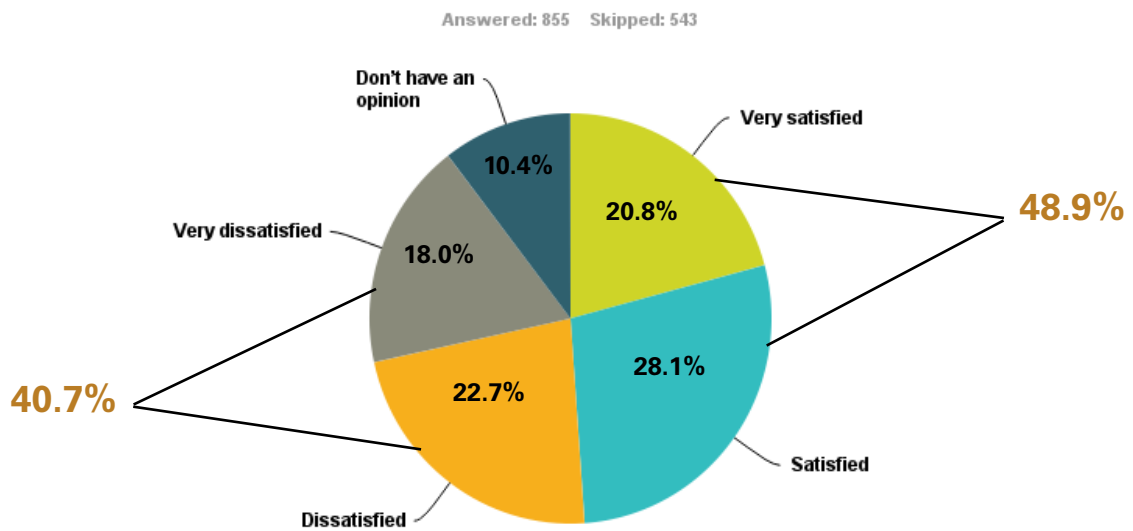


Figure 18 - Split Zone Lots - Satisfaction with Current Controls (Q34 of Survey)

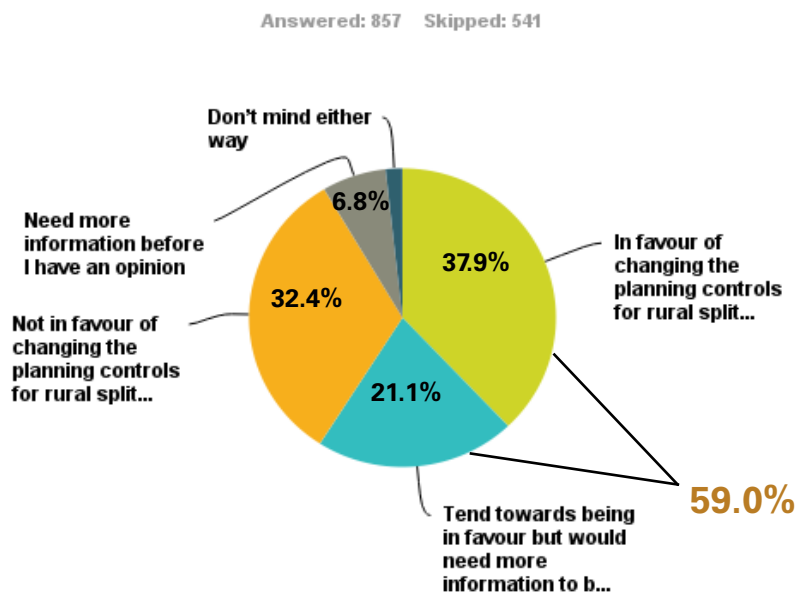
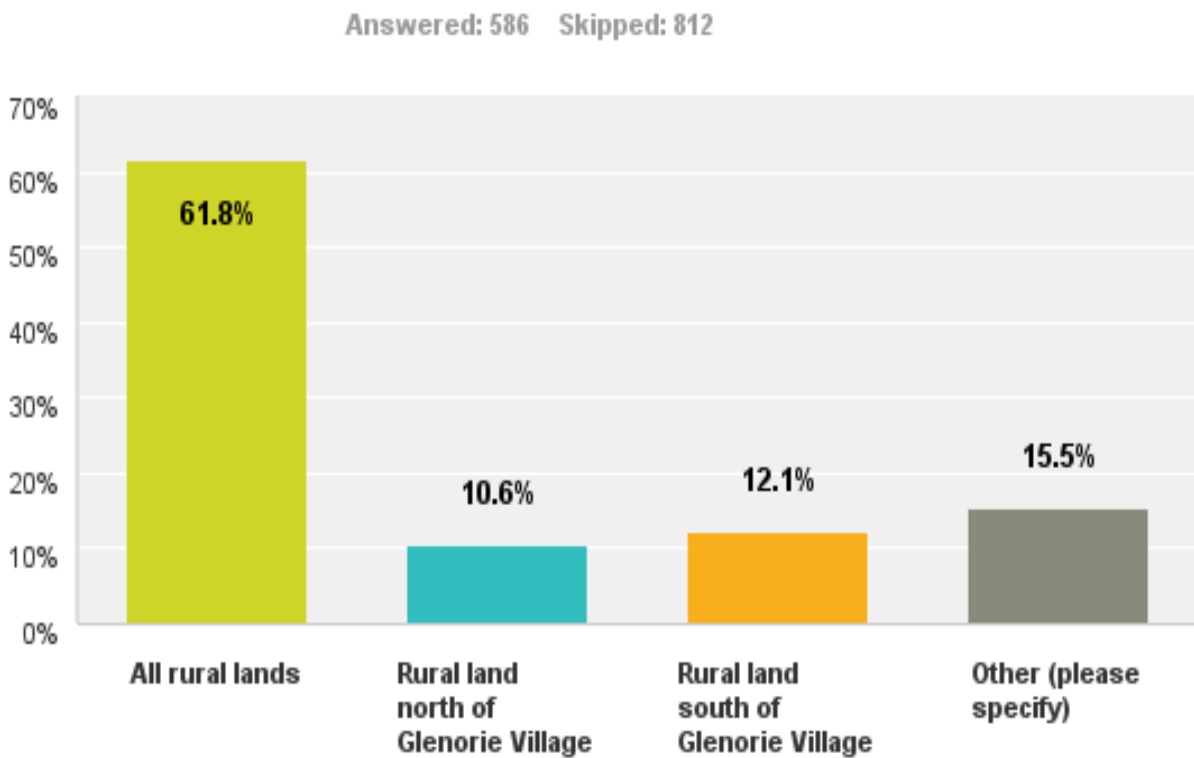


Figure 19 - Split Zone Lots - For and Against (Q36 of Survey)

Figure 31 identifies the location preferred by those respondents in favour of changing the planning controls for rural split zone lot sizes. There were 586 responses to this question. This represents 80 more respondents supporting change to the rural split zone lot controls than that recorded in the previous question directly measuring support for change and confirms the shift in response to the question on satisfaction levels. 61.8% of responses identified a preference for change to the rural split zone planning controls across all rural lands.

However, there were also a considerable number of respondents (15.5%) who provided alternate suggestions to those listed. Suggestions included changing the planning controls for split zone lots in specific suburbs and within various radii of villages.



**Figure 31 - Split Zone Lots - Preferred Location (Q37 of Survey)**

**Key Findings:** There is support for the inclusion of the environmental zoned land when calculating the lot size for the subdivision of split zoned land throughout all rural lands.



## 5. Next Steps

The feedback received in the survey will help inform Council’s future planning response and strategy for the Shire’s rural lands which will involve further consultation with the community.

### Future Consultation – Preferred Method

The survey sought information on how the community would like to be kept informed about changes to planning controls for the rural lands. Respondents were provided the opportunity to choose more than one option. There were a total of 2,271 responses from 1,342 respondents.

Figure 33 identifies the preferred future consultation method. In summary, the top four choices were posted letter/newsletter with 56.0% of respondents, email with 55.0% of respondents, local newspaper with 25.0% of respondents and the Hornsby Council website with 22.6% of respondents. There were also a total of 667 respondents who expressed an interest in participating in further research/consultation should Council pursue same.

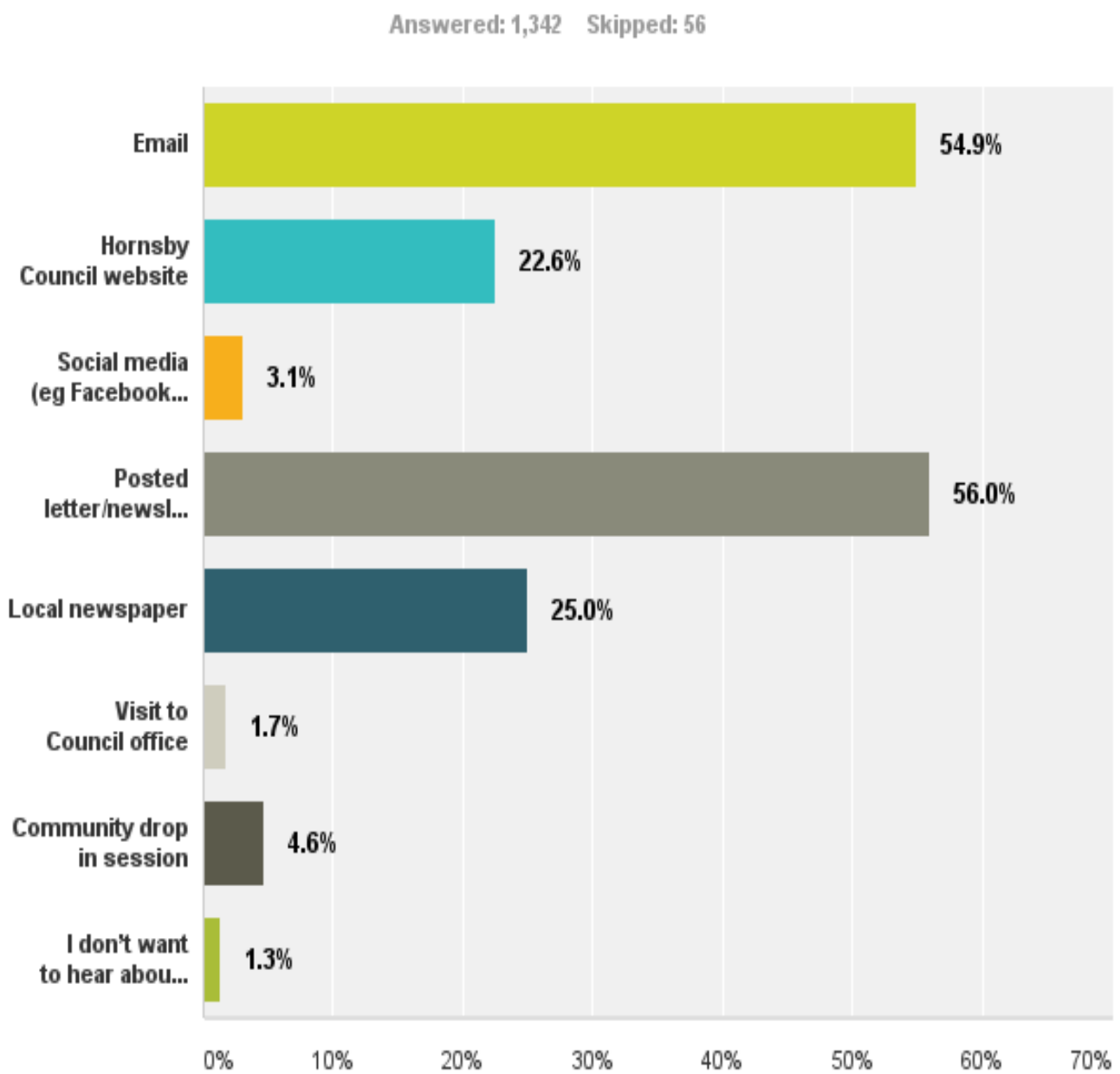


Figure 33 - Preferred Future Consultation Techniques

# Appendix A

## Key Terms Used

**HLEP 2013** - Hornsby Local Environmental Plan 2013.

**Valid Responses/Responses** – Responses that provided a valid five digit code as supplied to invitees of the survey in their letters.

**Invalid Responses** – Responses received that provided an incorrect or duplicate of the five digit code that were supplied to invitees of the survey in their letters.

**Rural Areas/Suburbs** - The suburbs of Arcadia, Berrilee, Canoelands, Dural - Rural (North of Sebastian Drive), Fiddletown, Forest Glen, Galston, Glenhaven, Glenorie, Laughtondale, Maroota, Middle Dural, Singleton's Mill and Wisemans Ferry.

**Urban Areas/Suburbs** – The suburbs of Asquith, Beecroft, Berowra, Berowra Creek, Berowra Heights, Berowra Waters, Brooklyn, Carlingford, Castle Hill, Cheltenham, Cherrybrook, Cowan, Dangar Island, Dural – Urban (South of Sebastian Drive), Eastwood, Epping, Hornsby, Hornsby Heights, Milsons Passage, Mount Colah, Mount Kuring-gai, Normanhurst, North Epping, Pennant Hills, Thornleigh, Wahroonga, Waitara, Westleigh and West Pennant Hills.

**Rural Zone** - Land zoned RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Lots and RU5 Rural Village under the Hornsby Local Environmental Plan 2013.

**Residential Zone** - Land zoned R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential under the HLEP 2013.

**Business Zone** - Land zoned B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Core, B4 Mixed Use, B5 Business Development and B6 Enterprise Corridor under the HLEP 2013.

**Industrial Zone** - Land zoned IN1 General Industrial, IN2 Light Industrial and IN4 Working Waterfront under the HLEP 2013.

**Special Purpose Zone** - Land zoned SP2 Infrastructure and SP3 Tourist under the HLEP 2013.

**Recreation Zone** - Land zoned RE1 Public Recreation and RE2 Private Recreation under the HLEP 2013.

**Environmental Protection Zone** - Land zoned E1 National Parks and Nature Reserves, E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living under the HLEP 2013.

**Direct Stakeholders** - Owners of properties where the land is principally zoned rural or is located in the rural areas/suburbs under the HLEP 2013.

**Indirect Stakeholders** - Owners of properties where the land is located in the urban areas/suburbs of the Shire..

**ABS Data** - Australian Bureau of Statistics - 2011 Census data.

**Statements of Vision/Vision Statements** - Comments made by people about the zoning and planning controls that apply to the rural lands identified in Questions 8 and 9 of the Rural Lands Planning Issues Survey.

**Nominated Development Opportunities** - Possible changes to Council's existing planning controls relating to secondary dwellings, attached dual occupancies, roadside stalls, rural cluster housing, minimum rural lot sizes and split zone lots.

**Secondary Dwelling** - A self contained dwelling, sometimes known as a granny flat, established in conjunction with another dwelling and as defined by the HLEP 2013.

**Attached Dual Occupancy** - Two attached dwellings built on a vacant lot or an additional dwelling built as an attachment to an existing home where there is no subdivision and as defined by the HLEP 2013.

**Roadside Stall** - A temporary structure used for the sale of agricultural produce or hand crafted goods from the property or adjacent properties and as defined by the HLEP 2013.

**Rural Cluster Housing** - The grouping of dwellings and permitting a smaller lot size on those parts of the land with a greater capacity to support development as an offset for the conservation of environmentally sensitive land.

**Minimum Rural Lot Size** - The minimum lot sizes applied to rural zoned land are identified on the HLEP 2013 Lot Size Maps and generally are 2 hectares south of Glenorie Village and 10 hectares north of Glenorie Village.

**Split Zone Lots** - Rural zoned land that also includes Environmental zoned land and subject to Clause 4.1B under the HLEP 2013.



# Appendix B

## Invitation Flyer



### We are keen to get your feedback

We would appreciate your participation in a survey on rural lands planning issues.

Council recently resolved to undertake a survey to identify attitudes to planning controls and development opportunities and to understand the community's vision for rural lands. Council's report and resolution on the matter can be viewed on Council's webpage:

[hornsby.nsw.gov.au/ruralplanning](https://hornsby.nsw.gov.au/ruralplanning)

To participate in this survey, please complete the questionnaire by Friday 18 July. The survey can be accessed on Council's webpage or by entering the following weblink: [surveymonkey.com/s/ruralplanning](https://surveymonkey.com/s/ruralplanning)

Should you not be able to access the website from home, a hard copy of the survey will be made available at Council's Administration building and libraries upon request. Where you obtain a hard copy of the survey, remember to include the five digit code supplied in your letter and send the completed survey to:

Hornsby Shire Council  
PO Box 37  
Hornsby NSW 1630  
Attention: Strategic Planning Branch  
Re: Rural Lands Planning Issues Survey

Should you have any enquiries about this survey, please contact Council's Strategic Planning Branch on 9847 6726 during business hours.

### IT'S YOUR PLACE AND SPACE SO GET INVOLVED TODAY

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Visit us at [hornsby.nsw.gov.au](https://hornsby.nsw.gov.au)



# Appendix C

## Community Survey

### Rural Lands Planning Issues

#### The Survey

Thank you for agreeing to take part in Hornsby Shire Council's survey about rural lands planning issues. Council is seeking to identify attitudes to planning controls and development opportunities, and to understand the community's vision for rural lands.

The feedback received in the survey will assist Council in responding to subregional planning actions, new policies that impact rural lands and issues for consideration in future planning programs adopted by Council.

The survey should take about 10 minutes to complete.

## Rural Lands Planning Issues

### How to Complete the Survey

Use your mouse to click the relevant circles or boxes to mark your selection with a tick.

To move down the page use the scroll bar on the right hand side of your screen.

Once you have completed the section you will need to click the "Next" button at the foot of the page.

If there is an error or inconsistency you won't be able to move on to the next question.

For your answers to be sent you must click the "Submit" button at the end of the survey.

Should you have any enquiries about this survey, please contact Council's Strategic Planning Branch on 9847 6726 during business hours.

## Rural Lands Planning Issues

### Unique Password

To ensure that balanced feedback is received from property owners in both the rural and urban areas of Shire, every person invited to participate in the survey has been supplied with a 5 digit code in their letter that will need to be entered below.

The code will enable verification of an invitation to participate and completion of one survey per property owner.

**1. Please enter your 5 digit code below**

# Rural Lands Planning Issues

## Your Property

First some questions about the property in Hornsby Shire in which you have an interest.

### \*2. Which of these suburbs is your property in?

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="radio"/> Arcadia         | <input type="radio"/> Dangar Island                            | <input type="radio"/> Milsons Passage    |
| <input type="radio"/> Asquith         | <input type="radio"/> Dural (Rural - North of Sebastian Drive) | <input type="radio"/> Mount Colah        |
| <input type="radio"/> Beecroft        | <input type="radio"/> Dural (Urban - South of Sebastian Drive) | <input type="radio"/> Mount Kuring-gai   |
| <input type="radio"/> Berowra         | <input type="radio"/> Eastwood                                 | <input type="radio"/> Normanhurst        |
| <input type="radio"/> Berowra Creek   | <input type="radio"/> Epping                                   | <input type="radio"/> North Epping       |
| <input type="radio"/> Berowra Heights | <input type="radio"/> Fiddletown                               | <input type="radio"/> Pennant Hills      |
| <input type="radio"/> Berowra Waters  | <input type="radio"/> Forest Glen                              | <input type="radio"/> Singletons Mill    |
| <input type="radio"/> Berrilee        | <input type="radio"/> Galston                                  | <input type="radio"/> Thornleigh         |
| <input type="radio"/> Brooklyn        | <input type="radio"/> Glenhaven                                | <input type="radio"/> Wahroonga          |
| <input type="radio"/> Canelands       | <input type="radio"/> Glenorie                                 | <input type="radio"/> Waitara            |
| <input type="radio"/> Carlingford     | <input type="radio"/> Hornsby                                  | <input type="radio"/> Westleigh          |
| <input type="radio"/> Castle Hill     | <input type="radio"/> Hornsby Heights                          | <input type="radio"/> West Pennant Hills |
| <input type="radio"/> Cheltenham      | <input type="radio"/> Laughtondale                             | <input type="radio"/> Wisemans Ferry     |
| <input type="radio"/> Cherrybrook     | <input type="radio"/> Maroota                                  |  |
| <input type="radio"/> Cowan           | <input type="radio"/> Middle Dural                             |  |

## Rural Lands Planning Issues

### \* 3. What is the principal zoning applied to the property?

- Rural
- Residential
- Business
- Industrial
- Special Purpose
- Recreation
- Environmental Protection
- Waterways
- Don't know/not sure

### \* 4. Which of these best describes your relationship with the property?

- Own (or being paid off) and occupy the property
- Own (or being paid off) but lease or rent to someone else
- Rent or lease the property from the owner

Other (please specify)

## Rural Lands Planning Issues

### \*5. How would you best describe the nature of the property?

- Home in an urban setting
- Home in a rural setting with other residences in view
- Home in a rural setting with active farms in view
- Business
- Active farm
- Farm which is no longer active

Other (please specify)

### \*6. What is the approximate area of the property?

- 0.1 hectares (0.25 acre or 1,000m<sup>2</sup>) or less
- 0.4 hectares (1 acre or 4,000m<sup>2</sup>)
- 1 hectare (2.5 acres or 10,000m<sup>2</sup>)
- 2 hectares (5 acres or 20,000m<sup>2</sup>)
- 5 hectares (12.5 acres or 50,000m<sup>2</sup>)
- 10 hectares (25 acres)
- 40 hectares (100 acres) or larger
- Don't know/not sure



## Rural Lands Planning Issues

**\*7. How long have you lived (or owned property) in Hornsby Shire?**

- Less than 1 year
- 1 to 5 years
- 6 to 10 years
- 11 to 15 years
- 16 to 20 years
- More than 20 years

# Rural Lands Planning Issues

## Attitudes to Planning Controls and Vision for Rural Lands

Here are some comments that other people have made about the zoning and planning controls.

### \*8. To what extent do you personally agree or disagree with each of the statements?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I take an interest in Council's planning controls for the rural areas and any potential changes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The existing planning controls for the rural areas are working well and should not be changed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural land use in Hornsby Shire is not as viable today as it used to be	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development in the rural areas should be limited by land constraints (egs. steep land, flood and bushfire prone land, biodiversity and heritage)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Council should change its planning controls to promote an alternate housing format that provides for a rural/residential lifestyle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Rural Lands Planning Issues

### \*9. To what extent do you personally agree or disagree with each of the statements?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I feel strongly that we should maintain farming and agricultural use in Hornsby Shire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The current subdivision controls in the rural lands should be retained	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is already enough housing in Hornsby Shire, we don't need any more	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am in favour of introducing more business and tourism based development opportunities in the rural areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We need more housing opportunities for extended family and renters in the rural areas of Hornsby Shire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Rural Lands Planning Issues

### Secondary Dwelling Size

State Government has regulations governing secondary dwellings – sometimes known as granny flats – which override Council’s zoning and planning controls in urban areas. However in rural areas, Council has some flexibility.

Currently, secondary dwellings are permitted on rural zoned lands up to 20% of the size of the principal home/dwelling. For example, for a home/dwelling of 400sqm, a secondary dwelling could be up to 80sqm in size with the approval of Council. However, Council can increase the maximum allowable size for secondary dwellings on rural zoned lands.

Council is seeking feedback on whether secondary dwelling size should be increased.

**Rural Lands Planning Issues**

**Example of a Granny Flat - Source: Kit Homes Nationwide Pty Ltd**



**Rural Lands Planning Issues**



**\*10. Are you interested in commenting on secondary dwelling sizes or 'granny flats' in the rural lands. If not, please feel free to skip to the questions on attached dual occupancies**

Interested

Not interested – skip to attached dual occupancies

## Rural Lands Planning Issues

### Secondary Dwelling Size (continued)

**11. What are your thoughts about increasing the size of secondary dwellings on rural zoned land in Hornsby Shire?**

**12. Which of these best sums up your opinion.....**

- In favour of increasing the size of the secondary dwelling
- Tend towards being in favour but would need more information to be certain
- Not in favour of increasing the size of the secondary dwelling
- Need more information before I have an opinion
- Don't mind either way

**13. If you are in favour of increasing the size of secondary dwellings, what would be the maximum size you would be in favour of? Currently, it is 20% of the principal home/dwelling.**

- 30%
- 40%
- 50%
- 60%
- 70%
- 80%
- 90%



**Rural Lands Planning Issues**

**Example of an Attached Dual Occupancy**



## Rural Lands Planning Issues

**\* 14. Are you interested in commenting on attached dual occupancy in the rural lands. If not, please feel free to skip to the questions on roadside stalls**

Interested

Not interested – skip to roadside stalls

## Rural Lands Planning Issues

### Attached Dual Occupancies (continued)

**15. What are your thoughts about introducing attached dual occupancy on rural zoned land in Hornsby Shire?**



**16. Which of these best sums up your opinion.....**

- In favour of introducing attached dual occupancy in rural lands
- Tend towards being in favour but would need more information to be certain
- Not in favour of introducing attached dual occupancy in rural lands
- Need more information before I have an opinion
- Don't mind either way

**17. If you are in favour of introducing attached dual occupancy in rural lands, what would be the maximum size you favour of?**

- 80 square metres
- 120 square metres
- 160 square metres
- 200 square metres
- Greater than 200 square metres

## Rural Lands Planning Issues

### Roadside Stalls

A roadside stall is a temporary structure used for the sale of agricultural produce or hand crafted goods produced from the property or adjacent properties and are restricted in size to 20 square metres. Currently, roadside stalls are permitted on rural zoned lands. Council has already received some feedback from land owners that they would like the roadside stall size to be increased and for them to be able to sell agricultural produce and arts and crafts from a broader but still local area.

Currently, the State Government restricts by definition the sale of produce and crafts to that produced on or adjacent the property. However, Council can increase the maximum allowable size of roadside stalls.

Council is seeking feedback on whether the limitations of sale and size restriction are appropriate.

**Rural Lands Planning Issues**

**Example of a Roadside Stall**



## Rural Lands Planning Issues

**\*18. Are you interested in commenting on roadside stalls in the rural lands. If not, please feel free to skip to the questions on rural cluster housing**

Interested

Not interested – skip to rural cluster housing

## Rural Lands Planning Issues

### Roadside Stalls (continued)

**19. What are your thoughts about allowing agricultural produce and arts and crafts from the broader local area to be sold at roadside stalls on rural zoned lands?**

**20. Which of these best sums up your opinion.....**

- In favour of allowing locally produced agricultural products and crafts on roadside stalls on rural zoned lands
- Tend towards being in favour but would need more information to be certain
- Not in favour of allowing locally produced agricultural products and crafts on roadside stalls on rural zoned lands
- Need more information before I have an opinion
- Don't mind either way

**21. What are your thoughts about introducing larger roadside stalls on rural zoned lands?**

**22. Which of these best sums up your opinion.....**

- In favour of allowing larger roadside stalls in rural lands
- Tend towards being in favour but would need more information to be certain
- Not in favour of allowing larger roadside stalls in rural lands
- Need more information before I have an opinion
- Don't mind either way



## Rural Lands Planning Issues

**23. If you are in favour of increasing the size of roadside stalls, what would be the maximum size you would be in favour of? Currently, it is restricted in size to 20 square metres**

- 25 square metres
- 30 square metres
- 35 square metres
- 40 square metres
- Greater than 40 square metres

## Rural Lands Planning Issues

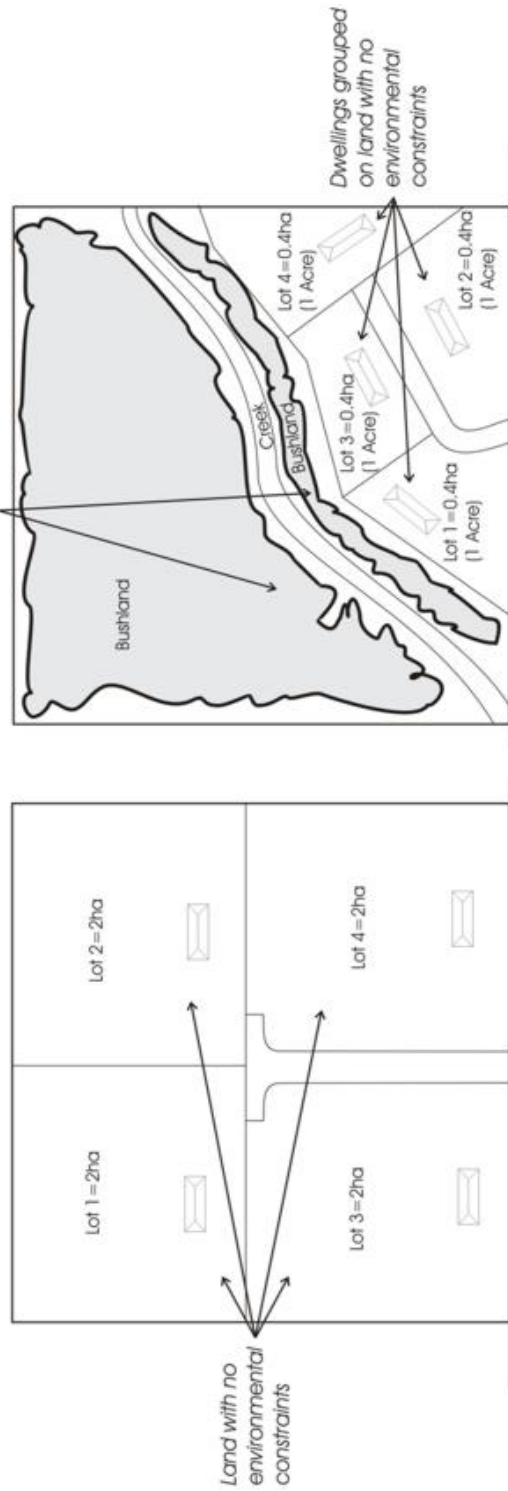
### Rural Cluster Housing

Under Council's current planning controls, rural and environmental zoned land can only be subdivided into lots equal to or greater than the specified sizes (i.e. 2, 10 and 40 hectares). These planning controls seek to promote individual property sizes which support agriculture and conserve environmentally sensitive land.

Rural cluster housing involves the grouping of dwellings and permitting a smaller lot size on those parts of the land with a greater capacity to support development as an offset for the conservation of environmentally sensitive land.

Council is seeking feedback on whether rural cluster housing should be introduced as an alternate to Council's current rural subdivision controls.

#### Examples of Conventional and Rural Cluster Housing Subdivision



Complying subdivision of property with no environmental constraints = 4 x 2ha lots

Complying subdivision of property with environmental constraints = 4 x 0.4ha (1 Acre) lots

## Rural Lands Planning Issues

**\* 24. Are you interested in commenting on rural cluster housing. If not, please feel free to skip to the questions on reduced minimum rural lot sizes**

Interested

Not interested – skip to reduced minimum rural lot sizes

## Rural Lands Planning Issues

### Rural Cluster Housing (continued)

**25. What are your thoughts about introducing rural cluster housing into Hornsby Shire?**

**26. Which of these best sums up your opinion.....**

- In favour of introducing rural cluster housing
- Tend towards being in favour but would need more information to be certain
- Not in favour of introducing rural cluster housing
- Need more information before I have an opinion
- Don't mind either way

**27. Where you have a preference for change, choose the location where you would like to see rural cluster housing introduced.**

- All rural lands
- Rural land north of Glenorie Village
- Rural land south of Glenorie Village
- Other (please specify)

## Rural Lands Planning Issues

### Reduced Minimum Rural Lot Sizes

Rural zoned land within Hornsby Shire is relatively flat with some land used for agricultural undertakings, including horticultural nurseries, cultivation of flowers and fruit, grazing of livestock (eg. agistment of horses), growing of vegetable crops and poultry farming.

Currently, the minimum lot sizes for rural zoned land is 2 hectares (5 acres) in rural zoned land south of Glenorie and 10 hectares (25 acres) in rural zoned land north of Glenorie. Council's rural subdivision controls are based on the premise of maintaining land sizes which could support agricultural undertakings of varying size, nature and intensity.

Council is seeking community feedback on whether minimum rural lot sizes should be reduced and where there should be a reduction in lot size.

**Rural Lands Planning Issues**

**Example of 1 Acre Lots - Source: Edge Land Planning**



**Rural Lands Planning Issues**



**\*28. Are you interested in commenting on lot sizes in rural lands. If not, please feel free to skip to the questions on split zone lot size controls**

Interested

Not interested – skip to split zone lot size controls

## Rural Lands Planning Issues

### Reduced Minimum Rural Lot Sizes (continued)

**29. How satisfied are you with the current rural zone lot sizes?**

- Very satisfied
- Satisfied
- Dissatisfied
- Very dissatisfied
- Don't have an opinion

**30. What would be your preference for minimum lot sizes on rural zoned land which is currently 2 hectares?**

- Keep the lot size minimum as it is - 2 hectares (5 acres or 20,000m<sup>2</sup>)
- Reduce the lot size to 1 hectare (2.5 acres or 10,000m<sup>2</sup>)
- Reduce the lot size to 1 acre or 4,000m<sup>2</sup>
- Reduce the lot size to something else (please specify below)
- Don't have a preference for minimum lot sizes in rural areas

Something else (please specify)



## Rural Lands Planning Issues

### 31. What would be your preference for minimum lot sizes on rural zoned land areas which is currently 10 hectares?

- Keep the lot size minimum as it is - 10 hectare (25 acres)
- Reduce the lot sizes to 5 hectares (12.5 acres or 50,000m<sup>2</sup>)
- Reduce the lot size to 2 hectares (5 acres or 20,000m<sup>2</sup>)
- Reduce the lot size to something else (please specify below)
- Don't have a preference for minimum lot sizes in rural areas

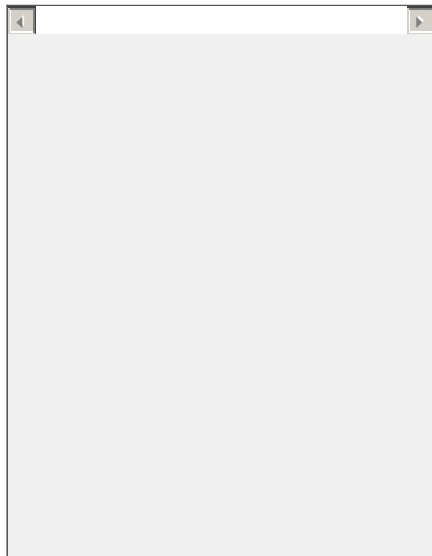
Something else (please specify)

## Rural Lands Planning Issues

**32. Where you have a preference for change, choose one or more of the following locations where you like to see a change made to rural lot sizes.**

- Entire suburbs (please specify below)
- Up to 1km from Galston village
- Up to 1km from Glenorie village
- Up to 1km from Arcadia village
- Up to 1km from Dural (rural) village
- Up to 1km from Wisemans Ferry village
- Up to 1km from the suburban/rural boundary
- Don't know/not sure

Suburbs (please specify)



## Rural Lands Planning Issues

### Split Zone Lot Size Controls

Many Rural zoned properties in Hornsby Shire also include Environmental zoned land. This is called split zoning.

Environmental zones are applied to sensitive land, including steep land and flood plains. Environmental zoned land is excluded from the lot size calculation for split zoned properties to protect the land from fragmentation. Accordingly, the subdivision of split zone properties is only permitted where the rural zoned land complies with the minimum lot size for that zone and where the environmental zoned land is not further fragmented.

Council could change the way split zoned properties may be subdivided to promote a more rural/residential use of the land. For example, it could include the environmental zoned land as part of the lot size calculation.

Council is seeking feedback on whether environmental zoned land should be included or excluded for the purpose of calculating lot sizes on split zone properties.

# Rural Lands Planning Issues

## Example of Current and Alternate Split Zone Lot Controls

### Current Lot Size Controls



Subdivision is not permissible as 2 x 2 hectare lots cannot be attained. Environmental zoned land **excluded** for the purposes of calculating lot area



### Alternate Lot Size Controls



Subdivision is permissible as 2 x 2 hectare lots can be attained. Environmental zoned land **included** for the purposes of calculating lot area



**\*33. Are you interested in commenting on split zone planning controls in rural lands. If not, please feel free to skip to the questions on demographic classifications**

Interested

Not interested – skip to demographic classifications

## Rural Lands Planning Issues

### Split Zone Lot Size Controls (continued)

**34. How satisfied are you with the current split zone planning controls in rural lands?**

- Very satisfied  
 Satisfied  
 Dissatisfied  
 Very dissatisfied  
 Don't have an opinion

**35. What are your thoughts about changing the planning controls for rural split zone lots?**

**36. Which of these best sums up your opinion.....**

- In favour of changing the planning controls for rural split zone lots  
 Tend towards being in favour but would need more information to be certain  
 Not in favour of changing the planning controls for rural split zone lots  
 Need more information before I have an opinion  
 Don't mind either way

### Rural Lands Planning Issues

**37. Where you have a preference for change, choose the location where you would like to see a change made to the planning controls for rural split zone lot sizes.**

- All rural lands
- Rural land north of Glenorie Village
- Rural land south of Glenorie Village
- Other (please specify)

## Rural Lands Planning Issues

### Demographic Classifications

Now some questions about yourself and the property to ensure we talk to a cross section of ratepayers and residents.

**\* 38. How many people, including yourself, live at the property?**

- One
- Two
- Three
- Four
- Five
- Six
- Seven
- Eight or more
- Don't know
- Nobody resides there

## Rural Lands Planning Issues

**\* 39. Which of the following best describes the household living at the property?**

- Single person under 40 years
- Two or more single adults under 40 years sharing
- Couple under 40 years no children
- Family with children all or mainly under 12 years
- Family with children all or mainly aged 12-18 years
- Family with children mostly 19+ years living at home
- Couple over 40 years
- Single person over 40 years
- Something else
- Don't know

**\* 40. Which of these age groups are you in?**

- Under 18 years
- 18-34 years
- 35-49 years
- 50-69 years
- 70+ years

**\* 41. Are you?**

- Male
- Female



## Rural Lands Planning Issues

### \* 42. Which of these best describes your occupation?

- Homemaker
- Student
- Retired
- Unemployed
- Manager or Director
- Professional
- Technician or tradesperson
- Community or personal service
- Clerical or administrative
- Salesperson
- Farmer
- Plant or machine operator or driver
- Labourer

### 43. If you undertake any farming, how would you best describe your farm?

- Hobby
- Horticulture or crops
- Raise animals
- Poultry

Other (please specify)

### Rural Lands Planning Issues

44. If you undertake any farming, what proportion of your land is used for farming?

- 90%+
- 75% - 89%
- 50% - 74%
- 25-49%
- Less than 24%
- Don't know/not been active for years

## Rural Lands Planning Issues

### General

**\*45. How do you prefer to be kept informed about changes to planning controls such as the ones described in this survey? You may choose more than one**

- Email
- Hornsby Council website
- Social media (eg Facebook, Twitter, YouTube, LinkedIn)
- Posted letter/newsletter
- Local newspaper
- Visit to Council office
- Community drop in session
- I don't want to hear about changes to planning controls such as these

Other (please specify)

**46. Are there any other comments you would like to make?**

## Rural Lands Planning Issues

**47. There may be the opportunity to participate in further research/consultation. This might involve a group discussion, where a small number of people like you meet for a short time to discuss your opinions or it may involve another survey.**

**Are you interested in participating in further research/consultation? If so, please supply your name, email address and phone number**

Name

Email address

Phone number

## Rural Lands Planning Issues

### Thank You

Thank you for your participation in this survey. Your feedback is valuable and will assist Hornsby Shire Council in making planning decisions.

