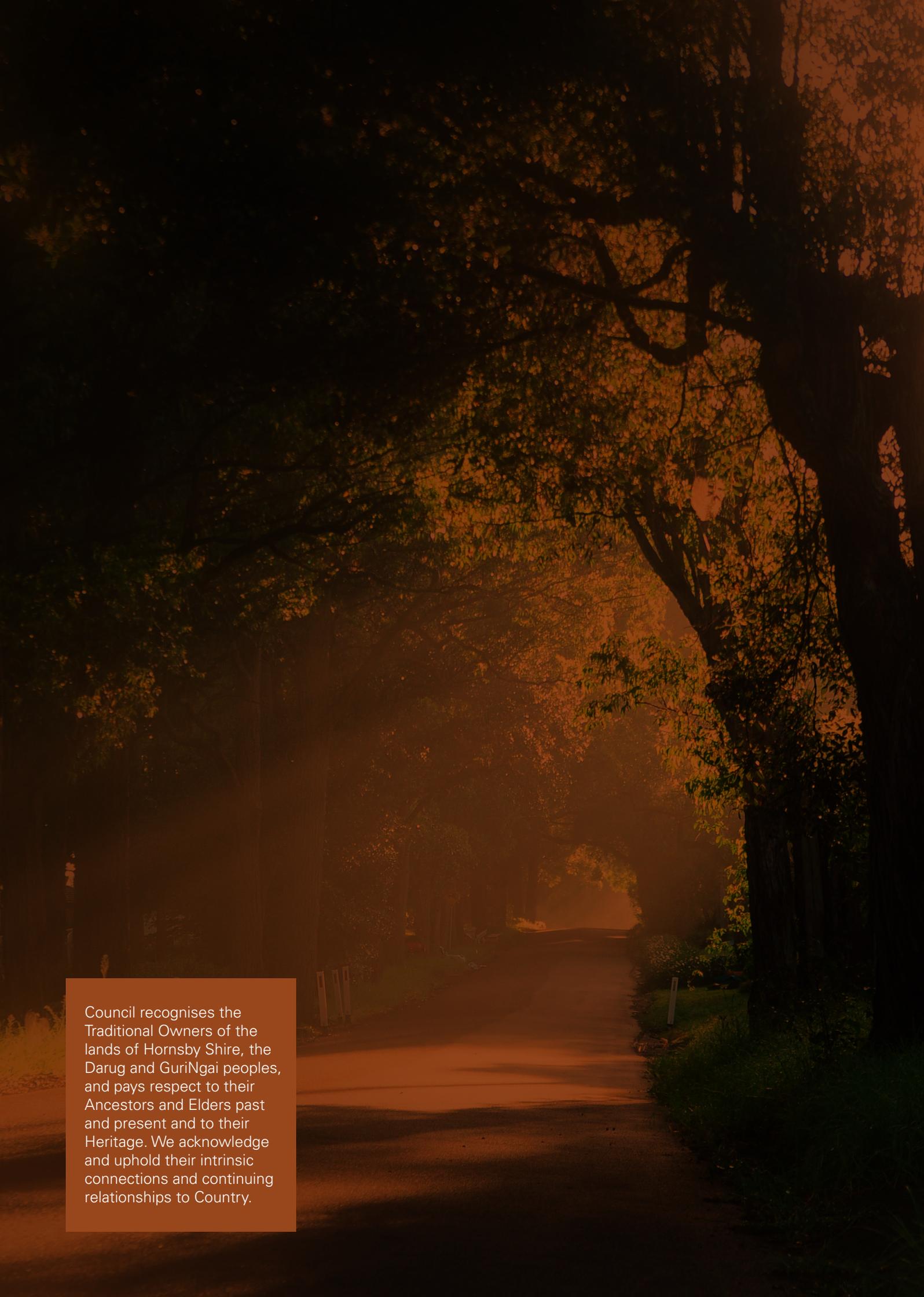




YOUR VISION.
YOUR FUTURE.

**Feedback
Summary Report
Draft Hornsby Shire
Rural Lands Study**



Council recognises the Traditional Owners of the lands of Hornsby Shire, the Darug and GuriNgai peoples, and pays respect to their Ancestors and Elders past and present and to their Heritage. We acknowledge and uphold their intrinsic connections and continuing relationships to Country.

1. Executive Summary	3
2. Engagement Overview.....	4
3. Overall Summary.....	5
3.1. Submission Types	5
3.2. Stakeholder Groups	7
3.3. Location of Submitters	8
3.4. Views on Vision and Principles	10
3.5. Views on the Study	12
3.5.1. Views based on Submission Type	16
3.5.2. Views based on Location	16
3.6. Key Messages Raised.....	18
4. Views On Place-Based Recommendations.....	22
4.1. Riverlands	23
4.2. Sand Belt Agriculture	25
4.3. Canoelands	27
4.4. Forest Glen Spine	29
4.5. Sandstone Plateau Ridgeline.....	30
4.5.1. Sandstone Plateau Ridgeline – 2ha Lot Size Investigation Area	32
4.6. Berowra Valley North	35
4.7. Berowra Valley South	37
4.8. Galston Plateau	39
4.8.1. Galston Village Investigation Area	41
4.9. Northern Ridgeline	44
4.9.1. Glenorie Village Investigation Area.....	46
4.9.2. Northern Ridgeline – 2ha Lot size Investigation Area.....	49
4.10. Southern Ridgeline	51
4.11. Dural Plateau	53
4.11.1. Dural Village Investigation Area	55
4.12. Tunks Creek.....	58
4.13. Georges Creek.....	59
5. Views on Land Uses	61
5.1. Land Uses in Rural Zones – Function Centres	62
5.2. Land Uses in Rural Zones – Cafes and Restaurants, Artisan Food and Drink Premises, Markets and Garden Centres	64
5.3. Land Uses in the SP3 Tourist Zone – Kiosks, Markets and Plant Nurseries	66
6. Views on General Recommendations	68
6.1. Secondary Dwellings	69
6.2. Roadside Stalls	71
6.3. Access Handles.....	73
6.4. Clause 5.16 – Land Use Conflicts.....	75

7. Views of Stakeholder Groups	77
7.1. Agencies	77
7.2. Agricultural Industry and Growers.....	78
7.3. Community Groups.....	80
8. Focal Point of Submissions	81
8.1. Number of Submissions commenting on Key Recommendations.....	81
8.2. Views on Key Recommendations.....	82
8.3. Views in Standard Form Letter Submissions.....	83
9. CONCLUSION.....	84
Appendix A: Online Survey Questions	A-1
Appendix B: Agency Submissions	A-2
Appendix C: Community Group Submissions	A-3
Appendix D: Standard Form Letter Submissions	A-4
Figure 1 – Total Submissions	3
Figure 2 – Overall Authors and Households.....	5
Figure 3 – Submission Types	6
Figure 4 – Stakeholder Groups	7
Figure 5 – Map of Landscape Areas	8
Figure 6 – Location of Submitters.....	9
Figure 7 – Views on Vision Statement.....	10
Figure 8 – Views on Study Principles	11
Figure 9 – General Views based on Total Submissions.....	12
Figure 10 – General Views based on Authors and Households	12
Figure 11 – Additional Author Views	14
Figure 12 – Views based on Submission Type	16
Figure 13 – Views based on Location	16
Figure 14 – Views based on Landscape Area.....	18
Figure 15 – Key Reasons for Support	21
Figure 16 – Key Concerns.....	21
Figure 17 – Submissions that commented on each Landscape Area.....	22
Figure 18 – Number of Submissions commenting on Key Recommendations	81
Figure 19 – Views on Key Recommendations	82
Figure 20 - Views in Standard Form Letter Submissions	83
Table 1 – Submission Types	6
Table 2 – Stakeholder Groups.....	7
Table 3 – Location of Submitters based on Landscape Areas.....	9
Table 4 – Views on the Study.....	13
Table 5 – Additional Author Views.....	14

1. Executive Summary

Hornsby Shire Council prepared the draft Rural Lands Study to set the strategic direction for managing rural lands. The draft Study applies a place-based approach to planning for rural areas in line with State Government requirements set out in the Greater Sydney Commission’s North District Plan.

This report summarises feedback received by Council in response to the exhibition of the draft Rural Lands Study (the Study). The draft Study was publicly exhibited from 17 September 2020 until 13 November 2020. The purpose of the public exhibition was to obtain feedback on the draft Study to enable Council to consider next steps, including whether to endorse the Study and implement the recommendations.

This report provides a summary of the feedback received, including responses on each of the Study recommendations and the key issues raised.

There were 323 submissions received in response to the exhibition. Overall, most of the submissions supported the Study, or various aspects of the Study. Some submissions provided mixed views and some submissions were against the Study.

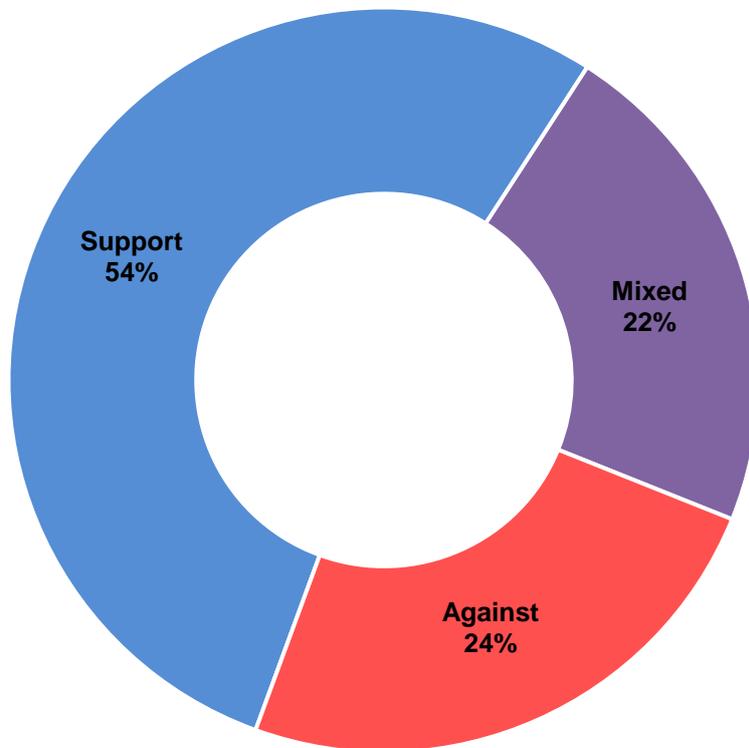


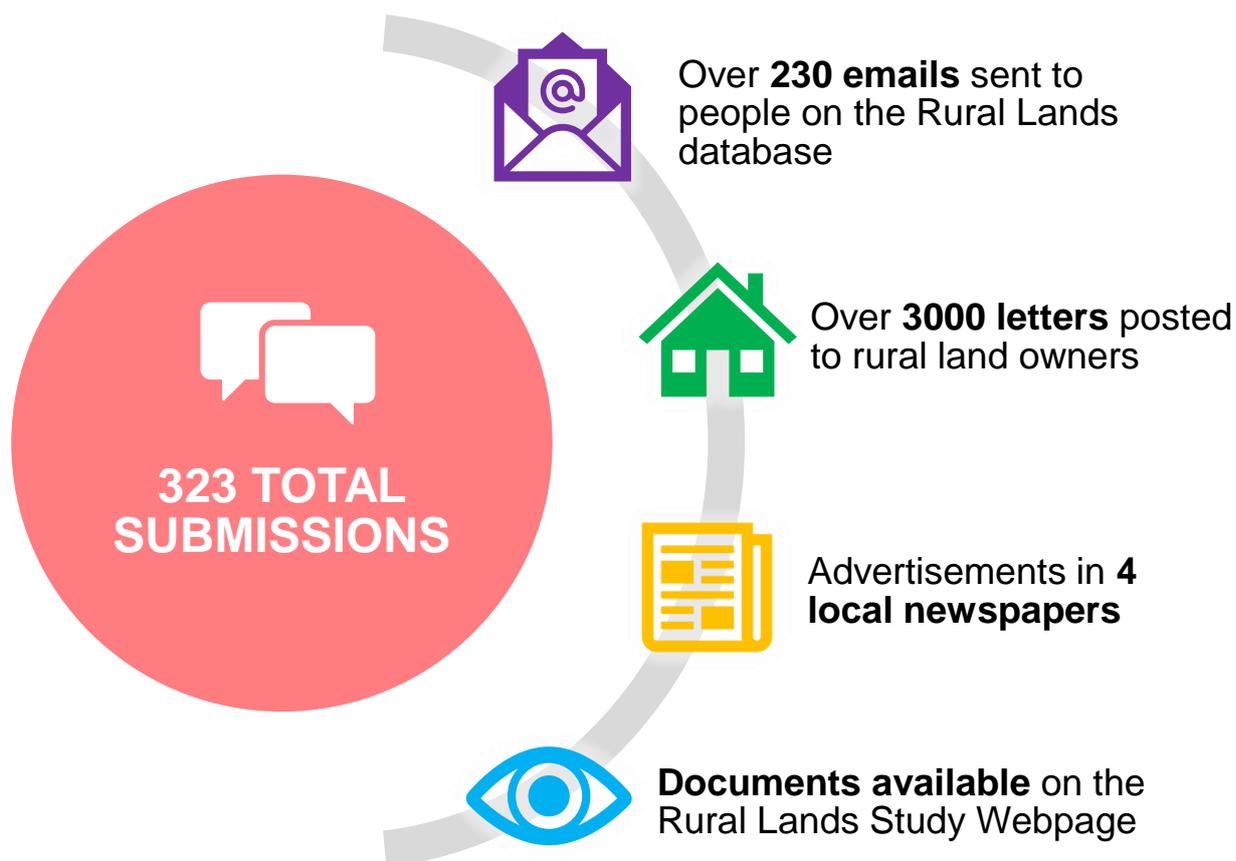
Figure 1 – Total Submissions

2. Engagement Overview

The draft Study was publicly exhibited from 17 September 2020 until 13 November 2020. The Study documents exhibited include:

- The draft Rural Lands Study Background Report
- The draft Rural Lands Strategy

The public exhibition was promoted through Council's website, Facebook page, Council's electronic newsletter, newspaper advertisements, letters to rural landowners, as well as emails to people who had previously made a submission on the Study or registered for updates. The exhibition was also notified to government agencies and other key stakeholders.



Submissions were received via email, post and via an online feedback form on Council's website. There were no in person workshops held during the public exhibition period due to Covid 19 restrictions.

Note: In 2019, Community input was received during the preliminary stages of the Study preparation through an extensive engagement process. The feedback from this preliminary engagement is addressed separately in the 2019 Feedback Summary Report. Feedback received from this engagement informed the draft Rural Lands Study.

3. Overall Summary

A total of 323 submissions were received in response to the exhibition. In some instances, multiple submissions were received from a single person and/or multiple submissions were received from members of the same household. There were 289 authors and 266 households represented by submissions.

The following graph shows the total number of submissions, authors and households represented by submissions.

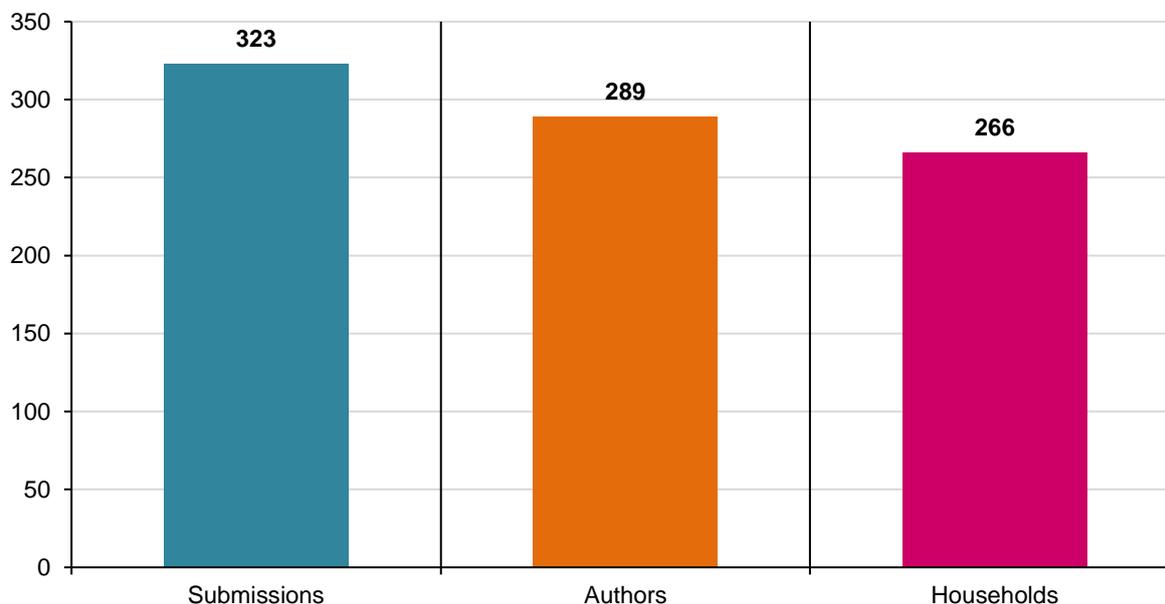


Figure 2 – Overall Authors and Households

3.1. Submission Types

The majority of submissions were individually prepared. Others included standardised content. The submission types are further described below:

- Individually prepared submissions:
 - Individual letter / email – submission with unique comments.
 - Online feedback form – submission via Council’s website with unique comments.
- Form letter:
 - Standard form letter – submission with standardised content sent separately by multiple individuals.
 - Tailored form letter – submission with standardised content that includes an additional unique comment.

The following graph and table provide a breakdown of the submission types received:

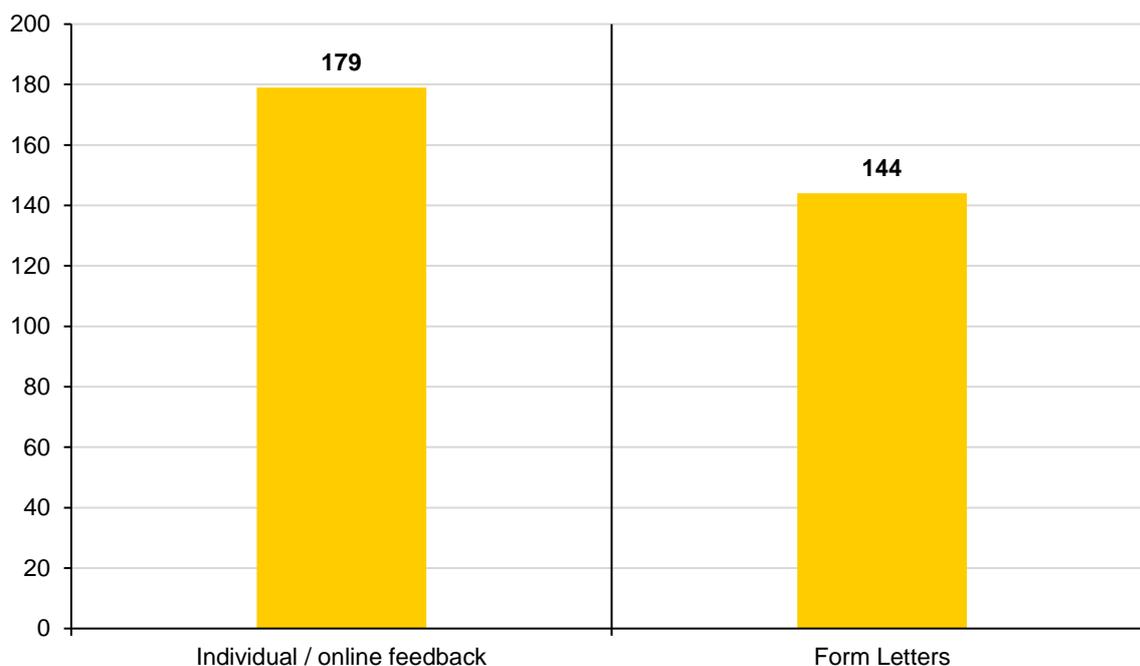


Figure 3 – Submission Types

Submission Type		Number received	Percentage
Individual Email/Letter / Online feedback	Individual letter or email	107	33%
	Online feedback	72	22%
	Sub-total	179	55%
Form Letters	Standard	132	41%
	Tailored	12	4%
	Sub-total	144	45%
Total		323	100%

Table 1 – Submission Types

Individually prepared submissions account for 179 or 55% of all submissions. This included 107 individually prepared letters or emails and 72 responses to the online feedback form. The format and questions included in the online feedback form are provided in Appendix A. The feedback received via the online feedback form has been addressed as part of the overall feedback in this report.

Form letter submissions account for 144 or 45% of all submissions received. There were six types of form letter submissions received. A graph showing the volume of each form letter type received is provided in Section 8.3 of this report. Further, a summary of the key matters raised in the six form letter types is provided in Appendix D. The feedback in form letter submissions has been addressed as part of the overall feedback in this report.

3.2. Stakeholder Groups

The majority of submissions are from individuals and a smaller number of submissions are from community groups, government agencies, agricultural industry and growers. A breakdown of the authors by stakeholder group is provided below.

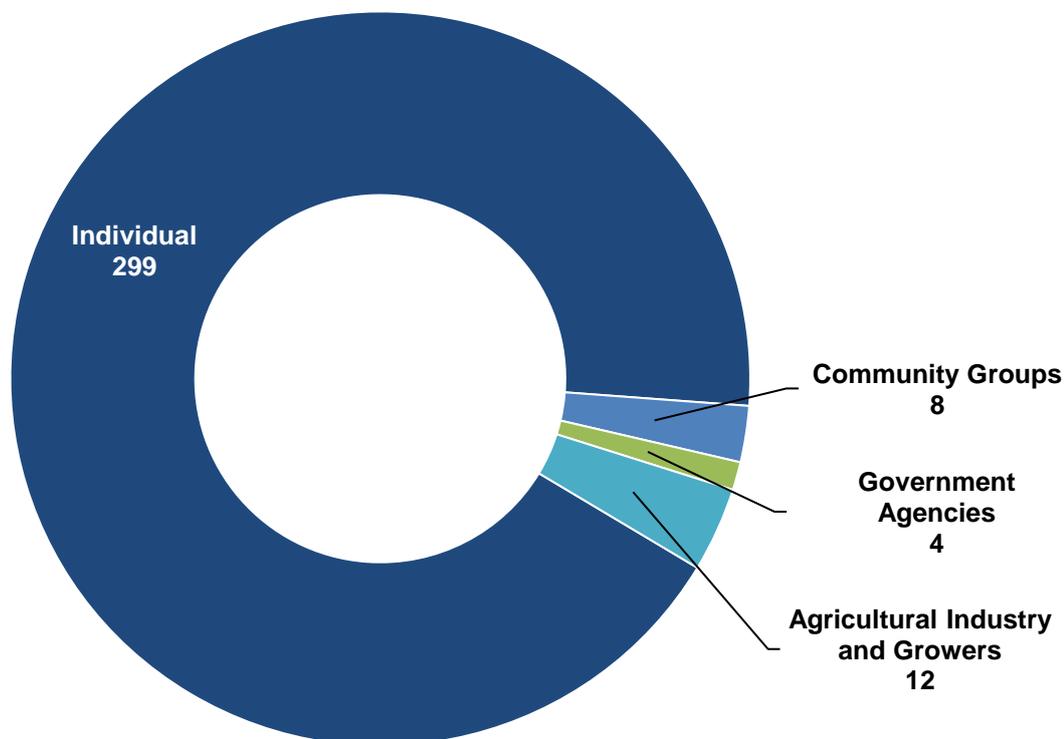


Figure 4 – Stakeholder Groups

Stakeholder Group	Number received	Percentage
Individual	299	93%
Agricultural Industry and Growers*	12	4%
Community Groups	8	2%
Government Agencies	4	1%
Total	323	100%

Table 2 – Stakeholder Groups

* The submissions from ‘growers’ comprise submissions from people who identified that they undertake agricultural activities on their property. There may be additional growers who made a submission that did not identify as a grower and are included under ‘individual’.

The input from each stakeholder group has been summarised under ‘Stakeholder Views’ in Section 7 of this report and is also addressed in the overall feedback in this report.

3.3. Location of Submitters

The majority of submissions were received from people who identified as living within the rural areas of Hornsby Shire. A smaller proportion of submissions were received from people in non-rural areas, outside the Hornsby Shire Local Government Area (LGA) and other areas not specified.

The submissions from people who identified as living in the rural areas of Hornsby Shire have been further identified based on the landscape areas within the draft Study. A map of the landscape areas from the draft Study is provided in Figure 5 below. A graph showing the number of submissions based on author location is provided in Figure 6.

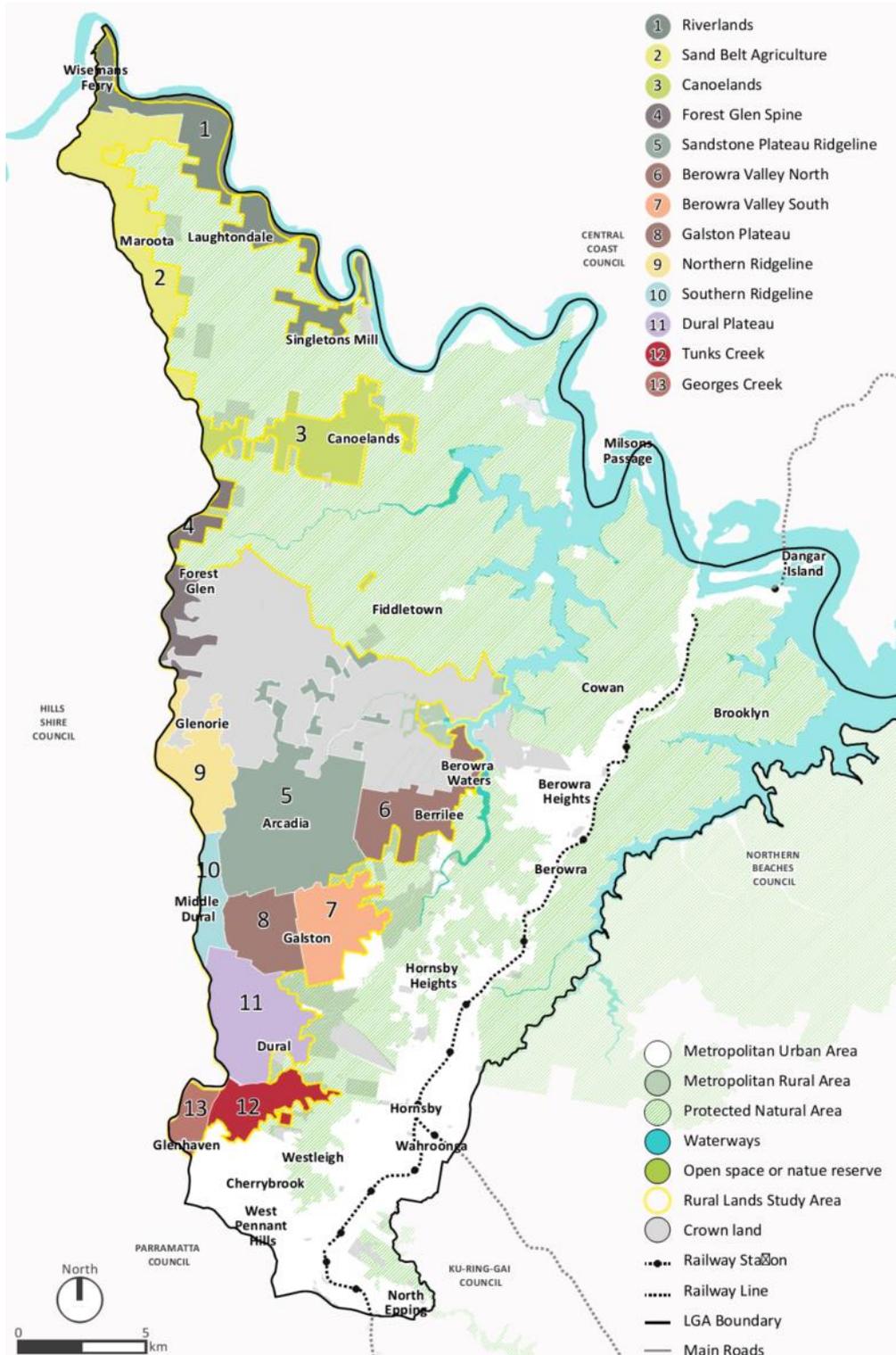
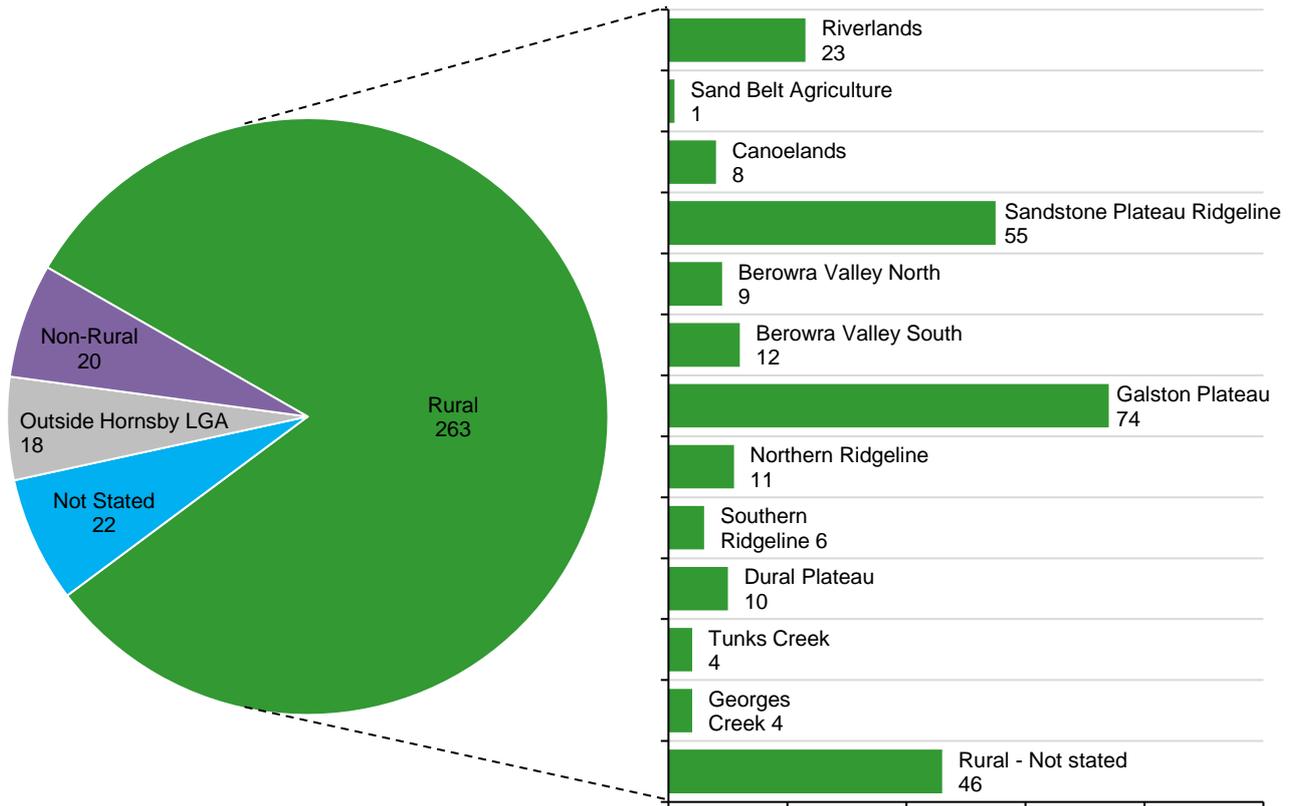


Figure 5 – Map of Landscape Areas



Note: There were no submitters who identified as living in Forest Glen Spine

Figure 6 – Location of Submitters

Location	Number received	Percentage
Riverlands	23	7.1%
Sand Belt Agriculture	1	0.3%
Canoelands	8	2.5%
Forest Glen Spine	0	0%
Sandstone Plateau Ridgeline	55	17.1%
Berowra Valley North	9	2.8%
Berowra Valley South	12	3.7%
Galston	74	22.9%
Northern Ridgeline	11	3.4%
Southern Ridgeline	6	1.9%
Dural Plateau	10	3.1%
Tunks Creek	4	1.2%
Georges Creek	4	1.2%
Rural – Not Stated	46	14.2%
Rural - Total	263	81.4%
Not Stated	22	6.8%
Outside Hornsby Shire LGA	18	5.6%
Non-Rural	20	6.2%
Total	323	100%

Table 3 – Location of Submitters based on Landscape Areas

Note: Table 3 indicates the location of submitters based on landscape area or other location. It does not represent the number of comments about each landscape area. Refer to Section 4 for feedback on each landscape area.

Submissions from rural residents represent 81% of all submissions. Of the submissions received from rural residents, the majority were received from residents within the landscape areas of Galston Plateau and Sandstone Plateau Ridgeline. A large portion of submissions were received from people who identified as living in the rural area of Hornsby Shire generally but did not disclose an address.

Submissions from people within non-rural areas, outside the Hornsby LGA and areas not stated represent 19% of all submissions.

3.4. Views on Vision and Principles

The Study establishes a vision for rural areas and principles to guide future planning for Hornsby Shire’s rural areas (Refer to Section 4 of the draft Strategy).

Views on the vision and principles were primarily included in submissions received via the online feedback form, as the form included a specific question on the matter. (Refer to Appendix A for the questions included in the online feedback form).

The vision statement in the draft Study is:

‘Hornsby Shire’s rural area is valued for its unique landscapes, its biodiversity, and the lives its supports.

Primary production in the rural areas is protected, and supported by opportunities for value-adding that leverage Hornsby Shire’s farming, scenic landscapes, rural amenity and proximity to bushland.

Planning in the rural area manages environmental risk and development constraints.’

A total of 71 people (out of 72 who completed the online feedback form) provided a response on whether they supported the vision statement.

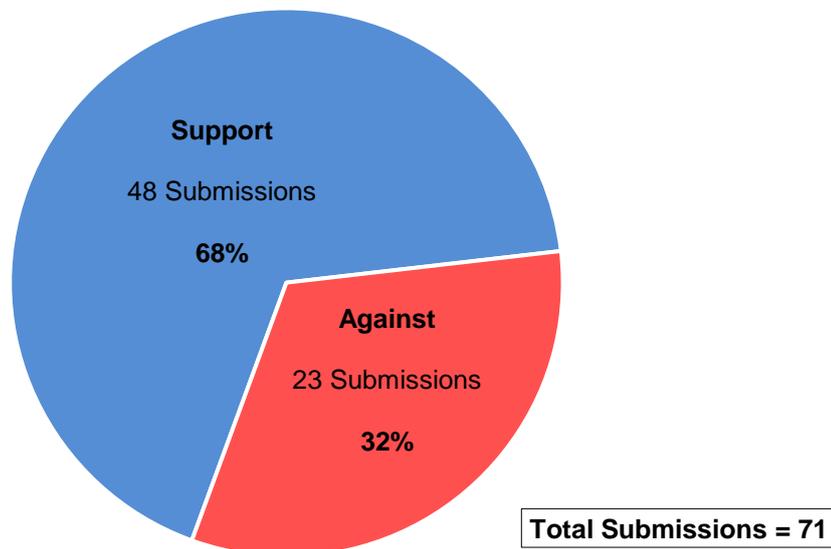


Figure 7 – Views on Vision Statement

As indicated in Figure 7, of 71 submissions who provided a response on the vision in the online survey, 68% supported the vision statement and 32% were against the vision statement.

The principles in the draft Study support the vision, Study recommendations and are intended to guide future planning and decision making for the management of rural land. The full list of principles are included in Section 4.3 of the Strategy. Some of the key principles included in the draft Study are included below:

- *Retain and protect primary production areas.*
- *Enhance flexibility for land uses that support primary production.*
- *Limit further fragmentation of rural land.*
- *Grow the rural area as a visitor destination.*
- *Protect and enhance rural scenic landscapes.*
- *Maintain and enhance the service and community role of rural villages as well as their local character.*
- *Provide some opportunity for housing choice near the rural villages.*
- *Manage transition between rural villages and primary production land.*
- *Ensure development respects and enhances identified landscape and biodiversity values across the rural area.*

Of the 72 people who completed the online survey, 71 people provided a response on whether they supported the principles of the draft Study.

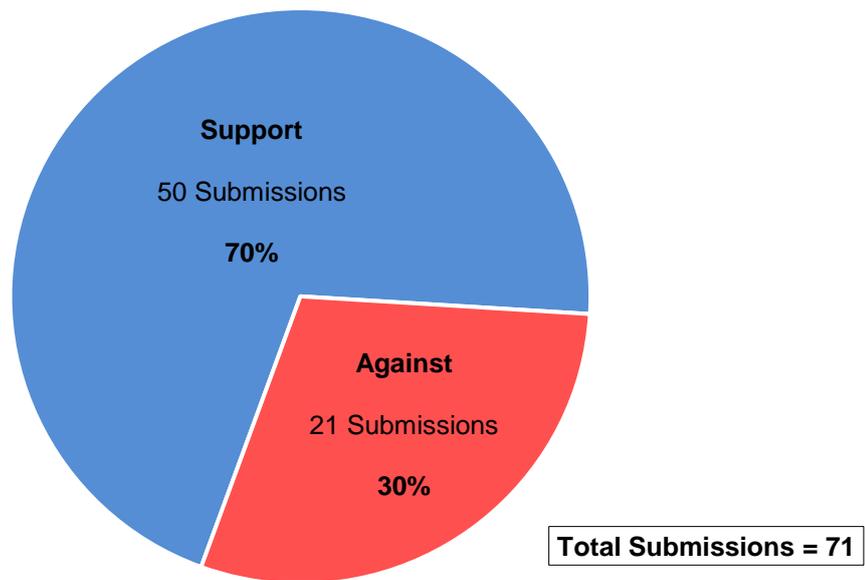


Figure 8 – Views on Study Principles

As indicated in Figure 8, of the 71 submissions who provided a response on the principles in the online survey, 70% indicated support and 30% were against the principles.

3.5. Views on the Study

The views on the draft Study represented in the submissions include those in support of the Study, those against and others with mixed views on the Study and its recommendations.

Submissions categorised as 'support' express general support for the Study recommendations. Submissions categorised as 'against' express clear objections to the Study recommendations. Submissions categorised as 'mixed' generally support some aspects of the Study and not others, or do not provide a clear view for or against the Study.

Figure 9 shows the general views expressed based on total submissions. The general views based on the total authors and households is represented in Figure 10.

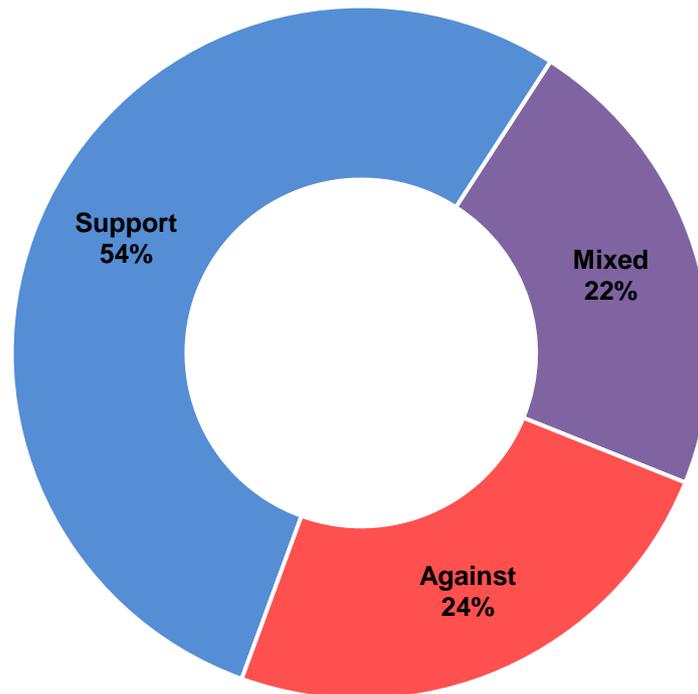


Figure 9 – General Views based on Total Submissions

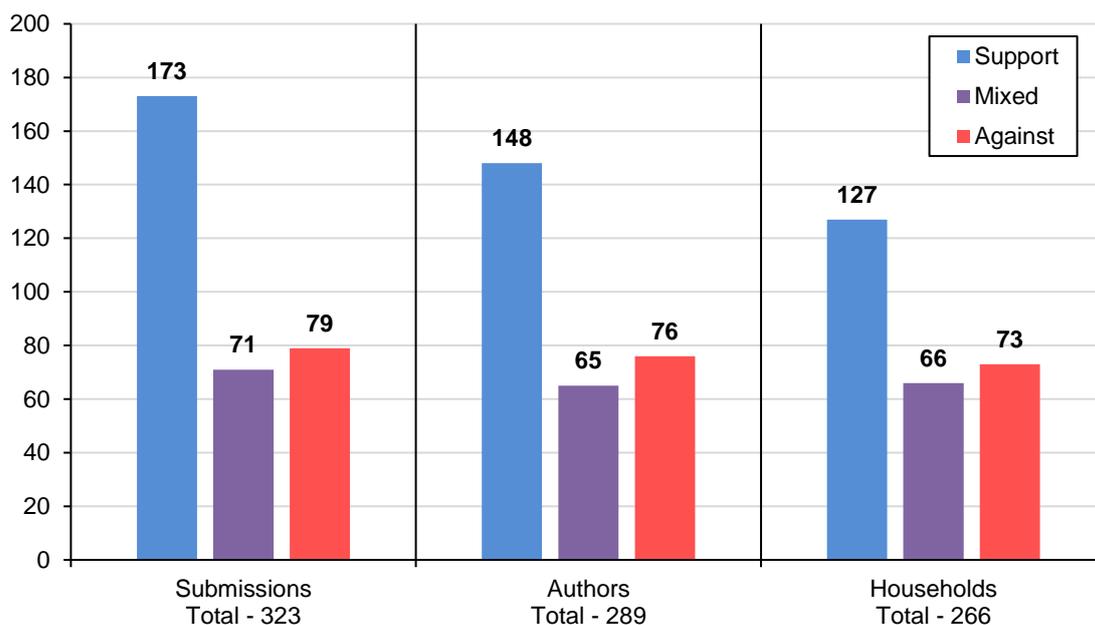


Figure 10 – General Views based on Authors and Households

General views		Number received	Percentage
Submissions	Support	173	54%
	Mixed	71	22%
	Against	79	24%
	Total	323	100%
Authors	Support	148	51%
	Mixed	65	23%
	Against	76	26%
	Total	289	100%
Households	Support	127	48%
	Mixed	66	25%
	Against	73	27%
	Total	266	100%

Table 4 – Views on the Study

Note:

- *'Submissions' include the views expressed based on all submissions received.*
- *'Authors' include the views expressed based on submissions received from individuals. Where an individual made more than one submission, this is counted as a single view.*
- *'Households' include the views expressed based on household. Where submissions were received from multiple people of the same household, this breakdown includes submissions from the same household as a single view.*

Figure 10 illustrates that the majority of submissions indicated general support for the Study.

The total submissions categorised as 'support', 'mixed' and 'against' have been further broken down into sub-categories that provide additional views, as shown in Figure 11 and Table 5 below.

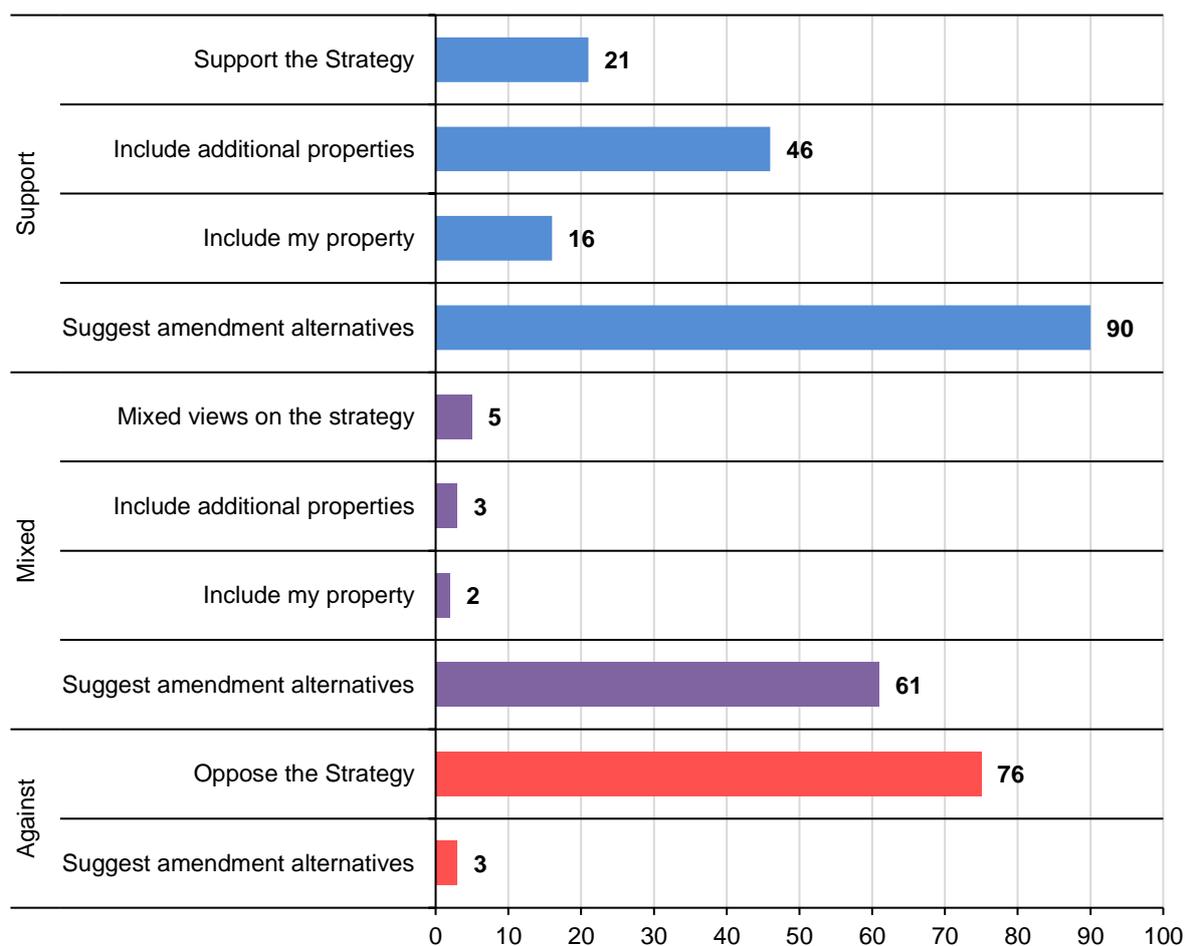


Figure 11 – Additional Author Views

Sounds		Number of submissions	Percentage
Support	Support - Support the Study	21	7%
	Support - Include additional properties	46	14%
	Support - Include my property	16	5%
	Support - Suggest amendment alternatives	90	28%
	Total Support	173	54%
Mixed	Mixed - Mixed views on the Study	5	2%
	Mixed - Include additional properties	3	1%
	Mixed - Include my property	2	1%
	Mixed - Suggest amendment alternatives	61	19%
	Total Mixed	71	22%
Against	Against - Oppose the Study	76	23%
	Against - Suggest amendment alternatives	3	1%
	Total Against	78	24%
Total		323	100%

Table 5 – Additional Author Views

As indicated in Figure 11 and Table 5, a large proportion of submissions that support or have mixed views included suggested amendments to the Study.

Explanation of Views:

- **Support:** *Includes submissions that indicate support for the Study or some aspects of the Study, as well as submissions that indicate support but suggest that Study should go further to provide more opportunities. These submissions mainly support the Study on the basis that it would provide housing and lifestyle opportunities and support agriculture. It includes the following sub-categories:*
 - **Support - General support for the Study:** *Represents submissions generally supportive of the draft Study and do not outline specific amendments or suggested changes.*
 - **Support - Include my property:** *Represents submissions generally supportive of the Study and suggest the inclusion of the submitter's property into the investigation areas, which may be outside the indicative investigation areas recommended in the draft Study.*
 - **Support - Include additional properties:** *Represents submissions generally supportive of the Study and suggest expanding and/or including additional properties into the investigation areas, beyond the indicative investigation areas recommended in the draft Study.*
 - **Support - Suggest amendment alternatives:** *Represents submissions generally supportive of the Study and suggest amendments to the Study recommendations and/or Study documents. These submissions mainly include requests for consideration of lot sizes around villages and other rural areas smaller than sizes recommended in the draft Study.*
- **Mixed:** *Represents submissions that do not include a clear view of support or opposition to the Study, as well as submissions that support some aspects of the Study but not others. The mixed submissions also include submissions that raise objections to the Study on the basis that the recommendations do not go far enough to provide opportunities for rural properties. Mixed submissions include the following sub-categories:*
 - **Mixed - Include my property:** *Represents submissions that do not indicate support for the draft Study and suggest the inclusion of the submitter's property into the investigation areas.*
 - **Mixed - Include additional properties:** *Represents submissions that do not indicate support for the Study and suggest expanding and/or including additional properties within the investigation areas, beyond the indicative investigation areas recommended in the draft Study.*
 - **Mixed - Suggest amendment alternatives:** *Represents submissions that do not indicate support or opposition to the Study and suggest amendments to the Study recommendations and/or Study documents.*
 - **Mixed views on the Study:** *Represents submissions that do not indicate support or opposition to the draft Study but provide general comments in relation to Study.*
- **Against:** *Represents submissions that raise objections to the Study based on concerns that the recommendations will result in over development, environmental impacts, impacts to rural character, and that infrastructure is insufficient. The submissions against include two sub-categories:*
 - **Against - Oppose the Study:** *Represents submissions that raise objections to the Study and do not outline specific amendments or suggested changes.*
 - **Against - Suggest amendment alternatives:** *Represents submissions that raise objections to the Study and include suggested amendments to the Study documents.*

3.5.1. Views based on Submission Type

As detailed in Section 3.1 ‘Submission Types’, almost half of all submissions received were form letters that include standardised content. A breakdown of the Study views based on type of submission is shown below in Figure 12.

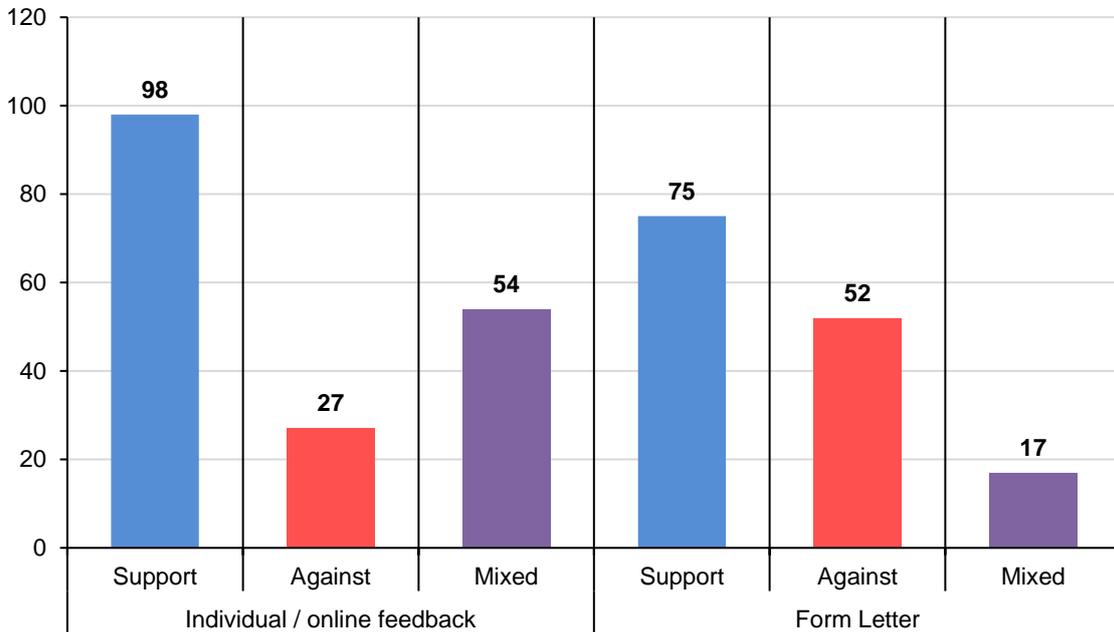


Figure 12 – Views based on Submission Type

A graph showing the volume of each form letter submission type received is provided in Section 8.3 and a summary of the key matters raised in each form letter is provided in Appendix D.

3.5.2. Views based on Location

The views in submissions based on where submitters live is provided below in Figure 13.

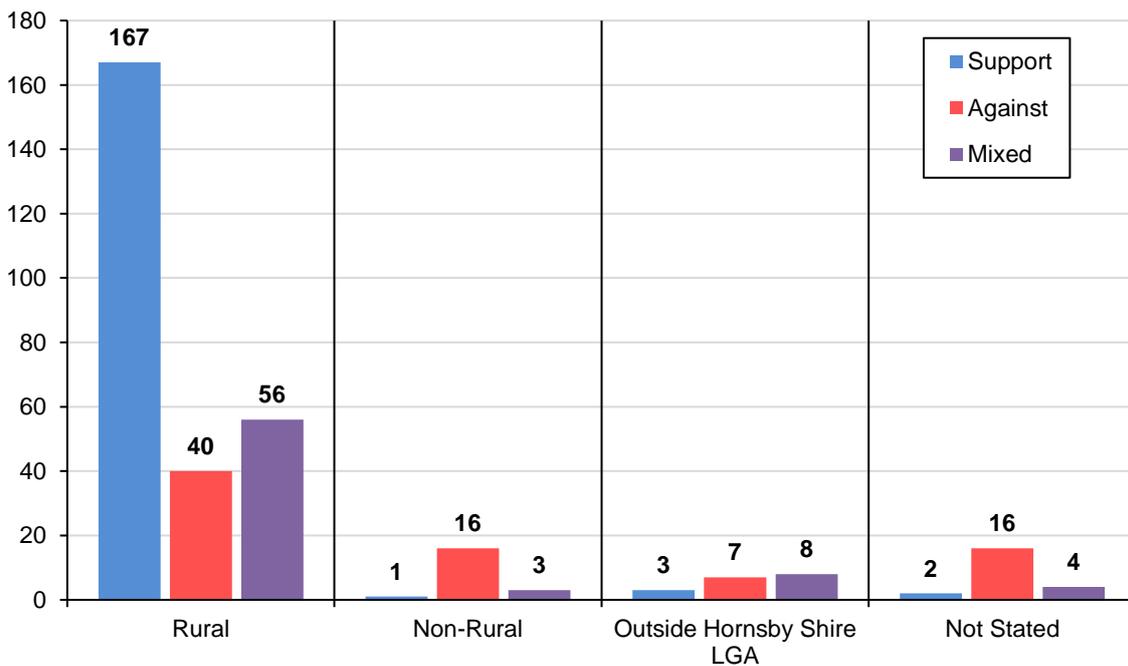
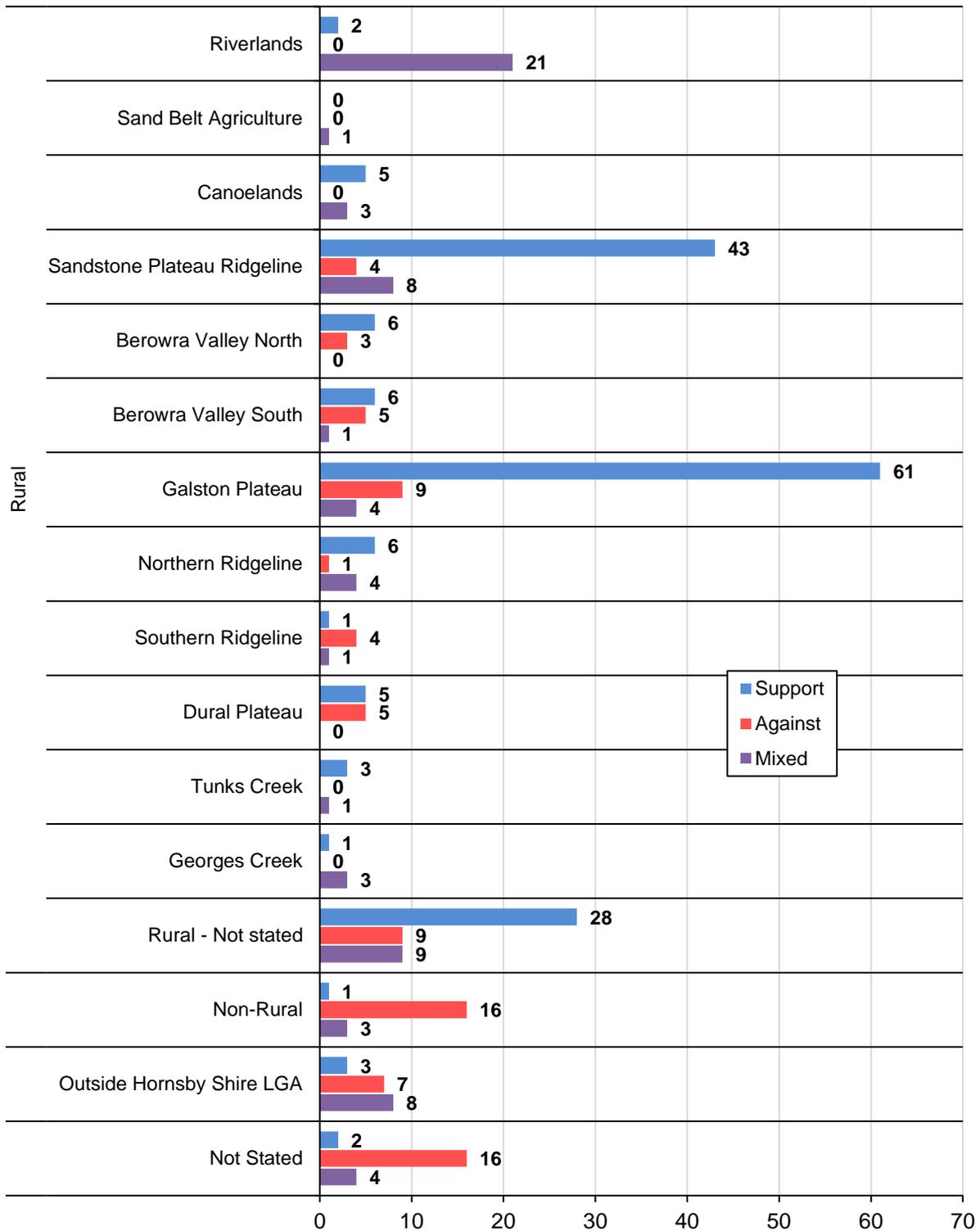


Figure 13 – Views based on Location

Figure 13 shows that of the submissions received from people who identified as living in the rural area, the majority support the Study.

Of the submissions received from people in non-rural areas or areas not stated, the majority were against the Study. The majority of submissions received from people who identified as living outside of the Hornsby Shire LGA were mostly against or had a mixed views on the Study.

Figure 14 below provides a further breakdown of views based on which landscape area the submitter lives in. This graph also includes 'non-rural', 'outside Hornsby Shire LGA' and 'not stated'.



Note: No authors identified as living in Forest Glen Spine

Figure 14 – Views based on Landscape Area

As indicated in Figure 14, a large volume of submissions in support of the Study were from residents in the landscape areas of Galston Plateau and Sandstone Plateau Ridgeline. A large volume of submissions with mixed views on the Study were received from residents of Riverlands landscape area. Submissions received against the Study were mainly from people who did not identify an address or were not from rural areas.

3.6. Key Messages Raised

The key messages raised in submissions outline reasons for support and other concerns. These key messages are summarised below:

Key Reason for Support	Type of comments received
Housing and Lifestyle Opportunities	<ul style="list-style-type: none"> • Recommendations provide housing and lifestyle opportunities in the rural area. • Village investigation areas would: <ul style="list-style-type: none"> ○ provide more affordable housing and housing choice (subject to small lot sizes being introduced). ○ attract and/or retain young families. ○ enable residents of the rural area to downsize and remain in the area close to villages as they age. ○ provide lots that are convenient, being close to villages and easy to maintain. • A reduction in lot size from 10ha to 2ha in the investigation areas would: <ul style="list-style-type: none"> ○ allow for downsizing and ageing in place. ○ enable landowners to subdivide and provide lots to children. ○ be easier to maintain than 10ha lots which require excessive land maintenance (including maintenance of Asset Protection Zones (APZ) for bushfire risk). ○ provide appropriately sized residential lifestyle lots, noting the retention of 10ha lots is no longer required as farming is unviable. • Increase in secondary dwelling sizes would provide housing options for extended family.
Supports local businesses	<ul style="list-style-type: none"> • The Study recommendations would facilitate an increase in population which would support local businesses in the rural area and its villages.
Retains rural character, scenic and environmental quality	<ul style="list-style-type: none"> • Recommendations retain the rural character of the area. • Recommendations and principles ensure the ongoing protection of scenic values, environmental qualities and environmentally sensitive areas. • Village investigation areas are limited and would protect the wider rural areas and its character. • A reduction in lot size from 10ha to 2ha would retain rural character as 2ha lots are consistent with surrounding properties and established landscape character.
Supports schools	<ul style="list-style-type: none"> • Recommendations including opportunities for residential development would attract families and increase local school enrolments. • Small lot sizes within village investigation areas would be more affordable and attractive for families which is important for supporting school enrolments.
Supports agriculture and tourism	<ul style="list-style-type: none"> • Recommendations for additional land uses on sites where agriculture occurs would support local farmers by enabling them to diversify and increase tourist visitation.

	<ul style="list-style-type: none"> Additional permitted land uses in SP3 Tourist zone would support tourism in the Wisemans Ferry area.
--	--

Key Concerns	Type of comments received
Impacts on rural character / scenic quality	<ul style="list-style-type: none"> Recommendations are inappropriate as it would result in development that would adversely impact on rural character and scenic quality. Village investigation areas would adversely impact on the character of villages and scenic quality, as: <ul style="list-style-type: none"> it would result in inappropriate development including large houses, sheds, extensive gardens, and swimming pools. it would increase clearing for dwellings, sheds, irrigation space for on-site sewage management systems and APZs. clearing of natural bushland for development will undermine rural character. town house style developments within villages would destroy rural village character. A reduction in lot size from 10ha to 2ha in the investigation areas would adversely impact on rural character, as: <ul style="list-style-type: none"> it would result in clearing natural bushland for development. additional development and vegetation clearing would detract from rural scenic quality. Additional land uses such as function centres are not compatible with the rural areas as it would impact on rural character and amenity. New rural lands uses are commercial enterprises not compatible with the rural area.
Traffic and Infrastructure	<ul style="list-style-type: none"> Increased population would compound existing traffic issues particularly at peak times. Road infrastructure and public transport is insufficient to accommodate an increase in population. Infrastructure upgrades need to be delivered in line with any growth. Infrastructure delivery requires greater collaboration with the State Government. Concerns with evacuation in the event of a bushfire emergency. Sydney Water infrastructure in Galston and Glenorie is limited and has not been designed to accommodate growth. Rural roads are inadequate to cater to for additional tourist visitation. Emergency vehicles will not be able to reach residents in the event of an emergency due to inadequate road infrastructure and traffic congestion. Town water and electricity supplies are already stretched.
Environmental Protection and risk	<ul style="list-style-type: none"> Smaller lots around villages and reducing lot sizes from 10ha to 2ha will result in unacceptable clearing of vegetation and wildlife corridors. Requirements for APZs and RFS clearing allowances in bushfire prone areas will result in excessive clearing of vegetation. Areas of bushland that provide a habitat for wildlife will be adversely impacted from any change to lot sizes or zoning. Risks from climate change including increase frequency and severity of bushfires means the rural area is inappropriate for an increase in population. Planning changes that facilitate an increase in population in the rural area should not proceed due to risk to property, life from bushfires.

	<ul style="list-style-type: none"> • An increase in on-site sewage management systems can detrimentally impact on the environment and water quality of the catchment.
Overdevelopment	<ul style="list-style-type: none"> • Smaller lots around villages would be inconsistent with the Greater Sydney Commission's North District Plan which include actions for no urban development in rural areas. • Housing is not needed in rural areas as Council has enough urban zoned land to meet future housing needs and State Government dwelling targets. • Rural residents wishing to downsize from large rural properties have other options, including retirement villages and residential areas. • Increased number of allotments will not address affordability issues. • A reduction in lot sizes in designated areas would place further pressure for Council to expand permission to reduce lot sizes on other rural areas, resulting in overdevelopment.
Rural Productivity	<ul style="list-style-type: none"> • Smaller lot sizes, new development and additional population would increase land use conflicts with existing agricultural operations, which may result in producers ceasing to operate. • Additional land uses such as function centres are not ancillary to agriculture, will increase land use conflicts and impact on rural productivity. • Rural zoned land should be retained for rural purposes and not transitioned to residential lots or rural lifestyle lots.
Underdevelopment	<ul style="list-style-type: none"> • Greater opportunities for subdivision and development should be provided across the rural areas. • Lots in village investigation areas need to be smaller (approx. 500 square metres) to provide affordable housing options and attract families. • Village investigation areas should be expanded in area and residential lifestyle lot opportunities provided in more of the rural area. • 2ha lot size investigation area should extend to other parts of the rural areas and not be restricted to the areas indicated in the Study. • 2ha lot size investigation areas are too small and cover areas where many of the lots are already under sized and will not result in many subdivision and housing opportunities. • Study overstates the prominence of agricultural activities in the area and increased housing and lifestyle opportunities should be provided. • The Study provides subdivision opportunities to a small number of land owners and the majority of rural areas would remain unchanged. Study does not apply opportunities for subdivision equally across all landscape areas. • Study will place unreasonable limitations on future development.
Lack of opportunities	<ul style="list-style-type: none"> • Recommendations do not provide opportunities for additional land uses in the E3 Environmental Protection zone in the Riverlands landscape area. The Study recommendations for additional land uses in rural zones and the SP3 Tourist zone should be afforded to the E3 zone. • Additional business related land uses should be provided in the Georges Creek landscape area. • Study should be more visionary and consider new villages / universities. • More land use opportunities including accommodation, art galleries and business should be permitted in the rural zones to support the art scene.

Figure 15 and 16 below shows the number of times a key reason for support or key concern was raised in submissions. Most submissions raised multiple matters which are included in the numbers below.

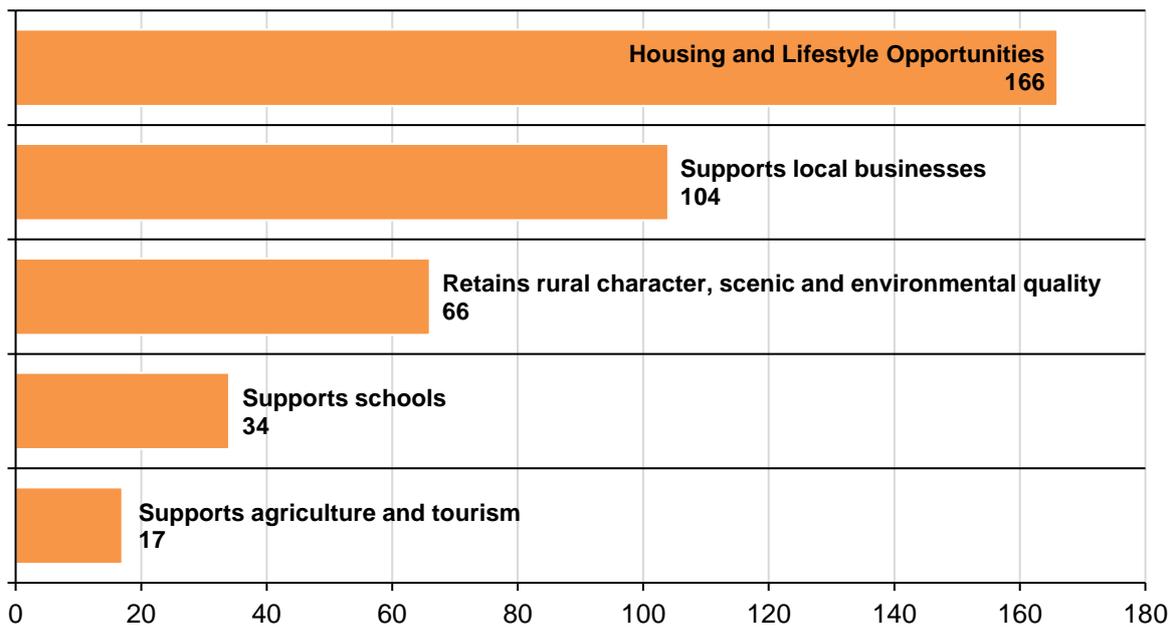


Figure 15 – Key Reasons for Support

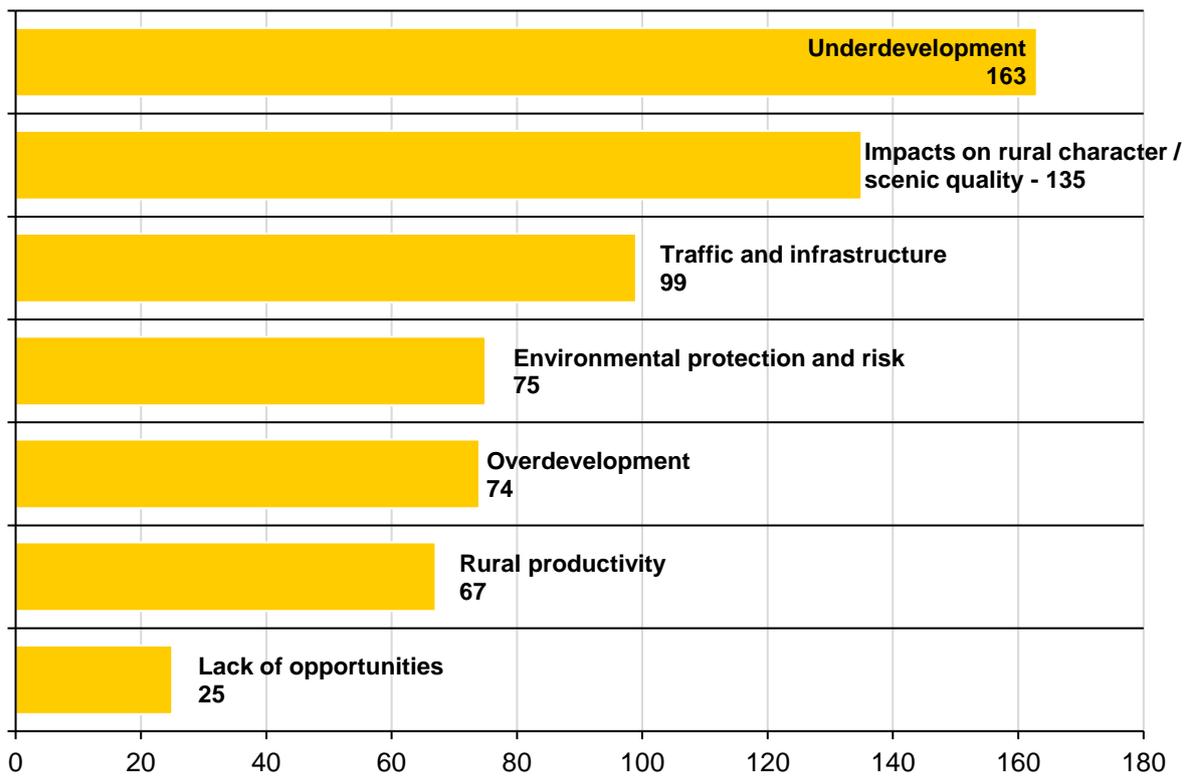


Figure 16 – Key Concerns

4. Views On Place-Based Recommendations

The Study includes place based recommendations for each landscape area (Refer to Part 5 - Recommendations of the draft Strategy). This Section addresses the feedback received on the recommendations for each landscape area.

Some submissions provided particular comments on the recommendations for a specific landscape area, whilst other submissions included general comments about the Study overall. Figure 17 shows the number of submissions that commented on each landscape area compared to those that commented on the Study generally.

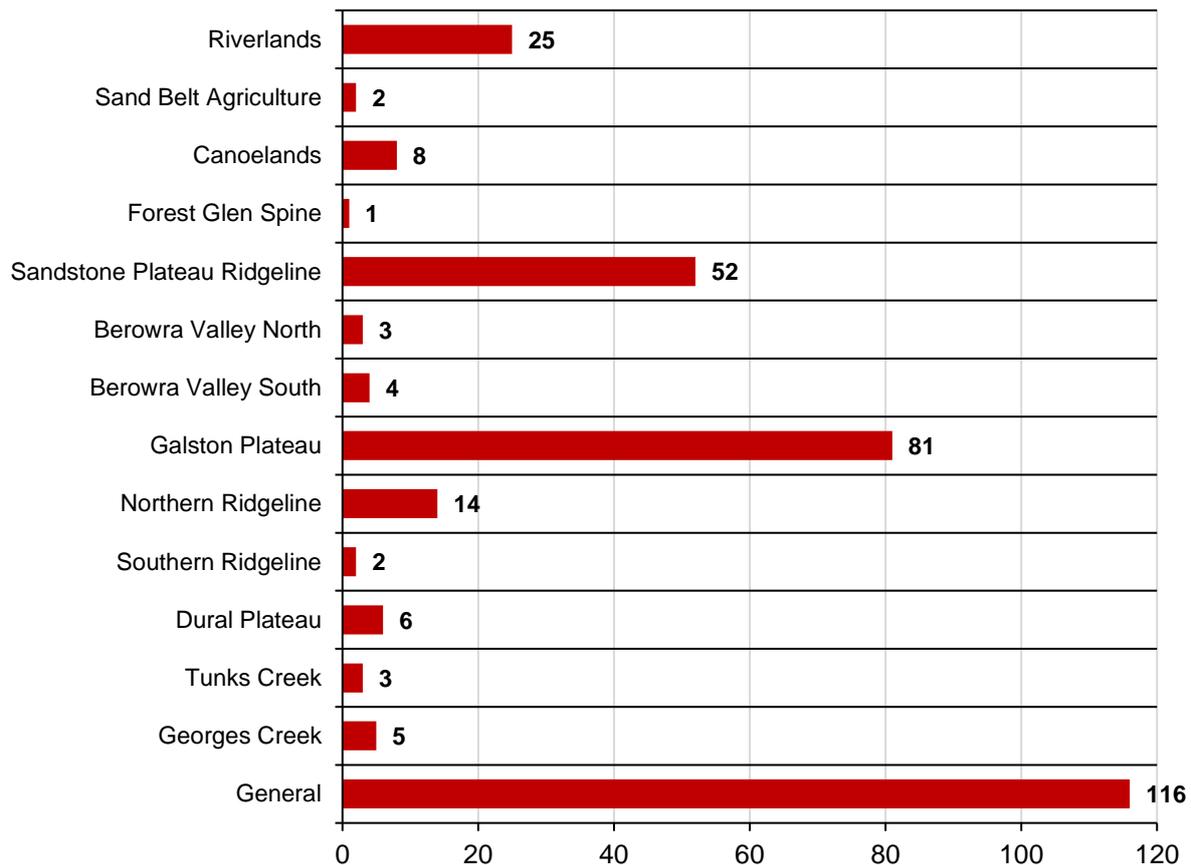
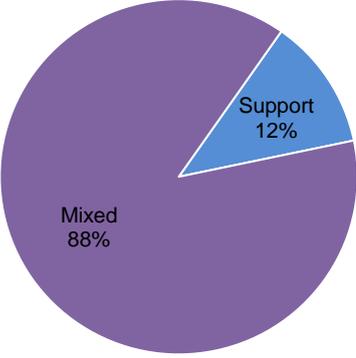
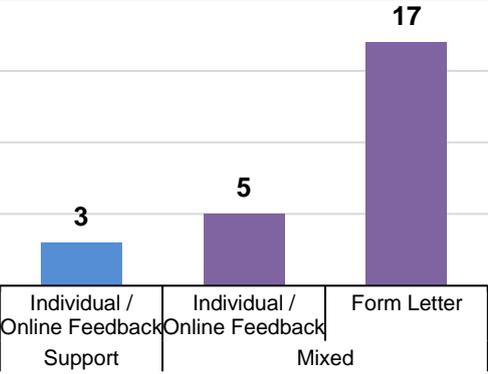
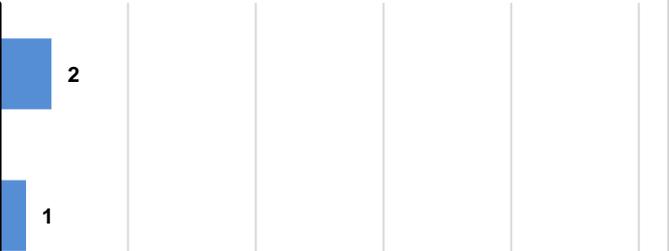


Figure 17 – Submissions that commented on each Landscape Area

Of the submissions that specifically commented on a landscape area, Galston Plateau was commented on more than other any landscape area, followed by Sandstone Plateau Ridgeline, then Riverlands.

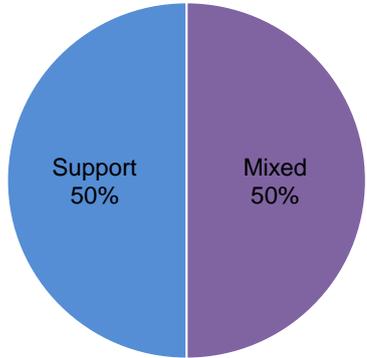
The feedback received on each landscape area is summarised in this Section, which includes the feedback on recommendations for village and lot size investigation areas within the relevant landscape areas.

4.1. Riverlands

<p>Summary of Study Recommendation</p>	<p>Retain E3 Environmental Protection zone in Riverlands. Review land uses in the SP3 Tourism zone near Wisemens Ferry Village and consider permitting kiosks, markets and plant nurseries as permissible land uses, with new DCP controls to ensure new development is sympathetic to rural character. Prepare a Place Plan for Wisemens Ferry Village.</p>			
<p>Submissions</p>	<p>Views – 25 Submissions Submission Type</p>			
				
		<p>Submissions</p>	<p>Authors</p>	<p>Household</p>
Total submissions on landscape area		25	21	24
Support the Study		3	3	3
Against the Study		0	0	0
Mixed views on the Study		22	18	21
<p style="text-align: center;">Location of Submitters</p>				
<p>Support</p>				
<p>Mixed</p>				

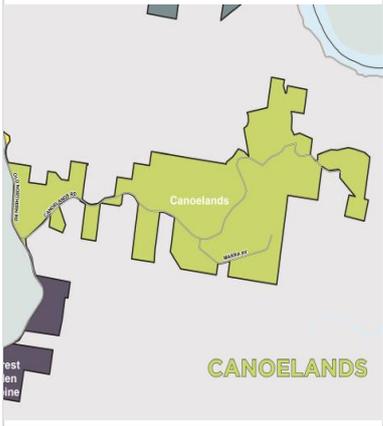
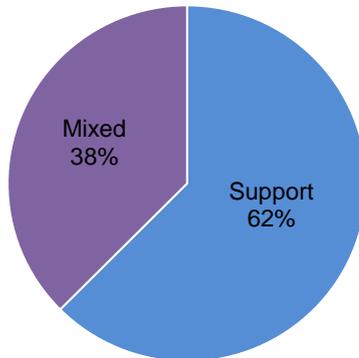
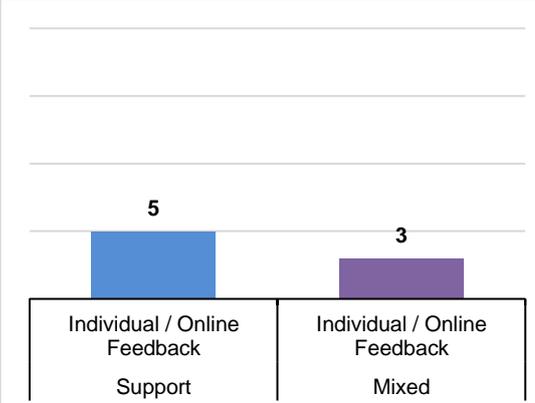
Feedback about land uses	<ul style="list-style-type: none"> - Support for new land uses in SP3 Tourism zone in Wisemans Ferry to enhance tourism. - Request for additional land uses to be permitted in the E3 Environmental Protection zone. 				
Landscape areas and character statement	<ul style="list-style-type: none"> - No suggested changes to landscape area description or character statement. 				
Concerns	<table border="0"> <tr> <td data-bbox="416 405 638 678">Lack of Opportunities:</td> <td data-bbox="638 405 1439 678"> <ul style="list-style-type: none"> - The Study recommendations do not provide opportunities for additional land uses in the E3 Environmental Protection zone in the Riverlands landscape area. The Study recommendations for additional land uses on rural zoned land should be afforded to the E3 zone to enhance tourism. - Concern that Council does not permit enough land use opportunities along the Hawkesbury river compared to other Councils. </td> </tr> <tr> <td data-bbox="416 678 638 757">Other:</td> <td data-bbox="638 678 1439 757"> <ul style="list-style-type: none"> - Not enough support for maintaining properties, vegetation clearing requirements and permits onerous. </td> </tr> </table>	Lack of Opportunities:	<ul style="list-style-type: none"> - The Study recommendations do not provide opportunities for additional land uses in the E3 Environmental Protection zone in the Riverlands landscape area. The Study recommendations for additional land uses on rural zoned land should be afforded to the E3 zone to enhance tourism. - Concern that Council does not permit enough land use opportunities along the Hawkesbury river compared to other Councils. 	Other:	<ul style="list-style-type: none"> - Not enough support for maintaining properties, vegetation clearing requirements and permits onerous.
Lack of Opportunities:	<ul style="list-style-type: none"> - The Study recommendations do not provide opportunities for additional land uses in the E3 Environmental Protection zone in the Riverlands landscape area. The Study recommendations for additional land uses on rural zoned land should be afforded to the E3 zone to enhance tourism. - Concern that Council does not permit enough land use opportunities along the Hawkesbury river compared to other Councils. 				
Other:	<ul style="list-style-type: none"> - Not enough support for maintaining properties, vegetation clearing requirements and permits onerous. 				
Reasons for support	<table border="0"> <tr> <td data-bbox="416 757 638 925">Retain rural character / scenic and environmental value:</td> <td data-bbox="638 757 1439 925"> <ul style="list-style-type: none"> - Recommendations for retaining environmental zoning are appropriate to ensure the ongoing protection of scenic value of the area and environmental qualities. </td> </tr> <tr> <td data-bbox="416 925 638 1019">Supports tourism:</td> <td data-bbox="638 925 1439 1019"> <ul style="list-style-type: none"> - New land uses in SP3 Tourism zone in Wisemans Ferry will support tourism. </td> </tr> </table>	Retain rural character / scenic and environmental value:	<ul style="list-style-type: none"> - Recommendations for retaining environmental zoning are appropriate to ensure the ongoing protection of scenic value of the area and environmental qualities. 	Supports tourism:	<ul style="list-style-type: none"> - New land uses in SP3 Tourism zone in Wisemans Ferry will support tourism.
Retain rural character / scenic and environmental value:	<ul style="list-style-type: none"> - Recommendations for retaining environmental zoning are appropriate to ensure the ongoing protection of scenic value of the area and environmental qualities. 				
Supports tourism:	<ul style="list-style-type: none"> - New land uses in SP3 Tourism zone in Wisemans Ferry will support tourism. 				
Suggested changes in submissions	<ul style="list-style-type: none"> - Permit additional land uses in the E3 Environmental Protection zone, including dual occupancies, secondary dwellings, farm stay accommodation, bed & breakfast, eco tourist facilities, home businesses, boat ramps, jetties & boat sheds, campgrounds. <i>(Note: The HLEP currently permits farm stay and bed and breakfast accommodation with consent in the E3 zone)</i> - For clarity, Study should specify that there is no change to the E2 Environmental Conservation zone in this landscape area. 				

4.2. Sand Belt Agriculture

<p>Summary of Study Recommendation</p>	<p>Retain RU1 Primary Production and E3 Environmental Protection zones in Sand Belt Agriculture. Permit land uses to support agricultural activities in the RU1 zone including garden centres, markets, function centres, restaurants/cafes and artisan food and drink premises. Expand DCP controls for Extractive Industries to include principles related to protection of landscape character and environmental management.</p>																					
<p>Submissions (excludes agency comments)</p>	<p>Views – 2 Submissions Submission Type</p>																					
		<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">1</td> <td style="width: 50%;">1</td> </tr> <tr> <td>Individual / Online Feedback Support</td> <td>Individual / Online Feedback Mixed</td> </tr> </table>	1	1	Individual / Online Feedback Support	Individual / Online Feedback Mixed																
1	1																					
Individual / Online Feedback Support	Individual / Online Feedback Mixed																					
		<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th></th> <th>Submissions</th> <th>Authors</th> <th>Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on landscape area</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Support the Study</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Against the Study</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Mixed views on the Study</td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		Submissions	Authors	Household	Total submissions on landscape area	2	2	2	Support the Study	0	0	0	Against the Study	1	1	1	Mixed views on the Study	1	1	1
	Submissions	Authors	Household																			
Total submissions on landscape area	2	2	2																			
Support the Study	0	0	0																			
Against the Study	1	1	1																			
Mixed views on the Study	1	1	1																			
		<p style="text-align: center;">Location of Submitters</p>																				
<table border="1" style="width: 100%;"> <tr> <td style="width: 10%; text-align: center;">Support</td> <td style="width: 70%;">Rural - Not stated</td> <td style="width: 20%; text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Mixed</td> <td>Sand Belt Agriculture</td> <td style="text-align: center;">1</td> </tr> </table>		Support	Rural - Not stated	1	Mixed	Sand Belt Agriculture	1	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 10%;"></td> </tr> </table>														
Support	Rural - Not stated	1																				
Mixed	Sand Belt Agriculture	1																				

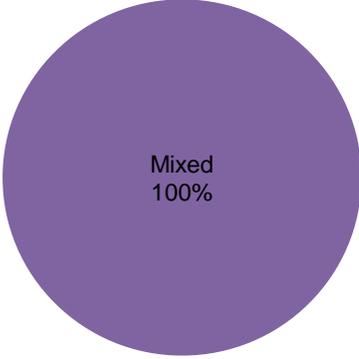
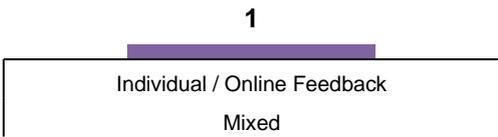
Feedback about land uses	- Concern that the Sand Belt agriculture landscape area does not include many viable agriculture pursuits and recommendations for additional land uses to support agriculture is misguided. There is no evidence that the additional land uses will retain agriculture in the area and may result in environmental damage.
Landscape areas and character statement	- Character statement does not acknowledge dominance of extractive industries, SREP 9 (a state policy for mining) or the challenges of agricultural productivity in the area.
Concerns	Environmental Protection and risk: <ul style="list-style-type: none"> - There is no evidence that value adding land uses will help retain agriculture and may result in environmental damage. - Retaining RU1 and 10ha lot sizes to encourage agriculture would not be appropriate and a RU4 or E4 zone would better protect landscape and biodiversity values.
	Under development: <ul style="list-style-type: none"> - Retention of the RU1 zone and 10ha minimum lot size is not appropriate and 2ha lot should be permitted to provide rural living opportunities.
	Other: <ul style="list-style-type: none"> - Land capability for agriculture is low and the recommendation to protect land for agriculture in this area is misguided.
Reasons for support	Retain environmental values: <ul style="list-style-type: none"> - Recommendations are appropriate to ensure the ongoing protection of environmental qualities of the area, in particular the re-population of koalas.
Suggested changes in submissions	<ul style="list-style-type: none"> - Requests rezoning to RU4 Primary Production Small Lots or E4 Environmental Living zoning with a minimum lot size of 2ha to better protect landscape character and biodiversity. - Requests for the character statement to be amended to recognise the dominance of mining in this area and challenges for agriculture.
Site Specific Submission	- Agricultural suitability assessment prepared for a specific property on Old Northern Road concludes that the site is not suitable for agriculture due to natural constraints, soil type and limited access to water and that undertaking agriculture on this property would lead to adverse impacts on the natural landscape and biodiversity. Submission suggests that rezoning from from RU1 Primary Production to RU4 Primary Production Small Lots or E4 Environmental Living would be more appropriate with a reduction in minimum lot size to 2ha. The submission suggests 2ha lots would attract investment from people able to protect the landscape and biodiversity values of the area. <i>(Note: Concerns also reflected in comments about this landscape area above).</i>
Agency comments	- <i>NSW Department of Primary Industries</i> – No support for introduction of function centres or garden centres in the RU1 Primary Production zone.

4.3. Canoelands

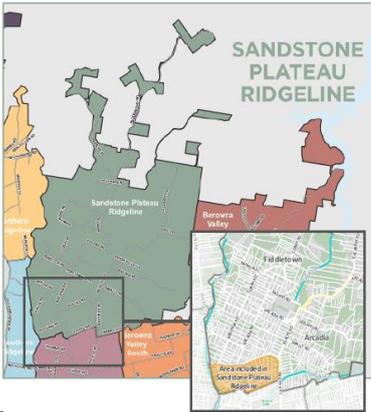
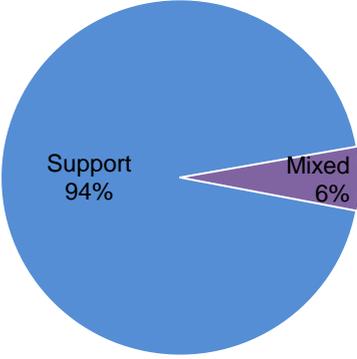
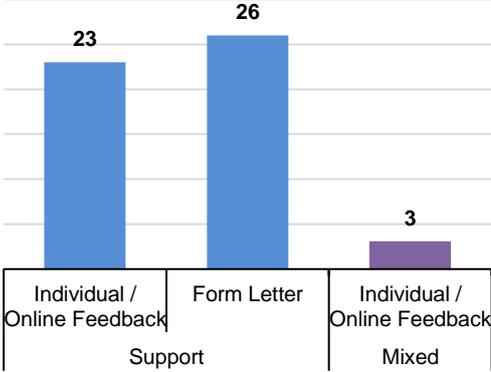
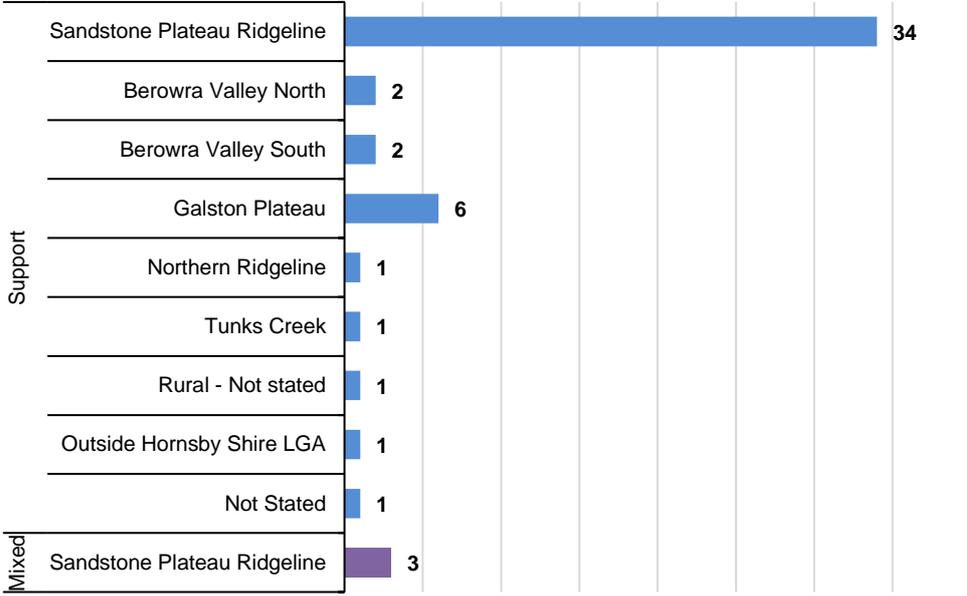
<p>Summary of Study Recommendation</p>	<p>Retain RU1 Primary Production and E3 Environmental Protection zones in Canoelands. Permit land uses to support agricultural activities in the RU1 zone including garden centres, markets, function centres, restaurants/cafes and artisan food and drink premises.</p>																					
<p>Submissions (excludes agency comments)</p>	<p>Views – 8 Submissions Submission Type</p>																					
																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Submissions</th> <th style="text-align: center;">Authors</th> <th style="text-align: center;">Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on landscape area</td> <td style="text-align: center;">8</td> <td style="text-align: center;">7</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Support the Study</td> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Against the Study</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Mixed views on the Study</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> </tr> </tbody> </table> <p style="text-align: center;">Location of Submitters</p> <ul style="list-style-type: none"> - All 8 submissions are from residents within Canoelands. 			Submissions	Authors	Household	Total submissions on landscape area	8	7	3	Support the Study	5	4	1	Against the Study	0	0	0	Mixed views on the Study	3	3	2
	Submissions	Authors	Household																			
Total submissions on landscape area	8	7	3																			
Support the Study	5	4	1																			
Against the Study	0	0	0																			
Mixed views on the Study	3	3	2																			
<p>Feedback about land uses</p>	<ul style="list-style-type: none"> - Additional land uses will provide opportunities for existing farms and support agriculture and enhance tourism. - Additional land uses are commercial enterprises incompatible with the rural area. - Road infrastructure is insufficient to cater for increased traffic from value adding land uses. 																					
<p>Landscape areas and character statement</p>	<ul style="list-style-type: none"> - No suggested changes to landscape area description or character statement. 																					
<p>Concerns</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%; vertical-align: top;"> <p>Traffic and Infrastructure:</p> </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> - Value adding activities are commercial enterprises on rural properties which result in traffic congestion. - Insufficient road infrastructure in place including signage and line markings to meet the demands of commercial operations on rural properties. </td> </tr> <tr> <td style="vertical-align: top;"> <p>Under development:</p> </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> - Since agriculture is in decline retention of the minimum 10ha is not required and 2ha lots are more appropriate for rural lifestyle opportunities. </td> </tr> </table>		<p>Traffic and Infrastructure:</p>	<ul style="list-style-type: none"> - Value adding activities are commercial enterprises on rural properties which result in traffic congestion. - Insufficient road infrastructure in place including signage and line markings to meet the demands of commercial operations on rural properties. 	<p>Under development:</p>	<ul style="list-style-type: none"> - Since agriculture is in decline retention of the minimum 10ha is not required and 2ha lots are more appropriate for rural lifestyle opportunities. 																
<p>Traffic and Infrastructure:</p>	<ul style="list-style-type: none"> - Value adding activities are commercial enterprises on rural properties which result in traffic congestion. - Insufficient road infrastructure in place including signage and line markings to meet the demands of commercial operations on rural properties. 																					
<p>Under development:</p>	<ul style="list-style-type: none"> - Since agriculture is in decline retention of the minimum 10ha is not required and 2ha lots are more appropriate for rural lifestyle opportunities. 																					

	Rural Character:	- Commercial enterprises are not compatible with the character of the rural area.
	Lack of opportunities:	- Study recommendations do not go far enough and further opportunities (such as a village) should be explored.
Reasons for support	Support Agriculture and Tourism:	- Value adding land uses will provide opportunities for existing farms and support agriculture and enhance tourism.
Suggested changes in submissions		<ul style="list-style-type: none"> - Reduce the minimum 10ha lot size to 2ha to provide more manageable sized lots and housing and lifestyle opportunities. - Consider other opportunities including a new village in Canoelands.
Agency comments		<ul style="list-style-type: none"> - <i>NSW Rural Fire Service</i> - Function centres not appropriate in Canoelands due to bushfire risk. - <i>NSW Department of Primary Industries</i> – No support for introduction of function centres or garden centres in the RU1 Primary Production zone.

4.4. Forest Glen Spine

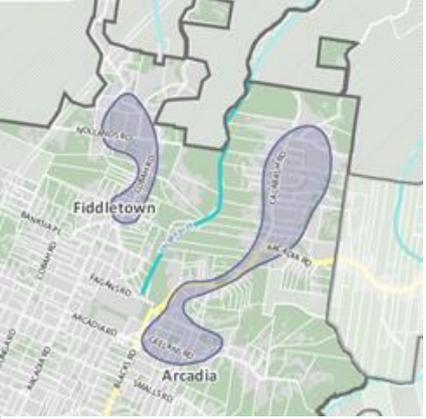
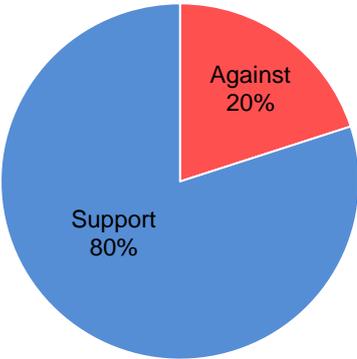
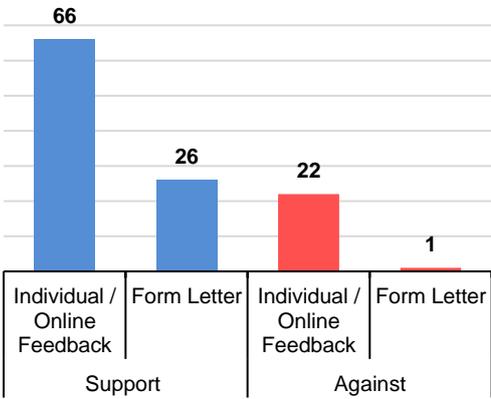
Summary of Study Recommendation	Retain RU1 Primary Production and E3 Environmental Protection zones in Forest Glen Spine. Permit land uses to support agricultural activities in the RU1 zone including garden centres, markets, function centres, restaurants/cafes and artisan food and drink premises.					
Submissions (excludes agency comments)	Views – 1 Submissions			Submission Type		
						
		Submissions	Authors	Household		
	Total submissions on landscape area	1	1	1		
	Support the Study	0	0	0		
	Against the Study	0	0	0		
	Mixed views on the Study	1	1	1		
	Location of Submitters					
Feedback about land uses	- No feedback provided on proposed land uses.					
Landscape areas and character statement	- No suggested changes to landscape area description or character statement.					
Reasons for support	- No specific reasons provided.					
Concerns	Underdevelopment: - 10ha lots not required and 2ha lot sizes more appropriate.					
Suggested changes in submissions	- Request for the minimum 10ha to be changed to 2ha in this landscape area.					
Agency comments	<ul style="list-style-type: none"> - <i>NSW Rural Fire Service</i> - Function centres not appropriate in Forest Glen Spine due to bushfire risk. - <i>NSW Department of Primary Industries</i> – No support for introduction of function centres or garden centres in the RU1 Primary Production zone. 					

4.5. Sandstone Plateau Ridgeline

<p>Summary of Study Recommendation</p>	<p>Retain E3 Environmental Protection zone in Sandstone Plateau Ridgeline. Permit land uses to support agricultural activities in the RU1 and RU4 zones including garden centres, markets, function centres, restaurants/cafes and artisan food and drink premises.</p> <p><i>Note: Feedback on Study recommendation to investigate reducing lot sizes to 2ha within parts of Sandstone Plateau Ridgeline is addressed separately in 4.5.1.</i></p>																										
<p>Submissions</p>	<p>Views – 52 Submissions Submission Type</p>																										
<div style="display: flex; justify-content: space-around;"> <div data-bbox="485 734 842 1093">  </div> <div data-bbox="919 734 1410 1106">  </div> </div>																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Submissions</th> <th style="text-align: center;">Authors</th> <th style="text-align: center;">Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on landscape area</td> <td style="text-align: center;">52</td> <td style="text-align: center;">52</td> <td style="text-align: center;">42</td> </tr> <tr> <td>Support the Study</td> <td style="text-align: center;">49</td> <td style="text-align: center;">49</td> <td style="text-align: center;">40</td> </tr> <tr> <td>Against the Study</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Mixed views on the Study</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> </tr> </tbody> </table>				Submissions	Authors	Household	Total submissions on landscape area	52	52	42	Support the Study	49	49	40	Against the Study	0	0	0	Mixed views on the Study	3	3	2					
	Submissions	Authors	Household																								
Total submissions on landscape area	52	52	42																								
Support the Study	49	49	40																								
Against the Study	0	0	0																								
Mixed views on the Study	3	3	2																								
<p style="text-align: center;">Location of Submitters</p>																											
 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>View Type</th> <th>Area</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td rowspan="10">Support</td> <td>Sandstone Plateau Ridgeline</td> <td>34</td> </tr> <tr> <td>Berowra Valley North</td> <td>2</td> </tr> <tr> <td>Berowra Valley South</td> <td>2</td> </tr> <tr> <td>Galston Plateau</td> <td>6</td> </tr> <tr> <td>Northern Ridgeline</td> <td>1</td> </tr> <tr> <td>Tunks Creek</td> <td>1</td> </tr> <tr> <td>Rural - Not stated</td> <td>1</td> </tr> <tr> <td>Outside Hornsby Shire LGA</td> <td>1</td> </tr> <tr> <td>Not Stated</td> <td>1</td> </tr> <tr> <td>Mixed</td> <td>Sandstone Plateau Ridgeline</td> <td>3</td> </tr> </tbody> </table>			View Type	Area	Count	Support	Sandstone Plateau Ridgeline	34	Berowra Valley North	2	Berowra Valley South	2	Galston Plateau	6	Northern Ridgeline	1	Tunks Creek	1	Rural - Not stated	1	Outside Hornsby Shire LGA	1	Not Stated	1	Mixed	Sandstone Plateau Ridgeline	3
View Type	Area	Count																									
Support	Sandstone Plateau Ridgeline	34																									
	Berowra Valley North	2																									
	Berowra Valley South	2																									
	Galston Plateau	6																									
	Northern Ridgeline	1																									
	Tunks Creek	1																									
	Rural - Not stated	1																									
	Outside Hornsby Shire LGA	1																									
	Not Stated	1																									
	Mixed	Sandstone Plateau Ridgeline	3																								

Feedback about land uses	<ul style="list-style-type: none"> - Value adding activities may help retain and enhance agricultural production. - Focus on retaining agriculture with value adding land uses is misguided as agriculture is unviable. - More land use opportunities including accommodation, art galleries and business should be permitted in the rural zones to support the local art scene and the Arcadian art trail which attracts tourists.
Landscape areas and character statement	<ul style="list-style-type: none"> - No suggested changes to landscape area description or character statement.
Concerns	<p>Traffic and Infrastructure:</p> <ul style="list-style-type: none"> - Rural roads are inadequate to cater to for additional population or tourist visitation. - Infrastructure provision should be addressed prior to planning control changes. <p>Under development:</p> <ul style="list-style-type: none"> - There is opportunity to enhance and support growth of Arcadia village. - The rural area is no longer suitable for agriculture and more rural lifestyle opportunities should be provided. <p>Lack of opportunities:</p> <ul style="list-style-type: none"> - More land use opportunities including accommodation, art galleries and business should be permitted in the rural zones to support Arcadian Art Trail which attracts tourists.
Reasons for support	<p>Rural productivity:</p> <ul style="list-style-type: none"> - Protection of land for rural activities and agriculture is appropriate.
Suggested changes in submissions	<ul style="list-style-type: none"> - More land use opportunities including accommodation, art galleries and business should be permitted in the rural zones to support the local art scene and the Arcadian Art Trail.
Agency comments:	<ul style="list-style-type: none"> - <i>NSW Department of Primary Industries</i> – No support for introduction of function centres or garden centres in the RU1 Primary Production zone.

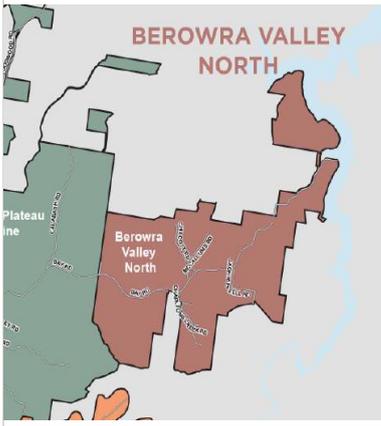
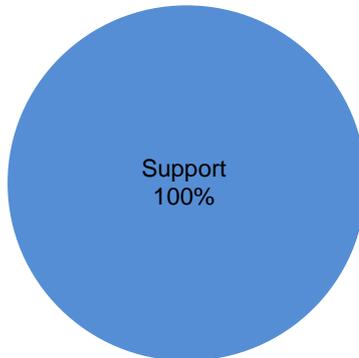
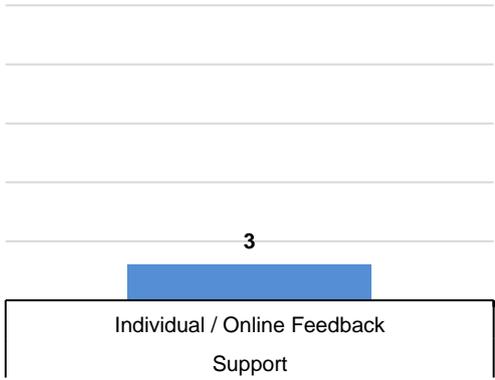
4.5.1. Sandstone Plateau Ridgeline – 2ha Lot Size Investigation Area

<p>Study Recommendation</p>	<p>Review the minimum lot size extent where the minimum lot size transitions from 2ha to 10ha north of Arcadia and Fiddletown. Subdivision to a minimum lot size of 2ha may be appropriate in the investigation areas shown on the map, provided access / egress considerations, vegetation protection and bushfire protection can be maintained. Consider extension of the RU4 Primary Production Small Lot zone in line with any change to the minimum lot size.</p>																																												
<p>Submissions (excludes agency comments)</p>	<p>Views – 115 Submissions Submission Type</p>																																												
<div style="display: flex; justify-content: space-around;"> <div data-bbox="485 734 842 1093">  <p>Support 80% Against 20%</p> </div> <div data-bbox="919 712 1410 1111">  <table border="1"> <thead> <tr> <th>Category</th> <th>Submission Type</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Support</td> <td>Individual / Online Feedback</td> <td>26</td> </tr> <tr> <td>Form Letter</td> <td>40</td> </tr> <tr> <td rowspan="2">Against</td> <td>Individual / Online Feedback</td> <td>22</td> </tr> <tr> <td>Form Letter</td> <td>1</td> </tr> </tbody> </table> </div> </div>			Category	Submission Type	Count	Support	Individual / Online Feedback	26	Form Letter	40	Against	Individual / Online Feedback	22	Form Letter	1																														
Category	Submission Type	Count																																											
Support	Individual / Online Feedback	26																																											
	Form Letter	40																																											
Against	Individual / Online Feedback	22																																											
	Form Letter	1																																											
<table border="1"> <thead> <tr> <th></th> <th>Submissions</th> <th>Authors</th> <th>Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on this topic</td> <td>115</td> <td>111</td> <td>97</td> </tr> <tr> <td>Support for investigation areas</td> <td>92</td> <td>90</td> <td>79</td> </tr> <tr> <td>Against investigation areas</td> <td>23</td> <td>21</td> <td>21</td> </tr> </tbody> </table>				Submissions	Authors	Household	Total submissions on this topic	115	111	97	Support for investigation areas	92	90	79	Against investigation areas	23	21	21																											
	Submissions	Authors	Household																																										
Total submissions on this topic	115	111	97																																										
Support for investigation areas	92	90	79																																										
Against investigation areas	23	21	21																																										
<p style="text-align: center;">Location of Submitters</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Location</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td rowspan="10">Support</td> <td>Canoelands</td> <td>5</td> </tr> <tr> <td>Sandstone Plateau Ridgeline</td> <td>36</td> </tr> <tr> <td>Berowra Valley North</td> <td>5</td> </tr> <tr> <td>Berowra Valley South</td> <td>3</td> </tr> <tr> <td>Galston Plateau</td> <td>14</td> </tr> <tr> <td>Northern Ridgeline</td> <td>2</td> </tr> <tr> <td>Tunks Creek</td> <td>1</td> </tr> <tr> <td>Rural - Not stated</td> <td>22</td> </tr> <tr> <td>Outside Hornsby Shire LGA</td> <td>2</td> </tr> <tr> <td>Not Stated</td> <td>2</td> </tr> <tr> <td rowspan="10">Against</td> <td>Sandstone Plateau Ridgeline</td> <td>3</td> </tr> <tr> <td>Berowra Valley North</td> <td>2</td> </tr> <tr> <td>Berowra Valley South</td> <td>1</td> </tr> <tr> <td>Galston Plateau</td> <td>2</td> </tr> <tr> <td>Northern Ridgeline</td> <td>2</td> </tr> <tr> <td>Rural - Not stated</td> <td>6</td> </tr> <tr> <td>Non-Rural</td> <td>4</td> </tr> <tr> <td>Outside Hornsby Shire LGA</td> <td>2</td> </tr> <tr> <td>Not Stated</td> <td>1</td> </tr> </tbody> </table>			Category	Location	Count	Support	Canoelands	5	Sandstone Plateau Ridgeline	36	Berowra Valley North	5	Berowra Valley South	3	Galston Plateau	14	Northern Ridgeline	2	Tunks Creek	1	Rural - Not stated	22	Outside Hornsby Shire LGA	2	Not Stated	2	Against	Sandstone Plateau Ridgeline	3	Berowra Valley North	2	Berowra Valley South	1	Galston Plateau	2	Northern Ridgeline	2	Rural - Not stated	6	Non-Rural	4	Outside Hornsby Shire LGA	2	Not Stated	1
Category	Location	Count																																											
Support	Canoelands	5																																											
	Sandstone Plateau Ridgeline	36																																											
	Berowra Valley North	5																																											
	Berowra Valley South	3																																											
	Galston Plateau	14																																											
	Northern Ridgeline	2																																											
	Tunks Creek	1																																											
	Rural - Not stated	22																																											
	Outside Hornsby Shire LGA	2																																											
	Not Stated	2																																											
Against	Sandstone Plateau Ridgeline	3																																											
	Berowra Valley North	2																																											
	Berowra Valley South	1																																											
	Galston Plateau	2																																											
	Northern Ridgeline	2																																											
	Rural - Not stated	6																																											
	Non-Rural	4																																											
	Outside Hornsby Shire LGA	2																																											
	Not Stated	1																																											

Concerns	Impacts to rural character:	- Increase in subdivision potential would result in additional development and vegetation clearing that would undermine the rural character and scenic amenity.
	Environmental protection and risk:	<ul style="list-style-type: none"> - Areas of bushland that provide a habitat for wildlife will be adversely impacted from any change to lot sizes or zoning that permits more subdivision and development. - Requirements for APZs and RFS clearing allowances for new developments will result in excessive clearing of vegetation in bushfire prone areas. - Population and development increases should not be permitted in bushfire prone areas due to safety and evacuation issues.
	Traffic and Infrastructure:	<ul style="list-style-type: none"> - Road infrastructure is insufficient to accommodate increased population and traffic in this area. - Infrastructure delivery requires greater collaboration with the State Government.
	Over development:	- Increase in population and development is not appropriate as the area is not well serviced, has environmental constraints and will lead to impacts on scenic / rural character.
	Under development:	- The investigation areas are too small and cover areas where many of the lots are already under sized and will not result in limited subdivision and housing opportunities.
Reasons for support	Housing and lifestyle opportunities:	<ul style="list-style-type: none"> - 2ha rural lifestyle lots are appropriate as agriculture is no longer viable and 10ha lots are no longer required in the area. - Reducing lot sizes to 2ha will reduce the excessive land maintenance required for 10ha lots (including maintenance of APZs for bushfire risk). This will enable residents to stay in the local area longer and age in place. - Subdivision and development opportunities will attract younger families to the area and allow land owners to provide lots to children to live locally.
	Retains rural character / environment and scenic values:	<ul style="list-style-type: none"> - 2ha lot sizes are already permitted in most rural areas and therefore a change from 10ha to 2ha will not undermine rural character. Further, many of the lots in the investigation area are already undersized therefore reducing minimum lot size to 2ha will result in limited change. - 2ha lot sizes are consistent with the established landscape character statement of Sandstone Plateau Ridgeline.
	Support local businesses:	- More 2ha lots will attract new residents and will support local businesses.
	Support schools:	- More 2ha lots will attract families and increase enrolments in local schools.
Suggested changes in submissions	<ul style="list-style-type: none"> - Requests to extend the 2ha investigation areas to include: <ul style="list-style-type: none"> • all properties along Peebles Road; • all properties along Bloodwood Road; • all properties along Geelans Road; • the entire Sandstone Plateau Ridgeline landscape area; and • the entire Berowra Valley North landscape area. - Requests to include specific properties in the investigation area located on Arcadia Road, Bloodwood Road, Peebles Road, Cobah Road and Coolamon Close. 	

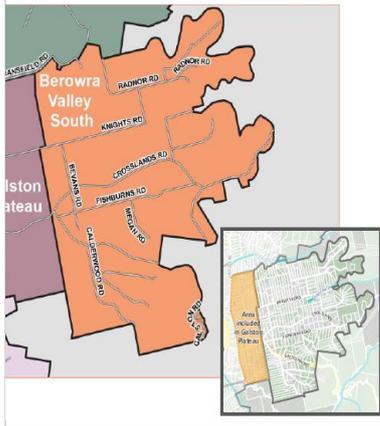
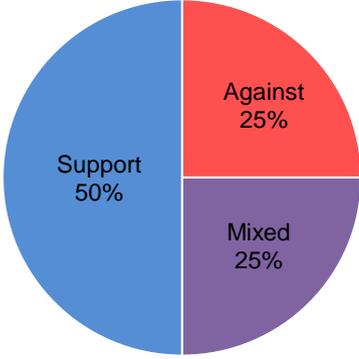
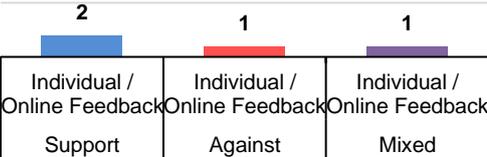
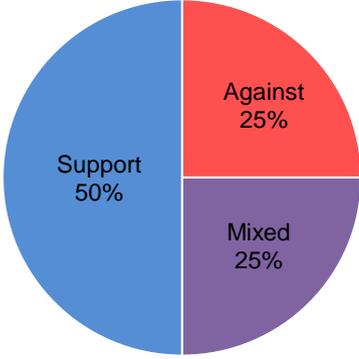
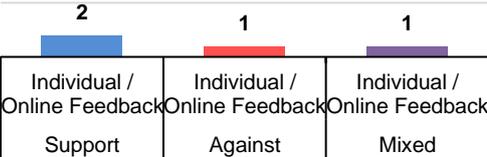
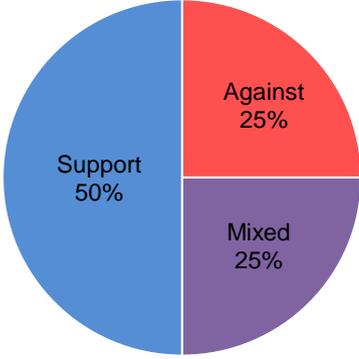
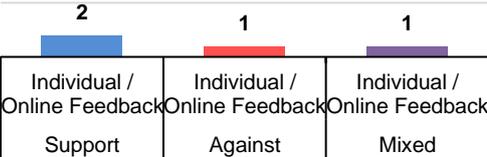
Agency comments	<ul style="list-style-type: none">- <i>NSW Rural Fire Service</i> – 2ha lot size investigation area in the Sandstone Plateau Ridgeline landscape area not suitable due to single road in and out and the area being surrounded by bushfire prone vegetation. Reducing lot size on any bushfire prone land is generally not supported.- <i>NSW Department of Primary Industries</i> – Concern that reducing the minimum lot size of land zoned RU1 Primary Production will increase land use conflicts and impact on existing agricultural operations.
------------------------	--

4.6. Berowra Valley North

<p>Summary of Study Recommendation</p>	<p>Retain RU1 Primary Production, E3 Environmental Protection and the E4 Environmental Living zones in Berowra Valley North. Permit land uses to support agricultural activities in the RU1 zone including garden centres, markets, function centres, restaurants/cafes and artisan food and drink premises.</p>																					
<p>Submissions (excludes agency comments)</p>	<p>Views – 3 Submissions Submission Type</p>																					
																						
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Submissions</th> <th style="text-align: center;">Authors</th> <th style="text-align: center;">Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on landscape area</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Support the Study</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr> <td>Against the Study</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Mixed views on the Study</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </tbody> </table> <p style="text-align: center;">Location of Submitters</p> <ul style="list-style-type: none"> - All 3 submissions from residents within Berowra Valley North. 		Submissions	Authors	Household	Total submissions on landscape area	3	3	3	Support the Study	3	3	3	Against the Study	0	0	0	Mixed views on the Study	0	0	0
	Submissions	Authors	Household																			
Total submissions on landscape area	3	3	3																			
Support the Study	3	3	3																			
Against the Study	0	0	0																			
Mixed views on the Study	0	0	0																			
<p>Feedback about land uses</p>	<ul style="list-style-type: none"> - Additional land uses in Berowra Valley north would increase tourism and traffic congestion. 																					
<p>Landscape areas and character statement</p>	<ul style="list-style-type: none"> - Character description overstates the presence of agricultural activities in the area. 																					
<p>Concerns</p>	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 20%;">Under development:</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> - Greater subdivision and housing opportunities needed, as agricultural activities in the area are not prominent. - The minimum 10ha lot size should be reduced to 2ha as 10ha is not required for agriculture and many lots are already undersized. - A change to 2ha lot sizes would be more appropriate for maintaining properties to mitigate bushfire risk. </td> </tr> <tr> <td style="vertical-align: top;">Transport and Infrastructure:</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> - Potential for additional traffic from new land uses. - Road infrastructure is insufficient to accommodate increased traffic in this area. </td> </tr> </table>		Under development:	<ul style="list-style-type: none"> - Greater subdivision and housing opportunities needed, as agricultural activities in the area are not prominent. - The minimum 10ha lot size should be reduced to 2ha as 10ha is not required for agriculture and many lots are already undersized. - A change to 2ha lot sizes would be more appropriate for maintaining properties to mitigate bushfire risk. 	Transport and Infrastructure:	<ul style="list-style-type: none"> - Potential for additional traffic from new land uses. - Road infrastructure is insufficient to accommodate increased traffic in this area. 																
Under development:	<ul style="list-style-type: none"> - Greater subdivision and housing opportunities needed, as agricultural activities in the area are not prominent. - The minimum 10ha lot size should be reduced to 2ha as 10ha is not required for agriculture and many lots are already undersized. - A change to 2ha lot sizes would be more appropriate for maintaining properties to mitigate bushfire risk. 																					
Transport and Infrastructure:	<ul style="list-style-type: none"> - Potential for additional traffic from new land uses. - Road infrastructure is insufficient to accommodate increased traffic in this area. 																					

Reasons for support	Retains rural character:	- Recommendations to retain 10ha minimum lot size in Berowra Valley North will protect rural character.
	Housing and lifestyle opportunities:	- The 2ha lot size investigations in other landscape areas will provide housing opportunities and attract families.
Suggested changes in submissions		<ul style="list-style-type: none"> - Extend 2ha lot size investigation areas to Berowra Valley North to increase subdivision opportunities. - Do not permit additional land uses in Berowra Valley North due to traffic congestion.
Agency comments		<ul style="list-style-type: none"> - <i>NSW Rural Fire Service</i> - Function centres not appropriate in Berowra Valley North due to bushfire risk. - <i>NSW Department of Primary Industries</i> – No support for introduction of function centres or garden centres in the RU1 Primary Production zone.

4.7. Berowra Valley South

<p>Summary of Study Recommendation</p>	<p>Retain RU4 Primary Production Small Lots and E3 Environmental Protection zone in Berowra Valley South. Permit land uses to support agricultural activities in the RU1 zone including garden centres, markets, function centres, restaurants/cafes and artisan food and drink premises.</p>																																						
<p>Submissions (excludes agency comments)</p>	<table border="1"> <thead> <tr> <th data-bbox="416 645 890 696">Views – 4 Submissions</th> <th colspan="3" data-bbox="890 645 1439 696">Submission Type</th> </tr> </thead> <tbody> <tr> <td data-bbox="416 696 890 1126">  </td> <td colspan="3" data-bbox="890 696 1439 1126">  </td> </tr> <tr> <td></td> <td data-bbox="890 1126 1090 1178">Submissions</td> <td data-bbox="1090 1126 1273 1178">Authors</td> <td data-bbox="1273 1126 1439 1178">Household</td> </tr> <tr> <td>Total submissions on landscape area</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Support the Study</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Against the Study</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Mixed views on the Study</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td colspan="4" data-bbox="416 1361 1439 1413" style="text-align: center;">Location of Submitters</td> </tr> <tr> <td colspan="4" data-bbox="416 1413 1439 1473">- All 4 submissions are from residents within Berowra Valley South.</td> </tr> </tbody> </table>			Views – 4 Submissions	Submission Type								Submissions	Authors	Household	Total submissions on landscape area	4	4	4	Support the Study	2	2	2	Against the Study	1	1	1	Mixed views on the Study	1	1	1	Location of Submitters				- All 4 submissions are from residents within Berowra Valley South.			
Views – 4 Submissions	Submission Type																																						
																																							
	Submissions	Authors	Household																																				
Total submissions on landscape area	4	4	4																																				
Support the Study	2	2	2																																				
Against the Study	1	1	1																																				
Mixed views on the Study	1	1	1																																				
Location of Submitters																																							
- All 4 submissions are from residents within Berowra Valley South.																																							
<p>Feedback about land uses</p>	<p>- No feedback about land uses in this landscape area.</p>																																						
<p>Landscape areas and character statement</p>	<p>- Landscape area character statement is appropriate as it recognises areas of Berowra Valley South that are positive and need to be retained.</p>																																						
<p>Concerns</p>	<p>Under development:</p> <p>Environmental protection and risk:</p> <p>Traffic and Infrastructure constraints:</p>	<ul style="list-style-type: none"> - Area should be considered for reduced allotment sizes. - Concern the Study does not apply opportunities for subdivision equally across all landscape areas. - Greater protections needed for bushland on rural zoned land, particularly near Still Creek. - Concerns that Study only recommended E3 zoned land and productive agricultural to be protected from fragmentation and that areas containing core bushland should be included. - Inadequate infrastructure in place to support additional population. 																																					

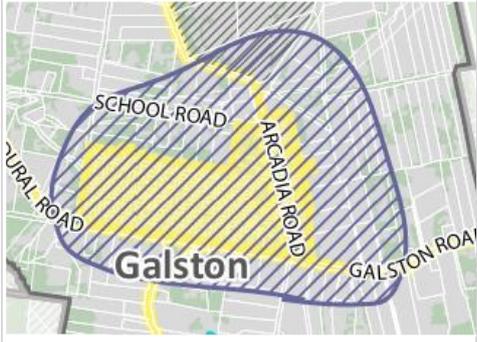
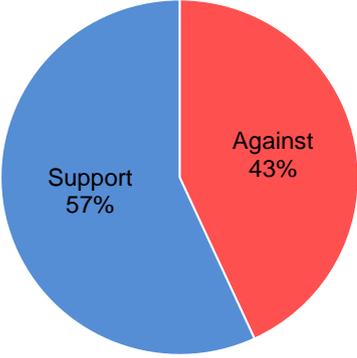
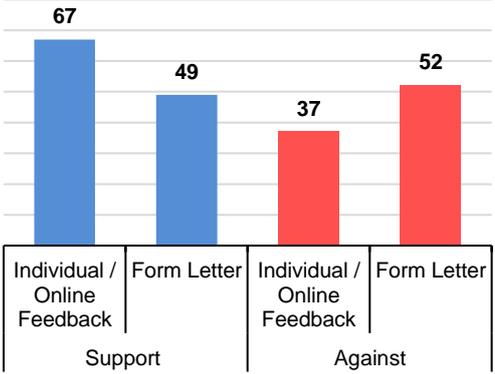
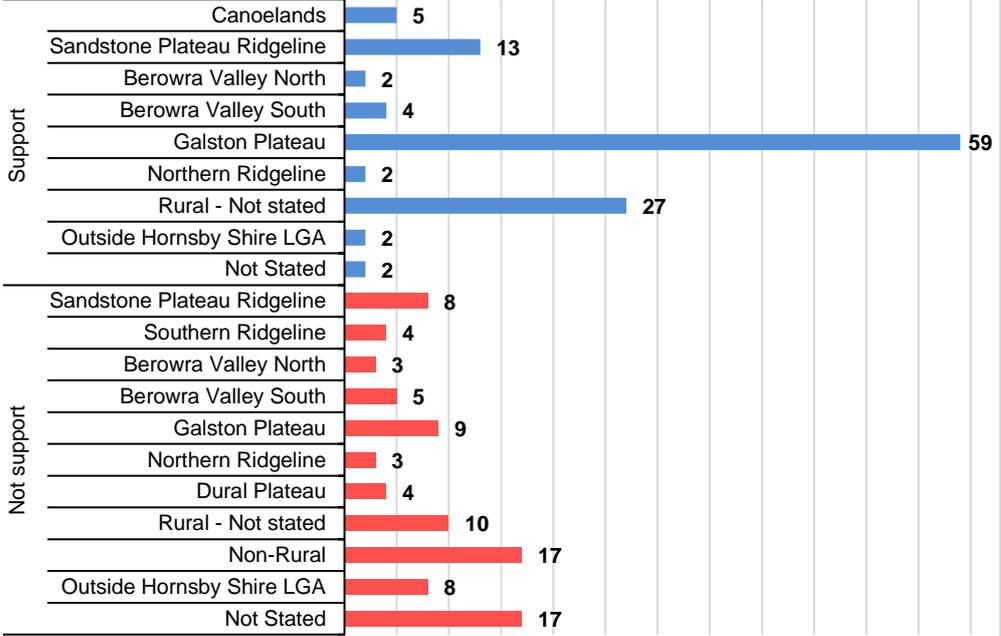
Reasons for support	Housing and lifestyle opportunities	- Support for housing opportunities in village investigation areas.
	Retains rural character / rural production	- Support for principles to limit land fragmentation and retain rural productive land.
Suggested changes in submissions	<ul style="list-style-type: none"> - Extend the Galston Village investigation area to provide subdivision opportunities in Berowra Valley South. - Consider additional planning controls for protection of biodiversity on rural zoned land. 	
Agency comments	<ul style="list-style-type: none"> - <i>Submission from NSW Rural Fire Service</i> - Function centres not appropriate in the majority of the Berowra Valley South landscape area due to bushfire risk. 	

4.8. Galston Plateau

<p>Summary of Study Recommendation</p>	<p>Retain E3 Environmental Protection in Galston Plateau. Permit land uses to support agricultural activities in the RU2 Rural Landscape and RU4 Primary Production Small Lots zones including markets, function centres, restaurants/cafes and artisan food and drink premises.</p> <p><i>Note: Feedback on the Study recommendation for the Galston Village Investigation is addressed separately under 4.8.1.</i></p>			
<p>Submissions (excludes agency comments)</p>	<p>Views – 82 Submissions Submission Type</p>			
		<p>Submissions</p>	<p>Authors</p>	<p>Household</p>
Total submissions on landscape area		82	67	64
Support the Study		65	47	53
Against the Study		7	6	6
Mixed views on the Study		10	14	5
<p style="text-align: center;">Location of Submitters</p>				
<p>Support</p> <ul style="list-style-type: none"> Sandstone Plateau Ridgeline 6 Berowra Valley North 1 Berowra Valley South 2 Galston Plateau 50 Northern Ridgeline 1 Rural - Not stated 5 <p>Against</p> <ul style="list-style-type: none"> Sandstone Plateau Ridgeline 1 Galston Plateau 3 Rural - Not stated 3 <p>Mixed</p> <ul style="list-style-type: none"> Galston Plateau 4 Rural - Not stated 4 Non-Rural 1 Not Stated 1 				

Feedback about land uses	<ul style="list-style-type: none"> - Value adding activities may help to enhance agricultural production. - Function centres are not ancillary land uses that support productive agriculture and should not be permitted.
Landscape areas and character statement	<ul style="list-style-type: none"> - No suggested changes to landscape area description or character statement.
Concerns	<p>Impacts on rural character / scenic quality:</p> <ul style="list-style-type: none"> - Additional land uses such as function centres are not compatible with the rural areas and will impact on rural character and amenity. Function centre spaces are available in villages.
	<p>Traffic and Infrastructure:</p> <ul style="list-style-type: none"> - Infrastructure is insufficient to accommodate an increase in population and traffic improvements are required before any growth.
	<p>Under development:</p> <ul style="list-style-type: none"> - Land no longer suitable for primary production as many lots are no longer used for farming and agriculture is not viable. Rural lifestyle lots are a more appropriate use of the land.
	<p>Over development:</p> <ul style="list-style-type: none"> - Additional housing is not required in the rural area.
Reasons for support	<p>Housing and lifestyle opportunities:</p> <ul style="list-style-type: none"> - Increased opportunities for rural lifestyle lots are appropriate. - Subdivision and development opportunities will attract younger families to the area. - Housing opportunities are appropriate as farming is no longer economically viable or sustainable in the investigation area.
	<p>Support businesses:</p> <ul style="list-style-type: none"> - Additional population will support businesses.
Suggested changes in submissions	<ul style="list-style-type: none"> - <i>Note: Requested changes for Gaslton Plateau relate to Galston Village Investigation Area which is addressed in 4.8.1.</i>
Site specific submission	<ul style="list-style-type: none"> - <i>Galston Harvest</i> – a proposal for a commercial/residential development at No. 355 Galston Road and No. 2A Belbowie Close. Proposal includes market spaces, restaurants, artisan food and drink areas, a function centre, short term accommodation, farming land, premise for a future Galston Library and a 20 dwelling gated community with tennis court, swimming pool and club house.

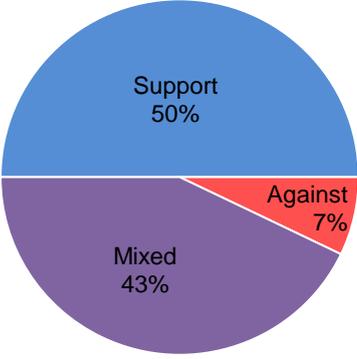
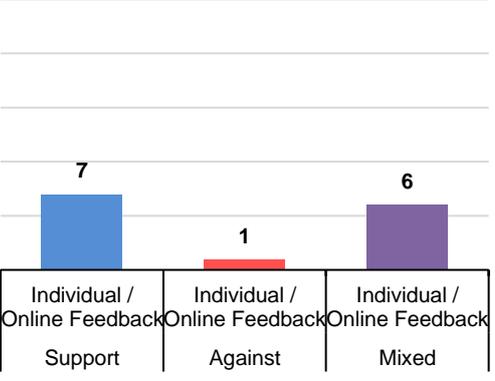
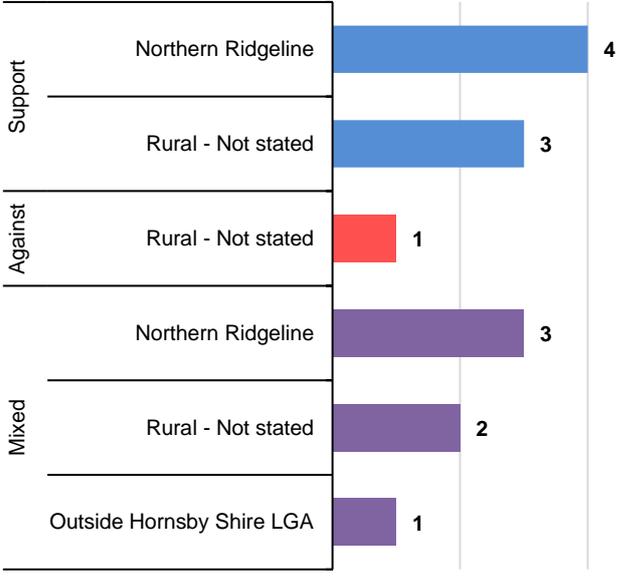
4.8.1. Galston Village Investigation Area

<p>Study Recommendation</p>	<p>Investigate areas within 400m from Galston Village where the zoning of E4 Environmental Living could be introduced, with lot sizes ranging between 5,000sqm and 10,000sqm. Prepare a Place Plan for Galston Village in line with the principles for determining village boundaries.</p>																	
<p>Submissions (excludes agency comments)</p>	<p>Views – 205 Submissions Submission Type</p>																	
																		
		<table border="1"> <thead> <tr> <th></th> <th>Submissions</th> <th>Authors</th> <th>Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on this topic</td> <td>205</td> <td>190</td> <td>174</td> </tr> <tr> <td>Support for investigation areas</td> <td>116</td> <td>105</td> <td>93</td> </tr> <tr> <td>Against investigation areas</td> <td>89</td> <td>85</td> <td>81</td> </tr> </tbody> </table>		Submissions	Authors	Household	Total submissions on this topic	205	190	174	Support for investigation areas	116	105	93	Against investigation areas	89	85	81
	Submissions	Authors	Household															
Total submissions on this topic	205	190	174															
Support for investigation areas	116	105	93															
Against investigation areas	89	85	81															
		<p style="text-align: center;">Location of Submitters</p>																
																		

Concerns		Impacts to rural character / scenic quality:	<ul style="list-style-type: none"> - Increase in subdivision potential would result in additional development and vegetation clearing that would undermine the rural character and scenic amenity. - Inappropriate development including large houses, sheds, extensive gardens, and swimming pools would impact on village character and scenic quality. - Clearing of natural bushland for development, irrigation space for on-site sewage management systems and APZs will undermine rural character. - Any provision of additional town house developments within Glaston village would impact on village character.
		Environmental protection and risk:	<ul style="list-style-type: none"> - The investigation may result in impacts to land zoned E3 Environmental Management north of Galston Village. - Areas of bushland that provide a habitat for wildlife will be adversely impacted from a change to lot sizes that permits more subdivision and development. - Requirements for APZs and RFS clearing allowances for new developments will result in excessive clearing of vegetation in bushfire prone areas. - An increase in on-site sewage management systems will detrimentally impact on the environment and water quality of the catchment.
		Rural productivity:	<ul style="list-style-type: none"> - Subdivision will further fragment agricultural lands, inhibit the agricultural potential of rural land and result in land use conflicts. - Rural lands have potential for greater agricultural production that can provide security during food supply chain shortages.
		Traffic and Infrastructure	<ul style="list-style-type: none"> - Infrastructure is insufficient to accommodate increased population and traffic. - Infrastructure delivery requires greater collaboration with state government.
		Over development:	<ul style="list-style-type: none"> - Increase in population and development is not appropriate as the area is not well serviced, has environmental constraints and will impact on scenic / rural character. - Increasing housing in the rural areas is not required and is not consistent with Council's Local Housing Study and actions of the North District Plan to limit urban development to within urban areas.
		Under development:	<ul style="list-style-type: none"> - The investigation areas are too small and the lot sizes recommended in the Study are too large to deliver sufficient housing supply and affordable housing opportunities.
		Other:	<ul style="list-style-type: none"> - The recommendation for E4 Environmental Living zone is an incorrect application of the zone.
	Reasons support	for	Housing and lifestyle opportunities:
Retains rural character / scenic values:			<ul style="list-style-type: none"> - Smaller lots closer to Galston Village will help retain the rural character and environmental/scenic values of the broader rural area.

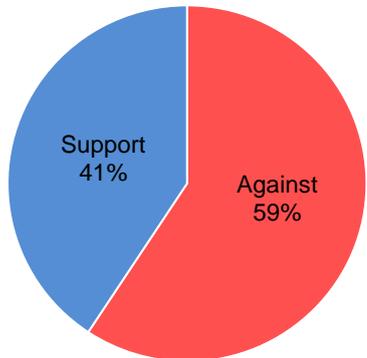
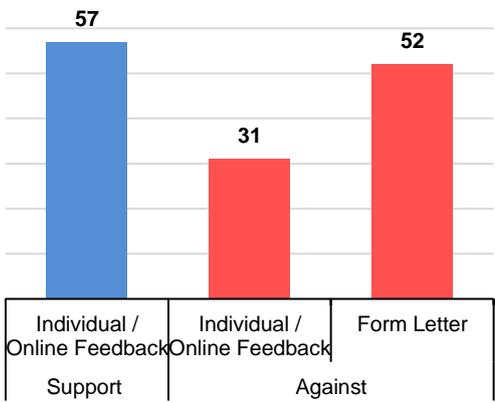
	Support local businesses:	- Expanding the village area will support business and attract new businesses.
	Support schools	- Attracting families will increase enrolments in local schools.
Suggested changes submissions	in	<ul style="list-style-type: none"> - Requests to extend the Galston village investigation area to: <ul style="list-style-type: none"> • Rowland Retirement Village west of Galston village. • 400m south of Gaslton village. • a 1km radius from Galston Village. • a 700m radius of Galston vilalge and include Galston High School. • include all of Galston Plateau landscape area. • include adjoining landscape areas. - Requests for village investigation area to be reduced in area to: <ul style="list-style-type: none"> • within 100m of Galston Village. • within 200m of Galston Village. - Requests for specific properties on Glaston Road, Belbowie Close and Pine Valley Road to be included in the investigation areas.
		<ul style="list-style-type: none"> - Requests for smaller lot sizes to be permitted in the investigation areas. Submissions suggest lot sizes of: <ul style="list-style-type: none"> • 500m² • 900m² • 1000-2000m² • 4000m² • 500m² north of the village on School Road Johnson Road, Galston, transitioning to 5000m² lots further from Galston Village. • 2000-4000m² allotments on School and Johnson Road. • 1000m² or less within a 700m radius of Galston Village. • 600m² close to Galston Village and 4000m² lots for the remaining areas of Galston Plateau. • 500-600m² close to Galston Village and transition to 10000m² lots for the remaining areas of the Galston Plateau. • 2000m² close to Galston Village and transition to 10000m² lots for the remaining areas of Galston Plateau. • 2000m² lots between Mid-Dural Road and Salloway Road. • 500m² lots within a 200m radius of Galston Village and transition to larger lots beyond. • medium density development. - Requests for specific properties on Arcadia Road, School Road and Galston Road to have reduced lot sizes.
Agency comments		<ul style="list-style-type: none"> - <i>NSW Rural Fire Service</i> - No objections raised to village investigation areas as the majority of areas around villages are not bushfire prone. Future subdivision and development will require APZs and associated vegetation removal. A Strategic Bushfire Safety Study needs to be prepared as part of any future investigations into lot sizes to inform planning decisions. - <i>NSW Department of Primary Industries</i> – Concern that village investigation areas could reduce the ability of small lot agricultural operations to expand to remain viable and increase land use conflicts with new residential development.

4.9. Northern Ridgeline

<p>Summary of Study Recommendation</p>	<p>Retain E3 Environmental Protection zone in Northern Ridgeline. Permit land uses to support agricultural activities in the RU1 Primary Production and the RU4 Primary Production Small Lots zones including garden centres, markets, function centres, restaurants/cafes and artisan food and drink premises.</p> <p><i>Note: Feedback on the Study recommendation for the Glenorie Village Investigation Area and Northern Ridgeline 2ha lot size Investigation Area is addressed separately in 4.9.1 and 4.9.2.</i></p>																					
<p>Submissions (excludes agency comments)</p>	<p>Views – 14 Submissions Submission Type</p>																					
																						
		<table border="1"> <thead> <tr> <th></th> <th>Submissions</th> <th>Authors</th> <th>Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on landscape area</td> <td>14</td> <td>13</td> <td>13</td> </tr> <tr> <td>Support the Study</td> <td>7</td> <td>6</td> <td>6</td> </tr> <tr> <td>Against the Study</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Mixed views on the Study</td> <td>6</td> <td>6</td> <td>6</td> </tr> </tbody> </table>		Submissions	Authors	Household	Total submissions on landscape area	14	13	13	Support the Study	7	6	6	Against the Study	1	1	1	Mixed views on the Study	6	6	6
	Submissions	Authors	Household																			
Total submissions on landscape area	14	13	13																			
Support the Study	7	6	6																			
Against the Study	1	1	1																			
Mixed views on the Study	6	6	6																			
		<p style="text-align: center;">Location of Submitters</p> 																				

Feedback about land uses	- The opportunities to permit additional land uses that support agricultural land uses will create an oversupply without an appropriate population in close proximity to serve the businesses.
Landscape areas and character statement	- Suggestion for the southern boundary of the landscape area to be moved from Muscios Lane further south to Wylids Road to facilitate expansion of Glenorie village investigation areas.
Concerns	<p>Impacts to rural character: - Increase in subdivision potential and development will undermine the rural character and scenic amenity of this area.</p> <p>Over development: - Increase in population and development is not appropriate in rural locations that are not well serviced, have environmental constraints and scenic / rural character.</p> <p>Environmental Protection and risk: - Population and development increases should not be permitted in areas subject to bushfire risk.</p> <p>Traffic and Infrastructure: - Infrastructure is insufficient to accommodate increased population and traffic in this area.</p>
Reasons support for	<p>Housing and lifestyle opportunities: - Subdivision and development opportunities will attract younger families to the area. - Residential development opportunities are appropriate as agriculture is no longer viable due to increasing land value.</p> <p>Retains rural character / environment and scenic values: - Retaining E3 Environmental Protection lots to avoid fragmentation will assist in maintaining productivity and scenic values of rural lands.</p>
Suggested changes in submissions	- Request to amend Northern Ridgeleine landscape area boundary from Muscios Lane to Wylids Road to facilitate expansion of Glenorie village investigation areas.
Agency comments	- <i>NSW Department of Primary Industries</i> – No support for introduction of function centres or garden centres in the RU1 Primary Production zone.

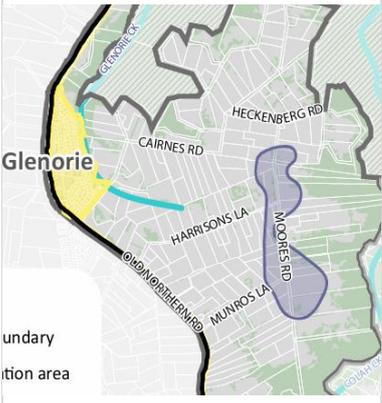
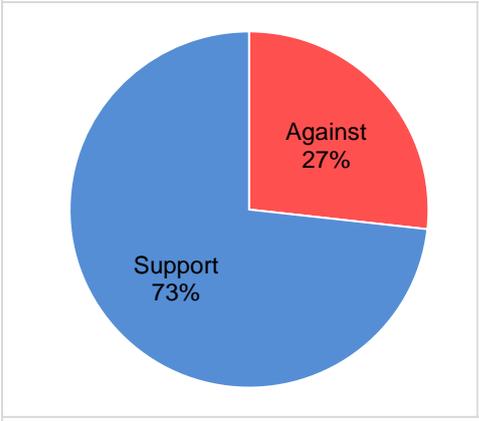
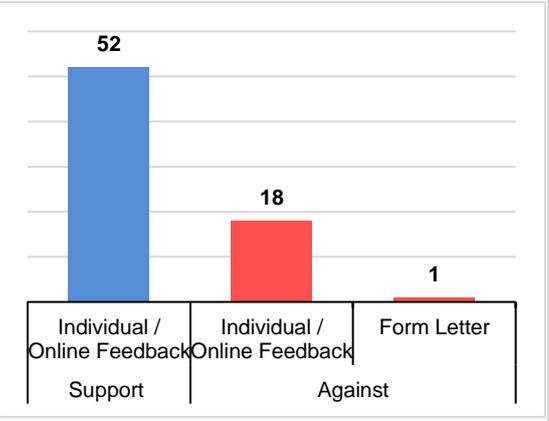
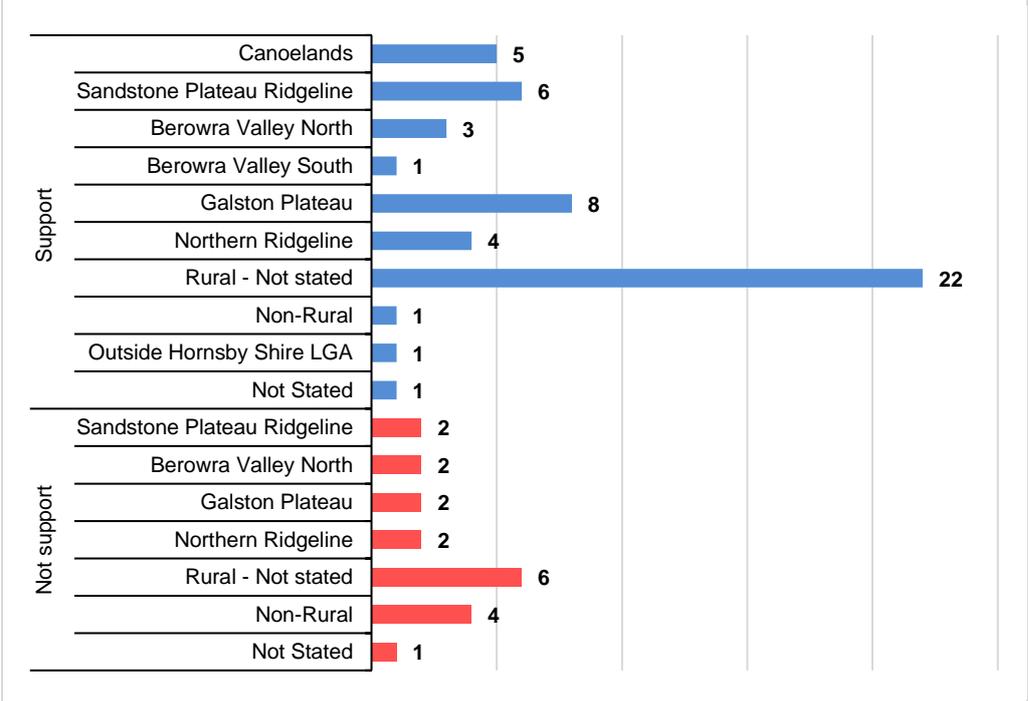
4.9.1. Glenorie Village Investigation Area

<p>Study Recommendation</p>	<p>Investigate areas within 400m from Glenorie Village where the zoning of E4 Environmental Living could be introduced, with lot sizes ranging between 5,000sqm and 10,000sqm. Prepare a Place Plan for Glenorie Village in line with the principles for determining village boundaries.</p>																																																																			
<p>Submissions (excludes agency comments)</p>	<p>Views – 140 Submissions Submission Type</p>																																																																			
<div style="display: flex; justify-content: space-around;"> <div data-bbox="478 728 845 1086">  <p>Support 41% Against 59%</p> </div> <div data-bbox="917 705 1412 1108">  <table border="1"> <thead> <tr> <th>Submission Type</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Individual / Online Feedback Support</td> <td>57</td> </tr> <tr> <td>Individual / Online Feedback Against</td> <td>31</td> </tr> <tr> <td>Form Letter Against</td> <td>52</td> </tr> </tbody> </table> </div> </div>			Submission Type	Count	Individual / Online Feedback Support	57	Individual / Online Feedback Against	31	Form Letter Against	52																																																										
Submission Type	Count																																																																			
Individual / Online Feedback Support	57																																																																			
Individual / Online Feedback Against	31																																																																			
Form Letter Against	52																																																																			
<table border="1"> <thead> <tr> <th></th> <th>Submissions</th> <th>Authors</th> <th>Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on this topic</td> <td>140</td> <td>134</td> <td>122</td> </tr> <tr> <td>Support for investigation areas</td> <td>57</td> <td>54</td> <td>46</td> </tr> <tr> <td>Against investigation areas</td> <td>83</td> <td>80</td> <td>76</td> </tr> </tbody> </table>				Submissions	Authors	Household	Total submissions on this topic	140	134	122	Support for investigation areas	57	54	46	Against investigation areas	83	80	76																																																		
	Submissions	Authors	Household																																																																	
Total submissions on this topic	140	134	122																																																																	
Support for investigation areas	57	54	46																																																																	
Against investigation areas	83	80	76																																																																	
<p style="text-align: center;">Location of Submitters</p>																																																																				
<table border="1"> <thead> <tr> <th>Location</th> <th>Support</th> <th>Not support</th> </tr> </thead> <tbody> <tr> <td>Canoelands</td> <td>5</td> <td></td> </tr> <tr> <td>Sandstone Plateau Ridgeline</td> <td>6</td> <td>7</td> </tr> <tr> <td>Southern Ridgeline</td> <td>2</td> <td>4</td> </tr> <tr> <td>Berowra Valley North</td> <td>1</td> <td>3</td> </tr> <tr> <td>Berowra Valley South</td> <td>1</td> <td>4</td> </tr> <tr> <td>Galston Plateau</td> <td>8</td> <td>7</td> </tr> <tr> <td>Northern Ridgeline</td> <td>5</td> <td>3</td> </tr> <tr> <td>Rural - Not stated</td> <td>25</td> <td>9</td> </tr> <tr> <td>Outside Hornsby Shire LGA</td> <td>3</td> <td>8</td> </tr> <tr> <td>Not Stated</td> <td>1</td> <td>17</td> </tr> <tr> <td>Sandstone Plateau Ridgeline</td> <td></td> <td>7</td> </tr> <tr> <td>Southern Ridgeline</td> <td></td> <td>4</td> </tr> <tr> <td>Berowra Valley North</td> <td></td> <td>3</td> </tr> <tr> <td>Berowra Valley South</td> <td></td> <td>4</td> </tr> <tr> <td>Galston Plateau</td> <td></td> <td>7</td> </tr> <tr> <td>Northern Ridgeline</td> <td></td> <td>3</td> </tr> <tr> <td>Dural Plateau</td> <td></td> <td>4</td> </tr> <tr> <td>Rural - Not stated</td> <td></td> <td>9</td> </tr> <tr> <td>Non-Rural</td> <td></td> <td>17</td> </tr> <tr> <td>Outside Hornsby Shire LGA</td> <td></td> <td>8</td> </tr> <tr> <td>Not Stated</td> <td></td> <td>17</td> </tr> </tbody> </table>			Location	Support	Not support	Canoelands	5		Sandstone Plateau Ridgeline	6	7	Southern Ridgeline	2	4	Berowra Valley North	1	3	Berowra Valley South	1	4	Galston Plateau	8	7	Northern Ridgeline	5	3	Rural - Not stated	25	9	Outside Hornsby Shire LGA	3	8	Not Stated	1	17	Sandstone Plateau Ridgeline		7	Southern Ridgeline		4	Berowra Valley North		3	Berowra Valley South		4	Galston Plateau		7	Northern Ridgeline		3	Dural Plateau		4	Rural - Not stated		9	Non-Rural		17	Outside Hornsby Shire LGA		8	Not Stated		17
Location	Support	Not support																																																																		
Canoelands	5																																																																			
Sandstone Plateau Ridgeline	6	7																																																																		
Southern Ridgeline	2	4																																																																		
Berowra Valley North	1	3																																																																		
Berowra Valley South	1	4																																																																		
Galston Plateau	8	7																																																																		
Northern Ridgeline	5	3																																																																		
Rural - Not stated	25	9																																																																		
Outside Hornsby Shire LGA	3	8																																																																		
Not Stated	1	17																																																																		
Sandstone Plateau Ridgeline		7																																																																		
Southern Ridgeline		4																																																																		
Berowra Valley North		3																																																																		
Berowra Valley South		4																																																																		
Galston Plateau		7																																																																		
Northern Ridgeline		3																																																																		
Dural Plateau		4																																																																		
Rural - Not stated		9																																																																		
Non-Rural		17																																																																		
Outside Hornsby Shire LGA		8																																																																		
Not Stated		17																																																																		

Concerns	Impacts to rural character:	- Increase in subdivision potential and development will undermine the rural character and scenic amenity of this area.
	Environmental Protection and risk:	<ul style="list-style-type: none"> - Increase in subdivision potential would result in additional development and vegetation clearing that would undermine the rural character and scenic amenity. - There is bushland and a creek line within the Glenorie village investigation area which make this area is unsuitable for additional development. - An increase in on-site sewage management systems can detrimentally impact on the environment and water quality of the catchment.
	Traffic and Infrastructure:	<ul style="list-style-type: none"> - Infrastructure is insufficient to accommodate increased population in this area. - Infrastructure delivery requires greater collaboration with state government.
	Rural productivity:	- Subdivision will inhibit the agricultural potential of the land and rural zoning should be retained.
	Over development:	- Increase in population and development is not appropriate in this location as the area is not well serviced, has environmental constraints and subdivision will detract from scenic / rural character.
	Under development:	<ul style="list-style-type: none"> - The investigation area for Glenorie village is too small in comparison to the village investigation areas for Galston and Dural and should be enlarged. - The investigation area is too small and lot sizes recommended are too large to deliver many lots and new houses in Glenorie.
	Other:	- The village is primarily located on The Hills Shire side and there is no strong village character to protect. Greater collaboration with The Hills Shire required for preparation of a Place Plan which should enhance the character and design of the village for both sides of Old Northern Road.
Reasons for support	Retains rural character, environment, and scenic quality:	- Provision of small lots close to Glenorie Village will retain the rural character and environmental/scenic values of the wider landscape area.
	Housing and lifestyle opportunities:	<ul style="list-style-type: none"> - Increased opportunities for rural lifestyle lots are appropriate as agriculture is no longer viable. - Subdivision and development opportunities will attract younger families to the area to balance the ageing population. - Residential lifestyle development is appropriate as farming is no longer economically viable.
	Support local businesses:	- New residents will support the village, local business and attract new businesses.
	Support schools:	- New families in the area will increase enrolments in local schools.
Suggested changes in Submissions	<ul style="list-style-type: none"> - Submissions requesting amendments to the Glenorie village investigation area nominate extending: <ul style="list-style-type: none"> • Up to 1km from Glenorie Village; • Up to 1.5km from Glenorie Village; • Up to 3kms from Glenorie Village; • To include all of Northern Ridgeline landscape area; and 	

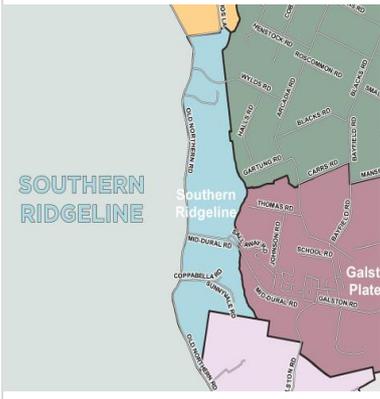
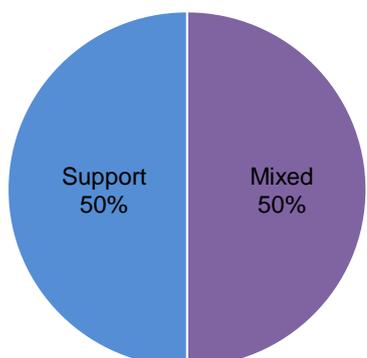
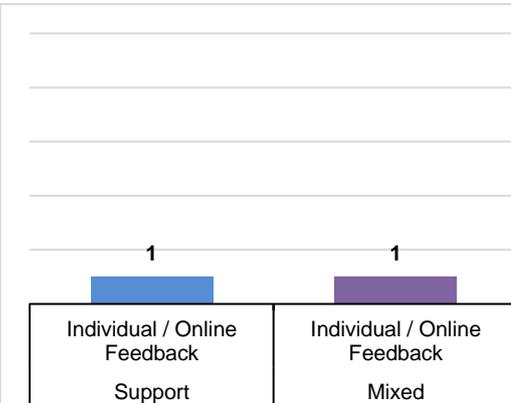
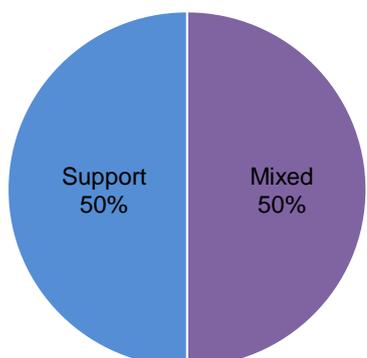
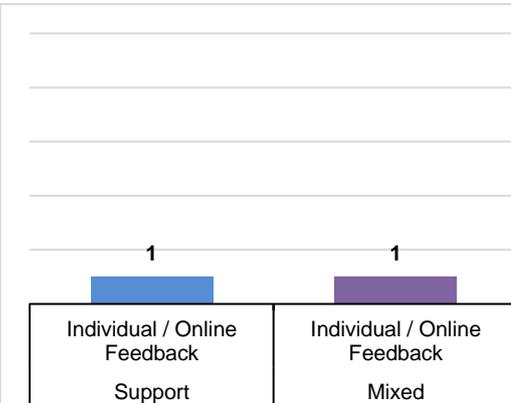
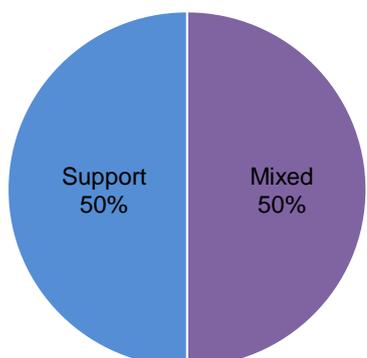
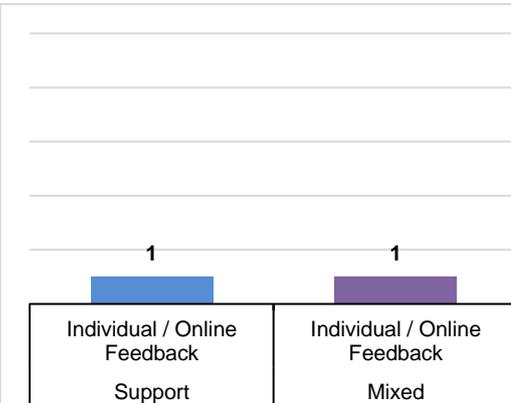
	<ul style="list-style-type: none"> • To include all of Northern Ridgeline landscape area and south to Wylds Road. - Submissions nominate specific properties on Cairnes Road for inclusion in the Glenorie village investigation area.
Agency comments	<ul style="list-style-type: none"> - <i>NSW Rural Fire Service</i> - No objections raised to village investigation areas as the majority of areas around villages are not bushfire prone. Future subdivision and development will require APZs and associated vegetation removal. A Strategic Bushfire Safety Study needs to be prepared as part of any future investigations into lot sizes to inform planning decisions. - <i>NSW Department of Primary Industries</i> – Concern that village investigation areas could reduce the ability of small lot agricultural operations to expand to remain viable and increase land use conflicts with new residential development.

4.9.2. Northern Ridgeline – 2ha Lot size Investigation Area

<p>Study Recommendation</p>	<p>Review the minimum lot size extent where the minimum lot size transitions from 2ha to 10ha in the south-eastern part of Northern Ridgeline. Subdivision to a minimum 2ha may be appropriate in the investigation areas shown on the map, provided access / egress considerations, vegetation protection and bushfire protection can be maintained.</p>	 <p>The map shows the Northern Ridgeline area with several roads labeled: GLENBIRCA, HECKENBERG RD, CAIRNES RD, HARRISONS LA, MOONIES RD, MUIROS LA, OLSON, MORRISON RD, and GLENBIRCA. Two areas are highlighted: a yellow area in the south-eastern part and a purple area to the east.</p>				
<p>Submissions (excludes agency comments)</p>	<p>Views – 71 Submissions Submission Type</p>					
 <p>A pie chart showing the distribution of views: Support (73%) and Against (27%).</p>		 <p>A bar chart showing the submission types for 'Support' and 'Against' views. The 'Support' category has 52 submissions, all via 'Individual / Online Feedback'. The 'Against' category has 18 submissions, all via 'Individual / Online Feedback', and 1 submission via 'Form Letter'.</p>				
		<table border="1"> <thead> <tr> <th></th> <th>Submissions</th> <th>Authors</th> <th>Household</th> </tr> </thead> </table>		Submissions	Authors	Household
	Submissions	Authors	Household			
		<table border="1"> <tbody> <tr> <td>Total submissions on this topic</td> <td>71</td> <td>68</td> <td>59</td> </tr> </tbody> </table>	Total submissions on this topic	71	68	59
Total submissions on this topic	71	68	59			
		<table border="1"> <tbody> <tr> <td>Support for investigation areas</td> <td>52</td> <td>51</td> <td>42</td> </tr> </tbody> </table>	Support for investigation areas	52	51	42
Support for investigation areas	52	51	42			
		<table border="1"> <tbody> <tr> <td>Against investigation areas</td> <td>19</td> <td>17</td> <td>17</td> </tr> </tbody> </table>	Against investigation areas	19	17	17
Against investigation areas	19	17	17			
		<p>Location of Submitters</p>				
		 <p>A horizontal bar chart showing the location of submitters. The 'Support' category (blue bars) includes: Canoelands (5), Sandstone Plateau Ridgeline (6), Berowra Valley North (3), Berowra Valley South (1), Galston Plateau (8), Northern Ridgeline (4), Rural - Not stated (22), Non-Rural (1), Outside Hornsby Shire LGA (1), and Not Stated (1). The 'Not support' category (red bars) includes: Sandstone Plateau Ridgeline (2), Berowra Valley North (2), Galston Plateau (2), Northern Ridgeline (2), Rural - Not stated (6), Non-Rural (4), and Not Stated (1).</p>				

Concerns	Impacts to rural character:	- Increase in subdivision potential and development will undermine the rural character and scenic amenity of this area.
	Environmental Impacts and risk:	- New subdivisions and associated development would increase the need for vegetation clearing, particularly for the need to create APZs for bushfire protection under State Government clearing laws (10/50) that permit tree removal.
	Rural productivity:	- Subdivision of rural lots will inhibit the agricultural potential of valuable agriculture land within the investigation proximity. - Reducing agricultural land is short sighted as COVID-19 has shown a need for reliance on domestic agriculture.
	Traffic and Infrastructure:	- Infrastructure delivery requires greater collaboration with State Government. - Infrastructure is insufficient to accommodate increased population and traffic and will lead to accumulative impacts on agricultural lands.
	Over development:	- Increase in population and development is not appropriate in rural locations that are not well serviced, have environmental constraints and scenic / rural character.
	Under development:	- The investigation areas are too small and cover areas where many of the lots are already undersized and will not result in many subdivision and housing opportunities.
Reasons for support	Housing and lifestyle opportunities:	- Increased opportunities for rural lifestyle lots are appropriate for the landscape area. - Reducing lot sizes to 2ha will reduce the excessive land maintenance required for 10ha lots, allowing residents to stay in the local area longer and opportunities age in place. - Subdivision and development opportunities will attract younger families to the area. - Reduction in lot size will create smaller lots easier to maintain including management of vegetation to minimise bushfire risk.
	Retains rural character / environment and scenic values:	- 2ha lot sizes are already permitted in most rural areas and therefore a change from 10ha to 2ha would enhance the rural character and have minimal impact on demands for infrastructure.
	Support local businesses:	- Attracting new residents and families will support the village and local business.
	Support local schools	- Attracting new residents and families increase enrolments in local schools.
Suggested changes in submissions	<ul style="list-style-type: none"> - Submissions request extension of the 2ha investigation areas to all areas in Northern Ridgeline where minimum 10ha lot size applies. - Submissions nominate specific properties on Moores Road, Cairnes Road and Old Northern Road (to north of Glenorie) for inclusion on the 2ha lot size investigation area. 	
Agency comments	<ul style="list-style-type: none"> - <i>NSW Rural Fire Service submission</i> – No support for changes to reduce minimum lot size on bushfire prone land. 	

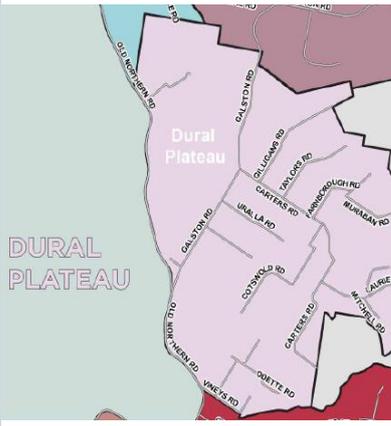
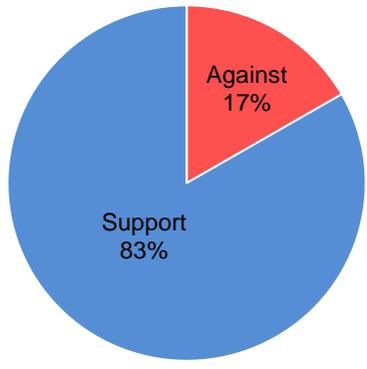
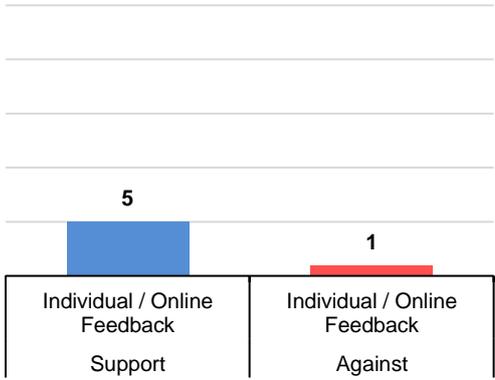
4.10. Southern Ridgeline

<p>Summary of Study Recommendation</p>	<p>Retain the RU2 Rural Landscape, RU4 Primary Production Small Lots and the E3 Environmental Protection zones in Southern Ridgeline. Permit land uses to support agricultural activities in the RU2 and RU4 zones including function centres, markets, restaurants/cafes and artisan food and drink premises. Amend DCP to include design guidelines for commercial uses on Old Northern Road.</p>																																						
<p>Submissions</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">Views – 2 Submissions</th> <th colspan="3" style="text-align: center;">Submission Type</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">  </td> <td colspan="3" style="text-align: center;">  </td> </tr> <tr> <td></td> <th style="text-align: center;">Submissions</th> <th style="text-align: center;">Authors</th> <th style="text-align: center;">Household</th> </tr> <tr> <td style="text-align: center;">Total submissions on landscape area</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">Support the Study</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Against the Study</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">Mixed views on the Study</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td colspan="4" style="text-align: center;">Location of Submitters</td> </tr> <tr> <td colspan="4" style="text-align: center;">- Both submissions are from residents within Southern Ridgeline</td> </tr> </tbody> </table>			Views – 2 Submissions	Submission Type								Submissions	Authors	Household	Total submissions on landscape area	2	2	2	Support the Study	1	1	1	Against the Study	0	0	0	Mixed views on the Study	1	1	1	Location of Submitters				- Both submissions are from residents within Southern Ridgeline			
Views – 2 Submissions	Submission Type																																						
																																							
	Submissions	Authors	Household																																				
Total submissions on landscape area	2	2	2																																				
Support the Study	1	1	1																																				
Against the Study	0	0	0																																				
Mixed views on the Study	1	1	1																																				
Location of Submitters																																							
- Both submissions are from residents within Southern Ridgeline																																							
<p>Feedback about land uses</p>	<p>- No feedback provided on proposed land uses.</p>																																						
<p>Landscape areas and character statement</p>	<p>- Suggestion for the northern landscape area boundary be changed to Wylde Road and for areas north of Wylde Road be included in the Glenorie village investigation area in Northern Ridgeline.</p>																																						
<p>Concerns</p>	<p>Under development:</p>	<p>- Study does not provide enough opportunities for subdivision and development to meet housing needs, facilitate growth and building activity and improve access to commercial services, including fuel. The area has capacity for more dwellings.</p>																																					
<p>Reasons for support</p>	<p>Housing and lifestyle opportunities:</p>	<p>- Village investigation areas will increase housing opportunities for young families and allow people to age in place.</p>																																					
	<p>Retain rural character, environment and scenic qualities:</p>	<p>- Smaller lots can be permitted without undermining rural character.</p>																																					

**Suggested
changes in
submissions**

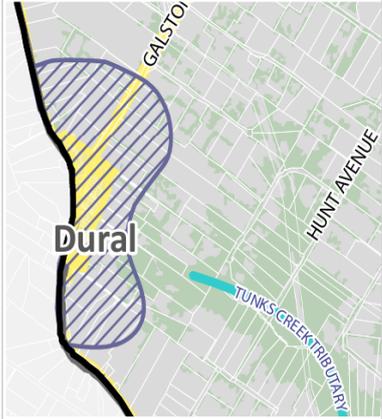
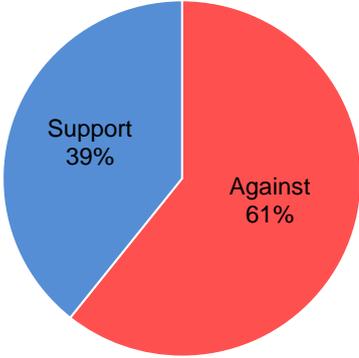
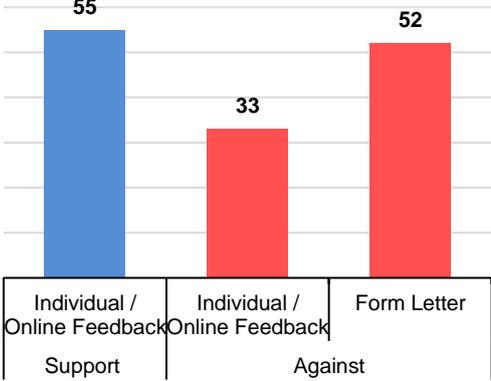
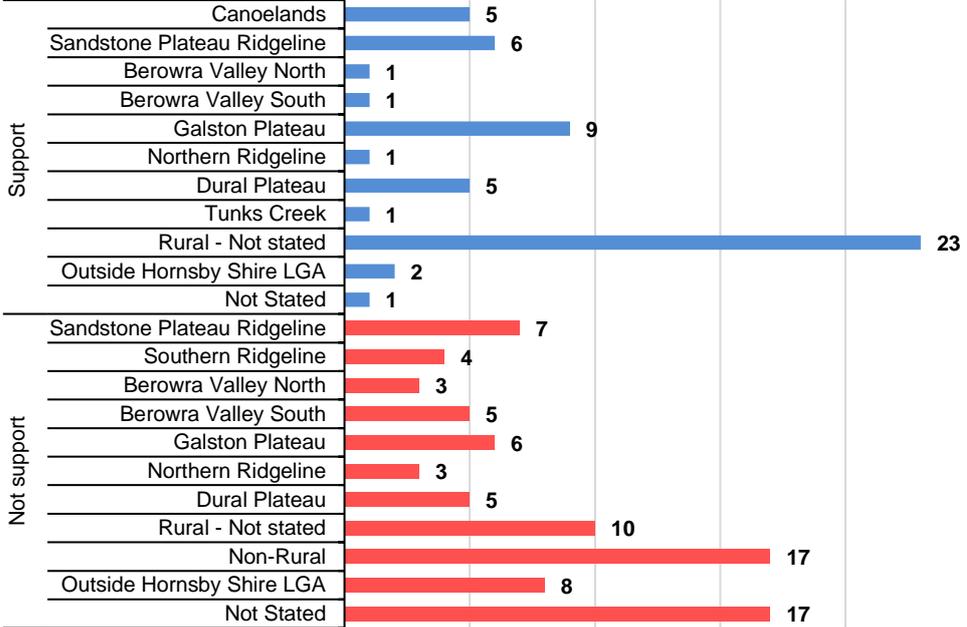
- More subdivision and development opportunities should be provided in this area.

4.11. Dural Plateau

<p>Summary of Study Recommendation</p>	<p>Retain the RU2 Primary Production and E3 Environmental Protection zone in Dural Plateau. Permit land uses to support agricultural activities in the RU2 zone including function centres, restaurants/cafes and artisan food and drink premises.</p> <p><i>Note: Feedback on the Study recommendation for the Dural Village Investigation Area is addressed separately in 4.11.1.</i></p>																										
<p>Submissions</p>	<p style="text-align: center;">Views – 6 Submissions</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="478 728 845 1097">  <p>Support 83%</p> <p>Against 17%</p> </div> <div data-bbox="917 728 1412 1108"> <p style="text-align: center;">Submission Type</p>  <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Individual / Online Feedback Support</td> <td style="text-align: center;">Individual / Online Feedback Against</td> </tr> </table> </div> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Submissions</th> <th style="text-align: center;">Authors</th> <th style="text-align: center;">Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on landscape area</td> <td style="text-align: center;">6</td> <td style="text-align: center;">6</td> <td style="text-align: center;">5</td> </tr> <tr> <td>Support the Study</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">4</td> </tr> <tr> <td>Against the Study</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Mixed views on the Study</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </tbody> </table> <p style="text-align: center;">Location of Submitters</p> <ul style="list-style-type: none"> - All 6 submissions are from residents within Dural Plateau. 			5	1	Individual / Online Feedback Support	Individual / Online Feedback Against		Submissions	Authors	Household	Total submissions on landscape area	6	6	5	Support the Study	5	5	4	Against the Study	1	1	1	Mixed views on the Study	0	0	0
5	1																										
Individual / Online Feedback Support	Individual / Online Feedback Against																										
	Submissions	Authors	Household																								
Total submissions on landscape area	6	6	5																								
Support the Study	5	5	4																								
Against the Study	1	1	1																								
Mixed views on the Study	0	0	0																								
<p>Feedback about land uses</p>	<ul style="list-style-type: none"> - No feedback provided on proposed land uses. 																										
<p>Landscape areas and character statement</p>	<ul style="list-style-type: none"> - No suggested changes to landscape area description or character statement. 																										
<p>Concerns</p>	<table border="0"> <tr> <td style="vertical-align: top;">Traffic and Infrastructure:</td> <td style="vertical-align: top;">-</td> <td style="vertical-align: top;">Road infrastructure is insufficient to accommodate increased population and traffic in this area.</td> </tr> <tr> <td style="vertical-align: top;">Impacts on rural character / scenic quality:</td> <td style="vertical-align: top;">-</td> <td style="vertical-align: top;">Concern that semi-rural atmosphere in the Dural Plateau will be lost with an increase in development.</td> </tr> <tr> <td style="vertical-align: top;">Over development:</td> <td style="vertical-align: top;">-</td> <td style="vertical-align: top;">Increase in population and development is not appropriate in rural locations and should be kept to areas with greater access to services.</td> </tr> <tr> <td style="vertical-align: top;">Environmental protection:</td> <td style="vertical-align: top;">-</td> <td style="vertical-align: top;">Rezoning would allow more development and greater destruction of habitats.</td> </tr> </table>			Traffic and Infrastructure:	-	Road infrastructure is insufficient to accommodate increased population and traffic in this area.	Impacts on rural character / scenic quality:	-	Concern that semi-rural atmosphere in the Dural Plateau will be lost with an increase in development.	Over development:	-	Increase in population and development is not appropriate in rural locations and should be kept to areas with greater access to services.	Environmental protection:	-	Rezoning would allow more development and greater destruction of habitats.												
Traffic and Infrastructure:	-	Road infrastructure is insufficient to accommodate increased population and traffic in this area.																									
Impacts on rural character / scenic quality:	-	Concern that semi-rural atmosphere in the Dural Plateau will be lost with an increase in development.																									
Over development:	-	Increase in population and development is not appropriate in rural locations and should be kept to areas with greater access to services.																									
Environmental protection:	-	Rezoning would allow more development and greater destruction of habitats.																									

Reasons for support	Housing and lifestyle opportunities:	<ul style="list-style-type: none"> - Increased opportunities for rural lifestyle lots are appropriate as agriculture is no longer viable. - Smaller lot sizes would be easier to maintain. - Development opportunities will attract younger families to the area.
	Support local businesses:	<ul style="list-style-type: none"> - Attracting new residents and families will support the village and local business.
Suggested changes in submissions	<i>Note: Requested changes for Dural Plateau relate to Dural Village Investigation Area which is addressed in 4.11.1.</i>	

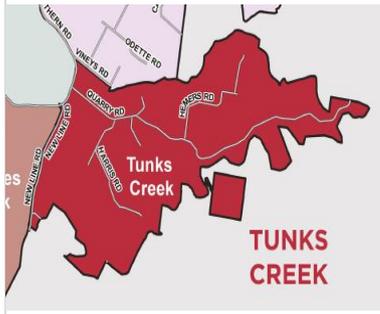
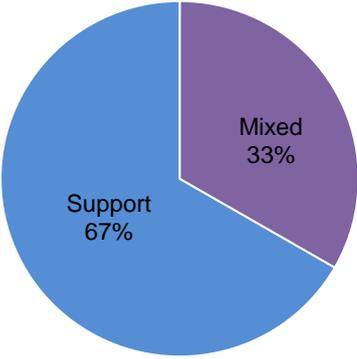
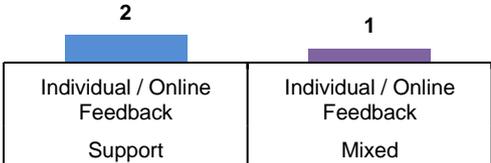
4.11.1. Dural Village Investigation Area

<p>Study Recommendation</p>	<p>Investigate areas within 400m of Dural Village where the zoning of E4 Environmental Living could be introduced, with lot sizes ranging between 5,000sqm and 10,000sqm. Prepare a Place Plan for Dural Village in line with the principles for determining village boundaries.</p>			
<p>Submissions (excludes agency comments)</p>	<p>Views – 140 Submissions Submission Type</p>			
				
		<p>Submissions</p>	<p>Authors</p>	<p>Household</p>
Total submissions on this topic		140	135	118
Support for investigation areas		55	54	43
Against investigation areas		85	81	75
<p style="text-align: center;">Location of Submitters</p>				
<p>Support</p>				
<p>Not support</p>				

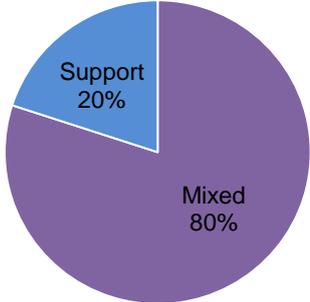
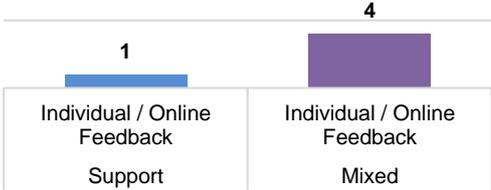
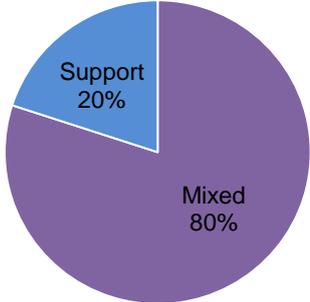
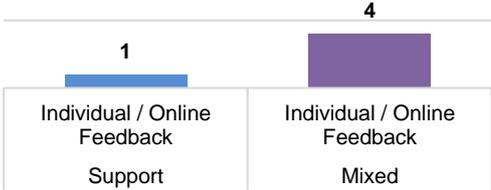
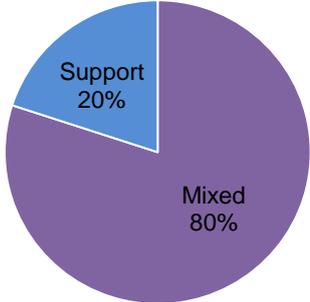
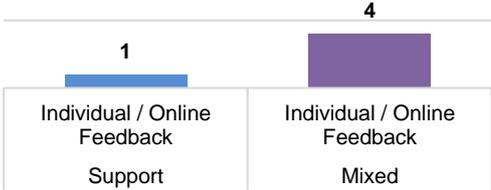
Concerns	Impacts on rural character / scenic quality	<ul style="list-style-type: none"> - Increase in subdivision potential would result in additional development and vegetation clearing that would undermine the rural character and scenic amenity. - Inappropriate development including large houses, sheds, extensive gardens, and swimming pools would impact on village character and scenic quality. - Clearing of natural bushland for development as irrigation space for on-site sewage management systems and APZs will undermine rural character.
	Environmental Impacts and risk:	<ul style="list-style-type: none"> - Areas of bushland that provide a habitat for wildlife will be adversely impacted from a change to lot sizes that permits more subdivision and development. - Requirements for APZs and RFS clearing allowances for new developments will result in excessive clearing of vegetation in bushfire prone areas. - An increase in on-site sewage management systems will detrimentally impact on the environment and water quality of the catchment.
	Rural productivity:	<ul style="list-style-type: none"> - Subdivision will further fragment agricultural lands, inhibit the agricultural potential of rural land and result in land use conflicts. - Rural lands have potential for greater agricultural production that can provide security during food supply chain shortages.
	Traffic and Infrastructure:	<ul style="list-style-type: none"> - Infrastructure is insufficient to accommodate increased population and traffic. - Infrastructure delivery requires greater collaboration with state government.
	Over development:	<ul style="list-style-type: none"> - Increase in population and development is not appropriate as the area is not well serviced, has environmental constraints and will impact on scenic / rural character. - Increasing housing in the rural areas is not required and is not consistent with Council's Local Housing Strategy and actions of the North District Plan to limit urban development to within urban areas.
	Under development:	<ul style="list-style-type: none"> - The investigation areas are too small and the lot sizes recommended in the Study are too large to deliver sufficient housing supply and affordable housing opportunities.
Reasons for support	Housing and lifestyle opportunities:	<ul style="list-style-type: none"> - Increased opportunities for rural lifestyle lots are appropriate as agriculture is no longer viable. - Reducing lot sizes will allow residents to stay in the local area longer and provide opportunities to age in place. - Subdivision and development opportunities will attract younger families to the area.
	Retains rural character / scenic quality	<ul style="list-style-type: none"> - Smaller lots close to villages will help retain the rural character and protect the environmental/scenic values of the broader rural area.
	Support businesses:	<ul style="list-style-type: none"> - Expanding the village area will support business and attract new businesses.
	Support schools:	<ul style="list-style-type: none"> - Attracting families will increase enrolments in local schools.
Suggested changes in submissions	<ul style="list-style-type: none"> - Request to extend the the Dural village investigation area to: <ul style="list-style-type: none"> • 1km from Dural Village. • 5km from Dural Village. 	

	<ul style="list-style-type: none"> • All of Dural Plateau. - Request to permit smaller lots within the investigation area, with suggestions for lot sizes of: <ul style="list-style-type: none"> • 1000 - 2000m² • 4000m² - 8000m² - Requests to include specific properties on Old Northern Road and Galston Road within the investigation areas.
Agency comments	<ul style="list-style-type: none"> - <i>NSW Rural Fire Service</i> - No objections raised to village investigation areas as the majority of areas around villages are not bushfire prone. However, acknowledgement needed that future subdivision and development will require APZs and associated vegetation removal. A Strategic Bushfire Safety Study needs to be prepared as part of any future investigations into lot sizes to inform planning decisions. - <i>NSW Department of Primary Industries</i> – Concern that village investigation areas could reduce the ability of small lot agricultural operations to expand to remain viable and increase land use conflicts with new residential development.

4.12. Tunks Creek

<p>Summary of Study Recommendation</p>	<p>Retain the RU2 Rural Landscape and E3 Environmental Protection zones in Tunks Creek. Permit land uses to support agricultural activities in the RU2 zone including function centres, restaurants/cafes and artisan food and drink premises.</p>																					
<p>Submissions (excludes agency comments)</p>	<p>Views – 3 Submissions Submission Type</p>																					
																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Submissions</th> <th style="text-align: center;">Authors</th> <th style="text-align: center;">Household</th> </tr> </thead> <tbody> <tr> <td>Total submissions on landscape area</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Support the Study</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Against the Study</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Mixed views on the Study</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> </tbody> </table>			Submissions	Authors	Household	Total submissions on landscape area	3	3	2	Support the Study	2	2	1	Against the Study	0	0	0	Mixed views on the Study	1	1	1
	Submissions	Authors	Household																			
Total submissions on landscape area	3	3	2																			
Support the Study	2	2	1																			
Against the Study	0	0	0																			
Mixed views on the Study	1	1	1																			
	<p style="text-align: center;">Location of Submitters</p> <ul style="list-style-type: none"> - All 3 submissions are from residents within Tunks Creek. 																					
<p>Feedback about land uses</p>	<ul style="list-style-type: none"> - Additional land uses are appropriate to provide more flexibility and support for agricultural activities. 																					
<p>Landscape areas and character statement</p>	<ul style="list-style-type: none"> - No feedback provided on landscape area boundary or character statement. 																					
<p>Concerns</p>	<p>Underdevelopment:</p> <ul style="list-style-type: none"> - The Study should provide more opportunities for urban residential development in Tunks Creek given there are business, industrial areas nearby and schools within the landscape area. 																					
<p>Reasons for support</p>	<p>Support agriculture and tourism:</p> <ul style="list-style-type: none"> - Recommendations for additional land uses and changes to controls for roadside stalls will provide more flexibility to support for agricultural activities and tourism. 																					
<p>Suggested changes in submissions</p>	<ul style="list-style-type: none"> - Request for rezoning from rural to residential to facilitate more housing opportunities. - Request for changes to the development controls for rural industries to increase the square metre area permitted as retail floor space. 																					
<p>Agency comments</p>	<ul style="list-style-type: none"> - <i>NSW Rural Fire Service</i> - Function centres not appropriate in Tunks Creek landscape area due to bushfire risk. 																					

4.13. Georges Creek

<p>Study Recommendation</p>	<p>Retain the RU2 Rural Landscape and E3 Environmental Protection zone in Georges Creek. Permit land uses to support agricultural activities in the RU2 zone including function centres, restaurants/cafes and artisan food and drink premises. Amend DCP to include design guidelines for commercial uses on Old Northern Road.</p>																																													
<p>Submissions (excludes agency comments)</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%; text-align: center;">Views – 5 Submissions</th> <th colspan="3" style="text-align: center;">Submission Type</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">  </td> <td colspan="3" style="text-align: center;">  </td> </tr> <tr> <td></td> <td style="text-align: center;">Submissions</td> <td style="text-align: center;">Authors</td> <td style="text-align: center;">Household</td> </tr> <tr> <td>Total submissions on landscape area</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> <td style="text-align: center;">5</td> </tr> <tr> <td>Support the Study</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Against the Study</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Mixed views on the Study</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> </tr> <tr> <th colspan="4" style="text-align: center;">Location of Submitters</th> </tr> <tr> <td style="text-align: center;">Support</td> <td style="text-align: center;">Georges Creek</td> <td style="text-align: center;">1</td> <td></td> </tr> <tr> <td rowspan="2" style="text-align: center;">Mixed</td> <td style="text-align: center;">Georges Creek</td> <td style="text-align: center;">3</td> <td></td> </tr> <tr> <td style="text-align: center;">Outside Hornsby Shire LGA</td> <td style="text-align: center;">1</td> <td></td> </tr> </tbody> </table>			Views – 5 Submissions	Submission Type								Submissions	Authors	Household	Total submissions on landscape area	5	5	5	Support the Study	1	1	1	Against the Study	0	0	0	Mixed views on the Study	4	4	4	Location of Submitters				Support	Georges Creek	1		Mixed	Georges Creek	3		Outside Hornsby Shire LGA	1	
Views – 5 Submissions	Submission Type																																													
																																														
	Submissions	Authors	Household																																											
Total submissions on landscape area	5	5	5																																											
Support the Study	1	1	1																																											
Against the Study	0	0	0																																											
Mixed views on the Study	4	4	4																																											
Location of Submitters																																														
Support	Georges Creek	1																																												
Mixed	Georges Creek	3																																												
	Outside Hornsby Shire LGA	1																																												

Feedback about land uses	- Additional land uses are not suitable in Georges Creek due to existing traffic congestion issues and road infrastructure constraints.
Landscape areas and character statement	<ul style="list-style-type: none"> - Georges Creek character statement should be amended to reflect the established businesses in the area and facilitate more development. - Consider landscape area name 'South Dural' instead of 'Georges Creek' to reduce threat of subdivision. - Vegetation communities in the character statement require correction. - Southern boundary of Georges Creek should be amended to exclude properties that adjoin residential land.
Concerns	<p>Under development:</p> <ul style="list-style-type: none"> - Opportunities for development should not be restricted as Georges Creek already has undersized lots, with business and urban land located opposite / nearby in The Hills Shire. - Study will place unreasonable limitations on future development.
	<p>Lack of opportunities:</p> <ul style="list-style-type: none"> - Additional business related land uses should be provided in the Georges Creek landscape area.
	<p>Traffic and road infrastructure:</p> <ul style="list-style-type: none"> - Additional land uses are not suitable in Georges Creek due to existing traffic congestion issues and road infrastructure constraints.
Reasons for support	<p>Maintains rural character:</p> <ul style="list-style-type: none"> - Study principles to avoid land fragmentation and maintain the rural character and agricultural uses are appropriate to prevent urbanisation and further subdivision.
Suggested changes in submissions	<ul style="list-style-type: none"> - Request for properties near residential zoned to the south of the landscape area to be excluded from the Georges Creek landscape area and the Study area generally to ensure development potential is not limited. - Request for additional land uses to not be permitted in Georges Creek due to traffic and road infrastructure constraints.
Specific site submissions	<ul style="list-style-type: none"> - Submission requesting that the Study identify No. 679-685 Old Northern Road as an opportunity site for a health services facility. - Request to rezone properties along Old Northern Road that contain established businesses from rural to a business zone, or allow business related uses as additional permitted uses on the rural zoned land.

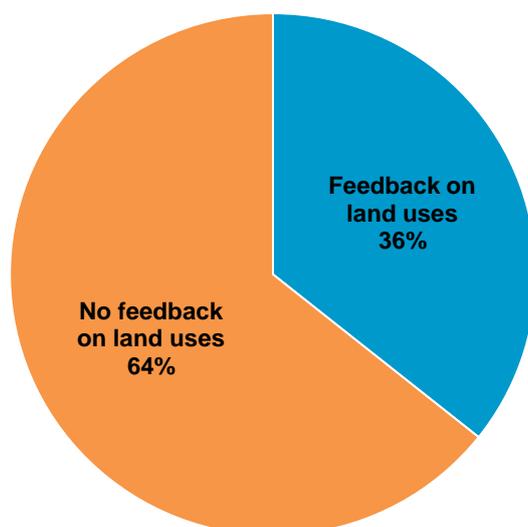
5. Views on Land Uses

The Study includes recommendations for additional land uses to be permitted in various landscape areas. The recommendations include:

- Additional land uses to be permitted on sites where agriculture occurs on rural zoned land in various landscape areas.
- Additional land uses be considered in the SP3 Tourist zone located Wisemens Ferry as part of the preparation of a Place Plan.

Whilst feedback on land uses has been summarised under each landscape area, this section provides a concentrated summary of the feedback on the land uses.

Of the total submissions received, 36% provided feedback in relation to the recommendations for additional land uses.



	Submissions	Authors	Households
Total submissions	323	296	273
Submissions that provided feedback on land uses	115	112	102
Submissions that did not provide feedback on land uses	208	184	171

To avoid repetition, the feedback on land uses in this section has been combined where the type of feedback received was generally consistent. The feedback is grouped into the following sections:

- Land uses in rural zones - function centres.
- Land uses in rural zones - café's and restaurants; artisan food and drink premises; markets, and garden centres.
- Land uses in the SP3 Tourist zone - kiosks; markets, and plant nurseries.

5.1. Land Uses in Rural Zones – Function Centres

Study Recommendation	Permit function centres in rural zones on sites where agriculture is demonstrated to occur (RU1, RU2 and RU4)																											
Submissions	Views – 115 Submissions	Support	Against	TOTAL																								
		Submissions	47	68	115																							
		Authors	45	68	113																							
		Households	37	65	102																							
Submission Type																												
Location of Submitters																												
	Support	<table border="1"> <tr><td>Canoelands</td><td>5</td></tr> <tr><td>Sandstone Plateau Ridgeline</td><td>6</td></tr> <tr><td>Berowra Valley South</td><td>1</td></tr> <tr><td>Galston Plateau</td><td>8</td></tr> <tr><td>Northern Ridgeline</td><td>1</td></tr> <tr><td>Georges Creek</td><td>1</td></tr> <tr><td>Tunks Creek</td><td>2</td></tr> <tr><td>Rural - Not stated</td><td>21</td></tr> <tr><td>Outside Hornsby Shire LGA</td><td>1</td></tr> <tr><td>Not Stated</td><td>1</td></tr> </table>			Canoelands	5	Sandstone Plateau Ridgeline	6	Berowra Valley South	1	Galston Plateau	8	Northern Ridgeline	1	Georges Creek	1	Tunks Creek	2	Rural - Not stated	21	Outside Hornsby Shire LGA	1	Not Stated	1				
Canoelands	5																											
Sandstone Plateau Ridgeline	6																											
Berowra Valley South	1																											
Galston Plateau	8																											
Northern Ridgeline	1																											
Georges Creek	1																											
Tunks Creek	2																											
Rural - Not stated	21																											
Outside Hornsby Shire LGA	1																											
Not Stated	1																											
	Against	<table border="1"> <tr><td>Canoelands</td><td>1</td></tr> <tr><td>Sandstone Plateau Ridgeline</td><td>3</td></tr> <tr><td>Southern Ridgeline</td><td>4</td></tr> <tr><td>Berowra Valley North</td><td>1</td></tr> <tr><td>Berowra Valley South</td><td>4</td></tr> <tr><td>Galston Plateau</td><td>6</td></tr> <tr><td>Northern Ridgeline</td><td>2</td></tr> <tr><td>Dural Plateau</td><td>3</td></tr> <tr><td>Rural - Not stated</td><td>7</td></tr> <tr><td>Non-Rural</td><td>13</td></tr> <tr><td>Outside Hornsby Shire LGA</td><td>10</td></tr> <tr><td>Not Stated</td><td>14</td></tr> </table>			Canoelands	1	Sandstone Plateau Ridgeline	3	Southern Ridgeline	4	Berowra Valley North	1	Berowra Valley South	4	Galston Plateau	6	Northern Ridgeline	2	Dural Plateau	3	Rural - Not stated	7	Non-Rural	13	Outside Hornsby Shire LGA	10	Not Stated	14
Canoelands	1																											
Sandstone Plateau Ridgeline	3																											
Southern Ridgeline	4																											
Berowra Valley North	1																											
Berowra Valley South	4																											
Galston Plateau	6																											
Northern Ridgeline	2																											
Dural Plateau	3																											
Rural - Not stated	7																											
Non-Rural	13																											
Outside Hornsby Shire LGA	10																											
Not Stated	14																											

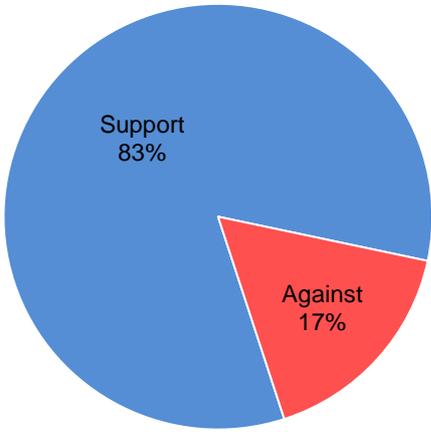
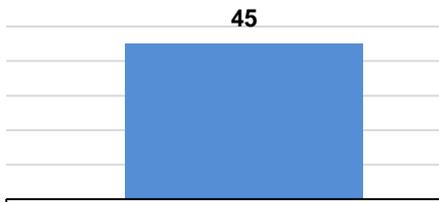
Concerns	Rural character:	- Function centres are large in scale and not compatible with the rural character and setting.
	Rural productivity:	- Function centres are not ancillary land uses that support productive activities related to agriculture.
	Traffic and Infrastructure:	- Road infrastructure is insufficient to cater for traffic demands generated by function centres. - Land uses should not be introduced without road and sewer infrastructure improvements.
	Environmental / bushfire risk:	- Events at new function centres may present a risk to safety and issues for evacuation in the event of a bushfire.
Reasons for support	Supports agriculture and tourism:	- Diversification of land uses would support agriculture and enhance tourism.
Suggested changes in submissions		- Request that Council not permit function centres in rural areas.
Agency comments		- <i>NSW Rural Fire Service</i> - Function centres not appropriate on bushfire prone land and dead-end streets. Not suitable in Canoelands, Forest Glen Spine, Berowra Valley North and parts of Berowra Valley South. - <i>NSW Department of Primary Industries</i> - Function centres may impact on rural productivity and should not be included in RU1 zoned land. Additional non-agricultural land uses in the RU1 zone where there is already a high degree of land fragmentation risks additional land use conflict and adverse impacts on agricultural land uses. Non-agricultural land uses also compete with agriculture for limited available land. Function centres in RU2 or RU4 may be supported. Recommendation to consider new agritourism land uses to be released by the State Government before implementing any change to Council's LEP.

5.2. Land Uses in Rural Zones – Cafes and Restaurants, Artisan Food and Drink Premises, Markets and Garden Centres

Study Recommendation	Permit the following land uses in rural zones on sites where agriculture is demonstrated to occur: <ul style="list-style-type: none"> - Cafes and restaurants (add to RU1, RU2, RU4) - Artisan food and drink premises (add to RU1, RU2, RU4) - Garden centres (add to RU1 – already permitted in RU2 and RU4) - Markets (add to RU1, RU4) 																			
Submissions	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #e0e0e0;"> <th style="text-align: left;">Views – 59 Submissions</th> <th style="text-align: center;">Support</th> <th style="text-align: center;">Against</th> <th style="text-align: center;">TOTAL</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;">50</td> <td style="text-align: center;">9</td> <td style="text-align: center;">59</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;">48</td> <td style="text-align: center;">9</td> <td style="text-align: center;">57</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;">39</td> <td style="text-align: center;">9</td> <td style="text-align: center;">48</td> </tr> </tbody> </table>				Views – 59 Submissions	Support	Against	TOTAL		50	9	59		48	9	57		39	9	48
Views – 59 Submissions	Support	Against	TOTAL																	
	50	9	59																	
	48	9	57																	
	39	9	48																	

Concerns	Impacts on rural character / scenic quality:	<ul style="list-style-type: none"> - New land uses and associated development may adversely impact on rural character and amenity. - Additional land uses are not ancillary to agriculture and will result in additional development and traffic that will impact on rural character.
	Rural productivity:	<ul style="list-style-type: none"> - New land uses may result in land use conflicts with agriculture on the site or adjoining properties and impact on rural productivity.
	Traffic and Infrastructure:	<ul style="list-style-type: none"> - Insufficient road infrastructure in place to support additional traffic from new land uses. - There are existing traffic congestion issues from schools in rural areas and new land uses would compound this issue. - Additional land uses should not be permitted in Georges Creek due to insufficient road infrastructure and traffic congestion from existing uses. - Additional land uses should not be permitted in Berowra Valley North due to traffic concerns.
	Other:	<ul style="list-style-type: none"> - It may be onerous for new proposed land uses to demonstrate a nexus with agriculture in the development assessment process. - New land uses should be permitted in rural areas regardless of whether agriculture is being undertaken on the site.
	Lack of opportunities:	<ul style="list-style-type: none"> - New land uses should not be restricted to rural zoned land and should be permitted in the E3 Environmental Management zone in Riverlands. - Other business related land uses should be permitted in Georges Creek.
Reasons for support	Supports agriculture and tourism:	<ul style="list-style-type: none"> - Value adding activities will support agriculture, enabling farmers to diversify and will enhance tourism. - The requirement for the new land uses to demonstrate a nexus with agriculture is appropriate and should be strictly enforced. - New land uses may encourage retention or new agricultural pursuits in the rural area.
Suggested changes in submissions		<ul style="list-style-type: none"> - Do not permit additional land uses in areas with insufficient road infrastructure to accommodate increased traffic. - Additional business related land uses should be permitted in Georges Creek. - Permit new land uses without requiring a nexus with agriculture.
Agency comments		<ul style="list-style-type: none"> - <i>NSW Department of Primary Industries</i> - Support for additional land uses and the nexus provision to support agriculture. However, Garden centres may impact on rural productivity and should not be included in RU1 zoned land. Additional non-agricultural land uses in the RU1 zone where there is already a high degree of land fragmentation risks additional land use conflict and adverse impacts on agricultural land uses. Non-agricultural land uses also compete with agriculture for limited available land. Recommendation to consider new agritourism land uses to be released by the State Government before implementing any change to Council's LEP.

5.3. Land Uses in the SP3 Tourist Zone – Kiosks, Markets and Plant Nurseries

Study Recommendation	Permit kiosks, markets and plant nurseries in the SP3 Tourist zone.																							
Submissions	Views – 54 Submissions		Support	Against	TOTAL																			
		Submissions	45	9	54																			
		Authors	43	9	52																			
		Households	34	9	43																			
Submission Type																								
		<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">Individual / Online Feedback Support</td> <td style="width: 50%;">Individual / Online Feedback Against</td> </tr> </table>		Individual / Online Feedback Support	Individual / Online Feedback Against																			
Individual / Online Feedback Support	Individual / Online Feedback Against																							
Location of Submitters																								
Support		<table border="1" style="width: 100%;"> <tr><td>Canoelands</td><td>5</td></tr> <tr><td>Sandstone Plateau Ridgeline</td><td>5</td></tr> <tr><td>Berowra Valley South</td><td>1</td></tr> <tr><td>Galston Plateau</td><td>9</td></tr> <tr><td>Northern Ridgeline</td><td>1</td></tr> <tr><td>Georges Creek</td><td>1</td></tr> <tr><td>Rural - Not stated</td><td>21</td></tr> <tr><td>Outside Hornsby Shire LGA</td><td>1</td></tr> <tr><td>Not Stated</td><td>1</td></tr> </table>	Canoelands	5	Sandstone Plateau Ridgeline	5	Berowra Valley South	1	Galston Plateau	9	Northern Ridgeline	1	Georges Creek	1	Rural - Not stated	21	Outside Hornsby Shire LGA	1	Not Stated	1				
Canoelands	5																							
Sandstone Plateau Ridgeline	5																							
Berowra Valley South	1																							
Galston Plateau	9																							
Northern Ridgeline	1																							
Georges Creek	1																							
Rural - Not stated	21																							
Outside Hornsby Shire LGA	1																							
Not Stated	1																							
Against		<table border="1" style="width: 100%;"> <tr><td>Canoelands</td><td>1</td></tr> <tr><td>Galston Plateau</td><td>1</td></tr> <tr><td>Northern Ridgeline</td><td>1</td></tr> <tr><td>Rural - Not stated</td><td>4</td></tr> <tr><td>Non-Rural</td><td>1</td></tr> <tr><td>Not Stated</td><td>1</td></tr> </table>	Canoelands	1	Galston Plateau	1	Northern Ridgeline	1	Rural - Not stated	4	Non-Rural	1	Not Stated	1										
Canoelands	1																							
Galston Plateau	1																							
Northern Ridgeline	1																							
Rural - Not stated	4																							
Non-Rural	1																							
Not Stated	1																							
Concerns	Impacts on rural character / scenic quality: - Additional land uses will impact on rural village character and a Place Plan for Wisemens Ferry may lead to development that impacts on scenic and historic values.																							

	Environmental Protection and risk:	- Place Plan for Wisemens Ferry may lead to development that impacts on vegetation and biodiversity values.
	Traffic and Infrastructure:	- There is insufficient infrastructure in place to support additional land uses.
Reasons for support	Supports agriculture and tourism:	- Additional land uses will support tourism in Wisemens Ferry village.
Suggested changes in submissions		- Requests for expansion of land uses in adjoining areas zoned E3 Environmental Management.

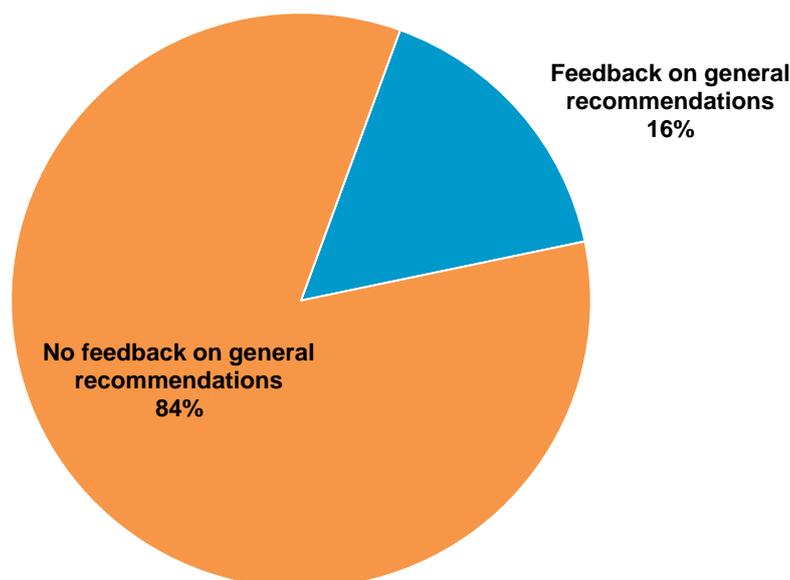
6. Views on General Recommendations

The Study includes general recommendations that apply to the rural areas of Hornsby Shire as a whole and are not place-based (refer to Section 5.4 of the draft Strategy). In summary, these recommendations include:

- Pursuing a fixed maximum area for Secondary dwellings (*Note: this recommendation has been implemented by Council*);
- Pursuing a LEP amendment to allow roadside stalls to sell items from the area instead of being restricted to the site and/or adjoining properties;
- Pursuing a LEP amendment to require that vehicular access handles be included in rural lot size calculations;
- Amending LEP rural zone objectives to identify the intent of rural zones to support value adding activities;
- Introducing optional Clause 5.16 Land Use Conflicts into the HLEP; and
- Amending the LEP to clarify wording of controls for dual occupancies.

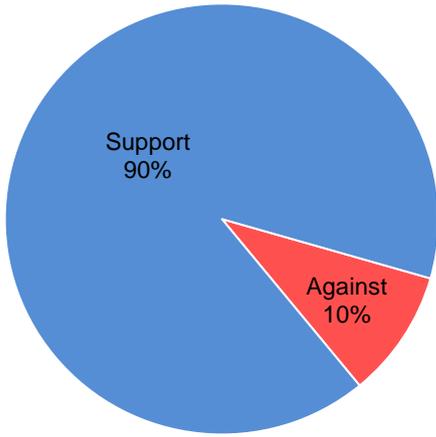
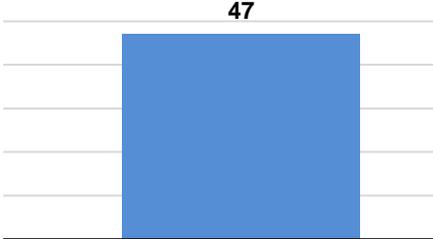
This section provides a summary of the feedback received on the general recommendations for secondary dwellings, roadside stalls, access handles and clause 5.16 land use conflicts. There was no specific feedback on recommendations to revise zone objectives or amend wording to clarify intent of existing dual occupancy controls.

Of the total submissions received, 16% provided feedback in relation to these general recommendations.



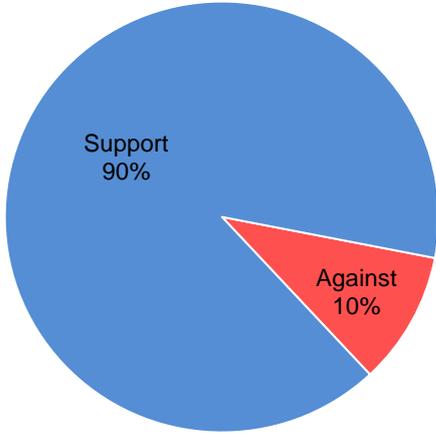
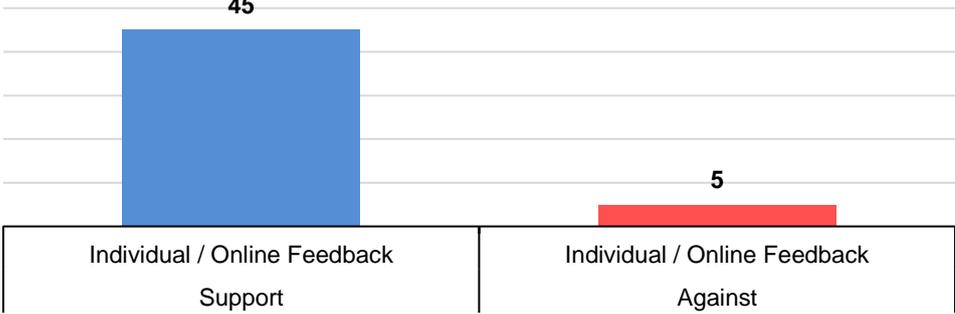
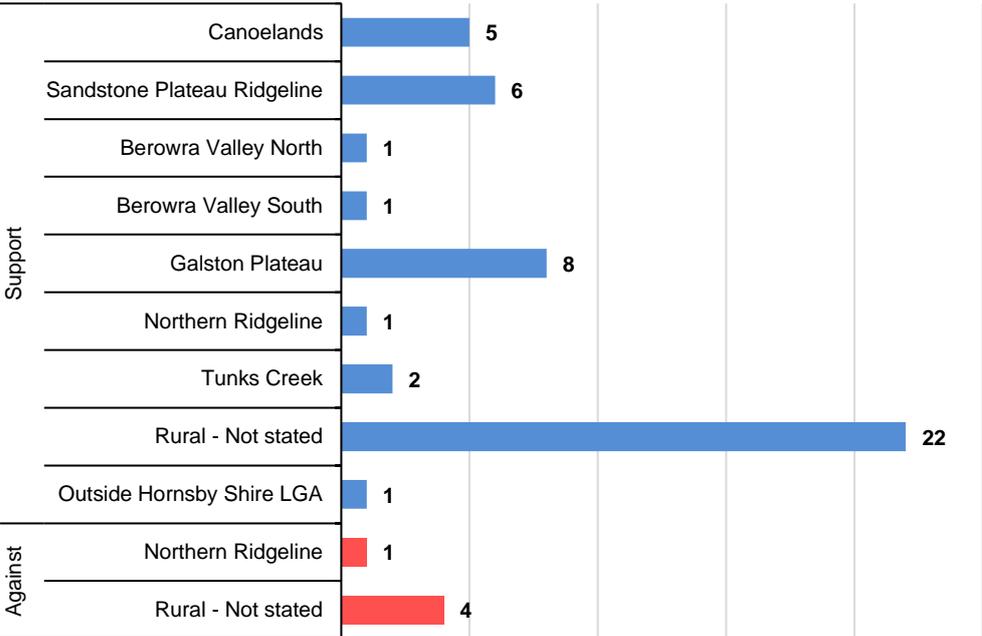
	Submissions	Authors	Households
Total submissions	323	293	260
Submissions that provided feedback on general recommendations	52	47	40
Submissions that did not provide feedback on general recommendations	271	246	220

6.1. Secondary Dwellings

Study Recommendation	<p>Pursue an amendment to the Standard Instrument LEP so that secondary dwellings are permitted up to a maximum square metre size regardless of the size of the principal dwelling.</p> <p><i>*Note: Council has already addressed this recommendation of the draft Study in response to a change in planning legislation by the State Government, which enabled councils to nominate a maximum size for secondary dwellings in rural areas. In April 2021, Council resolved to increase the permitted size of secondary dwellings in rural areas from 60sqm to 120sqm and retain the control that permits secondary dwellings up to 33% of the floor area of the principal dwelling. The new controls were implemented into the Hornsby Local Environmental Plan 2013 in November 2021.</i></p>				
Submissions	Views – 52 Submissions				
 <p>A pie chart illustrating the distribution of views on secondary dwellings. The chart is divided into two segments: a large blue segment representing 'Support' at 90%, and a smaller red segment representing 'Against' at 10%.</p>		Support	Against	TOTAL	
		Submissions	47	5	52
		Authors	42	5	47
		Households	35	5	40
Submission Type					
 <p>A bar chart showing the number of 'Individual / Online Feedback Support' submissions. The bar is blue and reaches a value of 47 on the vertical axis.</p>		 <p>A bar chart showing the number of 'Individual / Online Feedback Against' submissions. The bar is red and reaches a value of 5 on the vertical axis.</p>			
Individual / Online Feedback Support		Individual / Online Feedback Against			

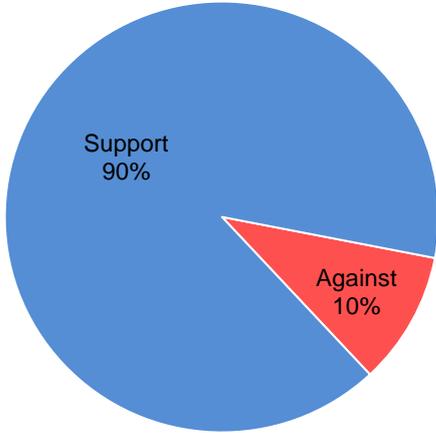
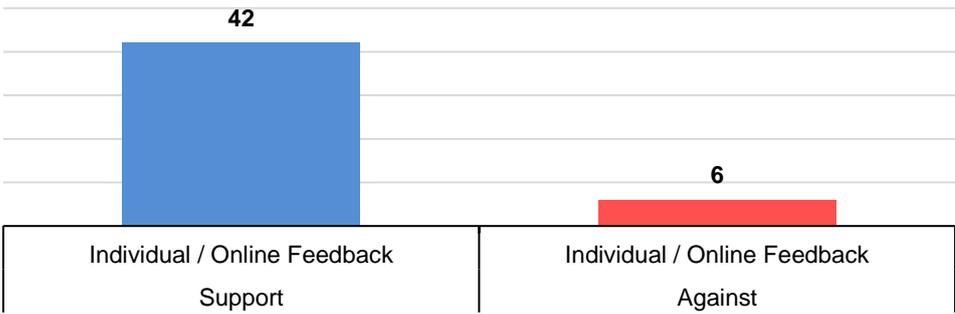
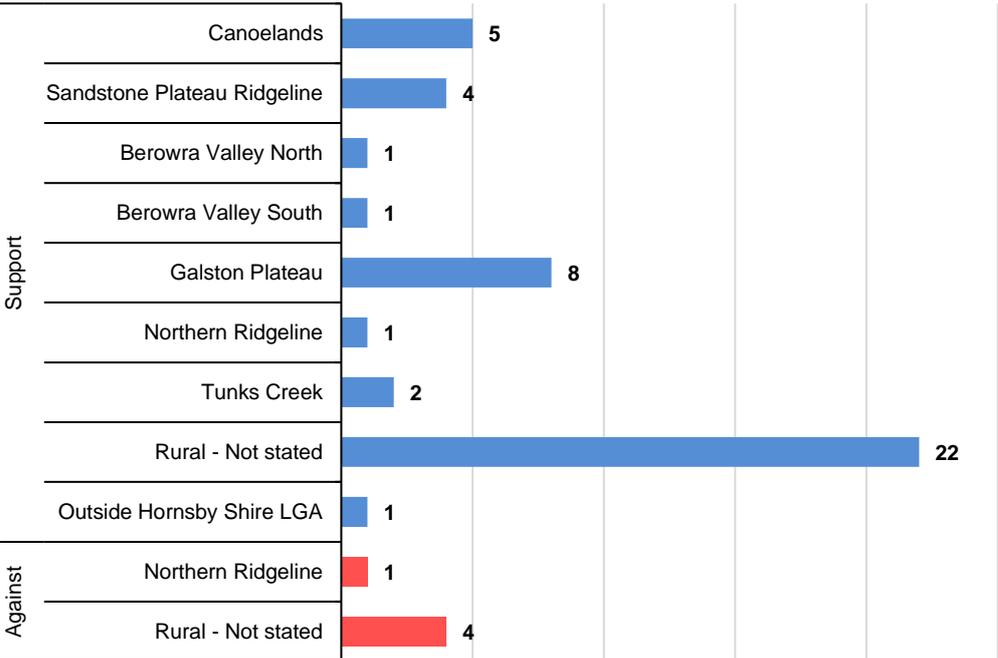
		Location of Submitters																												
		<table border="1"> <thead> <tr> <th>Category</th> <th>Location</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td rowspan="9">Support</td> <td>Canoelands</td> <td>5</td> </tr> <tr> <td>Sandstone Plateau Ridgeline</td> <td>6</td> </tr> <tr> <td>Berowra Valley North</td> <td>1</td> </tr> <tr> <td>Berowra Valley South</td> <td>1</td> </tr> <tr> <td>Galston Plateau</td> <td>8</td> </tr> <tr> <td>Northern Ridgeline</td> <td>1</td> </tr> <tr> <td>Tunks Creek</td> <td>2</td> </tr> <tr> <td>Rural - Not stated</td> <td>22</td> </tr> <tr> <td>Outside Hornsby Shire LGA</td> <td>1</td> </tr> <tr> <td rowspan="2">Against</td> <td>Northern Ridgeline</td> <td>1</td> </tr> <tr> <td>Rural - Not stated</td> <td>4</td> </tr> </tbody> </table>		Category	Location	Count	Support	Canoelands	5	Sandstone Plateau Ridgeline	6	Berowra Valley North	1	Berowra Valley South	1	Galston Plateau	8	Northern Ridgeline	1	Tunks Creek	2	Rural - Not stated	22	Outside Hornsby Shire LGA	1	Against	Northern Ridgeline	1	Rural - Not stated	4
Category	Location	Count																												
Support	Canoelands	5																												
	Sandstone Plateau Ridgeline	6																												
	Berowra Valley North	1																												
	Berowra Valley South	1																												
	Galston Plateau	8																												
	Northern Ridgeline	1																												
	Tunks Creek	2																												
	Rural - Not stated	22																												
	Outside Hornsby Shire LGA	1																												
Against	Northern Ridgeline	1																												
	Rural - Not stated	4																												
Concerns	Rural character:	-	Large secondary dwellings can adversely impact on rural character.																											
	Other:	-	It is difficult to secure finance for construction of secondary dwellings on land owned by another party (i.e. parents) and increasing subdivision opportunities is more appropriate to provide housing opportunities for families.																											
Reasons for support	Housing and lifestyle opportunities:	-	Opportunities for larger secondary dwellings would provide housing for families to allow multi-generations on the same property.																											
	Retain rural character:	-	A fixed square metre size instead of the 33% percentage allowance would provide affordable rental homes and prevent large scale secondary dwellings being constructed that are unsympathetic to area.																											
Suggested changes in submissions	Include a nominated size for secondary dwellings that is: <ul style="list-style-type: none"> - 500 sqm (approx. 4 bedroom) to reflect the size of modern homes. - 250 sqm to accommodate a family whilst retaining rural character. 																													
Agency Comments	<ul style="list-style-type: none"> - <i>NSW Department of Primary Industries</i> - Large secondary dwellings may result in land use conflicts with agricultural operations. Any changes to increase the permitted size of secondary dwellings should not have adverse impacts in rural zones. 																													

6.2. Roadside Stalls

Study Recommendation	Pursue an amendment to the Standard Instrument LEP to allow roadside stalls to sell produce or locally made items from the site and the local area (rather than be restricted to adjoining properties).																																								
Submissions	Views – 5 Submissions		Support	Against	TOTAL																																				
 <p>A pie chart illustrating the distribution of views on the recommendation. The chart is divided into two segments: a large blue segment representing 'Support' at 90%, and a smaller red segment representing 'Against' at 10%.</p>		Submissions	45	5	50																																				
		Authors	44	5	49																																				
		Households	33	5	38																																				
Submission Type																																									
 <p>A bar chart comparing the number of 'Individual / Online Feedback' submissions that are 'Support' (45) versus 'Against' (5). The 'Support' bar is blue and reaches a value of 45 on the y-axis. The 'Against' bar is red and reaches a value of 5 on the y-axis.</p>																																									
Location of Submitters																																									
 <p>A horizontal bar chart showing the location of submitters for both 'Support' and 'Against' views. The y-axis lists locations, and the x-axis shows the number of submissions. Blue bars represent 'Support' and red bars represent 'Against'.</p> <table border="1" data-bbox="432 1375 1414 2011"> <thead> <tr> <th>Location</th> <th>Support</th> <th>Against</th> </tr> </thead> <tbody> <tr> <td>Canoelands</td> <td>5</td> <td>0</td> </tr> <tr> <td>Sandstone Plateau Ridgeline</td> <td>6</td> <td>0</td> </tr> <tr> <td>Berowra Valley North</td> <td>1</td> <td>0</td> </tr> <tr> <td>Berowra Valley South</td> <td>1</td> <td>0</td> </tr> <tr> <td>Galston Plateau</td> <td>8</td> <td>0</td> </tr> <tr> <td>Northern Ridgeline</td> <td>1</td> <td>0</td> </tr> <tr> <td>Tunks Creek</td> <td>2</td> <td>0</td> </tr> <tr> <td>Rural - Not stated</td> <td>22</td> <td>0</td> </tr> <tr> <td>Outside Hornsby Shire LGA</td> <td>1</td> <td>0</td> </tr> <tr> <td>Northern Ridgeline</td> <td>0</td> <td>1</td> </tr> <tr> <td>Rural - Not stated</td> <td>0</td> <td>4</td> </tr> </tbody> </table>						Location	Support	Against	Canoelands	5	0	Sandstone Plateau Ridgeline	6	0	Berowra Valley North	1	0	Berowra Valley South	1	0	Galston Plateau	8	0	Northern Ridgeline	1	0	Tunks Creek	2	0	Rural - Not stated	22	0	Outside Hornsby Shire LGA	1	0	Northern Ridgeline	0	1	Rural - Not stated	0	4
Location	Support	Against																																							
Canoelands	5	0																																							
Sandstone Plateau Ridgeline	6	0																																							
Berowra Valley North	1	0																																							
Berowra Valley South	1	0																																							
Galston Plateau	8	0																																							
Northern Ridgeline	1	0																																							
Tunks Creek	2	0																																							
Rural - Not stated	22	0																																							
Outside Hornsby Shire LGA	1	0																																							
Northern Ridgeline	0	1																																							
Rural - Not stated	0	4																																							

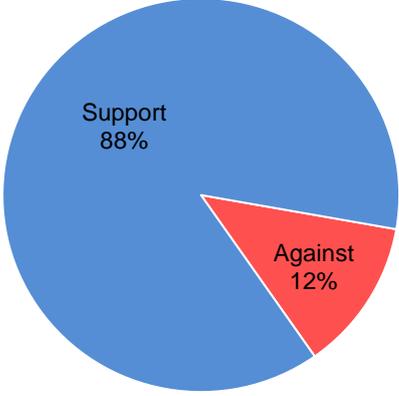
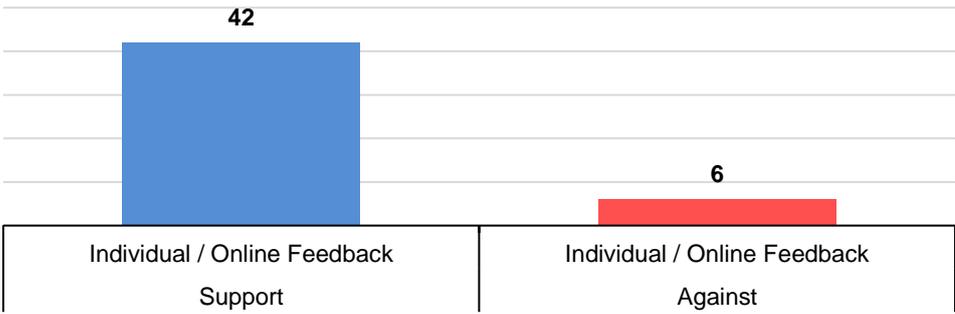
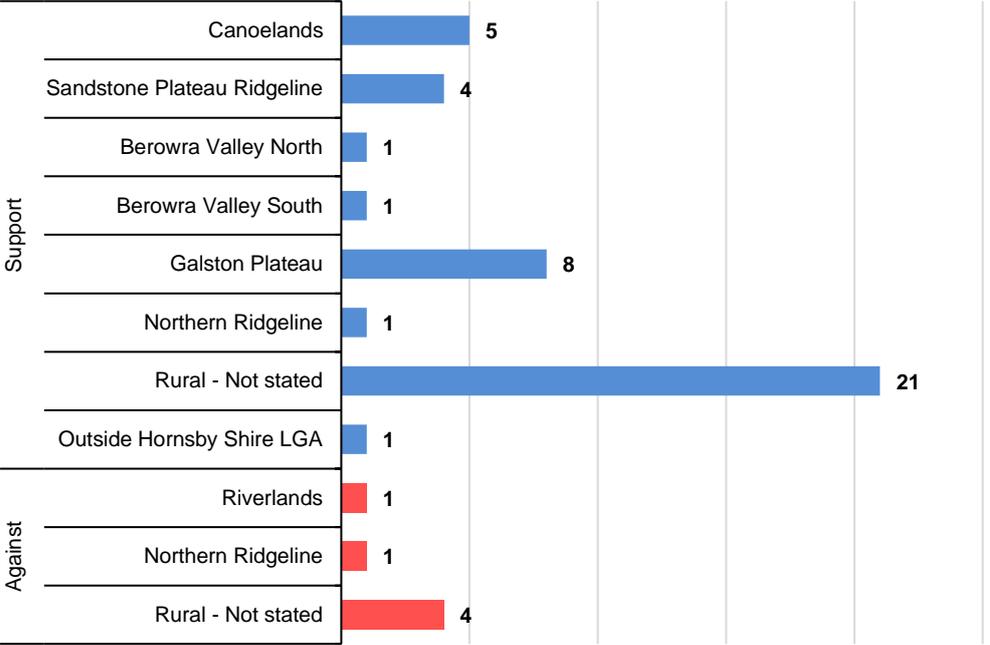
Concerns	- No concerns raised specifically with respect to roadside stalls.
Reasons for support	Support agriculture and tourism: - Recommendations for roadside stalls are appropriate to provide greater flexibility and enhance tourism.
Suggested changes in submissions	- No suggested changes provided.

6.3. Access Handles

Study Recommendation	Pursue an amendment to the Standard Instrument LEP to allow the area of any vehicular access handle to be included in lot size calculations for subdivision applications.				
Submissions	Views – 48 Submissions		Support	Against	TOTAL
 <p>A pie chart illustrating the distribution of views on the study recommendation. The chart is divided into two segments: a large blue segment representing 'Support' at 90%, and a smaller red segment representing 'Against' at 10%.</p>		Submissions 42 6 48	42 6 48	6 6 12	48 46 37
Submission Type					
 <p>A bar chart comparing the number of 'Support' and 'Against' responses for 'Individual / Online Feedback'. The 'Support' bar is blue and reaches a value of 42. The 'Against' bar is red and reaches a value of 6.</p>		Individual / Online Feedback Support 42	Individual / Online Feedback Against 6		
Location of Submitters					
 <p>A horizontal bar chart showing the location of submitters for 'Support' and 'Against' responses. The 'Support' section (blue bars) includes: Canoelands (5), Sandstone Plateau Ridgeline (4), Berowra Valley North (1), Berowra Valley South (1), Galston Plateau (8), Northern Ridgeline (1), Tunks Creek (2), Rural - Not stated (22), and Outside Hornsby Shire LGA (1). The 'Against' section (red bars) includes: Northern Ridgeline (1) and Rural - Not stated (4).</p>					

Concerns	Rural character:	- Concern that inclusion of access handles from lot size calculations would result in undersized allotments, which would be inconsistent with principles of the Study and how this control is applied in urban areas.
	Environmental Protection and risk:	- Concern that changes to access handle requirements will result in increased level of vegetation clearing to facilitate subdivisions.
Reasons for support	- No specific comments supporting access handles were provided, only comments of support generally.	
Suggested changes in submissions	- No suggested changes provided.	

6.4. Clause 5.16 – Land Use Conflicts

Study Recommendation	Include optional Clause 5.16 of the Standard Instrument in the HLEP to ensure consideration of existing rural uses when assessing applications for rural subdivisions or dwellings to avoid potential land use conflicts.																																					
Submissions	Views – 48 Submissions		Support	Against	TOTAL																																	
 <p>A pie chart illustrating the distribution of views on Clause 5.16. The chart is divided into two segments: a large blue segment representing 'Support' at 88%, and a smaller red segment representing 'Against' at 12%.</p>		Submissions	42	6	48																																	
		Authors	39	6	45																																	
		Households	31	6	37																																	
Submission Type																																						
 <p>A bar chart showing the number of submissions by type. The 'Support' bar is blue and reaches the value 42. The 'Against' bar is red and reaches the value 6.</p>																																						
Location of Submitters																																						
 <p>A horizontal bar chart showing the location of submitters. The chart is split into 'Support' (blue bars) and 'Against' (red bars). The 'Rural - Not stated' category has the highest number of submissions at 21 for support and 4 for against.</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Support</th> <th>Against</th> </tr> </thead> <tbody> <tr> <td>Canoelands</td> <td>5</td> <td>0</td> </tr> <tr> <td>Sandstone Plateau Ridgeline</td> <td>4</td> <td>0</td> </tr> <tr> <td>Berowra Valley North</td> <td>1</td> <td>0</td> </tr> <tr> <td>Berowra Valley South</td> <td>1</td> <td>0</td> </tr> <tr> <td>Galston Plateau</td> <td>8</td> <td>0</td> </tr> <tr> <td>Northern Ridgeline</td> <td>1</td> <td>0</td> </tr> <tr> <td>Rural - Not stated</td> <td>21</td> <td>4</td> </tr> <tr> <td>Outside Hornsby Shire LGA</td> <td>1</td> <td>0</td> </tr> <tr> <td>Riverlands</td> <td>0</td> <td>1</td> </tr> <tr> <td>Northern Ridgeline</td> <td>0</td> <td>1</td> </tr> </tbody> </table>						Location	Support	Against	Canoelands	5	0	Sandstone Plateau Ridgeline	4	0	Berowra Valley North	1	0	Berowra Valley South	1	0	Galston Plateau	8	0	Northern Ridgeline	1	0	Rural - Not stated	21	4	Outside Hornsby Shire LGA	1	0	Riverlands	0	1	Northern Ridgeline	0	1
Location	Support	Against																																				
Canoelands	5	0																																				
Sandstone Plateau Ridgeline	4	0																																				
Berowra Valley North	1	0																																				
Berowra Valley South	1	0																																				
Galston Plateau	8	0																																				
Northern Ridgeline	1	0																																				
Rural - Not stated	21	4																																				
Outside Hornsby Shire LGA	1	0																																				
Riverlands	0	1																																				
Northern Ridgeline	0	1																																				

Concerns	Environmental Protection and risk: - Concern that the implementation of Clause 5.16 into the HLEP would undermine other controls for environmental protection.
Reasons for support	- No specific comments supporting Clause 5.16 Land use conflicts were provided, only comments of support generally.
Suggested changes in submissions	- No suggested changes provided.

7. Views of Stakeholder Groups

7.1. Agencies

The following agencies were notified and made a submission:

- NSW Department of Primary Industries (DPI);
- NSW Rural Fire Service (RFS);
- The Hills Shire Council; and
- Transgrid.

Positive informal feedback was received from the NSW Department of Planning and Environment (formerly NSW Department of Planning, Industry and Environment) and the Greater Sydney Commission, however the feedback received was not a formal submission for the purpose of this report. Other agencies that were notified that did not make a submission include Sydney Water, Central Coast Council and Hawkesbury City Council.

The feedback from agencies that made a submission is summarised below. A copy of the submissions from agencies is provided in Appendix B.

Agency	Summary of Feedback
NSW Department of Primary Industries	<ul style="list-style-type: none"> • General support for the consideration of agriculture in the draft Study. • General support for land uses to establish a nexus with agriculture, providing the value adding use will not displace the agricultural use of the land. • Concern regarding compatibility of function centres and garden centres in RU1 zoned land due to potential conflicts and impacts to agriculture. • Suggests consideration of the State Government planning changes to expand opportunities for agritourism land uses. (<i>Note: These planning changes were not implemented at time of the DPI submission, but since that time draft changes have been prepared to the Standard Instrument LEP for adoption by councils.</i>) • Concerns with reducing minimum lot size of RU1 zoned land in the 2ha lot size investigation areas and potential impacts on agricultural production. • Agricultural operations exist in village investigation areas and need to consider potential land use conflicts as a result of any increase in dwellings. • Large secondary dwellings may result in increased land use conflicts with agriculture.
NSW Rural Fire Service	<ul style="list-style-type: none"> • Concern about 2ha lot size investigation area in Sandstone Plateau Ridgeline due to single road in and out and the area being surrounding by bushfire prone vegetation. RFS does not support reducing minimum lot size on any bushfire prone land generally. • No objection to village investigation areas as the majority of areas around villages are not bushfire prone. However, acknowledgement needed that future subdivision and development will require APZs and associated vegetation removal. • A Strategic Bushfire Safety Study needs to be prepared as part of any future investigations into lot sizes to inform planning decisions. • Concerns about function centres in bushfire prone areas. Advises that the following landscape areas are unsuitable locations for function centres: Canoelands; Forest Glen Spine; Berowra Valley North; Tunks Creek and the majority of Berowra Valley South. Function centres are unsuitable on any bushfire prone land on a dead-end road.

The Hills Shire Council	<ul style="list-style-type: none"> • Submission included officer level comments not endorsed by Council. • Acknowledgement that the Hills Shire and Hornsby Shire face similar pressures and issues in rural areas. Similar principles and approach to managing rural lands in the draft Hornsby Rural Lands Study and The Hills Rural Lands Study. • For additional land uses, it may be onerous for producers to demonstrate a nexus with agriculture in submitting development applications to Council. • There is opportunity to collaborate between both Councils on: <ul style="list-style-type: none"> ○ Planning for villages on the shared LGA boundary including Glenorie, Wisemans Ferry and Dural villages to enhance village character and allowing scope for limited, sympathetic development. ○ Agri-business and agritech industries, enhancing green grid links, Outer Sydney Orbital.
Transgrid	<ul style="list-style-type: none"> • Submission requests that Transgrid be notified of any development proposed near Transgrid's land interests. Submission included location details of Transgrid's high voltage power lines and substation as well as copy of Transgrid's 'Easement Guide' for consideration by Council officers for development proposal's near Transgrid easements.

7.2. Agricultural Industry and Growers

Flower Growers of Australia were notified of the exhibition and made a submission. Other agricultural industry groups notified of the exhibition but did not make a submission include NSW Farmers and the National Farmers Federation.

There were 10 submissions (from residents of 5 properties) that identified as being grower. The key matters raised in submissions are summarised below.

Group	Summary of Feedback
Flower Growers of Australia	<ul style="list-style-type: none"> • Submission included general comments on the value of agriculture and the need to protect rural lands, noting that: <ul style="list-style-type: none"> ○ Urban sprawl in the Sydney Basin is reducing agricultural land and local food sources. ○ In Hornsby Shire farming activity has increased substantially. Any suggestion that farming in the area has diminished or is no longer viable is incorrect. ○ Many rural enterprises that exist in Hornsby Shire are not visible from roads and not easily identified as a result. ○ Horticultural industry clusters are present with equine and nursery industry playing a large part in Middle Dural, Dural, Galston, Arcadia, Glenorie and Berrilee. ○ More sophisticated farming techniques and ability of farmers to produce on smaller acreages is becoming the norm. ○ Expansion of seniors housing development on productive agricultural land has adversely impacted on farming and increased land use conflicts. ○ Land speculation has occurred, with investors purchasing land and waiting to capitalise on subdivision opportunities. ○ Subdivision and urbanisation of rural land sets an undesirable precedent for further urbanisation and development. ○ New land uses on sites where agriculture occurs will attract more visitors to the rural area.

	<ul style="list-style-type: none"> • Submission included comments on the draft Rural Lands Study background report, noting: <ul style="list-style-type: none"> ○ The figures included on the financial value of flowers and nurseries in Hornsby Shire is underestimated. ○ Whilst the background report includes statistics on nurseries, cut flowers and vegetables, there are other activities present that are not identified, including Christmas tree farms, miniature herb growers, game producers, exotic fruit producers, horse trainers and equestrian facilities. The diversity of fruit and vegetables grown is very wide.
Growers	<p>There were 10 submissions received from 5 properties. The views expressed in submissions from growers are varied. The key matters raised in the submissions from 5 properties are summarised below.</p>
	<p>1</p> <ul style="list-style-type: none"> • Farming is becoming increasingly unviable, with little financial gain. • Farmers in the area are lifestyle farmers only. • General support for recommendations for additional land uses and protection of rural lifestyle. • Additional population from village investigation areas will lead to more complaints and land use conflicts. Notwithstanding, the Galston village investigation area should be extended to all of Galston Plateau.
	<p>2</p> <ul style="list-style-type: none"> • It is becoming increasingly difficult to compete with the supermarket chains. • Support recommendations for additional land uses to diversify and enable sale of produce direct, offering tourism and educational opportunities on-site.
	<p>3</p> <ul style="list-style-type: none"> • Farming is becoming increasingly unviable for smaller operators. • Value adding land uses may work for some people but aren't suitable for all properties and they cause traffic congestion. • Lot sizes should be reduced from 10ha to 2ha for more manageable lots, which will support retirement and ability to pass on land to children.
	<p>4</p> <ul style="list-style-type: none"> • Farming is becoming increasingly unviable for smaller operators and cannot make a living. • Commercial activities and land uses including function centres are not compatible with rural area. • Lot sizes smaller than 10ha should be considered as they can still support agricultural activities.
	<p>5</p> <ul style="list-style-type: none"> • Additional land uses should be provided in Riverlands landscape area to support established agricultural operations and support tourism.

7.3. Community Groups

The community groups that made a submission include:

- Friends of Berowra Valley;
- STEP;
- Berowra Creek Valley Union;
- Association for Berowra Creek;
- Glenorie Maroota Bioregional Forum;
- Galston Area Residents Association;
- Protecting Your Suburban Environment; and
- Arcadia and Galston Residents Association.

The feedback received from the community groups has been included in the broader feedback outlined in this report. A summary of the key points of each community group submission is provided in Appendix C.

8. Focal Point of Submissions

8.1. Number of Submissions commenting on Key Recommendations

The number of submissions that included comments on vision, principles and some of the key recommendations of the draft Study are shown in the graph below. This graph includes all submissions, including form letter submissions. Some submissions commented on several components of the Study.

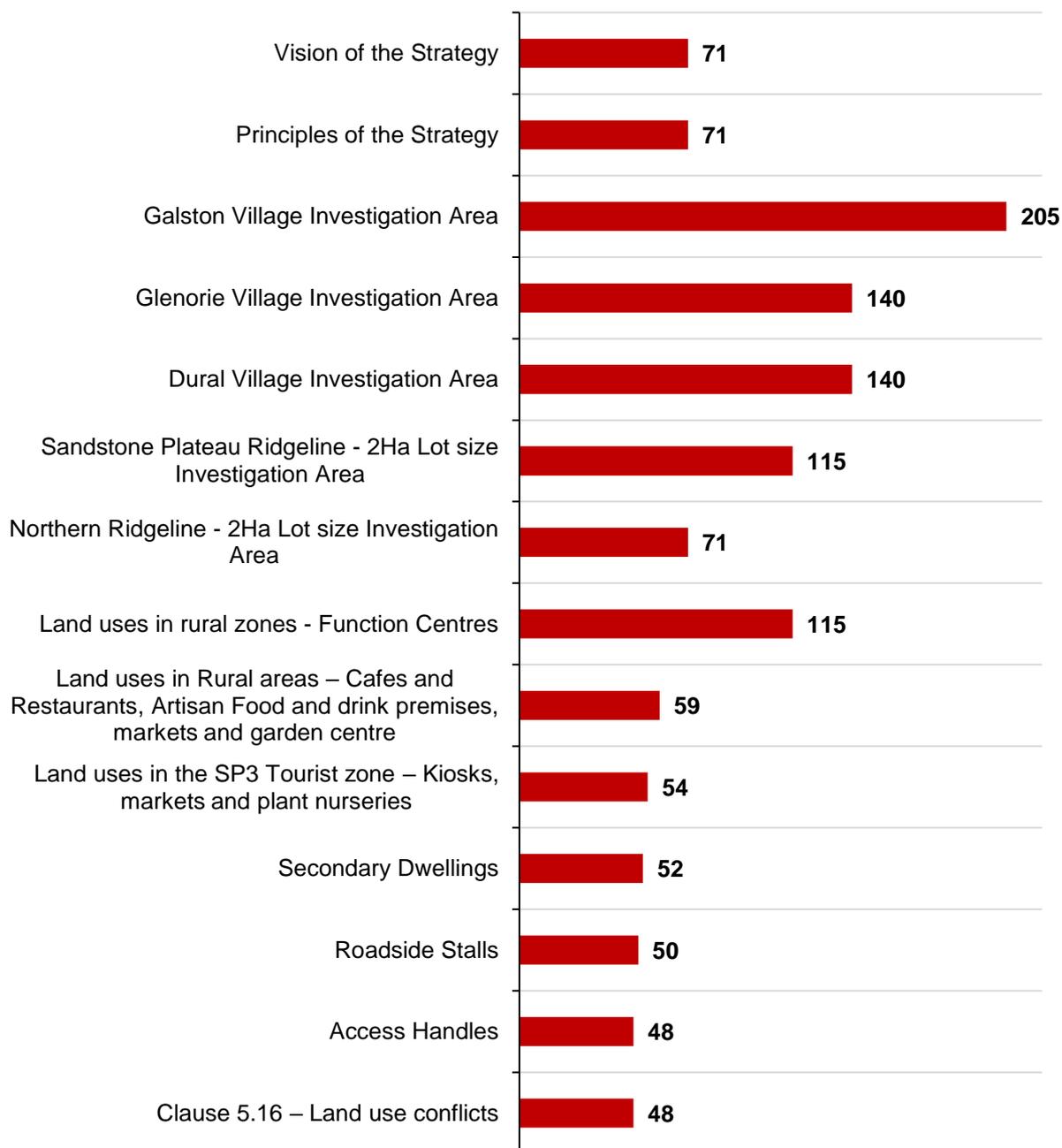


Figure 18 – Number of Submissions commenting on Key Recommendations

As indicated above, the recommendations for the Galston Village investigation area were commented on in more submissions than any other recommendation. The recommendations for Dural and Glenorie Village investigation areas, the recommendation for 2ha lot size investigation areas and the introduction of function centres also received a significant number of comments. The feedback on each of the recommendations has been summarised in the body of this report.

8.2. Views on Key Recommendations

The following table shows the views in support and against the key recommendations in the Study. This graph includes all submissions, including form letter submissions.

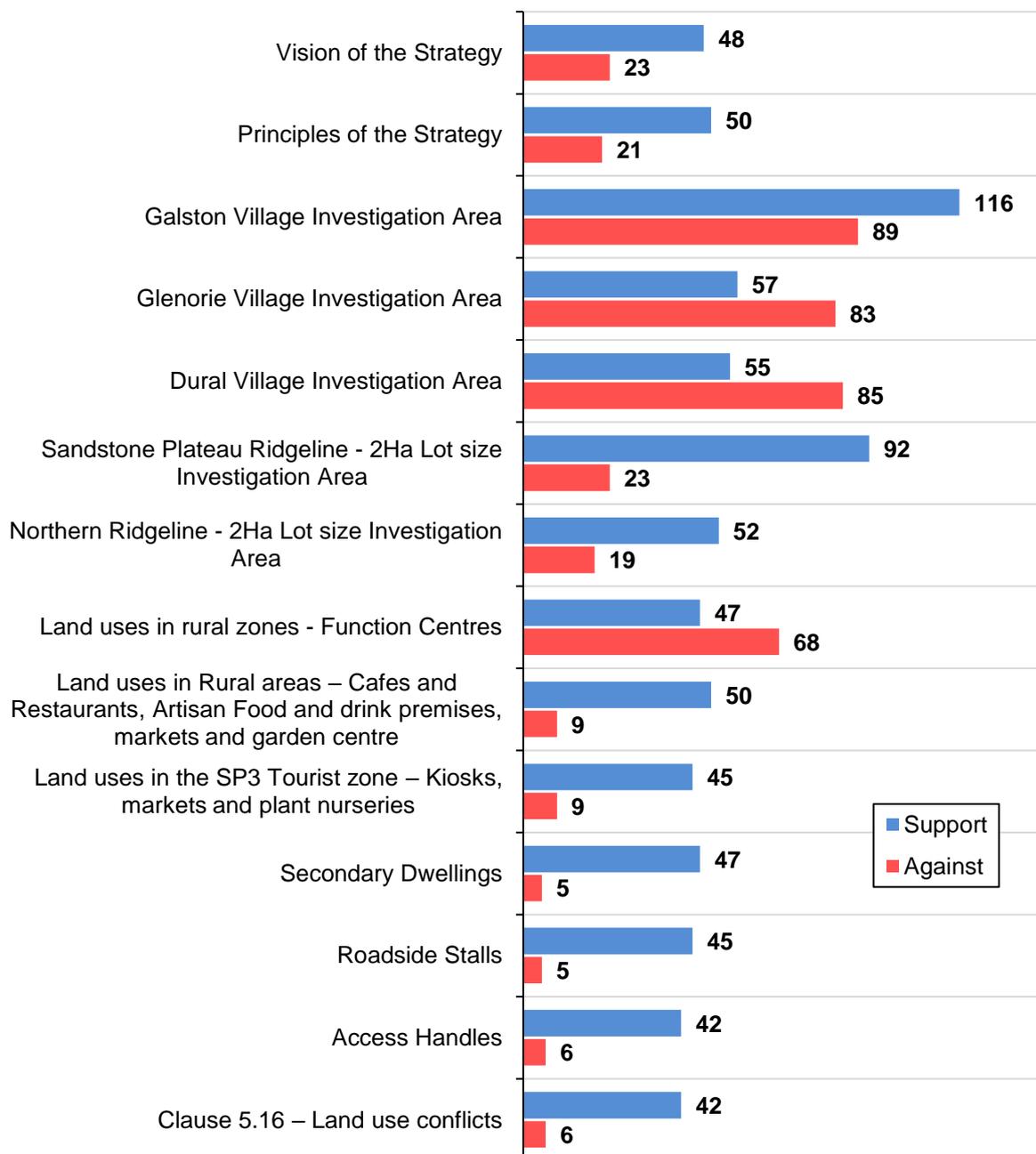


Figure 19 – Views on Key Recommendations

As indicated above, the majority of submissions supported the Vision, Principles, Galston Village investigation area, 2ha lot size investigation area, land uses (excluding function centres) and general recommendations.

The recommendations where the majority of submissions were against include Dural Village investigation area, Glenorie Village investigation area and function centres. The feedback on each of the recommendations is provided in the body of this report.

8.3. Views in Standard Form Letter Submissions

As outlined in Section 3.1, form letter submissions represented 44% of all submissions.

There were six types of form letters received. The volume of each type of form letter submission received is indicated in Figure 20. The form letters have been titled to reflect the general message of each form letter submission.

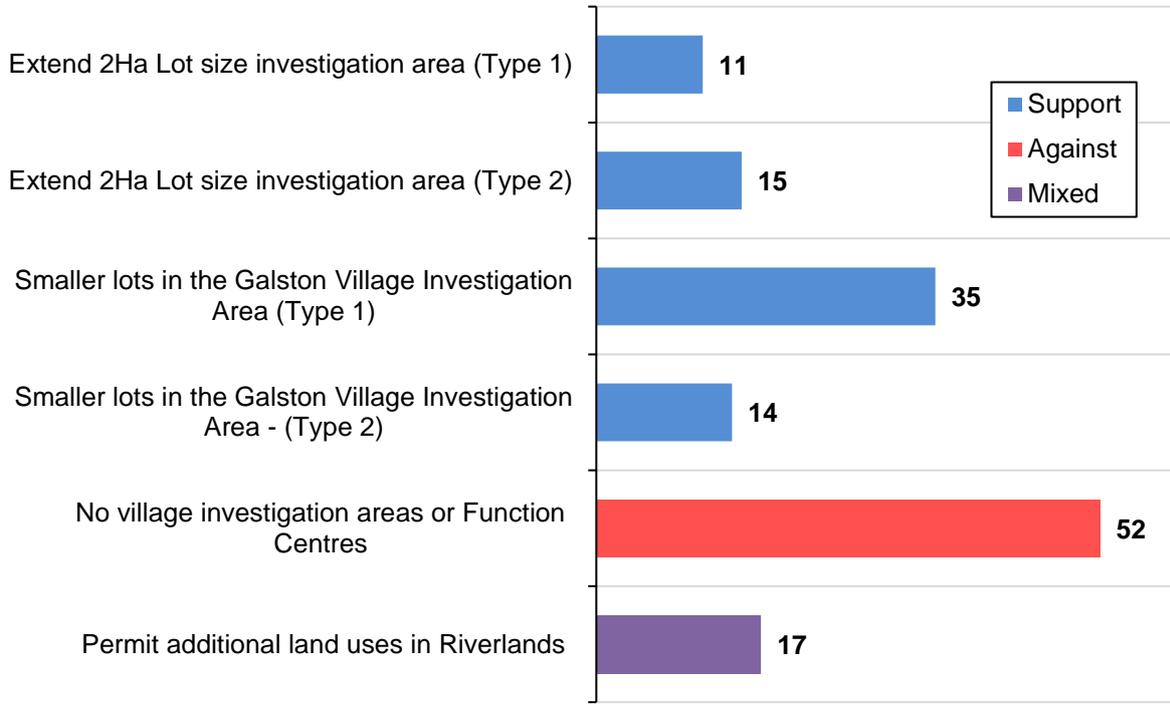


Figure 20 - Views in Standard Form Letter Submissions

As indicated in the graph above, the most common type of form letter received was a submission that included specific comments against recommendations for village investigation areas and function centres. There were four standard form letter submission types generally in support of the Study, two of which included suggestions for extending 2ha lot size investigation areas and the other two types suggested including smaller lots in Galson village investigation areas. There was a form letter with mixed views suggesting that additional land uses should be provided in the E3 Environmental Protection zoned land in Riverlands.

A summary of the matters raised in the form letters is provided in Appendix D.

9. CONCLUSION

This report presents a summary of the feedback received during the exhibition of the draft Rural Lands Study in late 2020. There were 323 submissions received during the exhibition period. As outlined in this report, most of the submissions supported the Study, or various aspects of the Study. Some submissions provided mixed views, and some submissions objected to the Study.

The high level of response to the exhibition reflects the strong level of community interest in planning for rural areas. The feedback received will help Council decide on the next steps, including whether to support progression of the Study recommendations.

It is acknowledged that since the community exhibition, Council has already had the opportunity to implement one of the Study recommendations to introduce a maximum square metre size for secondary dwellings in rural areas. Council can now consider the broader feedback received and decide whether to progress with some or all of the other the recommendations.

Should Council decide to implement the Study recommendations and proceed with amendments to planning controls, this requires further consultation with the community. Any proposed change to the *Hornsby Local Environmental Plan 2013* would require preparation of a planning proposal and final approval from the NSW Department of Planning and Environment.

Given the high level of interest in this project, Council will continue to consult with the community on any recommendations that are decided to be carried forward.

Appendix A: Online Survey Questions

Online Survey Questions

Have your say on the Draft Rural Lands Study - Online feedback form

Fields marked with an * are required

First Name*

Last Name*

Email*

Address

Do you support the vision for Hornsby Shire's rural area identified in the draft Rural Lands Strategy?

(YES / NO)

Please explain

Do you support the principles identified in the draft Rural Lands Strategy?

(YES / NO)

Please explain

Do you support the recommendations identified in the draft Rural Lands Strategy?

(YES / NO / SOME)

Please explain

Do you have any suggested changes to the principles or recommendations in the draft Rural Lands Strategy?

(YES / NO)

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you have any other suggested edits or additions to the draft Rural Lands Strategy?

(YES / NO)

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you have any other suggested edits or additions to the draft Background report?

(YES / NO)

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Section	Page Number	Comments	Suggested Edits
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you have any other feedback on the draft Rural Lands Strategy or draft Background Report?

Appendix B: Agency Submissions



NSW RURAL FIRE SERVICE

The Council of the Shire of Hornsby
PO Box 37
HORNSBY NSW 1630

Your reference: Public exhibition of the draft
Hornsby Shire Rural Lands Study
Our reference: SPI20200930000169

ATTENTION: Debra Clydsdale,

Date: Thursday 21 January 2021

Dear Sir/Madam,

Strategic Planning Instrument

Other – Other

Public exhibition of the draft Hornsby Shire Rural Lands Study

I refer to your correspondence dated 23/09/2020 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The great majority of the study area is mapped as bushfire prone land. Most of the vegetation is forest, generates high bushfire fuel loads, and has a history of bushfires. Combined with poor access, including large areas accessible only by a dead-end road, this results in any development in the area being at a particularly high risk from bushfires and unsuitable for any increase in or intensification of, development.

Planning for Bush Fire Protection 2019 has specific requirements for strategic planning the principle one being preparation of a Strategic Bush Fire Study. The NSW RFS considers that a Strategic Bush Fire Study should be undertaken to inform planning decisions recommended in the draft Rural Lands Strategy. The minimum components of the study are set out in Table 4.2.1 of *Planning for Bush Fire Protection 2019*.

The NSW RFS also makes the following more specific comments regarding recommendations of the draft Strategy.

The NSW RFS has particular concern regarding the prospect of function centres being permitted in unsuitable areas. *Planning for Bush Fire Protection 2019* deals specifically with public assembly buildings, which includes function centres. Any development with a floor space greater than 500m² will be treated as technically a special fire protection purpose, and required to meet, among other things, the standards for asset protection zones and access requirements. It is considered by the NSW RFS that certain of the identified landscape areas are unsuitable for function centres. These unsuitable areas are:

- Canoelands
- Forest Glen Spine
- Berowra Valley North

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

- Berowra Valley South (other than Knights Rd and Bevans Rd and the area west of it)
- Tunks Creek

The NSW RFS does not support function centres as permissible uses in these areas. Nor does the NSW RFS support function centres on any bushfire prone land located on a dead end road, a common situation in the study area.

The NSW RFS has noted the recommendation for the Sandstone Plateau Ridgeline landscape area to review the minimum lot size extent. The investigation area would include Calabash Road Arcadia. This area has a single road in and out and is almost surrounded by bushfire prone vegetation. The NSW RFS does not support any change to existing planning controls that would permit subdivision, smaller lot sizes or more intensive development on land that is mapped as bushfire prone.

The NSW RFS also notes recommendations to investigate opportunities for a distance of 400m around Glenorie, Galston and Dural for an E4 zone. It appears this would generally be clear of land mapped as bushfire prone, although not entirely. There is no inherent objection to these recommendations, provided that it is acknowledged that future subdivision and development will require asset protection zones that would inevitably require vegetation removal. It is noted that the strategy has acknowledged that the capacity for additional lots must consider significant vegetation and bushfire risk. If the recommendations are adopted the RFS recommends that the necessary investigations are undertaken as part of the Strategic Bush Fire Study.

For any queries regarding this correspondence, please contact Peter Eccleston on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Team Leader, Dev. Assessment & Planning
Planning and Environment Services



OUT20/12872

Ms Debra Clydsdale
Hornsby Shire Council
PO Box 37
NORNSBY NSW 1630

hsc@hornsby.nsw.gov.au

Dear Ms Clydsdale

Draft Hornsby Shire Rural Lands Strategy

Thank you for your correspondence dated 23 September 2020 providing an opportunity to make a submission on the Draft Hornsby Shire Rural lands Strategy (draft Strategy). The NSW Department of Primary Industries (DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend.

DPI Agriculture has reviewed the draft Strategy and supports its recognition and consideration of agriculture in the Hornsby local government area (LGA). The draft Strategy does however contain some recommendations which are of concern.

Further Subdivision of RU1 Primary Production Zoned Land.

It is noted that the draft Strategy proposes to investigate enabling further subdivision of some areas of RU1 zoned land to a minimum lot size (MLS) of two (2) hectares. Some land in these investigation areas appears to be used for agriculture, including poultry farms.

DPI Agriculture strongly suggests that Council reconsider reducing the MLS on land zoned RU1, especially in the vicinity of existing agricultural land uses.

Enabling further land fragmentation around existing agricultural land uses increases the potential for land use conflict and may result in the poultry farm being unable to mitigate normal agricultural impacts and be forced to close. This could have a detrimental impact on poultry processing facilities and the broader industry in the Greater Sydney Region.

Function Centres and Garden Centres in Rural Zones

The draft Strategy recommends permitting additional land uses in rural zones. DPI Agriculture does not support the recommendation to permit garden centres and function centres with consent in the RU1 zone. Enabling additional non-agricultural land uses in the RU1 zone where there is already a high degree of land fragmentation risks additional land use conflict and adverse impacts on agricultural land uses. Non-agricultural land uses also compete with agriculture for limited available land.

If Council believes that function centres and garden centres are necessary in rural areas DPI Agriculture strongly recommends they be limited to RU2 and RU4 zones.

Rural Village Investigation Areas

The draft Strategy identifies areas around the rural villages of Dural, Glenorie and Galston for application of an E4 Environmental Living zone and a reduced MLS. It is noted that some of

the land within these investigation areas contains agricultural operations on small lots which may need to increase intensity to remain viable. Increased intensity may increase the potential normal farm impacts which are unlikely to be able to be mitigated by buffer areas given the small lot size and fragmentation of the surrounding land.

DPI Agriculture strongly recommends that Council carefully consider any proposed change of zoning or MLS in these investigation areas which could introduce new sensitive residential receptors adjacent to or in the vicinity of existing agricultural activities.

The draft Strategy nominates criteria for land within these investigation areas for further investigation which excludes land with high capability for, or dominated by, agriculture.

These criteria are considered to be appropriate however the criteria should also ensure that land which adjoins land used for existing agricultural purposes is not identified for more intensive residential development.

It is also suggested that these investigation areas may be inconsistent with the North District Plan which notes that further rural residential development is generally not supported. Council should give careful consideration as to whether the proposed E4 zone constitutes a default rural residential area.

Secondary Dwelling Size

DPI Agriculture has concerns with the recommendation relating to the permissible size of secondary dwellings and removal of the requirement to restrict them to a percentage of the size of the principal dwelling. DPI Agriculture generally agrees with the permissibility of secondary dwellings in rural zones because they provide modest accommodation options and their small size limits their utility. Any proposal to increase their permitted size, and hence attractiveness, is not supported in rural areas as there is the possibility they are developed as detached dual occupancies. It is noted that detached dual occupancies are currently prohibited in the RU1, RU2 and RU4 zones of Hornsby LEP 2013.

It is suggested that Council should ensure that any changes to the provisions governing the size of secondary dwellings do not result in increases which may have adverse impacts in rural zones.

Provision to Establish Nexus with Agriculture

The intent of proposed clause to require a nexus to be demonstrated between new land uses and existing agricultural land uses is supported. This approach will give greater certainty that a proposed non-agricultural (value adding) use will not displace the agricultural use of the land in the future.

Agritourism

The principle to “provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry” is supported however it is suggested that Council should defer any changes to the LEP relating to agritourism until the work of DPIE Planning and Assessment and the Small Business Commissioner has been finalised.

Should you require clarification on any of the information contained in this response, please contact Paul Garnett, Agricultural Land Use Planning Officer, on 0429 864 501 or by email at landuse.ag@dpi.nsw.gov.au

Yours sincerely



5/11/20

Tamara Prentice
Manager Agricultural Land Use Planning



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Norwest NSW 2153
PO Box 7064, Norwest 2153
ABN 25 034 494 656 | DX 9966 Norwest

30 October 2020

The General Manager
Hornsby Shire Council
PO Box 37
HORSNBYS NSW 1630

Our Ref: FP242
Your Ref: F2018/00162#04

Dear Sir,

Draft Hornsby Shire Rural Lands Strategy

Thank you for the opportunity to provide comment on Hornsby Shire's Draft Rural Lands Strategy. The Draft Strategy clearly articulates the challenges faced by peri-urban local government areas as well as the deep appreciation and value that the Hornsby community has for rural lands.

It is evident that Hornsby and The Hills face similar pressures regarding rural lands, including the management of land use conflict, pressure for urban development at the rural fringe, intensification of agricultural uses to maintain their viability and the general changes in demographics that see the overall rural population in decline as young people decide not to pursue agricultural careers.

The Draft Rural Lands Strategy also indicates that Hornsby Shire intends to utilise very similar principles in the management and realisation of the vision for the rural area, including limiting urban development to the metropolitan urban area, providing for limited growth around rural villages, growing the rural area as a visitor destination, and protecting agricultural land by discouraging fragmentation.

In light of these common challenges and aims, the following comments are provided to inform the recommendations of Hornsby Shire's Draft Rural Lands Strategy.

Demonstrating a nexus between agriculture and other uses

It is noted that several land uses are proposed to be added to the list of uses permissible with consent in the RU1 Primary Production, RU4 Primary Production – Small Lots and RU2 Rural Landscape zones, but only on sites where agriculture occurs. These uses include Garden Centres, Markets, Restaurants and Cafes, Function Centres and Artisan Food and Drink Premises in the RU1 and RU4 zones, and Restaurants and Cafes, Function Centres and Artisan Food and Drink Premises in the RU2 zone. It is intended that a nexus would need to be demonstrated between the existing agricultural use and these new uses when they are proposed.

The proposed methodology set out in the strategy for applicants to demonstrate this nexus appears to be able to be satisfied via a detailed Statement of Environmental Effects. Given the

intent of the strategy to encourage value adding to rural uses, this extra requirement may place an additional and unnecessarily onerous task on producers who wish to extend and diversify their business. It may also be particularly difficult for a nexus to be established between agricultural uses and function centres, which are proposed to be included in the RU1, RU2 and RU4 zones.

It is also noted that the Standard Instrument places limitations upon the size of artisan premises which, if enforced, would ensure their subservience to the primary use of the site.

Opportunities for collaboration

Rural villages

The Hills is well placed to continue to collaborate on planning for rural villages, including Glenorie, Wisemans Ferry and Dural. The Hills Rural Strategy commits to investigating opportunities for limited residential expansion in rural villages in line with the criteria recommended in Table 1 of that strategy. This work is identified for completion in 2023.

The place-based approach outlined in Hornsby's Draft Rural Lands Strategy has significant commonalities with The Hills' approach to this issue, and lends itself to detailed collaboration to accurately assess the need for rural village expansion and the benefits this will bring to the wider rural areas in both Hornsby and The Hills. The extent of investigation required as well as the necessary collaboration across councils and consultation with state agencies however, may make it difficult to meet the proposed timeframe of 2021/2022. Further discussions are recommended to ensure adequate time is allocated to this priority so that thorough investigation and consultation can be carried out and detailed place plans prepared.

It is noted that the strategy identifies village investigation areas, similar to those identified in The Hills Rural Strategy, and that an E4 Environmental Living zone is intended to be applied to these areas in both Dural and Glenorie (outside of existing R2 Residential zoned land), with lot sizes ranging between 5,000 and 10,000m². This would be a reduction in lot size in affected areas from 2ha to 0.5-1ha, which would provide some additional growth potential, however the change from a rural zoning to an environmental zoning would reduce the productive potential of these parcels. In the context however of minimizing land use conflict and providing adequate separation between residential and rural uses, this may be appropriate. The Hills will continue to work closely with Hornsby to align planning for these villages, so that village character can be enhanced whilst allowing scope for limited and sympathetic development.

Planning for Wisemans Ferry will require careful consideration of environmental constraints and how natural features may be able to contribute to an enhanced sense of place and economic outcomes for this village. Planning Priority 5 of *Hills Future*, Council's Local Strategic Planning Statement (LSPS) commits Council to 'encourage support activities and tourism in rural areas' which will manifest in increased collaboration with neighbouring Councils in the promotion and marketing of recreation on the Hawkesbury River, and encouragement of location-sensitive tourism. The approach to marketing and development of tourism opportunities in the rural area will be further outlined in Council's Economic Growth Plan, which is expected to be complete by June 2022. The Hills Shire Council recognises the unique input that Hornby Shire Council will be able to make to an Economic Growth Plan, particularly in the context of Wisemans Ferry and looks forward to continuing to collaborate in this regard.

Whilst rural village expansion in both The Hills and Hornsby will be limited, it will also be necessary to carefully consider the cumulative impacts of rural village expansion on existing infrastructure; in particular, the arterial road network. The Hills will continue to work with Hornsby to ascertain potential future impacts on the arterial road network and to engage with the NSW Government should upgrades or changes to the classifications of individual roads be warranted.

Green Grid Links

The Central City and North District Plans identify green grid links within the rural area, particularly around Glenorie and Middle Dural. It is recommended that consideration be given to the enhancement of these links in future planning for rural lands. This may further the potential for local tourism opportunities and exposure of local producers, and represents another logical opportunity for continued collaboration.

Agribusiness and agri-tech industries

The Hills recognises that agricultural uses are changing and are becoming more efficient through the utilisation of evolving technologies and improved practices. As outlined in The Hills Rural Strategy, Council intends to partner with tertiary institutions to explore best-practice in intensive horticulture to increase our capacity to facilitate the best land use outcomes for this industry. Noting that both The Hills and Hornsby have significant horticultural sectors, this represents a further potential opportunity for information-sharing and collaboration.

Outer Sydney Orbital

Connectivity between productive rural areas and distribution nodes is vital for the continued viability of productive rural industries. Greater connectivity would open up new markets and facilitate increased opportunities for economic growth of these industries. To this end, there is opportunity to collaborate in advocating for the identification of the Outer Sydney Orbital corridor. While the extent of the impact to the rural areas of The Hills and Hornsby is as yet unknown, early knowledge of the location of this corridor will greatly assist both LGAs in planning for the future of our rural lands. Recognition of this issue within Hornsby's Rural Lands Strategy may assist in the progression of this matter.

I look forward to seeing the finalised Rural Lands Strategy and to continued fruitful collaboration with Hornsby Shire Council on these important issues.

Yours faithfully



Stewart Seale
PROJECT MANAGER – LSPS AND LEP

Draft Rural Lands Study - Hornsby LGA



Timothy Cowdroy <Timothy.Cowdroy@transgrid.com.au>

To HSC

Cc Easements&Development

Reply

Reply All

Forward



Tue 29/09/2020 4:41 PM



Dear Sir/Madam,

Re: Hornsby Draft Rural Lands Study

Thank you for notifying TransGrid of the Rural Lands Study and inviting a submission in respect of same.

TransGrid controls and operates the NSW high voltage transmission network under a 99 year lease from the Electricity Transmission Ministerial Holding Corporation (ETMHC). The leased network assets include but are not limited to a substation site and transmission line easements within the Hornsby Local Government Area (**LGA**).

Please find attached an aerial overlay plan of the Hornsby LGA that includes a list of all TransGrid's transmission lines that are situated within our easements. TransGrid's *Sydney North Substation* is also located within the Hornsby LGA. The substation is situated at 1101 Old Northern Road, Dural NSW 2158, being Lot 1 in DP867325.

TransGrid actively seeks to protect the abovementioned land interests (freehold land and easements) from adverse development and prohibitive encroachment. So that Council and third party developers have a greater understanding of our requirements in this regard, TransGrid has established Easement Guidelines that are attached for your reference. The Easement Guidelines form part of this submission to the Draft Rural Lands Study and should also be referred to wherever and whenever any development is proposed near our transmission line easements and other land interests.

Where land development is proposed near TransGrid's land interests, it is requested that we be notified early in the developer's design and planning process.

Should you have any queries, please feel free to contact me per the details below.

Kind regards
Tim

Timothy Cowdroy
Land Economist | Network Planning and Operations

TransGrid | 200 Old Wallgrove Road, Eastern Creek, NSW 2766

T: (02) 9620 0765 M: 0408 192 165

E: Timothy.Cowdroy@transgrid.com.au W: www.transgrid.com.au

Appendix C: Community Group Submissions

Community Group Submissions

The table below provides a summary of the key points of each community group submission. The feedback received from the community groups has been included in the broader feedback outlined in this report.

Community Group	Summary of Feedback
Friends of Berowra Valley	<ul style="list-style-type: none"> • General support of the Study vision and principles. • Concern that function centres are not compatible with rural setting and productive activities. • Concern that village investigation areas would remove rural zoning, lead to incremental expansion of development and impact on environment and rural production. • Concern that lot size investigation areas in Sandstone Plateau Ridgeline and Northern Ridgeline would lead to incremental expansion of unsuitable development and intensive land uses. • Rural areas are important for conserving scenic and biodiversity values.
STEP Inc	<ul style="list-style-type: none"> • General support for the Study including its vision and principles. • Concern that village investigation areas would lead to incremental expansion of development. • A Place Plan in Wisemens Ferry may facilitate development that would adversely impact on scenic, historic and biodiversity values. • Function centres are not compatible with rural setting and productive activities. • Opportunity to strengthen character statement for Tunks Creek with clearer planning direction. • Changes suggested to geology information in background report.
Berowra Creek Valley Union	<ul style="list-style-type: none"> • Against Study generally and particularly its recommendations for village investigation areas • Village investigation areas would result in urban development and be inconsistent with the Greater Sydney Commission's strategic actions for rural lands. • Reduced lot sizes would adversely impact on the environment, limit agricultural viability. • Increased development around villages would compound existing traffic congestion issues. • Sewer capacity inadequate to accommodate growth and on site waste water systems can adversely impact on the environment. • Concern that investigation areas would result in land clearing for development and APZs for bushfire protection. Additional density should not be permitted in bushfire prone land. • Against any additional medium density housing in villages.
Association for Berowra Creek	<ul style="list-style-type: none"> • Against Rural Lands Study and its recommendations for investigation areas. • Concern that rezoning would result in smaller properties unsuitable for agriculture. Protection of agricultural land should be a priority.

		<ul style="list-style-type: none"> • Rezoning around villages would allow for construction of large dwellings and secondary dwellings, impacting on agricultural productivity, the environment, lead to clearing of bushland and traffic congestion.
Glenorie Maroota Bioregional Forum		<ul style="list-style-type: none"> • General support for the Study. • Biodiversity needs protecting, particularly for koala habitats. • Implication of the State Environmental Planning Policy No. 9 (Mining SEPP) needs to be acknowledged in the Sand Belt agriculture landscape area. Support for improved rehabilitation controls in DCP. • Large parcel of Crown land east of Forest Glen Spine – clarification on status
Galston Residents Association	Area	<ul style="list-style-type: none"> • Generally against the Study and particularly its recommendations for village investigation area around Galston. • Rural area should remain unchanged. Protection of rural amenity, agricultural land, biodiversity, water catchments and aboriginal, natural and building heritage is a priority. • Against 2ha lot size investigation area and associated principle. • Against village investigation areas due to: <ul style="list-style-type: none"> ○ Concern that any reduction in lot sizes is inconsistent with Greater Sydney Commissions Strategic plans and its priorities for protection of agricultural land and environmental values. ○ Reduced lot sizes would limit agricultural viability. ○ Application of the E4 Environmental Living zone around villages is misleading as development in this area would not be low impact. ○ Village expansion would adversely impact on village character. ○ Sewerage System infrastructure inadequate to cater for growth. ○ Additional housing in rural areas is not needed to meet dwelling targets. • Function centres are not compatible with agriculture and should not be permitted. • Generally supportive of other additional land uses providing nexus with agriculture identified (excluding Georges Creek). • Additional land uses are not appropriate in Georges Creek. Agricultural land has already been impacted by seniors housing in this area and what remains should be protected. Road infrastructure is insufficient for additional land uses. • Change name from 'Georges Creek' to 'South Dural'. • 'Potentially productive agricultural land' be included in the principles for each of the Landscape Areas. • Change to access handle rules will result in increased vegetation clearing. • Minor edits and corrections noted including vegetation description in Georges Creek landscape area character statement.
Protecting Suburban Environment	Your	<ul style="list-style-type: none"> • Against the Study and its recommendations. • Against village investigation areas and 2Ha lot size investigation areas as:

	<ul style="list-style-type: none"> ○ Village investigation recommendation not consistent with study principles for establishing town boundaries, as existing land is not already fragmented, is subject to bushfire and flood risk, includes presence of agriculture. ○ The 2ha lot size investigation area recommendation is inconsistent with study principles, due to access and egress constraints, bushfire risk and vegetation impacts. ○ It would result in the area being unsuitable for agriculture and increase land use conflicts. ○ It would result in clearing of almost all vegetation due to clearing entitlements under RFS legislation. ○ Concern investigation areas may extend beyond the indicative locations included in the Study into areas of bushland. ○ More intense residential development and fragmentation of rural land in rural areas is inconsistent with the Greater Sydney Commissions Strategic plans and actions for rural lands. Expansion of the village is not required. No additional housing diversity is needed in and around villages and additional lots will not improve affordability. Use of E4 zone not appropriate. ○ The sewer in villages cannot accommodate growth. Use of septic tanks for new lots is unsuitable. ○ Bushfire prone areas are unsuitable for subdivision and higher densities. ● Function centres are not compatible with rural areas and should not be permitted. ● Minor edits and corrections noted including vegetation description in Georges Creek landscape area character statement.
<p>Arcadia and Galston Residents Association</p>	<ul style="list-style-type: none"> ● General support for the Study, including vision and principles and recommendations. ● Concern that agricultural pursuits in 10ha or 2ha lots are not viable in this area. ● Concern about housing affordability and children unable to stay in the area. ● Recommendations may benefit children and encourage young families to move to the area, support local businesses.

Appendix D: Standard Form Letter Submissions

Standard Form Letter Submissions

The table below provides a summary of the key points raised in each form letter. The feedback in the form letters has been addressed in the feedback on recommendations in this report.

Standard Form letter	Summary of Feedback
Extend 2Ha Lot size investigation area (Type 1)	<ul style="list-style-type: none"> • General support for the Study and recommendation for the 2ha lot size investigation in Sandstone Plateau Ridgeline. • Support for 2ha lot size investigations area as it would: <ul style="list-style-type: none"> - Provide lifestyle blocks noting larger primary production on large are lots no longer viable. - Attract families to the area which would support schools. • Suggests expanding 2ha lot size investigation areas to include nominated properties on Arcadia Road and Bloodwood Road.
Extend 2Ha Lot size investigation area (Type 2)	<ul style="list-style-type: none"> • General support for the Study and recommendation for the 2ha lot size investigation in Sandstone Plateau Ridgeline. • Support for 2ha lot size investigations area as it would: <ul style="list-style-type: none"> - Provide lifestyle blocks noting larger primary production on large are lots no longer viable. - Retain rural character • Suggests expanding 2ha lot size investigation areas to include up to a nominated property on Bloodwood Road as the lot adjoins other undersized lots and primary production has ceased on this property.
Smaller lots in the Galston Village Investigation Area (Type 1)	<ul style="list-style-type: none"> • Support for Study recommendations to investigate areas around Galston Village for smaller lot sizes, as this would support local businesses and attract younger residents. • Concern that 5000-1000 square metres lots in the investigation areas as recommended in the Study would facilitate large dwellings for an older, wealthier demographic. • Suggests lot sizes from 500 square metres in village investigation areas to provide affordable housing, attract younger residents and enhance community diversity.
Smaller lots in the Galston Village Investigation Area - (Type 2)	<ul style="list-style-type: none"> • Support for Study recommendations to investigate areas around Galston Village for smaller lot sizes. • Concern that 5000-1000 square metres lots in the investigation areas as recommended in the Study are too large and would not support affordable residential development. • Notes that 1995 Rural Lands Study recommended extension of Galston Village to the north up to School Road. • Suggests rezoning nominated properties on the southern side of School Road to residential as sewer capacity allows for 10% growth.
No village investigation areas or Function Centres	<ul style="list-style-type: none"> • Against the Study generally and the recommendations for village investigation areas and function centres. • Against the village investigations areas as it would: <ul style="list-style-type: none"> - result in urban development inconsistent with Greater Sydney Commission’s strategic directions for rural areas;

	<ul style="list-style-type: none"> - facilitate the construction of large dwellings and secondary dwellings; - impact on the environment, rural production and increase traffic congestion; - use the E4 Environmental Living zone which is not a correct application of the E4 zone; - concern about impacts on existing E3 zoned land north of Galston village; - result in villages being too large; - adversely impact on unique rural character and values. <ul style="list-style-type: none"> • Concern over potential for medium density dwellings in Galston village. • Concern that function centres as an additional land is not ancillary to agriculture.
<p>Permit additional land uses in Riverlands</p>	<ul style="list-style-type: none"> • Concern that the recommendations do not provide opportunities for residents of Riverlands. • Suggests that additional land uses should be included for the E3 Environmental Protection zone in Riverlands landscape area, including secondary dwellings, dual occupancies, bed and breakfast accommodation, eco tourist facilities, home businesses, boat ramps, camping grounds.

NEED HELP?

This document contains important information. If you do not understand it, please call the Translating and Interpreting Service on 131 450. Ask them to phone 9847 6666 on your behalf to contact Hornsby Shire Council. Council's business hours are Monday to Friday, 8.30am-5pm.

Chinese Simplified

需要帮助吗？

本文件包含了重要的信息。如果您有不理解之处，请致电131 450联系翻译与传译服务中心。请他们代您致电9847 6666联系Hornsby郡议会。郡议会工作时间为周一至周五，早上8:30 - 下午5点。

Chinese Traditional

需要幫助嗎？

本文件包含了重要的信息。如果您有不理解之處，請致電131 450聯繫翻譯與傳譯服務中心。請他們代您致電9847 6666聯繫Hornsby郡議會。郡議會工作時間為周一至周五，早上8:30 - 下午5點。

German

Brauchen Sie Hilfe?

Dieses Dokument enthält wichtige Informationen. Wenn Sie es nicht verstehen, rufen Sie bitte den Übersetzer- und Dolmetscherdienst unter 131 450 an. Bitten Sie ihn darum, für Sie den Hornsby Shire Council unter der Nummer 9847 6666 zu kontaktieren. Die Geschäftszeiten der Stadtverwaltung sind Montag bis Freitag, 8.30-17 Uhr.

Hindi

क्या आपको सहायता की आवश्यकता है?

इस दस्तावेज़ में महत्वपूर्ण जानकारी दी गई है। यदि आप इसे समझ न पाएँ, तो कृपया 131 450 पर अनुवाद और दुभाषिया सेवा को कॉल करें। उनसे दूरस्थ शायर काउंसिल से संपर्क करने के लिए आपकी ओर से 9847 6666 पर फोन करने का निवेदन करें। काउंसिल के कार्यकाल का समय सोमवार से शुरुवार, सुबह 8.30 बजे-शाम 5 बजे तक है।

Korean

도움이 필요하십니까?

본 문서에는 중요한 정보가 포함되어 있습니다. 이해가 되지 않는 내용이 있으면, 통역번역서비스(Translating and Interpreting Service)로 전화하셔서(131 450번) 귀하를 대신하여 혼즈비 셔 카운슬에 전화(9847 6666번)를 걸어 달라고 요청하십시오. 카운슬의 업무시간은 월요일~금요일 오전 8시 30분~오후 5시입니다.

Tagalog

Kailangan ng tulong?

Itong dokumento ay naglalaman ng mahalagang impormasyon. Kung hindi ninyo naiintindihan, pakitawagan ang Serbisyo sa Pagsasalinwika at Pag-iinterpretar (Translating and Interpreting Service) sa 131 450. Hilingin sa kanilang tawagan ang 9847 6666 para sa inyo upang kontakin ang Hornsby Shire Council. Ang oras ng opisina ng Council ay Lunes hanggang Biyernes, 8.30a.u.-5n.h.

Hornsby Shire Council

ABN 20 706 996 972

Contact us

PO Box 37

Hornsby NSW 1630

Phone: **(02) 9847 6666**

Fax: **(02) 9847 6999**

Email: hsc@hornsby.nsw.gov.au

hornsby.nsw.gov.au

Visit us

Hornsby Shire Council Administration Centre

296 Peats Ferry Road, Hornsby NSW 2077

Office hours: Please check the website for the latest opening hours for the Customer Service Centre and Duty Officer.

Disclaimer

Every effort has been made to provide accurate and complete information. However, the authors assume no responsibility for any direct, indirect, incidental, or consequential damages arising from the use of information in this document.

Copyright Notice

No part of this publication may be reproduced in any form, or stored in a database or retrieval system, or transmitted or distributed in any form by any means, electronic, mechanical photocopying, recording, or otherwise without written permission from Hornsby Shire Council. All rights reserved.

