



ATTACHMENTS

GENERAL MEETING

**Wednesday 8 June 2022
at 6:30PM**



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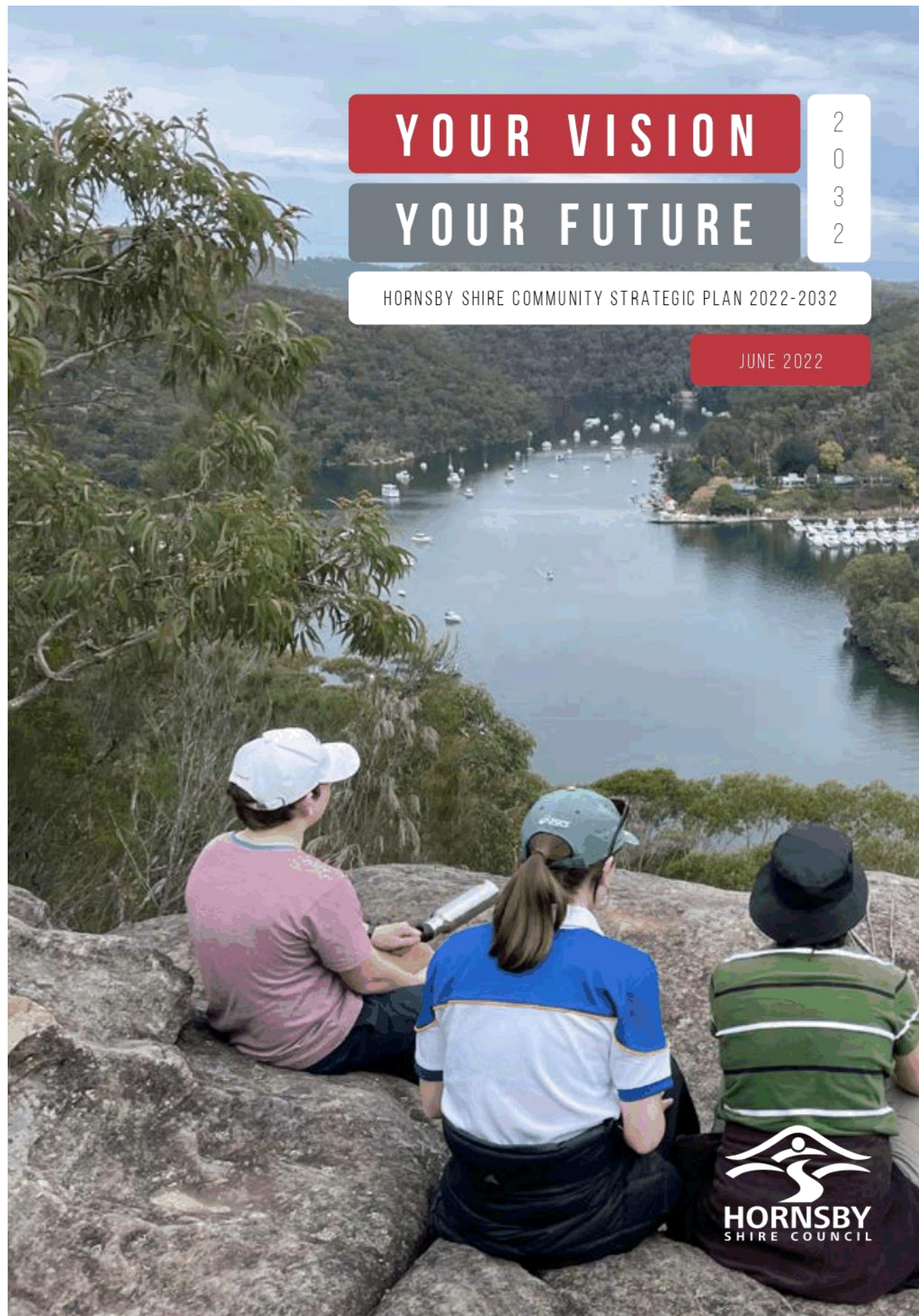
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ATTACHMENT/S

REPORT NO. GM20/22

ITEM 1

- 1. ATTACHMENT 1 - PROPOSED FINAL COMMUNITY
STRATEGIC PLAN 2022-2032**



ATTACHMENT 1 - ITEM 1

CONNECTIONS TO COUNTRY

The area now known as Hornsby Shire is unique in its placement within the landscape with natural features differing from those that surround and beyond.

The meandering ridge lines extending from the south, north-west and north-east, meet here at Hornsby and expose its importance within the cultural landscape as a junction for these once heavily occupied travel routes. An extremely important resource for all Mobs traversing across Country for business, ceremony or family obligations and responsibilities.

From the ocean shores of Brooklyn, abundant in edible sea life and favourably utilised for its tasty treasures, to the rainforest covered gullies with constant supplies of native edible vegetation, grazing marsupials and rock shelters contribute to the uniqueness of this region.

The Darug and GuriNgai Peoples have protected and respected this area since time began. Sacred sites were etched into the sandstone by our Creator Ancestors about cultural knowledge, lore and law of Country, community, astronomy and weather patterns, to name only a few. These are scattered strategically throughout this landscape and are still utilised today for ceremonies, celebrations and Family gatherings and to pass cultural knowledge onto the next generations.

For the Darug and GuriNgai Peoples, this region is still alive and thriving from a cultural perspective. Despite the ever-growing demands for development and community infrastructures, the Hornsby Shire has lush and vibrant bushland areas, fresh and salt water estuaries and breath-taking visual aspects across Country allowing us the ability to continue cultural practices, share cultural beliefs and expand on our relationship and connection with our Country.

The Darug and GuriNgai Peoples will continue to care for and respect Country. We invite and encourage you to expand on your own connection to this unique and amazingly beautiful Country. In the early morning hours when the sun is rising and you breathe in the fresh, clean air of a new day, pay homage to Mother Earth and the Aboriginal Mobs that have protected, respected, utilised and honoured these lands for its lifetime, always being mindful of never depleting resources or damaging natural features created by Mother Earth and our Creator Ancestors.

Tracey Howie, local bloodline descendant

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WELCOME TO HORNSBY SHIRE'S COMMUNITY STRATEGIC PLAN

YOUR VISION | YOUR FUTURE 2032

The Hornsby Shire Community Strategic Plan has been prepared by Hornsby Shire Council in partnership with local residents, other levels of government that deliver educational, health and parks services, Council committees, non-government organisations, community and sporting organisations and businesses. The Plan recognises the important role these groups play in shaping Hornsby Shire now and into the future.

The Community Strategic Plan is a shared vision. At its heart, *Your vision | Your future 2032* is a roadmap to where our people want Hornsby Shire to be in ten years. Leadership at many levels will be required to realise its Vision. Hornsby Shire Council will continue to play a critical leadership and advocacy role, facilitating communication, coordinating activities and ensuring that its resources are focused on achieving the Vision. At the same time, the Plan requires other agencies and levels of government to collaborate and provide resources to achieve the Strategic Directions.

The Hornsby Shire Community Strategic Plan covers the period from 2022 until 2032 and will be reviewed every four years following the local government elections.

The aspirations expressed by our community have been clear and consistent over the years – to improve Hornsby Shire and secure a positive future for our coming generations by having:

Active transport that is integrated and connected | **Infrastructure** to support new development | **Housing diversity** with different dwelling types and sizes | **Sustainable development** with quality design | **Vibrant Town Centres** with cafes and outdoor dining and night-time economy | **Sports and recreation facilities** with water play, basketball courts, swimming pools, picnic areas, bushwalking, organised sports, cycleways and mountain bike tracks | **Parks** with more green spaces, better playgrounds | **Traffic and public transport** with safer roads, less congestion, public transport with connections to outer areas, express services, commuter car parking | **Bushland** that is protected, cared for and maintained, including trees, wildlife, waterways | **Youth** facilities and support | **Economic development** with tourism and local jobs | **Arts and culture** hub | **Hornsby Town Centre** revitalised | **Environmental sustainability** to conserve natural resources and support health and wellbeing into the future, including education | **Community facilities** with community gardens, buildings, public spaces

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MESSAGE FROM THE MAYOR

Hornsby Shire's Community Strategic Plan, *Your vision | Your future 2032*, is your plan envisaging what you want Hornsby Shire to be like in 2032.

More than just a vision for the future of Hornsby Shire, the Community Strategic Plan maps out the ways in which we together can turn that vision into practical reality.

The Community Strategic Plan is the highest-level plan that Council prepares, developed collaboratively with our community, directly and through a wide range of local organisations and other levels of government.

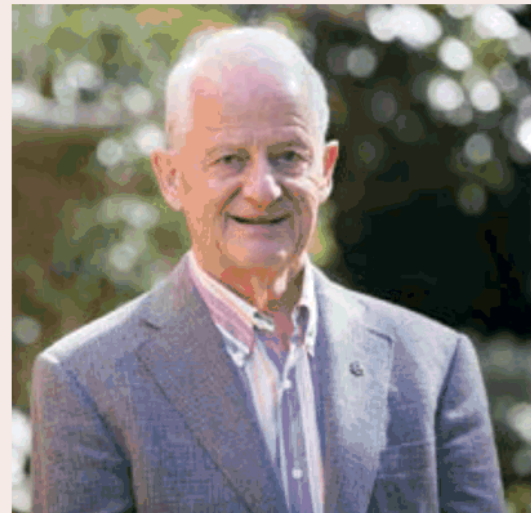
The Community Strategic Plan identifies our community's main priorities and aspirations for the next ten years and outlines the strategies needed to achieve them.

Council's Community Engagement Plan and Community Engagement Policy specify our commitment to ensuring that your voice influences Council decision-making.

During the last three years alone, we have undertaken 27 Community Engagement projects, listening to feedback and responses from some 15,000 residents, as we work toward a more prosperous and sustainable future for the people of Hornsby Shire.

The major challenges you have identified for the next ten years include responding to population growth, better housing affordability, adapting to economic and technological change, taking action on climate change, and increasing social diversity and building resilience within the community.

To do so, we must seek to provide the supporting infrastructure to keep up with new developments. We must aim for sufficient housing that is affordable for key workers, people on low and moderate incomes, and first-home buyers and downsizers.



We must improve our energy and water efficiency and reduce our greenhouse emissions, manage waste and recycling, and protect the health of our waterways.

Together, we must aim to make Hornsby Shire a resilient community, especially in relation to bushfires and extreme weather events, and ensure that our community works toward environmental sustainability by reducing environmental impacts and maintaining our beautiful natural environment even as we provide for essential development.

The Hornsby Shire we are working towards should be:

- Connected and cohesive
- Inclusive and healthy
- Resilient and sustainable
- Mindful of our natural environment
- Accessible with integrated transport
- A Shire with vibrant and viable places
- Open and engaged, and
- Smart and innovative.

There is no doubt that the many challenges before us are significant, demanding commitment, wisdom and energy on our part. However, I am confident, given the great goodwill shown across our community, that we shall succeed.

Philip Ruddock AO
Mayor of Hornsby Shire Council

OUR COMMUNITY VISION 2032

Our Vision acknowledges the community's expressed sentiments of what they want Hornsby Shire to look like in 2032. The Vision has been developed through feedback from the Community Strategic Plan survey.



Our Bushland Shire is on the Traditional Lands of the Darug and GuriNgai Peoples. It is a place for people, wildlife and natural environments to thrive in harmony. Our diverse community is welcoming, inclusive and resilient and we are leaders in caring for our future generations.

We have a flourishing economy with local shopping and dining precincts. Community facilities and infrastructure are modern, accessible and connected. We have many different places for recreation locally. We walk and ride and enjoy exploring parks, bushland and waterways.



WHAT IS THE PLAN?

The Community Strategic Plan represents the highest level of strategic planning undertaken by local councils. It embodies the Vision for the future of the Hornsby Shire community and sets the broad strategic direction for Council's long-term planning documents. The Community Strategic Plan should answer four key questions:

- Where are we now?
- Where do we want to be?
- How do we get there?
- How do we know we've arrived?

The Hornsby Shire Community Strategic Plan, *Your vision | Your future 2032*, identifies the community's main priorities and aspirations for the next ten years. Council's planning processes will be informed by, and take account of, the community priorities when planning service delivery and resource allocation.

WHY DO WE HAVE A PLAN?

The Local Government Act 1993 requires councils to have a Community Strategic Plan for the future of the local government area that identifies the main priorities and aspirations of its community and that covers a period of at least ten years.

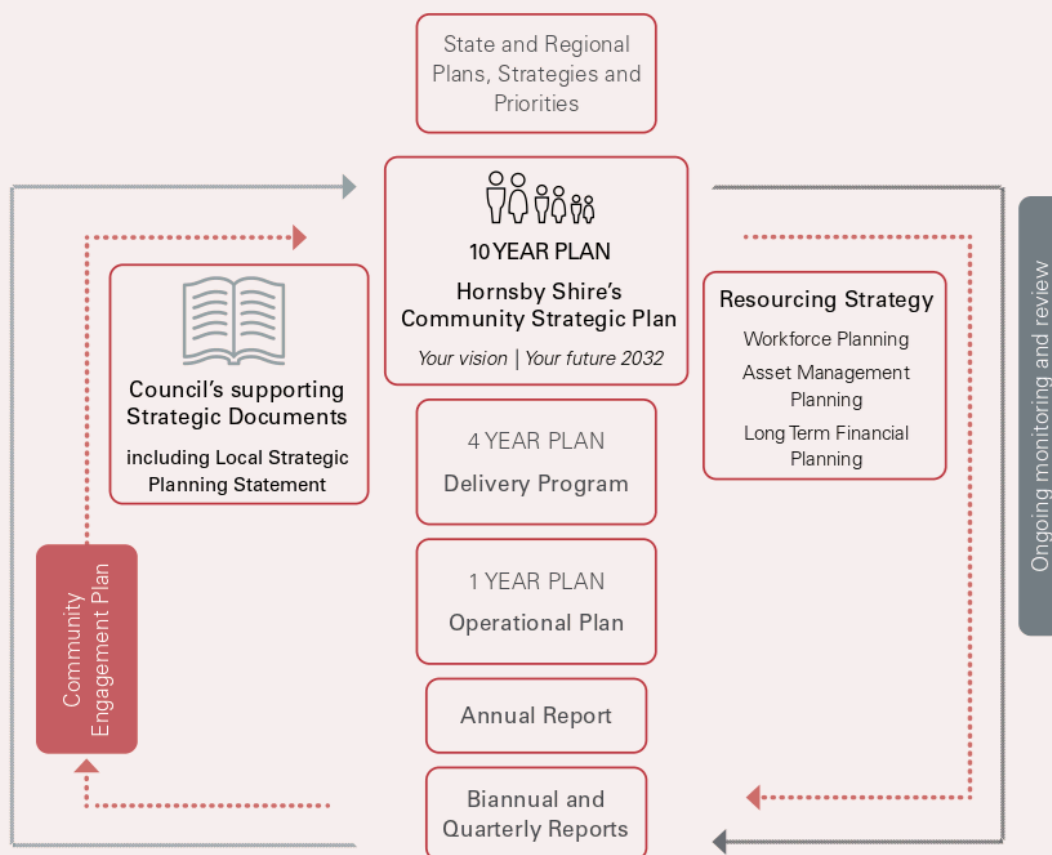
The Community Strategic Plan is the pillar of the NSW Government's Integrated Planning and Reporting (IP&R) framework. The IP&R framework (shown in the figure on the next page) provides the structure which connects all of Council's strategic and operational documents, including reporting and accountability. This framework allows councils to draw their various plans together, understand how they interact and maximise their efforts by planning holistically for the future.

Progress towards achievement of the Strategic Directions in the Hornsby Shire Community Strategic Plan, *Your vision | Your future 2032*, will be comprehensively reported to the next incoming Council at the beginning of their term late in 2024. The Plan will then be reviewed in early 2025 to ensure it continues to reflect the community's long-term priorities.



ATTACHMENT 1 - ITEM 1

The Framework



Community Engagement Plan Outlines how Council will engage with the community to develop the Community Strategic Plan and other Council Plans | **Community Strategic Plan** A vision of where the community wants Hornsby Shire to be in ten years' time and sets Strategic Directions to achieve that vision | **Delivery Program** Outlines Council's plan of action to deliver what the community wants over its term of office | **Resourcing Strategy** Outlines the money, assets and people required by Council to resource the commitments made over the long term | **Workforce Planning** (four years) Assists Council to have the right number of appropriately skilled people to deliver on Council's commitments | **Asset Management planning** (ten years) Sets the direction for Council to manage its infrastructure and assets at the service levels desired by the community in a cost-effective way | **Long Term Financial Planning** (ten years) Outlines how Council will structure its available financial resources focusing on long term financial sustainability and delivery of quality services to the community | **Operational Plan** Outlines specific actions to be achieved each financial year supported by an annual budget | **Annual Report** A report to the community on performance of Council's commitments and operations during the year | **Biannual Performance Reports** A report from the General Manager to the Councillors and community on progress of the Delivery Program | **Quarterly Budget Reports** To track financial health and ensure Council remains on track to meet the community's priorities.

Sustainable Development Goals

The United Nations Sustainable Development Goals (SDGs) are a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity. The SDGs were agreed and adopted by the United Nations member states, including Australia, in September 2015 as part of the 2030 Agenda for Sustainable Development (NSW DPIE, 2020). The 17 Goals (shown below) guide efforts to increase global well-being through addressing some of society's key challenges.

The strategic directions and actions outlined in this Community Strategic Plan will help to realise global goals through local action.



GUIDING PRINCIPLES

Our guiding principles underpin this Plan and all of Council's decision-making processes. We will:

- Work co-operatively with other councils and the State government to achieve desired outcomes for the local community.
- Work with others to secure appropriate services for local community needs.
- Act fairly, ethically and without bias in the interests of the local community.
- Recognise diverse local community needs and interests.
- Consider the social justice principles of:
 - **Access**
Everyone should have fair access to services, resources and opportunities to improve their quality of life. All residents should be able to access and use public facilities and services regardless of their social and economic circumstances.
 - **Equity**
All people will have an opportunity to participate in the future of our community. This will include those who pay for and benefit from proposed activities, facilities and resources. Therefore, the planning process will involve inclusive engagement and cater for people in vulnerable communities.
 - **Participation**
Everyone should have maximum opportunity to genuinely participate in decisions which affect their lives. This will involve a two-way flow of views and information.
 - **Rights**
All people will have the opportunity to participate in community life. Opportunities should be provided for positive participation to accommodate linguistic, cultural and religious diversity within Hornsby Shire. Information should be provided to and collected from all sections of the community.
- Consider the long term and cumulative effects of actions on future generations. Consider the principles of ecologically sustainable development and the quadruple bottom line:
 - **Social**
Everyone should have access and equity to cultural activities, recreation and active living, community facilities, heritage, public health and safety, transport links, affordable housing and education.
 - **Environmental**
We will consider total water cycle management, preserving biodiversity, waste management, protecting environmental features, climate change impacts and initiatives, alternative energy sources, air quality, environmental impact of development and environmentally sound operation of assets.
 - **Economic**
We will review regional economic profiles and opportunities, economic sustainability strategies, commercial and industrial opportunities, small business strategies, tourism, supply chain issues, transport and trade links and the financial sustainability of Council.
 - **Civic leadership**
We will consider policy frameworks, decision-making principles and allocation of priorities, leadership and representation, levels of service, Council's role as a responsible employer, business efficiency and probity expectation of the council, ethical practices, consultation and community participation in decision making and community ownership and implementation of the Community Strategic Plan.
- Be transparent in our decision-making and decision-makers are to be accountable for decisions and omissions.

HORNSBY SHIRE NOW

Our Place

The traditional inhabitants of Hornsby Shire are the Aboriginal peoples of the Darug and GuriNgai language groups. In 2016, 0.4 per cent of the Shire's population (665 people) identified as being of Aboriginal and/or Torres Strait Islander descent. The majority of Aboriginal peoples live in and around the Hornsby Central Business District (CBD) and in the north of the Shire. Council continues to work with these traditional landholder groups to support the celebration of Aboriginal history and culture in the Shire.

European settlement in the Shire dates from 1794 when the first land grants were made along the Hawkesbury River, with land used mainly for farming. The opening of the Newcastle and North Shore railway lines in the 1890s resulted in Hornsby CBD becoming a railway town and a major centre.

Our 'Bushland Shire' enjoys the benefits and convenience of city living with enviable access to pristine bushland and waterways. It is the place where the city meets the bush. Hornsby Shire forms part of the Northern Suburbs, being located approximately 25 kilometres north of Sydney CBD. The Shire includes land from North Epping in the south to Wisemans Ferry in the north and Brooklyn in the east and includes 38 suburbs and rural localities. Our Shire is a mix of urban areas with freestanding homes, low-rise townhouses and high-rise buildings, large rural areas and a predominance of bushland covering almost 70 per cent of the Shire. Of the remaining land, ten per cent is zoned and used for urban purposes, 15 per cent is used for rural purposes and five per cent is for open spaces.

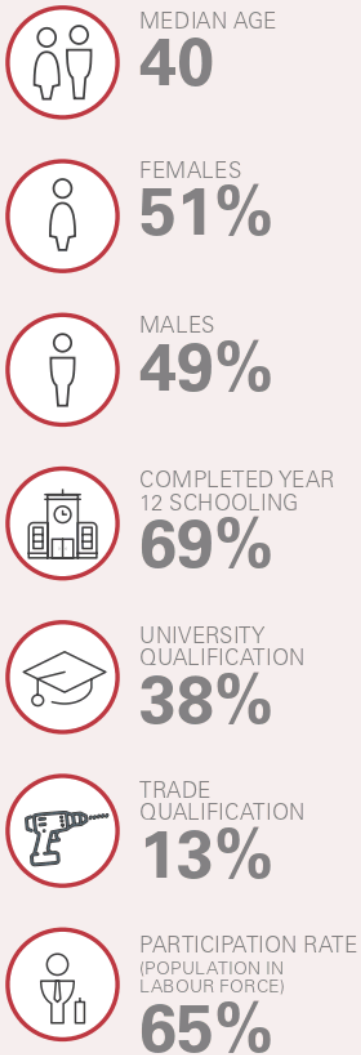
Hornsby Shire has an area of approximately 460km², largely characterised by bushland comprising national park, major waterways, natural reserves and rural landscape. Berowra Valley National Park and several large national parks account for a significant area of bushland, featuring vegetation growing on the infertile soils and deeply dissected Hawkesbury Sandstone terrain. The Shire lies within the Sydney Basin bioregion and the Central Coast Botanical Subdivision and thus has ecological features characteristic of both. Major water courses within the Shire are the Hawkesbury River, Berowra Creek and Cowan Creek.

Hornsby Shire has developed its role in the Sydney housing market over the previous decades. Like many areas that are at the urban/rural interface, our Shire is especially attractive to families seeking larger detached dwellings, within an area that offers significant natural beauty and high amenity. The attractions of the Shire include excellent public transport and road links, high quality and varied school opportunities, and access to a strong job catchment in northern and central Sydney.

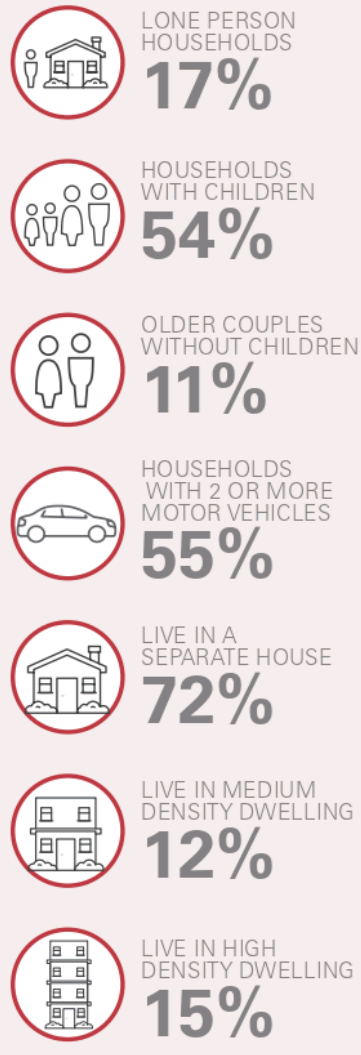


Our People Now

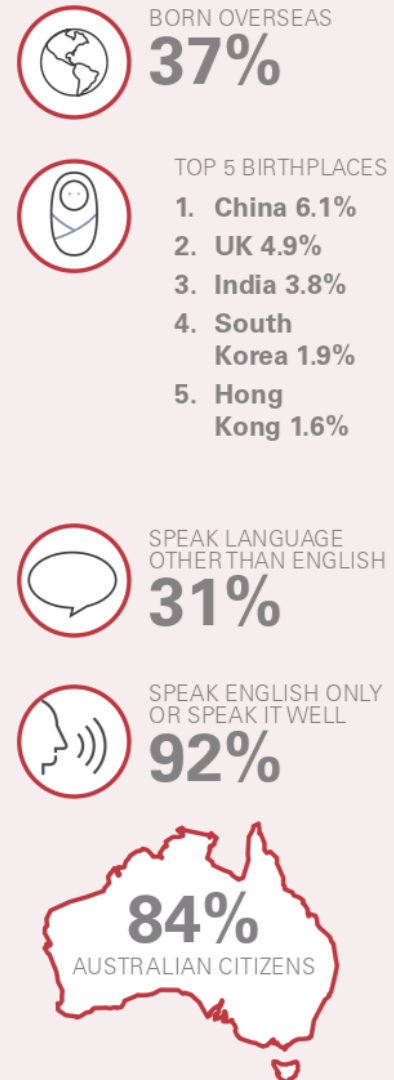
WHO WE ARE



HOW WE LIVE

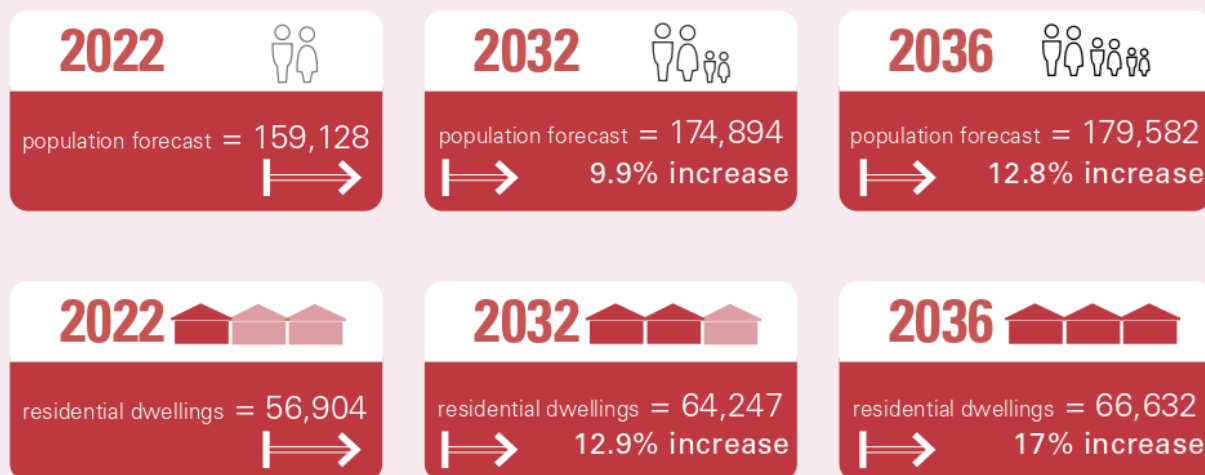


WHERE WE COME FROM



Source: Australian Bureau of Statistics, Census of Population and Housing 2016

Our People in the Future



Forecast age structure

In 2022, the dominant age group for persons in Hornsby Shire is ages 40 to 44, which accounts for 7.4 per cent of the total population. This age group is forecast to still be the largest five year age group in 2036 with a predicted total of 13,331 persons.

The largest increase in persons between 2022 and 2036 is forecast to be in ages 85 and over, which is expected to increase by 1,730 and account for 3.5 per cent of total persons within Hornsby Shire.

Forecast household types

In 2022, the dominant household type in Hornsby Shire Council is Couple families with dependants, which accounted for 43.1 per cent of all households.

The largest increase between 2022 and 2032 is forecast to be in Lone person households, which will increase by 2,519 households and account for 20.7 per cent of all households.

In contrast Other families is forecast to increase by 218 households, to comprise 3.8 per cent of all households in 2032, compared to 3.8 per cent in 2022.

Source: Population and household forecasts, 2016 to 2036, prepared by .id (informed decisions), February 2019



OUR PLACE IN GREATER SYDNEY AND BEYOND

Your vision | Your future 2032 has been prepared encompassing State and Regional strategies and priorities, ensuring it aligns with these broader contexts.

Where Hornsby Shire sits

Hornsby Shire is located on the northern edge of metropolitan Sydney. The northern areas of the Shire are dominated by National Park and rural land uses, while urban development is focused at the southern end and along the Newcastle Railway / Freeway corridor.

The Shire has two major centres, at Hornsby and a secondary centre at Pennant Hills. There are also many suburbs, villages, islands and river communities. Most residential areas are established suburbs, except for Castle Hill, Cherrybrook and Dural, which have developed in more recent decades (Source: profile.id).

Our Shire is bound by Wisemans Ferry and the Hawkesbury River to the North; Cowan Creek and Brooklyn to the East; the M2 Motorway and parts of Ku-ring-gai Council area; North Epping, City of Ryde and City of Parramatta Council areas to the South; and the Hills Shire to the West.

Our natural environment is one of the hallmarks of Hornsby Shire. We are known as the 'Bushland Shire', not only for our abundant bushland but for the biodiversity in flora and fauna, waterways and rural areas. Hornsby Shire's natural environment plays a vital role, not only for the Hornsby community but also for the region and Greater Sydney.

Beyond Greater Sydney

At the State level, in 2019 the NSW Premier set 14 new Priorities to tackle tough community challenges and lift the quality of life for all citizens. The NSW Government's key policy priorities are:

- a strong economy
- highest quality education
- well connected communities with quality local environments
- putting the customer at the centre of everything we do
- breaking the cycle of disadvantage.

Greater Sydney Commission, North District Plan

The Greater Sydney Commission is a NSW Government agency appointed to lead metropolitan planning for the Greater Sydney Region. The North District Plan, which encompasses Hornsby Shire, is one of five District Plans developed (released 2018) which together map a 20-year vision for Greater Sydney. A plan to manage growth, it aims to enhance the liveability, productivity and sustainability of Sydney into the future and sets out planning priorities and actions for councils to respond to and address in their planning policies.

Planning Priorities from the North District Plan relevant to Hornsby Shire are:

Infrastructure and Collaboration

- N1 Planning for a city supported by infrastructure
- N2 Working through collaboration

Liveable

- N3 Providing services and social infrastructure to meet people's changing needs
- N4 Fostering healthy, creative, culturally rich and socially connected communities
- N5 Providing housing supply, choice and affordability with access to jobs, services and public transport
- N6 Creating and renewing great places and local centres, and respecting the District's heritage

Productive

- N8 Eastern Economic corridor is better connected and more competitive
- N9 Growing and investing in health and education precincts
- N10 Growing investment, business opportunities and jobs in strategic centre
- N11 Retaining and managing industrial and urban services land
- N12 Delivering integrated land use and transport planning and a 30-minute city
- N13 Supporting growth of targeted industry sectors
- N14 Leveraging inter-regional transport connections

Sustainable

- N15 Protecting and improving the health and enjoyment of the District's waterways
- N16 Protecting and enhancing bushland and biodiversity
- N17 Protecting and enhancing scenic and cultural landscapes
- N18 Better managing rural areas
- N19 Increasing urban tree canopy cover and delivering Green Grid connections
- N20 Delivering high quality open space
- N21 Reducing carbon emissions and managing energy, water and waste efficiently
- N22 Adapting to the impacts of urban and natural hazards and climate change.

Resilient Sydney – A Strategy for City Resilience 2018

Resilient Sydney is a strategy for all of metropolitan Sydney to build more resilient communities, which has been developed with all of Sydney's metropolitan councils and contributors from the NSW Government, business and community organisations. A five-year strategy, it sets the direction we must take to strengthen our ability to survive, adapt and thrive in the face of increasing global uncertainty and local shocks and stresses and calls for business, government, academia, communities and individuals to lead and work as one city. As an active member of the Resilient Cities program and a contributor to the development of 'Resilient Sydney', Council is well positioned to develop Hornsby-specific strategies and actions.

Northern Sydney Regional Organisation of Councils (NSROC) 10-Point Plan

NSROC is comprised of eight councils in the northern part of Sydney which have voluntarily come together to address regional issues, work co-operatively for the benefit of the region, and advocate on agreed regional positions and priorities. The eight member councils are Hornsby Shire, Hunters Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, City of Ryde and Willoughby City.

The 10-Point Plan (November 2018) highlights the key areas where partnership with other levels of government has the potential to provide innovative, efficient and effective ways to deliver positive outcomes for our shared constituents. In particular, this Plan supports the aim of NSROC Councils to improve liveability in the Northern Sydney region.

The 10-Points are:

1. A flexible rating system
2. Flexibility in rate pegging to assist infrastructure funding reform
3. Liveability with appropriate social infrastructure
4. Waste management for a better environment
5. Responsive planning and development
6. A flexible procurement process
7. Roads and traffic improvement
8. Leadership in electric vehicles, on-demand public transport and self-driving automated vehicles
9. Better consultation and engagement process between NSW Government and NSROC
10. Stronger engagement and consultation on legislation and regulation.

KEY CHALLENGES

Hornsby Shire is shaped by our natural environment, population growth, housing and employment opportunities. The Shire continues to evolve and grow to cater to the changing needs of the community.

Some of the major challenges that lie ahead include climate change, traffic congestion, economic and technological changes, the rate of population growth and the ever-changing social makeup of the community. These challenges are not unique to our area and all of Greater Sydney is under pressure to address them.

The key challenges identified by the Hornsby Shire community in an online survey held during September/October 2021 are outlined below. As we look to the future, Hornsby Shire will need to address these challenges.

The rate of population growth

Planning for housing developments and ensuring supporting infrastructure keeps up with the new developments is key to meeting the needs of future generations. It is important to understand that what happens across the Shire regarding housing developments, employment lands and infrastructure improvements is not solely determined by Council.

The NSW Government sets housing targets that require Council to approve additional dwellings. In 2016, the NSW Government set a five-year housing target under the Greater Sydney Commission's North District Plan for Hornsby Shire to provide an additional 4,350 dwellings by 2021. In the medium term (2021-2026), the NSW Government's target for Hornsby Shire is 3,800-4,200 additional dwellings.

In the long term (2026-2036), population projections will require a potential 7,500 additional dwellings which Council anticipates will be provided through the revitalisation of the Hornsby Town Centre. Council will have an important advocacy role to ensure that the supporting infrastructure to support the increasing population, e.g. health, education, recreation and transport facilities, is a priority for the NSW Government.

Economic development that encourages business growth and local jobs will be required to complement the projected population growth of the Shire. The planned revitalisation of the Hornsby Town Centre, which includes Westfield Hornsby, Hornsby TAFE and Hornsby Ku-ring-gai Hospital, and the planned reconfiguration of the bus terminal to provide better connection, will promote economic development leading to more local employment. The NSW Government, through the North District Plan, has a jobs target for Hornsby Shire of more than a 25 per cent increase on the 2016 estimate by 2036.



Traffic and transport

Like many local government areas, Hornsby Shire faces challenges to the way we will move around into the future. A steady increase in population and affluence will lead to growth in private vehicle ownership. If the current trend continues, it is anticipated there will be an additional 40,000 private passenger vehicles owned by Hornsby LGA residents competing for road and parking space in the Shire by 2036.

Providing additional road and parking capacity is not a sustainable solution as the increase in trips arising from a growing population and increasing vehicle ownership will continue to outpace the increased capacity. Also, substantial investment would be necessary to accommodate the growth, with significant consequences for our urban centres, impacting the Shire's liveability and amenity.

The delivery of sustainable transport options including higher uptake of public transport and active transport (such as walking and cycling) in the Shire will be critical. Improving public transport infrastructure, service frequencies and reliability together with travel behaviour change will be necessary to make public transport and active transport more viable, accessible and attractive options. These needs are consistently raised by the community through a variety of channels and forums.

Technology will also contribute to future proofing the Shire's transport system. Emerging technologies will continue to present opportunities to innovate and embrace smart mobility (such as on-demand and ride-sharing services) and the Shire's transport system will be expected to be flexible to accommodate these opportunities as they arise. Council will need to explore partnerships with the State and Federal governments and the private sector to pilot innovative approaches to service delivery.



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Housing affordability and diversity

Council's planning for the medium to long term will need a focus on housing choice and diversity. Keeping our key workers (nurses, police officers and fire fighters, etc.) close to work and family, providing access to housing options for people on low and moderate incomes while retaining social connections and access to services, and providing additional housing choice and affordability for first home buyers and downsizers will be imperative.

This will involve assessment of the demand for medium density development, a form of housing that is lacking within the Shire. However, Council will not consider the expansion of medium density zones unless the NSW Government provides an option to prepare local planning controls for medium density housing that is reflective of the landscape setting of the Shire. One of the key constraints for future housing is our bushland setting. Our bushland is one of the Shire's assets but also presents a significant bushfire risk to a large portion of our population.

Preparation of an Affordable Rental Housing Target Scheme is an action under the Greater Sydney Commission's North District Plan. Affordable rental housing targets for low and very-low-income households is being further investigated under the Hornsby Town Centre Review currently being undertaken by Council.



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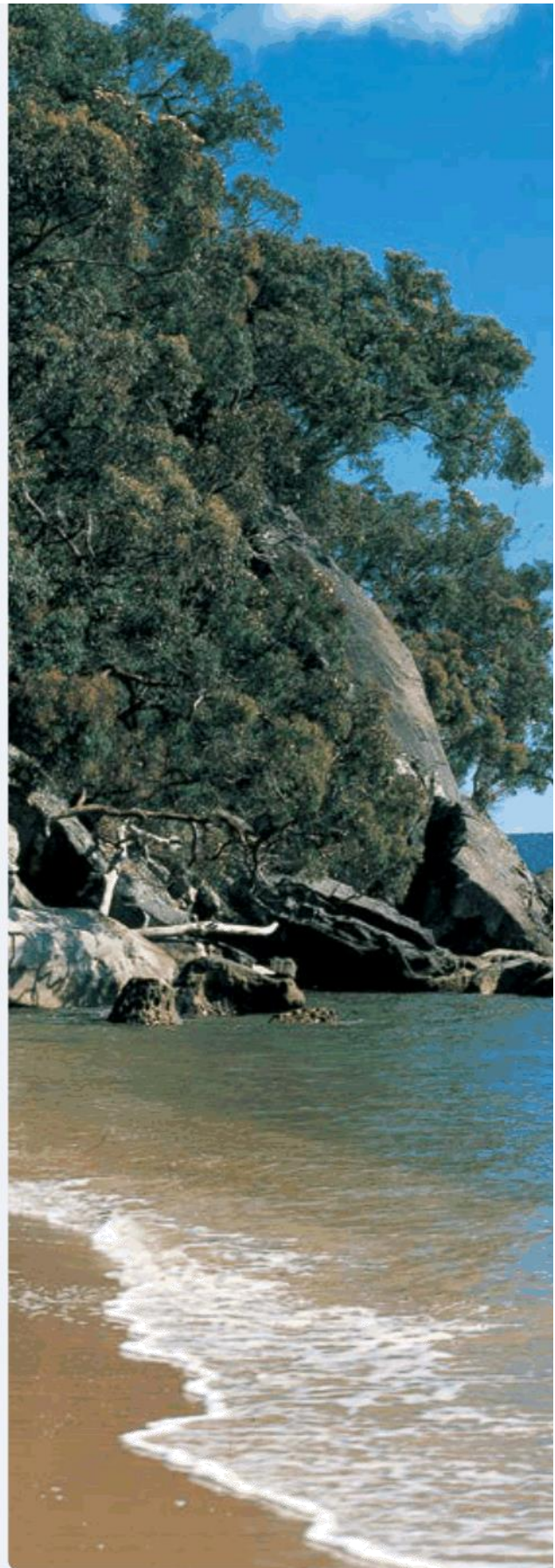
Climate change and environmental sustainability

The world's climate is changing and there is support from all levels of Government to act on climate change and hold the increase in global average temperature to 2 degrees Celsius or less. The Federal Government has developed a whole-of-economy Plan to achieve net zero emissions by 2050, while the NSW Climate Change Policy Framework commits to a target of net zero emissions by 2050 and a 50 per cent cut in emissions by 2030 compared to 2005 levels. Council also has a target of net zero emissions by 2050 and a target for 53 per cent reduction in emissions by 2030 compared to 2016/17 levels.

To achieve this target and ensure environmental sustainability for our community we will need to improve our energy and water efficiency and reduce waste over the next ten years. The current emissions profile for 2019/20 across the Shire identifies that we produce 1.29 million tonnes of CO₂ equivalent emissions each year (Resilient Sydney, 2019 resilientsydney.com.au). Electricity usage is the largest contributor to emissions.

Supporting the community to install solar panels, LED lighting and insulation, or embrace passive solar design in their homes will be integral to addressing this challenge. Given that transport is the second largest contributor to Hornsby Shire's greenhouse gas emissions, encouraging residents to reduce vehicle use by opting to walk and cycle should be a priority. This has the added benefits of improving health and wellbeing outcomes.

Waste is one of the most important issues on a local, regional and national scale. Waste and recycling are an essential service and have the potential to impact on the safety, health, amenity and wellbeing of our community. Currently 14.6 per cent of our Shire's emissions come from waste. At present 44 per cent of residential waste in the Shire is diverted from landfill. We are committed to increasing this towards the NSW State Government's resource recovery target of 80 per cent by 2030. This will be achieved by targeting food and other organics for composting, processing our bulky clean-up service waste and improving diversion of e-waste, unwanted clothing and mattresses.



Resilience planning

Building more resilient communities will be important to protect them against vulnerability. Current climate projections for the Shire indicate warmer and drier conditions with more frequent droughts and bushfires. Extreme weather events such as storms, heavier rainfall and more hot days are projected to become more severe over the next 20 years. Currently 48 per cent of the properties in the Shire are located in bushfire-prone areas. Severe fire weather is projected to increase in summer across Metropolitan Sydney and we will need to work with our community to increase resilience.

Heatwaves kill more Australians each year than any other natural disaster. They place considerable stress on the natural environment, particularly plants and animals. Urban Heat Island effect (which describes the tendency of cities to be much hotter than surrounding rural areas) is expected to increase in Sydney as urban development continues and temperatures increase with climate change. Future development planned for Hornsby to accommodate our growing population, jobs and housing will need to have sustainable urban design features, such as the provision of green and blue spaces, tree canopy and shade, to minimise potential increases in urban temperatures and to be located in areas of low bushfire and flood risk.

The COVID-19 pandemic has been an unexpected stress that we have had to cope with over the last two years. Building resilient communities will strengthen our ability to survive, adapt and thrive in the face of chronic and acute stresses.

The Resilient Sydney Strategy (2018) identified the most impactful shocks and stresses facing metropolitan Sydney. Disruption may be due to a sudden shock event or a slow burning stress that makes life more difficult day to day. Chronic stresses can increase the likelihood of shock events or amplify the impacts.

Sydney's Major Acute Shocks	EXTREME WEATHER 	INFRASTRUCTURE FAILURE 	FINANCIAL INSTITUTION FAILURE 	WATER CRISIS 	DIGITAL NETWORK FAILURE 	TERROR ATTACK 	DISEASE PANDEMIC 	CYBER ATTACK
	HEALTH SERVICES DEMAND 	HOUSING AFFORDABILITY 	SOCIAL COHESION 	EMPLOYMENT DIVERSITY 	INEQUITY 	CHRONIC ILLNESS 	TRANSPORT DIVERSITY 	DRUG AND ALCOHOL ABUSE



ATTACHMENT 1 - ITEM 1

The natural environment

Our natural environment is one of the hallmarks of Hornsby Shire and we need to continue to work collaboratively to achieve a healthy, prosperous and resilient future for all. As with all urban development, the associated land clearing, coupled with densification in urban areas, continues to significantly alter bushland and natural water flows, causing loss of biodiversity, and erosion and water quality impacts on local waterways.

The urban forest, comprising of the trees within Hornsby's urban areas and on rural lands, contributes significantly to the liveability, natural environment and prosperity of the Shire. These trees provide a myriad of **environmental, health and social** benefits from shading, carbon storage, air pollution reduction, stormwater interception, habitat and food for wildlife, **to encouraging people to be active, reducing UV exposure and skin cancer risk, and improving mental wellbeing. as well as contributing** Trees also contribute to the landscape character that the community value so highly. The urban forest is facing many challenges including urban densification, a changing climate, urban heat and canopy loss through removal of urban trees on private lands.



ATTACHMENT 1 - ITEM 1

WHO AND WHAT HAS INFORMED THE PLAN?

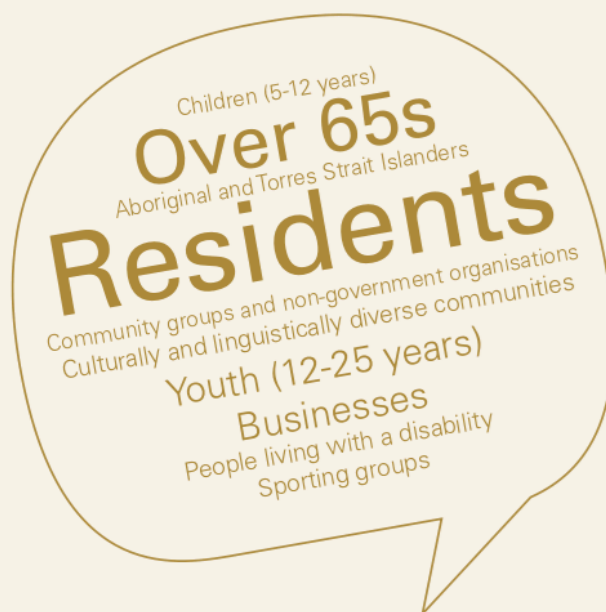
Council has engaged and consulted with the community through many different projects over the last few years (shown in the timeline below). All consultation findings have been instrumental in shaping the priorities and components of *Your vision | Your future 2032*.

Some of the highlights include:

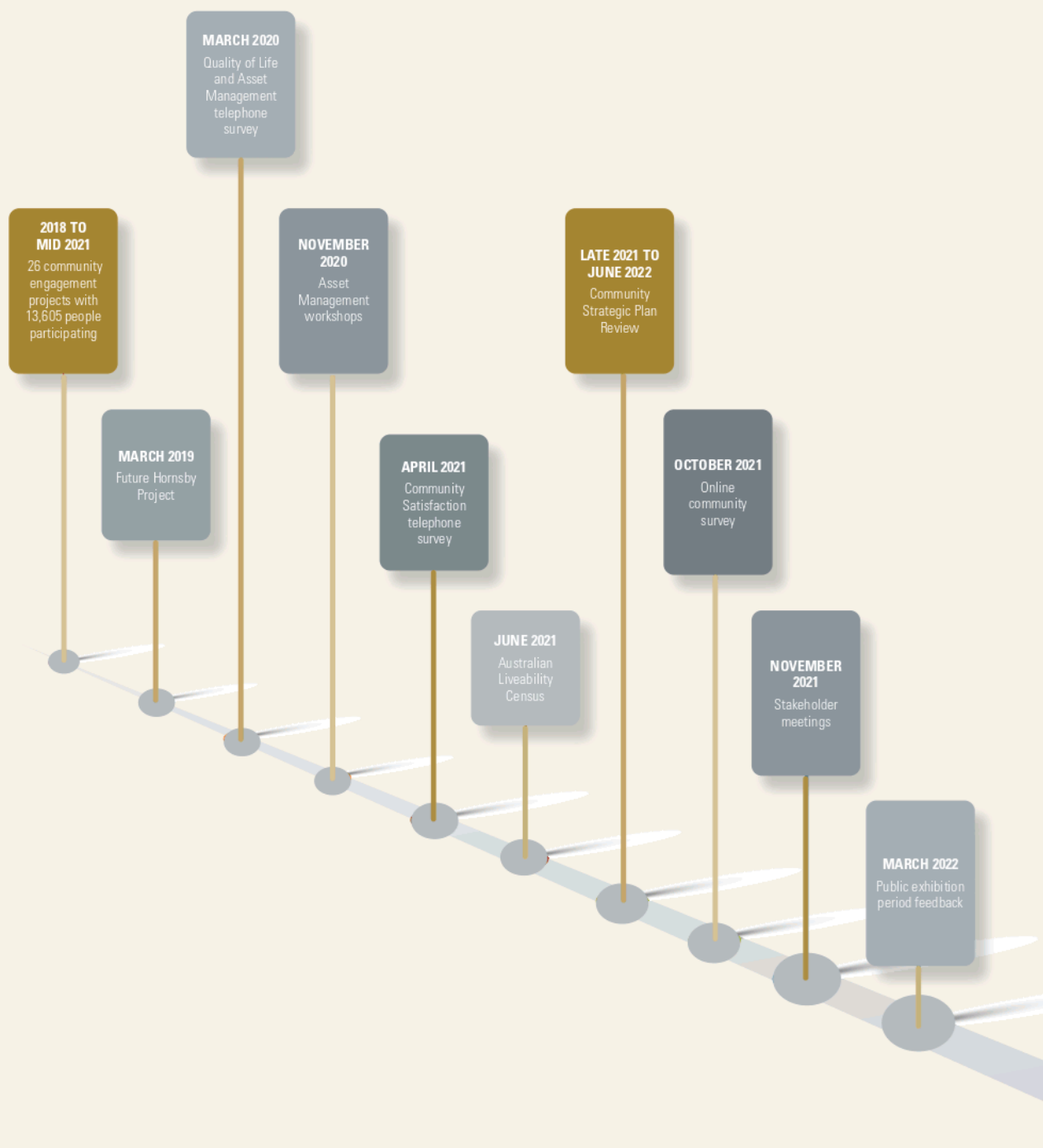
- 27 community engagement projects completed, many used multi-method approaches, e.g. community workshops, online surveys and stakeholder meetings.
- Overall, these projects gained feedback and responses from 15,417 people.
- The Future Hornsby project, to develop the Hornsby Local Strategic Planning Statement, involved a Future Living Summit with Dr Karl Kruszelnicki, Youth Future Forum, Community River Cruise, many pop-up stalls, a focus group, an online survey and written submissions.
- Five representative phone surveys on waste, environmental sustainability, cycling, quality of life and asset management, and community satisfaction with Council.
- An online survey for the Community Strategic Plan Review gathered ideas and responses from 1,812 people.
- Stakeholder meetings for the Community Strategic Plan Review were held with government agencies, including NSW Health, National Parks and Wildlife Service and NSW TAFE, and community committees, including Hornsby Environmental Sustainability Advisory Committee and Hornsby Aboriginal and Torres Strait Islander Committee.

The End of Term Report 2021, a report on the progress of the previous Community Strategic Plan, *Your vision | Your future 2028*, and the achievement of its goals over the Council term 2017-2021, has also been an important contributor. The Report, available on Council's website hornsby.nsw.gov.au, provides details of Council's contributions to realising the community's vision and the progress of Hornsby Shire since the adoption of *Your vision | Your future 2028*.

Who did we engage with?



Community engagement timeline



ATTACHMENT 1 - ITEM 1

WHAT WE HEARD FROM THE COMMUNITY

What our community loves about living in Hornsby Shire

People love living in Hornsby Shire because of the natural environment, particularly the bushland, national parks, trees and green spaces. Consultation shows the community is passionate about protecting the region and looking after each other; they express an appreciation of the peaceful lifestyle, proximity to the city and welcoming community. People also value opportunities to collaborate with Council.



A Statement from the Next Generation

"WE BELIEVE IN: A culturally diverse and inclusive Shire; with a global approach to sustainability, and a local sense of community. Where the values of the people are reflected in the actions of our leaders."

Participants at the Youth Future Forum

Top 10 issues

- | | |
|--|---|
| 1. Natural environment – bushland, trees and waterways | 5. Community facilities and cultural events |
| 2. Population growth, housing diversity and supporting infrastructure | 6. Diverse, inclusive and accessible communities |
| 3. Climate change, waste and environmental sustainability | 7. Parks, open space, recreation and sports |
| 4. Transport – traffic, walking and cycling, roads, parking and public transport | 8. Resilience to shocks and stresses |
| | 9. Youth, ageing, family services |
| | 10. Economic development and vibrant town centres |

What we understand about these community issues

Natural environment – Specific issues relating to bushland and tree management were frequently raised, including opportunities to collaborate with National Parks to improve sustainable and recreational access to national parks; concern with vegetation clearing; and, some community members expressed a desire for better protection of trees on private land, while others argued that current regulation was too tight and was counterproductive to increasing total canopy cover.

Population growth – There is mixed support for greater housing diversity, however most people would prefer development to occur in existing urban areas.

Climate change – Environmental sustainability was a strong theme, with passionate calls for action on climate change at all levels of government as well as motivating and enabling change on a grassroots level.

Transport – The community reported a desire for reducing car related travel by providing better options for walking, cycling and improving access to public transport.

Community facilities – The community expressed a strong desire for walkable access to local shops, cafes, restaurants, community facilities and public open space. Also, modernised facilities were very much appreciated.

Diverse communities – The community acknowledged the need to strive towards an inclusive community, create accessible facilities and celebrate diversity in many forms, in particular cultural diversity.

Parks – Community members highly value the feel of open spaces, bushland areas, views and the greenery across the rural area.

Resilience – Concern about the effects of climate change and calls for measures to improve resilience – particularly in response to risks of bushfires.

Youth and ageing – Collaborating with the community, especially with local young people was strongly supported to enable a greater contribution in decision making, local knowledge / different perspectives.

Economic development – Many community members recognised the importance of local businesses to creating vibrant neighbourhoods and wanted to see Council continue to work closely with commercial operators to revitalise town centres and establish a night-time economy.

For more detail on what you told us visit hornsby.nsw.gov.au/CSP2021review

"Our Bushland Shire is a place for people of all ages, abilities, interests and backgrounds. Known for its impressive natural environments, the Shire offers a great lifestyle for all members of our community"

*Community Strategic Plan Review
Survey response*

"Hornsby Shire has a community that understands the huge importance of its natural spaces and that supporting the transitioning to renewable energy will ultimately protect those spaces for future generations"

*Community Strategic Plan Review
Survey response*

Big ideas!

Below are some of the great examples of how our community thinks the Shire can be more liveable, sustainable, productive and collaborative over the next ten years.

- Drone based last mile logistics
- Becoming the sporting hub of Sydney's north
- Creativity hubs for all age groups
- Focus on the unique, natural beauty of the area
- To be the leading shire combatting climate change in Sydney
- Promote local tourism
- More multicultural events
- Pedestrian friendly community hubs and hospitality precincts
- The Quarry Precinct. There is an opportunity to do something unique and dramatic here that really puts Hornsby on the map. We should become known for this area

Service levels for Council's facilities and services

Assets and resources should meet the needs of current and future generations and contribute to Council's long term sustainability. Council must balance the need for new infrastructure against improving existing assets, particularly given current and projected population increases. A Quality of Life and Asset Management Survey conducted in March 2020 invited residents to suggest specific local Council assets of which they were proud. Specific sporting facilities were the most admired assets, led by (in rough order of priority) the Hornsby Aquatic and Leisure Centre, the Thornleigh Brickpit Stadium, and Greenway Park. Specific parks, gardens and playgrounds were also popular choices, with Fagan Park the most often mentioned among a wide range of other facilities. Among other more general assets, a range of specific bushland reserves and green spaces were also admired, including Crosslands Reserve and Pennant Hills Park. Hornsby and Pennant Hills Libraries were also frequently mentioned.

In November 2020, Council involved its community in further research to inform management of Council's asset portfolio. Three deliberative workshops were held, with approximately 20 participants per workshop, seeking to understand the community's satisfaction with the condition of current assets, service levels and future asset funding priorities.

A community satisfaction survey conducted in April 2021 measured the community's satisfaction with Council's services and facilities.

Results from these surveys, combined with the outcomes of the Asset Management workshops, provide a greater depth of understanding, and ensure Council's decisions relating to priorities, resource allocation and service levels can be reflected in the Delivery Program and Resourcing Strategy. To read the outcomes of the Asset Management and Community Satisfaction engagements please visit hornsby.nsw.gov.au/CSP2021review.

Although Hornsby Shire Council delivers a wide range of services and facilities, many more services are provided by State and Federal agencies, such as public transport, hospitals and education. There are limits to what Hornsby Shire Council alone can control and where direct decision-making and action is possible. Rising costs and increasing demand for key services means we must always be cognisant of the cost to deliver services, however Council is determined to meet its responsibilities and support residents effectively, adapting along the way to changing needs.

"There is a park nearby that is dimly lit. If a place was not safe, I would not consider going there."

"Roads are important because we all need them to get somewhere."

"For me the priority would be footpaths; I just want to get people off the roads as much as possible, especially kids."

Asset Management Workshop
participants

"The openness of Council members to include us in the process of decision making. Even if it was a very small component, I valued that my opinion was asked."

"I enjoyed immensely the meeting today and the reality of Council's difficulty in making decisions on priorities."

"...I particularly liked the budget exercise – very thought provoking."

Asset Management Workshop
participants

WHO ARE OUR PARTNERS?

Your vision | Your future 2032 includes many and far-reaching actions and goals. However, Council is neither the sole provider of services, infrastructure, funding and resources, nor does it have control over all activities in Hornsby Shire. Therefore, the Community Strategic Plan will only be achieved through a combination of Council, community and government generated strategies, actions and projects.

Our community often expresses concern about the increasing population and trend to medium and high density development and the lack of additional infrastructure to cater for new residents. Residents want Council to focus effort on minimising the impact of development, including ensuring services such as health care, education, aged care and transport facilities are aligned to the increasing population needs. Council is committed to advocating and facilitating change on behalf of the community in these priority areas, however, delivering on these priorities is largely the responsibility of the NSW Government.

One of the key roles of Council is understanding our community's desired levels of service and demand for key facilities and programs and balancing the level of service the community expects with what they are prepared to pay. Council will seek opportunities to gain external assistance and funding sources where possible. We will also leverage our strong and productive relationships with others to maximise our combined impact. These are some of the agencies we will work with to achieve our community's priorities. This list is not comprehensive and new partners are encouraged.



Council's role

While Hornsby Shire Council takes a lead role in the implementation of this Plan, responsibility for achieving the long-term goals rests with all levels of government, businesses, industry groups, community organisations and the community itself. Collaboration and cooperation are vital and we all need to work together.

In the delivery of this Plan, Hornsby Shire Council acts as:

Leader – We will be a leader in our field. We will plan and provide direction through policy and practices

Provider – As a local government entity, we provide services and facilities that meet our community's needs

Collaborator – We will foster partnerships to achieve positive outcomes for the community

Capacity builder – We will develop and strengthen the skills, abilities, knowledge and processes that our community needs to survive, adapt, and thrive in this fast-changing world

Advocate – We will advocate on behalf of our community to ensure their voices are heard

HOW TO READ THIS PLAN

The Community Strategic Plan identifies the community's main priorities and aspirations for the future and sets the broad strategic direction for Council's operations. Guiding the Plan is the community vision that has been developed through community engagement and describes the kind of place the community wishes Hornsby Shire to be in 2032.

Councils are required to track and report on progress in implementing this Plan using a series of community indicators. Our community indicators are listed in the next section of this Plan.

Your Vision | Your Future 2032 is aligned to the vision through the four key Themes of:

- Liveable
- Sustainable
- Productive
- Collaborative.

HOW WE WILL MEASURE PROGRESS

The Community Indicators under each Strategic Direction will be measured in two years to show progress.

Each Theme is then made up of:

Strategic Directions (8 – 2 per Theme) – that highlight specific directions under each Theme

United Nations Sustainable Development Goals (17) – through local action we will work toward achieving global goals (see p11)

Resilient Sydney Major Acute Shocks and Chronic Stresses (16) – addressing the most impactful shocks and stresses facing metropolitan Sydney (see p22)

Where do we want to be? (25) – the kind of place the community wants Hornsby Shire to aspire to, i.e. goals

How are we going to get there? (56) – a plan of action to achieve the long term goals

Council's role – in the delivery of the plan of action: Leader, Provider, Collaborator, Capacity builder, Advocate (see p29)

Our partners – other agencies that have input in delivering tangible goals for the community (see p29)

Council's Strategies / Plans – existing documents that will help guide the plan of action

Community indicators (31) – to measure progress towards achieving the community's Vision and priorities.

The detail under each Theme sets the roadmap for the four-year Delivery Program, a separate document which outlines what Council will deliver to support the plan of action and allocates the budget to carry it out.

The Delivery Program can be found on Council's website, hornsby.nsw.gov.au.

Theme → **Liveable**Strategic Direction → **Connected and cohesive community**

More detail on the Strategic Direction → A caring community where the built environment and people combine to create a sense of belonging and support.

The UN Sustainable Development Goals and Resilient Sydney Shocks and Stresses addressed by the Strategic Direction →

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



The community's long term goals →

The plan of action – what Council and other partners will do to achieve the community's long term goals

The role Council will take in delivering the plan of action

Other agencies that have input in delivering tangible goals

Where do we want to be?	How are we going to get there?	Council's role	Our Partners
G1.1 A resilient and welcoming community that cares for and looks after each other by connecting and participating in community life	Support and celebrate our cultures, heritage and diversity	Leader Provider Collaborator Capacity builder	Resilient Sydney Multicultural NSW Council committees Community groups Community
	Acknowledge and respect the Darug and GuriNgai Peoples as the Traditional Owners and ongoing custodians of the lands and waterways of Hornsby Shire	Collaborator Advocate	Traditional Owners Metropolitan Local Aboriginal Land Council Community
	Support people experiencing hardship	Collaborator Advocate	NSW Government NGOs Community groups Community

Connected and cohesive community

How we will measure progress in 2024 →

Community indicators

What we will measure	How we will measure it	Baseline	Target
Community sense of belonging and participating in community life	Volunteer participation rates	24.9% (2016)	Increase / Maintain
Safety in the community	Recorded major offences against persons and property	3,404 (Jan-Dec 2020)	Decrease

Council's existing documents that will help guide the plan of action →

Council's supporting Strategies / Plans	
Community and Cultural Facilities Strategic Plan 2021	Disability Inclusion Action Plan 2017-2020
Hornsby Thematic Study 2021	

Liveable



Connected and cohesive community

A caring community where the built environment and people combine to create a sense of belonging and support.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



Where do we want to be?	How are we going to get there?	Council's role	Our Partners
G1.1 A resilient and welcoming community that cares for and looks after each other by connecting and participating in community life	Support and celebrate our cultures, heritage and diversity	Leader Provider Collaborator Capacity builder	Resilient Sydney Multicultural NSW Council committees Community groups Community
	Acknowledge and respect the Darug and GuriNgai Peoples as the Traditional Owners and ongoing custodians of the lands and waterways of Hornsby Shire	Collaborator Advocate	Traditional Owners Metropolitan Local Aboriginal Land Council Community
	Support people experiencing hardship	Collaborator Advocate	NSW Government NGOs Community groups Community
G1.2 A built environment that is sustainable, accessible and responsive to the community	Centrally locate community and cultural facilities and libraries to provide a network of welcoming places	Provider Collaborator Advocate	NSW Government Community groups
	Provide equitable access to people of all ages and abilities to the full range of services and activities in the community	Provider Collaborator Advocate	NSW Government NSW Health Community service providers NGOs
G1.3 Safe, inviting, comfortable and inclusive places are enjoyed by people both day and night	Collaborate to minimise crime through community safety programs	Collaborator	NSW Government NSW Police Community
	Create inviting public spaces that are designed to improve safety and health	Provider Collaborator Advocate	NSW Government NSW Police Developers

ATTACHMENT 1 - ITEM 1



Connected and cohesive community

Community indicators

What we will measure	How we will measure it	Baseline	Target
Community sense of belonging and participating in community life	Volunteer participation rates	24.9% (2016)	Increase / Maintain
Safety in the community	Recorded major offences against persons and property	3,404 (Jan-Dec 2020)	Decrease

Council's supporting Strategies / Plans

Community and Cultural Facilities Strategic Plan 2021

Disability Inclusion Action Plan 2017-2020

Hornsby Thematic History 2021



ATTACHMENT 1 - ITEM 1

Liveable

Inclusive and healthy living



Well designed neighbourhoods with distinct local characters featuring great public spaces that support people's health, wellbeing and growth.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



Where do we want to be?	How are we going to get there?	Council's role	Our Partners
G2.1 Quality, liveable and sustainable urban design and development	Protect the character of our low density neighbourhoods and rural lands	Leader Provider Collaborator Advocate	NSW Government Developers Businesses Community
	Plan and deliver urban design and development that balances growth with liveable, sustainable and aesthetic outcomes	Leader Provider Collaborator	Local Planning Panel Design Excellence Panel Council committees
	Protect our heritage items, heritage conservation areas and cultural heritage	Leader Collaborator	NSW Government Council committees Community
G2.2 A greater diversity of housing for current and future community needs	Plan for the needs of the community and the growing population while protecting the natural environment	Leader Collaborator	NSW Government Community housing providers Developers Community groups Community
	Provide diversity and affordability of housing to cater for key workers, and the ageing population and other vulnerable groups	Leader Collaborator	NSW Government NSW Health Community housing providers Developers
G2.3 An active and healthy community that fosters social, mental and physical wellbeing for all ages	Provide diverse recreation and sporting opportunities in urban, rural and natural areas	Leader Provider Collaborator	NSW Government NSW Health Community groups Sporting groups
	Provide diverse and engaging public places and green spaces for people of all ages and abilities	Leader Provider Collaborator	NSW Government NSW Health Chambers of Commerce Businesses Developers
	Improve access to formal and informal education and lifelong learning opportunities, facilities and services	Provider Collaborator Capacity builder Advocate	NSW Government TAFE NSW Education providers
	Improve access to fresh foods to support healthy eating and community wellbeing	Collaborator	NSW Health Businesses Developers



Inclusive and healthy living

Community indicators

What we will measure	How we will measure it	Baseline	Target
Diversity of housing	Number of medium density dwellings approved	44 (2020/21)	Increase
Social and mental wellbeing of the community	Residents reporting mental and behavioural problems (15+ years)	15.4% (2020)	Decrease
Physical wellbeing of the community – Healthy eating and active lifestyle	Obesity (18+ years)	23.4% (2020)	Decrease
Community quality of life – Growth in post school qualifications	Residents achieving vocational qualifications or higher (15+ years)	62% (2016)	Increase
Community quality of life	Families experiencing financial stress from mortgage or rent	26.9% (2020)	Decrease

Council's supporting Strategies / Plans

Local Strategic Planning Statement 2020	Sustainable Water Based Recreation Facilities Plan 2012
Local Housing Strategy 2020	Off Leash Dog Park Strategy 2021
Hornsby Thematic History 2021	Unstructured Recreation Strategy 2008
Disability Inclusion Action Plan 2017-2020	Sustainable Hornsby 2040
Active Living Strategy 2016	Biodiversity Conservation Strategy 2021
Play Plan 2021	Urban Forest Strategy 2021
Sportsground Plan 2018	Water Sensitive Hornsby Strategy 2021



Sustainable Resilient and sustainable



We will survive, adapt and thrive in the face of shocks and stresses.

We will minimise our footprint and transition to net zero.

Working towards the United Nations
Sustainable Development Goals:



Addressing Sydney's Major Acute
Shocks and Chronic Stresses



Where do we want to be?	How are we going to get there?	Council's role	Our Partners
G3.1 A resilient Shire that can adapt to a changing climate and withstand shocks and stresses (e.g. natural hazards or pandemics)	Embed climate change risks in our decision making and actions	Leader Provider Collaborator Capacity builder	Resilience NSW Resilient Sydney Combat agencies NGOs Community
	Build community resilience and respond to natural hazards and emergency events	Leader Provider Collaborator Capacity builder	Resilience NSW Resilient Sydney Combat agencies NGOs Community
G3.2 A net zero community	Support and resource the community to reduce greenhouse gas emissions	Leader Provider Collaborator Capacity builder Advocate	NSW Government Resilient Sydney Businesses Community groups Community
	Drive behaviour change and empower the implementation of energy efficiency and renewable energy technologies at various scales	Leader Provider Collaborator Capacity builder	NSW Government Resilient Sydney Businesses Community groups Community
G3.3 Using resources wisely and supporting the circular economy	Provide engagement and education to promote sustainable resource usage patterns and behaviours	Leader Provider Collaborator Capacity builder	NSW Government Businesses NGOs Community groups Community
	Provide waste services that increase the recovery and recycling of valuable resources	Leader Provider	NSW Government Businesses Community
G3.4 A sustainable community that ensures the needs of future generations are met	Ensure new development embraces sustainable design principles	Leader Capacity builder	NSW Government Greater Sydney Commission Design Excellence Panel Developers
	Promote sustainable and local living, e.g. basic services are met at the local level	Capacity builder Collaborator	NSW Government Greater Sydney Commission Community groups NGOs Community

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HORNSBY SHIRE COMMUNITY STRATEGIC PLAN 2022-2032



Resilient and sustainable

Community indicators

What we will measure	How we will measure it	Baseline	Target
The community's capacity to prepare for and recover from natural hazard events	Disaster Resilience – SA2s* with High Resilience	7 (out of 10) (2020)	Increase
The community will be reducing its environmental impact and working towards Net Zero emissions by 2050	Community greenhouse gas emissions	1,300,000 tonnes CO ₂ equivalent (2016/17)	Decrease 53% below 2016/17 levels by 2030
The community will be separating and recycling their organic waste	Recovered organic waste (The amount of garden and food waste in the green bin)	18,648 tonnes (2020/21)	Increase 25,000 tonnes by 2030
The community will be implementing sustainable resource usage	Domestic waste diverted from landfill	44% (2020/21)	Increase 80% by 2030

*SA2 = Statistical Areas Level 2 – a medium-sized geographical area used by ABS Census

Council's supporting Strategies / Plans

Sustainable Hornsby 2040	Water Sensitive Hornsby Strategy 2021
Climate Wise Hornsby Plan 2021	Waste Matters Strategy 2020
Biodiversity Conservation Strategy 2021	Bushfire Management Strategy 2020
Urban Forest Strategy 2021	Hornsby Ku-ring-gai Bush Fire Risk Management Plan 2016-2021



Sustainable Natural environment



Our unique environment is celebrated, protected and enhanced.

Working towards the United Nations
Sustainable Development Goals:



Addressing Sydney's Major Acute
Shocks and Chronic Stresses



Where do we want to be?	How are we going to get there?	Council's role	Our Partners
G4.1 A natural environment that is healthy, diverse, connected and valued	Protect and conserve ecological values, connect areas of urban habitat, restore degraded ecosystems and create new ecosystems	Leader Provider Collaborator Capacity builder	Federal Government NSW Government Community groups Community
	Connect people with nature and sustainably manage access to natural areas	Leader Provider Collaborator Capacity builder	NSW Government Community groups Community
	Protect and enhance tree canopy cover and increase species diversity on private and public land	Leader Provider Capacity builder	NSW Government Community groups Community
G4.2 Waterways are healthy and biodiverse, and the Shire's urban areas are water sensitive	Transition to a water sensitive city	Leader Provider Collaborator Capacity builder	NSW Government Sydney Water Developers Community Neighbouring councils
	Protect waterways and their catchments from pollution and erosion	Leader Provider Collaborator Capacity builder	NSW Government Developers Businesses Community
G4.3 The environmental value of rural lands is protected and enhanced	Implement land use controls to protect rural character and landscape	Leader Collaborator	Business Developers Community

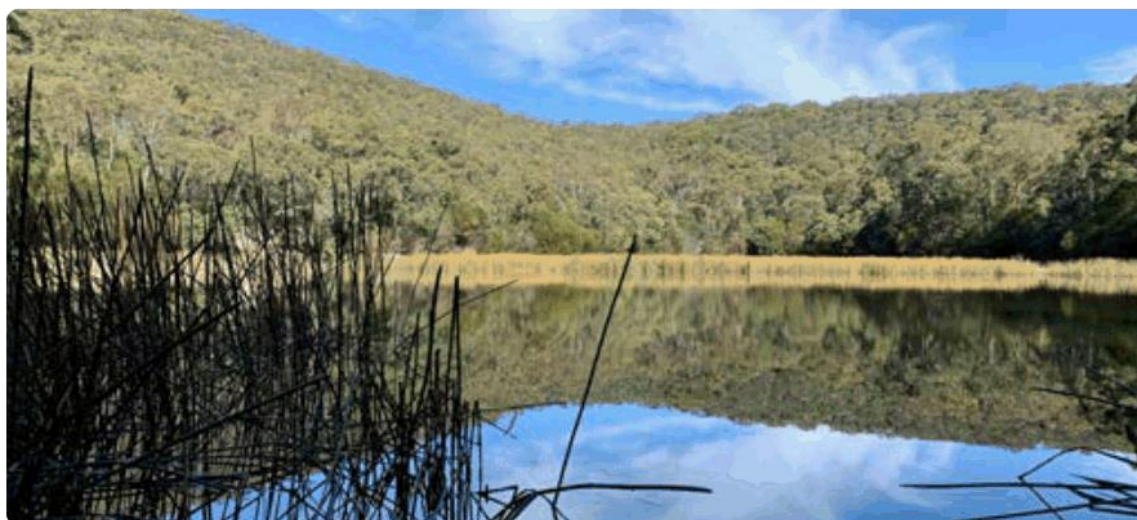


Natural environment

Community indicators			
What we will measure	How we will measure it	Baseline	Target
Tree canopy cover on Private land is protected	Canopy cover on Private land	Canopy cover on Private land 33% (2019)	Maintain Canopy cover on Private land 33% by 2040
Tree canopy cover over Streets is protected and enhanced	Canopy cover over Streets	Canopy cover over Streets 39% (2019)	Increase Canopy cover over Streets 50% by 2040
Tree canopy cover over Commercial zones is protected and enhanced	Canopy cover over Commercial zones	Canopy cover over Commercial zones 11% (2019)	Increase Canopy cover over Commercial zones 15% by 2040
Transition to a water sensitive city	Community consumption of potable water	14,395,743 kL (2020/21) Per capita, per day 259 L (2020/21)	Decrease
Water quality in freshwater creeks	Water testing	52% of monitored sites are healthy	Maintain / Increase
Water quality in lower Hawkesbury River estuary	Water testing	92% of monitored sites are healthy	Maintain / Increase
Rural character and landscape is protected	Land zoned as rural	63,509 square klms (2020/21)	Maintain

Council's supporting Strategies / Plans

Sustainable Hornsby 2040	Urban Forest Strategy 2021
Biodiversity Conservation Strategy 2021	Water Sensitive Hornsby Strategy 2021



Productive



Integrated and accessible transport

Our transport infrastructure and services will be connected and easy to use.

We will increase walking and cycling, and the use of public transport.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



Where do we want to be?	How are we going to get there?	Council's role	Our Partners
G5.1 Roads and footpaths are safe, and reliable and connected to key destinations for people to move around the Shire	Deliver safe road and path networks through planning, maintenance, education and regulation	Leader Provider Collaborator Advocate	NSW Government
	Deliver, maintain and promote new footpaths, cycleways and shared paths for increased walkability and active transport	Leader Provider Advocate	NSW Government
G5.2 Transport options are well-connected, accessible and integrated to support healthy and active lifestyles and minimise dependency on private cars	Advocate for, plan and deliver infrastructure improvements for public transport and connections	Advocate	NSW Government
	Deliver and maintain public and active transport support assets and amenity, and co-locate key destinations at transport hubs	Provider Collaborator	NSW Government
	Support implementation of regional transport planning	Collaborator	Neighbouring councils NSROC
	Encourage and plan for new technology solutions and mobility innovation	Collaborator Advocate	Businesses

ATTACHMENT 1 - ITEM 1



Integrated and accessible transport

Community indicators			
What we will measure	How we will measure it	Baseline	Target
Safety on our roads ("Working Towards Zero")	Crashes on our roads resulting in death/s or serious injury/s Casualties Motor vehicles Pedestrians Pedal cyclists	52 47 (2020) 44 7 2	Decrease
Access to public transport	Percentage of dwellings within 400 metres of public transport with regular 30 minute weekday service (7am-7pm)	68.5% (2018)	Increase
Reliance on private motor cars	Trips to work using public transport for residents of the Shire	27% (2016)	Increase
The use of sustainable transport	Trips to work using active transport (walking or cycling)	3% (2016)	Increase
The use of sustainable transport	Electric vehicles registered	163 103 (2020)	Increase

Council's supporting Strategies / Plans

Integrated Land Use and Transport Strategy 2004	Walking and Cycling Plan 2021
Car Parking Management Study 2020	Bike Plan 2019



Productive Vibrant and viable places



We have attractive and multi-use places that support economic development, innovation and local living.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



Where do we want to be?	How are we going to get there?	Council's role	Our Partners
G6.1 A vibrant and connected business, employment and tourism hub that is innovative and sustainable	Support economic development through sound planning, information sharing and collaborative partnerships	Leader Collaborator	NSW Government Chambers of Commerce Businesses
	Revitalise the Hornsby Town Centre and establish flourishing local mixed use centres and rural villages	Leader Collaborator	Businesses Developers
	Cultivate and promote Hornsby Shire's appeal to live, learn, visit and do business	Collaborator	Chambers of Commerce Businesses Education providers Community
	Encourage the development of an early and late evening economy	Collaborator	Chambers of Commerce Businesses
G6.2 A '30-minute City' with supporting infrastructure	Work with businesses, planners and governments at all levels to facilitate key infrastructure to support population growth	Collaborator Advocate	NSW Government Businesses Community
	Implement a collaborative place-based approach when planning for precincts to build thriving communities	Leader Provider	NSW Government Chambers of Commerce Businesses Community groups Community
G6.3 Rural areas thrive and are a local source of fruits, flowers and other agricultural produce	Support local rural economies by encouraging innovation and visitation	Collaborator	Chambers of Commerce Businesses Community
	Protect agricultural growing areas and the economic productivity of the rural lands in the Shire	Leader Advocate	NSW Government NSW Health



Vibrant and viable places

Community indicators

What we will measure	How we will measure it	Baseline	Target
Economic development	Value of employment generating development approved (retail and commercial)	\$65,594,054 (2020/21)	Increase
Economic development	Resident workers who are employed locally	28% (2016)	Increase
Prosperity of the Shire	Gross Regional Product	\$7.26 billion, representing 1.16% of NSW's Gross State Product (GSP) (2020)	Increase
Tourism / Visitation	Visitor nights (overnight) and day trips	2,288,169 Total visitor nights and day trips (2019/20)	Increase

Council's supporting Strategies / Plans

Local Strategic Planning Statement 2020	Public Domain Guidelines 2021
Economic Development and Tourism Strategy 2021	Local Housing Strategy 2020
Employment Land Use Study 2021	Section 7.11 Development Contributions Plan 2020



Collaborative Open and engaged



We aspire to create an organisation that is trusted and respected by the community.
We are proactive in engaging with the community and our decision-making is inclusive, easy and timely.

Working towards the United Nations
Sustainable Development Goals:



Where do we want to be?	How are we going to get there?	Council's role	Our Partners
G71 An organisation that is transparent and trusted to make decisions that reflect the community vision	Deliver strong, accountable and transparent leadership	Leader Provider	
	Demonstrate a high standard of transparency and accountability through rigorous and timely reporting practices	Leader Provider	
G72 An organisation that the community can easily connect and communicate with	Council improves the customer experience through digital transformation	Leader Provider	
	Implement solutions to deliver quality information and customer experiences	Leader Provider	
G73 A community that actively participates in decision making	Deliver community engagement that is open, inclusive and meaningful	Leader Provider	
	Build active relationships so that our diverse community is engaged in local matters and understands how and why decisions are made	Leader Provider Collaborator	Businesses Community groups Community

ATTACHMENT 1 - ITEM 1



Open and engaged

Community indicators

What we will measure	How we will measure it	Baseline	Target
Quality of service provided to Council's customers	Customers satisfied with customer experience with Council	55% (2021)	Increase 70% by 2024
Opportunities to participate in Council decision-making	Residents participating in Council's community engagement activities	10% (2018-2021)	Increase / Maintain 10% across 2022-2024

Council's supporting Strategies / Plans

Technology and Transformation Strategy 2020-2023	Community Engagement Policy and Plan 2021
Communications and Engagement Strategies 2019	Economic Development and Tourism Strategy 2021



Collaborative Smart and innovative



From global to local connectedness, we will be forward-thinking and find creative solutions to enhance daily living.

Working towards the United Nations Sustainable Development Goals:



Addressing Sydney's Major Acute Shocks and Chronic Stresses



Where do we want to be?	How are we going to get there?	Council's role	Our Partners
G8.1 Integrated and sustainable long term planning for the community's future	Ensure the culture, capability and capacity of Council enables delivery of adopted strategies	Leader Provider	
	Ensure the financial sustainability of Council through strategic management of assets and short, medium and long term financial planning	Leader Provider	
G8.2 An organisation of excellence	Continuously improve service delivery in response to identified community needs, based on equity, social justice and sustainability principles	Leader Provider	
	Build and maintain active partnerships and advocate effectively on behalf of the community	Leader Provider Collaborator	NSW Government Businesses Community groups
G8.3 A Shire that fosters creativity and innovation	Encourage and advocate for innovation in business and education	Provider Collaborator Advocate	NSW Government Businesses
G8.4 Smart Cities approaches improve our day to day living	Develop partnerships to roll out a network of 'Internet of Things'	Leader Provider Collaborator	NSW Government Businesses

ATTACHMENT 1 - ITEM 1



Smart and innovative

Community indicators

What we will measure	How we will measure it	Baseline	Target
Council's financial performance against budget	Operating performance ratio > LG benchmark	Ratio > 0% (2020/21)	Maintain
Council's long term management of funds	Long Term Financial Plan (LTFP) in net surplus position (10 year aggregate)	100% > \$0 (2020/21)	Maintain

Council's supporting Strategies / Plans

Resourcing Strategy

- Long Term Financial Plan
- Asset Management Framework
- Workforce Planning

Economic Development and Tourism Strategy 2021



THANK YOU

Many individuals and groups were involved in the making of the Hornsby Shire Community Strategic Plan, *Your Vision | Your Future 2032*. We thank the community members, government agencies, community and sporting organisations, local businesses, Councillors and Council staff who participated in the many engagement processes.

Giving your time and providing your valuable input has enabled Council to move forward with planning for the Hornsby Shire over the next ten years and further into the future.

Thank you.



ATTACHMENT 1 - ITEM 1

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 हॉर्न्सबी 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 शुक्रवार, सुबह 8.30 बजे-शाम 5 बजे तक है।

Korean

도움이 필요하십니까?

본 문서에는 중요한 정보가 포함되어 있습니다. 이해가 되지 않는 내용이 있으시면, 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. Hilangin 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, 8.30n.u.-5n.h.

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

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ATTACHMENT 1 - ITEM 1

ATTACHMENT/S

REPORT NO. CS38/22

ITEM 2

1. CODE OF MEETING PRACTICE



POLICY REGISTER

POLICY TITLE:	CODE OF MEETING PRACTICE
FOLDER NUMBER:	F2007/00307
POLICY OWNER / DIVISION:	Corporate Support Division
POLICY OWNER / BRANCH:	Governance and Customer Service
FUNCTION:	Governance
RELEVANT LEGISLATION:	Section 360 of the Local Government Act, 1993
POLICY ADOPTION/AMENDMENT DATE:	23 February 2022 REPORT NUMBER: CS1/22
REVIEW YEAR:	2025
AMENDMENT HISTORY:	12 August 1998 (Report CC96/98) 24 November 1999 (Report CC108/99) 9 August 2000 (Report CC59/00) 28 March 2001 (Report CC22/01) 11 September 2002 (Report CC71/02 & Memo CA96/02) 9 March 2005 (Report CC5/05) 10 August 2005 (Report CC52/05) 8 March 2006 (Report CC15/06) 11 April 2007 (Report CC11/07) 12 March 2008 (Report CC27/08) 8 April 2009 (Report CC12/09) 21 April 2010 (Report CC24/10) 18 August 2010 (Report CC39/10) 20 April 2011 (Report CC10/11) 21 March 2012 (Report CC9/12) 17 April 2013 (Report GM2/13) 18 September 2013 (Report CS40/13) 8 April 2015 (Report CS6/15) 8 August 2018 (Report CS33/18) 10 April 2019 (CS8/19)
RELATED POLICIES:	Hornsby Shire Council Code of Conduct

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1. INTRODUCTION

This Code of Meeting Practice (the Code) is based on the Model Code of Meeting Practice for Local Councils in NSW (the Model Meeting Code) issued by the Office of Local Government in 2021. It is made under section 360 of the *Local Government Act 1993* (the Act) and the *Local Government (General) Regulation 2021* (the Regulation). This Code applies to all Meetings of Council and Committees of Council of which all the members are Councillors (Committees of Council).

This Code does not contain provisions that are inconsistent with the mandatory provisions of the Model Meeting Code. Where supplementary provisions have been included in this Code they are noted as separated clauses and prefaced as "Additional Clause adopted by Council".

Where Clauses in this Code are reflective of provisions within the Local Government Act, a reference to the relevant clause is provided as follows (S1.1).

2. MEETING PRINCIPLES

2.1 Council and Council Committee Meetings should be:

- Transparent:* Decisions are made in a way that is open and accountable.
- Informed:* Decisions are made based on relevant, quality information.
- Inclusive:* Decisions respect the diverse needs and interests of the local community.
- Principled:* Decisions are informed by the principles prescribed under Chapter 3 of the Act.
- Trusted:* The community has confidence that Councillors and staff act ethically and make decisions in the interests of the whole community.
- Respectful:* Councillors, staff and Meeting attendees treat each other with respect.
- Effective:* Meetings are well organised, effectively run and skilfully chaired.
- Orderly:* Councillors, staff and Meeting attendees behave in a way that contributes to the orderly conduct of the Meeting.

3. BEFORE THE MEETING

Timing of ordinary council Meetings

- 3.1 Not Applicable.
- 3.2 Council shall, by resolution at its September General Meeting (or as soon as possible thereafter), set the frequency, time, date and place of its ordinary Meetings (defined below).

Additional Clause Adopted by Council

3.2(a) Ordinary Meetings of Council are defined as:

General Meetings which are held at 6.30pm on the second Wednesday of each month (excluding January) to consider all relevant matters.

Workshop Meetings which are held at 6.30pm on the first, third, fourth and/or fifth Wednesdays of each month as required (excluding January) to consider all relevant matters, especially those where a presentation by Council staff or an external person or organisation is required

Note: Under section 365 of the Act, Council is required to meet at least ten (10) times each year, each time in a different month, unless the Minister for Local Government has approved a reduction in the number of times that a council is required to meet each year under section 365A.

Extraordinary Meetings

3.3 If the mayor receives a request in writing, signed by at least two (2) Councillors, the mayor must call an Extraordinary Meeting of Council to be held as soon as practicable, but in any event, no more than fourteen (14) days after receipt of the request. The mayor can be one of the two Councillors requesting the Meeting. (S366)

Notice to the public of council Meetings

3.4 Council must give notice to the public of the time, date and place of each of its Meetings, including Extraordinary Meetings and of each Meeting of Committees of Council. (S9(1))

3.5 For the purposes of clause 3.4, notice of a Meeting of Council and of a Committee of council is to be published before the Meeting takes place. The notice must be published on Council's website, and in such other manner that Council is satisfied is likely to bring notice of the Meeting to the attention of as many people as possible.

3.6 For the purposes of clause 3.4, notice of more than one (1) Meeting may be given in the same notice.

Notice to Councillors of ordinary council Meetings

3.7 The General Manager must send to each councillor, at least three (3) days before each Meeting of Council, a notice specifying the time, date and place at which the Meeting is to be held, and the business proposed to be considered at the Meeting. (S367(1))

3.8 The notice and the agenda for, and the business papers relating to, the Meeting may be given to Councillors in electronic form, but only if all Councillors have facilities to access the notice, agenda and business papers in that form. (S367(3))

Notice to Councillors of Extraordinary Meetings

- 3.9 Notice of less than three (3) days may be given to Councillors of an Extraordinary Meeting of Council in cases of emergency. (S367(2))

Giving notice of business to be considered at council Meetings

- 3.10 A councillor may give notice of any business they wish to be considered by Council at its next ordinary Meeting by way of a Notice of Motion. To be included on the agenda of the Meeting, the Notice of Motion must be in writing and must be submitted by 5pm on the Friday nine business days before the Meeting is to be held.
- 3.11 A councillor may, in writing to the General Manager, request the withdrawal of a Notice of Motion submitted by them prior to its inclusion in the agenda and business paper for the Meeting at which it is to be considered.
- 3.12 If the General Manager considers that a Notice of Motion submitted by a councillor for consideration at an ordinary Meeting of Council has legal, strategic, financial or policy implications which should be taken into consideration by the Meeting, the General Manager may prepare a report in relation to the Notice of Motion for inclusion with the business papers for the Meeting at which the Notice of Motion is to be considered by Council.
- 3.13 A Notice of Motion for the expenditure of funds on works and/or services other than those already provided for in Council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the Notice of Motion. If the Notice of Motion does not identify a funding source, the General Manager must either:
- (a) prepare a report on the availability of funds for implementing the motion if adopted for inclusion in the business papers for the Meeting at which the Notice of Motion is to be considered by Council, or
 - (b) by written notice sent to all Councillors with the business papers for the Meeting for which the Notice of Motion has been submitted, defer consideration of the matter by Council to such a date specified in the notice, pending the preparation of such a report.

Questions with notice

- 3.14 A councillor may, by way of a notice submitted under clause 3.10, ask a question for response by the General Manager about the performance or operations of Council.
- 3.15 A councillor is not permitted to ask a question with notice under clause 3.14 that comprises a complaint against the General Manager or a member of staff of Council, or a question that implies wrongdoing by the General Manager or a member of staff of Council.
- 3.16 The General Manager or their nominee may respond to a question with notice submitted under clause 3.14 by way of a report included in the business papers for the relevant Meeting of Council or orally at the Meeting.

Agenda and business papers for ordinary Meetings

- 3.17 The General Manager must cause the agenda for a Meeting of Council or a Committee of Council to be prepared as soon as practicable before the Meeting.
- 3.18 The General Manager must ensure that the agenda for an ordinary Meeting of Council states:
- (a) all matters to be dealt with arising out of the proceedings of previous Meetings of Council, and
 - (b) if the mayor is the Chairperson – any matter or topic that the Chairperson proposes, at the time when the agenda is prepared, to put to the Meeting, and
 - (c) all matters, including matters that are the subject of staff reports and reports of Council Committees, to be considered at the Meeting, and
 - (d) any business of which due notice has been given under clause 3.10.
- 3.19 Nothing in clause 3.18 limits the powers of the mayor to put a mayoral minute to a Meeting under clause 9.6.
- 3.20 The General Manager must not include in the agenda for a Meeting of Council any business of which due notice has been given if, in the opinion of the General Manager, the business is, or the implementation of the business would be, unlawful. The General Manager must report, without giving details of the item of business, any such exclusion to the next Meeting of Council.
- 3.21 Where the agenda includes the receipt of information or discussion of other matters that, in the opinion of the General Manager, is likely to take place when the Meeting is closed to the public, the General Manager must ensure that the agenda of the Meeting:
- (a) identifies the relevant item of business and indicates that it is of such a nature (without disclosing details of the information to be considered when the Meeting is closed to the public), and
 - (b) states the grounds under section 10A(2) of the Act relevant to the item of business.
- (S9(2A)(a))
- 3.22 The General Manager must ensure that the details of any item of business which, in the opinion of the General Manager, is likely to be considered when the Meeting is closed to the public, are included in a business paper provided to Councillors for the Meeting concerned. Such details must not be included in the business papers made available to the public and must not be disclosed by a councillor or by any other person to another person who is not authorised to have that information.

Statement of ethical obligations

- 3.23 Business papers for all ordinary and extraordinary meetings of the Council and Committees of the Council must contain a statement reminding Councillors of their oath or affirmation of office made under section 233A of the Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

Availability of the agenda and business papers to the public

- 3.24 Copies of the agenda and the associated business papers, such as correspondence and reports for Meetings of Council and Committees of council, are to be published on Council's website, and must be made available to the public for inspection, or for taking away by any person free of charge at the offices of Council, at the relevant Meeting and at such other venues determined by Council. (S9.2 and 9.4)
- 3.25 Clause 3.24 does not apply to the business papers for items of business that the General Manager has identified under clause 3.21 as being likely to be considered when the Meeting is closed to the public.(S9(2A)(b))
- 3.26 For the purposes of clause 3.24, copies of agendas and business papers must be published on Council's website and made available to the public at a time that is as close as possible to the time they are available to Councillors. (S9(3))
- 3.27 A copy of an agenda, or of an associated business paper made available under clause 3.24, may in addition be given or made available in electronic form. (S9(5))

Agenda and business papers for Extraordinary Meetings

- 3.28 The General Manager must ensure that the agenda for an Extraordinary Meeting of Council deals only with the matters stated in the notice of the Meeting.
- 3.29 Despite clause 3.28, business may be considered at an Extraordinary Meeting of Council, even though due notice of the business has not been given, if:
- (a) a motion is passed to have the business considered at the Meeting, and
 - (b) the business to be considered is ruled by the Chairperson to be of great urgency on the grounds that it requires a decision by Council before the next scheduled ordinary Meeting of Council.
- 3.30 A motion moved under clause 3.29(a) can be moved without notice but only after the business notified in the agenda for the Extraordinary Meeting has been dealt with.
- 3.31 Despite clauses 10.20–10.30, only the mover of a motion moved under clause 3.29(a) can speak to the motion before it is put.
- 3.32 A motion of dissent cannot be moved against a ruling of the Chairperson under clause 3.29(b) on whether a matter is of great urgency.

Pre-Meeting briefing sessions

- 3.33 Prior to each ordinary Meeting of Council, the General Manager may arrange a pre-meeting briefing session to brief Councillors on business to be considered at the Meeting. Pre-meeting briefing sessions may also be held for Extraordinary Meetings of Council and Meetings of Committees of Council.
- 3.34 Pre-meeting briefing sessions are to be held in the absence of the public.

Additional Clause Adopted by Council

- 3.34(a) The pre-meeting briefing sessions referred to in 3.34 will generally be held on the Wednesday in the week prior to the ordinary Meeting.
- 3.35 Pre-meeting briefing sessions may be held by audio-visual link
- 3.36 The General Manager or a member of staff nominated by the General Manager is to preside at pre-meeting briefing sessions.
- 3.37 Councillors must not use pre-meeting briefing sessions to debate or make preliminary decisions on items of business they are being briefed on, and any debate and decision-making must be left to the formal council or Council Committee Meeting at which the item of business is to be considered.
- 3.38 Councillors (including the mayor) must declare and manage any conflicts of interest they may have in relation to any item of business that is the subject of a briefing at a pre-meeting briefing session, in the same way that they are required to do so at a council or Council Committee Meeting. The council is to maintain a written record of all conflict of interest declarations made at pre-meeting briefing sessions and how the conflict of interest was managed by Councillor who made the declaration.

4. PUBLIC FORUM

Clauses 4.1 – 4.24 - Not Applicable.

Additional Clauses Adopted by Council

- 4.25 Council will allocate time during Meetings for the purpose of hearing addresses by members of the public in accordance with the following:
- 4.26 Items on the Agenda
- (a) Generally, on any given item there will be a maximum of four speakers, usually two speakers for and two speakers against. The number of speakers on any one item may be limited or increased by Council.
 - (b) The Mayor/Chairperson is to ensure that each person is given a maximum of three (3) minutes to speak on an item, unless the number of speakers for any one item is such that a reduction in the maximum time allowed is considered appropriate by Council.
- 4.27 Non-agenda Items
- (a) Persons who wish to speak on matters which are not included on the agenda will be permitted to do so after all items on the Business Paper, in respect of which there is a Public Forum speaker, have been finalised by Council.
 - (b) The Mayor/Chairperson is to ensure that each person is given a maximum of three (3) minutes to speak on any subject, unless the number of speakers at any one Meeting is such that a reduction in the maximum time allowed is considered appropriate by Council.

4.28 General Procedures

- (a) To speak at Public Forum a person should register with Council prior to the day of the meeting and must identify the item of business on the agenda which they wish to speak on and provide a copy of the address to Council.
- (b) Persons who wish to speak who have not registered prior to the Meeting should contact the Meeting Attendant immediately upon arrival at the Meeting to have their name and item number or subject matter recorded on a Speaker's registration form.
- (c) Generally, preference will be given to speakers who have pre-registered with Council.
- (d) Public Forum speakers are not entitled to ask questions of Council, Councillors or staff.
- (e) Information recorded on Speaker's registration forms may be included in Council's official minutes of the Meeting.
- (f) Persons who have registered to speak on a particular agenda item must raise their hand when the item is called by the Mayor/Chairperson.
- (g) The person is to be asked by the Mayor/Chairperson to introduce themselves prior to commencing to speak, and if they are speaking on behalf of a community group, to be invited to provide details of:
 - the name of the group
 - what position they hold in the group
 - the number of members in the group
 - the authorisation by the group to make representation to Council on the matter
 Such details are to be recorded on a Speaker's registration form available from the Meeting Attendant.
- (h) Once all speakers for a topic have finished speaking, the Mayor/Chairperson may call for questions to the speakers from Councillors. Questions put to a speaker must be direct, succinct, and without argument. Speakers are under no obligation to answer the question/s. Any answers by the speaker are to be limited to one minute for each question put. Once these questions are addressed, the speakers are directed to resume their seats.
- (i) The Mayor/Chairperson is responsible for maintaining order. Speakers must obey any direction given by the Mayor/Chairperson. Speakers should confine their remarks to matters relevant to the issue at hand and must refrain from making personal comments or criticisms.
- (j) Public Forum speakers will be permitted to circulate photographs or printed material at Meetings of Council and Committees. This shall be done via the Meeting Attendant only.
- (k) If a member of the public wishes to have electronic material displayed on the screens during the Meeting they must submit this material to Council by 4pm on the day before the Meeting.

5. COMING TOGETHER

Attendance by Councillors at Meetings

- 5.1 All Councillors must make reasonable efforts to attend Meetings of Council and of Committees of Council of which they are members.

Note: A councillor may not attend a Meeting as a councillor (other than the first Meeting of Council after the councillor is elected or a Meeting at which the councillor takes an oath or

makes an affirmation of office) until they have taken an oath or made an affirmation of office in the form prescribed under section 233A of the Act.

- 5.2 A councillor cannot participate in a Meeting of Council or of a Committee of Council unless personally present at the Meeting unless permitted to attend the meeting by audio-visual link under this Code.
- 5.3 Not Applicable.
- 5.4 Where a councillor is unable to attend one or more ordinary Meetings of Council, the councillor should request that Council grant them a leave of absence from those Meetings. This clause does not prevent a councillor from making an apology if they are unable to attend a Meeting. However, the acceptance of such an apology does not constitute the granting of a leave of absence for the purposes of this code and the Act.
- 5.5 A councillor's request for leave of absence from council Meetings should, if practicable, identify (by date) the Meetings from which the councillor intends to be absent and the grounds upon which the leave of absence is being sought.

Additional clause adopted by Council

- 5.5 (a) The application should be made in writing (via email is acceptable) to the General Manager.
- 5.6 The council must act reasonably when considering whether to grant a councillor's request for a leave of absence.
- 5.7 A councillor's civic office will become vacant if the councillor is absent from three (3) consecutive ordinary Meetings of Council without prior leave of Council, or leave granted by Council at any of the Meetings concerned, unless the holder is absent because they have been suspended from office under the Act, or because Council has been suspended under the Act, or as a consequence of a compliance order under section 438HA. (S234(1)(d))
- 5.8 A councillor who intends to attend a Meeting of Council despite having been granted a leave of absence should, if practicable, give the General Manager at least two (2) days' notice of their intention to attend.

The quorum for a Meeting

- 5.9 The quorum for a Meeting of Council is a majority of Councillors of Council who hold office at that time and are not suspended from office. (S368(1))
- 5.10 Clause 5.9 does not apply if the quorum is required to be determined in accordance with directions of the Minister in a performance improvement order issued in respect of Council. (S368(2))
- 5.11 A Meeting of Council must be adjourned if a quorum is not present:
- (a) at the commencement of the Meeting where the number of apologies received for the Meeting indicates that there will not be a quorum for the Meeting, or
 - (b) within half an hour after the time designated for the holding of the Meeting, or

- (c) at any time during the Meeting.
- 5.12 In either case, the Meeting must be adjourned to a time, date and place fixed:
- (a) by the Chairperson, or
 - (b) in the Chairperson's absence, by the majority of the Councillors present, or
 - (c) failing that, by the General Manager.
- 5.13 The General Manager must record in Council's minutes the circumstances relating to the absence of a quorum (including the reasons for the absence of a quorum) at or arising during a Meeting of Council, together with the names of the Councillors present.
- 5.14 Where, prior to the commencement of a Meeting, it becomes apparent that a quorum may not be present at the Meeting, or that the health, safety or welfare of Councillors, council staff and members of the public may be put at risk by attending the Meeting because of a natural disaster or a public health emergency, the mayor may, in consultation with the General Manager and, as far as is practicable, with each councillor, cancel the Meeting. Where a Meeting is cancelled, notice of the cancellation must be published on Council's website and in such other manner that Council is satisfied is likely to bring notice of the cancellation to the attention of as many people as possible.
- 5.15 Where a Meeting is cancelled under clause 5.14, the business to be considered at the Meeting may instead be considered, where practicable, at the next ordinary Meeting of Council or at an Extraordinary Meeting called under clause 3.3.

Meetings held by audio-visual link

- 5.16 A meeting of the council or a committee of the council may be held by audio-visual link where the mayor determines that the meeting should be held by audio-visual link because of a natural disaster or a public health emergency. The mayor may only make a determination under this clause where they are satisfied that attendance at the meeting may put the health and safety of councillors and staff at risk. The mayor must make a determination under this clause in consultation with the general manager and, as far as is practicable, with each councillor.
- 5.17 Where the mayor determines under clause 5.16 that a meeting is to be held by audio-visual link, the general manager must:
- (a) give written notice to all councillors that the meeting is to be held by audio-visual link, and
 - (b) take all reasonable steps to ensure that all councillors can participate in the meeting by audio-visual link, and
 - (c) cause a notice to be published on the council's website and in such other manner the general manager is satisfied will bring it to the attention of as many people as possible, advising that the meeting is to be held by audio-visual link and providing information about where members of the public may view the meeting.
- 5.18 This code applies to a meeting held by audio-visual link under clause 5.16 in the same way it would if the meeting was held in person.

Note: Where a council holds a meeting by audio-visual link under clause 5.16, it is still required under section 10 of the Act to provide a physical venue for members of the public to attend in person and observe the meeting.

Attendance by councillors at meetings by audio-visual link

- 5.19 Councillors may attend and participate in meetings of the Council and Committees of the Council by audio-visual link with the approval of the Council or the relevant Committee.
- 5.20 A request by a Councillor for approval to attend a meeting by audio-visual link must be made in writing to the General Manager prior to the meeting in question and must provide reasons why the Councillor will be prevented from attending the meeting in person.
- 5.21 Councillors may request approval to attend more than one meeting by audio-visual link. Where a Councillor requests approval to attend more than one meeting by audio-visual link, the request must specify the meetings the request relates to in addition to the information required under clause 5.20.
- 5.22 The Council must comply with the Health Privacy Principles prescribed under the Health Records and Information Privacy Act 2002 when collecting, holding, using and disclosing health information in connection with a request by a Councillor to attend a meeting by audio-visual link.
- 5.23 A Councillor who has requested approval to attend a meeting of the Council or a Committee of the Council by audio-visual link may participate in the meeting by audio-visual link until the Council or Committee determines whether to approve their request and is to be taken as present at the meeting. The Councillor may participate in a decision in relation to their request to attend the meeting by audio-visual link.
- 5.24 A decision whether to approve a request by a Councillor to attend a meeting of the Council or a Committee of the Council by audio-visual link must be made by a resolution of the Council or the Committee concerned. The resolution must state:
- (a) the meetings the resolution applies to, and
 - (b) the reason why the Councillor is being permitted to attend the meetings by audio-visual link where it is on grounds other than illness, disability, or caring responsibilities.
- 5.25 If the Council or Committee refuses a Councillor's request to attend a meeting by audio-visual link, their link to the meeting is to be terminated.
- 5.26 A decision whether to approve a Councillor's request to attend a meeting by audio-visual link is at the Council's or the relevant Committee's discretion. The Council and Committees of the Council must act reasonably when considering requests by Councillors to attend meetings by audio-visual link. However, the Council and Committees of the Council are under no obligation to approve a Councillor's request to attend a meeting by audio-visual link where the technical capacity does not exist to allow the Councillor to attend the meeting by these means.
- 5.27 The Council and Committees of the Council may refuse a Councillor's request to attend a meeting by audio-visual link where the Council or Committee is satisfied that the Councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or to comply with this

Code on one or more previous occasions they have attended a meeting of the Council or a Committee of the Council by audio-visual link.

- 5.28 This Code applies to a Councillor attending a meeting by audio-visual link in the same way it would if the Councillor was attending the meeting in person. Where a Councillor is permitted to attend a meeting by audio-visual link under this Code, they are to be taken as attending the meeting in person for the purposes of the Code and will have the same voting rights as if they were attending the meeting in person.
- 5.29 A Councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. The Councillor's camera must be on at all times during the meeting except as may be otherwise provided for under this Code.
- 5.30 A Councillor must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the Council or the Committee into disrepute.

Entitlement of the public to attend council Meetings

- 5.31 Everyone is entitled to attend a Meeting of Council and Committees of Council. The council must ensure that all Meetings of Council and Committees of Council are open to the public. (S10(1))
- 5.32 Clause 5.31 does not apply to parts of Meetings that have been closed to the public under section 10A of the Act.
- 5.33 A person (whether a councillor or another person) is not entitled to be present at a Meeting of Council or a Committee of Council if expelled from the Meeting:
- (a) by a resolution of the Meeting, (S10(2)(a)) or
 - (b) by the person presiding at the Meeting if Council has, by resolution, authorised the person presiding to exercise the power of expulsion (S10(2)(b)).

Webcasting of Meetings

- 5.34 Each meeting of the Council or a Committee of the Council is to be recorded by means of an audio or audio-visual device.
- 5.35 At the start of each meeting of the Council or a Committee of the Council, the chairperson must inform the persons attending the meeting that:
- (a) the meeting is being recorded and made publicly available on the Council's website, and
 - (b) persons attending the meeting should refrain from making any defamatory statements.
- 5.36 The recording of a meeting is to be made publicly available on the Council's website:
- (a) at the same time as the meeting is taking place, or
 - (b) as soon as practicable after the meeting.

Additional Clause Adopted by Council

- 5.36(a) In line with Clauses 5.34-36, all Council Meetings will be video streamed live via Council's website and also audio recorded for the purposes of: providing a record of public comment at the Meeting, supporting the democratic process, broadening knowledge and participation in community affairs, and demonstrating Council's commitment to openness and accountability. The audio and video recordings of the non-confidential parts of the Meeting will be made available on Council's website once the Minutes have been finalised.
- 5.37 The recording of a meeting is to be made publicly available on the Council's website for at least 12 months after the meeting.
- 5.38 Clauses 5.36 and 5.37 do not apply to any part of a meeting that has been closed to the public in accordance with section 10A of the Act.
- 5.39 Recordings of meetings may be disposed of in accordance with the State Records Act 1998.

Attendance of the General Manager and other staff at Meetings

- 5.40 The General Manager is entitled to attend, but not to vote at, a Meeting of Council or a Meeting of a Committee of Council of which all of the members are Councillors. (S376(1))
- 5.41 The General Manager is entitled to attend a Meeting of any other Committee of Council and may, if a member of the Council Committee, exercise a vote. (S376(2))
- 5.42 The General Manager may be excluded from a Meeting of Council or a Council Committee while Council or Council Committee deals with a matter relating to the standard of performance of the General Manager or the terms of employment of the General Manager. (S376(3))
- 5.43 The attendance of other council staff at a Meeting, (other than as members of the public) shall be with the approval of the General Manager.
- 5.44 The General Manager and other Council staff may attend meetings of the Council and Committees of the Council by audio-visual link. Attendance by Council staff at meetings by audio-visual link (other than as members of the public) shall be with the approval of the General Manager.

6. THE CHAIRPERSONThe Chairperson at Meetings

- 6.1 The mayor, or at the request of or in the absence of the mayor, the deputy mayor (if any) presides at Meetings of Council. (S369(1))
- 6.2 If the mayor and the deputy mayor (if any) are absent, a councillor elected to chair the Meeting by the Councillors present presides at a Meeting of Council. (S369(2))

Election of the Chairperson in the absence of the mayor and deputy mayor

- 6.3 If no Chairperson is present at a Meeting of Council at the time designated for the holding of the Meeting, the first business of the Meeting must be the election of a Chairperson to preside at the Meeting.
- 6.4 The election of a Chairperson must be conducted:
- (a) by the General Manager or, in their absence, an employee of Council designated by the General Manager to conduct the election, or
 - (b) by the person who called the Meeting or a person acting on their behalf if neither the General Manager nor a designated employee is present at the Meeting, or if there is no General Manager or designated employee.
- 6.5 If, at an election of a Chairperson, two (2) or more candidates receive the same number of votes and no other candidate receives a greater number of votes, the Chairperson is to be the candidate whose name is chosen by lot.
- 6.6 For the purposes of clause 6.5, the person conducting the election must:
- (a) arrange for the names of the candidates who have equal numbers of votes to be written on similar slips, and
 - (b) then fold the slips so as to prevent the names from being seen, mix the slips and draw one of the slips at random.
- 6.7 The candidate whose name is on the drawn slip is the candidate who is to be the Chairperson.
- 6.8 Any election conducted under clause 6.3, and the outcome of the vote, are to be recorded in the minutes of the Meeting.

Chairperson to have precedence

- 6.9 When the Chairperson rises or speaks during a Meeting of Council:
- (a) any councillor then speaking or seeking to speak must cease speaking and, if standing, immediately resume their seat, and
 - (b) every councillor present must be silent to enable the Chairperson to be heard without interruption.

7. MODES OF ADDRESS

- 7.1 If the Chairperson is the mayor, they are to be addressed as 'Mr Mayor' or 'Madam Mayor'.
- 7.2 Where the Chairperson is not the mayor, they are to be addressed as either 'Mr Chairperson' or 'Madam Chairperson'.
- 7.3 A councillor is to be addressed as 'Councillor [surname]'.
- 7.4 A council officer is to be addressed by their official designation or as Mr/Ms [surname].

8. ORDER OF BUSINESS FOR ORDINARY COUNCIL MEETINGS

- 8.1 At its September General Meeting (or as soon as possible thereafter), the Council will determine its general order of business for the ensuing 12 months.
- 8.2 Not Applicable.
- 8.3 The order of business as fixed under clause 8.1 may be altered for a particular Meeting of Council if a motion to that effect is passed at that Meeting. Such a motion can be moved without notice.

Note: Part 13 allows council to deal with items of business by exception.

- 8.4 Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 8.3 may speak to the motion before it is put.

9. CONSIDERATION OF BUSINESS AT COUNCIL MEETINGSBusiness that can be dealt with at a council Meeting

- 9.1 The council must not consider business at a Meeting of Council:
- (a) unless a councillor has given notice of the business, as required by clause 3.10, and
 - (b) unless notice of the business has been sent to Councillors in accordance with clause 3.7 in the case of an ordinary Meeting or clause 3.9 in the case of an Extraordinary Meeting called in an emergency.
- 9.2 Clause 9.1 does not apply to the consideration of business at a Meeting, if the business:
- (a) is already before, or directly relates to, a matter that is already before Council, or
 - (b) is the election of a Chairperson to preside at the Meeting, or
 - (c) subject to clause 9.9, is a matter or topic put to the Meeting by way of a mayoral minute, or
 - (d) is a motion for the adoption of recommendations of a Council Committee, including, but not limited to, a Committee of Council.
- 9.3 Despite clause 9.1, business may be considered at a Meeting of Council even though due notice of the business has not been given to the Councillors if:
- (a) a motion is passed to have the business considered at the Meeting, and
 - (b) the business to be considered is ruled by the Chairperson to be of great urgency on the grounds that it requires a decision by Council before the next scheduled ordinary Meeting of Council.
- 9.4 A motion moved under clause 9.3(a) can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 9.3(a) can speak to the motion before it is put.

- 9.5 A motion of dissent cannot be moved against a ruling by the Chairperson under clause 9.3(b).

Mayoral minutes

- 9.6 Subject to clause 9.9, if the mayor is the Chairperson at a Meeting of Council, the mayor may, by minute signed by the mayor, put to the Meeting without notice any matter or topic that is within the jurisdiction of Council, or of which Council has official knowledge.
- 9.7 A mayoral minute, when put to a Meeting, takes precedence over all business on Council's agenda for the Meeting. The Chairperson (but only if the Chairperson is the mayor) may move the adoption of a mayoral minute without the motion being seconded.
- 9.8 A recommendation made in a mayoral minute put by the mayor is, so far as it is adopted by Council, a resolution of Council.
- 9.9 A mayoral minute must not be used to put without notice matters that are routine and not urgent or matters for which proper notice should be given because of their complexity. For the purpose of this clause, a matter will be urgent where it requires a decision by Council before the next scheduled ordinary Meeting of Council.
- 9.10 Where a mayoral minute makes a recommendation which, if adopted, would require the expenditure of funds on works and/or services other than those already provided for in Council's current adopted operational plan, it must identify the source of funding for the expenditure that is the subject of the recommendation. If the mayoral minute does not identify a funding source, Council must defer consideration of the matter, pending a report from the General Manager on the availability of funds for implementing the recommendation if adopted.

Staff reports

- 9.11 A recommendation made in a staff report is, so far as it is adopted by Council, a resolution of Council.

Reports of Committees of council

- 9.12 The recommendations of a Committee of Council are, so far as they are adopted by Council, resolutions of Council.
- 9.13 If in a report of a Committee of Council distinct recommendations are made, Council may make separate decisions on each recommendation.

Questions

- 9.14 A question must not be asked at a Meeting of Council unless it concerns a matter on the agenda of the Meeting or notice has been given of the question in accordance with clauses 3.10 and 3.14.

Additional Clause adopted by Council

- 9.14(a) Clause 9.14 does not apply to questions asked of Public Forum speakers in line with Clause 4.27(h).

- 9.15 A councillor may, through the Chairperson, put a question to another councillor about a matter on the agenda.
- 9.16 A councillor may, through the General Manager, put a question to a council employee about a matter on the agenda. Council employees are only obliged to answer a question put to them through the General Manager at the direction of the General Manager.
- 9.17 A councillor or council employee to whom a question is put is entitled to be given reasonable notice of the question and, in particular, sufficient notice to enable reference to be made to other persons or to information. Where a councillor or council employee to whom a question is put is unable to respond to the question at the Meeting at which it is put, they may take it on notice and report the response to the next Meeting of Council.
- 9.18 Councillors must put questions directly, succinctly, respectfully and without argument.
- 9.19 The Chairperson must not permit discussion on any reply to, or refusal to reply to, a question put to a councillor or council employee.

Additional Clause Adopted by Council

Petitions

- 9.20. A Councillor may without notice present a petition to the Council during that part of the Meeting designated for the presentation of petitions.

10. RULES OF DEBATE

Motions to be seconded

- 10.1 Unless otherwise specified in this code, a motion or an amendment cannot be debated unless or until it has been seconded.

Notices of motion

- 10.2 A councillor who has submitted a Notice of Motion under clause 3.10 is to move the motion the subject of the Notice of Motion at the Meeting at which it is to be considered.
- 10.3 If a councillor who has submitted a Notice of Motion under clause 3.10 wishes to withdraw it after the agenda and business paper for the Meeting at which it is to be considered have been sent to Councillors, the councillor may request the withdrawal of the motion when it is before Council.
- 10.4 In the absence of a councillor who has placed a Notice of Motion on the agenda for a Meeting of Council:
- (a) any other councillor may, with the leave of the Chairperson, move the motion at the Meeting, or
 - (b) the Chairperson may defer consideration of the motion until the next Meeting of Council.

Chairperson's duties with respect to motions

- 10.5 It is the duty of the Chairperson at a Meeting of Council to receive and put to the Meeting any lawful motion that is brought before the Meeting.
- 10.6 The Chairperson must rule out of order any motion or amendment to a motion that is unlawful or the implementation of which would be unlawful.
- 10.7 Before ruling out of order a motion or an amendment to a motion under clause 10.6, the Chairperson is to give the mover an opportunity to clarify or amend the motion or amendment.
- 10.8 Any motion, amendment, or other matter that the Chairperson has ruled out of order is taken to have been lost.

Motions requiring the expenditure of funds

- 10.9 A motion or an amendment to a motion which if passed would require the expenditure of funds on works and/or services other than those already provided for in Council's current adopted operational plan must identify the source of funding for the expenditure that is the subject of the motion. If the motion does not identify a funding source, Council must defer consideration of the matter, pending a report from the General Manager on the availability of funds for implementing the motion if adopted.

Amendments to motions

- 10.10 An amendment to a motion must be moved and seconded before it can be debated.
- 10.11 An amendment to a motion must relate to the matter being dealt with in the original motion before Council and must not be a direct negative of the original motion. An amendment to a motion which does not relate to the matter being dealt with in the original motion, or which is a direct negative of the original motion, must be ruled out of order by the Chairperson.
- 10.12 The mover of an amendment is to be given the opportunity to explain any uncertainties in the proposed amendment before a seconder is called for.
- 10.13 If an amendment has been lost, a further amendment can be moved to the motion to which the lost amendment was moved, and so on, but no more than one (1) motion and one (1) proposed amendment can be before council at any one time.
- 10.14 While an amendment is being considered, debate must only occur in relation to the amendment and not the original motion. Debate on the original motion is to be suspended while the amendment to the original motion is being debated.
- 10.15 If the amendment is carried, it becomes the motion and is to be debated. If the amendment is lost, debate is to resume on the original motion.
- 10.16 An amendment may become the motion without debate or a vote where it is accepted by the councillor who moved the original motion.

Foreshadowed motions

- 10.17 A councillor may propose a foreshadowed motion in relation to the matter the subject of the original motion before Council, without a seconder during debate on the original motion. The foreshadowed motion is only to be considered if the original motion is lost or withdrawn and the foreshadowed motion is then moved and seconded. If the original motion is carried, the foreshadowed motion lapses.
- 10.18 Where an amendment has been moved and seconded, a councillor may, without a seconder, foreshadow a further amendment that they propose to move after the first amendment has been dealt with. There is no limit to the number of foreshadowed amendments that may be put before Council at any time. However, no discussion can take place on foreshadowed amendments until the previous amendment has been dealt with and the foreshadowed amendment has been moved and seconded.
- 10.19 Foreshadowed motions and foreshadowed amendments are to be considered in the order in which they are proposed. However, foreshadowed motions cannot be considered until all foreshadowed amendments have been dealt with.

Limitations on the number and duration of speeches

- 10.20 A councillor who, during a debate at a Meeting of Council, moves an original motion, has the right to speak on each amendment to the motion and a right of general reply to all observations that are made during the debate in relation to the motion, and any amendment to it at the conclusion of the debate before the motion (whether amended or not) is finally put.
- 10.21 A councillor, other than the mover of an original motion, has the right to speak once on the motion and once on each amendment to it.
- 10.22 A councillor must not, without the consent of Council, speak more than once on a motion or an amendment, or for longer than five (5) minutes at any one time.
- 10.23 Despite clause 10.22, the Chairperson may permit a councillor who claims to have been misrepresented or misunderstood to speak more than once on a motion or an amendment, and for longer than five (5) minutes on that motion or amendment to enable the councillor to make a statement limited to explaining the misrepresentation or misunderstanding.
- 10.24 Despite clause 10.22, Council may resolve to shorten the duration of speeches to expedite the consideration of business at a Meeting.
- 10.25 Despite clauses 10.20 and 10.21, a councillor may move that a motion or an amendment be now put:
- (a) if the mover of the motion or amendment has spoken in favour of it and no councillor expresses an intention to speak against it, or
 - (b) if at least two (2) Councillors have spoken in favour of the motion or amendment and at least two (2) Councillors have spoken against it.

- 10.26 The Chairperson must immediately put to the vote, without debate, a motion moved under clause 10.25. A seconder is not required for such a motion.
- 10.27 If a motion that the original motion or an amendment be now put is passed, the Chairperson must, without further debate, put the original motion or amendment to the vote immediately after the mover of the original motion has exercised their right of reply under clause 10.20.
- 10.28 If a motion that the original motion or an amendment be now put is lost, the Chairperson must allow the debate on the original motion or the amendment to be resumed.
- 10.29 All Councillors must be heard without interruption and all other Councillors must, unless otherwise permitted under this code, remain silent while another councillor is speaking.
- 10.30 Once the debate on a matter has concluded and a matter has been dealt with, the Chairperson must not allow further debate on the matter.

Participation by non-voting representatives in joint organisation board Meetings

- 10.31 Not Applicable.

11. VOTING

Voting entitlements of Councillors

- 11.1 Each councillor is entitled to one (1) vote. (S370(1))
- 11.2 The person presiding at a Meeting of Council has, in the event of an equality of votes, a second or casting vote. (S370(2))
- 11.3 Where the Chairperson declines to exercise, or fails to exercise, their second or casting vote, in the event of an equality of votes, the motion being voted upon is lost.
- 11.4 Not Applicable.

Voting at council Meetings

- 11.5 A councillor who is present at a Meeting of Council but who fails to vote on a motion put to the Meeting is taken to have voted against the motion.
- 11.6 Not Applicable.
- 11.7 Not Applicable.
- 11.8 Not Applicable.
- 11.9 Not Applicable.

- 11.10 Voting at a Meeting, including voting in an election at a Meeting, is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system). However, Council may resolve that the voting in any election by Councillors for mayor or deputy mayor is to be by secret ballot.
- 11.11 All voting at council Meetings, (including Meetings that are closed to the public), must be recorded in the minutes of Meetings with the names of Councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

Voting on planning decisions

- 11.12 The General Manager must keep a register containing, for each planning decision made at a Meeting of Council or a Council Committee (including, but not limited to a Committee of Council), the names of the Councillors who supported the decision and the names of any Councillors who opposed (or are taken to have opposed) the decision.
- 11.13 Not Applicable.
- 11.14 Each decision recorded in the register is to be described in the register or identified in a manner that enables the description to be obtained from another publicly available document.
- 11.15 Clauses 11.12–11.14 apply also to Meetings that are closed to the public. (S375A)

Note: The requirements of clause 11.12 may be satisfied by maintaining a register of the minutes of each planning decision.

12. COMMITTEE OF THE WHOLE

- 12.1 The council may resolve itself into a Council Committee to consider any matter before Council. (S373))
- 12.2 All the provisions of this code relating to Meetings of Council, so far as they are applicable, extend to and govern the proceedings of Council when in Committee of the whole, except the provisions limiting the number and duration of speeches.

Note: Clauses 10.20–10.30 limit the number and duration of speeches.

- 12.3 The General Manager or, in the absence of the General Manager, an employee of Council designated by the General Manager, is responsible for reporting to Council the proceedings of the Committee of the whole. It is not necessary to report the proceedings in full but any recommendations of the Committee must be reported.
- 12.4 The council must ensure that a report of the proceedings (including any recommendations of the Committee) is recorded in Council's minutes. However, Council is not taken to have adopted the report until a motion for adoption has been made and passed.

13. DEALING WITH ITEMS BY EXCEPTION

- 13.1 The council or a Committee of council may, at any time, resolve to adopt multiple items of business on the agenda together by way of a single resolution.
- 13.2 Before Council or Council Committee resolves to adopt multiple items of business on the agenda together under clause 13.1, the Chairperson must list the items of business to be adopted and ask Councillors to identify any individual items of business listed by the Chairperson that they intend to vote against the recommendation made in the business paper or that they wish to speak on.
- 13.3 The council or Council Committee must not resolve to adopt any item of business under clause 13.1 that a councillor has identified as being one they intend to vote against the recommendation made in the business paper or to speak on.
- 13.4 Not Applicable.
- 13.5 A motion to adopt multiple items of business together under clause 13.1 must identify each of the items of business to be adopted and state that they are to be adopted as recommended in the business paper.
- 13.6 Items of business adopted under clause 13.1 are to be taken to have been adopted unanimously.
- 13.7 Councillors must ensure that they declare and manage any conflicts of interest they may have in relation to items of business considered together under clause 13.1 in accordance with the requirements of Council's code of conduct.

Additional Clause Adopted by Council

- 13.8 The Council must not resolve to adopt any item of business under Clause 13.1 for which a public speaker has indicated an intention to speak.

14. CLOSURE OF COUNCIL MEETINGS TO THE PUBLICGrounds on which Meetings can be closed to the public

- 14.1 The council or a Committee of Council may close to the public so much of its Meeting as comprises the discussion or the receipt of any of the following types of matters:
- (a) personnel matters concerning particular individuals (other than Councillors),
 - (b) the personal hardship of any resident or ratepayer,
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business,
 - (d) commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of Council, or
 - (iii) reveal a trade secret,
 - (e) information that would, if disclosed, prejudice the maintenance of law,

- (f) matters affecting the security of Council, Councillors, council staff or council property,
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege,
- (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land,
- (i) alleged contraventions of Council's code of conduct.

- 14.2 Council or a Committee of Council may also close to the public so much of its Meeting as comprises a motion to close another part of the Meeting to the public. (S10A(3))

Matters to be considered when closing Meetings to the public

- 14.3 A Meeting is not to remain closed during the discussion of anything referred to in clause 14.1:

- (a) except for so much of the discussion as is necessary to preserve the relevant confidentiality, privilege or security, and
- (b) if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret – unless Council or Council Committee concerned is satisfied that discussion of the matter in an open Meeting would, on balance, be contrary to the public interest.

(S10B(1))

- 14.4 A Meeting is not to be closed during the receipt and consideration of information or advice referred to in clause 14.1(g) unless the advice concerns legal matters that:

- (a) are substantial issues relating to a matter in which Council or Council Committee is involved, and
- (b) are clearly identified in the advice, and
- (c) are fully discussed in that advice.

(S10B(2))

- 14.5 If a Meeting is closed during the discussion of a motion to close another part of the Meeting to the public (as referred to in clause 14.2), the consideration of the motion must not include any consideration of the matter or information to be discussed in that other part of the Meeting other than consideration of whether the matter concerned is a matter referred to in clause 14.1. (S10B(3))

- 14.6 For the purpose of determining whether the discussion of a matter in an open Meeting would be contrary to the public interest, it is irrelevant that:

- (a) a person may misinterpret or misunderstand the discussion, or
- (b) the discussion of the matter may:
 - (i) cause embarrassment to Council or Council Committee concerned, or to Councillors or to employees of Council, or
 - (ii) cause a loss of confidence in Council or Council Committee.

(S10B(4))

- 14.7 In deciding whether part of a Meeting is to be closed to the public, Council or Council Committee concerned must consider any relevant guidelines issued by the Departmental Chief Executive of the Office of Local Government. (S10B(5))

Notice of likelihood of closure not required in urgent cases

- 14.8 Part of a Meeting of Council, or of a Committee of Council, may be closed to the public while Council or Council Committee considers a matter that has not been identified in the agenda for the Meeting under clause 3.21 as a matter that is likely to be considered when the Meeting is closed, but only if:
- (a) it becomes apparent during the discussion of a particular matter that the matter is a matter referred to in clause 14.1, and
 - (b) Council or Council Committee, after considering any representations made under clause 14.9, resolves that further discussion of the matter:
 - (i) should not be deferred (because of the urgency of the matter), and
 - (ii) should take place in a part of the Meeting that is closed to the public.

(S10C)

Representations by members of the public

- 14.9 The council, or a Committee of Council, may allow members of the public to make representations to or at a Meeting, before any part of the Meeting is closed to the public, as to whether that part of the Meeting should be closed. (S10A(4))
- 14.10 A representation under clause 14.9 is to be made after the motion to close the part of the Meeting is moved and seconded.
- 14.11 Where the matter has been identified in the agenda of the Meeting under clause 3.21 as a matter that is likely to be considered when the Meeting is closed to the public, in order to make representations under clause 14.9, members of the public must first make an application to Council in the approved form. Applications must be received by 6.30pm before the Meeting at which the matter is to be considered.
- 14.12 The General Manager (or their delegate) may refuse an application made under clause 14.11. The General Manager or their delegate must give reasons in writing for a decision to refuse an application.
- 14.13 No more than two speakers are to be permitted to make representations under clause 14.9.
- 14.14 If more than the permitted number of speakers apply to make representations under clause 14.9, the General Manager or their delegate may request the speakers to nominate from among themselves the persons who are to make representations to Council. If the speakers are not able to agree on whom to nominate to make representations under clause 14.9, the General Manager or their delegate is to determine who will make representations to Council.
- 14.15 The General Manager (or their delegate) is to determine the order of speakers.

- 14.16 Where Council or a Committee of Council proposes to close a Meeting or part of a Meeting to the public in circumstances where the matter has not been identified in the agenda for the Meeting under clause 3.21 as a matter that is likely to be considered when the Meeting is closed to the public, the Chairperson is to invite representations from the public under clause 14.9 after the motion to close the part of the Meeting is moved and seconded. The Chairperson is to permit no more than two speakers to make representations in such order as determined by the Chairperson.
- 14.17 Each speaker will be allowed three minutes to make representations, and this time limit is to be strictly enforced by the Chairperson. Speakers must confine their representations to whether the Meeting should be closed to the public. If a speaker digresses to irrelevant matters, the Chairperson is to direct the speaker not to do so. If a speaker fails to observe a direction from the Chairperson, the speaker will not be further heard.

Expulsion of non-Councillors from Meetings closed to the public

- 14.18 If a Meeting or part of a Meeting of Council or a Committee of Council is closed to the public in accordance with section 10A of the Act and this code, any person who is not a councillor and who fails to leave the Meeting when requested, may be expelled from the Meeting as provided by section 10(2)(a) or (b) of the Act.
- 14.19 If any such person, after being notified of a resolution or direction expelling them from the Meeting, fails to leave the place where the Meeting is being held, a police officer, or any person authorised for the purpose by Council or person presiding, may, by using only such force as is necessary, remove the first-mentioned person from that place and, if necessary restrain that person from re-entering that place for the remainder of the Meeting.

Obligations of Councillors attending meetings by audio-visual link

- 14.20 Councillors attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting is closed to the public under section 10A of the Act.

Information to be disclosed in resolutions closing Meetings to the public

- 14.21 The grounds on which part of a Meeting is closed must be stated in the decision to close that part of the Meeting and must be recorded in the minutes of the Meeting. The grounds must specify the following:
- (a) the relevant provision of section 10A(2) of the Act,
 - (b) the matter that is to be discussed during the closed part of the Meeting,
 - (c) the reasons why the part of the Meeting is being closed, including (if the matter concerned is a matter other than a personnel matter concerning particular individuals, the personal hardship of a resident or ratepayer or a trade secret) an explanation of the way in which discussion of the matter in an open Meeting would be, on balance, contrary to the public interest.

(S10D)

Resolutions passed at closed Meetings to be made public

- 14.22 If Council passes a resolution during a Meeting, or a part of a Meeting, that is closed to the public, the Chairperson must make the resolution public as soon as practicable after the Meeting, or the relevant part of the Meeting, has ended, and the resolution must be recorded in the publicly available minutes of the Meeting.
- 14.23 Resolutions passed during a Meeting, or a part of a Meeting, that is closed to the public must be made public by the Chairperson under clause 14.22 during a part of the Meeting that is webcast.

15. KEEPING ORDER AT MEETINGS

Points of order

- 15.1 A councillor may draw the attention of the Chairperson to an alleged breach of this code by raising a point of order. A point of order does not require a seconder.
- 15.2 A point of order cannot be made with respect to adherence to the principles contained in clause 2.1.
- 15.3 A point of order must be taken immediately it is raised. The Chairperson must suspend the business before the Meeting and permit the councillor raising the point of order to state the provision of this code they believe has been breached. The Chairperson must then rule on the point of order – either by upholding it or by overruling it.

Questions of order

- 15.4 The Chairperson, without the intervention of any other councillor, may call any councillor to order whenever, in the opinion of the Chairperson, it is necessary to do so.
- 15.5 A councillor who claims that another councillor has committed an act of disorder, or is out of order, may call the attention of the Chairperson to the matter.
- 15.6 The Chairperson must rule on a question of order immediately after it is raised but, before doing so, may invite the opinion of Council.
- 15.7 The Chairperson's ruling must be obeyed unless a motion dissenting from the ruling is passed.

Motions of dissent

- 15.8 A councillor can, without notice, move to dissent from a ruling of the Chairperson on a point of order or a question of order. If that happens, the Chairperson must suspend the business before the Meeting until a decision is made on the motion of dissent.
- 15.9 If a motion of dissent is passed, the Chairperson must proceed with the suspended business as though the ruling dissented from had not been given. If, as a result of the ruling, any motion or business has been rejected as out of order, the Chairperson must restore the motion or business to the agenda and proceed with it in due course

- 15.10 Despite any other provision of this code, only the mover of a motion of dissent and the Chairperson can speak to the motion before it is put. The mover of the motion does not have a right of general reply

Acts of disorder

- 15.11 A councillor commits an act of disorder if the councillor, at a Meeting of Council or a Committee of Council:

- (a) contravenes the Act, the Regulation or this Code, or
- (b) assaults or threatens to assault another councillor or person present at the Meeting, or
- (c) moves or attempts to move a motion or an amendment that has an unlawful purpose or that deals with a matter that is outside the jurisdiction of Council or the Council Committee, or addresses or attempts to address Council or the Council Committee on such a motion, amendment or matter, or
- (d) insults, makes unfavourable personal remarks about or imputes improper motives to any other Council official, or alleges a breach of Council's code of conduct, or
- (e) says or does anything that is inconsistent with maintaining order at the Meeting or is likely to bring Council or the Council Committee into disrepute.

- 15.12 The Chairperson may require a councillor:

- (a) to apologise without reservation for an act of disorder referred to in clauses 15.11(a), (b) or (e) or
- (b) to withdraw a motion or an amendment referred to in clause 15.11(c) and, where appropriate, to apologise without reservation, or
- (c) to retract and apologise without reservation for any statement that constitutes an act of disorder referred to in clauses 15.11(d) and (e).

How disorder at a Meeting may be dealt with

- 15.13 If disorder occurs at a Meeting of Council, the Chairperson may adjourn the Meeting for a period of not more than fifteen (15) minutes and leave the chair. The council, on reassembling, must, on a question put from the Chairperson, decide without debate whether the business is to be proceeded with or not. This clause applies to disorder arising from the conduct of members of the public as well as disorder arising from the conduct of Councillors.

Expulsion from Meetings

- 15.14 Not Applicable.

- 15.15 All Chairpersons of Meetings of Council and Committees of Council are authorised under this code to expel any person other than a councillor, from a council or Committee Meeting, for the purposes of section 10(2)(b) of the Act. Councillors may only be expelled by resolution of Council or the Council Committee of Council.

- 15.16 Clause 15.15, does not limit the ability of Council or a Committee of Council to resolve to expel a person, including a councillor, from a council or Council Committee Meeting, under section 10(2)(a) of the Act.
- 15.17 A councillor may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a Meeting of Council for having failed to comply with a requirement under clause 15.12. The expulsion of a councillor from the Meeting for that reason does not prevent any other action from being taken against Councillor for the act of disorder concerned.
- 15.18 A member of the public may, as provided by section 10(2)(a) or (b) of the Act, be expelled from a Meeting of Council for engaging in or having engaged in disorderly conduct at the Meeting.
- 15.19 Where a councillor or a member of the public is expelled from a Meeting, the expulsion and the name of the person expelled, if known, are to be recorded in the minutes of the Meeting.
- 15.20 If a councillor or a member of the public fails to leave the place where a Meeting of Council is being held immediately after they have been expelled a police officer, or any person authorised for the purpose by Council or person presiding, may, by using only such force as is necessary, remove the councillor or member of the public from that place and, if necessary, restrain the councillor or member of the public from re-entering that place for the remainder of the Meeting.

How disorder by Councillors attending meetings by audio-visual link may be dealt with

- 15.21 Where a Councillor is attending a meeting by audio-visual link, the chairperson or a person authorised by the chairperson may mute the Councillor's audio link to the meeting for the purposes of enforcing compliance with this Code.
- 15.22 If a Councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson of the meeting or a person authorised by the chairperson may terminate the Councillor's audio-visual link to the meeting.

Use of mobile phones and the unauthorised recording of Meetings

- 15.23 Councillors, council staff and members of the public must ensure that mobile phones are turned to silent during Meetings of Council and Committees of Council.
- 15.24 A person must not live stream or use an audio recorder, video camera, mobile phone or any other device to make a recording of the proceedings of a Meeting of Council or a Committee of Council without the prior authorisation of Council or the Council Committee.
- 15.25 Without limiting clause 15.18, a contravention of clause 15.24 or an attempt to contravene that clause constitutes disorderly conduct for the purposes of clause 15.18. Any person who contravenes or attempts to contravene clause 15.24, may be expelled from the Meeting as provided for under section 10(2) of the Act.
- 15.26 If any such person, after being notified of a resolution or direction expelling them from the Meeting, fails to leave the place where the Meeting is being held, a police officer, or any person authorised for the purpose by Council or person presiding, may, by using only such force as is necessary, remove

the first-mentioned person from that place and, if necessary, restrain that person from re-entering that place for the remainder of the Meeting.

16. CONFLICTS OF INTEREST

- 16.1 All Councillors and, where applicable, all other persons, must declare and manage any conflicts of interest they may have in matters being considered at Meetings of Council and Committees of Council in accordance with Council's code of conduct. All declarations of conflicts of interest and how the conflict of interest was managed by the person who made the declaration must be recorded in the minutes of the Meeting at which the declaration was made.
- 16.2 Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with the Council's Code of Conduct. Where a Councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the Councillor's audio-visual link to the meeting must be suspended or terminated and the Councillor must not be in sight or hearing of the meeting at any time during which the matter is being considered or discussed by the Council or Committee, or at any time during which the Council or Committee is voting on the matter.

17. DECISIONS OF THE COUNCIL

Council decisions

- 17.1 A decision supported by a majority of the votes at a Meeting of Council at which a quorum is present is a decision of Council. (S371)
- 17.2 Decisions made by Council must be accurately recorded in the minutes of the Meeting at which the decision is made.

Rescinding or altering council decisions

- 17.3 A resolution passed by Council may not be altered or rescinded except by a motion to that effect of which notice has been given under clause 3.10. (372(1))

Additional Clause Adopted by Council

- 17.3(a) If it is proposed to move a further motion in the event that a rescission motion is carried, the motion proposed to be moved should be foreshadowed at the same time as the Notice of Rescission Motion is lodged.
- 17.4 If a Notice of Motion to rescind a resolution is given at the Meeting at which the resolution is carried, the resolution must not be carried into effect until the motion of rescission has been dealt with. (372(2))
- 17.5 If a motion has been lost, a motion having the same effect must not be considered unless notice of it has been duly given in accordance with clause 3.10. (S372(3))

- 17.6 A Notice of Motion to alter or rescind a resolution, and a Notice of Motion which has the same effect as a motion which has been lost, must be signed by three (3) Councillors if less than three (3) months has elapsed since the resolution was passed, or the motion was lost. (372(4))
- 17.7 If a motion to alter or rescind a resolution has been lost, or if a motion which has the same effect as a previously lost motion is lost, no similar motion may be brought forward within three (3) months of the Meeting at which it was lost. This clause may not be evaded by substituting a motion differently worded, but in principle the same. (372(5))
- 17.8 The provisions of clauses 17.5–17.7 concerning lost motions do not apply to motions of adjournment. (372(7))
- 17.9 A Notice of Motion submitted in accordance with clause 17.6 may only be withdrawn under clause 3.11 with the consent of all signatories to the Notice of Motion.
- 17.10 Not Applicable.
- 17.11 A motion to alter or rescind a resolution of Council may be moved on the report of a Committee of Council and any such report must be recorded in the minutes of the Meeting of Council. (372(6))
- 17.12 Subject to clause 17.7, in cases of urgency, a motion to alter or rescind a resolution of the council may be moved at the same meeting at which the resolution was adopted, where:
- (a) a notice of motion signed by three councillors is submitted to the chairperson, and
 - (b) a motion to have the motion considered at the meeting is passed, and
 - (c) the chairperson rules the business that is the subject of the motion is of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council.
- 17.13 A motion moved under clause 17.12(b) can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 17.12(b) can speak to the motion before it is put.
- 17.14 A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.12(c).

Recommitting resolutions to correct an error

- 17.15 Despite the provisions of this Part, a councillor may, with the leave of the chairperson, move to recommit a resolution adopted at the same meeting:
- (a) to correct any error, ambiguity or imprecision in the council's resolution, or
 - (b) to confirm the voting on the resolution.
- 17.16 In seeking the leave of the chairperson to move to recommit a resolution for the purposes of clause 17.15(a), the councillor is to propose alternative wording for the resolution.
- 17.17 The chairperson must not grant leave to recommit a resolution for the purposes of clause 17.15(a), unless they are satisfied that the proposed alternative wording of the resolution would not alter the

substance of the resolution previously adopted at the meeting.

- 17.18 A motion moved under clause 17.15 can be moved without notice. Despite clauses 10.20–10.30, only the mover of a motion referred to in clause 17.15 can speak to the motion before it is put.
- 17.19 A motion of dissent cannot be moved against a ruling by the chairperson under clause 17.15.
- 17.20 A motion moved under clause 17.15 with the leave of the chairperson cannot be voted on unless or until it has been seconded.

18. TIME LIMITS ON COUNCIL MEETINGS

- 18.1 Meetings of Council and Committees of Council are to conclude no later than 11pm.
- 18.2 If the business of the Meeting is unfinished at 11pm, Council or the Council Committee may, by resolution, extend the time of the Meeting.
- 18.3 If the business of the Meeting is unfinished at 11pm, and Council does not resolve to extend the Meeting, the Chairperson must either:
- (a) defer consideration of the remaining items of business on the agenda to the next ordinary Meeting of Council, or
 - (b) adjourn the Meeting to a time, date and place fixed by the Chairperson.
- 18.4 Clause 18.3 does not limit the ability of Council or a Committee of Council to resolve to adjourn a Meeting at any time. The resolution adjourning the Meeting must fix the time, date and place that the Meeting is to be adjourned to.
- 18.5 Where a Meeting is adjourned under clause 18.3 or 18.4, the General Manager must:
- (a) individually notify each councillor of the time, date and place at which the Meeting will reconvene, and
 - (b) publish the time, date and place at which the Meeting will reconvene on Council's website and in such other manner that the General Manager is satisfied is likely to bring notice of the time, date and place of the reconvened Meeting to the attention of as many people as possible.

19. AFTER THE MEETING

Minutes of Meetings

- 19.1 The council is to keep full and accurate minutes of the proceedings of Meetings of Council. (S375(1))
- 19.2 At a minimum, the General Manager must ensure that the following matters are recorded in Council's minutes:
- (a) the names of Councillors attending a Council meeting and whether they attended the meeting

- in person or by audio-visual link,
- (b) details of each motion moved at a council Meeting and of any amendments moved to it,
- (c) the names of the mover and seconder of the motion or amendment,
- (d) whether the motion or amendment was passed or lost, and
- (e) such other matters specifically required under this Code.

- 19.3 The minutes of a council Meeting must be confirmed at a subsequent Meeting of Council. (S375(2))
- 19.4 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and accurate record of the Meeting they relate to.

Additional Clauses Adopted by Council

- 19.4(a) Wherever possible, a Councillor who believes or suspects that any part of a set of minutes to be confirmed at a Meeting of the Council is not full or accurate, must notify the Governance and Customer Service Branch prior to the Meeting at which the minutes are to be confirmed to enable the fullness and accuracy of the minutes to be clarified.
- 19.5 When the minutes have been confirmed, they are to be signed by the person presiding at the subsequent Meeting. (S375(2))
- 19.6 The confirmed minutes of a Meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the Meeting.
- 19.7 The confirmed minutes of a council Meeting must be published on Council's website <http://www.hornsby.nsw.gov.au/council/about-council/Meetings>. This clause does not prevent Council from also publishing unconfirmed minutes of its Meetings on its website prior to their confirmation.

Access to correspondence and reports laid on the table at, or submitted to, a Meeting

- 19.8 The council and Committees of Council must, during or at the close of a Meeting, or during the business day following the Meeting, give reasonable access to any person to inspect correspondence and reports laid on the table at, or submitted to, the Meeting. (S11(1))
- 19.9 Clause 19.8 does not apply if the correspondence or reports relate to a matter that was received or discussed or laid on the table at, or submitted to, the Meeting when the Meeting was closed to the public. (S11(2))
- 19.10 Clause 19.8 does not apply if Council or the Council Committee resolves at the Meeting, when open to the public, that the correspondence or reports are to be treated as confidential because they relate to a matter specified in section 10A(2) of the Act. (S11(3))
- 19.11 Correspondence or reports to which clauses 19.9 and 19.10 apply are to be marked with the relevant provision of section 10A(2) of the Act that applies to the correspondence or report.

Implementation of decisions of Council

19.12 The General Manager is to implement, without undue delay, lawful decisions of Council. (S335(b))

Additional Clause Adopted by Council

19.12(a) Any resolution of Council that has not been substantially implemented within two (2) months is to be detailed in a quarterly report to Council (in February, May, August and November) which outlines the reasons for not being finalised and/or any impediments to the implementation of the resolution.

20. COUNCIL COMMITTEES

Application of this Part

20.1 This Part only applies to Committees of Council whose members are all Councillors.

Council Committees whose members are all Councillors

20.2 The council may, by resolution, establish such Committees as it considers necessary.

20.3 A Committee of Council is to consist of the mayor and such other Councillors as are elected by the Councillors or appointed by Council.

20.4 The quorum for a Meeting of a Committee of Council is to be:

- (a) such number of members as Council decides, or
- (b) if Council has not decided a number – a majority of the members of the Committee.

Functions of Committees

20.5 The council must specify the functions of each of its Council Committees when the Committee is established but may from time to time amend those functions.

Notice of Committee Meetings

20.6 The General Manager must send to each councillor, regardless of whether they are a Committee member, at least three (3) days before each Meeting of the Committee, a notice specifying:

- (a) the time, date and place of the Meeting, and
- (b) the business proposed to be considered at the Meeting.

20.7 Notice of less than three (3) days may be given of a Council Committee Meeting called in an emergency.

Attendance at Committee Meetings

20.8 A Committee member (other than the mayor) ceases to be a member of a Committee if the Committee member:

- (a) has been absent from three (3) consecutive Meetings of the Committee without having given reasons acceptable to the Committee for the member's absences, or
- (b) has been absent from at least half of the Meetings of the Committee held during the immediately preceding year without having given to the Committee acceptable reasons for the member's absences.

20.9 Clause 20.8 does not apply if all of the members of Council are members of the Committee.

Non-members entitled to attend Committee Meetings

20.10 A councillor who is not a member of a Committee of Council is entitled to attend, and to speak at a Meeting of the Committee. However, Councillor is not entitled:

- (a) to give notice of business for inclusion in the agenda for the Meeting, or
- (b) to move or second a motion at the Meeting, or
- (c) to vote at the Meeting.

Chairperson and deputy Chairperson of council Committees

20.11 The Chairperson of each Committee of Council must be:

- (a) the mayor, or
- (b) if the mayor does not wish to be the Chairperson of a Committee, a member of the Committee elected by Council, or
- (c) if Council does not elect such a member, a member of the Committee elected by the Committee.

20.12 The council may elect a member of a Committee of Council as deputy Chairperson of the Committee. If Council does not elect a deputy Chairperson of such a Committee, the Committee may elect a deputy Chairperson.

20.13 If neither the Chairperson nor the deputy Chairperson of a Committee of Council is able or willing to preside at a Meeting of the Committee, the Committee must elect a member of the Committee to be acting Chairperson of the Committee.

20.14 The Chairperson is to preside at a Meeting of a Committee of Council. If the Chairperson is unable or unwilling to preside, the deputy Chairperson (if any) is to preside at the Meeting, but if neither the Chairperson nor the deputy Chairperson is able or willing to preside, the acting Chairperson is to preside at the Meeting.

Procedure in Committee Meetings

20.15 Subject to any specific requirements of this code, each Committee of Council may regulate its own procedure. The provisions of this code are to be taken to apply to all Committees of Council unless Council or the Committee determines otherwise in accordance with this clause.

20.16 Whenever the voting on a motion put to a Meeting of the Committee is equal, the Chairperson of the

Committee is to have a casting vote as well as an original vote unless Council or the Committee determines otherwise in accordance with clause 20.15.

20.17 Not Applicable.

20.18 Voting at a council Committee Meeting is to be by open means (such as on the voices, by show of hands or by a visible electronic voting system).

Closure of Committee Meetings to the public

20.19 The provisions of the Act and Part 14 of this code apply to the closure of Meetings of Committees of Council to the public in the same way they apply to the closure of Meetings of Council to the public.

20.20 If a Committee of Council passes a resolution, or makes a recommendation, during a Meeting, or a part of a Meeting that is closed to the public, the Chairperson must make the resolution or recommendation public as soon as practicable after the Meeting or part of the Meeting has ended, and report the resolution or recommendation to the next Meeting of Council. The resolution or recommendation must also be recorded in the publicly available minutes of the Meeting.

20.21 Resolutions passed during a Meeting, or a part of a Meeting that is closed to the public must be made public by the Chairperson under clause 20.20 during a part of the Meeting that is webcast.

Disorder in Committee Meetings

20.22 The provisions of the Act and this code relating to the maintenance of order in council Meetings apply to Meetings of Committees of Council in the same way as they apply to Meetings of Council.

Minutes of council Committee Meetings

20.23 Each Committee of Council is to keep full and accurate minutes of the proceedings of its Meetings. At a minimum, a Committee must ensure that the following matters are recorded in the Committee's minutes:

- (a) the names of Councillors attending a meeting and whether they attended the meeting in person or by audio-visual link
- (b) details of each motion moved at a Meeting and of any amendments moved to it,
- (c) the names of the mover and seconder of the motion or amendment,
- (d) whether the motion or amendment was passed or lost, and
- (e) such other matters specifically required under this code.

20.24 All voting at Meetings of Committees of Council (including Meetings that are closed to the public), must be recorded in the minutes of Meetings with the names of Councillors who voted for and against each motion or amendment, (including the use of the casting vote), being recorded.

20.25 The minutes of Meetings of each Committee of Council must be confirmed at a subsequent Meeting of the Committee.

20.26 Any debate on the confirmation of the minutes is to be confined to whether the minutes are a full and

accurate record of the Meeting they relate to.

- 20.27 When the minutes have been confirmed, they are to be signed by the person presiding at that subsequent Meeting.
- 20.28 The confirmed minutes of a Meeting may be amended to correct typographical or administrative errors after they have been confirmed. Any amendment made under this clause must not alter the substance of any decision made at the Meeting.
- 20.29 The confirmed minutes of a Meeting of a Committee of Council must be published on Council's website. This clause does not prevent Council from also publishing unconfirmed minutes of Meetings of Committees of Council on its website prior to their confirmation.

21. IRREGULARITIES

- 21.1 Proceedings at a Meeting of a council or a council Committee are not invalidated because of:
- (a) a vacancy in a civic office, or
 - (b) a failure to give notice of the Meeting to any councillor or Committee member, or
 - (c) any defect in the election or appointment of a councillor or Committee member, or
 - (d) a failure of a councillor or a Committee member to declare a conflict of interest, or to refrain from the consideration or discussion of, or vote on, the relevant matter, at a council or Committee Meeting in accordance with Council's code of conduct, or
 - (e) a failure to comply with this code.

(S374)

22. DEFINITIONS

the Act	means the <i>Local Government Act 1993</i>
act of disorder	means an act of disorder as defined in clause 15.11 of this code
amendment	in relation to an original motion, means a motion moving an amendment to that motion
audio recorder	any device capable of recording speech
audio-visual link	means a facility that enables audio and visual communication between persons at different places
business day	means any day except Saturday or Sunday or any other day the whole or part of which is observed as a public holiday throughout New South Wales
Chairperson	in relation to a Meeting of Council – means the person presiding at the Meeting as provided by section 369 of the Act and clauses 6.1 and 6.2 of this code, and in relation to a Meeting of a Committee – means the person presiding at the Meeting as provided by clause 20.11 of this code
this code	means Council's adopted code of Meeting practice
Committee of Council	means a Committee established by Council in accordance with clause 20.2 of this code (being a Committee consisting only of Councillors) or Council when it has resolved itself into Committee of the whole under clause 12.1
council official	has the same meaning it has in the Model Code of Conduct for Local Councils in NSW
day	means calendar day
division	means a request by two Councillors under clause 11.7 of this code requiring the recording of the names of Councillors who voted both for and against a motion
foreshadowed amendment	means a proposed amendment foreshadowed by a councillor under clause 10.18 of this code during debate on the first amendment
foreshadowed motion	means a motion foreshadowed by a councillor under clause 10.17 of this code during debate on an original motion
open voting	means voting on the voices or by a show of hands or by a visible electronic voting system or similar means
planning decision	means a decision made in the exercise of a function of a council under the <i>Environmental Planning and Assessment Act 1979</i> including any decision relating to a development application, an environmental planning instrument, a development control plan or a development contribution plan under that Act, but not including the making of an order under Division 9.3 of Part 9 of that Act
performance improvement order	means an order issued under section 438A of the Act
quorum	means the minimum number of Councillors or Committee members necessary to conduct a Meeting
the Regulation	means the <i>Local Government (General) Regulation 2021</i>
webcast	a video or audio broadcast of a Meeting transmitted across the internet either concurrently with the Meeting or at a later time
year	means the period beginning 1 July and ending the following 30 June

ATTACHMENT 1 - ITEM 2

ATTACHMENT/S

REPORT NO. CS40/22

ITEM 3

- 1. SCHEDULE A - BAD DEBT OVER \$1000**
- 2. SCHEDULE B - BAD DEBT UNDER \$1000**



Hornsby Shire Council
Schedule A
IMPAIRMENT OF DEBTORS
2021/2022
COUNCIL RESOLUTION

Debtor No:	Debtor Name	Debtor Source	Department	Amount	Last Transaction Date	Comments
810004-2	Pure Reen Pty Ltd	Licensing Health	Compliance & Certification	1165	15-Oct-19	Business closed (affected by COVID-19). Can no longer pursue through recoveries agency.
807949-3	Blue Elephant Caterers Pty Ltd	Licensing Health	Compliance & Certification	2530	09-Jan-20	Business affected by COVID-19 and an ASIC strike off action is in progress. Can no longer pursue through recoveries agency.
809566-3	Y & G Happy Tea Pty Ltd	Licensing Health	Compliance & Certification	1991	27-Nov-20	Business closed (affected by COVID-19 and Franchise has seized assets). Can no longer pursue through recoveries agency.
809427-8	Aroraff Pty Ltd	Licensing Health	Compliance & Certification	1903	13-Mar-20	Business closed (affected by COVID-19 and evicted by landlord). Can no longer pursue through recoveries agency.
809621-6	The Trustee For Burger Brownie And Brew Co	Licensing Health	Compliance & Certification	1148	06-Mar-20	Business closed (affected by COVID-19). Can no longer pursue through recoveries agency.
TOTAL				8737		

ATTACHMENT 1 - ITEM 3



Hornsby Shire Council
Schedule B
IMPAIRMENT OF DEBTORS
2021/2022
COUNCIL RESOLUTION

Debtor No:	Debtor Name	Debtor Source	Department	Amount	Last Transaction Date	Comments
809702-4	Senol & Emine Islek	Licensing Health	Compliance & Certification	817	12-Nov-19	Final Reminder and Letter of Demand issued. Business closed. Amount too low to proceed through recoveries agency.
808585-4	S Godfrey	Commercial Waste	Waste Management	437	05-Jul-21	Final Reminder and Letter of Demand issued. Business sold. Amount too low to proceed through recoveries agency.
803760-8	R & R Zeiler (Holdings) Pty Ltd	Commercial Waste	Waste Management	285	10-Dec-21	Final Reminder issued. Business closed. Amount too low to proceed through recoveries agency.
810277-4	RPST Group Pty Ltd	Licensing Health	Compliance & Certification	627	06-Jan-21	Final Reminder and Letter of Demand issued. Business closed. Amount too low to proceed through recoveries agency.
	TOTAL			2166		

Approved: 

ATTACHMENT 2 - ITEM 3

ATTACHMENT/S

REPORT NO. CS41/22

ITEM 4

- 1. LOCAL GOVERNMENT REMUNERATION TRIBUNAL
ANNUAL REPORT - 2022**
- 2. OFFICE OF LOCAL GOVERNMENT CIRCULAR -
COMMENCEMENT OF LOCAL GOVERNMENT
AMENDMENT ACT 2021**

Local Government Remuneration Tribunal

Annual Report and
Determination

*Annual report and determination under sections
239 and 241 of the Local Government Act 1993*

20 April
2022

[NSW Remuneration Tribunals website](https://www.remunerationtribunals.nsw.gov.au/)

ATTACHMENT 1 - ITEM 4

Local Government Remuneration Tribunal

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ATTACHMENT 1 - ITEM 4

Local Government Remuneration Tribunal

Executive Summary

The *Local Government Act 1993* (LG Act) requires the Local Government Remuneration Tribunal ("the Tribunal") to report to the Minister for Local Government by 1 May each year on its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

Categories

The Tribunal found the allocation of councils into the current categories appropriate. Criteria for each category is published in Appendix 1. These categories have not changed further to the extensive review undertaken as part of the 2020 review.

Fees

The Tribunal determined a 2 per cent per annum increase in the minimum and maximum fees applicable to each category.

Local Government Remuneration Tribunal

Section 1 Introduction

1. Section 239 of the LG Act provides that the Tribunal determine the categories of councils and mayoral offices and to place each council and mayoral office into one of those categories.
2. Section 241 of the LG Act provides that the Tribunal determine the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils for each of the categories determined under section 239.
3. Section 242A(1) of the LG Act, requires the Tribunal to give effect to the same policies on increases in remuneration as those of the Industrial Relations Commission.
4. The Tribunal can also determine that a council can be placed in another existing or new category with a higher range of fees without breaching the Government's Wages Policy as per section 242A (3) of the LG Act.
5. The Tribunal's determinations take effect from 1 July each year.

Section 2 2021 Determination

6. The Tribunal received 18 submissions which included 9 requests for re-categorisation. At the time of making its determination, the Tribunal had available to it the Australian Bureau of Statistics 25 March 2020 population data for FY2018-19. The Tribunal noted the requirement of section 239 of the LG Act that it must determine categories for councils and mayoral offices at least once every 3 years. It noted that the Tribunal had conducted an extensive review in 2020 and decided that the categories would next be considered in 2023.
7. The Tribunal found that the current categories and allocation of councils to these categories remained appropriate. The Tribunal's finding had regard to the 2020 review, the current category model and criteria and the evidence put forward in the received submissions.
8. In regard to fees, the Tribunal determined a 2 per cent per annum increase in the minimum and maximum fees applicable to each category.

Section 3 2022 Review

Process

9. In 2020, the categories of general purpose councils were determined as follows:

Metropolitan	Non-Metropolitan
<ul style="list-style-type: none"> • Principal CBD • Major CBD • Metropolitan Large • Metropolitan Medium • Metropolitan Small 	<ul style="list-style-type: none"> • Major Regional City • Major Strategic Area • Regional Strategic Area • Regional Centre • Regional Rural

Local Government Remuneration Tribunal

	• Rural
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10. The Tribunal wrote to all mayors or general managers and LGNSW on 14 October 2021 to advise of the commencement of the 2021 review and invited submissions regarding recategorisation, fees and other general matters. The Tribunal's correspondence advised that an extensive review of categories was undertaken in 2020 and, as this was only legislatively required every three years, consideration would be next be given in 2023. The correspondence further advised that submissions requesting to be moved into a different category as part of the 2022 review would require a strong case supported by evidence that substantiates that the criteria for the requested category is met.
11. Seven submissions were received from individual councils and one submission was received from LGNSW. The Tribunal noted that several of the submissions had not been endorsed by their respective councils. The Tribunal also met with the President, Chief Executive and Senior Manager of LGNSW.
12. The Tribunal discussed the submissions at length with the Assessors.
13. The Tribunal acknowledged previous and ongoing difficulties imposed by COVID19 and natural disasters on councils.
14. The Tribunal also acknowledged submissions from councils in regional and remote locations that raised unique challenges, such as travel and connectivity, experienced by mayors and councillors in those areas.
15. A summary of the matters raised in the received submissions and the Tribunal's consideration of those matters is outlined below.

Categorisation

16. Five council submissions requested recategorisation. Three of these requests sought the creation new categories.

Metropolitan Large Councils

17. Penrith City Council acknowledged that categories were not being reviewed until 2023. However, the Council reiterated their previous year's position and contended that their claim for the creation of a new category of "Metropolitan Large – Growth Centre" continues to be enhanced through their leading role in the Western Sydney City Deal. Council's submission further stated that the participation in the Deal demonstrated the exponential growth that will occur in the Penrith Local Government Area.
18. Blacktown City Council requested the creation of a new category "Metropolitan Large – Growth Area". Council stated that the current criteria for "Metropolitan Large" does not reflect the Council's size, rate of growth and economic influence.

Council based its argument for a new category on the following grounds:

- Significant population growth. Current estimated population of 403,000 with an expected population of 640,000 in 2041.
- Blacktown being critical to the success of the Greater Sydney Region Plan while also being part of the fastest growing district for the next 20 years.
- 4th largest economy in NSW – as of 30 June 2020, Gross Regional Product (GRP) was \$21.98 billion, comparatively City of Parramatta was \$31.36 billion.
- Undertaking of several transformational projects to increase economy and services. Examples include the redesign of Riverstone Town Centre, Australian Catholic University establishment of an interim campus for up to 700 undergrads

Local Government Remuneration Tribunal

with a permanent campus to open by 2024, the \$1 billion Blacktown Brain and Spinal Institute proposal and Blacktown International Sports Park Masterplan to provide a first-class multi-sport venue.

- Expansion in provision of services such as childcare, aquatic and leisure centres.
- Diversity of population.

Non-Metropolitan Major Regional City Councils

19. Newcastle Council requested clarification regarding City of Newcastle's status as either Metropolitan or Regional, noting that while City of Newcastle is classified as a "Major Regional City", the Newcastle Local Government Area is often exempt from both regional and metropolitan grant funding due to inconsistencies in classification. Council sought review on the following grounds:

- Size of council area 187km² (in comparison of Parramatta Council 84km²).
- Physical terrain.
- Population and distribution of population.
- Nature and volume of business dealt with by Council.
- Nature and extent of development of City of Newcastle.
- Diversity of communities served.
- Regional, national and international significance of City of Newcastle.
- Transport hubs.
- Regional services including health, education, smart city services and public administration.
- Cultural and sporting facilities.
- Matters that the Tribunal consider relevant

Regional Centre

20. Tweed Shire Council requested to be reclassified as a "Regional Strategic Area" on the following grounds:

- Proximity to the Gold Coast City and Brisbane.
- Proximity to Sydney via the Gold Coast airport.
- Tweed being the major population and city centre for the Northern Rivers Joint Organisation.
- Tweed being the largest employer and strongest growth area in the Northern Rivers.

Non-Metropolitan Rural Councils

21. Murrumbidgee Council requested recategorisation to "Regional Rural" as they are a product of the merger of the former Jerilderie Shire Council and the former Murrumbidgee Shire Council. Council also suggested that the criteria for "Regional Rural" is amended to:

- Councils categorised as Regional Rural will typically have a minimum residential population of 20,000 or can demonstrate one of the following features...."
 - the product of the 2016 amalgamation where two or more Rural classified Local Governments Areas merged.

Findings - categorisation

22. The Tribunal assessed each Council's submission and found that the current categories and allocation of councils to these categories remained appropriate. The Tribunal's findings had regard to the 2020 review, the current category model and

Local Government Remuneration Tribunal

criteria and the evidence put forward in the received submissions.

23. Having regard to the requirements of sections 239 and 240 of the LG Act, the Tribunal did not find that any council's submission was strong enough for a change in category or for the creation of a new category.
24. The Tribunal did note, however, that some councils may have a better case for recategorisation at the next major review of categories in 2023.
25. The Tribunal was of the view that the 2023 determination and review of categories as required by s239 (1) of the LG Act will see more requests from councils for recategorisation and possible determination of new categories. The Tribunal and Assessors may benefit from visits to meet regional organisations of councils and direct opportunities for input from Mayors and general managers in this regard.

Fees

26. In determining the maximum and minimum fees payable in each of the categories, the Tribunal is required by section 242A of the LG Act, to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under section 146C of the *Industrial Relations Act 1996* (IR Act), when making or varying awards or orders relating to the conditions of employment of public sector employees.
27. Pursuant to section 146C(1)(a) of the IR Act, the current government policy on wages is expressed in the Industrial Relations (Public Sector Conditions of Employment) Regulation 2014 (IR Reg.). The IR Reg. provides that public sector wages cannot increase by more than 2.5 per cent per annum. The Tribunal therefore has the discretion to determine an increase of up to 2.5 per cent per annum.
28. Submissions that addressed fees sought an increase of a maximum of 2.5 per cent per annum or greater. These submissions raised issues such as comparative remuneration, cost of living and increasing workloads. One submission also suggested that higher fees are required to attract a higher standard of candidates to council roles.
29. The LGNSW submission contained 3 parts. The first part of the submission supported an increase of 2.5 per cent per annum in remuneration, but further argued that the maximum increase is inadequate and does not address the historical undervaluation of work performed by mayors and councillors, and the substantial expansion of their responsibilities and accountability in recently years. LGNSW used the following economic indexes and wage data in support of their argument:
 - Consumer price index (CPI)
 - National and state wages cases
 - Wage increases under the *Local Government (State) Award 2020*.
30. The second part of LGNSW's submission addressed inequity and impacts of low remuneration. It was supported by the research paper "Councillor perspectives on the (in)adequacy of remuneration in NSW local government: Impacts on well-being, diversity and quality of representation" (the "ANU Paper"), written by Associate Professor Jakimow of the Australian National University. A key finding of the ANU Paper was that "current remuneration levels are perceived as inadequately reflecting the extent and nature of council work." The finding was derived from the undertaking of

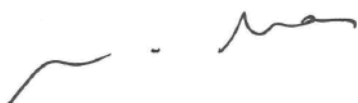
Local Government Remuneration Tribunal

a survey of councillors and mayors. The paper suggests that there is a disconnect between workload and remuneration and this was identified as the most frequent argument for increasing the current rate.

31. The third and final part of LGNSW's submission compared the minimum and maximum rates of NSW mayor and councillor remuneration to the remuneration of directors and chairpersons of comparable government bodies and not-for-profits, mayors and councillors in Queensland and members of the NSW Parliament. The submission contended that NSW mayor and councillor remuneration is below that of their counterparts.
32. Following the most recent review by the Independent Pricing and Regulatory Tribunal (IPART) the amount that councils will be able to increase the revenue they can collect from rates will depend on their level of population growth. IPART has set a 2022-23 rate peg for each council, ranging from 0.7 to 5.0 per cent. IPART's rate peg takes into account the annual change in the Local Government Cost Index, which measures the average costs faced by NSW councils, in addition to a population factor based on each council's population growth.
33. Employees under the *Local Government (State) Award 2020* will receive a 2 per cent per annum increase in rates of pay from the first full pay period to commence on or after 1 July 2022.
34. The Tribunal has determined a 2 per cent per annum increase in the minimum and maximum fees applicable to each category.

Conclusion

35. The Tribunal's determinations have been made with the assistance of Assessors Ms Kylie Yates and Ms Melanie Hawyes.
36. It is the expectation of the Tribunal that in the future all submissions have council endorsement.
37. Determination 1 outlines the allocation of councils into each of the categories as per section 239 of the LG Act.
38. Determination 2 outlines the maximum and minimum fees paid to councillors and mayors and members and chairpersons of county councils as per section 241 of the LG Act.



Viv May PSM

Local Government Remuneration Tribunal

Dated: 20 April 2022

Local Government Remuneration Tribunal

Section 4 2021 Determinations

Determination No. 1 - Allocation of councils into each of the categories as per section 239 of the LG Act effective from 1 July 2021

Table 1: General Purpose Councils - Metropolitan

Principal CBD (1)	Major CBD (1)
Sydney	Parramatta
Metropolitan Large (12)	Metropolitan Medium (8)
Bayside	Campbelltown
Blacktown	Camden
Canterbury-Bankstown	Georges River
Cumberland	Hornsby
Fairfield	Ku-ring-gai
Inner West	North Sydney
Liverpool	Randwick
Northern Beaches	Willoughby
Penrith	
Ryde	
Sutherland	
The Hills	
Metropolitan Small (8)	
Burwood	
Canada Bay	
Hunters Hill	
Lane Cove	
Mosman	
Strathfield	
Waverley	
Woollahra	

Local Government Remuneration Tribunal

Table 2: General Purpose Councils - Non-Metropolitan

Major Regional City (2)	Major Strategic Area (1)	Regional Strategic Area (1)
Newcastle	Central Coast	Lake Macquarie
Wollongong		

Regional Centre (24)		Regional Rural (13)	
Albury	Mid-Coast	Bega	
Armidale	Orange	Broken Hill	
Ballina	Port Macquarie-Hastings	Byron	
Bathurst	Port Stephens	Eurobodalla	
Blue Mountains	Queanbeyan-Palerang	Goulburn Mulwaree	
Cessnock	Shellharbour	Griffith	
Clarence Valley	Shoalhaven	Kempsey	
Coffs Harbour	Tamworth	Kiama	
Dubbo	Tweed	Lithgow	
Hawkesbury	Wagga Wagga	Mid-Western	
Lismore	Wingecarribee	Richmond Valley Council	
Maitland	Wollondilly	Singleton	
		Snowy Monaro	

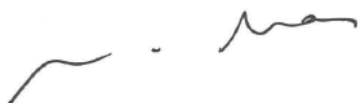
Rural (57)			
Balranald	Cootamundra-Gundagai	Junee	Oberon
Bellingen	Cowra	Kyogle	Parkes
Berrigan	Dungog	Lachlan	Snowy Valleys
Bland	Edward River	Leeton	Temora
Blayney	Federation	Liverpool Plains	Tenterfield
Bogan	Forbes	Lockhart	Upper Hunter
Bourke	Gilgandra	Moree Plains	Upper Lachlan
Brewarrina	Glen Innes Severn	Murray River	Uralla
Cabonne	Greater Hume	Murrumbidgee	Walcha
Carrathool	Gunnedah	Muswellbrook	Walgett
Central Darling	Gwydir	Nambucca	Warren
Cobar	Hay	Narrabri	Warrumbungle
Coolamon	Hilltops	Narrandera	Weddin
Coonamble	Inverell	Narromine	Wentworth

Local Government Remuneration Tribunal

Rural (57)	
	Yass

Table 3: County Councils

Water (4)	Other (6)
Central Tablelands	Castlereagh-Macquarie
Goldenfields Water	Central Murray
Riverina Water	Hawkesbury River
Rous	New England Tablelands
	Upper Hunter
	Upper Macquarie



Viv May PSM

Local Government Remuneration Tribunal

Dated: 20 April 2022

ATTACHMENT 1 - ITEM 4

Local Government Remuneration Tribunal

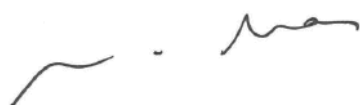
Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the LG Act effective from 1 July 2022

The annual fees to be paid in each of the categories to Councillors, Mayors, Members and Chairpersons of County Councils effective on and from 1 July 2022 as per section 241 of the *Local Government Act 1993* are determined as follows:

Table 4: Fees for General Purpose and County Councils

Category		Councillor/Member Annual Fee (\$) effective 1 July 2022		Mayor/Chairperson Additional Fee* (\$) effective 1 July 2022	
		Minimum	Maximum	Minimum	Maximum
General Purpose Councils - Metropolitan	Principal CBD	28,750	42,170	175,930	231,500
	Major CBD	19,180	35,520	40,740	114,770
	Metropolitan Large	19,180	31,640	40,740	92,180
	Metropolitan Medium	14,380	26,840	30,550	71,300
	Metropolitan Small	9,560	21,100	20,370	46,010
General Purpose Councils - Non-Metropolitan	Major Regional City	19,180	33,330	40,740	103,840
	Major Strategic Area	19,180	33,330	40,740	103,840
	Regional Strategic Area	19,180	31,640	40,740	92,180
	Regional Centre	14,380	25,310	29,920	62,510
	Regional Rural	9,560	21,100	20,370	46,040
	Rural	9,560	12,650	10,180	27,600
County Councils	Water	1,900	10,550	4,080	17,330
	Other	1,900	6,300	4,080	11,510

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).



Viv May PSM

Local Government Remuneration Tribunal

Dated: 20 April 2021

Local Government Remuneration Tribunal

Appendices

Appendix 1 Criteria that apply to categories

Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

Local Government Remuneration Tribunal**Metropolitan Large**

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000

Other features may include:

- total operating revenue exceeding \$100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

Local Government Remuneration Tribunal

Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than \$150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development
- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 300,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a

Local Government Remuneration Tribunal

significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 200,000.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000.

Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$100M per annum
- the highest rates of population growth in regional NSW
- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

Local Government Remuneration Tribunal

Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000.

Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.

Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

Rural

Councils categorised as Rural will typically have a residential population less than 20,000.

Other features may include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

County Councils - Water

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

County Councils - Other

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the *Biosecurity Act 2015*.



Office of
Local Government

Circular to Councils

Circular Details	22-04/ 15 March 2022/ A811265
Previous Circular	21-07 Commencement of Local Government Amendment Act 2021
Who should read this	Councillors / General Managers / Council Governance Staff
Contact	Council Governance Team / 02 4428 4100 / olg@olg.nsw.gov.au
Action required	Information / Council to Implement

Payment of councillor superannuation

What's new or changing

- Following an amendment to the *Local Government Act 1993* (the Act) last year, councils may make payments as a contribution to a superannuation account nominated by their councillors, starting from the financial year commencing on **1 July 2022**.
- The making of superannuation contribution payments for councillors is optional and is at each council's discretion.

What this will mean for your council

- To exercise the option of making superannuation contribution payments for their councillors, councils must first resolve at an open meeting to make superannuation contribution payments for the councillors.
- Where a council resolves to make superannuation contribution payments for its councillors, the amount of the payment is to be the amount the council would have been required to contribute under the *Commonwealth Superannuation Guarantee (Administration) Act 1992* as superannuation if the councillors were employees of the council.
- As of 1 July 2022, the superannuation guarantee rate will be 10.5%. The rate will increase by half a percent each year until 1 July 2025 when it reaches 12%.
- The superannuation contribution payment is to be paid at the same intervals as the annual fee is paid to councillors.
- To receive a superannuation contribution payment, each councillor must first nominate a superannuation account for the payment before the end of the month to which the payment relates. The superannuation account nominated by councillors must be an account for superannuation or retirement benefits from a scheme or fund to which the *Commonwealth Superannuation Guarantee (Administration) Act* applies.
- Councils **must not** make a superannuation contribution payment for a councillor if the councillor fails to nominate an eligible superannuation account for the payment before the end of the month to which the payment relates.
- Individual councillors may opt out of receiving superannuation contribution payments or opt to receive reduced payments. Councillors must do so in writing.

Office of Local Government
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Locked Bag 3015 NOWRA NSW 2541
T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209
E olg@olg.nsw.gov.au W www.olg.nsw.gov.au ABN 20 770 707 468

- Councils must not make superannuation contribution payments for councillors during any period in which they are suspended from their civic office or their right to be paid any fee or other remuneration, or expense, is suspended under the Act.
- Councillors are also not entitled to receive a superannuation contribution payment during any period in which they are not entitled to receive their fee under section 254A of the Act because they are absent.

Where to go for further information

- For further information please contact the Council Governance Team on 02 4428 4100 or by email at olg@olg.nsw.gov.au.

Melanie Hawyes**Deputy Secretary, Crown Lands and Local Government**

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ATTACHMENT/S

REPORT NO. CS43/22

ITEM 5

- 1. HSC INVESTMENT SUMMARY REPORT APRIL 2022**
- 2. HSC BORROWINGS SCHEDULE APRIL 2022**



**Investment Summary Report
April 2022**

ATTACHMENT 1 - ITEM 5

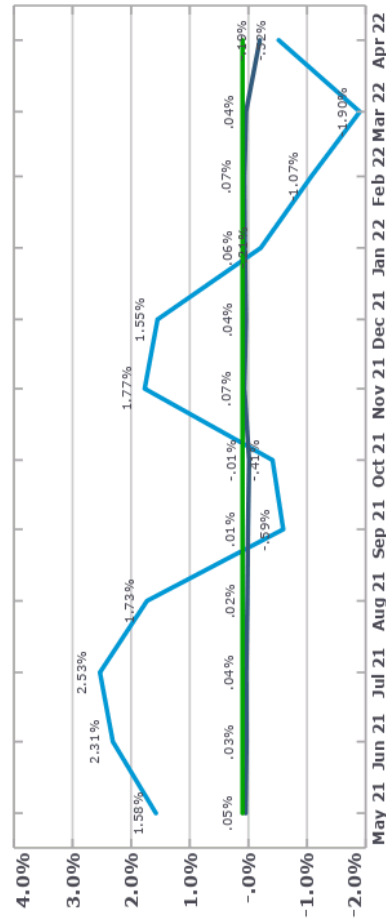
Hornsby Shire Council Executive Summary - April 2022



Investment Holdings

By Product	Face Value (\$)	Current Value (\$)	Current Yield (%)	FYTD Yield (%)
Cash	40,384,457.90	40,384,457.90	0.4776	0.4203
Floating Rate Note	57,650,000.00	57,178,493.90	0.8528	0.7746
Floating Rate Term Deposits	60,000,000.00	60,099,619.19	1.1191	1.0427
Managed Funds	21,755,108.24	21,755,108.24	-15.6786	-3.8309
Term Deposit	120,281,313.00	121,009,751.94	1.3160	1.3112
	300,070,879.14	300,427,431.17	-0.5175	0.2913

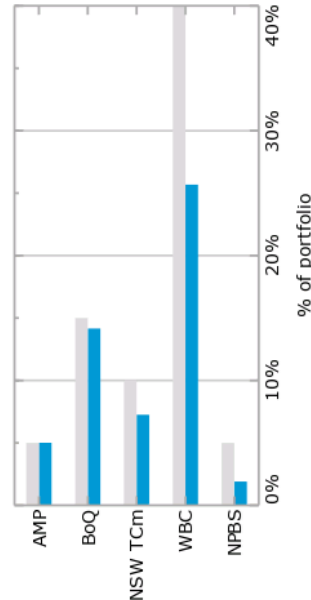
Investment Performance



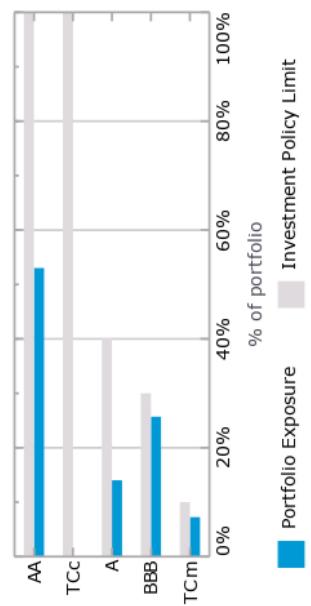
Portfolio Return Bank Bill Index RBA Cash Rate

Investment Policy Compliance

Highest Individual Exposures vs Policy



Total Credit Exposure



Term to Maturities

	Face Value (\$)	Policy Max
Between 0 and 90 days	54,165,771	18%
Between 90 days and 1 year	49,500,000	16%
Between 1 and 2 years	130,000,000	43%
Between 2 and 5 years	66,405,108	22%
	300,070,879	



ATTACHMENT 1 - ITEM 5



Term Deposits								
Purchase Date	Maturity Date	Term Days	Face Value (\$)	Rate	Institution	Credit Rating	Book Value (\$)	Current Value (\$)
17-Nov-21	17-May-22	181	140,000.00	0.1500%	Westpac Group	AA-	140,000.00	140,094.93
19-Oct-21	19-May-22	212	50,000.00	0.2000%	Westpac Group	AA-	50,000.00	50,053.15
9-Feb-22	15-Jun-22	126	3,000,000.00	0.4200%	ING Bank (Australia)	A	3,000,000.00	3,002,796.16
15-Dec-21	15-Jun-22	182	91,313.00	0.1500%	Westpac Group	AA-	91,313.00	91,364.41
8-Jul-20	8-Jul-22	730	2,500,000.00	1.2000%	AMP Bank	BBB	2,500,000.00	2,524,410.96
20-Apr-22	20-Jul-22	91	3,000,000.00	0.9600%	Commonwealth Bank of Australia	AA-	3,000,000.00	3,000,867.95
30-Nov-21	29-Jul-22	241	5,000,000.00	0.6100%	Bank of Queensland	BBB+	5,000,000.00	5,012,701.37
1-Dec-21	2-Aug-22	244	5,000,000.00	0.6100%	Bank of Queensland	BBB+	5,000,000.00	5,012,617.81
12-Aug-20	10-Aug-22	728	3,000,000.00	1.0000%	Bank of Queensland	BBB+	3,000,000.00	3,051,534.25
1-Sep-21	17-Aug-22	350	5,000,000.00	0.4200%	Commonwealth Bank of Australia	AA-	5,000,000.00	5,013,923.29



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Hornsby Shire Council

Investment Holdings Report - April 2022



Term Deposits						
Purchase Date	Maturity Date	Term Days	Face Value (\$)	Rate	Institution	Credit Rating
2-Sep-21	24-Aug-22	356	5,000,000.00	0.4200%	Commonwealth Bank of Australia	AA-
9-Sep-20	7-Sep-22	728	4,000,000.00	0.9500%	Bank of Queensland	BBB+
26-Sep-19	21-Sep-22	1091	5,000,000.00	1.8000%	Bank of Queensland	BBB+
15-Nov-21	15-Nov-22	365	2,500,000.00	1.0000%	AMP Bank	BBB
15-Dec-21	14-Dec-22	364	5,000,000.00	0.7500%	National Australia Bank	AA-
23-Feb-22	22-Feb-23	364	5,000,000.00	0.8500%	Bendigo and Adelaide Bank	BBB+
14-Sep-20	15-Mar-23	912	5,000,000.00	1.0000%	Bank of Queensland	BBB+
24-Sep-20	29-Mar-23	916	5,000,000.00	0.9500%	Bank of Queensland	BBB+
1-Oct-20	4-Oct-23	1098	5,000,000.00	0.9500%	Bank of Queensland	BBB+
17-Nov-21	15-Nov-23	728	10,000,000.00	1.2500%	Westpac Group	AA-
23-Nov-21	23-Nov-23	730	5,000,000.00	1.2800%	Westpac Group	AA-
2-Dec-21	5-Dec-23	733	10,000,000.00	1.2100%	Westpac Group	AA-
23-Feb-22	21-Feb-24	728	5,000,000.00	1.8000%	National Australia Bank	AA-
19-Mar-19	6-Mar-24	1814	10,000,000.00	3.0000%	Rabobank Australia	A+
19-Mar-19	13-Mar-24	1821	9,000,000.00	3.0000%	Rabobank Australia	A+
7-Apr-21	7-Apr-25	1461	3,000,000.00	1.0000%	National Australia Bank	AA-
			120,281,313.00	1.3160%		
					120,281,313.00	121,009,751.94

Floating Rate Term Deposits						
Purchase Date	Maturity Date	Term	Face Value (\$)	Current Rate	Security Name	Credit Rating
3-Sep-18	3-Sep-23	1826	15,000,000.00	1.0783%	Westpac Group BBSW+0.98%	AA-
4-Sep-18	4-Sep-23	1826	15,000,000.00	1.1183%	ANZ Banking Group BBSW+1.00%	AA-
10-Sep-18	11-Sep-23	1827	15,000,000.00	1.1250%	Westpac Group BBSW+0.98%	AA-
					15,000,000.00	15,024,041.10



ATTACHMENT 1 - ITEM 5

Hornsby Shire Council**Investment Holdings Report - April 2022****Floating Rate Term Deposits**

Purchase Date	Maturity Date	Term	Face Value (\$)	Current Rate	Security Name	Credit Rating	Book Value (\$)	Current Value (\$)
12-Sep-18	12-Sep-23	1826	15,000,000.00	1.1547%	ANZ Banking Group BBSW+1.00%	AA-	15,000,000.00	15,022,777.64
			60,000,000.00	1.1191%				60,099,619.19

Floating Rate Notes

Purchase Date	Maturity Date	Term	Face Value (\$)	Current Rate	Security Name	Credit Rating	Book Value (\$)	Current Value (\$)
26-Sep-18	26-Sep-23	1826	9,000,000.00	1.1450%	NAB Snr FRN (Sep23) BBSW+0.93%	AA-	9,120,960.00	9,059,279.18
16-Nov-18	16-Nov-23	1826	7,000,000.00	1.0284%	WBC Snr FRN (Nov23) BBSW+0.95%	AA-	7,100,450.00	7,061,354.83
24-Oct-19	24-Oct-24	1827	1,500,000.00	1.6474%	GSB Snr FRN (Oct24) BBSW+1.12%	BBB	1,490,610.00	1,505,543.51
4-Feb-20	4-Feb-25	1827	4,200,000.00	1.1913%	NPBS Snr FRN (Feb25) BBSW+1.12%	BBB	4,166,778.00	4,215,736.97
11-Mar-22	17-Mar-25	1102	4,000,000.00	1.1397%	BEN Snr FRN (Mar25) BBSW+0.98%	BBB+	4,000,000.00	4,000,740.44
2-Dec-20	2-Dec-25	1826	3,400,000.00	.6050%	BEN Snr FRN (Dec25) BBSW+0.52%	BBB+	3,400,000.00	3,332,389.37
9-Dec-20	9-Dec-25	1826	10,000,000.00	.6258%	MAC Snr FRN (Dec25) BBSW+0.48%	A+	10,000,000.00	9,812,308.06
24-Feb-21	24-Feb-26	1826	2,100,000.00	.5250%	SUN Snr FRN (Feb26) BBSW+0.45%	AA-	2,100,000.00	2,062,765.56
18-Aug-21	24-Aug-26	1832	4,700,000.00	.4850%	NAB Snr FRN (Aug26) BBSW+0.41%	AA-	4,700,000.00	4,616,701.84
9-Sep-21	15-Sep-26	1832	4,250,000.00	.6345%	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	4,250,000.00	4,159,887.37
21-Sep-21	23-Dec-26	1919	6,000,000.00	.6050%	CBA Green Snr FRN (Dec26) BBSW+0.41%	AA-	6,000,000.00	5,871,338.63
7-Feb-22	10-Feb-27	1829	1,500,000.00	1.0701%	NPBS Snr FRN (Feb27) BBSW+1.00%	BBB	1,500,000.00	1,480,448.14
			57,650,000.00	.8528%				57,178,493.90

Total Investments

		Face Value (\$)	Current Value (\$)
		300,070,879.14	300,427,431.17

**ATTACHMENT 1 - ITEM 5**

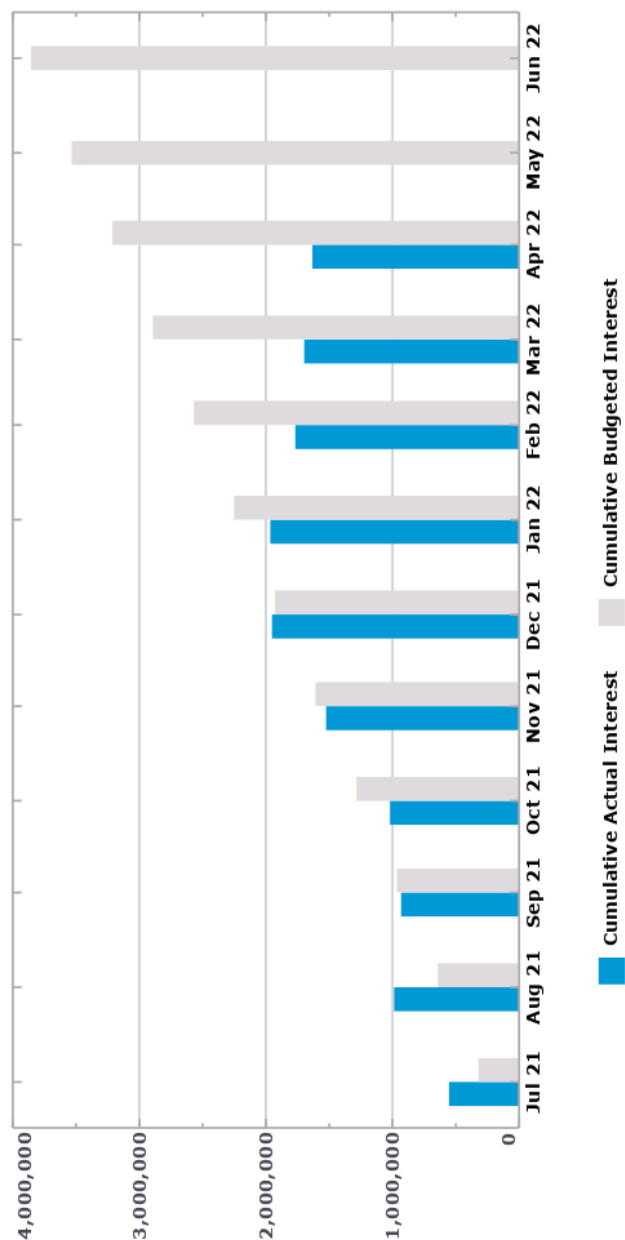


Hornsby Shire Council

Budget vs Actual Income Report - April 2022

Budgeted vs Actual Returns

	Cumulative Actual Income	Cumulative Budgeted Income
July 2021	553,652	321,265
August 2021	987,122	642,529
September 2021	931,994	963,794
October 2021	1,019,494	1,285,058
November 2021	1,524,543	1,606,323
December 2021	1,952,245	1,927,587
January 2022	1,965,254	2,248,852
February 2022	1,767,485	2,570,116
March 2022	1,697,085	2,891,381
April 2022	1,632,801	3,212,645
Budget Target		3,855,180



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Hornsby Shire Council

Environmental Commitments Report - April 2022



Current Breakdown

Historical Portfolio Exposure to Non Fossil Fuel Lending ADIs

ADI Lending Status *	Current Month (\$)	Previous Month (\$)
Fossil Fuel Lending ADIs		
AMP Bank	15,024,813	15,020,283
ANZ Group	30,000,000	30,000,000
Bank of Queensland	42,481,800	47,480,214
Commonwealth Bank of Australia	3,000,000	
ING Bank Australia	3,000,000	3,000,000
Macquarie Bank	20,074,561	20,069,772
National Australia Bank	26,700,000	26,700,000
Westpac Group	52,056,752	52,052,654
	192,337,926 64%	194,322,923 64%
Non Fossil Fuel Lending ADIs		
Bendigo and Adelaide Bank	12,400,000	12,400,000
Great Southern Bank	1,500,000	1,500,000
Newcastle Permanent Building Society	5,700,000	5,700,000
Rabobank Australia	19,000,000	19,000,000
Suncorp Bank	6,350,000	6,350,000
	44,950,000 15%	44,950,000 15%
Other		
NSW T-Corp (Cash)	27,845	27,859
NSW T-Corp (MT)	21,755,108	22,062,186
	21,782,953 7%	22,090,044 7%
Socially Responsible Investment		
CBA (Green)	16,000,000	16,000,000
Westpac Group (Green TD)	25,000,000	25,000,000
	41,000,000 14%	41,000,000 14%
	300,070,879	302,362,968

* source: <http://www.marketforces.org.au>
Percentages may not add up to 100% due to rounding

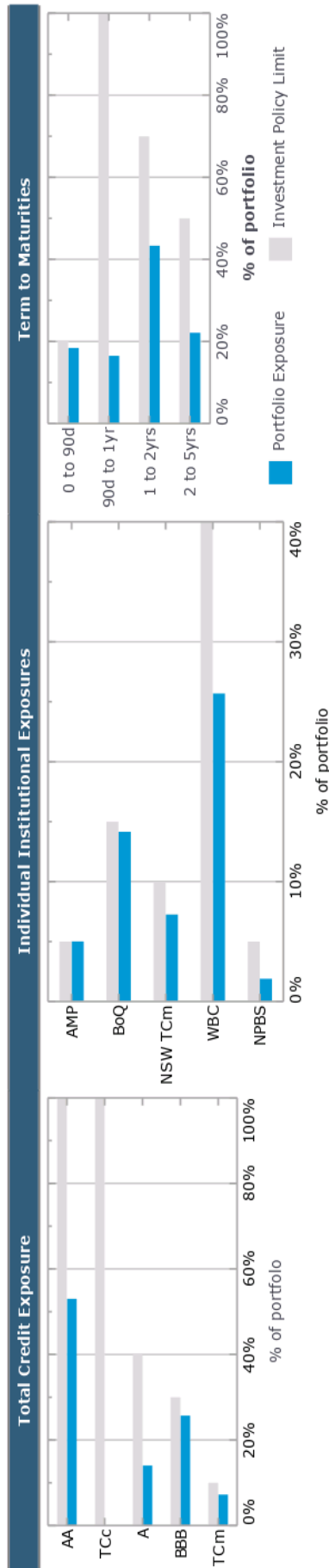


PRUDENTIAL
INVESTMENT SERVICES CORP

ATTACHMENT 1 - ITEM 5



Hornsby Shire Council Investment Policy Compliance Report - April 2022



Credit Rating Group	Face Value (\$)	Policy Max
AA	159,106,752	53%
TCc	27,845	0%
A	42,074,561	14%
BBB	77,106,613	26%
TCm	21,755,108	7%
	300,070,879	

Credit Rating Group	Face Value (\$)	Policy Max
BBB+	54,881,800	18%
BBB	22,224,813	7%
	300,070,879	

Credit Rating Group	Face Value (\$)	Policy Max
BBB+	54,881,800	18%
BBB	22,224,813	7%
	300,070,879	

Credit Rating Group	Face Value (\$)	Policy Max
BBB+	54,881,800	18%
BBB	22,224,813	7%
	300,070,879	

□ = compliant
□ = non-compliant

Portfolio Exposure	Investment Policy Limit
AMP Bank (BBB)	5%
Bank of Queensland (BBB+)	14%
NSW T-Corp (TCm)	7%
Westpac Group (AA-)	26%
Newcastle Permanent Building Society (BBB)	2%
Bendigo and Adelaide Bank (BBB+)	4%
ANZ Group (AA-)	10%
Macquarie Bank (A+)	7%
National Australia Bank (AA-)	9%
Rabobank Australia (A+)	6%
Commonwealth Bank of Australia (AA-)	6%
Great Southern Bank (BBB)	0%
Suncorp Bank (AA-)	2%
ING Bank Australia (A)	1%
NSW T-Corp (TCc)	0%



ATTACHMENT 1 - ITEM 5



HORNSBY SHIRE COUNCIL SCHEDULE OF BORROWINGS AS AT 30 APRIL 2022

1. LOANS	Lender	Date Drawn	Maturity Date	\$'000 Amount Borrowed	\$'000 01/07/2021 Opening Balance	\$'000 New Loan	2021/22 YTD Repayments Principal	\$'000 Closing Balance	% Fixed Interest Rate %
Westpac(61)		26-Jun-13	25-Jun-23	2,000	499		180	318	5.89
*TOTAL				2,000	499		180	318	

2. OPERATING LEASES	Lessor	Date Executed	Expiry date	\$'000 Total Lease Payments	\$'000 01/07/2021 Opening Balance	\$'000 New Leases	2021/2022 Repayments YTD	\$'000 Closing Balance
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (105)		22-Sep-17	15-Aug-21	444	28		28	0
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (107)		22-Sep-17	15-Aug-22	56	14		8	6
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (108)		15-Aug-18	15-Aug-22	242	71		43	28
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (109)		15-Aug-18	15-May-23	85	34		13	21
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (110)		15-Nov-18	15-Aug-22	26	8		5	3
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (111)		15-Nov-18	15-Aug-23	632	285		95	190
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (112)		15-Feb-19	15-Nov-21	55	9		9	0
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (113)		15-Feb-19	15-Aug-22	11	4		2	1
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (114)		15-May-19	15-Aug-23	15	7		2	5
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (115)		23-Aug-19	15-May-24	95	71		18	53
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (116)		15-Feb-20	15-May-23	11	7		3	5
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (101)ext		15-Feb-21	15-May-22	58	36	month to month lease extension	29	7
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (103)ext		15-Feb-21	15-May-22	20	14	month to month lease extension	10	3
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (105)ext		15-Feb-22	15-May-22	56	56	month to month lease extension	28	28
Veststone Capital Pty Ltd - previously known as Macquarie Equipment Finance (106)ext		15-Feb-21	15-Feb-22	9	6	month to month lease extension	6	0
Canon Finance Australia Pty Ltd		15-Nov-17	01-Nov-22	109	31		20	11
*McDonalds - Central Ave Lease		12-Apr-21	11-Oct-22	751	601		413	188
TOTAL				2,674	1,281	0	731	550

*McDonalds lease has been extended to 11 October 22 and incurs an increase of 3.5% for the period of 12 April 2022 to 11 October 2022 (\$42,693.75 including GST per month).

3. DEBT SERVICE RATIO	Ratio %
Year ended Jun 21	0.31
Year ended Jun 20	0.61
Year ended Jun 19	0.78
Year ended Jun 18	1.08
Year ended Jun 17	1.73

Debt Service Ratio =	Debt Service Cost
	Revenue from Continuing Operations excluding Capital Items & Specific Purpose Grants/Contributions

ATTACHMENT/S

REPORT NO. CS44/22

ITEM 6

1. LGNSW ADVISE - NUMBER OF VOTING DELEGATES



Appendix A

Voting entitlements: Election to fill a casual vacancy on the LGNSW Board for the office of Director (Metropolitan/Urban council)

Member	Number of voters for voting on motions
Bayside (M/U)	9
Blacktown (M/U)	11
Burwood (M/U)	3
Camden (M/U)	6
Campbelltown (M/U)	9
Canada Bay (M/U)	5
Canterbury-Bankstown (M/U)	11
Cumberland (M/U)	10
Fairfield (M/U)	9
Georges River (M/U)	9
Hawkesbury City (M/U)	5
Hornsby (M/U)	9
Hunters Hill (M/U)	2
Inner West (M/U)	9
Ku-ring-gai (M/U)	6
Lane Cove (M/U)	3
Liverpool (M/U)	9
Mosman (M/U)	3
North Sydney (M/U)	5
Northern Beaches (M/U)	10
Parramatta, City of (M/U)	10
Penrith (M/U)	9
Randwick (M/U)	9
Ryde (M/U)	6
Strathfield (M/U)	4
Sutherland Shire (M/U)	10
Sydney, City of (M/U)	10
The Hills Shire (M/U)	9
Waverley (M/U)	5
Willoughby (M/U)	5
Woolahra (M/U)	5
LGNSW Board (M/U)	8
TOTAL:	233

ATTACHMENT/S

REPORT NO. CE9/22

ITEM 7

- 1. TOM RICHMOND NAMING PROPOSAL SUBMISSIONS**
- 2. TOM RICHMOND OAM - CRICKETER COACH AND
ADMINISTRATOR - 22 SEPTEMBER 2021 EULOGY**

Submission No.	Tom Richmond Naming Proposal Submission Comments
1	<p>My Father & Mother bought the Dairy in the early 1950s along with there Seven Children, in 1954 I was born. My Father milked his own cows and delivered milk to Brooklyn & Mooney Residents. We all grow up on the Dairy from young children to later having families of our own. Growing up on the Dairy we had a lot of great memories there with our Mum & Dad. Growing up in Brooklyn we have seen a lot of changes shops have closed down. Brooklyn had milk bars, Newsagents / Grouser store, Butcher, Barber, Boatsheds, camping ground at Parsley Bay, a lot of these have gone like as is a great number of Residents as with a great deal of Brooklyn History. Who Remembers these things if we keep changing and Renaming our History. I would like to Recommend that the Dairy should be named Homer's Dairy Oval in Remembering my Mother & Father and the passed Residents referring to it as Homers Dairy. Could you please consider my request. Rename The Old Dairy to Homers Dairy Oval as we all remember it as or leave it as the Dairy Oval and keep some of Brooklyn history.</p>
2	<p>I am writing to you to put forward my thoughts on the naming of the Oval at Brooklyn.</p> <p>I feel it should be named after Mr Jack Homer, who was a well respected resident who had resided there for many, many years running the Dairy.</p> <p>Jack Homer was my uncle for whom I have the utmost respect for. He was well known in the sports of cricket & golf. He was a generous man who helped many in his lifetime, never seeking any accolades.</p> <p>Uncle Jack served his country, his community & was well thought of in the community, rearing eight children in Brooklyn of which there are several still living there.</p> <p>When people think of the Dairy Oval they also say Homer's Dairy Oval.</p> <p>That is how it should stay.</p> <p>In respect of the other person he may have served Hornsby well but not Brooklyn. He has been rewarded by his OAM, that should be enough.</p> <p>My vote is for the naming of the sports ground as the Jack Homer Dairy Oval, or the Homer Dairy Oval either would be acceptable.</p>
3	<p>There's a great saying in life which I'm sure you are both very familiar with... "If it ain't broke, don't fix it".</p> <p>Whilst I acknowledge the contributions Tom Richmond has made to the area. I cannot fathom why you would seek to change the name of the "Old Dairy" after his passing. Tom was one of the big supporters of the oval being initiated and was himself around to see and support it in being named the "Old Dairy", a name which reflected his own family's connection to the area. He clearly thought that name was appropriate in his own life, why would that change since his death?</p> <p>The oval has historic significance to many people in town (Brooklyn & surrounds), with dairy farming ties to more than one family - of which the Seymours and Homers are likely the most memorable. The Homer family likely being the most prolific and synonymous to the site. If any particular family name were to be adopted - 'Homer' would be a more historically accurate and appropriate option than 'Richmond'.</p> <p>Personally, I'm of the view that it should stay as the "Old Dairy" (or "The Dairy" as all the locals have always called it).</p> <p>And if you want to include a surname, "Homer's Dairy Oval" or "Jack Homer Oval" would ring more true than "Tom Richmond Oval".</p> <p>Thank you for your time.</p>
4	<p>I would like to suggest to name public venues more after the native inhabitants of what is now hornsby shire or representatives of multicultural communities.</p> <p>If you look at the list of reserves/playground in the shire they are overwhelmingly named after people of european descent. While there is nothing wrong with that, they do not reflect the true multicultural makeup of the shire and it's inhabitants, nor do they pay respect to the indigenous inhabitants of this land.</p> <p>I would suggest that council would look to name more places after people of various descents or indigenous words, to promote inclusivity and celebrate our rich history</p>
5	<p>With regard to this proposal I would like to suggest a possible alternative, i.e. that the site remains as The Old Dairy Sports Ground (as local residents will always remember it) with appropriate signage to acknowledge the historic use of the site commencing with the original users, the Guringai people, followed by a list of other occupants with historic details.</p> <p>Another monument in memory of Tom Richmond could be also included (similar to that of the Buie monument in Brooklyn Park) to acknowledge his contribution to cricket if desired or by adding an additional monument to him near the cricket ground in Brooklyn Park.</p>
6	<p>Whilst I appreciate the input of people like Tom, there is an overabundance of parks, streets and bridges named after men. Either leave the name as it is or revert it to an Indigenous name. There are many many women who have contributed significantly to our community, including Tom's wife. The time for rewarding white men should be long past. I note that Tom recieved an OAM which is sufficient recognition.</p>

Submission No.	Tom Richmond Naming Proposal Submission Comments
7	I write in response to the proposed renaming of The Old Dairy. The area has always been known to locals as "The Old Dairy". It has a rich and long history as being tied to many local families, many of whom still reside here in Brooklyn. More recently, Tom became well known in the area and, whilst it would also be apt to honour his achievements, it would be remiss to forget our past. I suggest it would be more fitting, owing to Tom's cricketing connections, that a grandstand or pavilion be named "The Tom Richmond Stand" (or pavilion) and the field itself remain known as "The Old Dairy".
8	I have lived in Brooklyn since I was 12 I am now 72, and my husbands family are 4 Generations living here. We as a family would like it to remain The Dairy or the Dairy Oval in our life time it has always been known as the Old Dairy. If you would read (So you grow up in Brooklyn) on Face Book you would understand why we would like it to be The Dairy or The Dairy Oval. Please listen to the people of old as we are the ones the grew up with the Family of the Oval and the land it self. Thank you please return an answer
9	I would like to see the oval renamed Homers Oval. It was a family property for decades and the dairy was supplied of milk to my family and many others for decades also. Tom Richmond could have his name somewhere he had more of an input in using his might.
10	I am part of 4 generation Brooklyn family and my family still reside in Brooklyn I have known the Homer family all my life and still keep in touch with them and other resident from Brooklyn who is this Tom Richmond how many generations can he go back what has his family contributed to our town . The Homer family supplied milk from the dairy to our town in times where there was no delivery they went door to door and they also greatly contributed to the community. The oval is for the community to remember the family's of past who contributed to our community so please name it for them not someone who people still alive do not even remember.
11	I am the third generation of four generations of Brooklyn born and bred. Homers Dairy is and always has been a landmark institution in Brooklyn. Tom Holland is unknown to true locals and no one cares about Tom Holland he may have been first there but contributed nothing to local history. Homers dairy oval or similar would mean more to locals past and present.
12	I would like to see the oval called The Dairy Oval as to its history.
13	I highly recommend Tom Richard s to be named as the Brooklyn oval mr Richard s was my history teacher and he knew the local area so very well and I wouldn't think of anyone better than him a well deserved acknowledgment for all his hard wor and contributions to the community.
14	I wanted to send a short email supporting the naming of the Dairy Oval after Tom Richmond. His direct involvement with the history and modern development of the oval coupled with his extensive work in the community make this a great choice.
15	I support the re-naming of the Old Dairy Park at Brooklyn to the Tom Richmond Oval. Tom made a huge contribution to the community and to the preservation of history of the Shire. This re-naming would be a fitting tribute.
16	As a Hornsby Shire and Brooklyn resident, I'm strongly in support of the proposal to name the Tom Richmond Oval at Brooklyn. This is fitting recognition of a life full of community service and contribution to the shire. It would be nice to see amenities at the oval improved in tandem with the naming - for example greater care of the playing surface, which is full of weeds, adding some bench seating, and addressing the shipping container that's been parked in the carpark for the last couple of months.
17	A great idea, and well deserved.
18	I worked with Tom Richmond for 3 years (2009-2011) when I was on the School Council for Brooklyn Public School. Tom had a wealth of knowledge in regard to education and Brooklyn. I think it is a wonderful acknowledgment of Tom's achievements to have the Old Dairy Sports Field renamed to Tom Richmond Oval.
19	In feedback for the Old Dairy Park located on Brooklyn Road, Brooklyn proposal to rename this site Tom Richmond Oval. I would support this change. I would think it is very suitable considering his association and his family history to the area. Also his great love of history and teaching it would be lovely if he was honoured in this way
20	Hornsby Kuring-gai & Hills District Cricket Association and Berowra Cricket Club fully support the renaming of the Old Dairy sports field to Tom Richmond Oval in recognition of his valued and extensive contributions to both organisations and the broader Brooklyn Community over many years.

Submission No.	Tom Richmond Naming Proposal Submission Comments
21	<p>Thank you for the opportunity to provide comment and support the proposed Memorial to Mr Tom Richmond OAM.</p> <p>Tom was a loyal and dear friend to my husband and I and committed and fierce advocate on all matters pertaining to Brooklyn. The Mayoral Minute No. MM4/22 provides a strong case to rename the Old Dairy sports field to Tom Richmond Oval.</p> <p>We support this wholeheartedly and thank Council for this initiative.</p> <p>Tom knew the value of history to help define who we are as a community, the early life of the people who came to live in Brooklyn, and their modest family origins that have helped to shape this community through the decades.</p> <p>No other individual or family has the strong ancestral ties to the Old Dairy site as Tom's family did as evidenced by information in the Minute and the origins of Seymours Creek. But more than this, Tom's involvement in education and through sport including cricket coaching and school, Club and District sports mentioned in the Minute and his subsequent receipt of an Order of the Australia medal provide a direct rationale for the renaming of this sports field to commemorate Tom Richmond.</p> <p>I am mindful that some members of the community are saddened by the loss of the name Old Dairy Site. I would suggest that the name Old Dairy Site, refers to the general area on which the Oval has been constructed, and beyond the oval.</p> <p>There is no barrier to Council considering a heritage plaque at the entrance to the old dairy site which identifies this site in Brooklyn's history. Relevant information could make for a great plaque, perhaps with an image of the cows grazing peacefully after their journey from the Crater in what is now part of Muogamarra Nature Reserve. I hope that after the various heritage reviews occurring across a range of aspects, there may be some funding available for a series of plaques throughout Brooklyn to guide the viewer to the layers of rich history in this area.</p>
22	<p>The Brooklyn Community Association appreciates the opportunity to provide comment and support for the proposed Memorial to Mr Tom Richmond OAM.</p> <p>We note that the Mayoral Minute No. MM4/22 provides a strong case to rename the Old Dairy sports field to Tom Richmond Oval.</p> <p>Adjacent to Seymour's Creek and in the area known as the Old Dairy site, Tom's ancestors (his great grandfather George Seymour) farmed this land. This confirms an early relationship to this land from the 19th century when the first land grants occurred in what is now Brooklyn.</p> <p>Like his ancestors and others, Tom took an active role in community affairs and particularly after his early retirement from teaching, was able to move to Brooklyn permanently and take up a position in the Brooklyn Ratepayers' Association, (forerunner to Brooklyn Community Association) a position he held for many years. When asked why he did not seek the role of President, Tom suggested that as Secretary he had more power. It was during his term that significant gains were made lobbying for town sewerage to replace the antiquated sullage systems that dogged every local household in one way or another. Both Brooklyn and other river settlements have benefitted from the introduction of a sewerage treatment plant and the resultant improved quality of water in the Hawkesbury River.</p> <p>Tom's involvement in education and through sport including cricket coaching and school, Club and District sports mentioned in the Minute and his subsequent receipt of an Order of the Australia medal provide a more direct rationale for the renaming of this sports field to commemorate Tom Richmond.</p> <p>The Brooklyn Community Association notes that some members of the community are saddened by the loss of any reference to the Old Dairy Site.</p> <p>The Association would request Council consider erecting a heritage plaque at the entrance to the old dairy site which identifies this general area in Brooklyn's history and provides some information to the visitor about these earlier days</p>

**TOM RICHMOND OAM
CRICKETER, COACH and ADMINISTRATOR**

REMARKABLE INTERSECTION BETWEEN EDUCATION, HISTORY and CRICKET

Awarded an Order of Australia Medal for Services to Youth through Sport and Education [2002] and the Australian Sports Medal for Service to Cricket [2000] attest to Tom Richmond's distinguished and lifelong contribution to education and cricket, as a coach, manager and administrator. He was a masterful educator, historian, cricket coach and administrator whose endeavours raised standards, and brought joy to a legion of students, coaches and cricketers.

Born on 4 July 1941 to Bob and May Thomas [Tom] Stanley Richmond was raised in Asquith with his brother Peter, and sister Judy. In his early years Tom attended the local public school and later Barker College where he excelled as student. An emerging cricketer, Tom was selected in the Barker 1st XI in 1957 as a pace bowler. It was during this time he forged friendships with fellow Barker students and later Northern District cricketers in Neil and Lynn Marks, and the Blazey brothers; John, Phillip [Phil or Feather] and Douglas [Doug].

Following matriculation, Tom relocated to Wagga Wagga to undertake a Diploma of Teaching where the foundations were set for what would become a stellar career in education. Thereafter, he took up his first appointment as an English and History teacher at Woodenbong High School near the Queensland border [1960 – 1961], then Bonalbo HS on the NSW Far North Coast. Unsurprisingly, Tom immersed himself in the community including playing inter-district cricket and coaching the school 1st XI.

In 1964, Tom returned to Sydney to take up a position at Normanhurst Boys High as an English and History teacher. At the same time, he joined Thornleigh Cricket Club playing A Grade in the Hornsby Kuring-Gai and Hills District Cricket Association with good effect and this led to his selection in the Martin Shield team XI [in the NSW Inter-District Competition]. Parallel with this the Association's overseers recognised Tom's potential as a coach and appointed him as Jack McCormack's assistant to the 1965-66 CS Watson Shield [Under 16] team.

In 1966-67, Tom was appointed manager of the Northern District AW Green Shield team on the recommendation of Club President Tim Caldwell OBE and Neil Marks OAM. By any reckoning this proved an excellent appointment with the team reaching the final on seven [7] occasions in the following 15 years, including four [4] premierships. As Alistair Kennedy, author of Blue Gum and Willow – A History of the Northern District Cricket Club – 1925 – 2000] writes:

‘there is no doubt that [Tom] Richmond's ability to identify, coach and encourage the district's talented young cricketers was a major factor in this success and in the development of emerging players over the next three [3] decades.

It is appropriate to mention here that Tim Caldwell, who at a later stage would become the Chairman of the ACB [now Cricket Australia], and Neil Marks provided a clear and concise brief for the newly appointed AW Green Shield manager which was ‘to identify prospective first grade cricketers and provide them with a necessary grounding to attain this outcome’. It is reasonable to suggest that Tom delivered on his assigned task and more. In fact, he would provide a positive influence on hundreds of young[er] cricketers at the Club, and at the same time become an authority on youth cricket, talent development and coaching across the northern region of Sydney.

In the years since his direct involvement with AW Green Shield Tom provided clarion advice and support to those undertaking management and coaching roles including Hilary Griffith – premiers in 1977-78 and 1978-79. The current coaches, in Josh Miller and Tom Felton [premiers in 2018-19 and 2020-21], are beneficiaries of Tom's behind-the-scenes architecture that would see the selection of players based on their performance at club and / or

TOM RICHMOND OAM
CRICKETER, COACH and ADMINISTRATOR

school level, and at the same time, fulfil Messrs Caldwell and Marks' criteria. This instance alone affirmed Tom's standing as a referential resource; a person with immense knowledge, open, decisive and always prepared to assist.

In the meantime, Tom's professional trajectory as an educator [Teacher, Head of Faculty, Deputy Principal then Principal] forged ahead. Aged 27, and now having completed a Bachelor of Arts from UNE, he was appointed Head of English at Riverstone High School [1968], then Deputy Principal at Galston High School in 1974 where his personal and professional interest in History came to the fore.

Tom had always been interested in the history of Hornsby Shire. He said this was something that came from his grandmother, Anne Johnson, who was born in Brooklyn in 1871 and lived there until her death in 1962. Tom spent numerous holidays with his grandmother and became partial to Brooklyn in the process.

In addition to his administrative and teaching responsibilities at Galston High School, Tom led the restoration of Waddell Cottage [1866], a project that also entailed the researching of the history of Dural including the establishment of a resource bank at the school, supported by State Archives. Meanwhile, Tom had a 1st XI to develop including a young Brad Patterson at the helm. As an aside, Craig Waddell [first grade premier 1992-93], was a graduate of Galston High School which points to Tom's broader legacy.

At this juncture it is worth reflecting on the personal influence Tom had on his charges during their involvement in AW Green Shield and beyond. Suffice to say, that Tom was proud of his achievements, however, it was his interaction with each person that set him apart.

Tom spoke with a certain delight about the tactics applied in the 1968-69 final against Petersham Marrickville DCC and the manner in which pace bowlers Alan Haynes [4 for 27] and Kevin Shepherd [3 for 19] dismantled a strong opposition batting line up [twice] to secure Northern District's first flag. Tom's tutelage of captain Alan White was remarkable, and this set the standard for successive captains.

In the following season, Barry Piper led an undefeated AW Green Shield Team to a joint-premiership with Bankstown-Canterbury DCC with the final being abandoned due to inclement weather. Piper's fine all-round performances which included 102* vs Balmain, and 28 wickets with his fast-paced leg spin earmarked him for higher honours. He was selected in the first-grade team led by Barry Rothwell in 1970-71.

John [Jack] Moran, highest run scorer for the Club, topped the batting aggregate in the 1969-70 season with 304 runs at an average of 38. Tom brought out the best in this quiet, though tenacious competitor. Respect and good humour characterised this relationship. Tom would set a challenge and John would respond. This included John 'keeping wickets as a stand in when the incumbent gloveman, Bruce Virtue, was unwell. As part of his preparation, John met Tom at Headen Park, Thornleigh one afternoon for a master class in wicket keeping. End result, mission accomplished.

Peter Tout*, captain of the 1971-72 AW Green Shield team describes Tom as the 'finest person; one who had a remarkable effect on him at the time, and a wonderful influence on the balance of my life'. Peter led his team with distinction [undefeated] in season that was marred by wet weather. His stylish, though

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powerful unbeaten 103 against [Old] Sydney CC was telling on the day, and for the fact that he was a first-grade cricketer in the making.

Brad Patterson, graduate of Galston High School and dual first grade premiership player, put it succinctly, 'Tom had had more knowledge of the game of cricket than anyone I'd met and always had a genuine love of the sport. His calmness [in all situations] masked a fierce desire to win'. Of his coaching, Brad remarks 'he developed cricketers, not just batsmen, bowlers and fielders'. The Club's ensuing senior level success was attributed to Tom's remarkable efforts.

Ross Toohey, AW Green Shield and first grade cricketer [with the Club] captures Tom's essence beautifully: 'I can remember my first Thornleigh Cricket Club cricket practice. I was eight [in 1976] and first to arrive at the nets and Tom told me to get my pads on and he bowled a few at me. I never looked back'.

Peter Vilimaa, 1985-86 and 1986-87 first-grade premiership pace bowling allrounder, said Tom was my first and only coach. Put simply, he was a brilliant tactician and communicator'.

Tim Ebbeck, multiple AW Green Shield representative and 1985-86 and 1986-87 first-grade premiership wicket keeper, had a deep appreciation for the way Tom defined roles and made each player feel valued. His preparation and communication was sublime. Tim also recalled that as a contest intensified so would the plumes smoke emitted from Tom's pipe.

Tom relished telling a story against himself and there was no better example than Peter Taylor's omission from the 1971-72 AW Green Shield team. He re-lived his selection faux pas' season-by-season as Peter bounded through the grades and established himself a marquee player. It got better; Peter was selected for NSW in 1985-86 then debuted for Australia in an Ashes Test at the SCG [1987] including being awarded Player of the Match. Tom's retort was that Peter did not meet the Caldwell – Marks' criteria given that he was a player destined for international cricket rather than first grade.

In 1976, Tom and Neil Marks co-founded the Northern District Cricket Club Schools Cup, a competition that promoted cricket in schools in the northern region of Sydney. Tom's influence was instrumental in promoting and delivering this competition which, in 2021, attained a 45-year milestone. In April 2021, Jack Bray of Barker College was the inaugural recipient of the Tom Richmond Medal.

In the late 70s, Tom relocated to Brooklyn and resided in his late grandmother's home. In 1981 he demolished the old house and built a new cottage on the property where his mother was born, which was land that was acquired by his grandparents in 1906. Tom was a proud member and fine contributor to the Brooklyn community for [the next] 40 years.

Returning to Tom's career path. In 1981, he transferred to Windsor High School as Deputy Principal then relocated to Ku-ring-Gai High School in 1984 as Deputy Principal before he took up his initial Principal posting at Evans High School, Blacktown from 1987.

Tom returned to Ku-ring-Gai High School as the Principal in 1990, when the school was experiencing low enrolment to the point of imminent closure. He is attributed with circumventing closure by transitioning Ku-ring-Gai High School

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to a Creative Arts High School, and through improved teaching standards including a focus on the arts, the school flourished.

Given increased professional responsibilities, Tom focused his energies on cricket administration although he still managed to keep his coaching flame alive with Hornsby Kuring-Gai and Hills District Cricket Association [HKandHDCA] representative teams, and Berowra Cricket Club including cricket devotees Nathan Tilbury [Hornsby Shire Counsellor and Author], and Matt Kean MP, Member for Hornsby.

By any reckoning his contribution was immense as evidenced by the following:

Tom immersed himself in coach education initiatives in the late 70s with like-minded colleagues in Alf James OAM, Col Cooper, Glenn Hourigan, and John McQuillan delivering seminars and producing written resources for club coaches on behalf of the HKandHDCA and in doing so pre-dated the peak cricket body certificate system.

During the period of 1980 – 1984, Tom, Col Cooper and Mark Bolger led an Association's-wide coaching certificate program that resulted in improved coaching standards and increased numbers of players. In addition, Tom served the HKandHDCA with aplomb in various designations including Publicity Officer, Representative Secretary, and Liaison Officer to Northern District Cricket Club and Local Schools.

In 1981, Tom was awarded Life Membership of the Hornsby Kuring-Gai and Hills District Cricket Association and later became a Patron of the same organisation [2014].

In 1993, Tom was appointed as the inaugural Chairperson of the Northern Metropolitan Cricket Council, an initiative of Cricket NSW, designed to enhance the coordination of cricket in the northern region of Sydney. This forum brought together a coalition of grade and shire clubs, associations and schools with the aim of advocating cricket's position in the community and LGAs. In his role as Chair, Tom's brilliant strategic skills came to the fore as did his capacity to relate and communicate with all parties.

In 1998, Tom founded the annual Ross Turner Cup, an annual showcase fixture for talented Under 15 Year cricketers representing eastern and western geographic zone of the Association. In 2011, Tom passed the baton to Bruce Wood and this initiative continues to flourish, now in its 23rd edition.

In 2003, Tom initiated the Glenn Hourigan Trophy, an annual fixture for talented Under 13 Year cricketers. This match is played in parallel with the Turner Cup and operate within the auspices of the [now] Coaches' Association.

In 2000, Tom was a recipient of the Australian Sports Medal for Services to Cricket.

In 2002, Tom received an Order of Australia Medal for Services to Youth through Sport and Education [2002]. In an interview with the Hornsby Advocate Tom said:

'I feel deeply honoured at receiving the Order of Australia Medal. One of the things I have always tried to develop in students was a pride in this wonderful country of ours and its traditions.

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At the time of the award Tom was still involved in coaching young cricketers the art of spin bowling as part of the Northern Cricket's winter spin clinics [established in 1997] held at James Park, Hornsby on Friday afternoons.

In 2009, Tom invited Mark Rushton, President of HKandHDCA, and Michael Langford, President of Northern District Cricket Club to a meeting to discuss the prospect of establishing a cricket coaches association in the northern region of Sydney. Agreement was reached and the newly formed Hornsby Kuring-Gai and Hills District Cricket Coaches Association with Bruce Wood as Chairman embarked on its charter of promoting and developing coaches in the region through a host of initiatives that would involve Blowfly Cricket[ers], Special Olympics, international tours, clinics and invitational matches.

The Coaches' Association is a tangible conduit between players and coaches [at every stage of development] and has strengthened cricket's reach into the local community. Andrew Miedler, President of Hornsby Kuring-Gai and Hills District Association, and Jeremy Hook, President of Northern District Cricket Club recognise the importance of this agency and committed to the endeavours being undertaken. Long may it continue.

In 2012, Tom was awarded Life Membership of the Northern District Cricket Club. In 2014, Tom was installed as a Life Member of the Hornsby Kuring-Gai and Hills District Cricket Coaches Association and Patron of the same organisation [2014].

To capsulate, Tom studied and learned from history [as we all should] and this influenced his actions and those within his sphere of influence; students, historian and cricketers alike. He was a person of conviction and his manner and voice carried a level of authority as it did compassion. His capacity to relate and communicate with others was arguably his greatest strength.

Typically, he would set the scene, use his extensive knowledge or experience as a guide, define roles, and artfully engage his players in the task at hand. Importantly, Tom would empower his captain to implement plans and to use their wits in a quest to reach a position of advantage. He was attentive at every stage, rarely meddled once plans were set, and encouraged input from all. He created an open environment that enabled players to perform and this bred confidence as it did a sense of fulfilment and fun.

We were propelled into senior levels of cricket and I / we sought to abide the principles and practices that Tom had instilled in us. We embraced his approach, remaining confident in the knowledge that each element of a team's performance mattered and that building effective relationships were key to attaining an end goal.

Tom was a fine enabler. We enjoyed our success. He did too.

In closing, it is essential that we recognise and celebrate Tom Richmond's lifelong contribution to a game he loved and served with honour and remarkable commitment. We, a younger generation, are indebted to Tom Richmond and his kindred in Alf James, Tim Caldwell, Neil Marks, Glenn Hourigan and others for the opportunities created for us to play, coach and share the good company of others.

I am a better person for knowing Tom Richmond. We are better people for his brilliant, sustained and honorable contributions in education, history and cricket.

Tom passed away in Hornsby Hospital on 14 September 2021 aged 80.

TOM RICHMOND OAM
CRICKETER, COACH and ADMINISTRATOR

End Note

**Peter Tout and Tom Richmond*

Peter and Tom reconnected at Brooklyn in 2019, some 47 years since their last meeting. It was a riveting conversation between Peter, now a prominent architect with international experience, and Tom a retired leading educator and active historian [held beside Tom's beloved Hawkesbury River].

Ross Turner

Life Member, Northern District Cricket Club

Patron, Hornsby Kuring-Gai and Hills District Cricket Association

Life Member, Hornsby Kuring-Gai and Hills District Cricket Coaches Association

ANNEXURE I

ATTAINMENTS and AWARDS

Order of Australia Medal for Services to Youth through Sport and Education [2002]

Australian Sports Medal for Service to Cricket [2000]

Patron and Life Member [2014] of Hornsby Kuring Gai and Hills District Cricket Association

Life Member of Northern District Cricket Club [2012]

Patron and Life Member Hornsby Kuring Gai and Hills District Cricket Coaches Association [2014]

Chairman of Northern Metropolitan Cricket Council [1993 - 1996]

Premiers' Community Service Award [service to the community]

PLAYING

Barker College 1st XI [1957]

Teachers' College Wagga Wagga [1958-59]

North Coast Inter-District Team

HKandHDCA A Grade - Kissing Point CC, Perseverance CC, Thornleigh CC [captain] and Berowra CC [specialist pace bowler and leg spinner]

Represented HKandHDCA Martin Shield

COACHING

Schools

Regional Schools: Coached Woodenbong HS 1st XI and Bonalbo HS 1st XI

Metropolitan Schools: Coached Normanhurst BHS, Riverstone HS, and Galston HS 1st XI

Cricket Convener in North-West Metropolitan Zone

President of Blacktown and Ku-ring-gai Zones

Combined High Schools [CHS] selector and team manager

TOM RICHMOND OAM
CRICKETER, COACH and ADMINISTRATOR

Club and Representative

Northern District CC AW Green Shield Team [1966-67 – 19780-81]; premiers 1968-69 and 1969-70 and runner up 1970-71 [undefeated for 18 matches from 1968 - 1971] then assistant to Hilary Griffith; premierships in 1977-78 and 1978-79

Combined AW Green Shield Metropolitan XI Manager [1970 – 1975] vs NSW Country Under 17 XI

HKandHDCA representative team coach [20 seasons], principally CS Watson Shield; Tom Richmond Trophy for most successful team plus award for young – emerging coach

ADMINISTRATION

HKandHDCA

Initiated and organised coaching seminars at Hornsby prior to the introduction of the certificate system

Organised first training for coach certificates in the Association with Col Cooper; first Associated-wide coaching venture [1980 – 1984]

Publicity Officer, Representative Secretary, Vice-President and Liaison Officer

Ross Turner Cup annual Under 15 fixture [1998 – 2021]; added Glenn Hourigan Cup match for Under 13 cricketers [2003 – 2021]

Organised and conducted specialist spin bowling coaching [known as the Winter Spin Program] for junior representative players [1999 – 2007]

Hornsby Advocate reporter of HKandHDCA A Grade competition

Associated Functions

Inaugural Chairperson of the Northern Metropolitan Cricket Council [1993 – 1996]; coalition of grade and shire clubs, associations and schools in the northern region of Sydney

Foundation Director of *Northern Cricket* [1997]; a body which provided organised coaching to HKandHDCA junior players

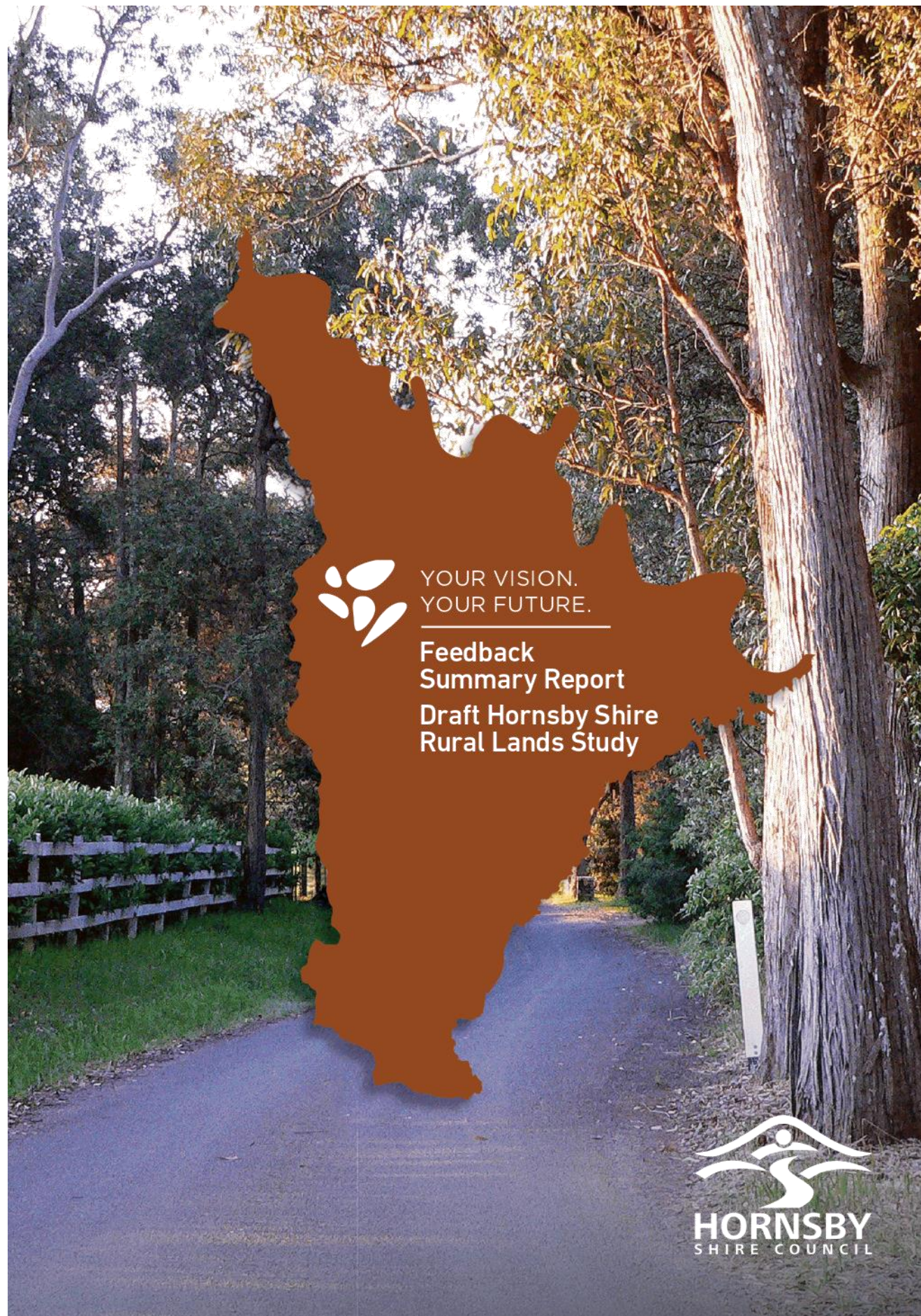
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ATTACHMENT/S

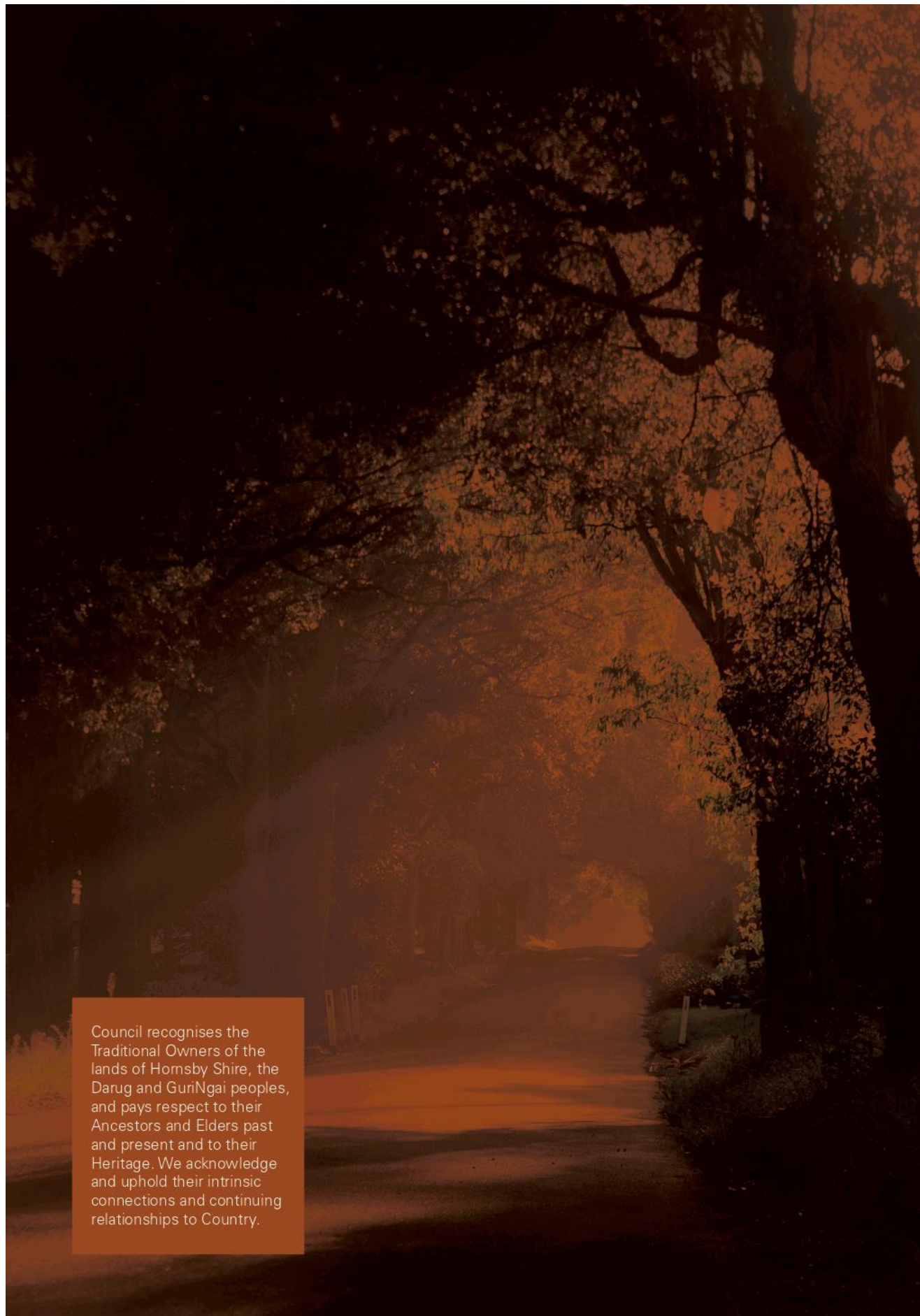
REPORT NO. PC8/22

ITEM 8

- 1. RURAL LANDS STUDY FEEDBACK SUMMARY
REPORT**
- 2. RURAL LANDS STRATEGY**
- 3. RURAL LANDS STUDY BACKGROUND REPORT**
- 4. IMPLEMENTATION ACTION PLAN A - SHORT TERM
RECOMMENDATIONS - RURAL LANDS STUDY**
- 5. IMPLEMENTATION ACTION PLAN B - LONG TERM
RECOMMENDATIONS - RURAL LANDS STUDY**



ATTACHMENT 1 - ITEM 8



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.

ATTACHMENT 1 - ITEM 8

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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.

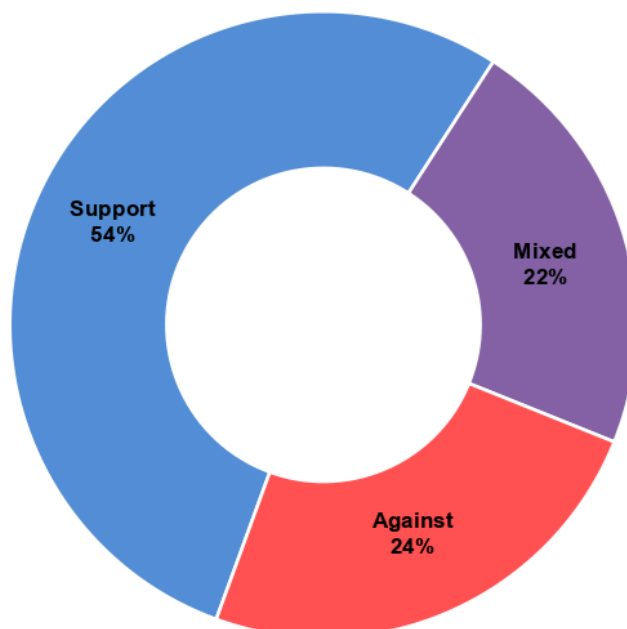


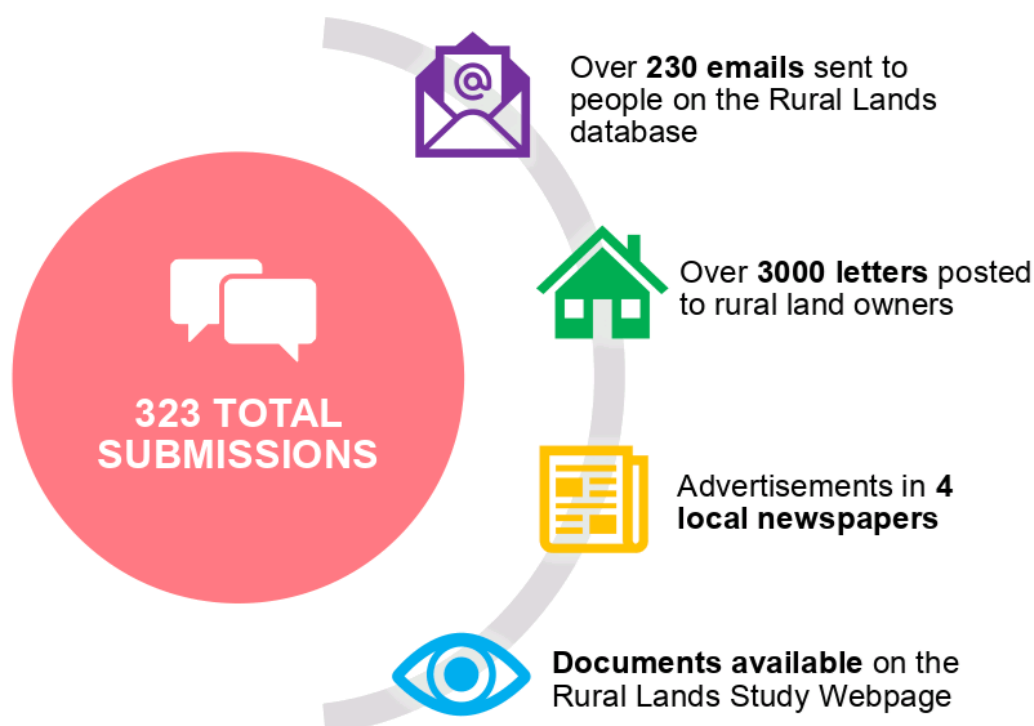
Figure 1 – Total Submissions

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.

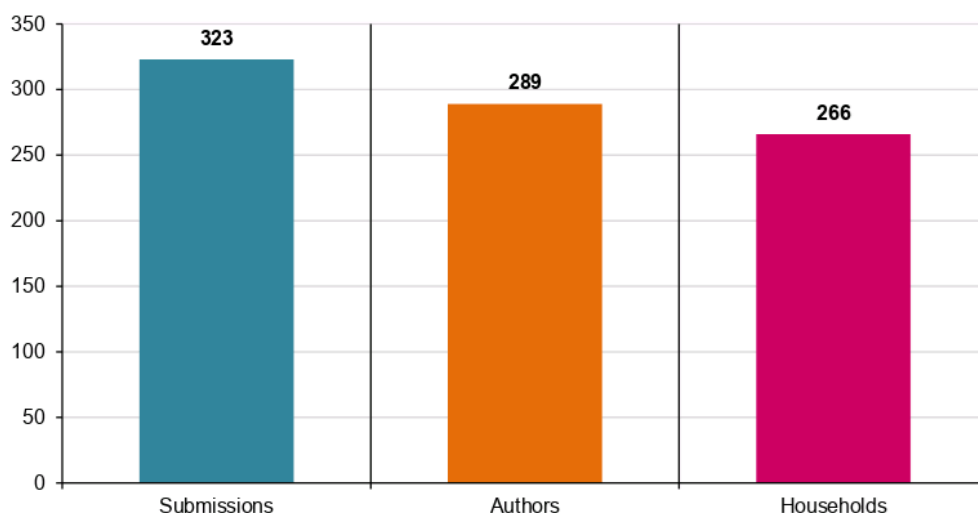


Figure 2 – Overall Authors and Households

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:

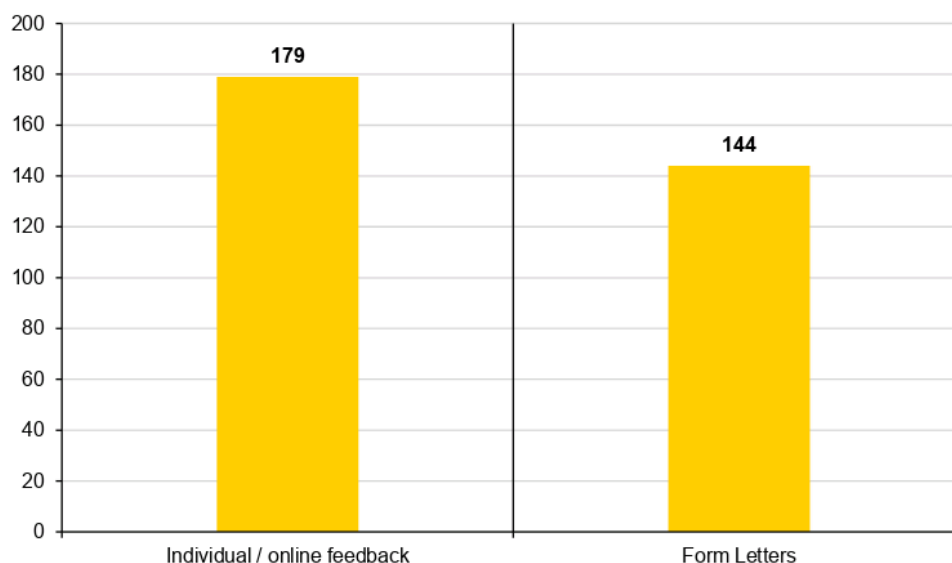


Figure 3 – Submission Types

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.

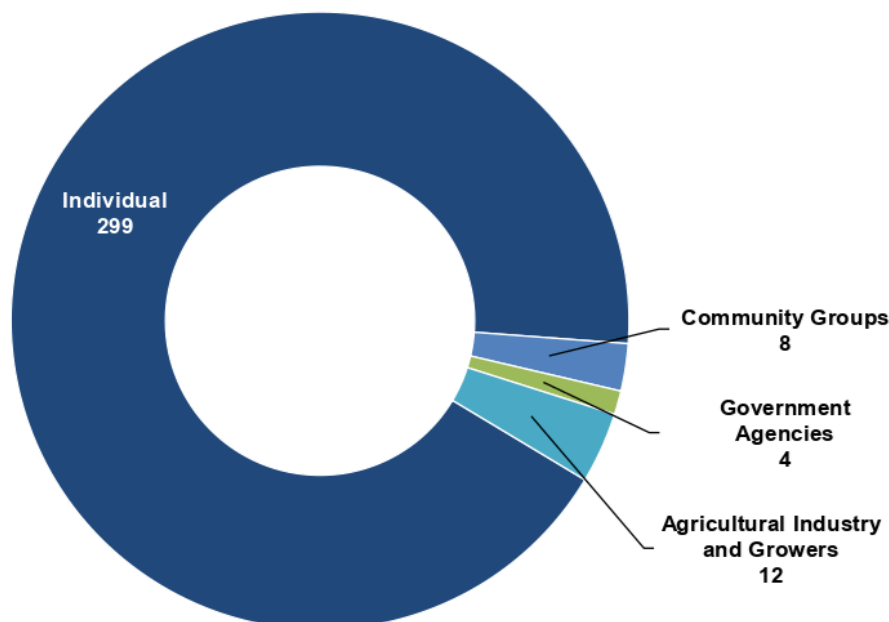


Figure 4 – Stakeholder Groups

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.

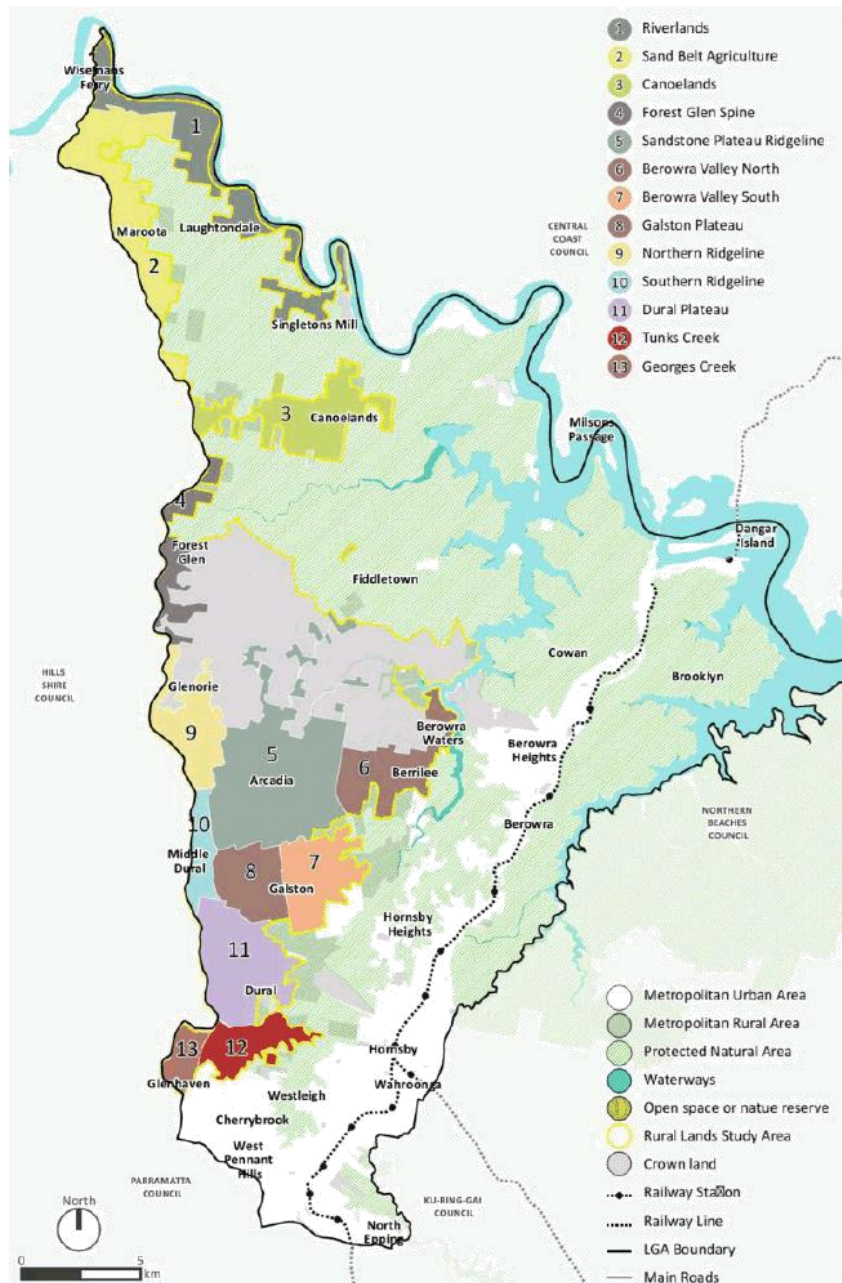
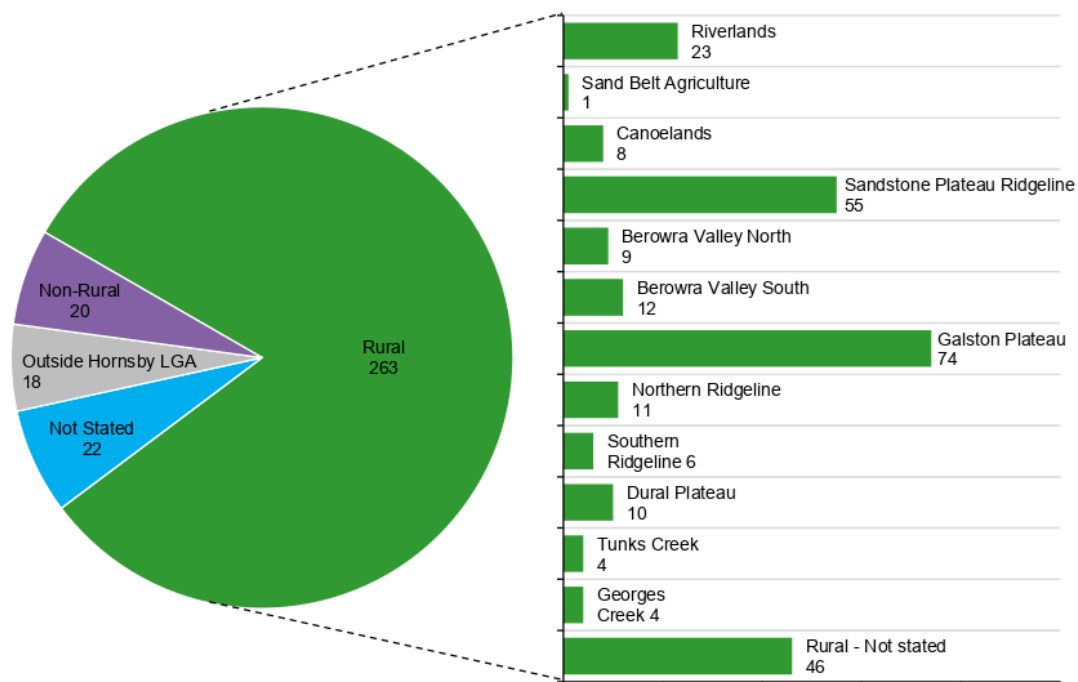


Figure 5 – Map of Landscape Areas

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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.

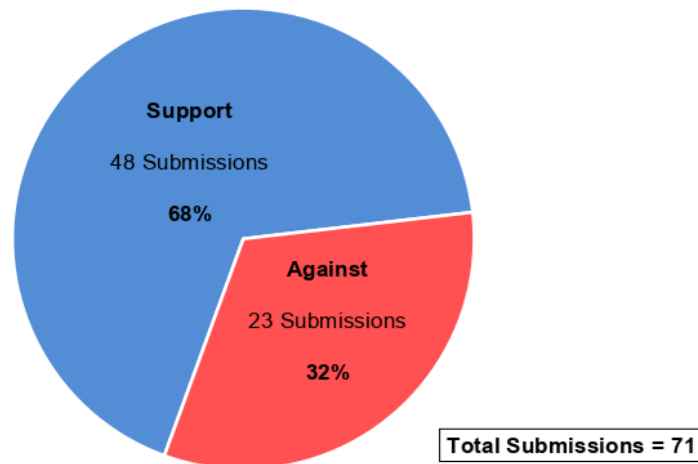


Figure 7 – Views on Vision Statement

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:

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- *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.

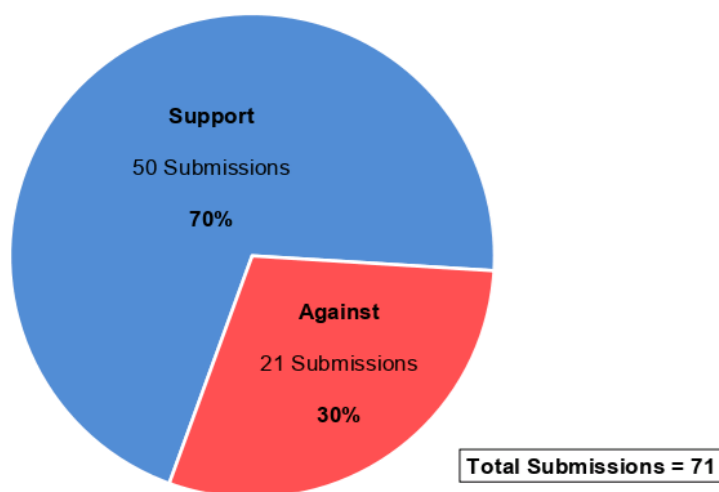


Figure 8 – Views on Study Principles

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.

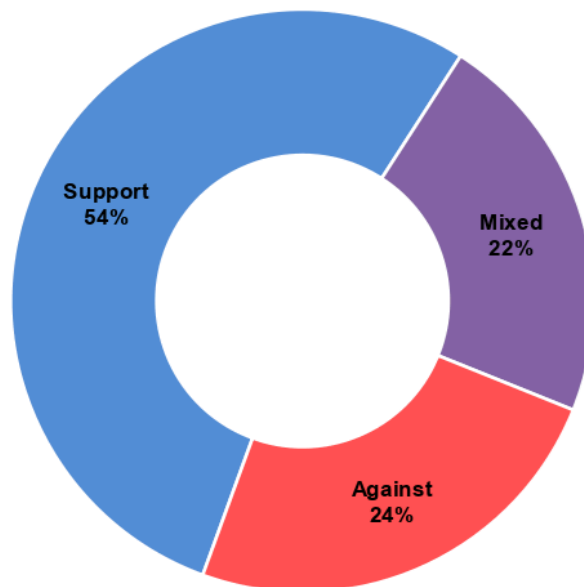


Figure 9 – General Views based on Total Submissions

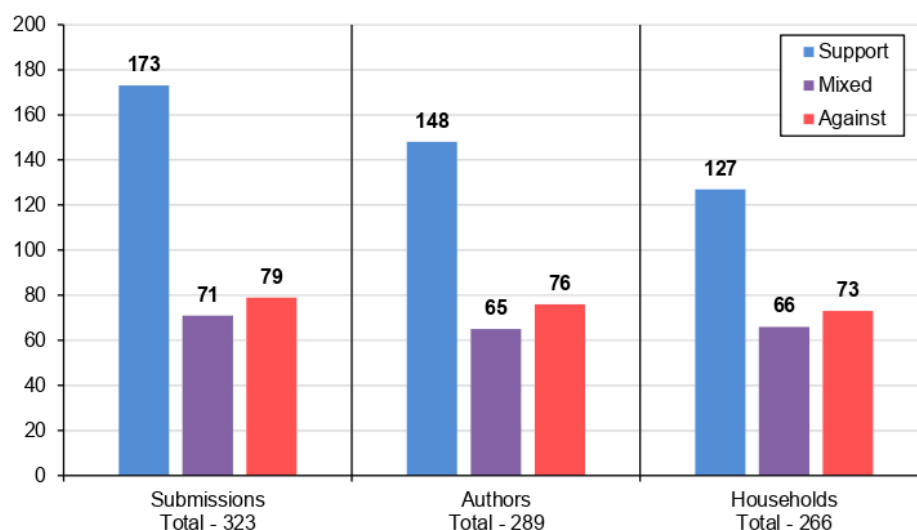


Figure 10 – General Views based on Authors and Households

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.

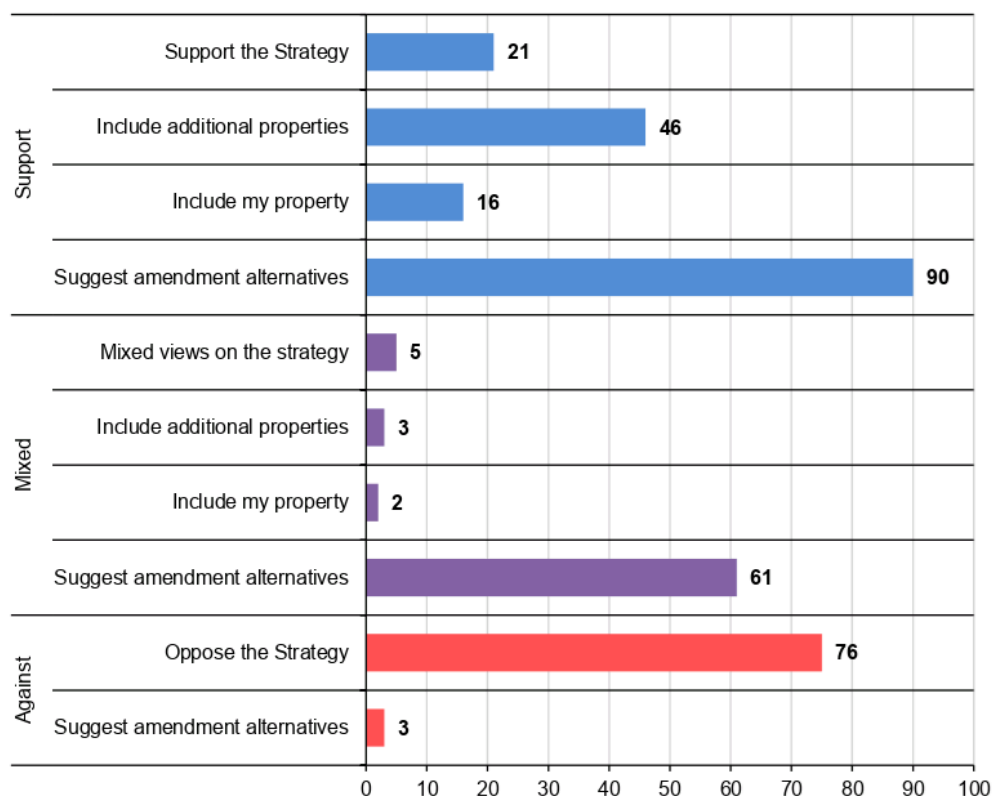


Figure 11 – Additional Author Views

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.

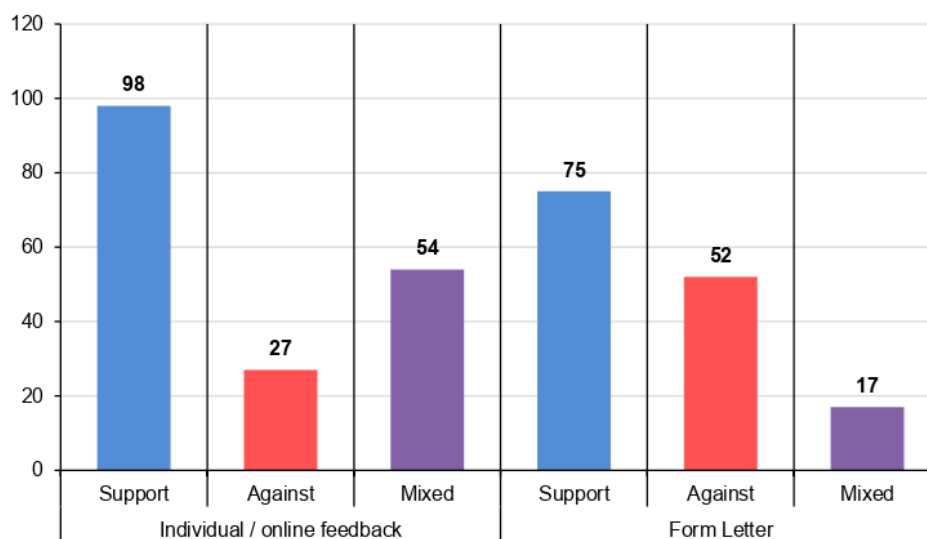


Figure 12 – Views based on Submission Type

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.

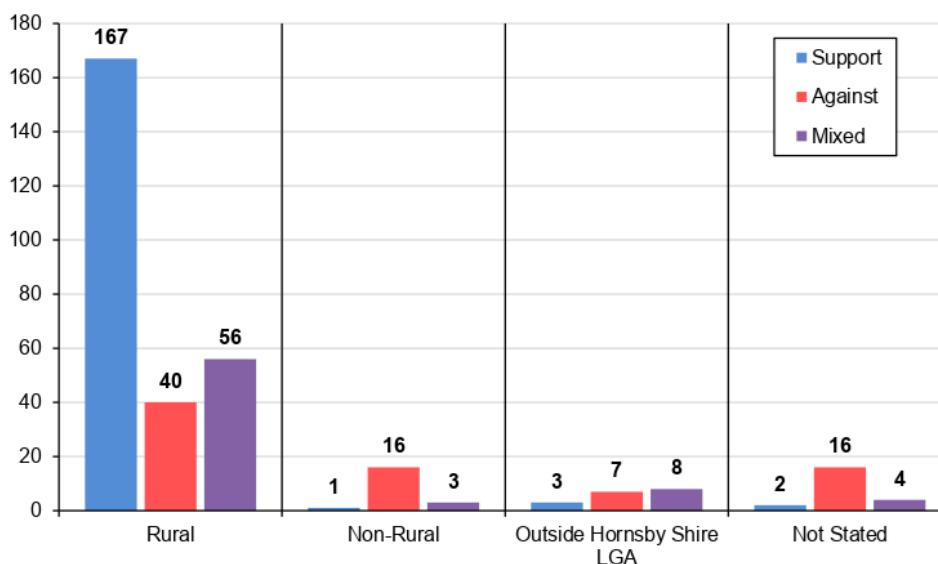
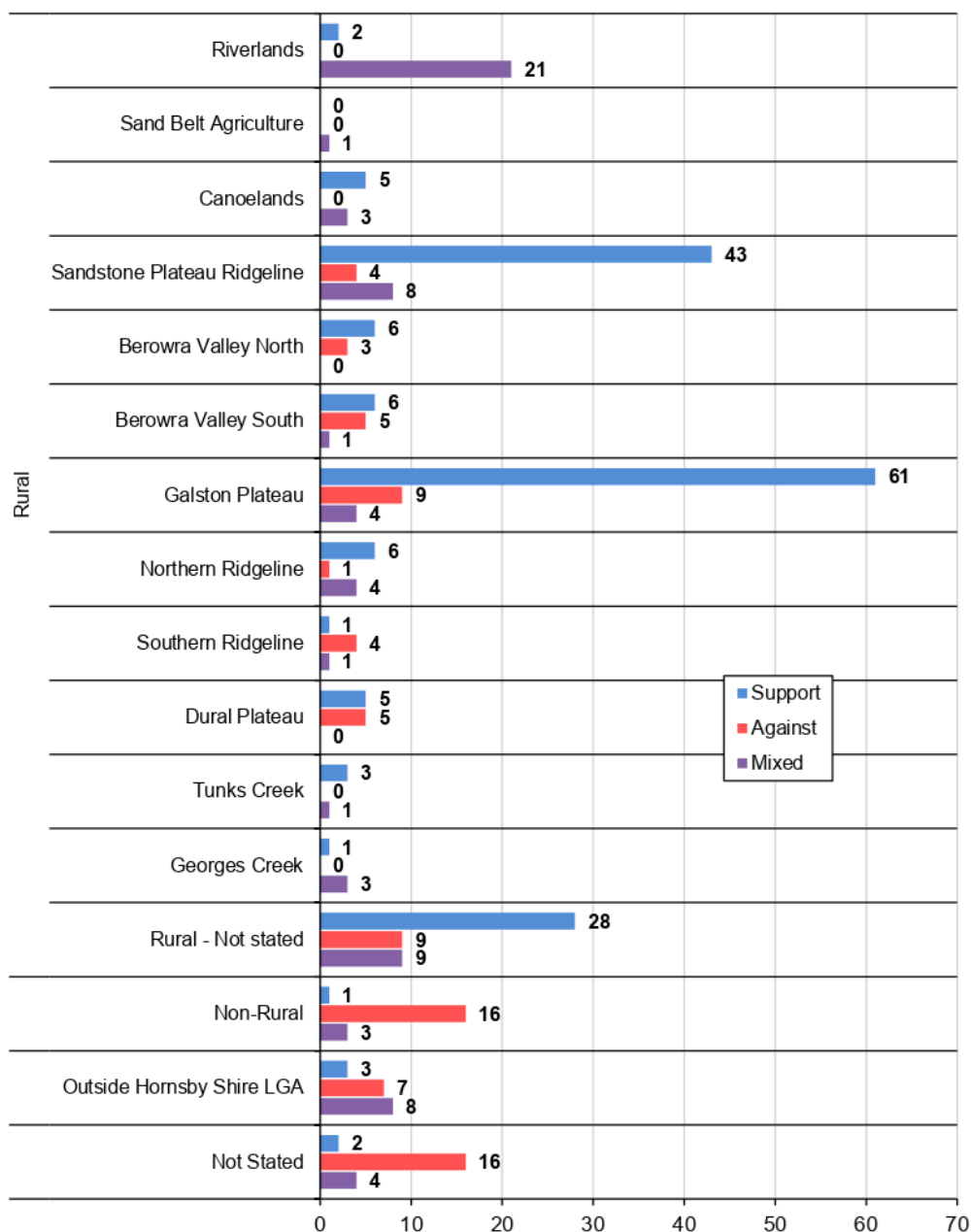


Figure 13 – Views based on Location

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

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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 Infrastructure and	<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.

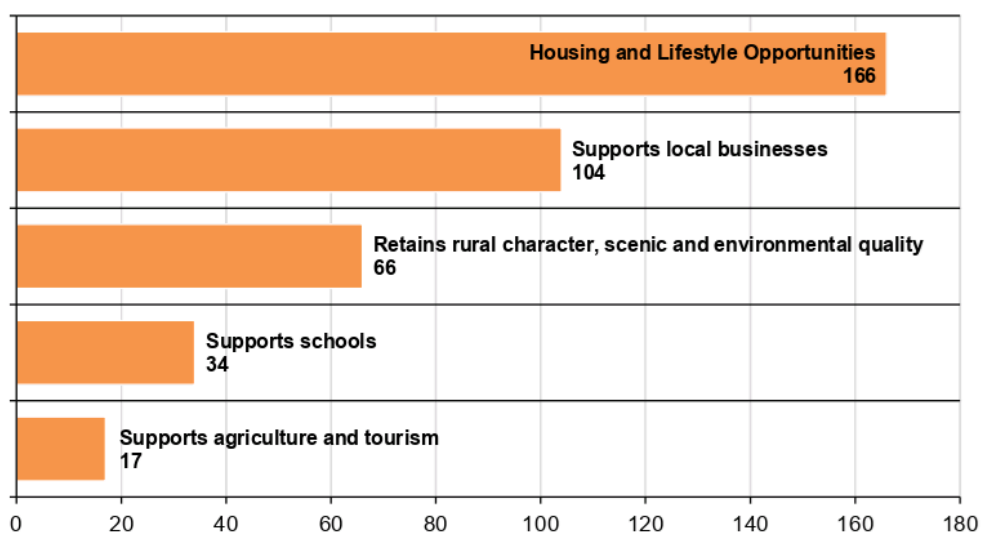


Figure 15 – Key Reasons for Support

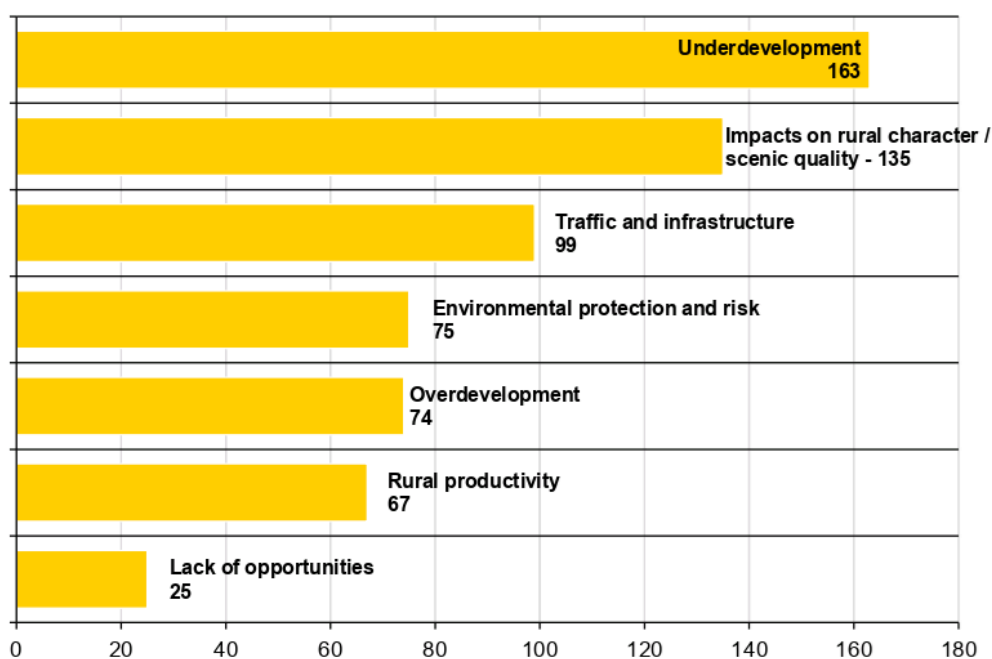


Figure 16 – Key Concerns

4. Views On Place-Based Recommendations

The Study includes placed 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.

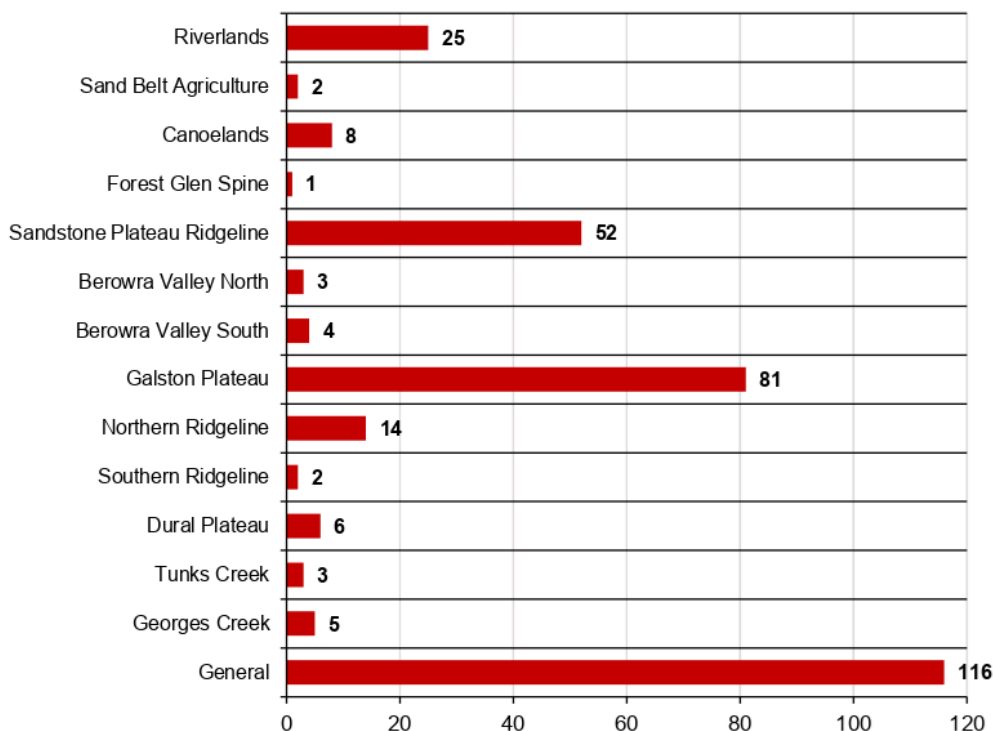
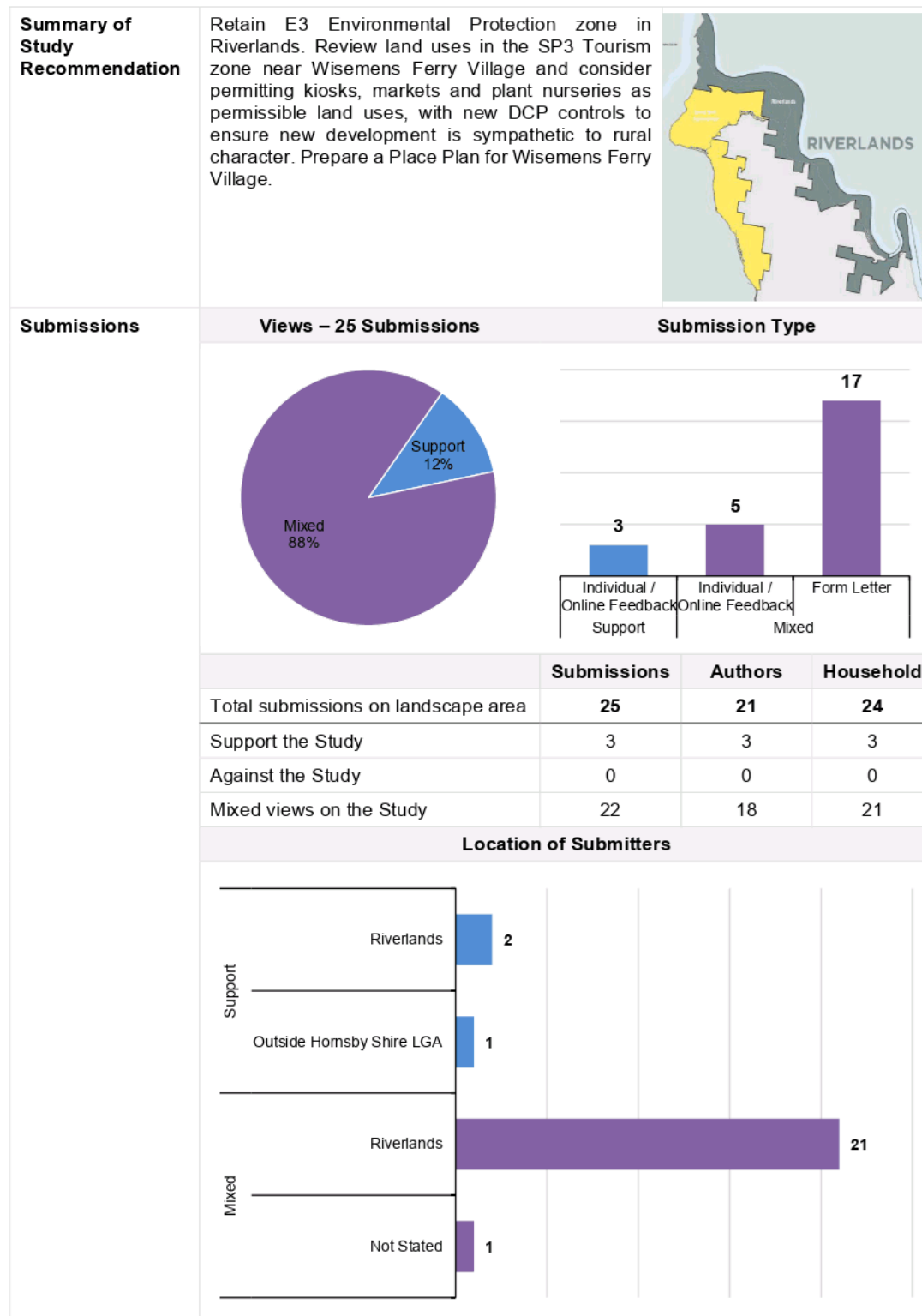


Figure 17 – Submissions that commented on each Landscape Area

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

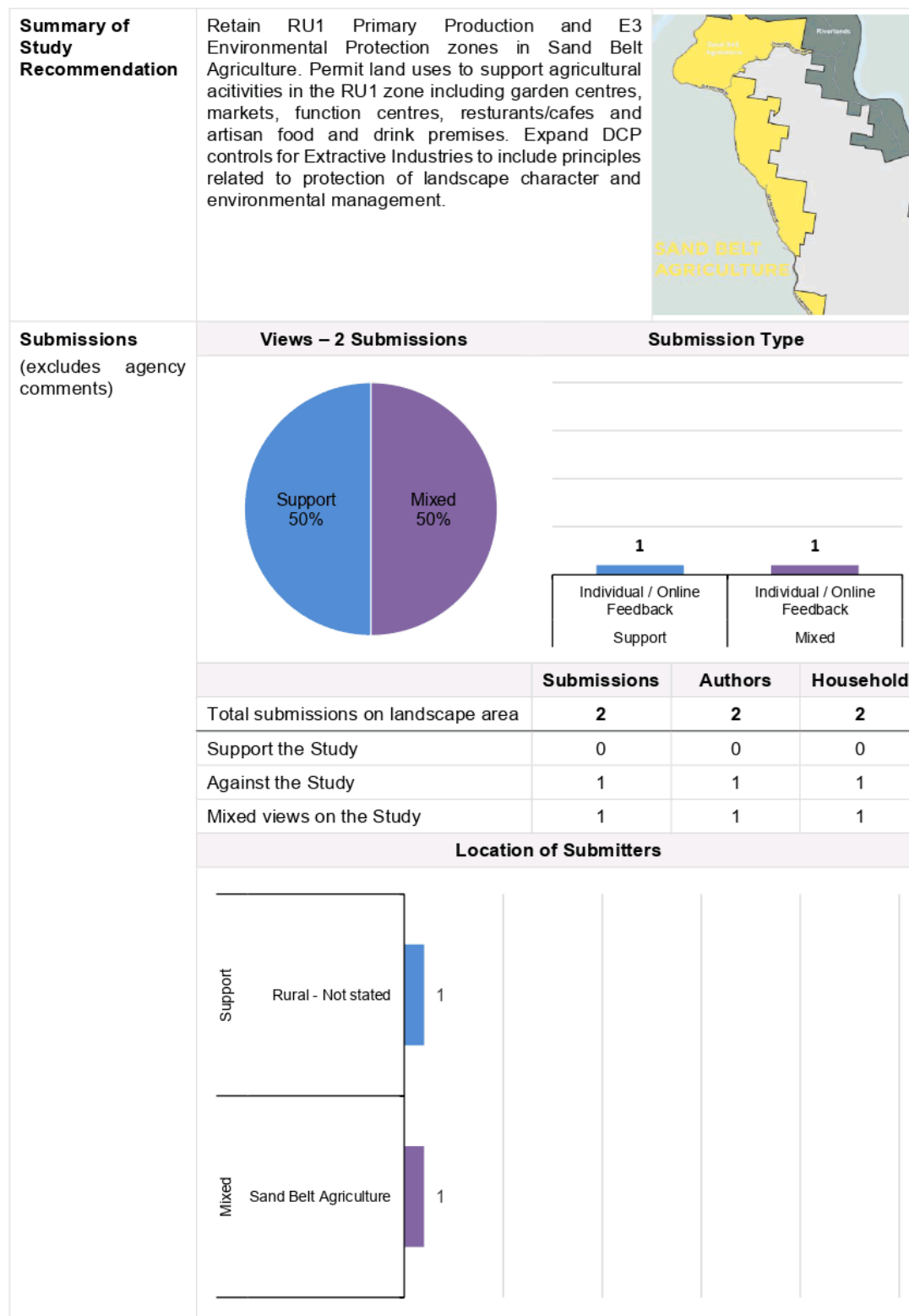


Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 23

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> <tr> <td>Lack of Opportunities:</td><td> <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>Other:</td><td> <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> <tr> <td>Retain rural character / scenic and environmental value:</td><td> <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>Supports tourism:</td><td> <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. 				

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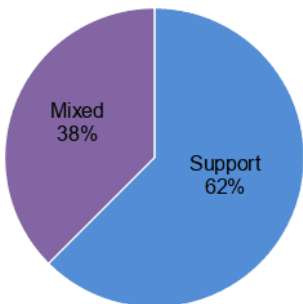
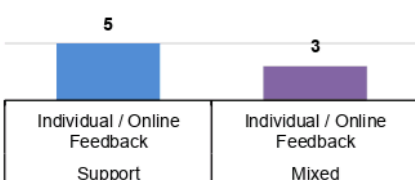
4.2. Sand Belt Agriculture



Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 25

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	<div>Environmental Protection and risk:</div> <div>Under development:</div> <div>Other:</div> <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. - Retention of the RU1 zone and 10ha minimum lot size is not appropriate and 2ha lot should be permitted to provide rural living opportunities. - Land capability for agriculture is low and the recommendation to protect land for agriculture in this area is misguided.
Reasons for support	<div>Retain environmental values:</div> <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


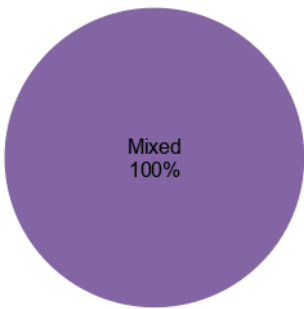
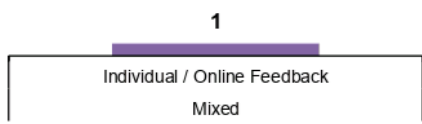
Summary of Study Recommendation	Retain RU1 Primary Production and E3 Environmental Protection zones in Canoelands. Permit land uses to support agricultural activities in the RU1 zone including garden centres, markets, function centres, restaurants/cafes and artisan food and drink premises.			
Submissions (excludes agency comments)	Views – 8 Submissions		Submission Type	
				
		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
Location of Submitters				
- All 8 submissions are from residents within Canoelands.				
Feedback about land uses	- 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 infrastrucutre is insufficient to cater for increased traffic from value adding land uses.			
Landscape areas and character statement	- No suggested changes to landscape area description or character statement.			
Concerns	Traffic and Infrastructure:	- 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.		
	Under development:	- Since agriculture is in decline retention of the minimum 10ha is not required and 2ha lots are more appropriate for rural lifestyle opportunities.		

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	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.

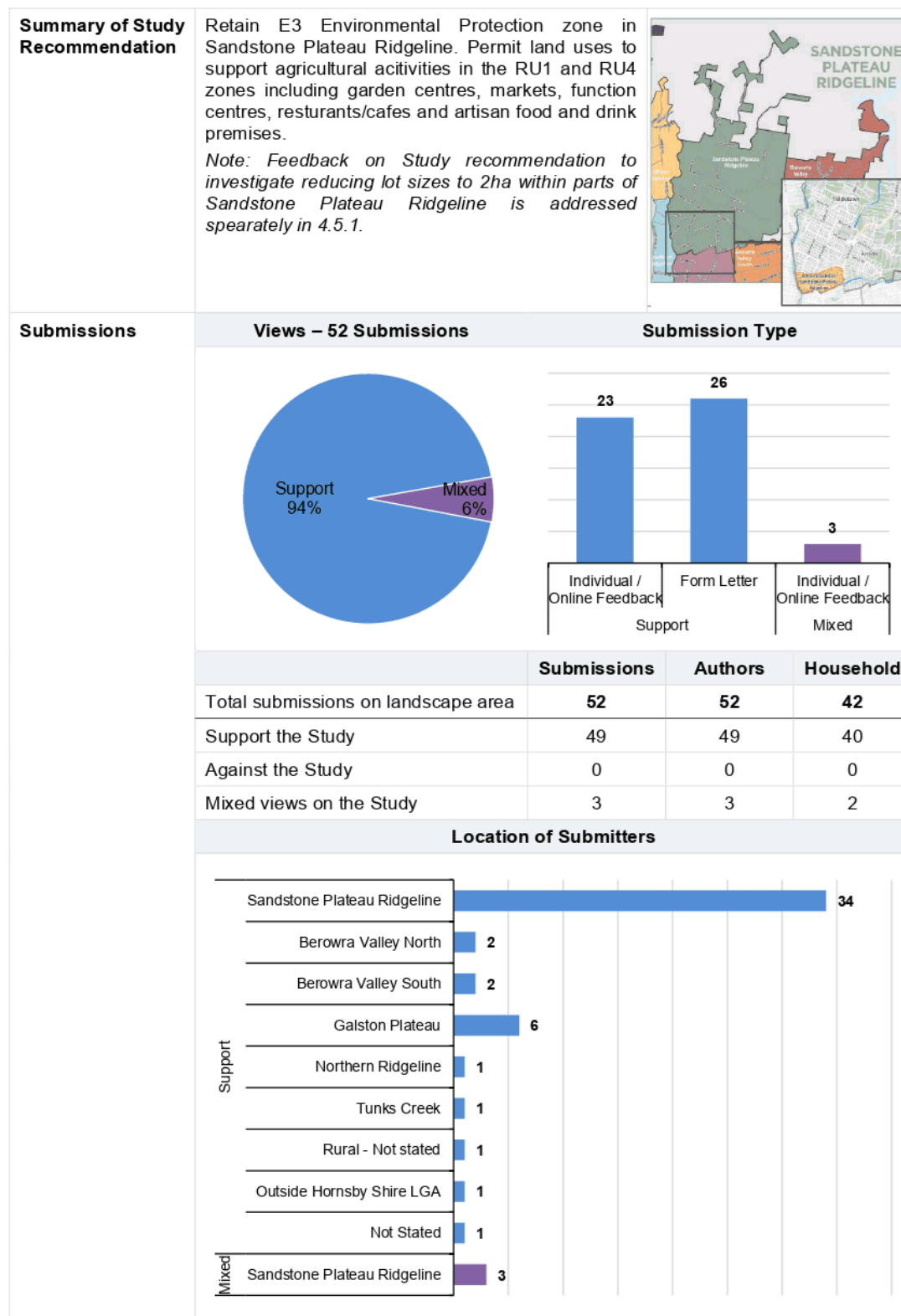
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4.4. Forest Glen Spine

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			
	- 1 submission received from a resident outside the rural area.			
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	- <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.			

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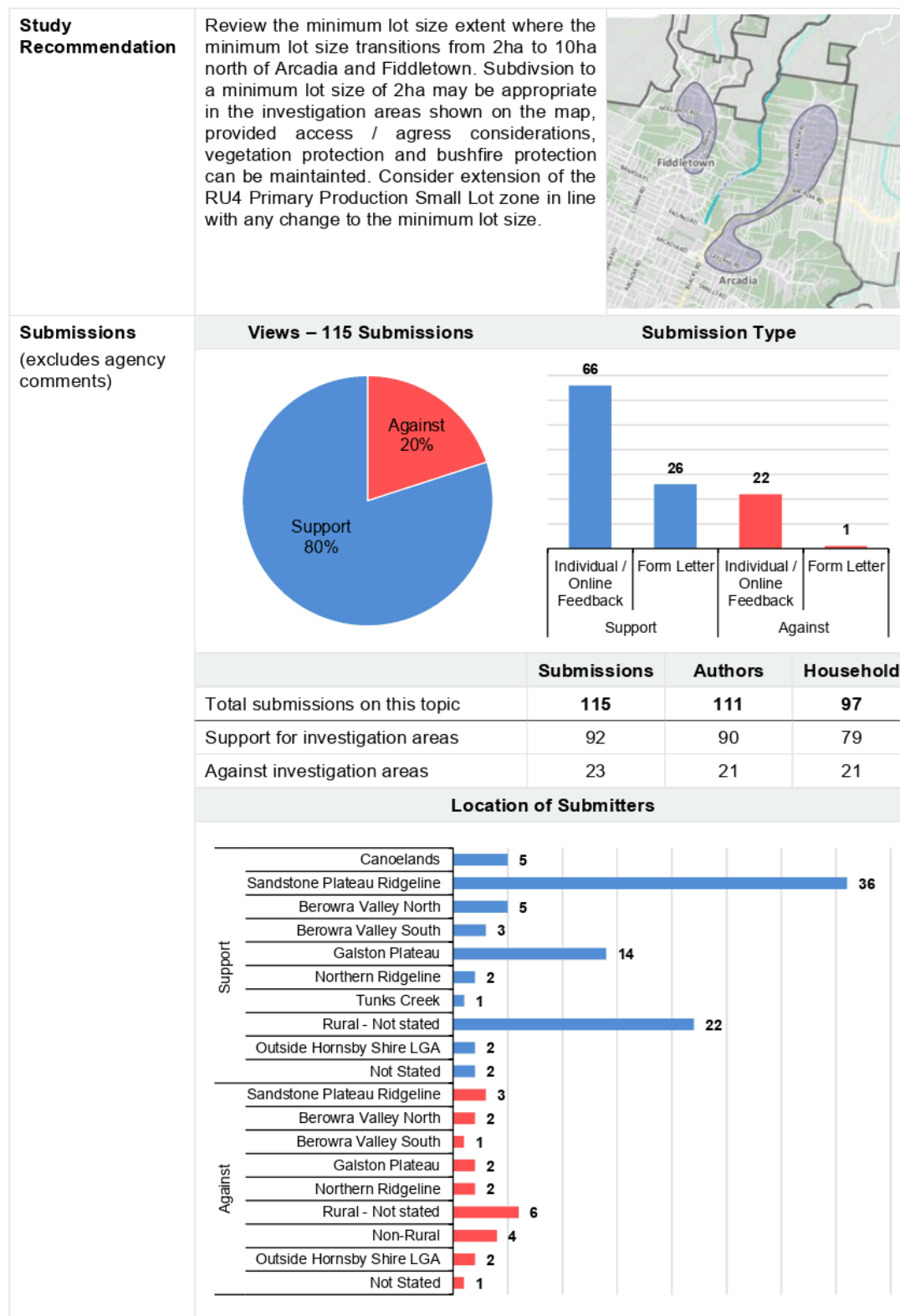
4.5. Sandstone Plateau Ridgeline



Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 30

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	<table border="1"> <tr> <td>Traffic and Infrastructure:</td><td> <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. </td></tr> <tr> <td>Under development:</td><td> <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. </td></tr> <tr> <td>Lack of opportunities:</td><td> <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. </td></tr> </table>	Traffic and Infrastructure:	<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. 	Under development:	<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. 	Lack of opportunities:	<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.
Traffic and Infrastructure:	<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. 						
Under development:	<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. 						
Lack of opportunities:	<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	<table border="1"> <tr> <td>Rural productivity:</td><td> <ul style="list-style-type: none"> - Protection of land for rural activities and agriculture is appropriate. </td></tr> </table>	Rural productivity:	<ul style="list-style-type: none"> - Protection of land for rural activities and agriculture is appropriate. 				
Rural productivity:	<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. 						

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

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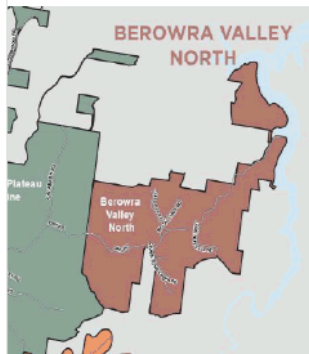
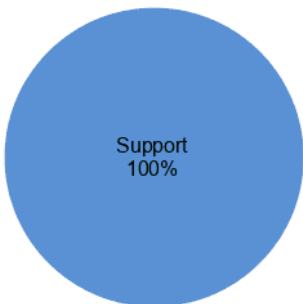
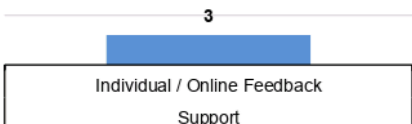
Concerns	Impacts to rural character:	<ul style="list-style-type: none"> - Increase in subdivision potential would result in additional development and vegetation clearing that would undermine the rural character and scenic amenity.
	Environmental protection and risk:	<ul style="list-style-type: none"> - 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:	<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 lead to impacts on scenic / rural character.
	Under development:	<ul style="list-style-type: none"> - 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:	<ul style="list-style-type: none"> - More 2ha lots will attract new residents and will support local businesses.
	Support schools:	<ul style="list-style-type: none"> - 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. 	

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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.
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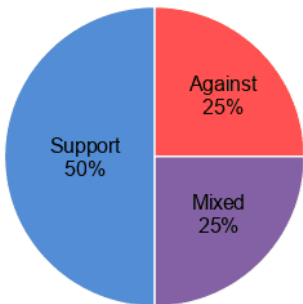
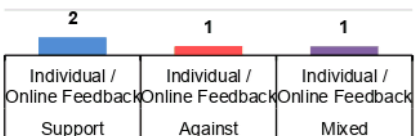
4.6. Berowra Valley North

Summary of Study Recommendation	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.				
Submissions (excludes agency comments)	Views – 3 Submissions		Submission Type		
					
			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
	Location of Submitters				
	- All 3 submissions from residents within Berowra Valley North.				
	Feedback about land uses	- Additional land uses in Berowra Valley north would increase tourism and traffic congestion.			
Landscape areas and character statement	- Character description overstates the presence of agricultural activities in the area.				
Concerns	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. 	

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4.7. Berowra Valley South

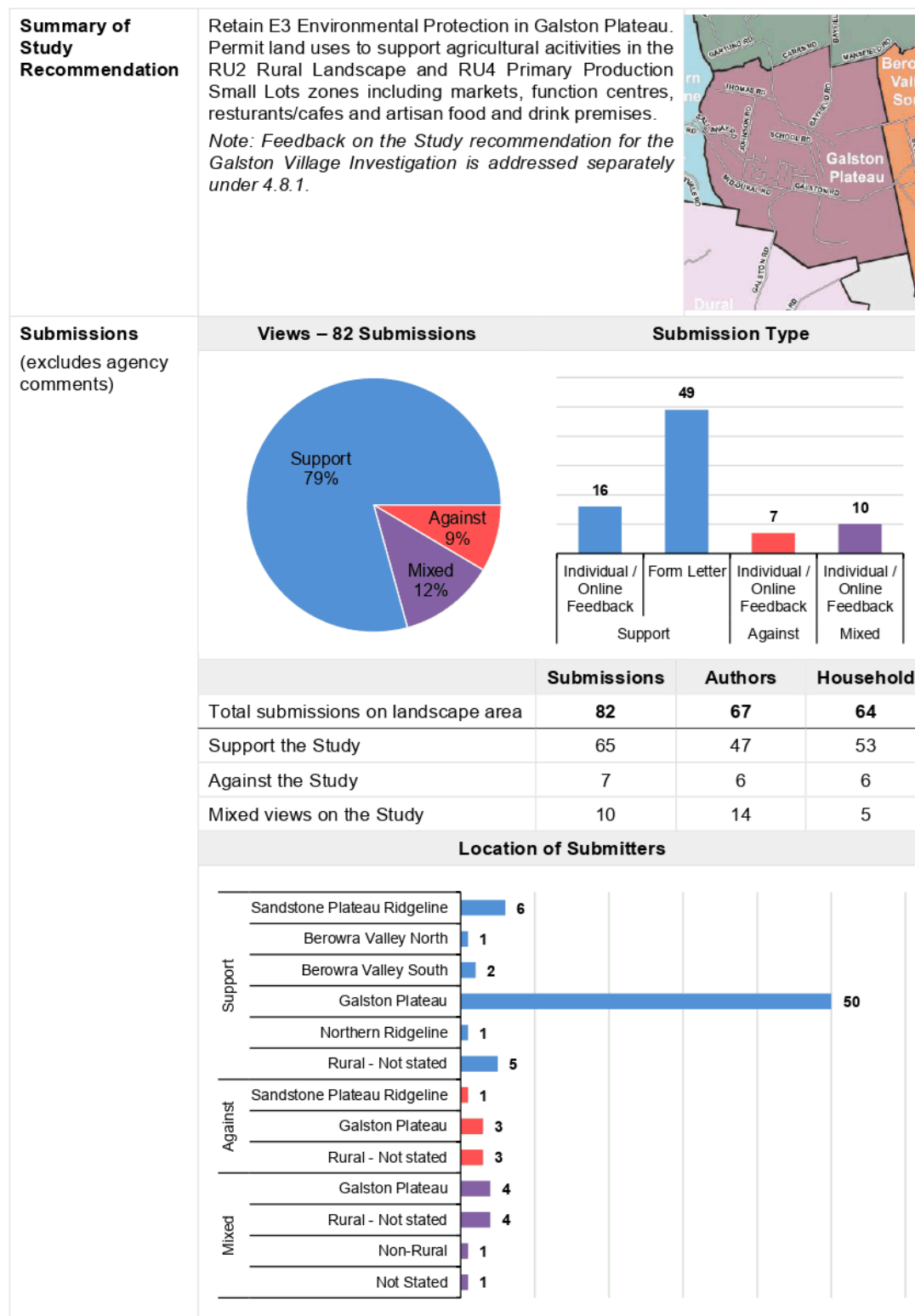
Summary of Study Recommendation	Retain RU4 Primary Prouction Small Lots and E3 Environmental Protection zone in Berowra Valley South. Permit land uses to support agricultural activities in the RU1 zone including garden centres, markets, function centres, resturants/cafes and artisan food and drink premises.			
Submissions (excludes agency comments)	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.				
Feedback about land uses	- No feedback about land uses in this landscape area.			
Landscape areas and character statement	- Landscape area character statement is appropriate as it recognises areas of Berowra Valley South that are positive and need to be retained.			
Concerns	Under development:	- Area should be considered for reduced allotment sizes. - Concern the Study does not apply opportunities for subdivision equally across all landscape areas.		
	Environmental protection and risk:	- Greater protections needed for bushland on rural zoned land, particularly near Still Creek. - Concerns that Study only recommendeds E3 zoned land and productive agricultural to be protected from fragmentation and that areas containing core busland should be included.		
	Traffic and Infrastructure constraints:	- Inadequate infrastructure in place to support additional population.		

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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. 	

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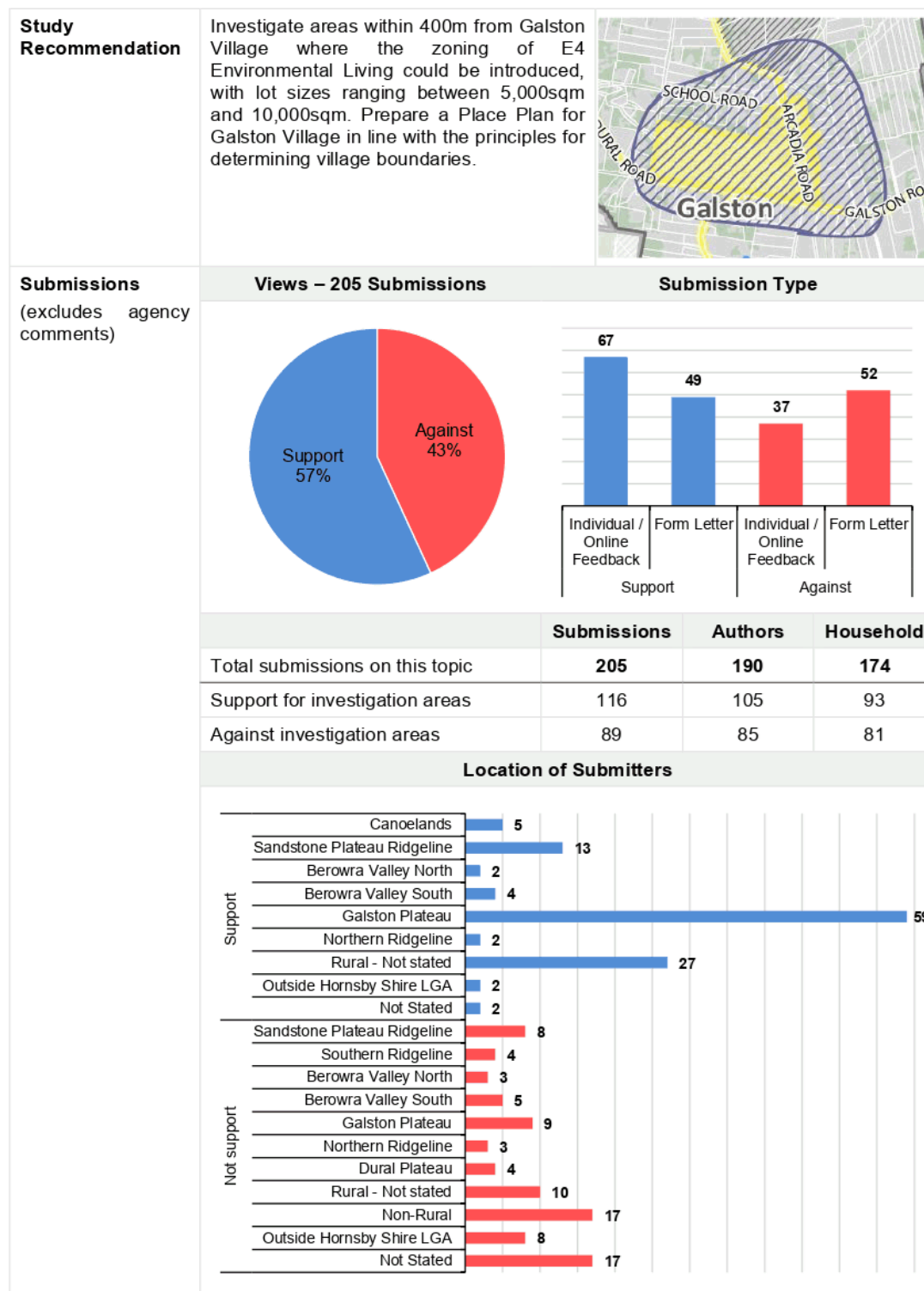
4.8. Galston Plateau



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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 Galston 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.

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4.8.1. Galston Village Investigation Area

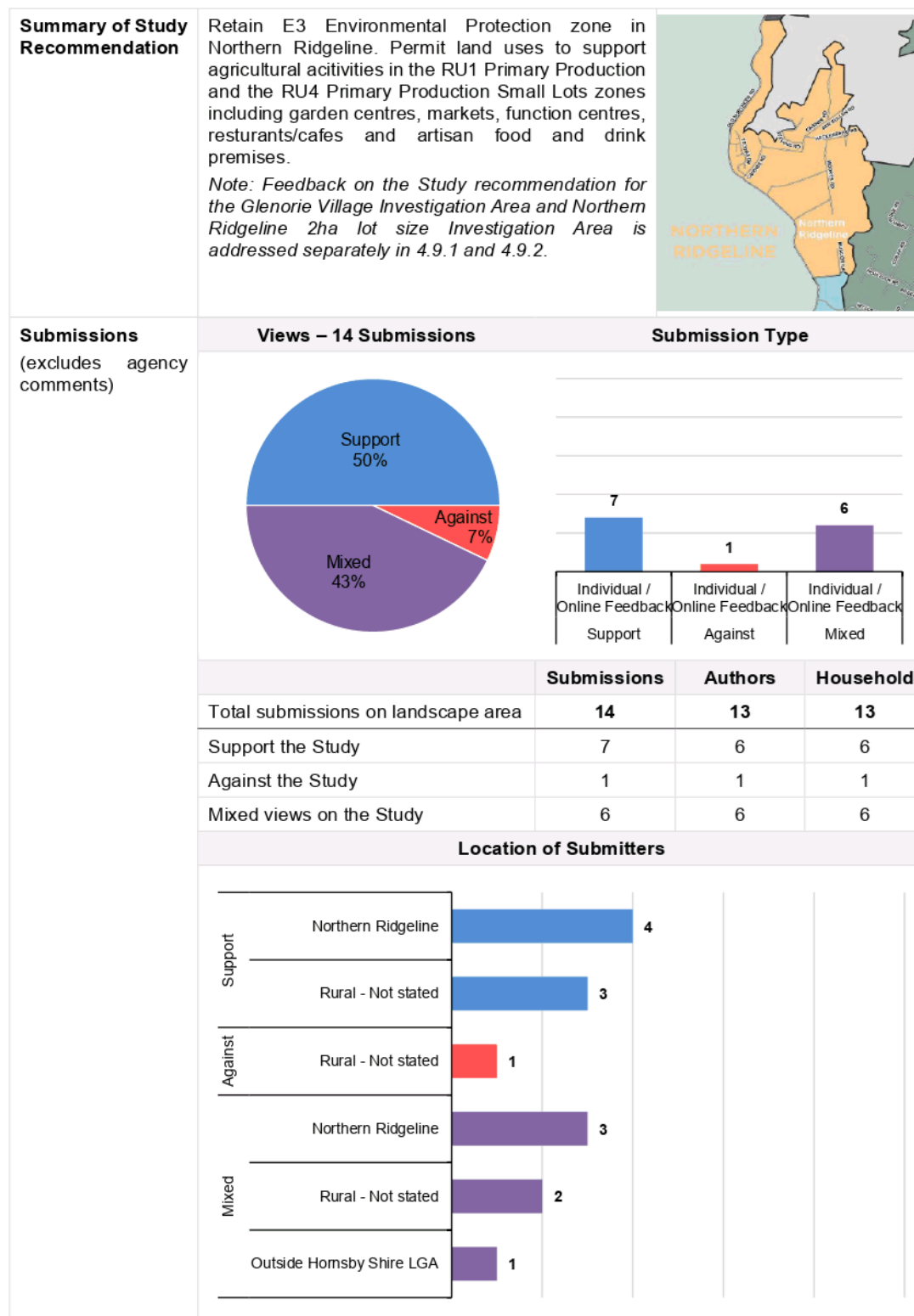
Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 41

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 Galston 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:	<ul style="list-style-type: none"> - Increased opportunities for rural lifestyle lots are appropriate as agriculture is no longer viable. - Reducing lot sizes will reduce the excessive land maintenance and 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. - Housing opportunities are appropriate as farming is no longer economically viable or sustainable in the investigation area.
	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.

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	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 in submissions	<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 Galston village. • a 1km radius from Galston Village. • a 700m radius of Galston village 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 Galston Road, Belbowie Close and Pine Valley Road to be included in the investigation areas. - 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 Sallaway 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. 	

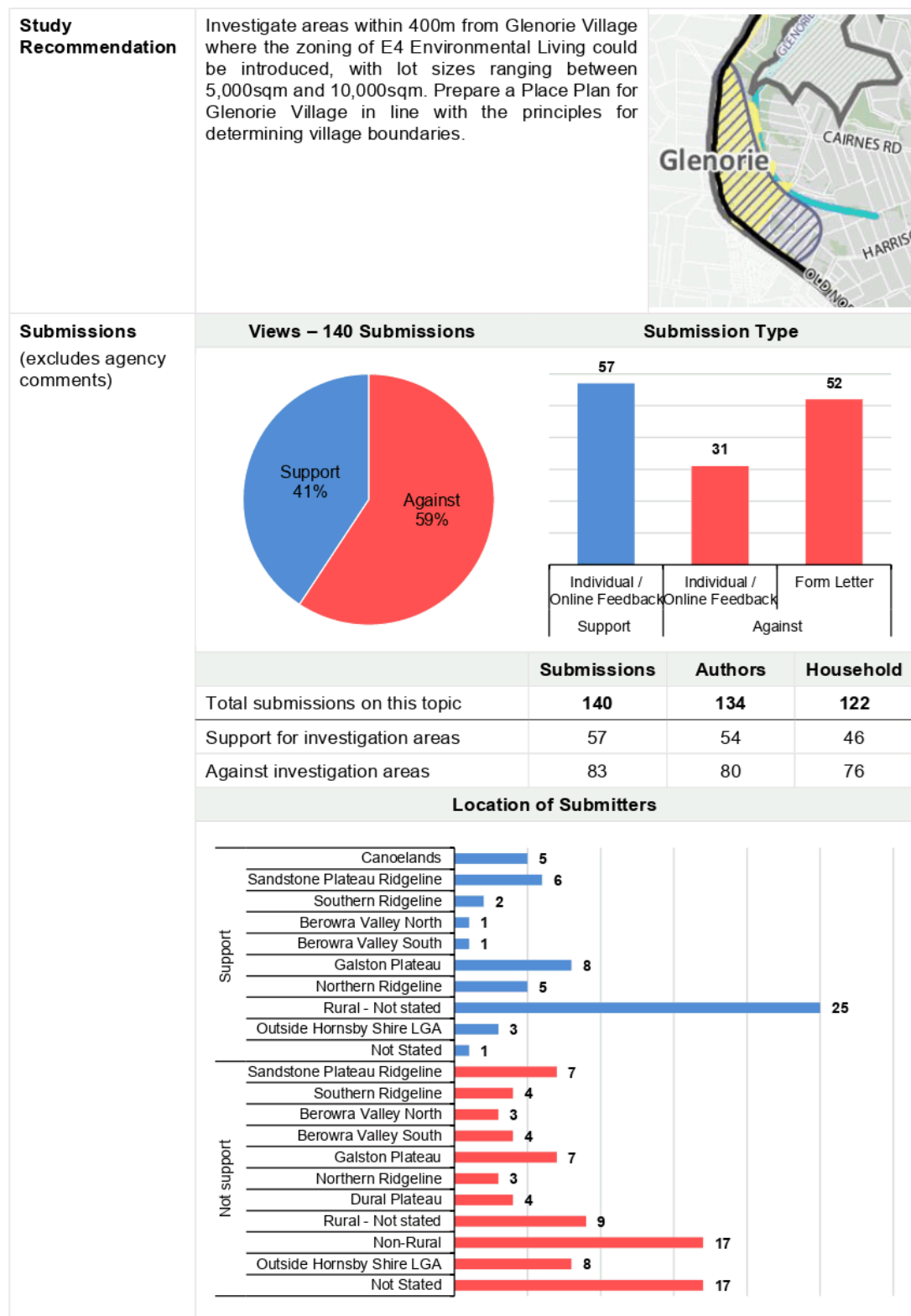
4.9. Northern Ridgeline



Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 44

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 Wylds 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 submissions in	- Request to amend Northern Ridgeleine landscape area boundary from Muscios Lane to Wylds 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.

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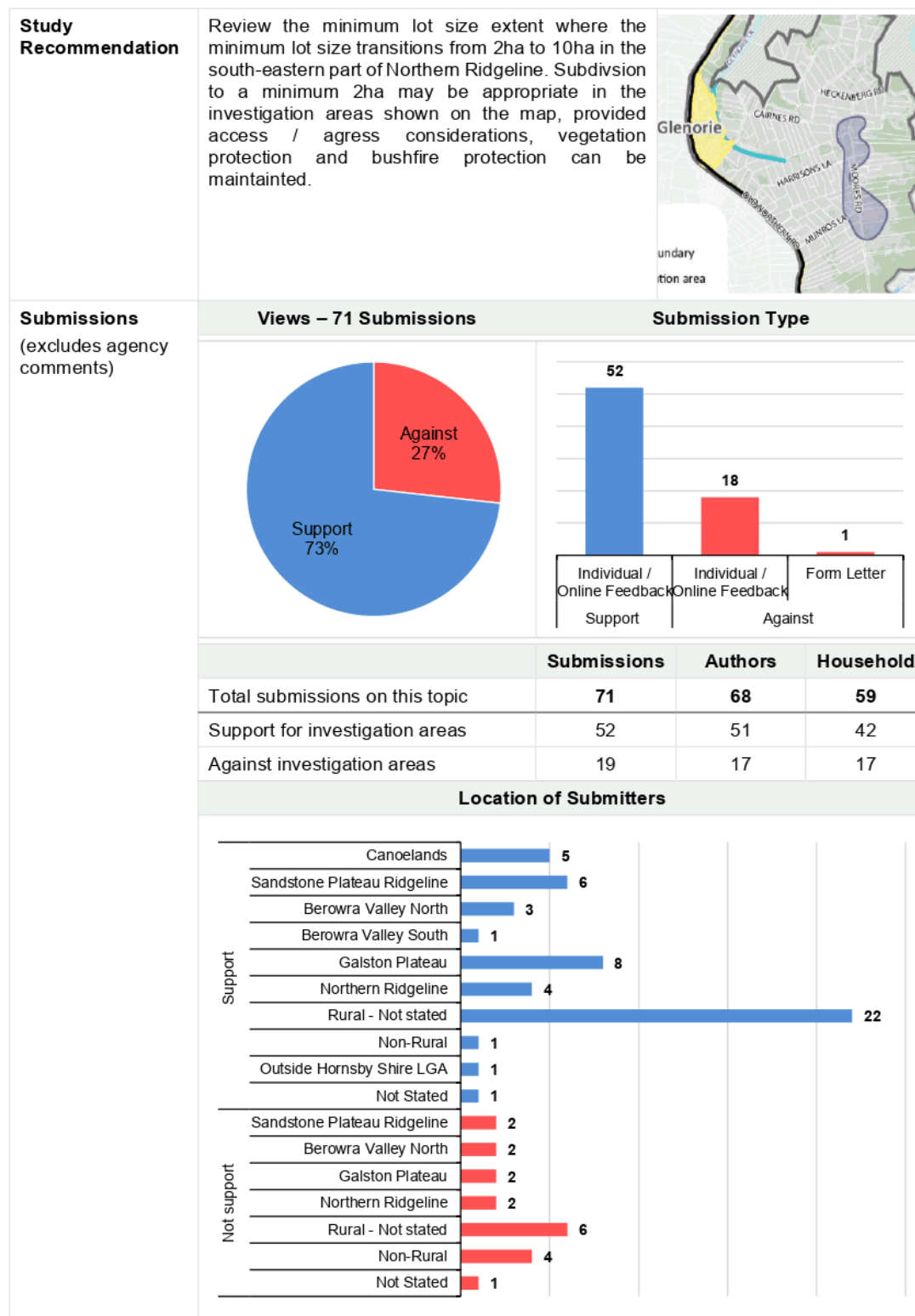
4.9.1. Glenorie Village Investigation Area

Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 46

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.

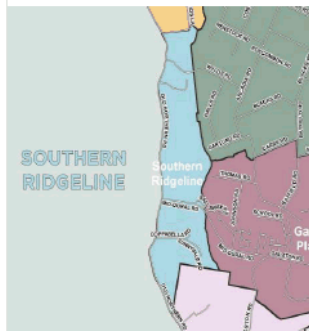
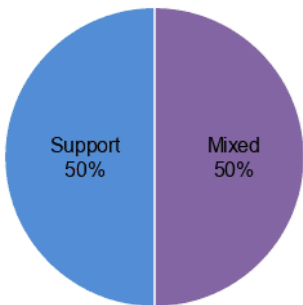
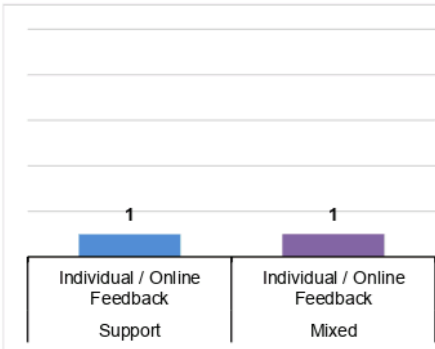
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4.9.2. Northern Ridgeline – 2ha Lot size Investigation Area

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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

Summary of Study Recommendation	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.				
Submissions	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				
	Feedback about land uses	- No feedback provided on proposed land uses.			
Landscape areas and character statement	- Suggestion for the northern landscape area boundary be changed to Wylds Road and for areas north of Wylds Road be included in the Glenorie village investigation area in Northern Ridgeline.				
Concerns	Under development:	- 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.			
Reasons for support	Housing and lifestyle opportunities:	- Village investigation areas will increase housing opportunities for young families and allow people to age in place.			
	Retain rural character, environment and scenic qualities:	- Smaller lots can be permitted without undermining rural character.			

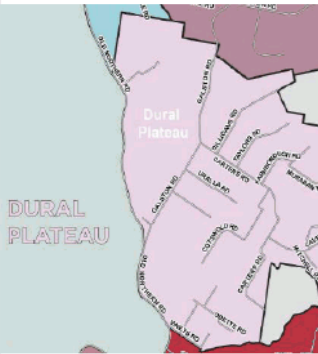
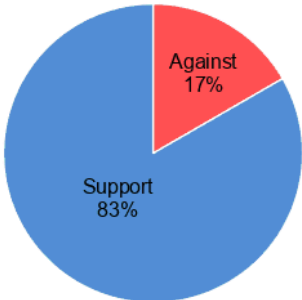
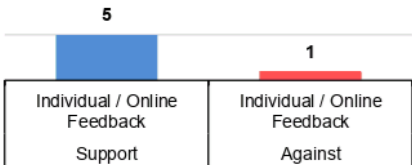
Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 51

**Suggested
changes in
submissions**

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

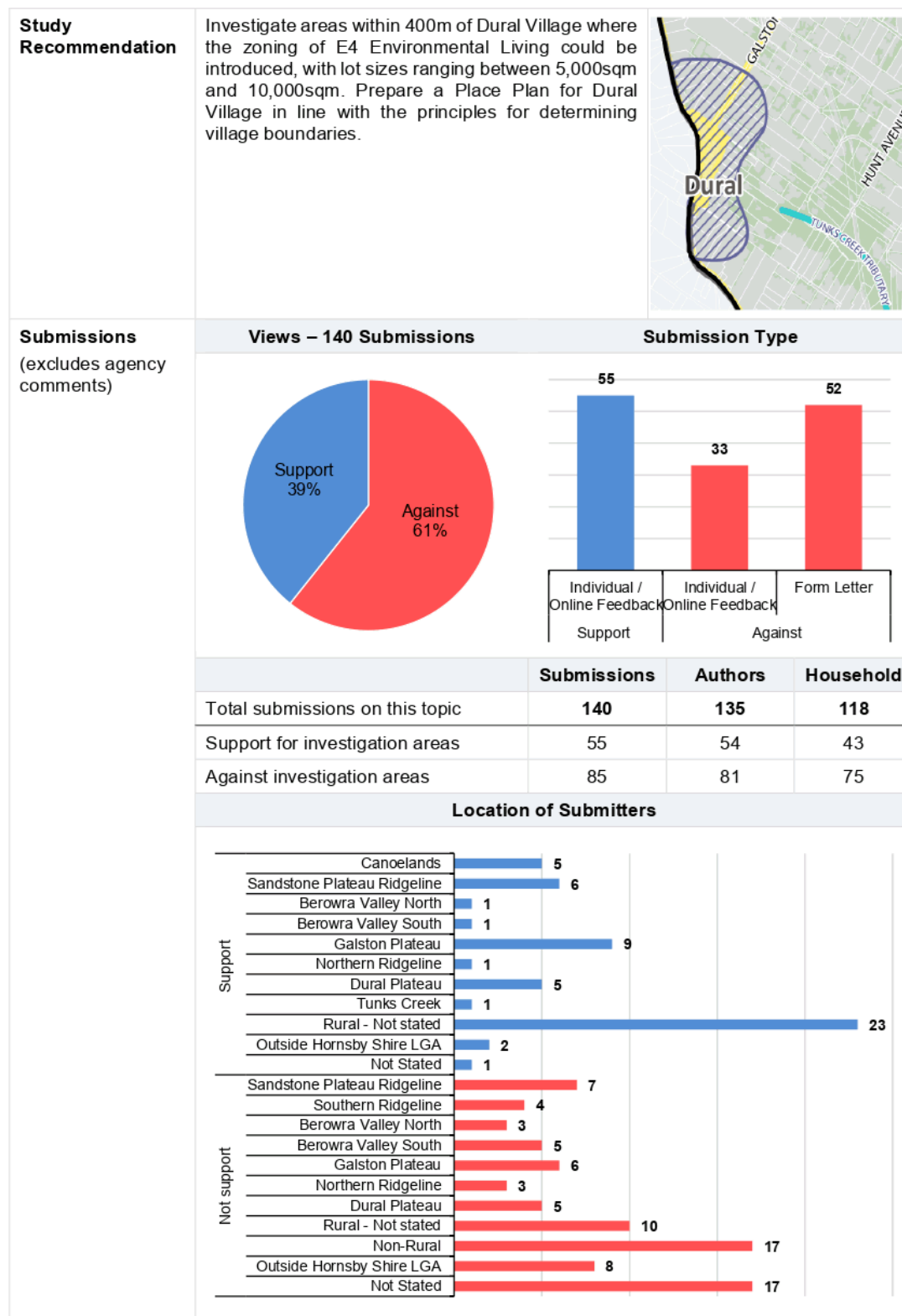
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4.11. Dural Plateau

Summary of Study Recommendation	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. <i>Note: Feedback on the Study recommendation for the Dural Village Investigation Area is addressed separately in 4.11.1.</i>			
Submissions	Views – 6 Submissions		Submission Type	
				
		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
Location of Submitters				
- All 6 submissions are from residents within Dural Plateau.				
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.			
Concerns	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:	- 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>	

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4.11.1. Dural Village Investigation Area

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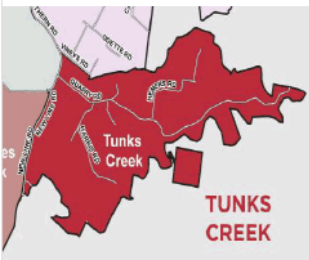
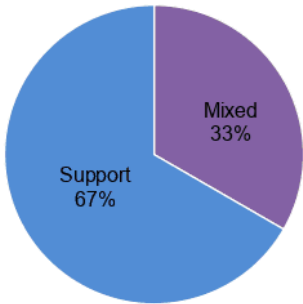
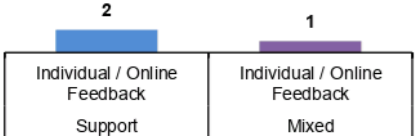
Concerns	Impacts on rural character / scenic quality	<ul style="list-style-type: none"> - Increase in subdivision potential would result in additional development and vegetation clearing that would undermine the rural character and scenic amenity. - Inappropriate development including large houses, sheds, 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. 	

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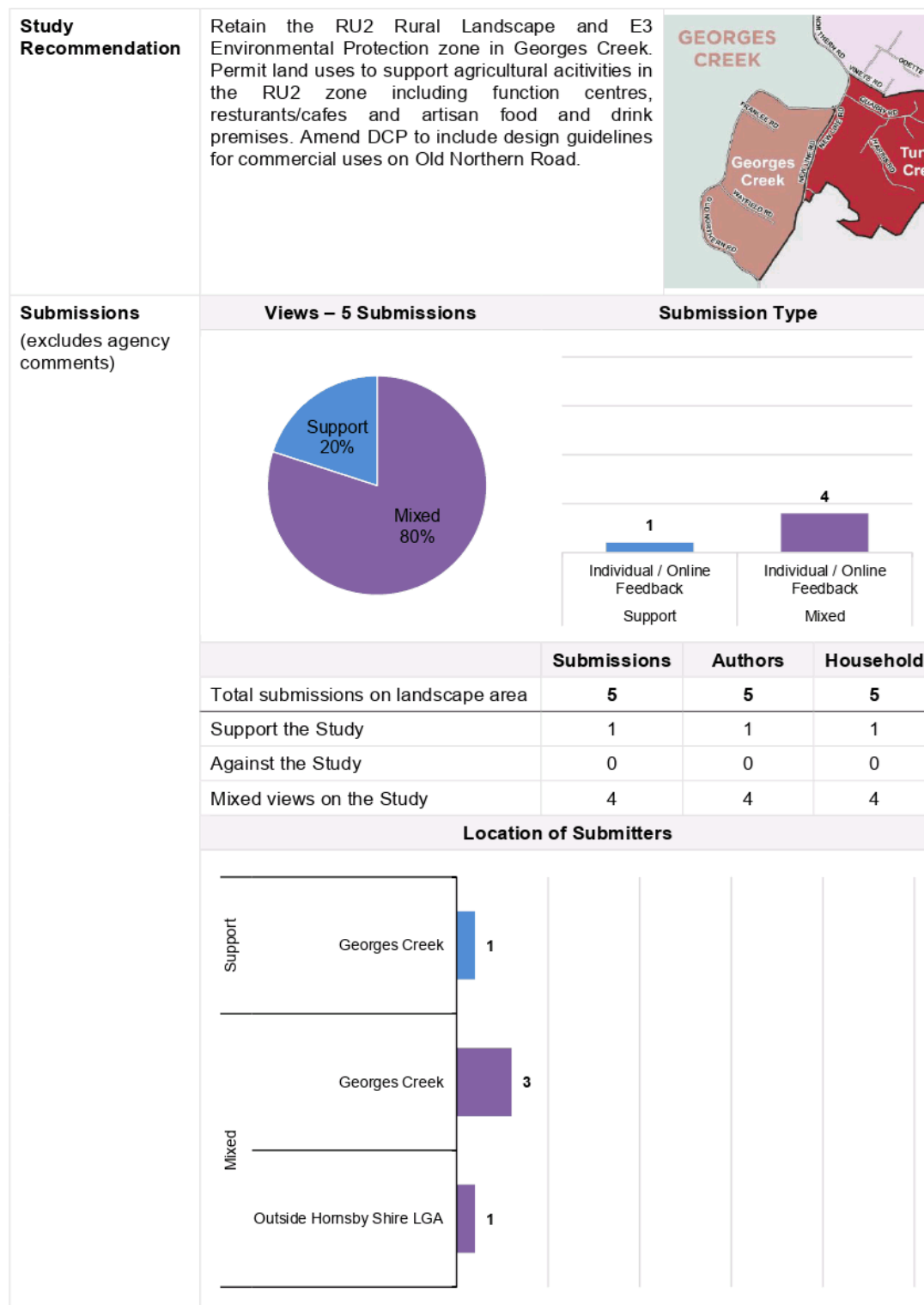
	<ul style="list-style-type: none"> • All of Dural Plateau. <ul style="list-style-type: none"> - Request to permit smaller lots within the investigation area, with suggestions for lot sizes of: <ul style="list-style-type: none"> • 1000 - 2000m² • 4000m² - 8000m² - Requests to include specific properties 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.

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4.12. Tunks Creek

Summary of Study Recommendation	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.																								
Submissions (excludes agency comments)	Views – 3 Submissions		Submission Type																						
																									
			<table><tr><th></th><th>Submissions</th><th>Authors</th><th>Household</th></tr><tr><td>Total submissions on landscape area</td><td>3</td><td>3</td><td>2</td></tr><tr><td>Support the Study</td><td>2</td><td>2</td><td>1</td></tr><tr><td>Against the Study</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Mixed views on the Study</td><td>1</td><td>1</td><td>1</td></tr></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																						
		Location of Submitters																							
		- All 3 submissions are from residents within Tunks Creek.																							
Feedback about land uses	- Additional land uses are appropriate to provide more flexibility and support for agricultural activities.																								
Landscape areas and character statement	- No feedback provided on landscape area boundary or character statement.																								
Concerns	Underdevelopment: - 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.																								
Reasons for support	Support agriculture and tourism: - Recommendations for additional land uses and changes to controls for roadside stalls will provide more flexibility to support for agricultural activities and tourism.																								
Suggested changes in submissions	- 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.																								
Agency comments	- <i>NSW Rural Fire Service</i> - Function centres not appropriate in Tunks Creek landscape area due to bushfire risk.																								

4.13. Georges Creek



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	<table border="0"> <tr> <td>Under development:</td><td> <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. </td></tr> <tr> <td>Lack of opportunities:</td><td> <ul style="list-style-type: none"> - Additional business related land uses should be provided in the Georges Creek landscape area. </td></tr> <tr> <td>Traffic and road infrastructure:</td><td> <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. </td></tr> </table>	Under development:	<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. 	Lack of opportunities:	<ul style="list-style-type: none"> - Additional business related land uses should be provided in the Georges Creek landscape area. 	Traffic and road infrastructure:	<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.
Under development:	<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. 						
Lack of opportunities:	<ul style="list-style-type: none"> - Additional business related land uses should be provided in the Georges Creek landscape area. 						
Traffic and road infrastructure:	<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	<table border="0"> <tr> <td>Maintains rural character:</td><td> <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. </td></tr> </table>	Maintains rural character:	<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. 				
Maintains rural character:	<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. 						

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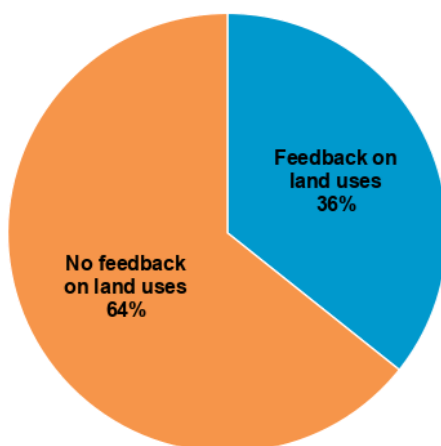
5. Views on Land Uses

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.

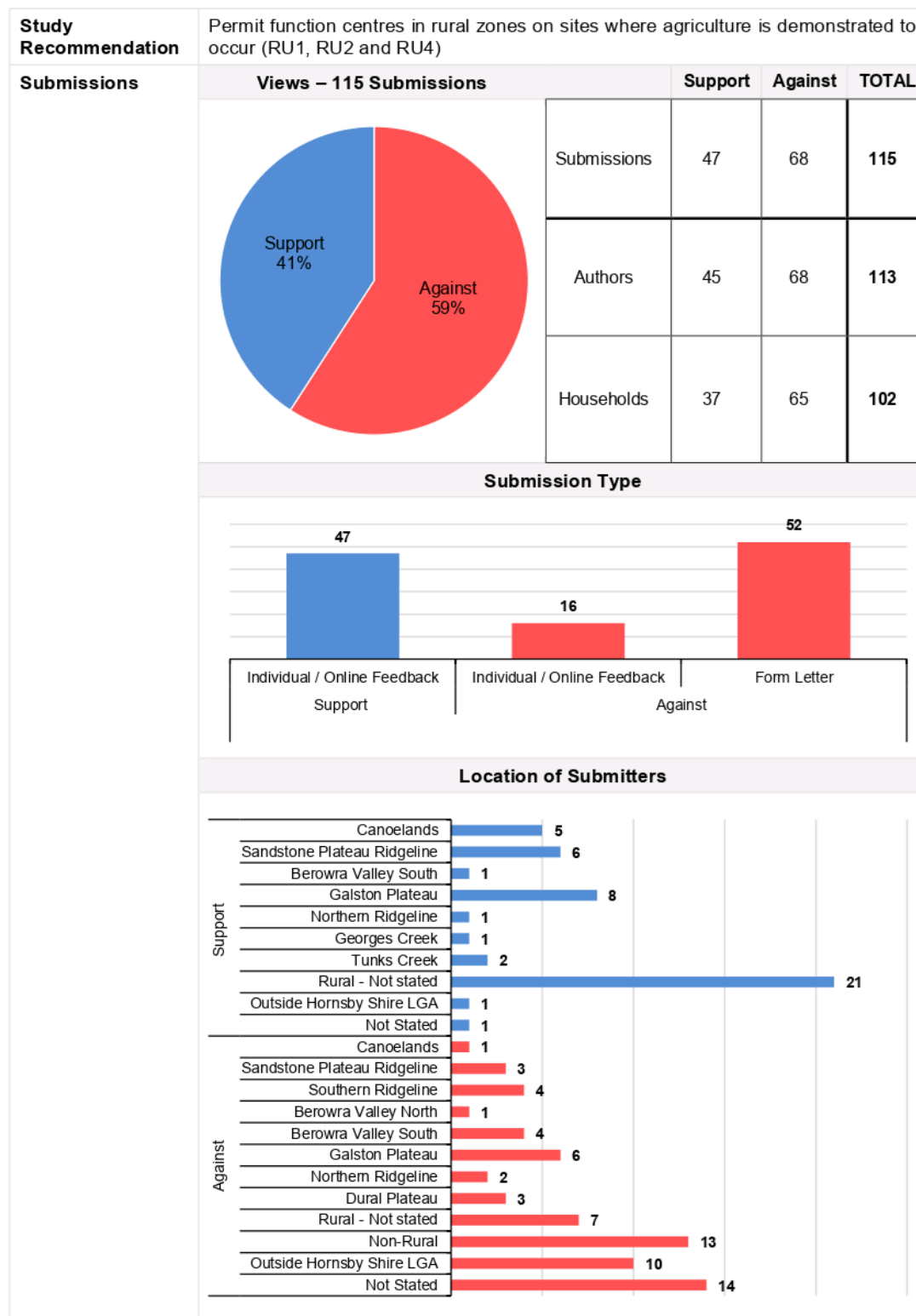


	Submissions	Authors	Households
Total submissions	323	296	273
Submissions that provided feedback on land uses	115	112	102
Submissions that did not provide feedback on land uses	208	184	171

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.

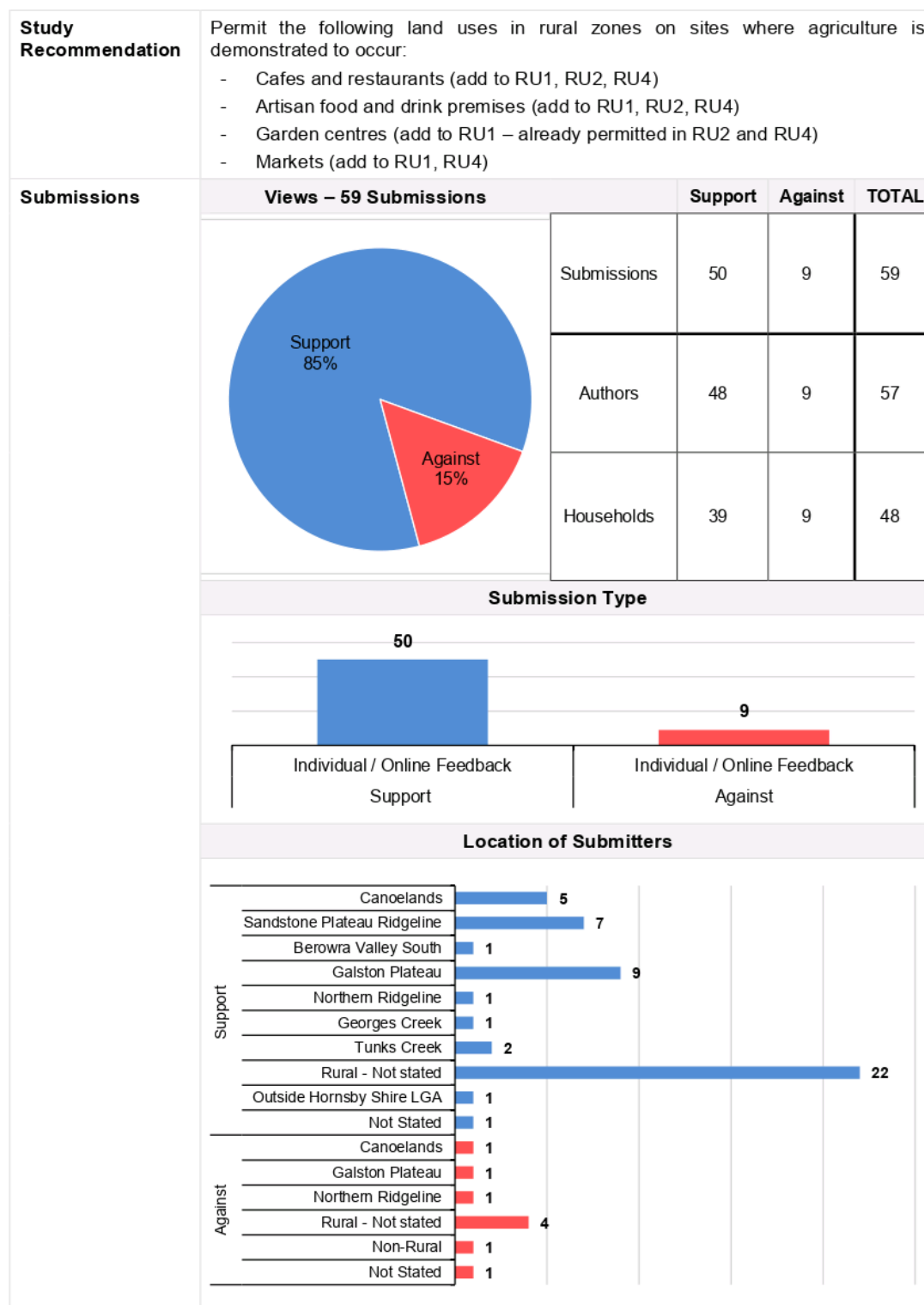
5.1. Land Uses in Rural Zones – Function Centres



Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 62

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	<ul style="list-style-type: none"> - <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. 	

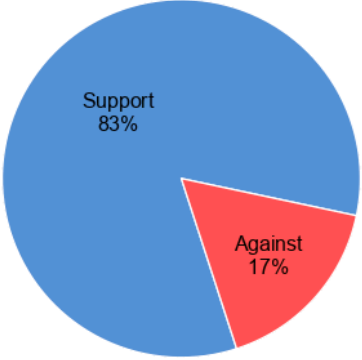
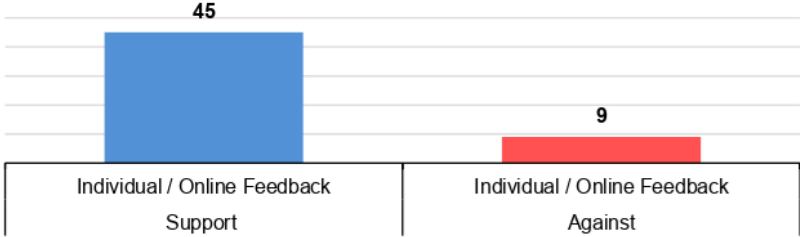
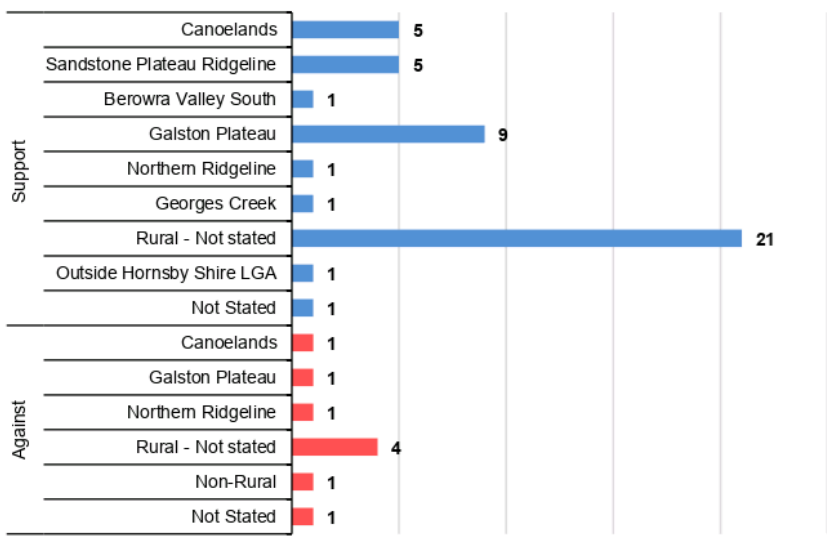
5.2. Land Uses in Rural Zones – Cafes and Restaurants, Artisan Food and Drink Premises, Markets and Garden Centres



Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 64

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				
				
Location of Submitters				
				
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.			

Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 66

	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.	

ATTACHMENT 1 - ITEM 8

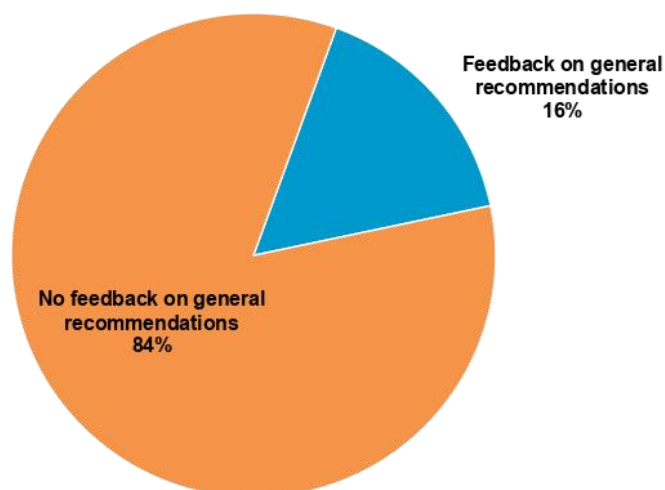
6. Views on General Recommendations

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.

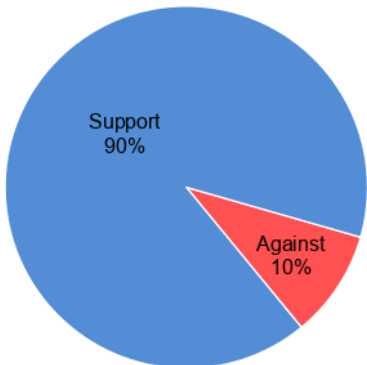
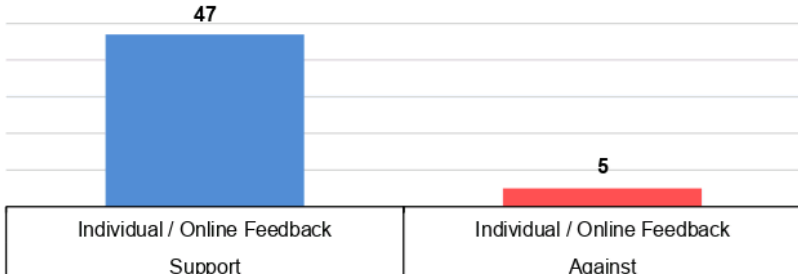
This section provides a summary of the feedback received on the general recommendations for secondary dwellings, roadside stalls, access handles and clause 5.16 land use conflicts. There was no specific feedback on recommendations to revise zone objectives or amend wording to clarify intent of existing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

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



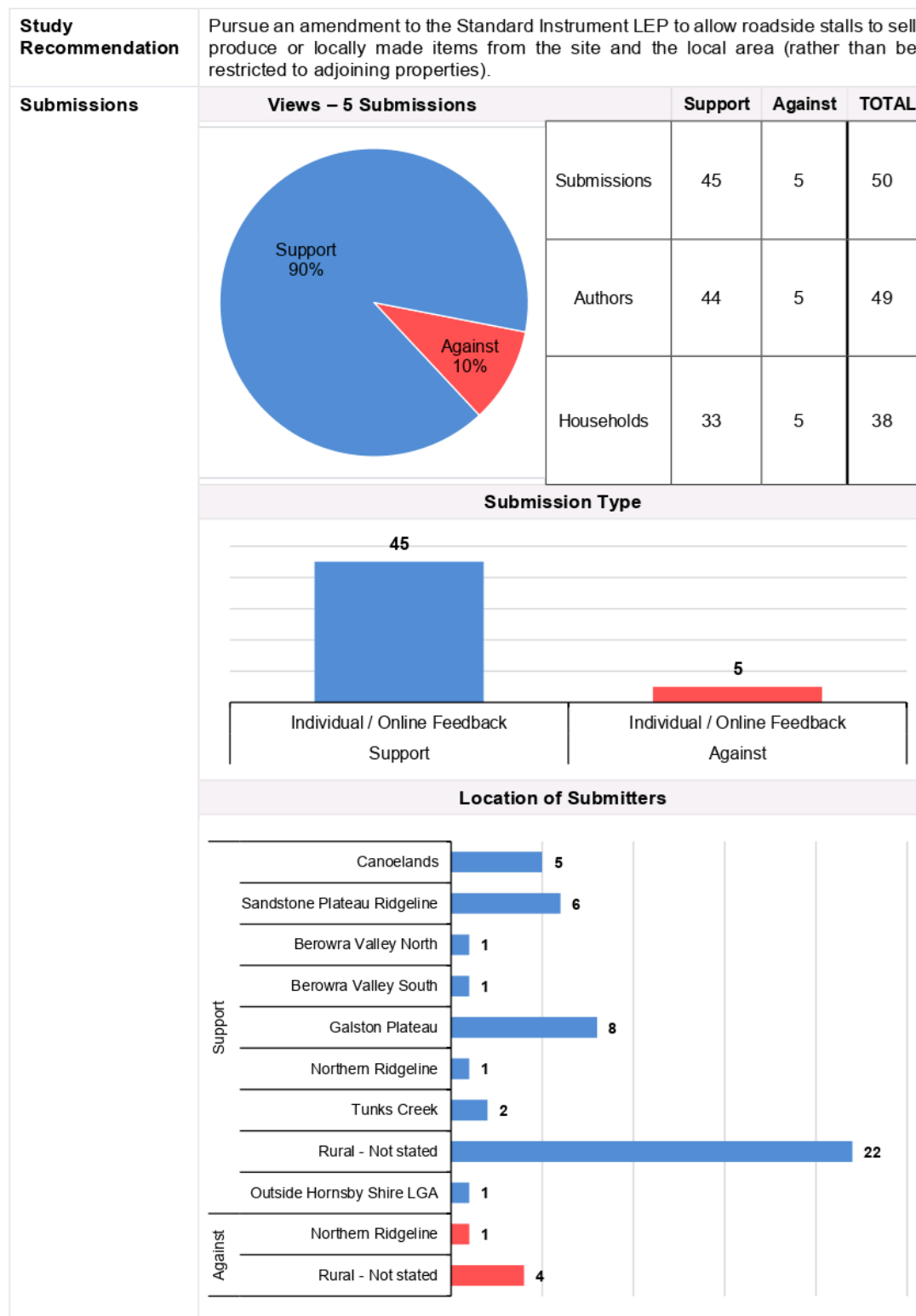
	Submissions	Authors	Households
Total submissions	323	293	260
Submissions that provided feedback on general recommendations	52	47	40
Submissions that did not provide feedback on general recommendations	271	246	220

6.1. Secondary Dwellings

Study Recommendation	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. <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>					
Submissions	Views – 52 Submissions		Support	Against	TOTAL	
			Submissions	47	5	52
			Authors	42	5	47
			Households	35	5	40
	Submission Type					
						

	Location of Submitters	
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
	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

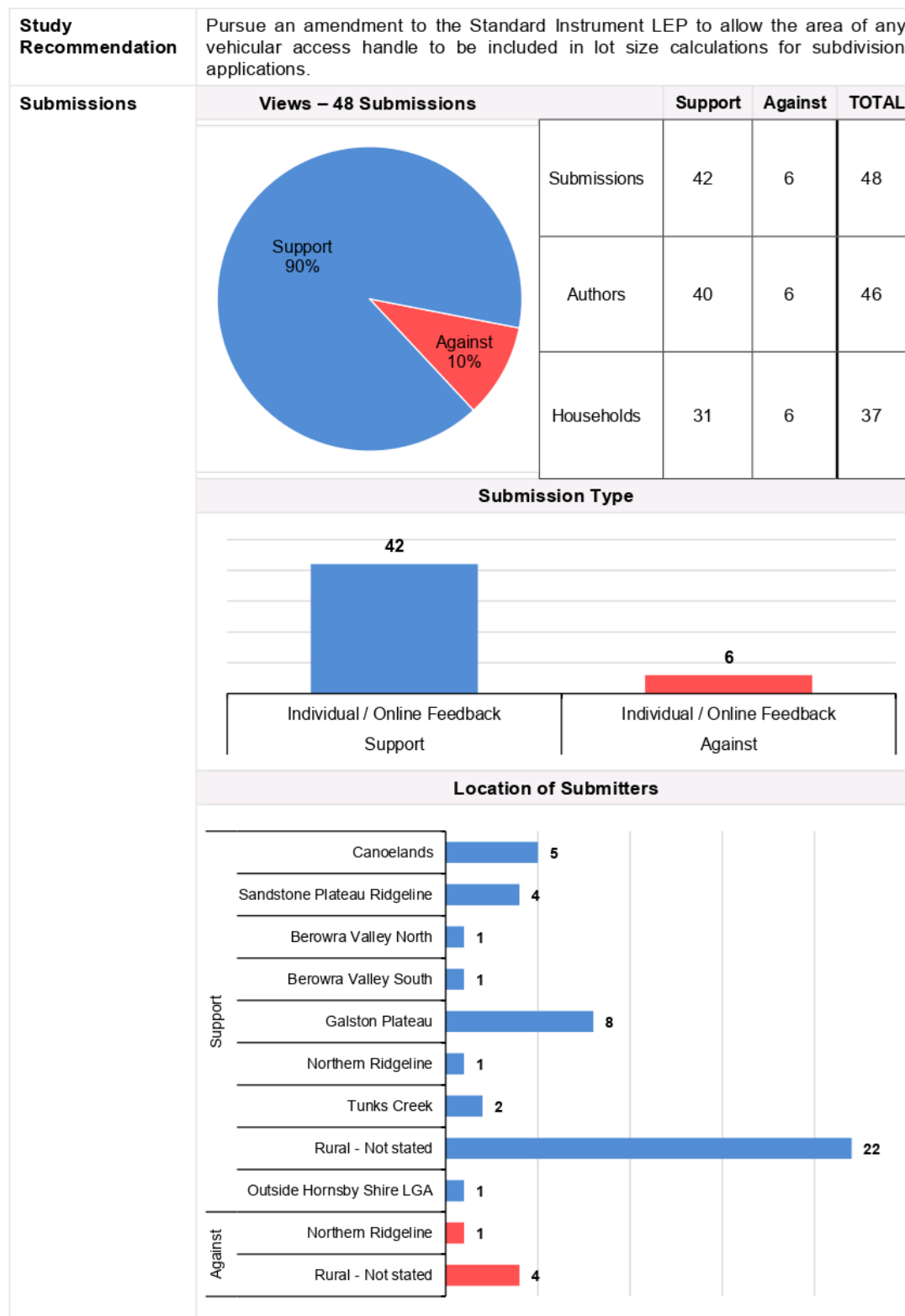


Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 71

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.

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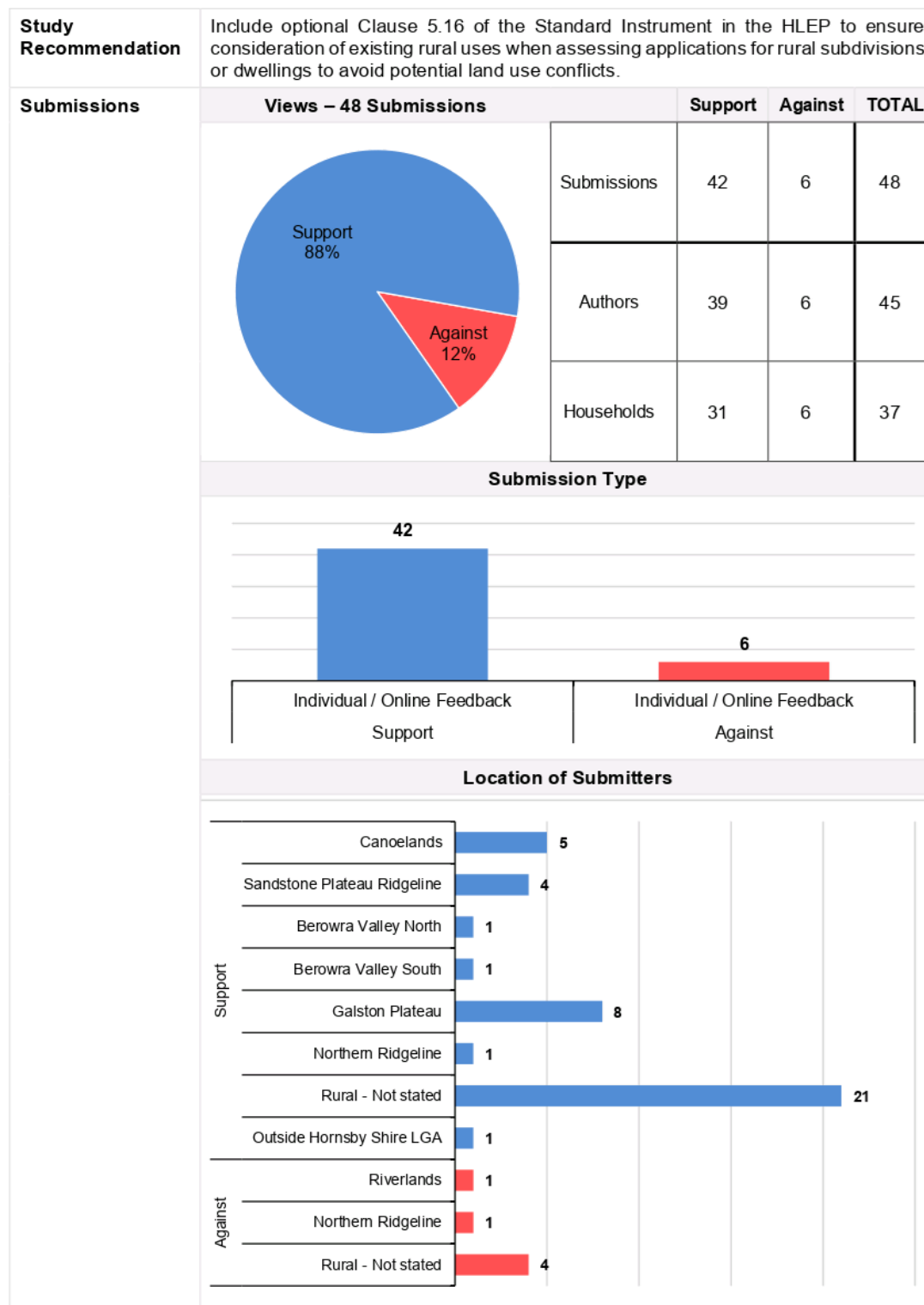
6.3. Access Handles



Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 73

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.	

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6.4. Clause 5.16 – Land Use Conflicts

Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 75

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.

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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.

Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 78

	<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>
1	<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.
2	<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.
3	<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.
4	<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.
5	<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.

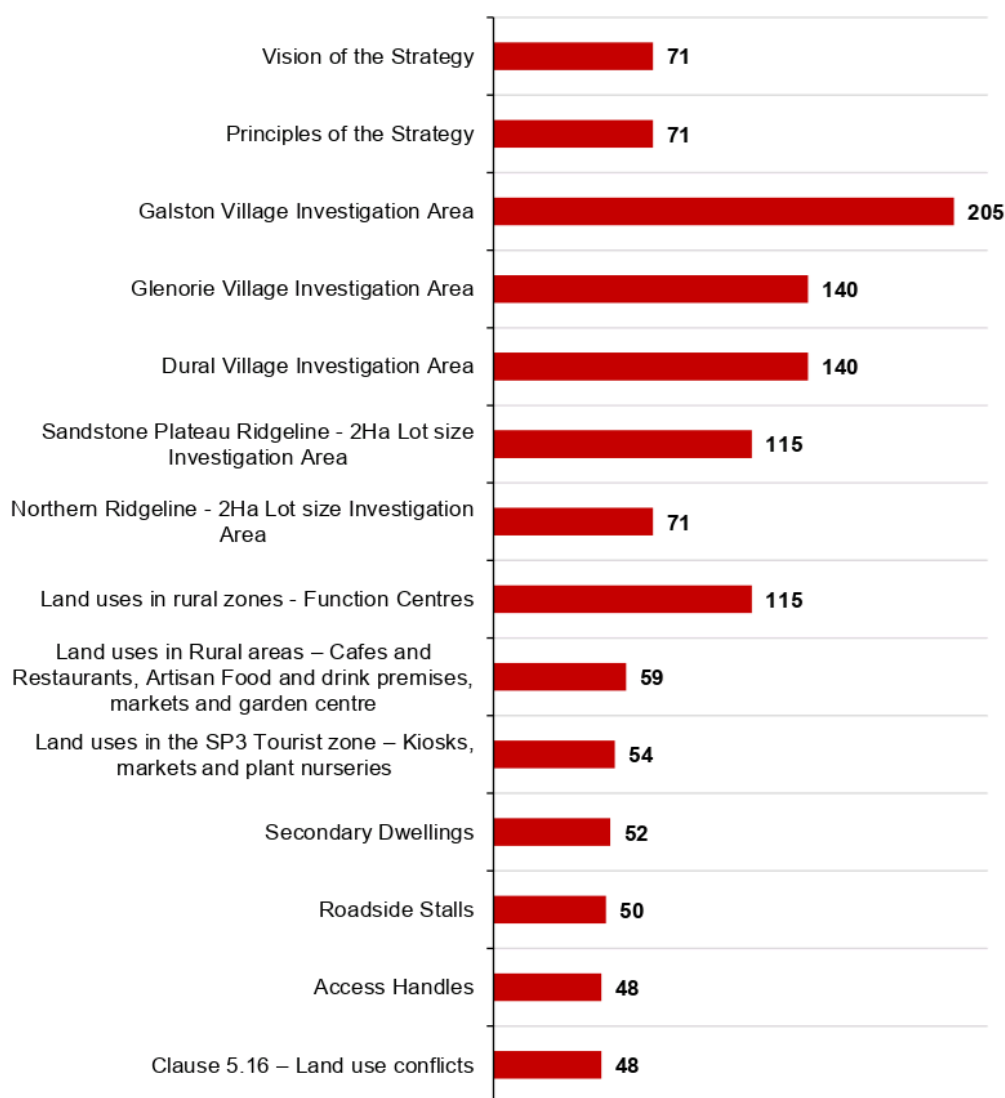


Figure 18 – Number of Submissions commenting on Key Recommendations

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.

Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – 81

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.

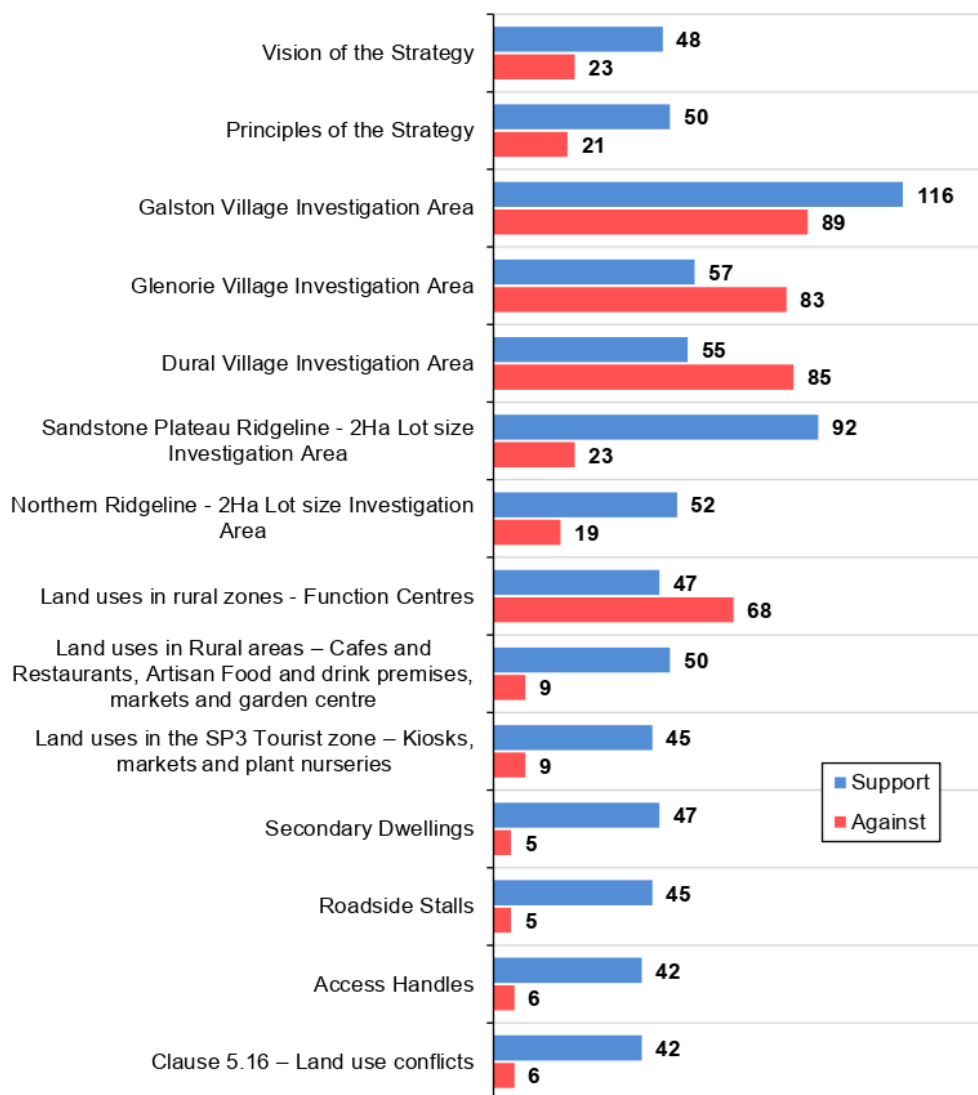


Figure 19 – Views on Key Recommendations

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.

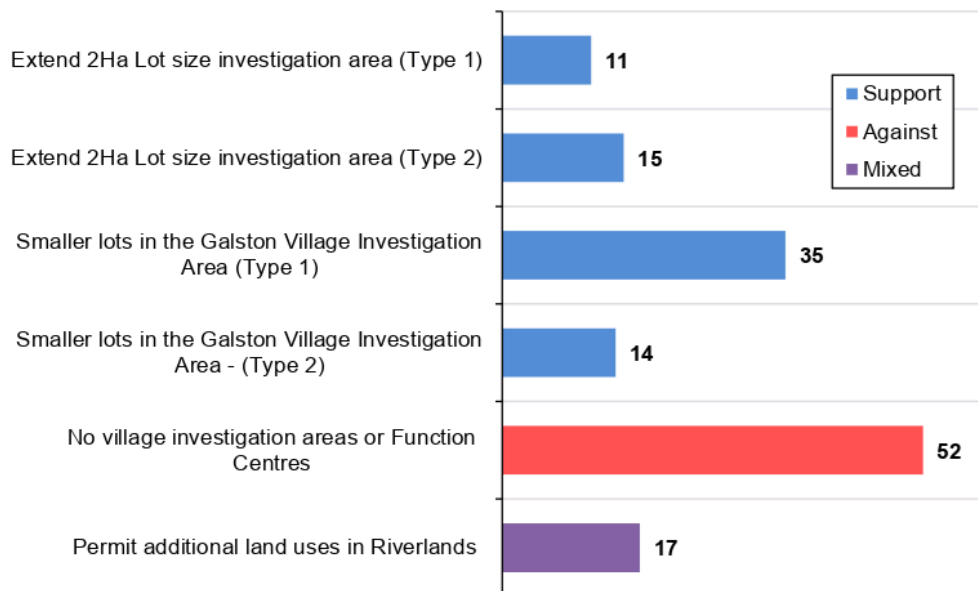


Figure 20 - Views in Standard Form Letter Submissions

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

ATTACHMENT 1 - ITEM 8

Feedback Summary Report - Draft Hornsby Shire Rural Lands Study -A-1

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) <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 15%;">Section</th> <th style="width: 15%;">Page Number</th> <th style="width: 35%;">Comments</th> <th style="width: 35%;">Suggested Edits</th> </tr> </thead> <tbody> <tr> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> </tr> <tr> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> </tr> <tr> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> </tr> <tr> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/></td> </tr> </tbody> </table>				Section	Page Number	Comments	Suggested Edits	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>
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Do you have any other suggested edits or additions to the draft Rural Lands Strategy?

(YES / NO)

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

(YES / NO)

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

Appendix B: Agency Submissions

ATTACHMENT 1 - ITEM 8

Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – A-2



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

1

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

ATTACHMENT 1 - ITEM 8

- 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**





Department of
Primary Industries

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

NSW Department of Primary Industries - Agriculture
Locked Bag 21, Orange NSW 2800 | 161 Kite St, Orange NSW 2800
Email: landuse.ag@dpi.nsw.gov.au | www.dpi.nsw.gov.au | ABN: 19 948 325 463

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

www.thehills.nsw.gov.au | 9843 0555

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

Hornsby_LGA_TAMIS Plan.pdf
.pdf File20191220 - Easement Guidelines.pdf
.pdf File

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

ATTACHMENT 1 - ITEM 8

Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – A-3

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:

ATTACHMENT 1 - ITEM 8

	<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.
Arcadia and Galston Residents Association	<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

ATTACHMENT 1 - ITEM 8

Feedback Summary Report - Draft Hornsby Shire Rural Lands Study – A-4

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.
Permit additional land uses in Riverlands	<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 नहीं पाएँ, तो कृपया 131 450 पर अनुवाद और दुभाषिया सेवा को कॉल करें। उनसे होर्न्सबी शायर काउंसिल में संपर्क करने के लिए आपकी ओर से 9847 6666 पर फोन करने का निवेदन करें। काउंसिल के कार्यालय का समय सोमवार से शुक्रवार, सुबह 8.30 बजे-शाम 5 बजे तक है।

Korean

도움이 필요하십니까?

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

Tagalog

Kailangan ng tulong?

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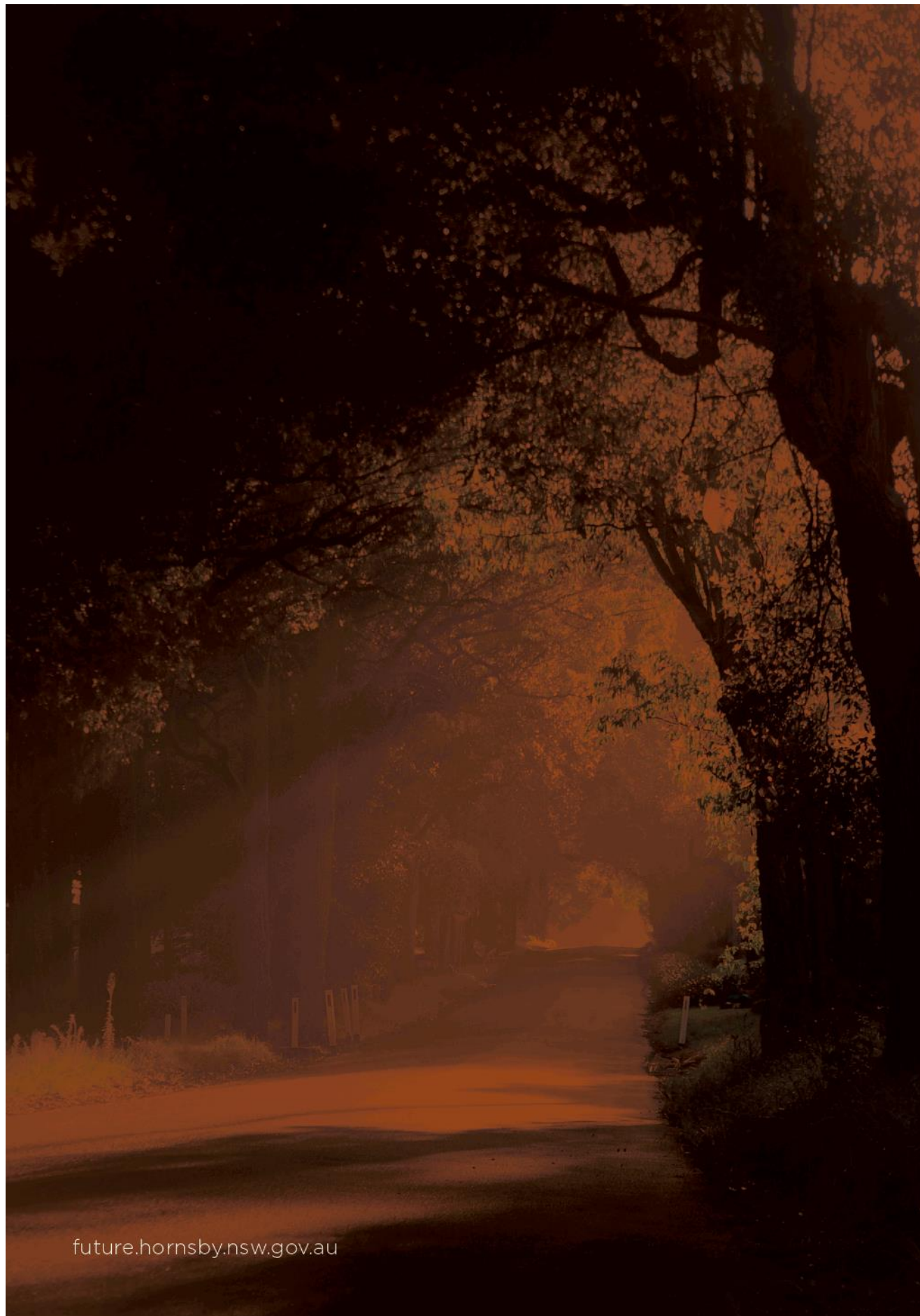
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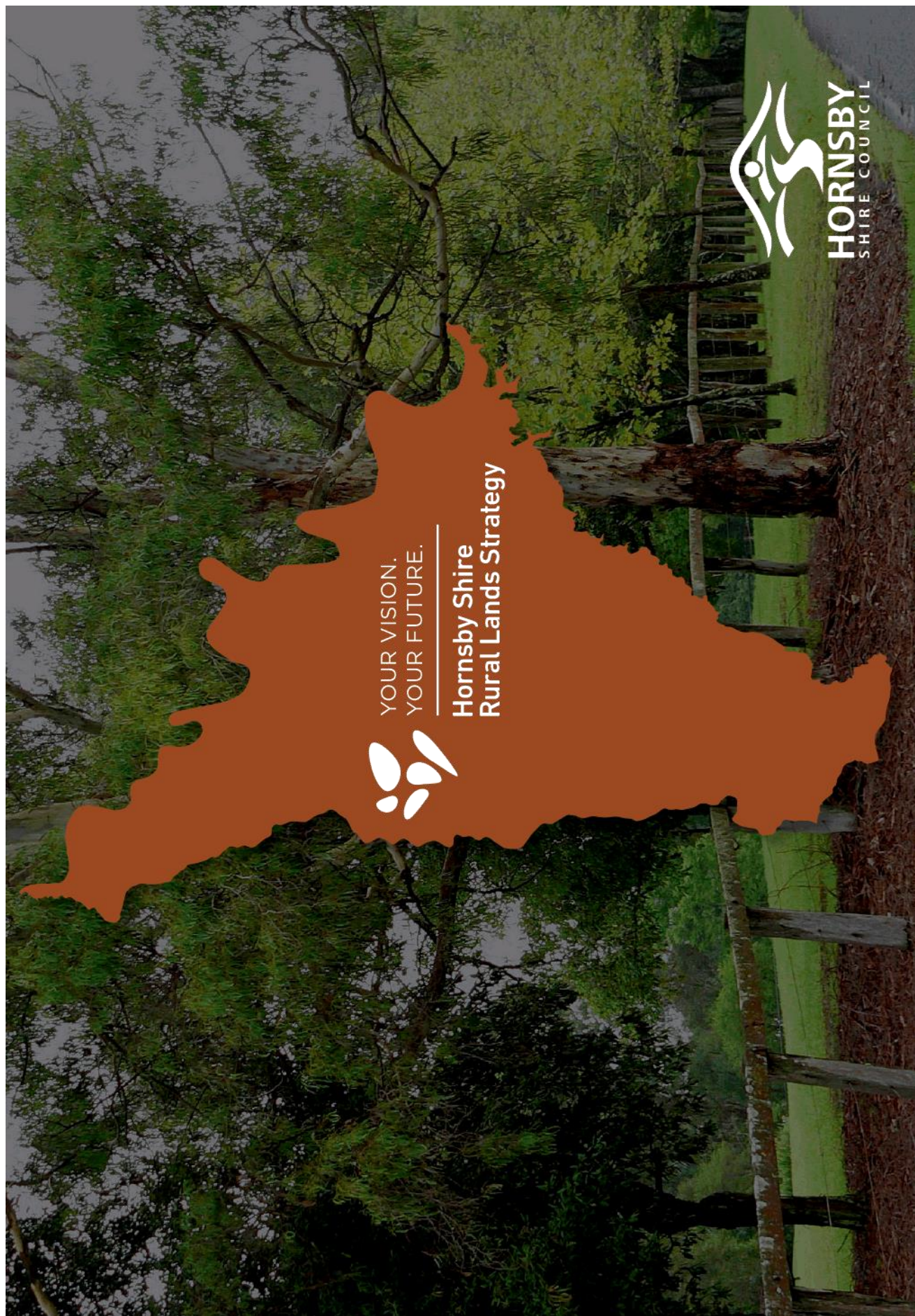
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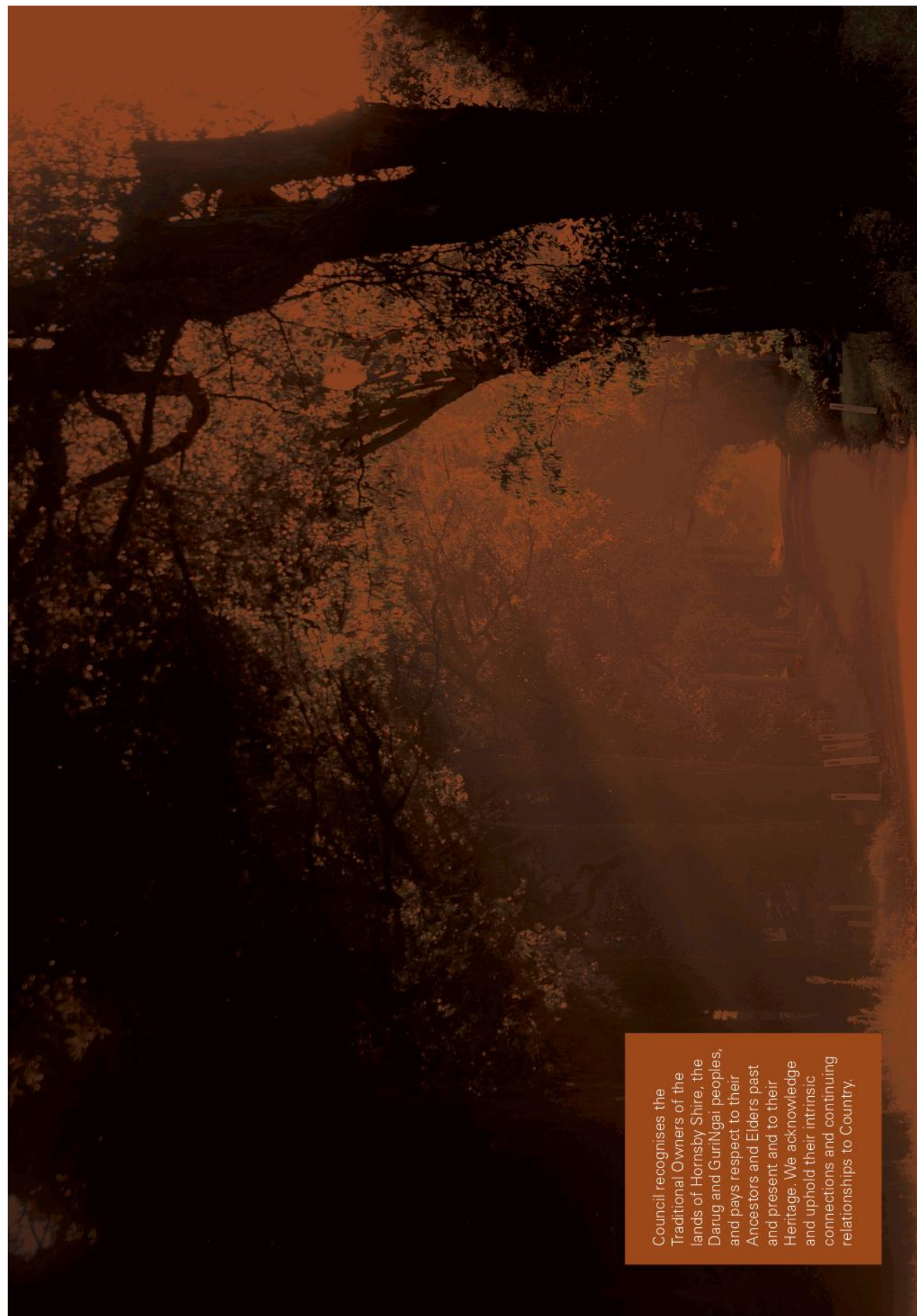
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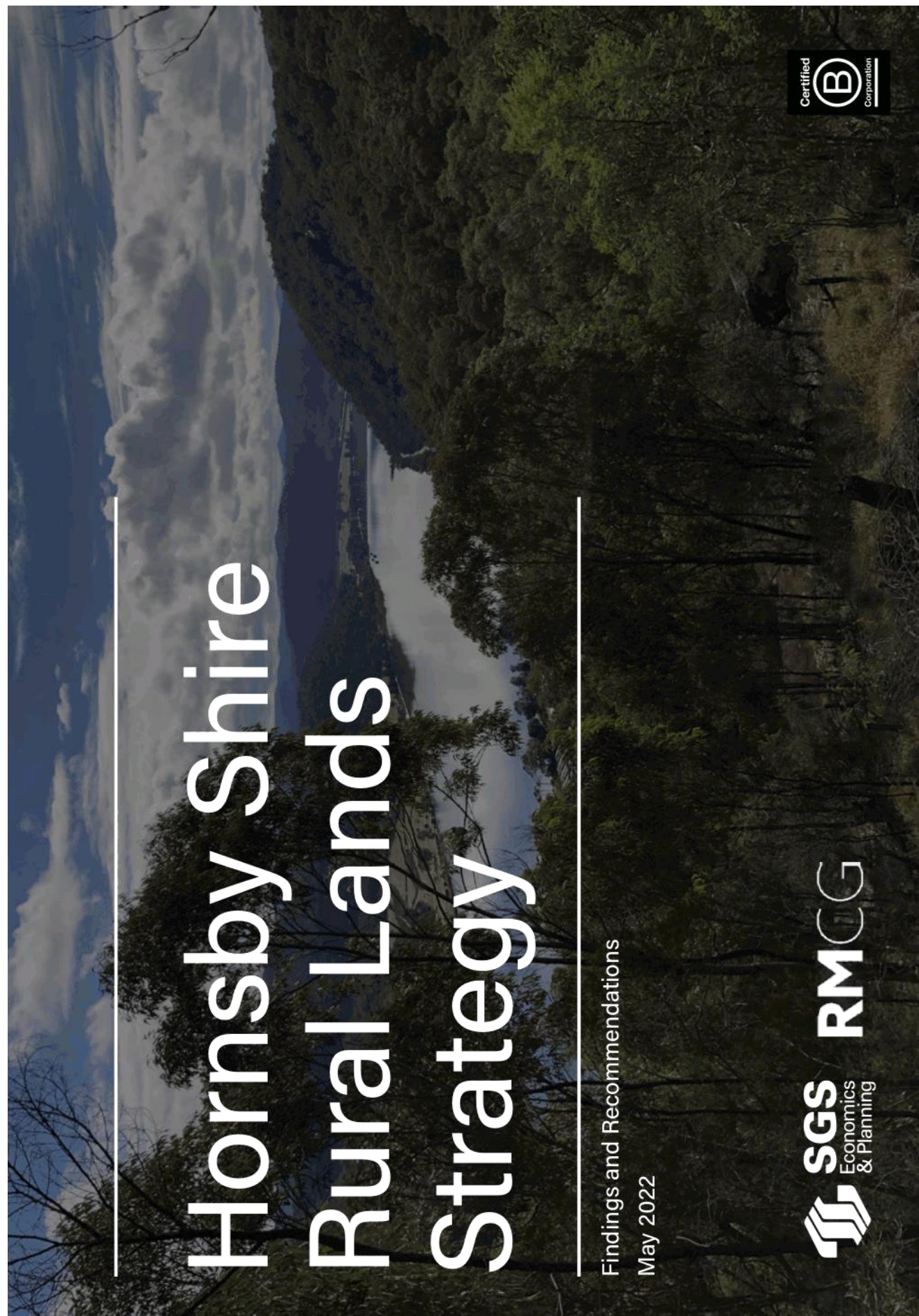


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Council recognises the Traditional Owners of the lands of Hornsby Shire, the Darug and GuriNgai peoples, and pays respect to their Ancestors and Elders past and present and to their Heritage. We acknowledge and uphold their intrinsic connections and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

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Offices in Canberra, Hobart, Melbourne, and Sydney, on Ngunnawal, muwinina, Wurundjeri, and Gadigal Country.

*This report was prepared in September 2020 and addresses the policy context that applied at that time.
Minor amendments have been made for finalisation in May 2022.*

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01 Overview

1.1 Project context

SGS Economics and Planning in partnership with RMCG have been engaged by Hornsby Shire Council to prepare a Rural Lands Study.

The Strategy provides key principles and recommendations for managing rural lands into the future and addresses obligations for rural lands prescribed by the State Government. It will set a strategic direction for rural areas and will inform amendments to the Local Strategic Planning Statement (LSPS) and planning controls including the Hornsby Local Environmental Plan (LEP) and the Development Control Plan (DCP). It addresses relevant planning priorities from the Greater Sydney Commission's North District Plan, including N18 Better Managing Rural Areas.

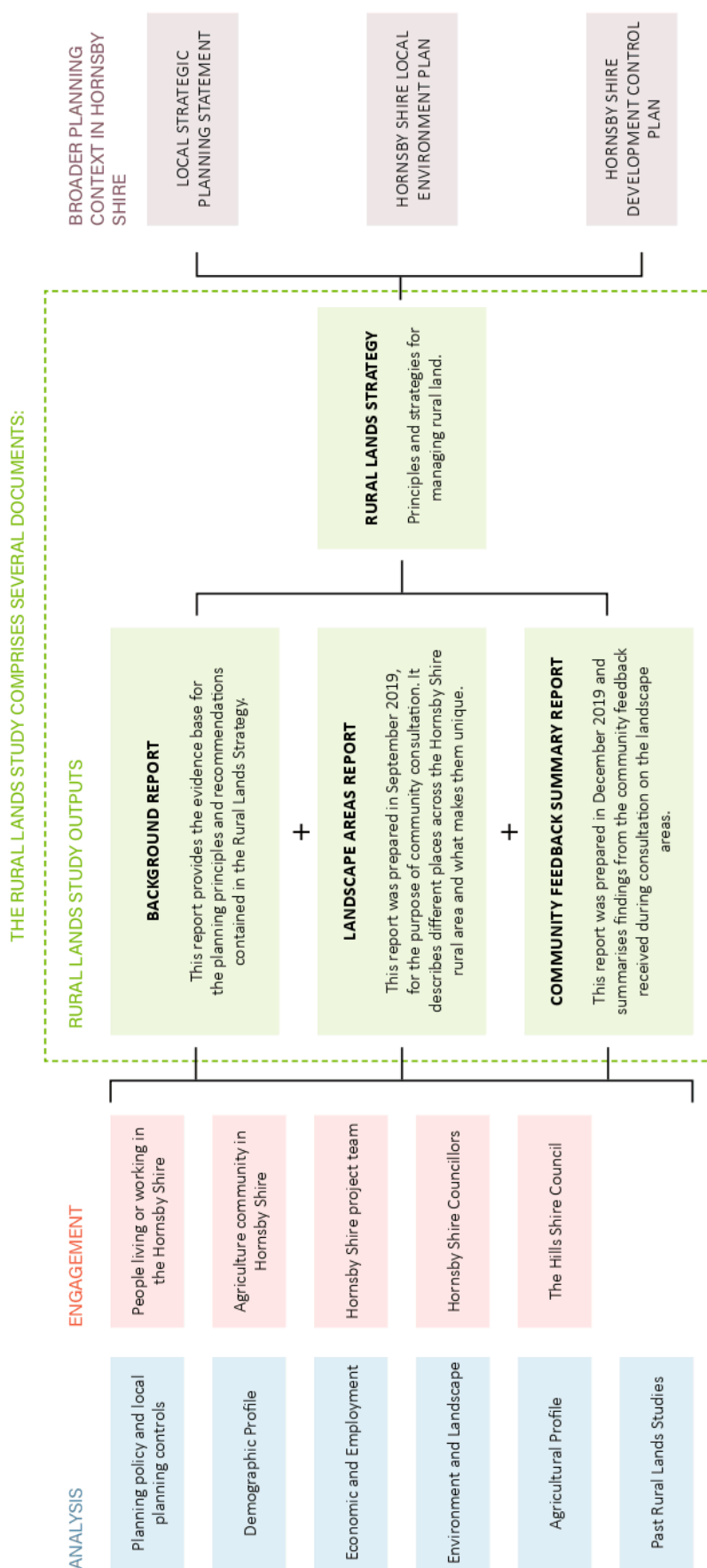
This project is one of several studies across the themes of Liveability, Sustainability, Productivity and Infrastructure, and Collaboration that were commissioned to inform preparation of the Local Strategic Planning Statement (LSPS).

This project considers former studies and reviews undertaken over the past few decades. It has been prepared in the context of the Greater Sydney Region Plan (GSRP), the North District Plan, and the Hornsby Shire LSPS (endorsed by Council in March 2020).

The Hornsby Shire Rural Lands Strategy includes:

- Retention of the Metropolitan Rural Area (MRA) as a key part of the GSRP.
- Drivers of change in agricultural and rural areas.
- A vision for Hornsby Shire's rural area.
- Principles for 'better managing rural areas' in Hornsby Shire.
- Recommendations for changes to planning controls in accordance with the established principles.

Figure 1: Project context





How to read this document

This report is divided into six sections:

Overview (this section)

- Contains an overview of the planning policy context in which this Rural Lands Study was prepared.

Drivers of change

- Reviews key trends in agriculture, rural areas as places to live, local challenges and opportunities that the Rural Lands Strategy is seeking to address.

A place-based approach

- Sets out the landscape areas approach.
- Contains a summary of the changes made to the landscape area boundaries and character statements following the 2019 exhibition.

Vision and principles

- Presents a vision for the Rural Lands Strategy and sets out principles for planning in Hornsby Shire's rural area.

Recommendations

- Sets out place-based recommendations for each landscape area.
- Sets out recommendations for villages.
- Sets out general recommendations for Hornsby Shire's rural areas.
- Addresses other options raised by the community.

Implementation and next steps

- Sets out an implementation road map for the strategy recommendations.

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1.2 Planning context

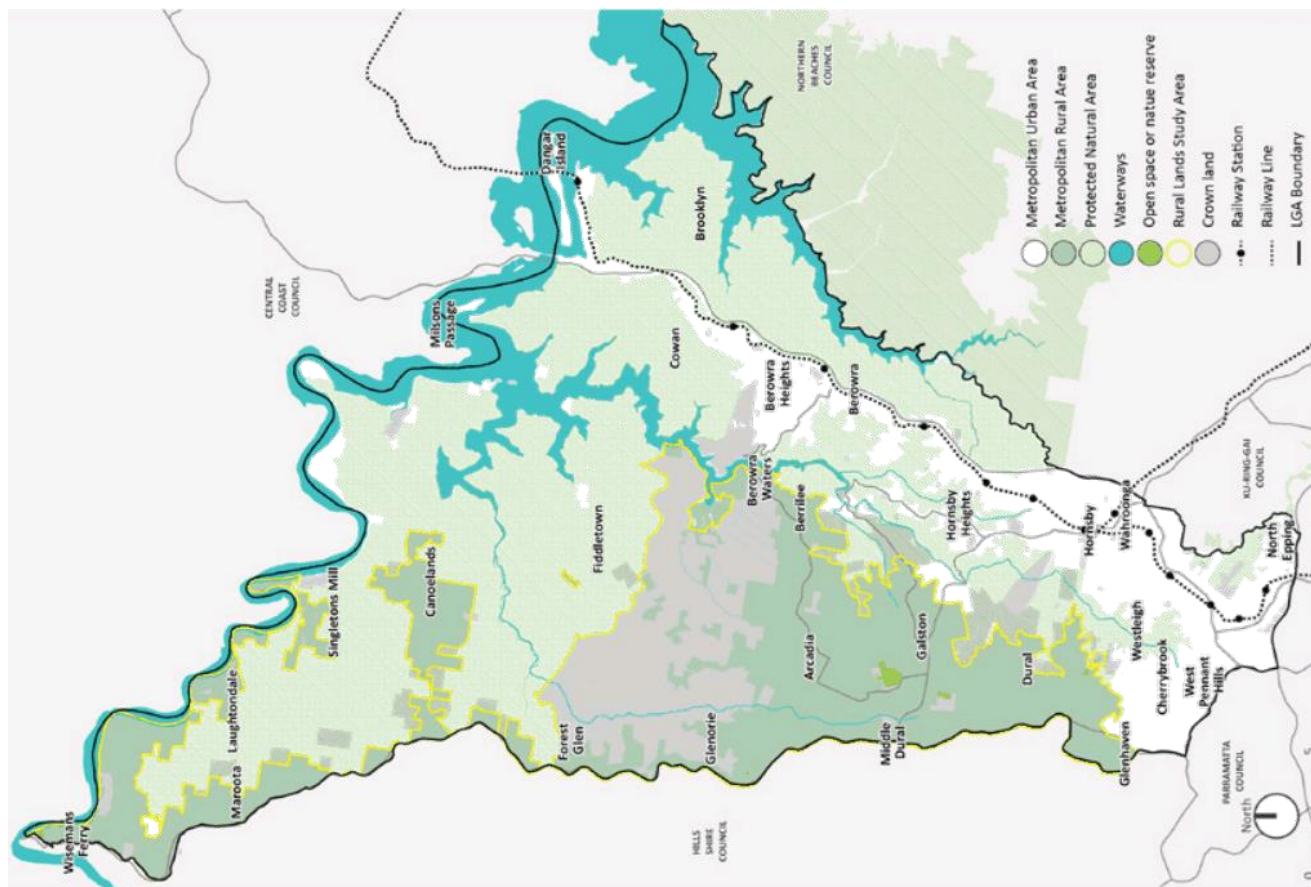
Planning at the State government level sets an agenda for 'better management of rural areas' across Greater Sydney. It advocates for a place-based approach, which has been adopted for the Hornsby Shire Rural Lands Strategy.

At the local level, Hornsby Shire's Local Strategic Planning Statement (LSPS), Local Environment Plan (LEP) and Development Control Plan (DCP) set out a framework for planning outcomes and other actions Council will take to manage activities in the rural area.

The LSPS includes strategies that may affect Hornsby Shire's economic development, environmental management, and other considerations that are outside the LEP and DCP:

The LEP and DCP contain planning controls that directly relate to land use and development. They contain development standards and prescriptive measure to inform how development can occur within the rural lands.

The rural area in Hornsby Shire is designated as part of *Greater Sydney's Metropolitan Rural Area* by the State government (see map at right).



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Strategies for planning in the Metropolitan Rural Area

The following strategies are contained in the GSRP and provide further guidance to councils about the State Government’s expectation for planning in rural areas.

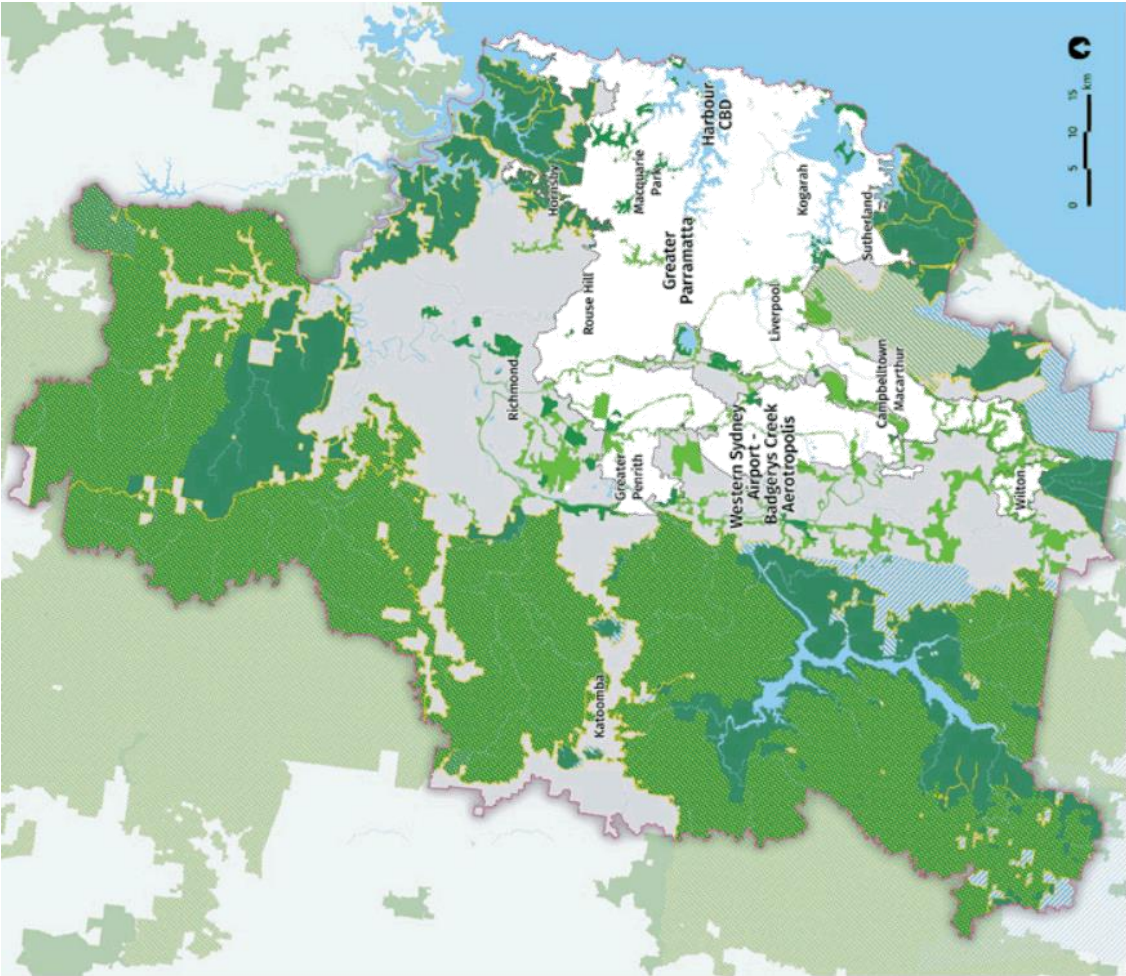
Strategy 29.1

- ‘Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.’

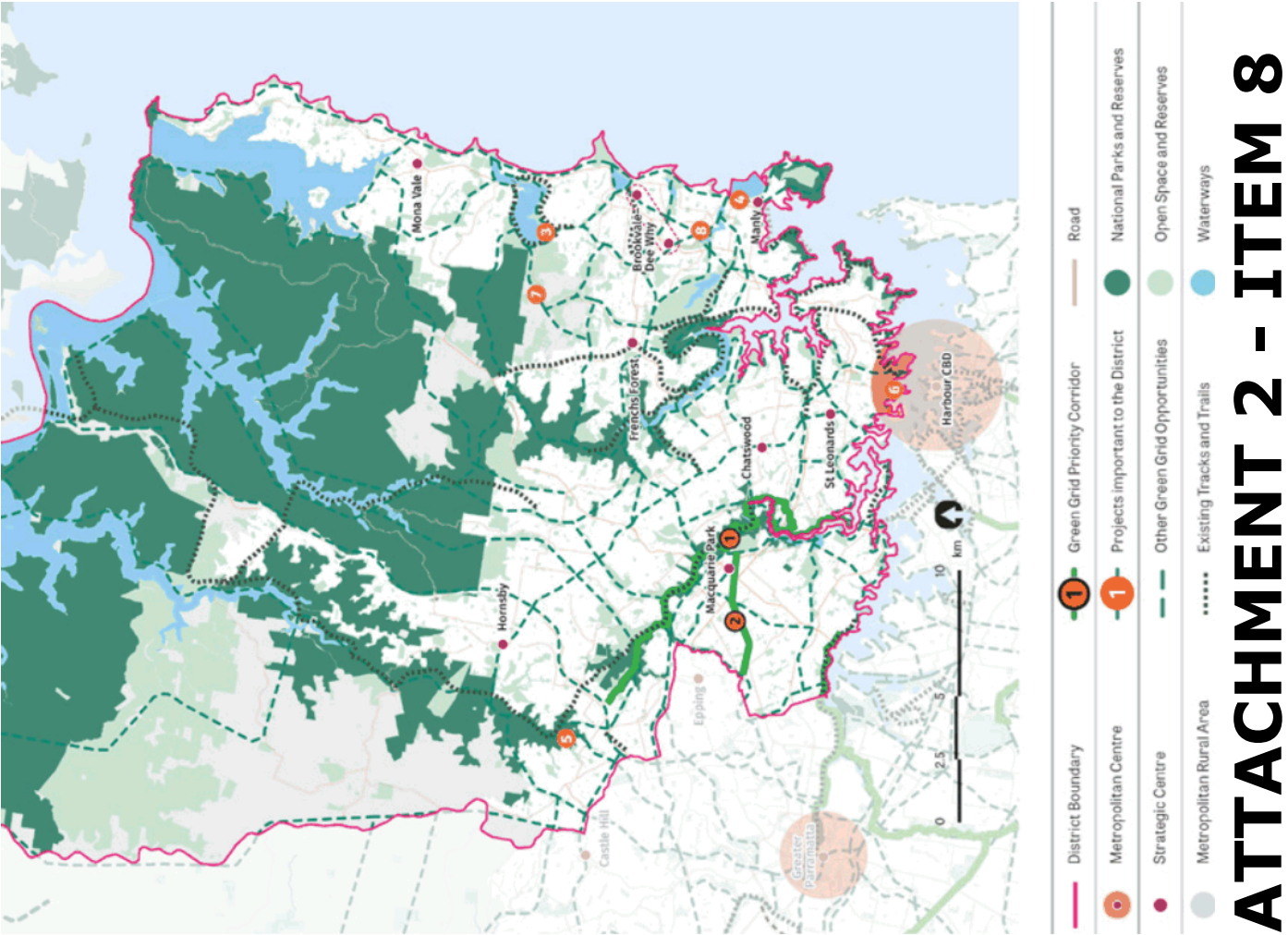
Strategy 29.2

- ‘Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.’

Source: Greater Sydney Region Plan, 2018.



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Actions from the North District Plan

Like the GSRP, the *North District Plan* contains actions that will guide council planning. The map at right is from the North District Plan, and shows the extent of the Metropolitan Rural Area, protected natural areas and open space across the district. The following actions are relevant to this Rural Lands Strategy and have informed its preparation.

- Action 70**

Limit urban development to within the Urban Area.
- Action 69**

Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.
- Action 68**

Enhance and protect views of scenic and cultural landscapes from the public realm.
- Action 67**

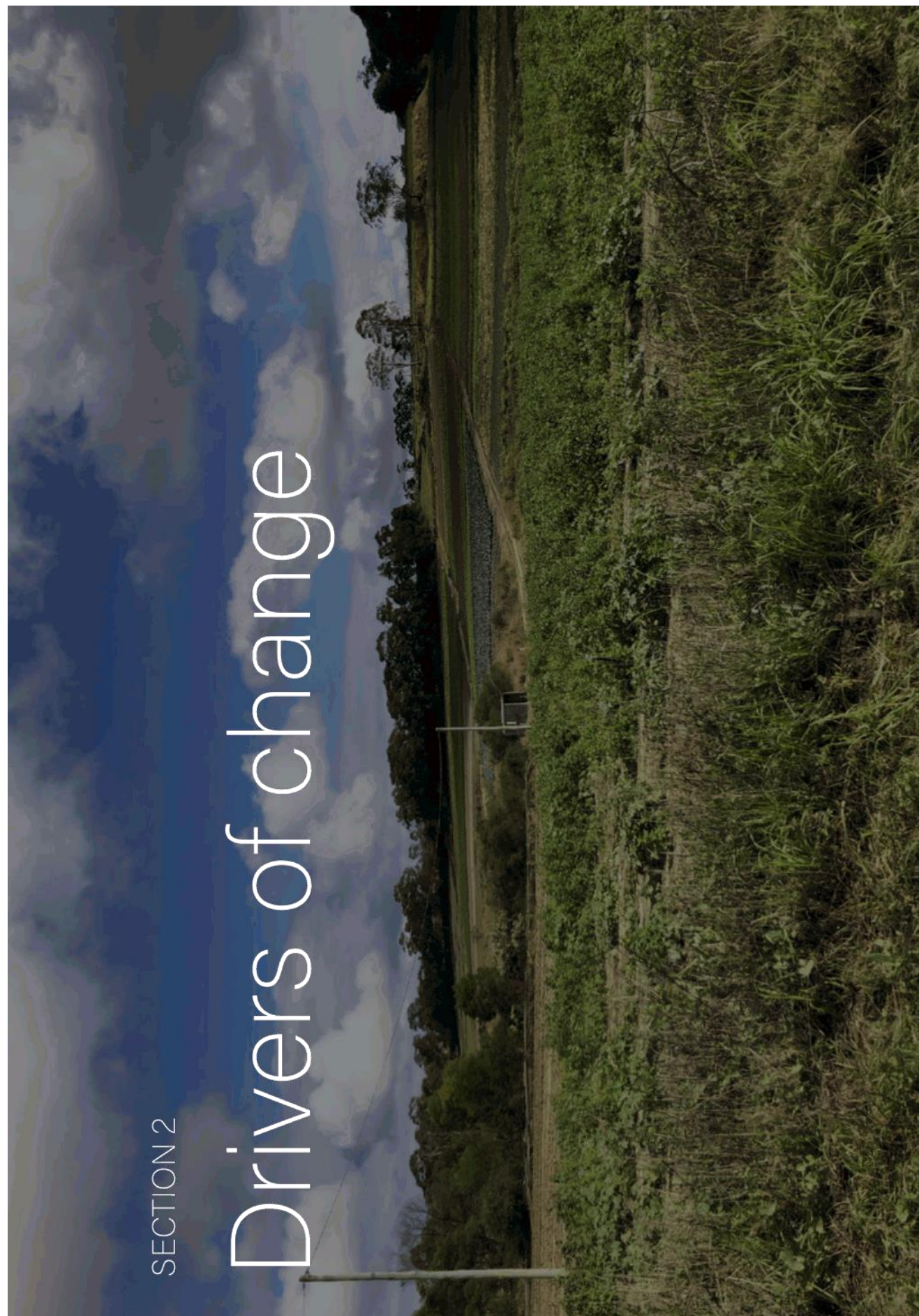
Identify and protect scenic and cultural landscapes.
- Action 56**

Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.

Action 55 (e)

When preparing plans for tourism and visitation, protect heritage and biodiversity to enhance eco-tourism.

Source: North District Plan, 2018.



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02 Drivers of change

This section provides an overview of Hornsby Shire's rural area from a demographic, economic and employment perspective. It outlines drivers of change that are the basis for planning policy recommendations later in the Strategy.

The Hornsby Shire local government area (LGA) sits within the broader Greater Sydney Region, and is linked into markets and affected by broad trends that are affecting peri-urban areas around Australia. Those macro-trends also impact how the local economy functions.

2.1 Peri-urban pressures

Hornsby Shire's rural area faces significant pressures:

- The proximity to Sydney City will continue to be a major determinant of land values, making expansion of commercial agricultural production prohibitively costly.
- Rural lands are now primarily in demand as rural lifestyle properties, with some semi-commercial or non-commercial agricultural activities.
- Tensions have arisen from increased pressure to subdivide land into smaller lots for rural lifestyle use, and increased demand for infrastructure such as sewerage, water, telecommunications, waste facilities and roads, with a parallel rise in possible land use conflicts due to noise, dust and odour emissions, as well as truck movements, that occur in rural areas.[†]

[†]These pressures were identified by AgEcon Plus in the report, *Values of the Metropolitan Rural Area*.

2.2 Agriculture changes

A major challenge for Greater Sydney's peri-urban land is that the value of agricultural commodities produced, and the corresponding value of land, are 'expected to continue to decline in significance with a continuing shift in the share of fruit and vegetable production to other regions of NSW, where land is cheaper and inputs such as water are more readily available.' (AgEcon Plus, 2017, p.8).

According to the AgEcon Plus *Values of the Metropolitan Rural Area* report, 'current minimum subdivision sizes are unlikely to result in increased agricultural production, since current fragmentation and land values (influenced by proximity to Sydney City) are already prohibitive for farm amalgamation or 'buy-in' for agricultural investors. (AgEcon Plus, 2017, p.8).

According to the agriculture assessment prepared by RMCG (refer to Background Report), agriculture in Hornsby Shire generated around \$21.7 million in 2015-16, around 0.2% of the state value of agricultural production (ABS, data supplied by Neil Clarke and Associates). The main commodity groups include ornamental horticulture (nursery, cut flowers and turf), meat (poultry, beef and lamb) vegetables and fruit and nuts.

Between 2005/06 and 2015/16 the gross value of agricultural production reduced by around \$15 million with most reduction in the value of ornamental horticulture. Horticultural production is spread across the Shire and livestock grazing occurs in the north.



There were 463 Agriculture, Forestry and Fishing sector jobs in Hornsby Shire in 2016, up from 313 in 2011 (ABS Census, 2011 and 2016). This represents around 0.6% of local employment for the whole LGA. Just under half of workers in the Hornsby Shire Agriculture, Forestry and Fishing sector, reside in the municipality while the remainder commute from adjoining municipalities.

In 2015-16, the profile of agricultural businesses within Hornsby Shire that contributed to the Australian Bureau of Statistics suggests that most are engaged in full-time farming and:

- Have been involved in farming for 31 years.
- Average in age between 55 and 60 years.
- Between 85% and 87% of income is generated by agricultural production on the holding.

Ornamental horticulture

- The Sydney basin ornamental horticulture industry produced 44% of the state industry gross value in 2015-16 of which Hornsby Shire contributed 11%.
- The ornamental horticulture industry is clustered in the Hawkesbury, The Hills and Hornsby Shire local government areas.
- The gross value of the industry has increased. The total area of production, mainly outdoor production, has reduced. The area of indoor production has remained steady.
- The gross value of the industry, area of production has increased over time and business numbers has remained relatively steady.
- Production has increasingly moved indoors with a reduction in outdoor production.
- Land within the rural zones ranges from moderate to low land capability. Land fragmentation, particularly in the southern parts of the study area, has reduced the suitability of the land for agriculture.

Trends affecting agriculture

- Growers are continually innovating and adopting new technology and best practice management programs to optimize the use of land, ensure efficient use of resources and meet industry standards for the environment and biosecurity.
- Farming is becoming more diverse, in response to domestic consumption patterns, the need to remain profitable and sustainable.
- Modern farming is complex and utilises sophisticated technology and equipment and may involve the use of state-of-the-art irrigation and monitoring equipment, hydroponics, robotics and all-hours operation.
- Intensive agriculture (aquaculture, poultry farms, horticulture) is growing and provides a greater contribution to the economy than pastoral agriculture.
- More farmers are taking off-farm work, and the economic value of off-farm work is increasing; there is a shift from full-time to part-time work in some places.
- Water, electricity and labour are significant costs, but critical inputs to intensive agriculture.

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- In some locations water is becoming scarcer, and farming activities are changing in response to drier climatic conditions.
 - Farm businesses and property sizes are increasing to achieve economies of scale and maintain productivity.
 - Land in peri-urban areas is becoming too expensive for working farms to expand by buying more land, and they can't achieve the economy of scale to remain competitive.
 - Local rural economies are diversifying, as rural land is used for more diverse purposes (such as tourism or recreation).
 - Younger generations moving out of the industry and not wanting to take over the farm.
- The industry is being challenged by:
- Encroachment of non-agricultural uses, particularly lifestyle dwellings, leading to land use conflict, higher production costs, constraints on farm operations.
 - High land prices restricts capacity to expand farm footprint, thereby driving further intensification to maintain viable.
 - Increased trespass, theft and damage to farm machinery and crops.
 - Lack of a secure and affordable water supply.

Opportunities for local agriculture

- Value-adding to agriculture to tap into tourism opportunities associated with the proximity to Sydney and tourism attractions such as Wisemans Ferry. This includes pick your own, cafes selling farm produce, farming and cooking workshops, on farm accommodation.
- Production of high value boutique crops for Sydney restaurants and high-end markets (e.g. zucchini flowers, baby cucumbers).
- Demonstrate how gardens and greenlife can improve personal health and wellbeing.
- Respond to broader trends of house sizes increasing and domestic gardens shrinking by selling more indoor plants and outside shade trees that can reduce reliance on air conditioning/heating.

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2.3 Demographic changes

- The Hornsby LGA population is forecast to increase by around 1 per cent per annum, from 154,490 people (2019) to 179,582 people in 2036.
- In the rural areas, Dural and the areas around Galston-Middle Dural are forecast to grow by 10.8 per cent and 24.2 per cent respectively from 2016 to 2036. Population around Arcadia, north and west to Wisemans Ferry will decrease by -1.5 per cent, or -61 people.
- Hornsby Shire's rural population is ageing. The proportion of people aged 65+ is increasing more quickly than in the urban parts of the LGA.
- Likewise, the proportion of lone person households in rural areas is expected to increase at a faster rate than urban areas. A decrease in two-parent households is expected to occur into the future, across both the rural and urban parts of the LGA.
- Population is not expected to grow significantly in Hornsby Shire's rural areas; however, a small increase will occur.

Forecast population growth, 2016-2036

Geography	2016	2036	Change	Average annual growth rate	Growth rate
Hornsby Shire Council	147,661	179,582	+31,921	1.08%	21.62%
Urban area total	134,489	165,017	+30,528	1.13%	22.70%
Rural area total	13,171	14,564	+1,393	0.53%	10.58%
Rural areas					
Arcadia-North Western Rural	4,031	3,970	-61	-0.08%	-1.51%
Dural	5,658	6,268	+610	0.54%	10.78%
Galston- Middle Dural	3,482	4,326	+844	1.21%	24.24%

Source: SGS Economics and Planning based on id Consultants, from ABS Census data, 2016.

2.4 Housing changes

- More and more people want to live in rural areas for a range of social, environmental and economic reasons.
- More people are living in rural areas for lifestyle reasons not related to farming. This increases the potential for land use conflicts.
- People pursuing a rural lifestyle often have amenity expectations that conflict with modern farming practices.
- Lifestyle residents are sometimes not prepared to pay for the cost of land management that comes along with living on a rural property. They may not realise that costs of managing land is generally higher in rural areas compared to urban areas.
- There is more competition for rural land, affecting rural land prices and the capacity of farmers to expand their businesses and maintain productivity.
- Historic subdivision policies have resulted in fragmentation of rural land and a significant legacy of small rural lots, including lots less than 2ha.
- Landowners commonly have expectations they will be able to construct a dwelling or subdivide to create additional small rural lots. However, unrestricted development in the rural area has had significant consequences on rural/ agricultural activities, including increased land prices, divestment in farming operations and land use conflicts.
- Development must be managed to avoid conflicts with productive rural and environmental uses.
- There is renewed interest in part-time small-scale farming, but capturing new markets is challenging in an environment constrained by lifestyle properties.
- Most houses in the rural area are separate dwellings.
- There are a small number of townhouses, terraces and units in Galston village.
- Secondary dwellings were made permissible in Hornsby Shire's rural areas in 2013. Since then 92 secondary dwellings have been approved in rural areas (2013-19). Subsequent to the Rural Lands Survey in 2014, Council increased the permitted size of secondary dwellings from 20% to 33% of the floor area of the principal dwelling.
- There are two Seniors Living developments in the rural area, one in Galston (135 independent living units, with an additional 74 beds in a residential aged care facility) and one in Glenhaven (181 independent living units). Other seniors living developments in Galston, Dural and Glenhaven have been granted development consent but have not yet been established.
- Hornsby Shire Council has strongly advocated to the State Government for changes to the Seniors SEPP that would prohibit seniors living developments on rural land.

Dwelling structure in the Hornsby Shire LGA and the rural area (2016)

	Separate house	Medium density	High density	Other	Total
Hornsby Shire LGA total	37,149	6,280	7,607	384	51,420
Rural area	3,841	415	37	123	4,416
Urban area	33,272	5,732	7,584	154	46,742
Rural areas					
Arcadia-North Western Rural	1,300	6	0	16	1,322
Dural	1,520	288	0	99	1,907
Galston-Middle Dural	1,021	121	37	8	1,187

Source: Profile id

2.5 Supporting rural villages

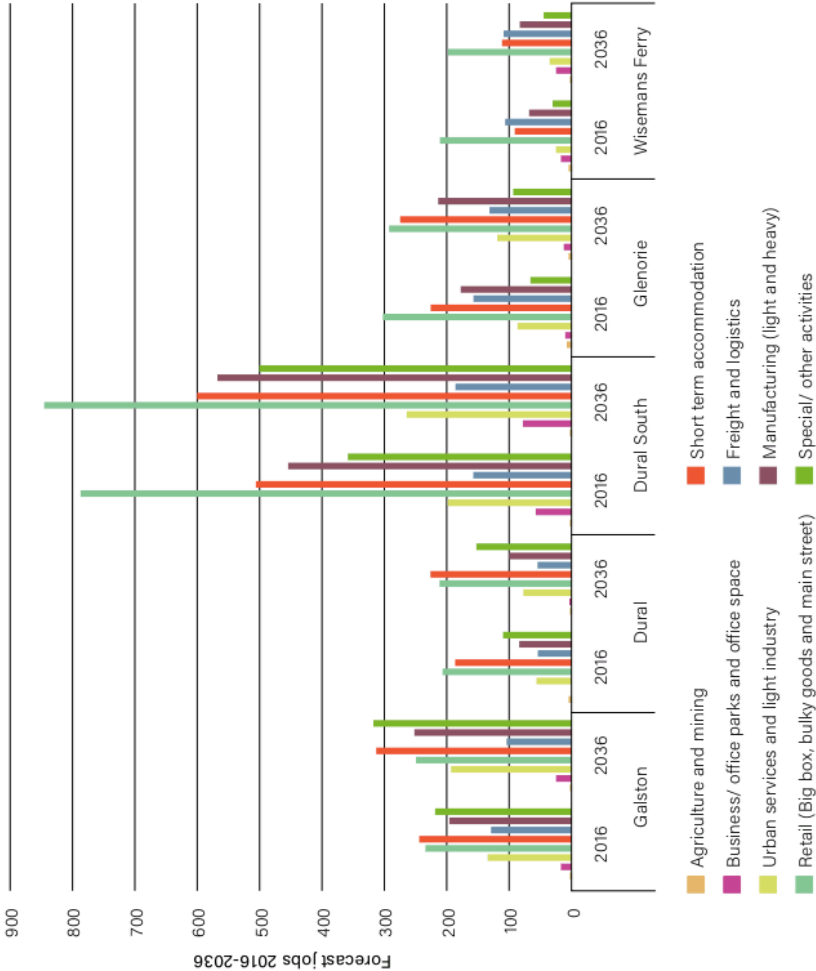
Rural towns and villages are distinct from urban areas as they have a largely population-serving role, in that they provide mainly for local needs.

Within the rural area, Hornsby Shire has four key villages: Dural, Galston, Glenorie and Wisemans Ferry. The South Dural Service Centre is also located on the southern edge of this project's study area. These areas are important to understand, given they play several roles within the broader rural area in Hornsby: as places to live, work, visit and access basic services people need to go about their daily lives.

The chart on the right shows most floorspace growth is likely to occur in South Dural Service Centre. This reflects its different role as an industrial centre that serves the nearby urban areas, while also accommodating some businesses that supply the rural area (although anecdotally, this has reduced over time).

The role each rural village plays as a service centre means some employment growth will occur over time, despite rural activities/ rural industries decreasing.

Figure 3: Estimated change in job numbers in Hornsby Shire's rural villages, 2016-36



Source: SGS Economics and Planning, 2019, based on TPA projections. Industry categories based on BLC classifications.



2.6 Balancing constraints

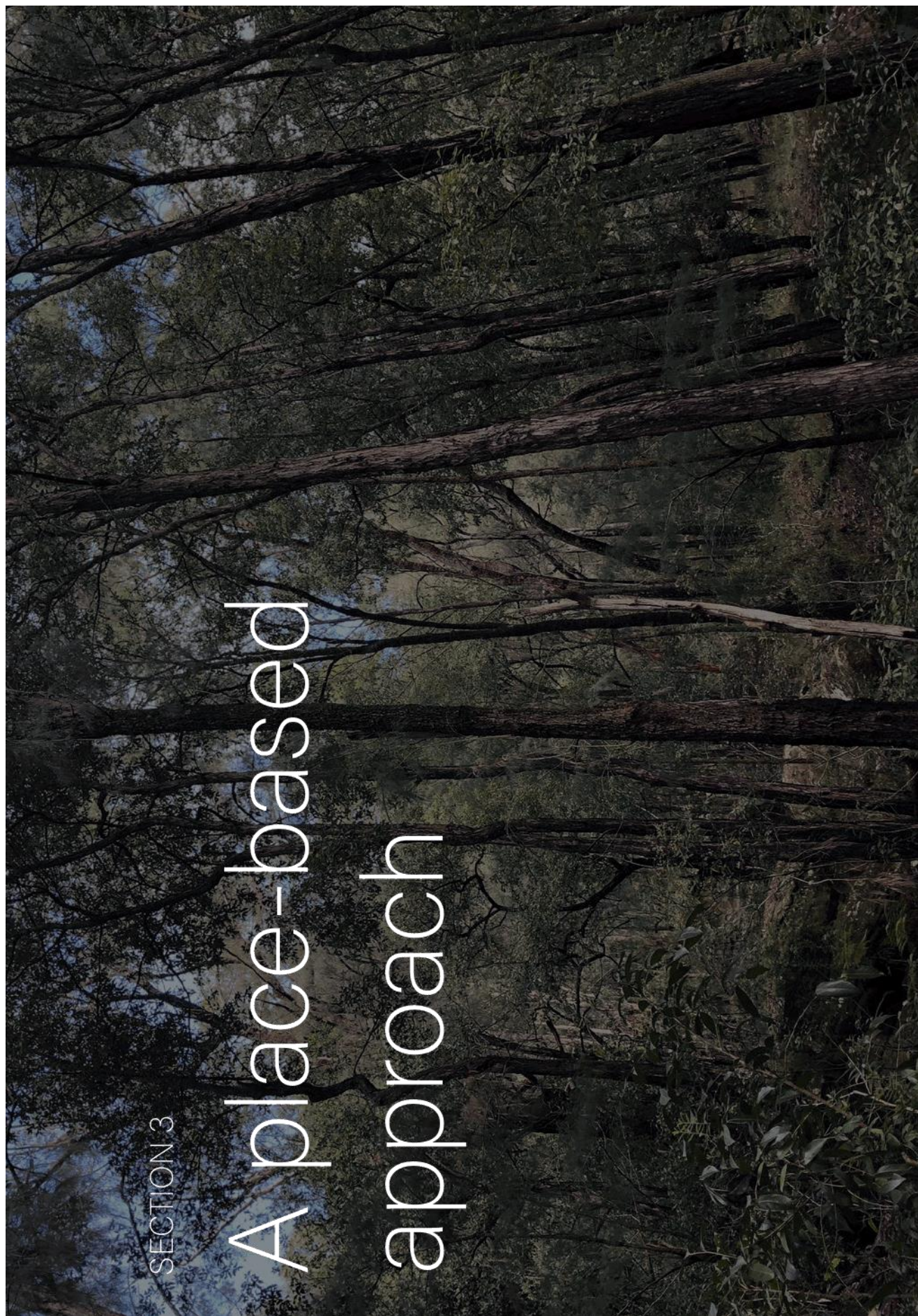
The pressures in rural areas need to be balanced with natural hazards, environmental and infrastructure constraints. Planning decisions require consideration of:

- Managing and building resilience to Bushfire risk.
- Managing and building resilience to Flood risk.
- Protection of Bushland and biodiversity.
- Protection of Water courses.
- Mitigating and building resilience to the effects of Climate Change.
- The infrastructure currently available and improvements capable of being implemented.

It is acknowledged that Council has separately progressed various projects related to these risks and constraints. Natural hazards, environmental and infrastructure constraints are addressed in the Background Report and have been considered in preparation of this strategy.

Source: SGS Economics and Planning, based on Hornsby LSPS, 2020

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03 A place-based approach

3.1 Introduction

Objective 29 of the Greater Sydney Regional Plan, states 'place-based approaches for landscape units within the Metropolitan Rural Area will help manage its environmental, social and economic values and maximise the productive use of the land.' Actions of the North District Plan that are to be addressed as part of this strategy also require Council to:

- limit urban development in rural areas, and
- undertake place-based planning to deliver targeted environmental, social and economic outcomes.

Placed-based planning is a way to shape the future of our rural areas by concentrating on the look and feel of places, their form and their character, instead of focusing only on conventional categories of land use, such as the suburb or zoning (for example).

The first step in a place-based planning approach is to establish 'landscape areas' and a character statement for each.

A **landscape area** is a place with shared characteristics such as landform, vegetation, land uses and other unique qualities. It is an area defined by the way a place looks and feels, and what makes it unique.

The following characteristics are considered when identifying landscape areas:

- The vegetation coverage and type.
- The topography of the land, geology and soil types.
- Patterns of development and lot sizes.
- Land uses (considering rural industry, agriculture, dwellings, commercial services, shops etc.).
- Heritage significance.
- Scientific, archaeological or environmental significance.
- Iconic views and important landmarks.

The identification of landscape areas and the place-based approach provides a framework for the Strategy to set out recommendations for each landscape area, considering the unique character and attributes of each area.

3.2 Landscape areas for Hornsby Shire

The consultant team identified thirteen draft landscape areas across the rural areas of Hornsby Shire, and prepared a character statement for each one.

The community was consulted to obtain feedback on the appropriateness of the draft landscape area boundaries and character descriptions. The landscape areas (as exhibited) are identified in the map at right. The Landscape Areas Report, published on Council's website in September 2019, was prepared for the purpose of consulting with the community and contains further information about the draft landscape areas.

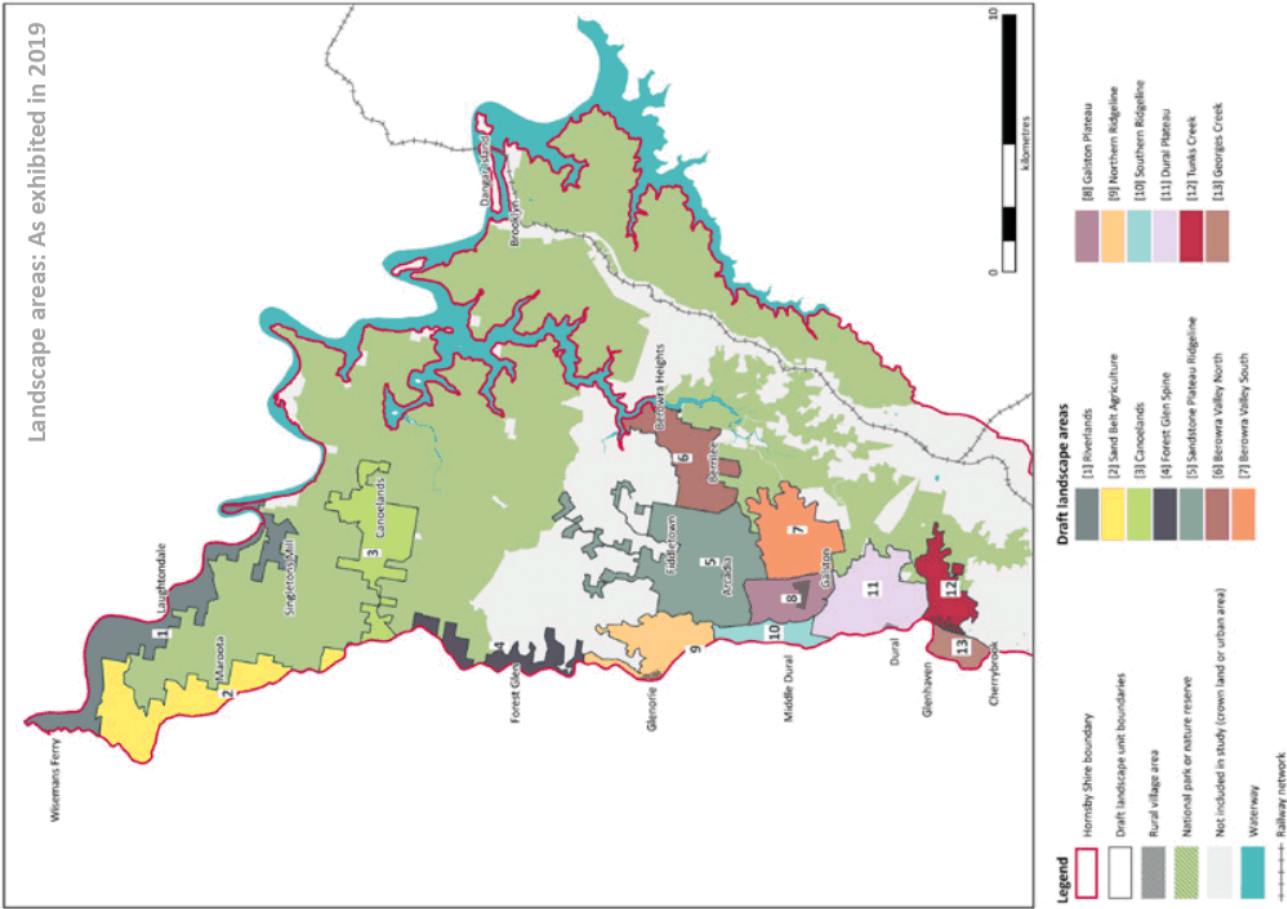
Since exhibition of the draft landscape areas in 2019, some changes have been made to the boundaries of three landscape areas, including Sandstone Plateau Ridgeline, Berowra Valley South and Galston Plateau. The changes reflect community feedback that was received about the catchment and connection to Galston Village.

The boundaries of the other ten landscape areas have not changed since exhibition.

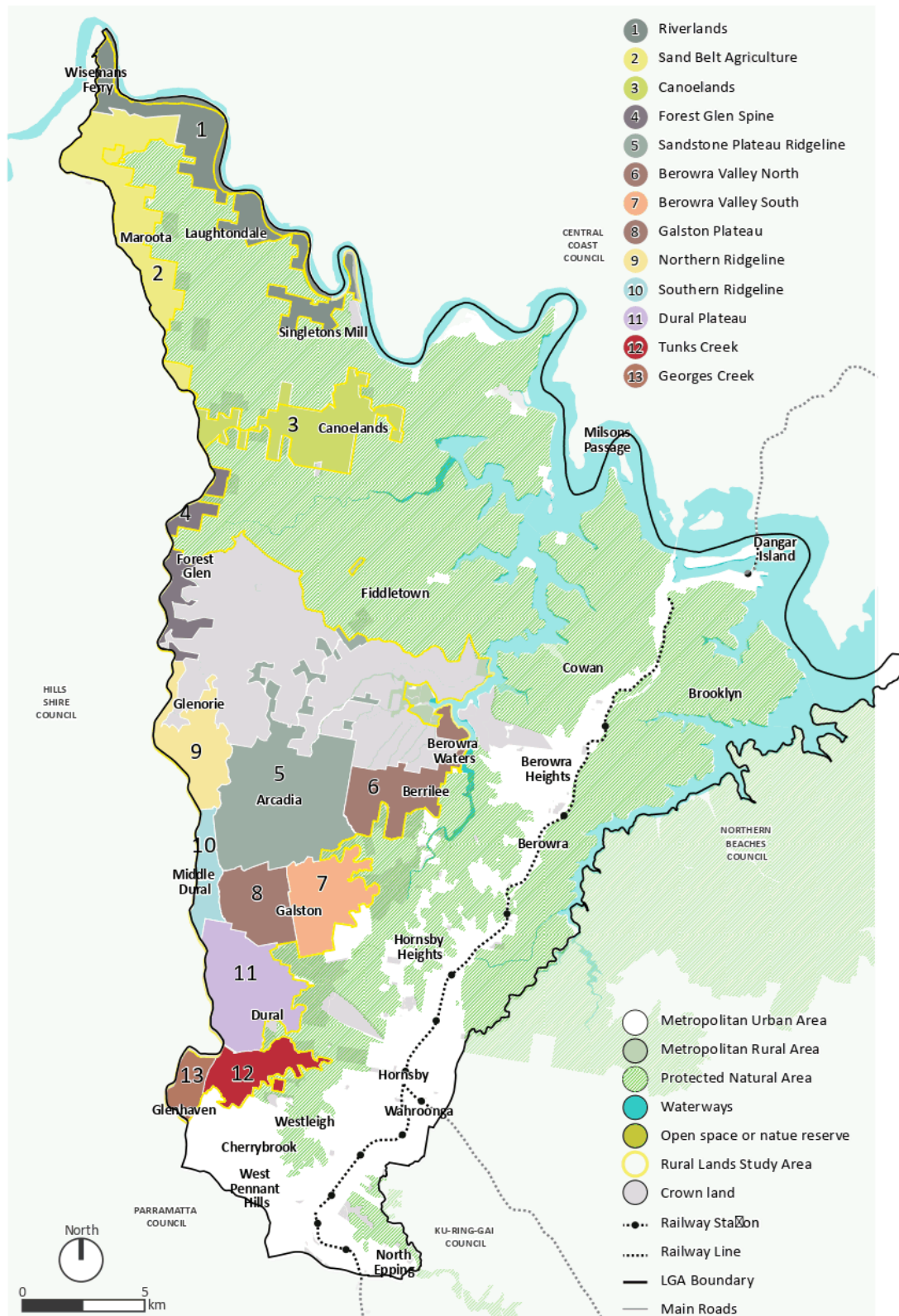
Boundary refinements were made based on the following considerations:

- Lot patterns and topography.
- Location of vegetation and creeklines.
- Physical proximity to the Galston village catchment.
- Community feedback about connection to the village.

The landscape areas (amended following community consultation) are indicated in the map overleaf (p. 23). Maps showing greater detail of the changes made to the landscape areas following exhibition are included under the relevant landscape areas in Section 5 (Recommendations).



Landscape areas: With changes following community consultation



Source: SGS Economics and Planning, 2020.



3.3 Community consultation

Feedback received through the community consultation period showed that overall, people were generally supportive of the landscape area boundaries and character statements, however identified where refinements and improvements could be made. Feedback on the issues and opportunities showed that people are concerned about the impacts of development and land use transitions away from agriculture across the rural area. Some feel that agriculture is no longer viable in some parts of the rural area, where others want the rural zones and agricultural areas more strongly protected.

The feedback included strong opinions on the issue of subdivision, which included arguments both for and against reducing the minimum lot size requirements.

Environmental management such as bushfire and weed/pest control and waterway health were concerns, as well as the protection of critically endangered ecological communities, native vegetation, local biodiversity and significant trees. Community members highly value the feel of open spaces, bushland areas, views and greenery across the rural area.

The identification of key themes from people’s feedback was further considered as work on the draft Strategy progressed.











More information on the findings from community consultation are presented in the *Feedback Summary Report*, available on Council’s Future Hornsby Shire website.

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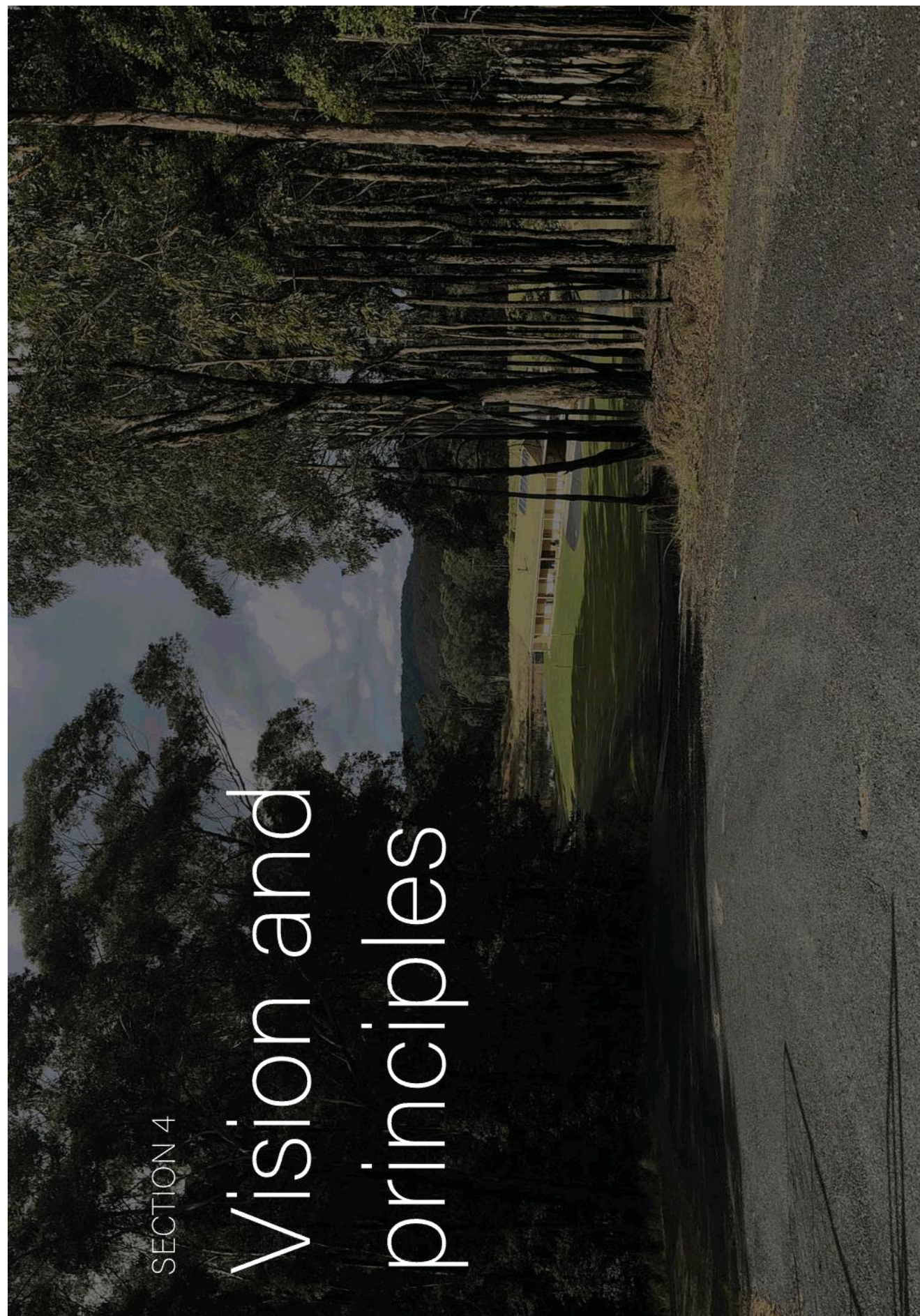
3.4 Emerging themes

Across the community workshops, online surveys, general feedback forms from the community workshops, and letters/emails received by Council, several recurring themes emerged.

Those themes, and key points raised by community members across different engagement activities, are presented here.

	Rural feel	People value being able to access natural areas, national parks and green spaces.
	Subdivision	There were divergent views about further subdivision. This theme was recorded against submissions that were for and against subdivision.
	Environmental protection	The importance of environmental and native vegetation.
	Heritage	Heritage values across colonial buildings, archaeology and Aboriginal cultural heritage.
	Evolving land use	The variety of land uses that occur within the rural evolving land use areas.
	Land use and industry	The range of activities happening across the rural area in Hornsby Shire.
	Responsive landscapes	Feedback often highlighted additional detail that could be used to refine the draft descriptions.
	Catering for families and children	The need to plan for Hornsby Shire's ageing population across the rural area, including challenges like managing properties as people get older. Another aspect of this theme is creating opportunities to address housing affordability, or provide opportunities for young families to live in the area near, or with, their relatives.
	Infrastructure and development	Infrastructure constraints such as sewerage and roads, or the need to improve roads and other infrastructure to manage congestion or provide for some additional development in parts of the rural area.
	Tourism	Current and future tourism opportunities across the Hornsby Shire rural area.

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04 Vision and principles

4.1 Introduction

Based on the background review, landscape areas report and community consultation, a draft vision and set of planning principles have been developed for the Hornsby Shire Rural Lands Strategy.

The vision and principles will guide planning for Hornsby Shire's rural area. They are the basis upon which recommendations have been made that may support changes to Council's planning controls for managing rural land. That may include land use, agriculture, and landscape character outcomes across the different landscape areas.

4.2 A vision for Hornsby Shire's rural area

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

Primary production in the rural area 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.

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4.3 Principles for managing Hornsby Shire's rural land

The following principles underpin this Strategy and provide a framework upon which planning and other recommendations have been made.

These principles support the vision, that primary production be protected within the Metropolitan Rural Area, while opportunities for economic development and tourism can be value-added on agricultural properties. The principles throughout this section can be considered by Council in any future proposals involving changes to planning controls in rural areas.

In the Hornsby Shire rural area:

- Areas for primary production are retained and protected from fragmentation.
- Activities on primary production land are flexible, allowing businesses that support productive agriculture to innovate and flourish.
- Hornsby Shire's rural area continues to grow as a visitor destination.
- Rural scenic landscape values are protected and enhanced.
- New development is designed and sited to support and enhance scenic values of the relevant landscape area.

- The character of rural villages is maintained as important local service and community nodes.
- Biodiversity and habitat areas are protected, and conservation measures are enhanced.
- Housing choice and housing diversity is provided in rural villages.
- Housing is provided around villages where it can be connected to services and is supported by appropriate infrastructure.
- The transition between rural villages and nearby primary production land is managed.

Rural villages

- Protect and enhance the small scale and fine-grained village character of rural villages.
- Ensure appropriate buffer from village housing, to protect the operation of agricultural land to its optimal capacity (for example, spraying crops, dust, noise or odour emissions)
- Protect, maintain and enhance clearly defined green breaks around rural villages.
- Ensure appropriate buffer between village housing and productive agricultural activities.
- Locate any additional rural living opportunities in areas surrounding the villages.
- Preserve opportunities to locate rural service industry land uses in a district service centre such as Dural.

Defining village boundaries

Village boundaries will define the line between the rural village and village settlements, and broader rural areas.

As set out in the North District Plan, 'distinctive rural villages offer opportunities for people to live and work in an attractive and unique setting, close to a major city.' The GSRP emphasises that the amenity, environmental, economic and social values of the rural area are paramount. It discourages further rural-residential development, however limited growth may be considered where rural amenity, scenic landscape or biodiversity values could be created or protected.

To support the directions of the NDP and GSRP, an approach has been outlined that will define the line between the rural village and village settlements, and Hornsby Shire's broader rural area. Following the GSRP and NDP, the key considerations are:

- Encourage more compact and efficient urban settlement within the rural villages.
- Investigate the potential for rural villages to accommodate some additional housing, where there are no adverse impacts on preferred rural village character, and where the development maintains other values of the rural area. For example:
 - Protecting and/or enhancing biodiversity corridors and scenic landscapes.
 - Providing buffers to support investment in rural industries.
- Preserve non-urban breaks between villages by avoiding ribbon development along major roads.
- Safeguard conservation areas and productive agricultural land.
- Incorporate interface uses, measures and treatments to avoid land use conflict with rural uses.
- Enable affordable and sustainable infrastructure and service provision.
- Reduce land-use conflict at the urban/rural interface.

The recommended approach for defining village boundaries involves consideration of:

- Local topography and other natural boundaries (e.g. creeklines).
- Remnant vegetation.
- Preferred rural village character (e.g. roof forms, building materials and landscape treatments, dwelling siting/setbacks).
- Opportunities for establishing biodiversity.
- Extent of the existing transport network.
- Extent of the existing infrastructure.
- Avoid established rural uses, particularly primary production and extractive industries.
- Natural hazards including bushfire and flooding.
- Walking/cycling connections within and around the settlement (e.g. housing located within a safe 5-minute walk/400m distance from village).

It is important to note that the principles and approach for establishing village boundaries have been prepared in the context of the following directions, from the North District Plan:

- 'Maintaining and enhancing the distinctive character of each rural and bushland village is a high priority.
- Ongoing planning and management of rural villages will need to respond to local demand for growth, the character of the village and the surrounding landscape and rural activities.
- Rural and bushland villages will not play a role in meeting regional or district scale demand for residential growth.²

²North District Plan, 2018, p. 106.



Environmental values in the rural area

This Strategy supports protection and further enhancement of environmental values in Hornsby Shire’s rural area, as set out in other plans under its LSPs. Those relevant to this Strategy are:

- Protect and enhance significant environmental values including waterways and creek systems, State and regionally significant native vegetation, and Critically Endangered Ecological Communities.
- Once finalised and endorsed by Council, consider the recommendations of the *Biodiversity Conservation Strategy* that are relevant recommendations to rural land. Protect and enhance significant scenic landscape values.
- Enhance access to the National Parks that border the rural area, to allow promotion and share the value of these special places across Greater Sydney.
- Avoid further land fragmentation on lots covered by an Environmental Management Zone.
- Encourage sustainable land management practices that prevent, stabilise and reverse environmental degradation.

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Agriculture

The ornamental horticulture sector, comprising the nursery, cut flowers and cultivated turf industries, is the largest sector by value of production in Hornsby Shire. There are clusters of activity around Middle Dural, Galston and Arcadia, which extend west into the Central City District (bordering The Hills Shire).

To protect and enhance agricultural values and the economic value of agriculture in Hornsby Shire, the principles for agriculture are:

- Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production. Support and protect other rural industries that are part of the agricultural supply chain, including services in rural villages
- Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.
- Once finalised and adopted, consider the recommendations of the Climate Wise Plan that are relevant to rural areas.
- Leverage an increased focus on food security, where nurseries could supply starter plants for this sector.
- Leverage new forms of non-traditional advertising and other channels that provide the ability to target consumers in niche segments.
- Support ornamental horticulture for the role it plays in preventing, stabilising and reversing environmental degradation.
- Support opportunities for ornamental horticulture to improve in profitability by using in new technologies and better business practices, and through all stages of the supply chain working together more efficiently.
- Develop a strategy to support and develop high-tech and emerging industries in Hornsby Shire, including agribusiness and agri-tech industries.

Tourism

Based on community feedback and an examination of tourism activities in Hornsby Shire, this Strategy has identified an opportunity for this industry to be enhanced across the rural area. It is important that tourism activities support and enhance agricultural activity, and landscape values.

The principles below reinforce Hornsby Shire's draft *Economic Development and Tourism Strategy (2020-2025)*. They focus on leveraging the Shire's natural assets of the Hawkesbury River estuary, national parks and bushlands, as well as its agricultural areas.

- Ensure any tourism or visitor-related uses (function centres, garden centres, restaurants and cafés, markets, artisan food and drink premises) are ancillary and complement important primary production uses.
- Limit land use conflict by ensuring that there is adequate separation between the location of tourism and visitor related activities from primary production or mining uses, by considering vegetation buffers, site selection and design.
- Ensure tourism uses in rural areas are balanced with the sustainable management of the region's assets, particularly areas of high visitation including sensitive ecosystems and productive areas including biodiversity, water catchments and cultural heritage. Consider likely increases in traffic as a result of tourism uses, and requirements for provision of adequate infrastructure to support this use.
- Consider land and environment sensitivities when evaluating new tourism and visitor related land uses, including landscape and scenic qualities.
- Ensure businesses and stakeholders from Hornsby Shire's rural area are involved with Council's economic development facilitation efforts.

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The Hornsby Shire Economic Development and Tourism Strategy

Several tourism-related opportunities for rural lands were identified in Hornsby Shire's draft *Economic Development and Tourism Strategy* and have synergies with the Rural Lands Study.

- Agri-tourism is an opportunity that requires further exploration (e.g. farmgate produce, road stop pantries, etc.). The potential for local produce brand development, tied into the Hornsby Shire tourism offer and established branding such as the Hawkesbury Harvest could be explored.
- There is potential to develop Hornsby Shire's rural product and support the sustainable development of the area's smaller towns and villages (for example, it was reported that there is strong demand for fruit-picking by visitors from the Greater Sydney area).
- Land use planning could be more flexible to support the potential for a variety of productive land uses, including ancillary uses (e.g. wholesale / retail produce shop fronts).
- Improve access to the Hawkesbury River through the delivery of appropriate support infrastructure, including public moorings and jetties, parking facilities and pump out stations.
- Develop and implement a way-finding strategy for visitors as part of the destination management plan.
- Develop a regional events strategy with signature food and wine and culture-based events.
- Explore opportunities to further develop Hornsby Shire as a location of choice for cycle tourism, bush walking and active recreation.
- Further develop visitor experiences that celebrate Hornsby Shire's and the region's Indigenous and European histories and cultural heritage.
- As part of the draft Economic Development and Tourism Strategy, identify opportunities to facilitate the development of visitor accommodation in Hornsby Shire. Inform this activity with an audit of existing accommodation across Hornsby Shire and neighbouring areas.

It is recommended that Council give consideration to implementing these tourism related opportunities with the ED&T strategy.

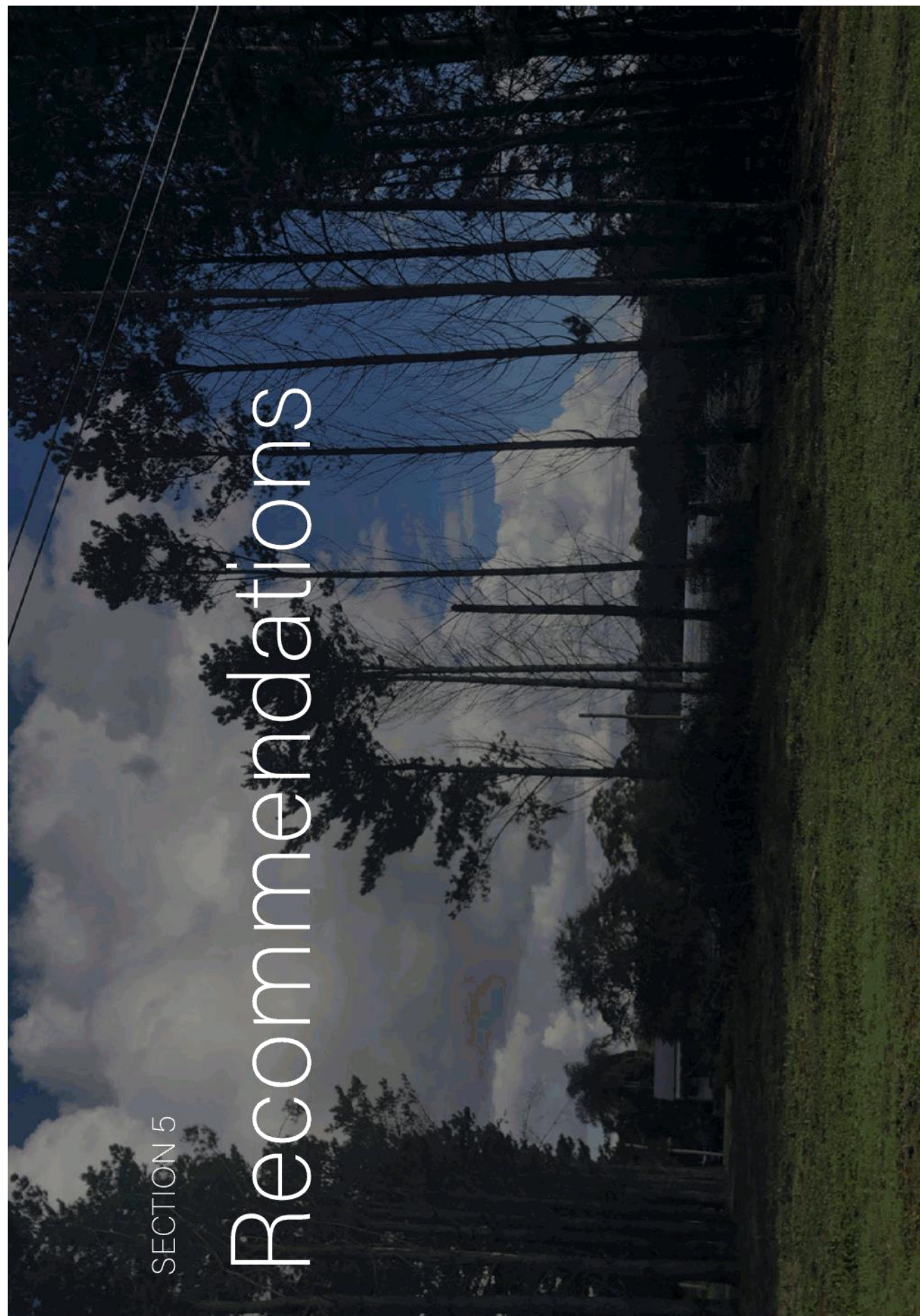
4.4 Managing the transition/ interface between land uses

Interface issues will be avoided by ensuring land use change and development aligns with the following principles:

- Additional development, rural settlement and other development in rural areas should be sited and designed so they do not interfere with legitimate and routine land uses on adjoining lands.
- The most effective means of preventing land uses conflict is to plan for adequate separation between conflicting land uses.
- Buffers between incompatible land uses do not take the place of sound strategic planning though they do offer an added level of conflict risk avoidance.
- It is the responsibility of the encroaching development to provide the necessary setback and buffer to incompatible land uses. The extent of the buffer should not extend beyond the boundary of the property required to provide the buffer.

Types of buffers

- Separation buffers: Physical separation between land uses.
- Biological or vegetated buffers: Vegetation planting and physical landscaping works to reduce visual impact and potential for airborne-created conflict.
- Landscape and ecological buffer: Existing vegetation to reduce impacts from development, mainly on sensitive environments.
- Property management buffers: Use of alternative or specialised management practices at the interface between uses where there is risk of conflict.



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05 Recommendations

5.1 Overview of recommendations for Hornsby Shire's rural area

The recommendations for managing rural land are based on the planning principles established as part of the Strategy (in Section 4). Some key principles include:

- Retain and enhance opportunities for productive land use.
- Encourage ancillary land uses that support productive activities related to tourism.
- Limit further fragmentation of rural land.
- Plan for rural villages as great places that support the rural area.
- Respond to changing demographics by exploring where some houses could be located close to or within existing rural villages.
- Manage the interface between urban and rural areas, especially in the southern parts of the rural area near New Line Road and Old Northern Road.
- Ensure development respects and enhances identified landscape and biodiversity values across the rural area.

In developing the principles and recommendations, consideration was made to the community feedback received in relation to the values, issues and opportunities for each landscape area and the rural area as a whole, as outlined in the feedback summary report.

The recommendations in this section are broken into recommendations for each of the thirteen landscape areas plus general recommendations for the rural area as a whole. The final part of the section addresses other suggestions put forward by the community that have been considered.

An overview of the recommendations are as follows:

- Retain RU1 (Primary Production) and RU4 (Primary Production, Small Lots) zoning extent and include opportunities for additional land uses including Garden Centres, Markets, Restaurants and Cafés, Function centres and Artisan Food and Drink premises on sites where agriculture occurs.
- Retain RU2 (Rural Landscape) zoning extent and include opportunities for additional land uses including Restaurant and Cafés, Function centres and Artisan Food and Drink premises on sites where agriculture occurs.
- Retain E3 (Environmental Management) zoning extent.
- Support relevant actions of the Economic Development and Tourism Strategy, related to the rural area.
- Include opportunities for additional land uses in the SP3 Tourist zone, including Kiosks, Markets and Plant Nurseries.
- Prepare place plans for the rural villages.
- Investigate limited application of the E4 (Environmental Living) Zone around rural villages where service and infrastructure provision impacts on nearby primary production uses can be appropriately managed, and where scenic landscape values and biodiversity values can be protected.
- Review zone objectives for the RU1, RU2 and RU4 zone.
- Permit secondary dwellings up to a maximum square metre size.
- Permit roadside stalls to sell items from the site and the local area (rather than be restricted to adjoining properties).
- Include access handles in lot size calculations.
- Introduce DCP controls to set parameters for new additional land uses.

Demonstrating a nexus between agriculture and other uses

This strategy recommends additional land uses in the RU1, RU2 and RU4 zones on sites where agriculture occurs. To achieve this, any proposal for a prescribed use, would need to demonstrate a nexus between the new use and the agriculture occurring on the site.

The approach recommended for managing value adding activities in Hornsby Shire's rural areas is to prepare a Clause within the LEP, that requires applicants to establish a nexus, or relationship, between the proposed land use and agriculture.

Currently, the planning system allows ancillary uses. Ancillary uses provide necessary support to dominant activities or operation of a business. The NSW planning circular 'How to characterise development' (2013) advises:

- "If a component serves the dominant purpose, it is ancillary to that dominant purpose.
- If a component serves its own purpose, it is not a component of the dominant purpose but an independent use on the same land."

Given the above, an ancillary use is slightly different to the term nexus.

The intent of including a new Clause for nexus uses is to allow the additional land use to operate at a larger scale than a typical ancillary use, enabling primary producers to capture value-adding opportunities to a greater extent. The policy would need to uphold principles for rural area planning. That is, the new use would be managed in concert with other provisions recommended in this Strategy—for example, ensuring that non-agricultural uses are designed in a manner sympathetic to identified landscape character, and that the scale of new uses will not limit or encroach upon primary production activities on nearby lots.

Usually, to establish a nexus between land uses a series of tests are applied. In some instances, demonstrating a nexus has been to show that one use is occurring in conjunction with the other. In a future LEP provision, such tests could include:

- What primary uses are set out in the current zoning, and is a primary use currently occurring on the site?
- On what basis would an additional land use be occurring, and how is it connected to the primary use?
- Assessment guidelines that enable Council to consider the implications of expected land use types on surrounding land uses—ensuring new uses will not encroach on the adjoining lots where primary production is occurring.

The methodology for determining nexus may require an applicant to:

- Define the primary use(s) and additional use(s) and explain how they will occur in conjunction with each other (e.g. site and land use management plan).
- Estimate the share (for example land take up, income generated) of the two uses.
- Outline infrastructure requirements of the proposed use(s).
- Demonstrate how the land use will be managed to limit interface or encroachment issues with adjoining properties.
- Provide design details demonstrating sensitivity towards rural and landscape character.
- Demonstrate the link or nexus (economic or otherwise) between the primary and proposed uses.

The proposal should address the links between the existing and proposed uses and demonstrate how the proposed uses are compatible given the site's context and zoning.

5.2 Place-based recommendations for Landscape Areas

This section outlines a preferred character statement and recommendations for each landscape area.

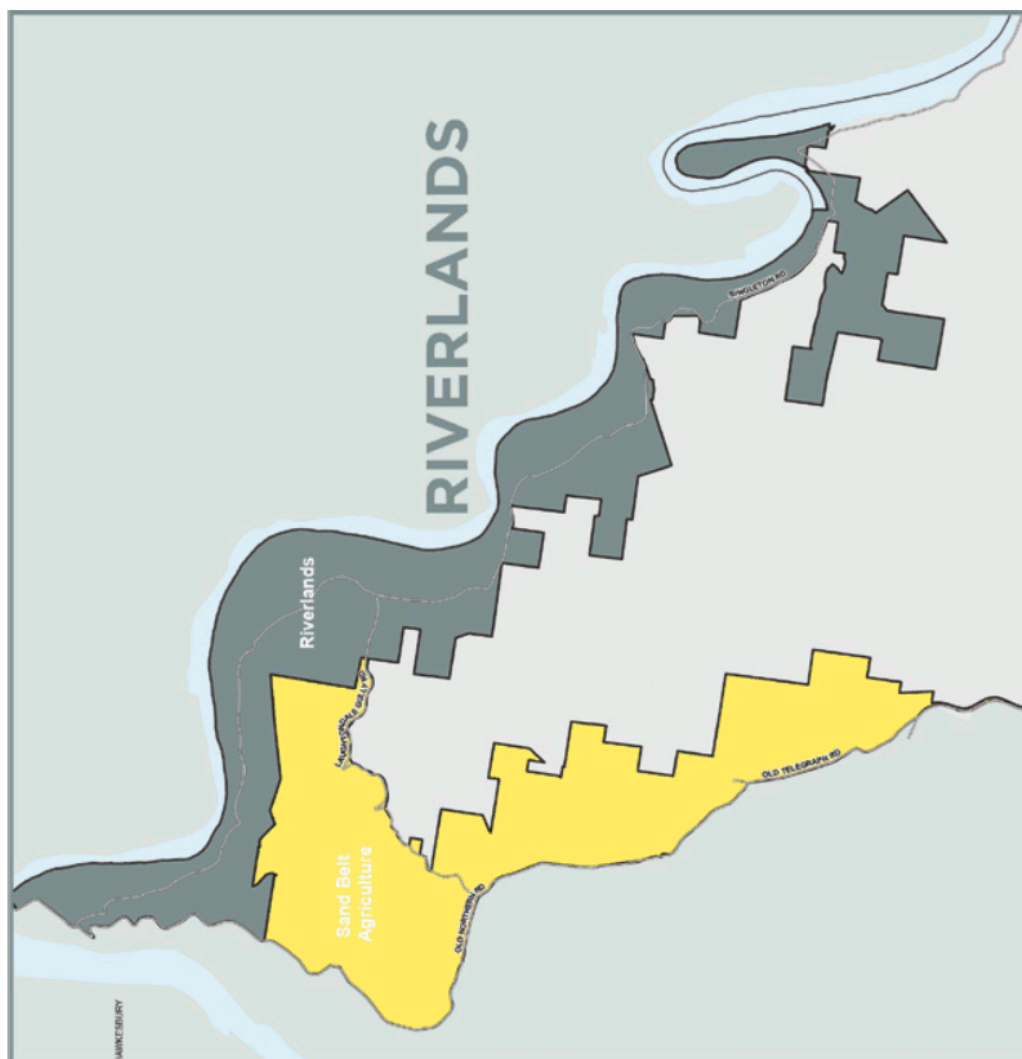
Changes were made to three of the landscape area boundaries (Galston Plateau, Sandstone Ridge Plateau and Berowra Valley South) and refinements were made to all character statements following feedback from the community and further investigations.

Recommendations in the landscape areas are based on the following considerations:

- The planning principles established as part of this Strategy (in Section 4).
- The values, issues and opportunities identified by the community for the landscape areas (as per the feedback summary report).
- How any recommendation would support the preferred character statement for the landscape character area.
- Consistency with the objectives and actions of the GSRP and NDP.

In this section, place-based recommendations are made for each landscape area and include the following information.

- **Preferred character statement:** Revised following Council and community feedback. Sets out a vision for key features of the area to be protected, maintained, enhanced or where some things may change into the future.
- **Changes to the landscape area boundary:** Details (if relevant) of how the landscape area boundary has changed since community feedback was collected.
- **Principles for this landscape area:** Planning principles that apply to the recommendations for this place.
- **Recommendations:** Proposed approach to policy in the LSPS, LEP and DCP.
- **Action:** Suggested change to the policy (as relevant).



Riverlands

5.2.1 Riverlands

Preferred character statement

The Riverlands landscape area is highly valued for its remoteness, serenity and connection to the Hawkesbury River and riverine environment. A sense of seclusion is enhanced by a steep, sandstone escarpment and the boundary of the Marramara National Park.

Opportunities to visit the wetlands, river and surrounding bushland are balanced with the need to protect biodiversity and manage flood risk across the landscape area.

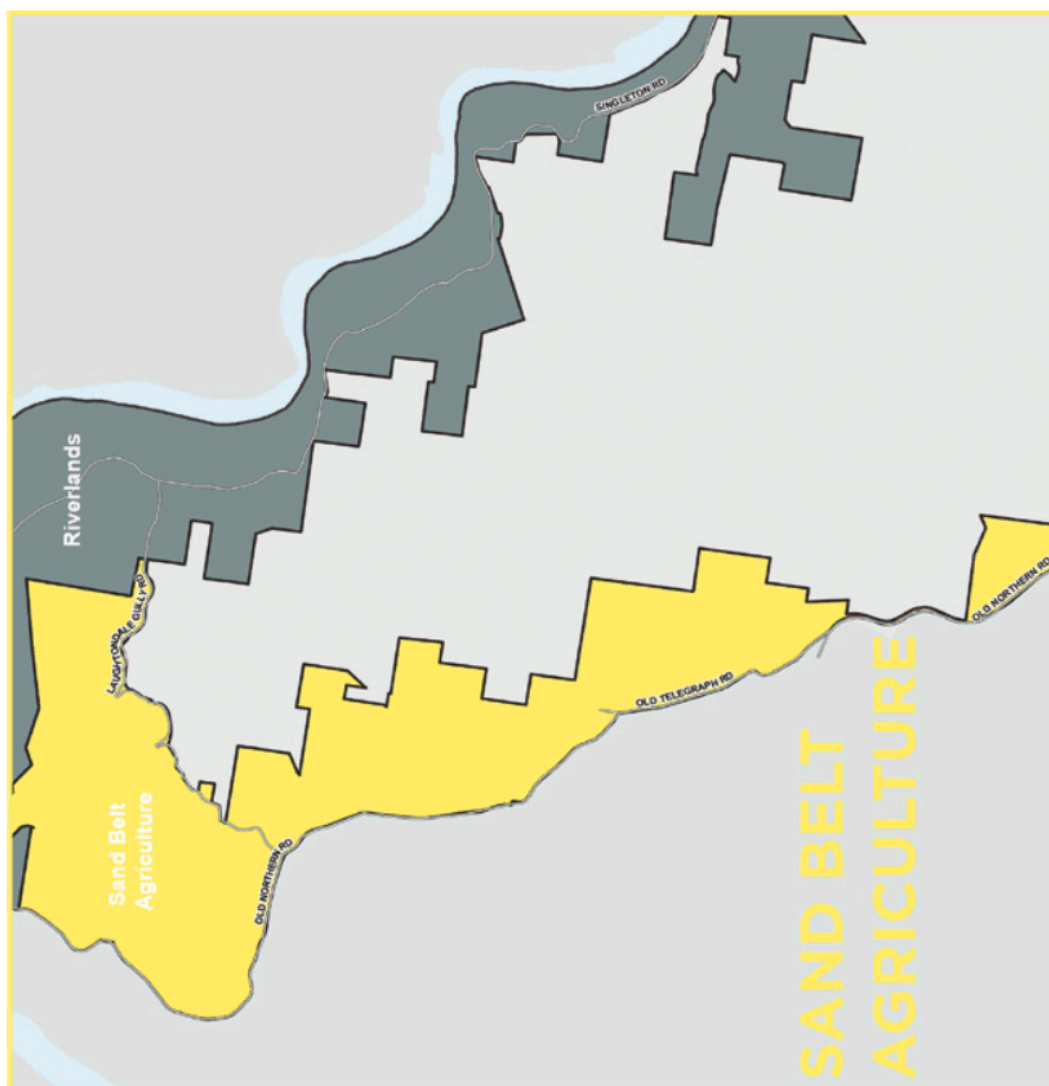
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Riverlands

Principle	Recommendation	Action	Potential policy implication
Biodiversity and habitat areas are protected, and conservation measures are enhanced.	Retain E3 and E2 zone.	-	No change to the zone extent.
Further develop visitor experiences that celebrate Hornsby Shire's and the region's Indigenous and European histories and cultural heritage.	Review land uses in the SP3 (Tourism) zone to support tourism (including eco-tourism), nearby farming and river activities.	Amend LEP	Consider the following uses, which may further support the purpose of the SP3 zone, provided any development to facilitate that use is in keeping with preferred landscape character: <ul style="list-style-type: none"> — Kiosks — Markets — Plant nurseries.
Consider land and environment sensitivities when evaluating new tourism and visitor related land uses.	Ensure any actions to enhance tourism are balanced with flood, fire and access/egress considerations.	Amend DCP	Assessment guidelines for tourism or commercial activities within the SP3 zone which: <ul style="list-style-type: none"> — Protect landscape and biodiversity values — Balance flood and bushfire considerations.
Ensure tourism uses in rural areas are balanced with the sustainable management of the region's assets, particularly areas of high visitation including sensitive ecosystems and productive areas.	Ensure any additional tourism or new agricultural activities also protect and enhance environmental values.		Amend DCP (Rural Land Uses) to include a clause covering commercial and retail terms, to ensure new development of this kind achieves outcomes that are sympathetic to rural character. Include tourism, landscape character and interface management principles, as prescriptive measures for tourism, retail and commercial activities in SP3.

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Sand Belt Agriculture

5.2.2 Sand Belt Agriculture

Preferred character statement

In the Sand Belt Agriculture landscape area, sand mining, horticulture and cropping define the character of the area. This landscape area sits partly on the Maroota Sands landform, underpinned with very sandy soils and heathland-type vegetation reminiscent of a coastal setting. Biodiversity is highly valued in this location, including Turpentine-Ironbark and Peppermint Angophora Forests, and Scribbly Gum Woodlands.

Land rehabilitation is a priority in this area, where mining has ceased. Protection of flora and fauna is a priority.

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Sand Belt Agriculture

Principle	Recommendation	Action	Potential policy implication
Areas for primary production are retained and protected from fragmentation.	Retain RU1 and E3 zoning throughout this landscape area.	-	No change to the zone extent. Further fragmentation to be avoided by retaining current minimum lot size throughout this landscape area.
Avoid further land fragmentation on lots covered by an Environmental Management Zone.			
Biodiversity and habitat areas are protected, and conservation measures are enhanced.	Limit land clearing and ensure land remediation is undertaken once mining operations cease.	Update DCP	Expand desired outcomes of Clause 2.5.9 to the Hornsby DCP (Extractive Industries, Rehabilitation) to include principles related to protection of landscape character and environmental management set out in this Strategy.
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore additional permissible land uses in the RU1 zone, that would enable principal agricultural activities to be supplemented with (e.g.) tourism or agri-business activities.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU1 zone, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities: Permit the following land uses, with consent: <ul style="list-style-type: none"> — Garden centres — Market — Function centres — Restaurant, café — Artisan food and drink premises.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Examine opportunities for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy. Explore opportunities (LEP or DCP provisions) to include prescriptive measures that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.

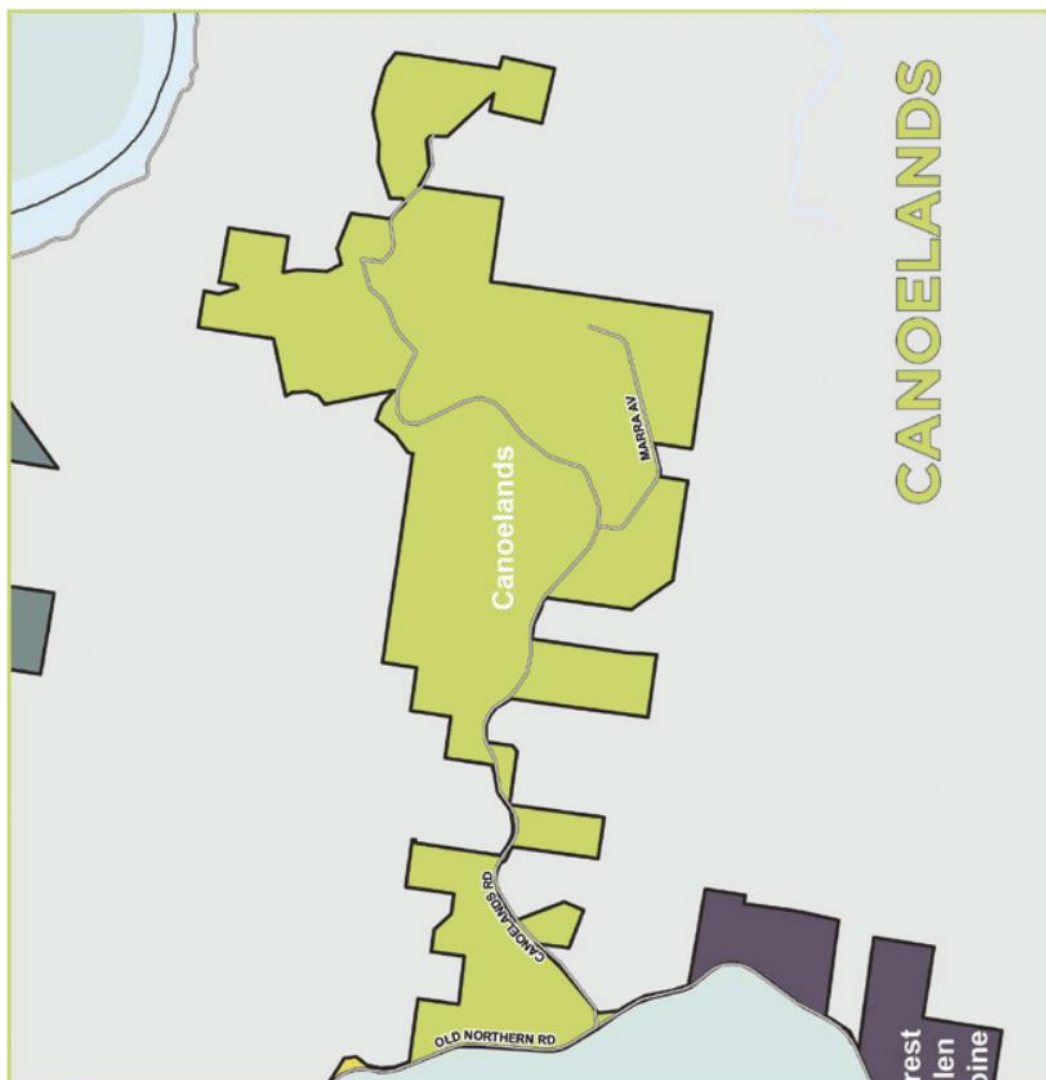
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Canoelands

5.2.3 Canoelands

Preferred character statement

The Canoelands landscape area is framed by the Marramarra National Park and Marramarra Creek, which creates a dark green horizon against a patchwork of productive activities. Private properties and farmland are clustered around Canoelands Road. Agricultural activities are predominantly seasonal horticulture, with orchards and groves.



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Canoelands

Principle	Recommendation	Action	Potential policy implication
Areas for primary production are retained and protected from fragmentation.	Retain E3 and RU1 zoning in this location.	-	No change to the zone extent. Further fragmentation to be avoided by retaining current minimum lot size throughout this landscape area.
Avoid further land fragmentation on lots covered by an Environmental Management Zone.			
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore additional permissible land uses in the RU1 zone, that would enable principal agricultural activities to be supplemented with (e.g.) tourism or agri-business activities.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU1 zone, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities: Permit the following land uses, with consent: — Garden centres — Market — Function centres — Restaurant, café — Artisan food and drink premises.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Examine opportunities for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy.
Protect and enhance significant environmental values including waterways and creek systems, State and regionally significant native vegetation, and Critically Endangered Ecological Communities (CEES).	Ensure development or new land uses are sensitive to the environmental and rural values of this landscape area.	Amend DCP	Explore opportunities (LEP or DCP provisions) to include prescriptive measures that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades. Biodiversity principle achieved through existing native vegetation controls.
Protect and enhance significant scenic landscape values.			Update DCP to include objectives for new development or land uses to achieve outcomes that are sympathetic to the landscape character for this area.

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Forest Glen Spine

5.2.4 Forest Glen Spine

Preferred character statement

The blend of bushland and rural living is highly valued in Forest Glen Spine. This includes the presence of koalas and significant vegetation of the Peppermint Angophora Forests within valleys, and Grey Gum Scribbly Gum Woodland on ridgelines.

Views through this landscape area are short- and mid-range, enclosed or filtered through native vegetation. This landscape area forms part of the exposed sandstone ridgeline traversed by Old Northern Road. This landscape area provides a clear transition towards a more remote part of Hornsby Shire's rural area further north.



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Forest Glen Spine

Principle	Recommendation	Action	Potential policy implication
Protect and enhance significant environmental values including waterways and creek systems, State and regionally significant native vegetation, and Critically Endangered Ecological Communities (CEES).	Retain E3 zone.	-	No change to the zone extent. Further fragmentation to be avoided by retaining current minimum lot size throughout this landscape area
Avoid further land fragmentation on lots covered by an Environmental Management Zone.			
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore additional permissible land uses in the RU1 zone, that would enable principal agricultural activities to be supplemented with (e.g.) tourism or agri-business activities.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU1 zone, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities: Permit the following land uses, with consent: — Garden centres — Market — Function centres — Restaurant, café — Artisan food and drink premises.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Examine opportunities for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy. Explore opportunities (LEP or DCP provisions) to include prescriptive measures that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.
Minimise risks to people and property arising from natural hazards.	Limit further subdivision in locations where bushfire risk is heightened due to poor access/egress and steep topography.	- Support related Strategy	No change to the LEP or DCP required. Consider any relevant recommendations of the Bushfire Management Plan as it relates to Hornsby's rural area, once finalised.

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Sandstone Plateau Ridgeline

5.2.5 Sandstone Plateau Ridgeline

Preferred landscape character statement

The Sandstone Plateau Ridgeline is defined by two gentle ridges that sit between steep slopes down to the Colah Creek, Marramarra Creek, Calabash Creek and Still Creek valleys. Significant vegetation is a feature of the area, both important ecological communities and well-established planted gardens. The Turpentine-Ironbark and Peppermint Angophora Forest, and Bloodwood-Scribbly Gum Woodland vegetation communities are a significant feature of the Sandstone Plateau Ridgeline, with remnant vegetation often found along roadsides. Significant vegetation is a feature of the area, both important ecological communities and well-established planted gardens. The Turpentine-Ironbark and Peppermint Angophora Forest, and Bloodwood-Scribbly Gum Woodland vegetation communities are a significant feature of the Sandstone Plateau Ridgeline.

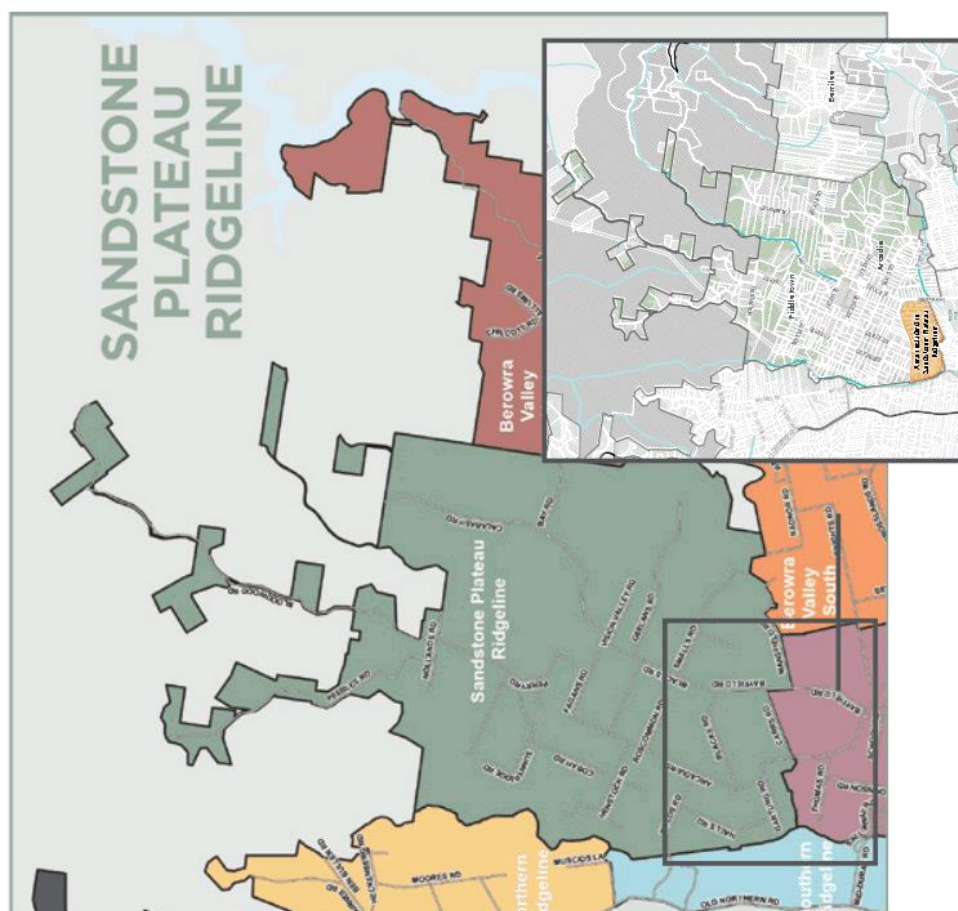
Rural lifestyle blocks are often characterised by large farmhouses and timber-and-railling fences.

Travelling through this landscape area, roads run along gentle slopes and then dip down into damp, well-forested gullies. Views across the area from higher points reveal rolling hills, where views over gullies connect to neighbouring ridgelines at eye level.

Changes to the landscape area boundary

The Sandstone Plateau Ridgeline boundary was updated following community feedback and further investigation. The boundary was amended to reflect the Galston village catchment. The review included consideration of lot size, topography and proximity of some lots in this landscape area, to Galston village.

Part of the southern boundary was moved south (refer to map) to reallocate some lots from Galston Plateau into the Sandstone Plateau Ridgeline landscape area, based on vegetation, creeklines, lot size and topography.



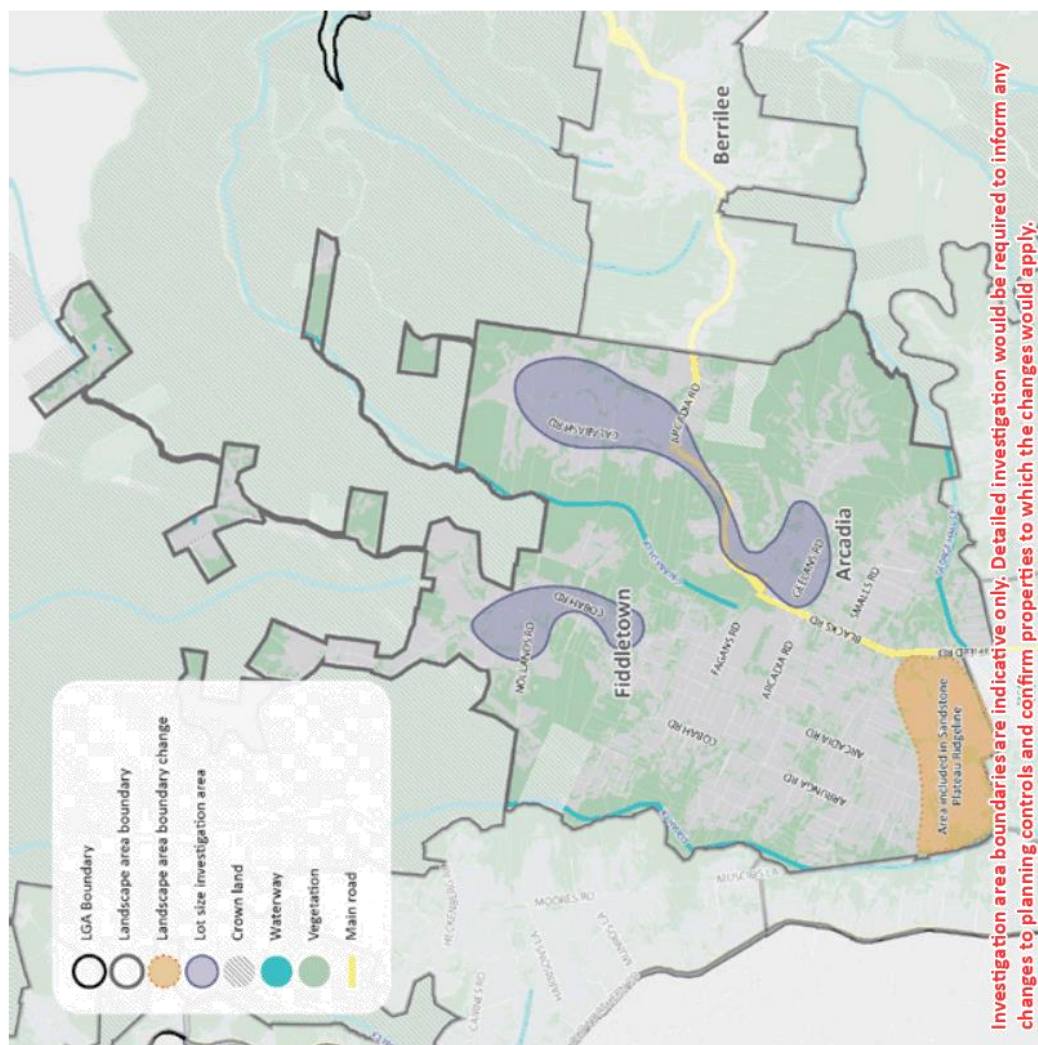
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Sandstone Plateau Ridgeline

Principle	Recommendation	Action	Potential policy implication
Avoid further land fragmentation on lots covered by an Environmental Management zone.	Retain the E3 zone.	-	No change to the zone extent.
Harmonise planning controls in this landscape area while seeking to protect and enhance significant scenic landscape values.	Review the minimum lot size extent where minimum lot size transitions from 2 hectares to 10 hectares north of Arcadia and around Fiddletown.	Update LEP	<p>The landscape qualities in this area are defined by a settlement pattern of predominantly 2 hectare lot sizes which indicates the current minimum lot size has largely been realised. In part of the landscape area a minimum 10 hectare lot size applies, generally consistent with the RU1 zone.</p> <p>The preferred character in this location is based on picturesque rural ambience, and the vegetation extent in the northern part of the landscape area is a key feature. Some further subdivision to a minimum lot size of 2 hectares 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>Extension of the RU4 (Primary Production Small Lot) zone in line with any change to the minimum lot size map could also be considered.</p>
Rural scenic landscape values are protected and enhanced.	Views over valleys from high points are a significant feature of this area; development should be designed and sited to preserve views and allow the topography and vegetation to feature.	Update DCP assessment guidelines	Update the DCP to include objectives and prescriptive measures based on identified landscape character, environmental and rural values, using the principles for agriculture, environment/ landscapes, and managing interfaces from this Strategy.
Ensure any new development is designed and sited to support and enhance scenic values of the relevant landscape area.			
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore additional permissible land uses in the RU1 and RU4 zones, that would enable principal agricultural activities to be supplemented with (e.g.) tourism or other accommodation, rural industry and agribusiness uses that would support ongoing flexibility of land uses that fulfil the purpose of the RU1 and RU4 zone.	Amend LEP and DCP	<p>Consider the following uses, which may further support the purpose of the RU1 and RU4 zones, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities.</p> <p>In the RU1 and RU4 zone, permit the following uses with consent:</p> <ul style="list-style-type: none"> — Garden centres (add to RU1) — Function centres — Market — Restaurant, café — Artisan food and drink premises.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			<p>Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy.</p> <p>Add prescriptive measures to the relevant LEP or DCP clause that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.</p> <p>Examine opportunities for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy.</p>

ATTACHMENT 2 - ITEM 8

Sandstone Plateau Ridgeline – Investigation area



ATTACHMENT 2 - ITEM 8

Berowra Valley North

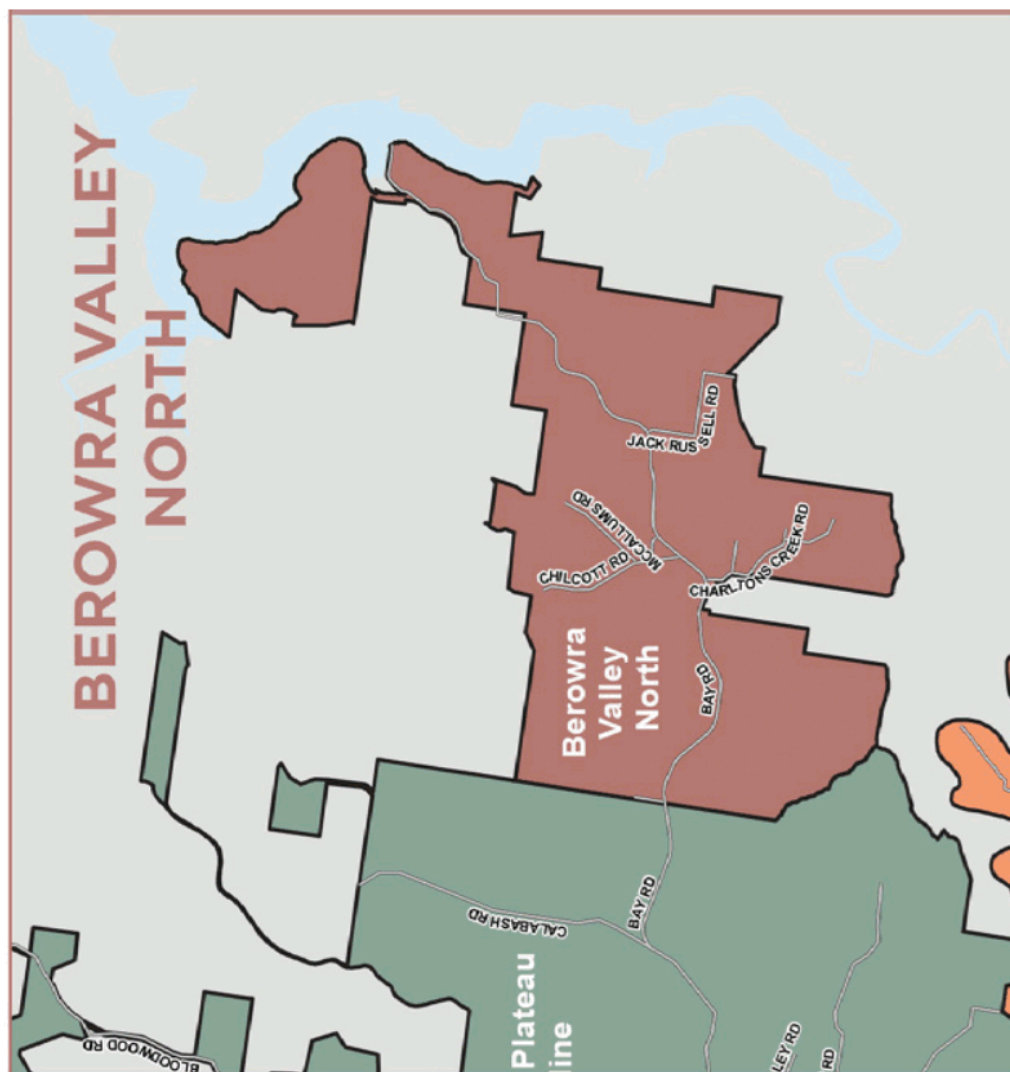
5.2.6 Berowra Valley North

Preferred landscape character

This landscape area contains the rural locality of Berrilee, connecting through to Berowra Waters and the river corridor. Access to this area is via Bay Road, and agricultural lots are clustered around this main road, with some smaller local roads branching into more densely forested valleys. Travelling through this area gives an experience of long-ranging views from high-points, with enclosed, short-range views to vegetation and farmland from lower points.

Descending east of Berrilee towards Berowra Waters, the landscape is marked by a transition to the Scribbly Gum Open Woodland, where Narrow-leaved Scribbly Gum Woodland and Peppermint Angophora Forest (along creeklines) defines vegetation communities to the west.

Travelling through this landscape area is one that provides an experience of changing landscape from rural area to river valley.



Berowra Valley North

Principle	Recommendation	Action	Potential policy implication
Avoid further land fragmentation on lots covered by an Environmental Management Zone.	Retain E3 and E4 zoning.	-	No change to the zone extent. Further fragmentation to be avoided by retaining current minimum lot size throughout this landscape area.
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore additional permissible land uses in the RU1 zone, that would enable principal agricultural activities to be supplemented with (e.g.) tourism or agri-business activities.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU1 zone, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities: Permit the following land uses, with consent: <ul style="list-style-type: none"> — Garden centres — Market — Function centres — Restaurant, café — Artisan food and drink premises.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Examine opportunities for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy. Explore opportunities (LEP or DCP provisions) to include prescriptive measures that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.
Hornsby Shire's rural area continues to grow as a visitor destination.	Enhance wayfinding and tourism related infrastructure to Berowra Waters.	-	No change to the LEP or DCP required.
		Support related Strategy	Support recommendations from the Economic Development and Tourism Strategy as they relate to Hornsby's rural area, once finalised.
Minimise risks to people and property arising from natural hazards.	Balance the scale new land uses with bushfire risk and management of traffic on Bay Road as single access/egress point.	-	No change to the LEP or DCP required.
		Support related Strategy	Consider relevant recommendations of the Bushfire Management Plan as it relates to Hornsby's rural area, once finalised.

ATTACHMENT 2 - ITEM 8

Berowra Valley South

5.2.7 Berowra Valley South

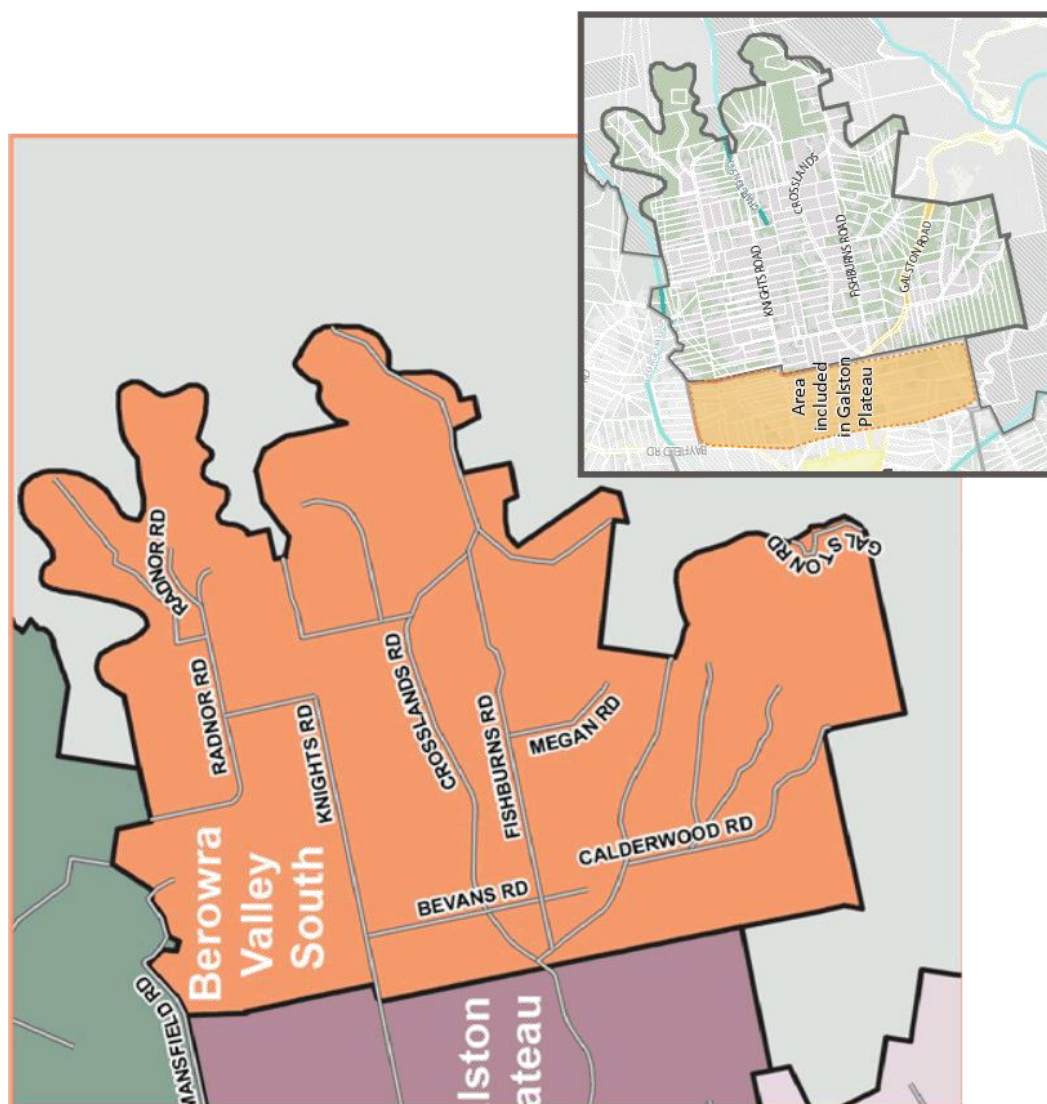
Preferred landscape character

The Berowra Valley South landscape area is one of gently rolling hills and lush vegetation. The precinct borders the Berowra Valley National Park, and several creek corridors (George Hall, Still, Charltons, and Berowra Creeks) traverse the area, lined with remnant native vegetation.

A feature of this area are narrow, local roads (such as Fishburns Road) which are framed with dense vegetation, creating long green viewing corridors which suddenly open out to paddocks and farmland beyond.

Changes to the landscape area boundary

The Berowra Valley South boundary was updated following community feedback and further investigation. The boundary was amended to reflect the Galston village catchment. The review included consideration of lot size, topography and proximity of some lots in this landscape area, to Galston village. The western boundary was moved east, resulting in some lots being changed to the Galston Plateau landscape area (refer to map).



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Berowra Valley South

Principle	Recommendation	Action	Potential policy implication
Avoid further land fragmentation on lots covered by an Environmental Management Zone.	Retain E3 zoned land.	-	No change to the zone extent. Further fragmentation to be avoided by retaining current minimum lot size throughout this landscape area.
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore additional permissible land uses in the RU4 zone, that would enable principal agricultural activities to be supplemented with (e.g.) tourism or other accommodation uses, and enhance connections to the Berowra Valley/access to natural areas.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU4 zone, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities. Permit the following uses with consent: — Function centres — Market — Restaurant, café — Artisan food and drink premises.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.	Support ongoing variety of non-urban uses in this landscape area that support nearby rural and urban places.		Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Examine opportunities for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy. Add prescriptive measures (in the LEP or DCP) that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.

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Galston Plateau

5.2.8 Galston Plateau

Preferred landscape character

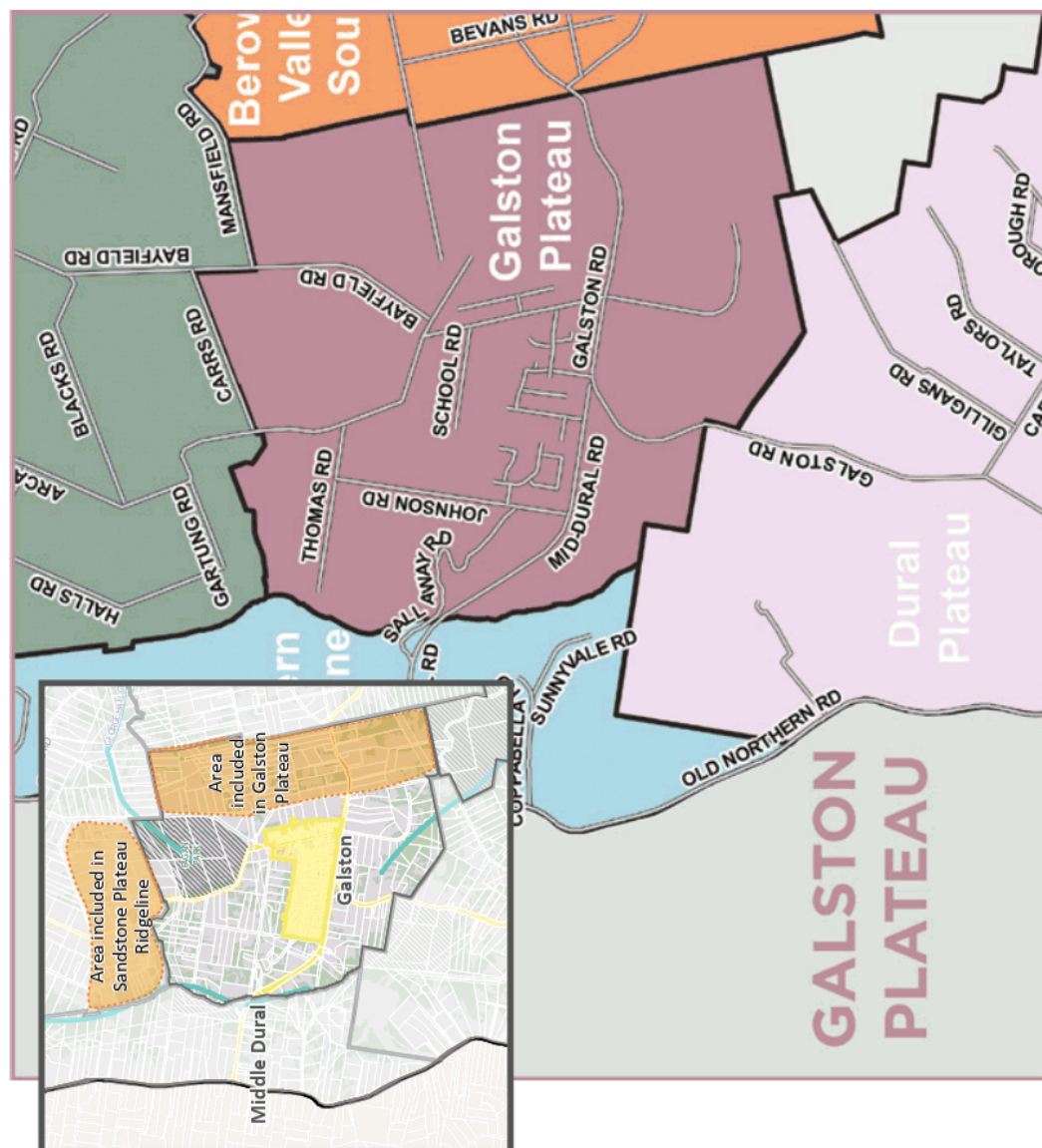
This landscape area is defined by low, rolling hills and valleys, featuring the significant Turpentine-Ironbark Forest vegetation community. In and around Galston, there is a sense of being at a high point, with wide skies and a sense of openness associated with rural places. Galston acts as a local service centre for the surrounding rural area, as well as supporting a small local population in the village.

Galston's immediate surrounds include several churches, and the well-known Fagan Park, a 55-hectare reserve and local tourist attraction which includes a bushland reserve and local walking track alongside botanic gardens.

Changes to the landscape area boundary

The Galston Plateau boundary was updated following community feedback and further investigation. The boundary was amended to reflect the connection to the Galston village catchment. The review included consideration of lot size, topography and proximity of some lots (previously in Berowra Valley South) to Galston village.

The eastern boundary was moved further east (refer to map). The northern boundary was moved south (refer to map) to reallocate some lots into the Sandstone Plateau Ridgeline landscape area, based on vegetation, creeklines, lot size and topography.



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Galston Plateau

Principle	Recommendation	Action	Potential policy implication
Avoid further land fragmentation on lots covered by an Environmental Management Zone.	Retain land in the E3 zone.	-	No change to the zone extent. Further fragmentation to be avoided by retaining current minimum lot size throughout this landscape area.
Investigate the potential for rural villages to accommodate some additional housing, where there are no adverse impacts on preferred rural village character, and where the development maintains other values of the rural area.	Investigate opportunities within 400m from the current residential zoned land around Galston village where the zoning of E4 Environmental Living could be introduced, provided land meets principles for place-based planning outlined in this Strategy. <i>Refer to village map in Section 5.3.</i>	Amend LEP Update DCP Prepare Galston Place Plan, based on principles from this Strategy	Further investigate land suitability within the investigation area to apply the E4 zone, facilitating some housing diversity located around the village. This may include an assessment of land capability and further collaboration with (for example) RFS and biodiversity teams. Update the DCP to include objectives and prescriptive measures based on principles in this Strategy for managing land use conflicts, non-agricultural uses (buffer), landscape character outcomes for non-agricultural uses, and dwelling house controls. In the E4 area, it is recommended a minimum lot size ranging between 5,000sqm-10,000sqm be explored. Capacity for additional lots must consider significant vegetation and bushfire risk, alongside Council's requirements for on-site effluent disposal. This recommendation should form part of a place plan for Galston to confirm the village boundary to which the E4 zone would be limited.
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore additional permissible land uses in the RU2 and RU4 zone, that would enable primary production activities to be supplemented with (e.g.) tourism or other accommodation uses, and enhance connections to the Berowra Valley and further north along Old Northern Road.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU2 and RU4 zones, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities. Permit the following uses with consent: — Function centre — Market (in the RU4) — Restaurant, café — Artisan food and drink premises.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Explore options for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy. Add prescriptive measures (in the LEP or DCP) that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.

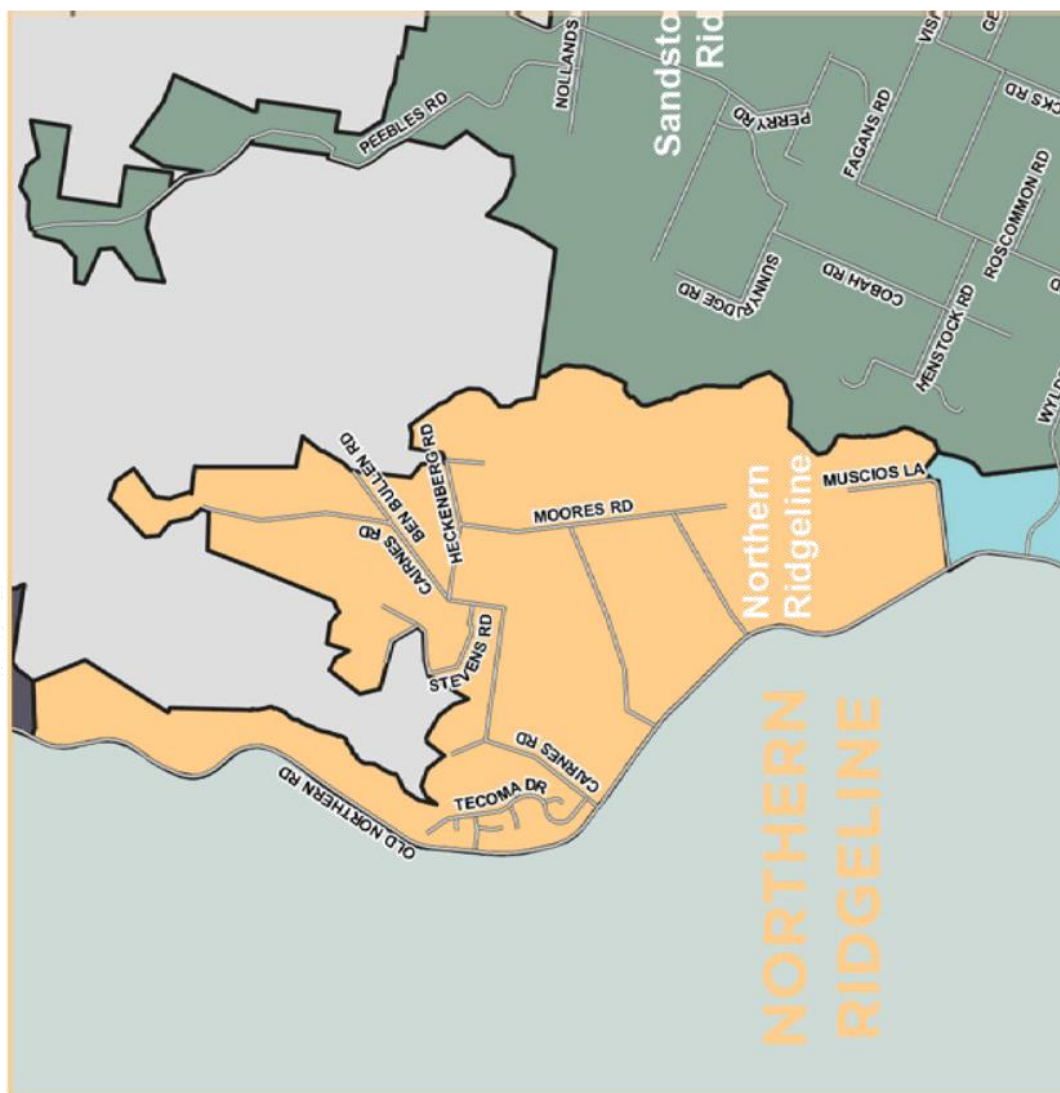
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Northern Ridgeline

5.2.9 Northern Ridgeline

Preferred landscape character statement

The Northern Ridgeline landscape area sits across two bioregions: Cumberland and Yengo. The southern part of this landscape area has lower, rolling hills with views over wide valleys from Old Northern Road. The Glenorie rural village is in this landscape area and stretches along (predominantly the eastern side) Old Northern Road.



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Northern Ridgeline

Principle	Recommendation	Action	Potential policy implication
Avoid further land fragmentation on lots covered by an Environmental Management Zone.	Retain areas of E3 zone and avoid further development east of Glenorie Creek, which provides a natural eastern boundary to the village.		No change to the zone extent.
Investigate the potential for rural villages to accommodate some additional housing, where there are no adverse impacts on preferred rural village character, and where the development maintains other values of the rural area.	Collaborating with the Hills Shire Council, investigate opportunities within 400m from the current residential zoned land around Glenorie village where the zoning of E4 Environmental Living could be introduced, provided land meets principles for place-based planning outlined in this Strategy.	Update LEP Update DCP	Further investigate land suitability within the investigation area to apply the E4 zone, facilitating some housing diversity located around the village. This may include an assessment of land capability and further collaboration with (for example) RFS and biodiversity teams. Update the DCP to include objectives and prescriptive measures based on principles in this Strategy for managing land use conflicts, non-agricultural uses (buffer), landscape character outcomes for non-agricultural uses, and dwelling house controls.
Harmonise planning controls in this landscape area while seeking to protect and enhance significant scenic landscape values.	<i>Refer to village map in Section 5.3.</i> Review the minimum lot size extent where minimum lot size transitions from 2 hectares to 10 hectares in the south-eastern part of the landscape area.	Update LEP	In the E4 area, it is recommended a minimum lot size ranging between 5,000 sqm-10,000 sqm be explored. Capacity for additional lots must consider significant vegetation and bushfire risk, alongside Council's requirements for on-site effluent disposal. The landscape qualities in this area are defined by a settlement pattern of predominantly 2 hectare lot sizes which indicates the current minimum lot size has largely been realised. In part of the landscape area a minimum 10 hectare lot size applies. The preferred character in this location is based on picturesque rural ambience, and the vegetation extent in the northern part of the landscape area is a key feature. Some further subdivision to a minimum lot size of 2 hectares may be appropriate in the investigation areas shown on the map, provided access/egress considerations, vegetation protection and bushfire protection can be maintained.
Areas for primary production are retained and protected from fragmentation.	If land to be investigated for E4 extends along Old Northern Road, consider how strip development could be avoided to ensure the sense of a non-urban break between villages can be preserved, establishing a clear village boundary and sense of arrival to the rural area.	Prepare Glenorie place plan, based on principles from this Strategy	This recommendation should underpin a place plan for Glenorie to confirm the village boundary to which the E4 zone would be limited.

Continued overleaf

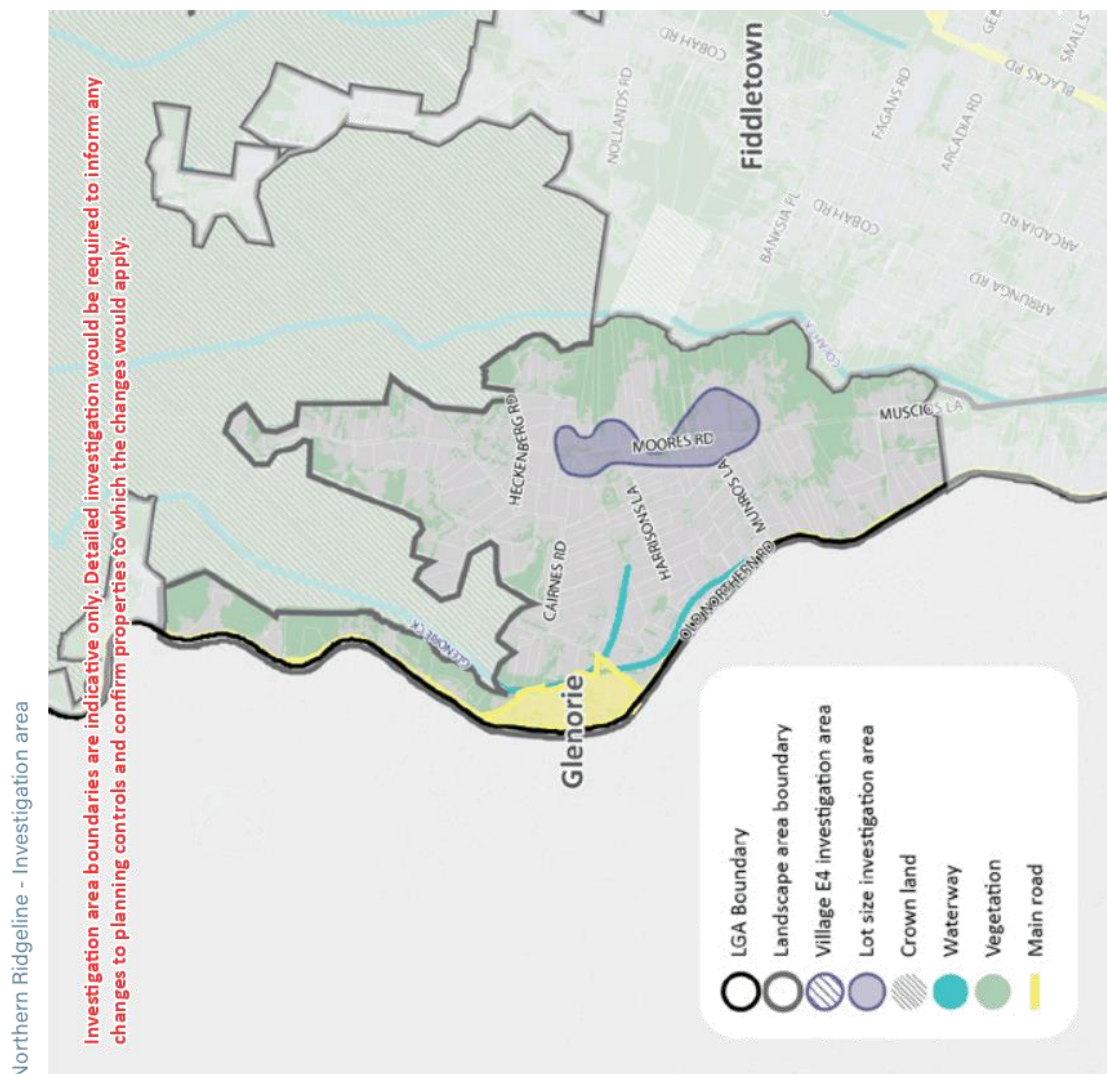
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56 HORNSBY SHIRE RURAL LANDS STRATEGY

Northern Ridgeline (continued)

Principle	Recommendation	Action	Potential policy implication
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore additional permissible land uses in the RU1 and RU4 zones, that would enable principal agricultural activities to be supplemented with (e.g.) tourism or other accommodation, rural industry and agribusiness uses that would support ongoing flexibility of land uses that fulfil the purpose of the RU1 and RU4 zone.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU1 and RU4 zones, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities. In the RU1 and RU4 zone, permit the following uses with consent: <ul style="list-style-type: none"> — Garden centres (add to RU1) — Function centres — Market — Restaurant, café — Artisan food and drink premises.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Add prescriptive measures to the relevant LEP or DCP clause that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades. Examine opportunities for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy.

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ATTACHMENT 2 - ITEM 8

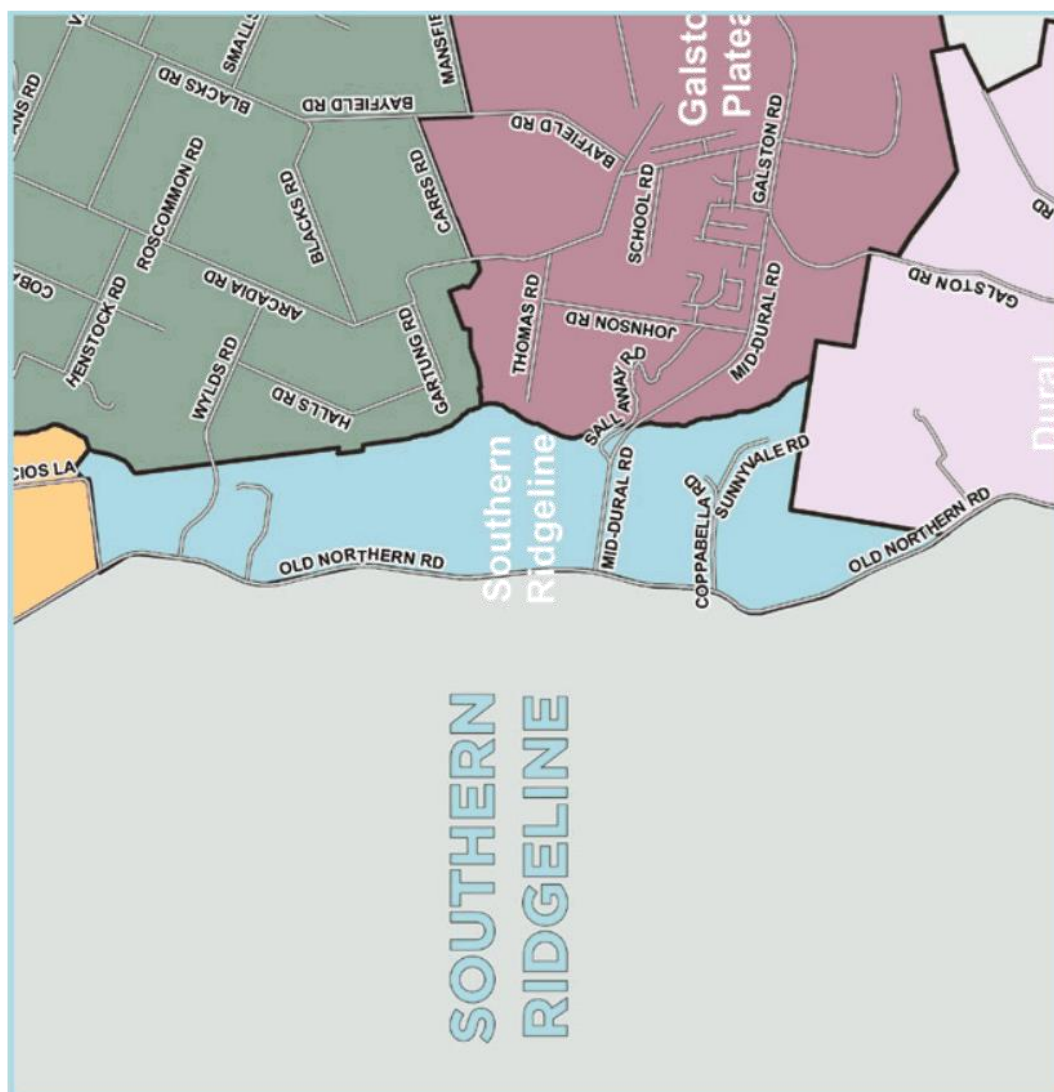
Southern Ridgeline

5.2.10 Southern Ridgeline

Preferred landscape character statement

This landscape is characterised by low, rolling hills and wide valleys. This affords panoramic views from Old Northern Road and other high-points, across valleys to the east and west of the landscape area. A feeling of big skies is a feature of the area.

In this location, land clearing has occurred and there is sparse vegetation along roadsides. When travelling along Old Northern Road, there is a sense of its connection to both peri-urban areas, as well as broader agricultural lands to the north.



Southern Ridgeline

Principle	Recommendation	Action	Potential policy implication
Avoid further land fragmentation on lots covered by an Environmental Management Zone.	Retain land in the E3 zone.	-	No change to the zone extent.
Areas for primary production are retained and protected from fragmentation.	Avoid further fragmentation throughout this landscape area that would result in strip development along Old Northern Road, undermining the sense of a green and rural break between villages.	-	Further fragmentation to be avoided by retaining current minimum lot size throughout this landscape area.
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore additional permissible land uses in the RU2 and RU4 zone, that would enable primary production activities to be supplemented with (e.g.) tourism or other accommodation uses, and enhance connections to the Berowra Valley and further north along Old Northern Road.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU2 and RU4 zones, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities. Permit the following uses with consent: <ul style="list-style-type: none"> — Function centre — Market (in the RU4) — Restaurant, café — Artisan food and drink premises.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy.
			Explore options for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy.
			Add prescriptive measures (in the LEP or DCP) that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.
Preserve non-urban breaks between villages by avoiding ribbon development along major roads.	Collaborate with the Hills Shire Council to harmonise management of strip development and fragmentation along this section of Old Northern Road, due to its prominence along a ridgeline with wide vistas across the rural area.	Update DCP	No change to the zone.
			Discourage Planning Applications that seek to extend non-agricultural uses along Old Northern Road outside the cluster of activity around Middle Dural Primary School.
			Update the DCP to include design guidelines for retail and commercial land uses that about Old Northern Road based on the preferred landscape character. Encourage the selection of materials that are sympathetic to the surrounding landscape, as well as design and siting that situates buildings within the landscape. The use of vegetation to screen buildings and soften the interface with main roads is encouraged.

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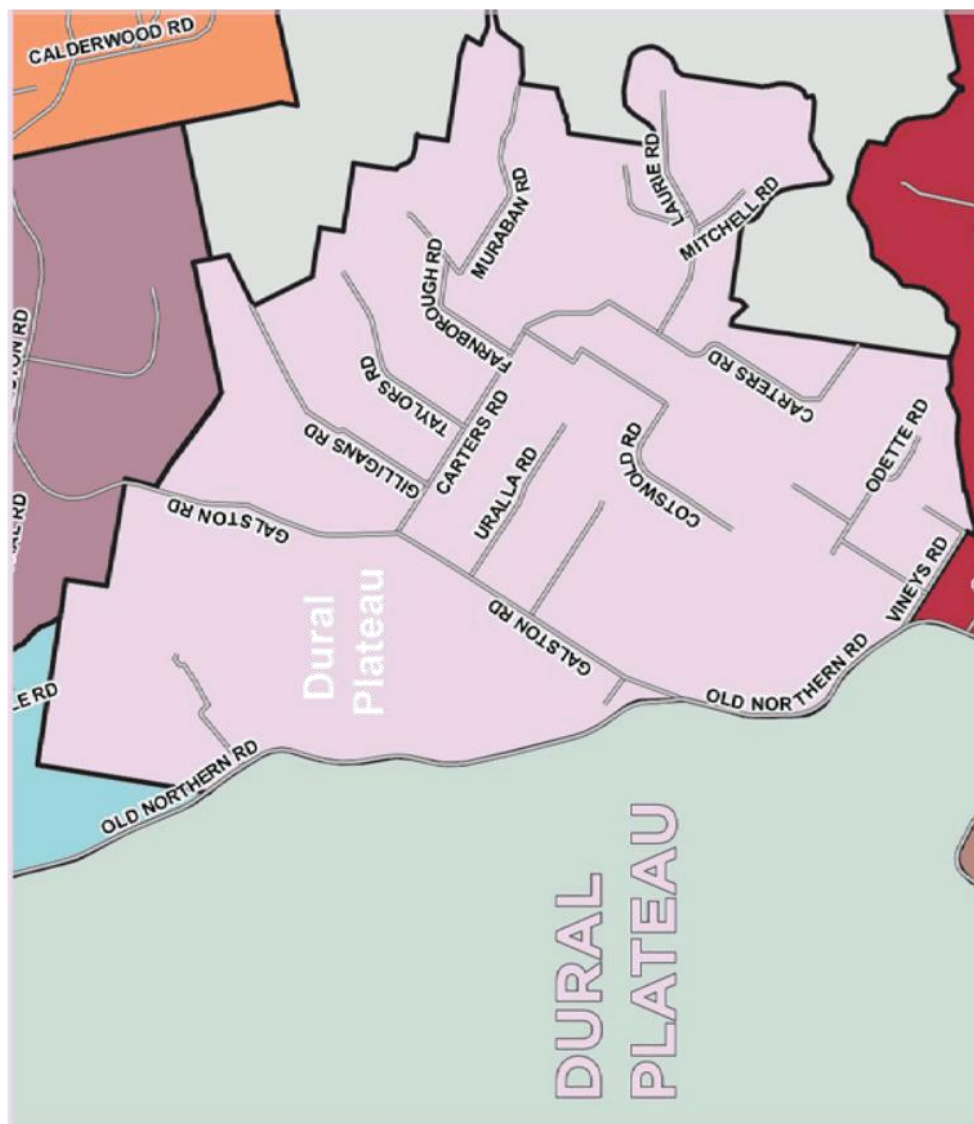
Dural Plateau

5.2.11 Dural Plateau

Preferred landscape character statement

The Dural Plateau landscape area encompasses diverse land use and settlement patterns. It is defined by low, rolling hills and wide valleys which support Turpentine-ironbark and Peppermint-Angophora forest vegetation communities.

To the east, the underlying landform of the Dural Plateau reveals exposed sandstone valleys and deeper yellow earths.



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Dural Plateau

Principle	Recommendation	Action	Potential policy implication
Avoid further land fragmentation on lots covered by an Environmental Management Zone.	Retain the E3 Zone.	-	No change to the zone extent.
Investigate the potential for rural villages to accommodate some additional housing, where there are no adverse impacts on preferred rural village character, and where the development maintains other values of the rural area.	Collaborating with the Hills Shire Council, investigate opportunities within 400m from the current residential zoned land around Dural village where the zoning of E4 Environmental Living could be introduced, provided land meets principles for place-based planning outlined in this Strategy <i>Refer to village map in Section 5.3.</i>	Update LEP Update DCP	Further investigate land suitability within the investigation area to apply the E4 zone, facilitating some housing diversity located around the village. This may include an assessment of land capability and further collaboration with (for example) RFS and biodiversity teams. Update the DCP to include objectives and prescriptive measures based on principles in this Strategy for managing land use conflicts, non-agricultural uses (buffer), landscape character outcomes for non-agricultural uses, and dwelling house controls. In the E4 area, it is recommended a minimum lot size ranging between 5,000 sqm-10,000 sqm be explored. Capacity for additional lots must consider significant vegetation and bushfire risk, alongside Council's requirements for on-site effluent disposal.
Areas for primary production are retained and protected from fragmentation.	If land to be investigated for E4 extends along Old Northern Road, consider how strip development could be avoided to ensure the sense of a non-urban break between villages can be preserved, establishing a clear village boundary.	Prepare a place plan for Dural, based on principles from this Strategy	This recommendation should underpin a place plan for Dural to confirm the village boundary to which the E4 zone would be limited. No change to the zone. Component of place plans for rural villages, including Dural.
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore opportunities for more flexible land uses that support primary production, including agribusinesses, rural industry and tourism.	Amend LEP and DCP	Discourage Planning Applications that seek to extend non-agricultural uses along Old Northern Road outside the cluster of activity around Middle Dural Primary School. Consider the following uses, which may further support the purpose of the RU2 zone, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities. Permit the following uses with consent: — Restaurant, café — Function centre — Artisan food and drink industry.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Explore options for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy. Add prescriptive measures (in the LEP or DCP) that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.

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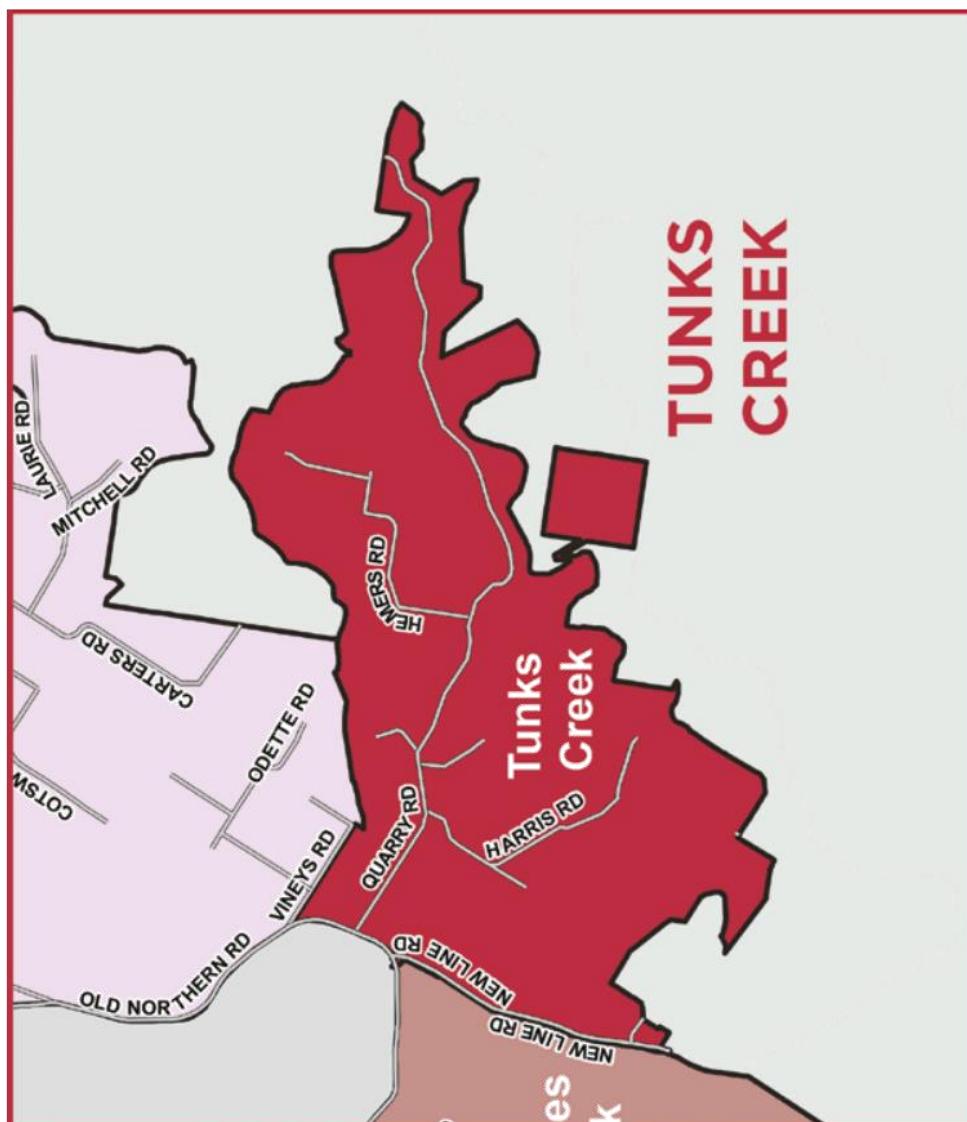
Tunks Creek

5.2.12 Tunks Creek

Preferred landscape character statement

The Tunks Creek landscape area is defined by sandstone landforms, supporting very tall trees including Blackbutt Gully Forest, Peppermint-Angophora Forest and Bloodwood Scribbly Gum Woodland vegetation communities. The Berowra Valley National Park to the east, and Old Northern Road to the west, form the boundaries of this area. Dural Nature Reserve is located within this landscape area and borders the urban areas to the south.

In some places, views are enclosed with dense roadside vegetation, very tall trees and thick understorey. Flowering plants are frequently found, particularly in native vegetation patches on the fringe of the National Park.



Tunks Creek

Principle	Recommendation	Action	Potential policy implication
Avoid further land fragmentation on lots covered by an Environmental Management Zone.	Retain E3 zone.	-	No change to the zone extent. Further fragmentation to be avoided by retaining current minimum lot size throughout this landscape area.
Areas for primary production are retained and protected from fragmentation.	Collaborate with The Hills Shire Council to harmonise management of strip development and fragmentation along this section of Old Northern Road and New Line Road, particularly related to the South Dural Service Centre.	-	No change to the zone. Discourage Planning Proposals that seek to extend non-agricultural uses from the South Dural Service Centre beyond its current footprint, along Old Northern and New Line Roads.
Areas for primary production are retained and protected from fragmentation.	Encourage new development along Old Northern Road to reflect the rural character of the area, especially through landscape design, siting/ setbacks and choice of materials.	Update DCP	Encourage the selection of materials that are sympathetic to the surrounding landscape, as well as design and siting that situates buildings within the landscape. The use of vegetation to screen buildings and soften the interface with main roads is encouraged.
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore opportunities for more flexible land uses that support primary production, including agribusinesses, rural industry and tourism.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU2 zone, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities. Permit the following uses with consent: — Restaurant, cafe — Function centre — Artisan food and drink industry.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Explore options for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy. Add prescriptive measures (in the LEP or DCP) that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.

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Georges Creek

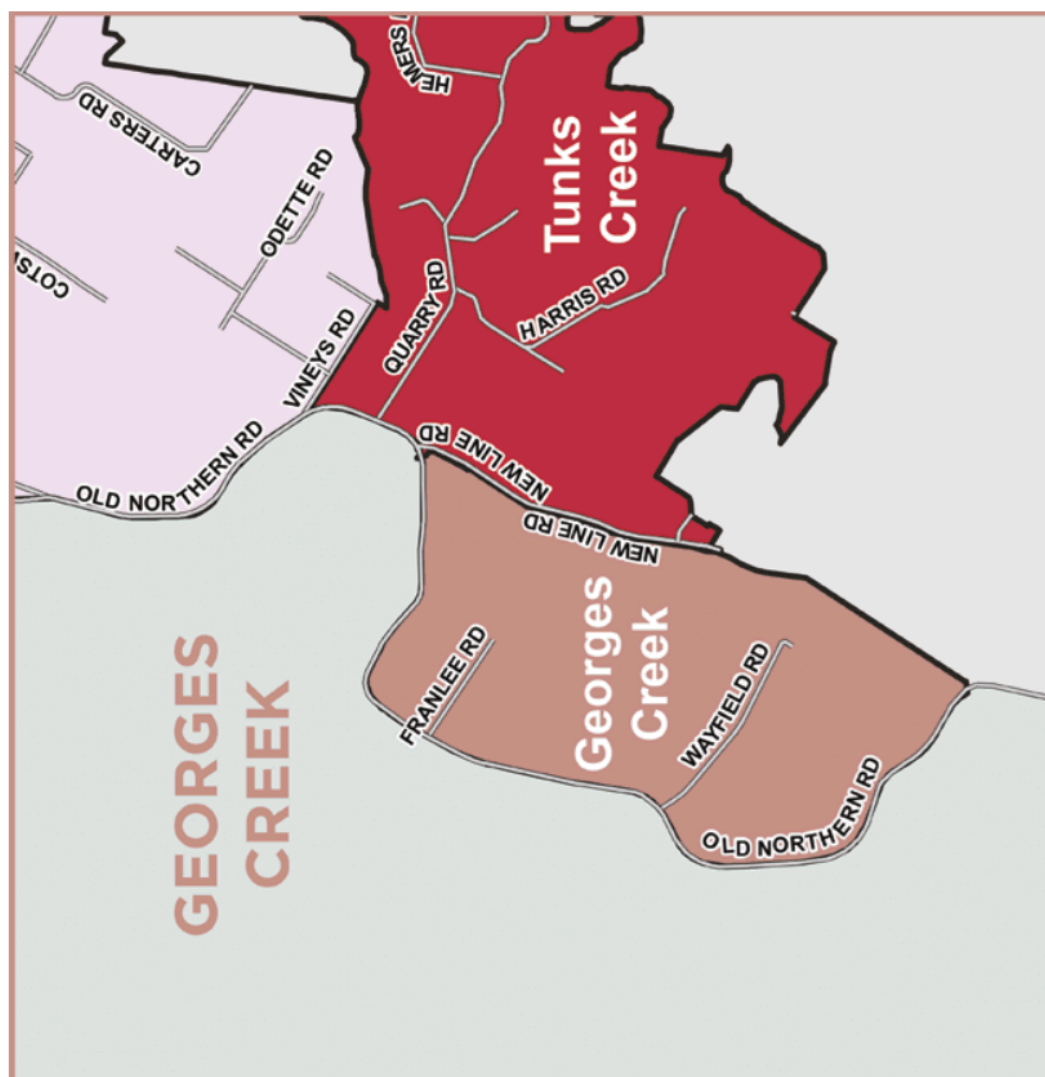
5.2.13 Georges Creek

Preferred landscape character statement

Georges Creek winds through this landscape area and provides a densely treed backdrop which lends a green and rural feel to the area. In this location, remnant native vegetation is tall, and the dominant vegetation communities are Blackbutt Gully Forest, Turpentine Ironbark Forest and Blue Gum High Forest.

There is a wide variety of land uses in this landscape area, including urban services (garden centre, auto repairs), retirement living, and rural lifestyle properties. These activities are clustered along Old Northern Road and New Line Road, across from the South Dural Service Centre. The feel along main roads is one of mixed uses, while travelling down smaller local roads gives a sense of arrival in a rural lifestyle area.

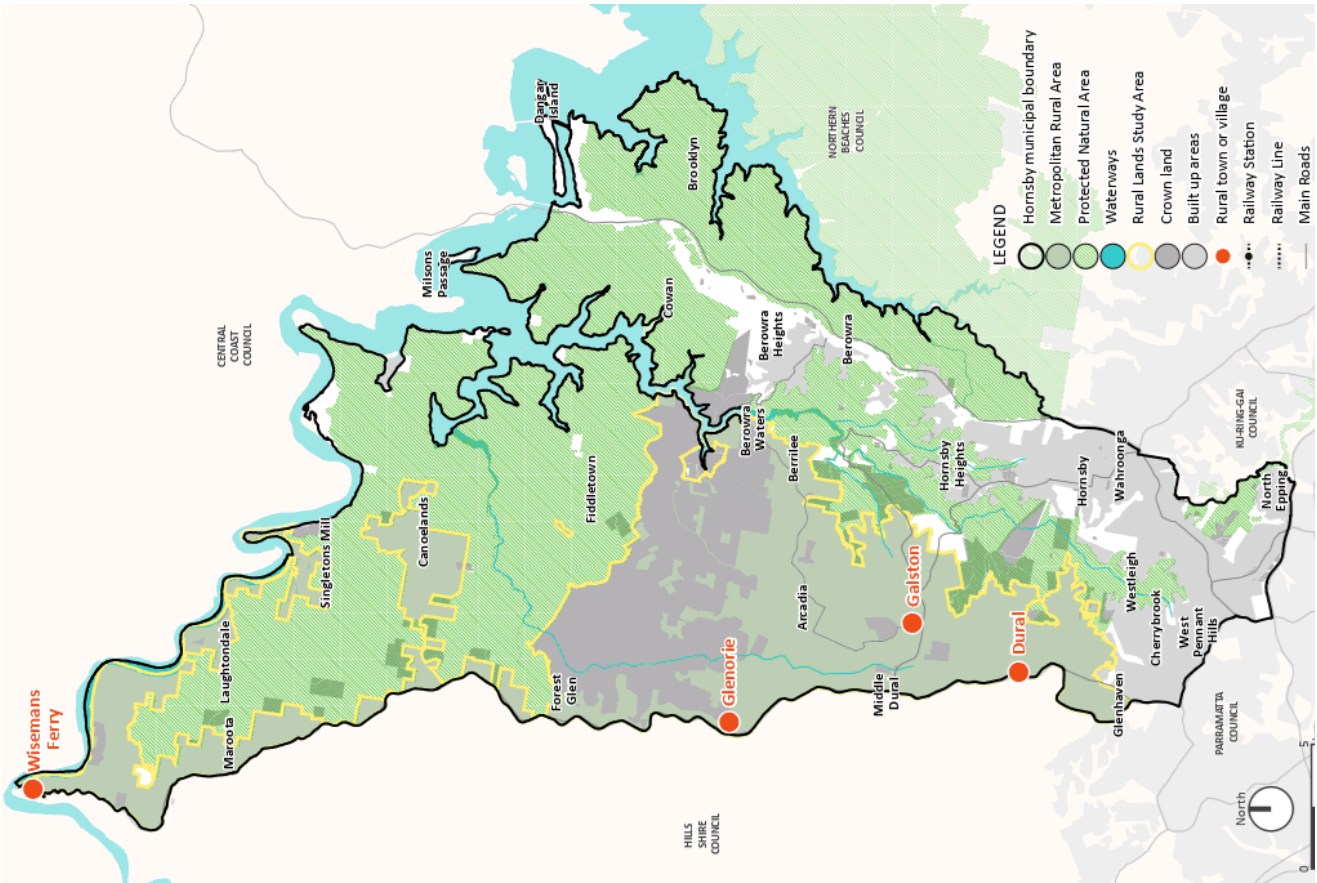
The landscape area abuts nearby urban areas of Glenhaven and Castle Hill. The open space and scattered vegetation, marks a transition to Hornsby Shire's rural area.



Georges Creek

Principle	Recommendation	Action	Potential policy implication
Avoid further land fragmentation on lots covered by an Environmental Management Zone.	Retain E3 zone.	-	No change to the zone extent. Further fragmentation to be avoided by retaining current minimum lot size throughout this landscape area.
Preserve non-urban breaks between villages by avoiding ribbon development along major roads.	Collaborate with The Hills Shire Council to manage the boundary between this landscape area and urban areas to the west of Glenhaven.	Update DCP	Update the DCP to include design guidelines for retail and commercial land uses that abut Old Northern Road and New Line Road based on the preferred landscape character. Encourage the selection of materials that are sympathetic to the surrounding landscape, as well as design and siting that situates buildings within the landscape. The use of vegetation to screen buildings and soften the interface with main roads is encouraged.
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production.	Explore opportunities for more flexible land uses that support primary production, including agribusinesses, rural industry and tourism.	Amend LEP and DCP	Consider the following uses, which may further support the purpose of the RU2 zone, provided any development to facilitate that use is in keeping with preferred landscape character, and where a nexus can be demonstrated between the land use and primary production activities. Permit the following uses with consent: <ul style="list-style-type: none"> — Restaurant, cafe — Function centre — Artisan food and drink industry.
Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.			Include objectives that retail and commercial land uses are to support primary production land use and must be designed and sited in line with tourism, interface and landscape principles in this Strategy. Explore options for a new clause (in the LEP or DCP) to include objectives and prescriptive measures based on establishing a nexus between non-agricultural land uses to primary production activities, using the principles for agriculture and managing interfaces from this Strategy. Add prescriptive measures (in the LEP or DCP) that require new or expanding land uses to be balanced with relevant infrastructure, including road upgrades.

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5.3 Rural villages

Rural villages are scattered within Hornsby Shire’s Metropolitan Rural Area. Rural villages are different from urban areas in that they provide mainly for local residential and servicing needs, as distinct from the needs of those living in metropolitan areas. The commercial centres or small strips support, and are supported by, surrounding agricultural areas.

There are four rural villages within Hornsby Shire’s rural area: Dural, Galston, Glenorie, and Wisemans Ferry. Three of these (Dural, Glenorie and Wisemans Ferry) share a boundary with The Hills Shire. The villages play several roles within the broader rural area in Hornsby Shire: as places to live, work, visit and access basic services people need to go about their daily lives. It is therefore useful to provide recommendations for each of these villages.

The GSRP, North District Plan and Hornsby Shire Rural Lands Strategy emphasise that urban development and residential development to accommodate population growth are not economic values of the rural area. However, where a positive landscape character, environmental outcome (for example, an enhanced biodiversity corridor) or where the development supports local villages, some rural residential development may be appropriate.

Although the rural population will not grow significantly compared to Hornsby Shire’s urban population, there will be some modest growth into the future. Hornsby Shire’s demographic profile is also changing, and in the rural area there will be a higher proportion of older people than in Hornsby Shire’s urban areas. At present, the rural area and rural villages have limited housing diversity to enable people to remain within their local community but move off rural properties.

The four rural villages have been reviewed to identify where further investigation could take place for housing in and around the existing centres, to provide housing diversity and support local villages. This would only be appropriate under the right conditions, provided those areas can meet principles set out in this section.

Ongoing social and economic viability of villages

The social and economic viability of Hornsby Shire’s rural villages has a strong link to the surrounding agricultural area. Many aspects of that viability are not solely linked to planning policy; they also relate to economic development, infrastructure and other market factors that attract business creation. Planning for the future of Hornsby Shire’s rural villages (set out in this section) contemplates allowing for some housing diversity (to cater for community needs), within village boundaries. The change in the village catchment may enable the villages to take advantage of other opportunities that will enhance their role as service centres for the broader rural area.

Place-based planning for rural villages

This section sets out an approach for establishing a village boundary and identifying the conditions under which some rural living may be permitted around rural villages, to support local villages and provide housing diversity in Hornsby Shire.

1

Investigate opportunities for rural living in limited locations, that meet the following criteria:

- Fragmented pattern of lot sizes and settlement.
- Less constrained by bushfire and flood risks.
- Not land with high capability for agriculture.
- Proximity to established settlements.
- Land use is mixed (not dominated by agriculture).
- Not in an Environmental Protection Zone.

2

Assessment of the investigation should consider more detailed assessment of:

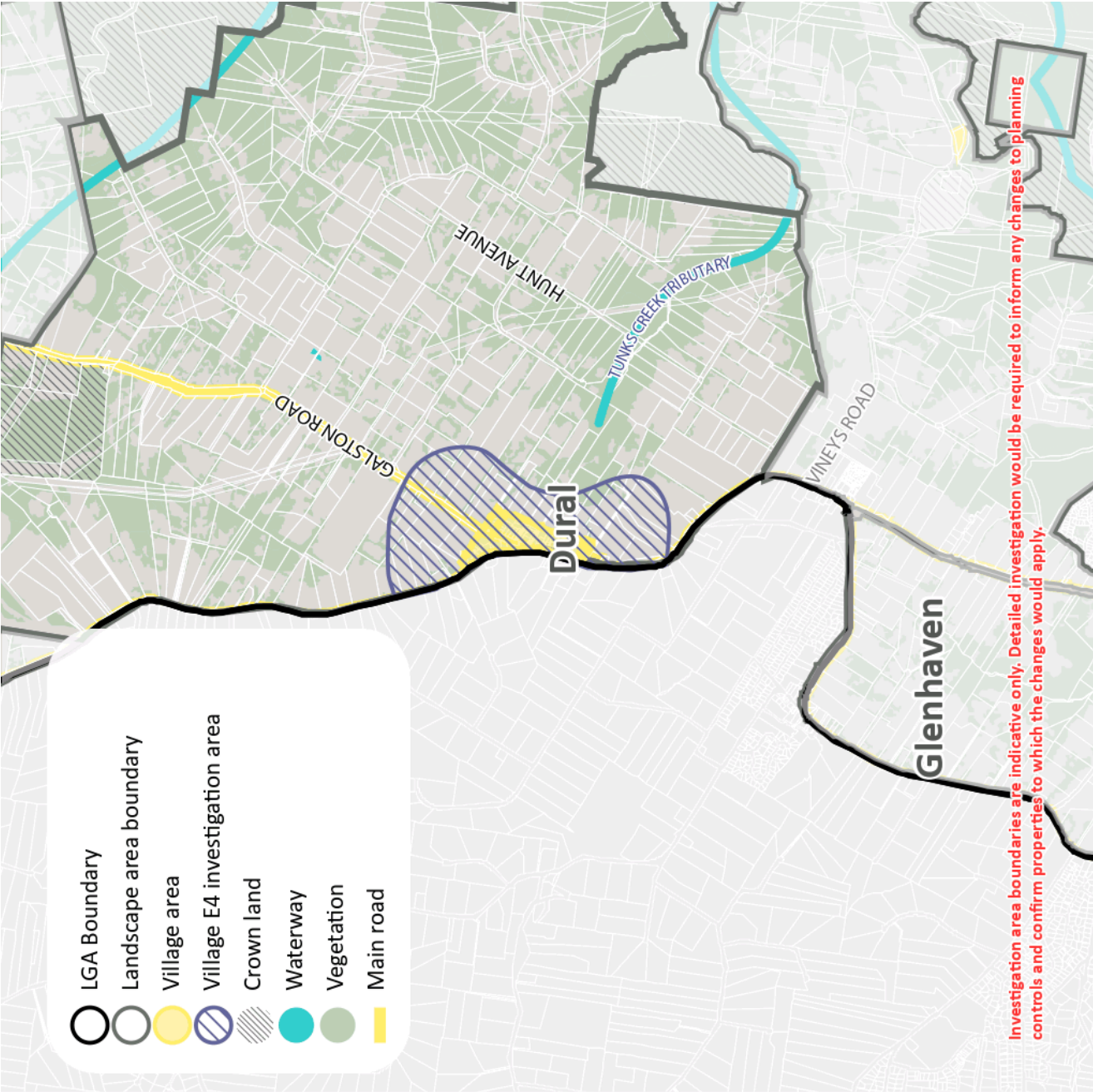
- Servicing capability (water, sewer, drainage, roads).
- Significant environmental and landscape values.
- Land uses, including land use on adjoining land.
- Agricultural qualities.
- Hazards including bushfire and flood.

3

Development within investigation areas that meet assessment criteria and are approved for rural living should:

- Locate any houses close to existing rural villages.
- Houses should not be located in an area that is flood- or bushfire prone.
- Houses should be designed and sited to ensure it does not detract from environmental and landscape values.
- Be set back from adjoining uses that may pose a risk of off-site impacts including agriculture, extractive industries.

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5.3.1 Dural

Dural is located on the peri-urban fringe of Cherrybrook. It is separated from Hornsby's urban areas by the Berowra Valley National Park and Berowra Creek Valley. Driving through the village affords frequent views to long-range, treed horizons beyond the village. There is a sense of lush vegetation and rich soils throughout this area, which covers the Pennant Hills and Ridges landform type.

The village is spread out along Old Northern Road, with the main village centre located on the western side of Old Northern Road within The Hills Shire (zoned B1 Neighbourhood Centre) at the intersection of Galston Road, and significant activity further south on New Line Road. Due to the dispersed layout of the village, its character is intertwined with that of the surrounding Dural Plateau landscape area.

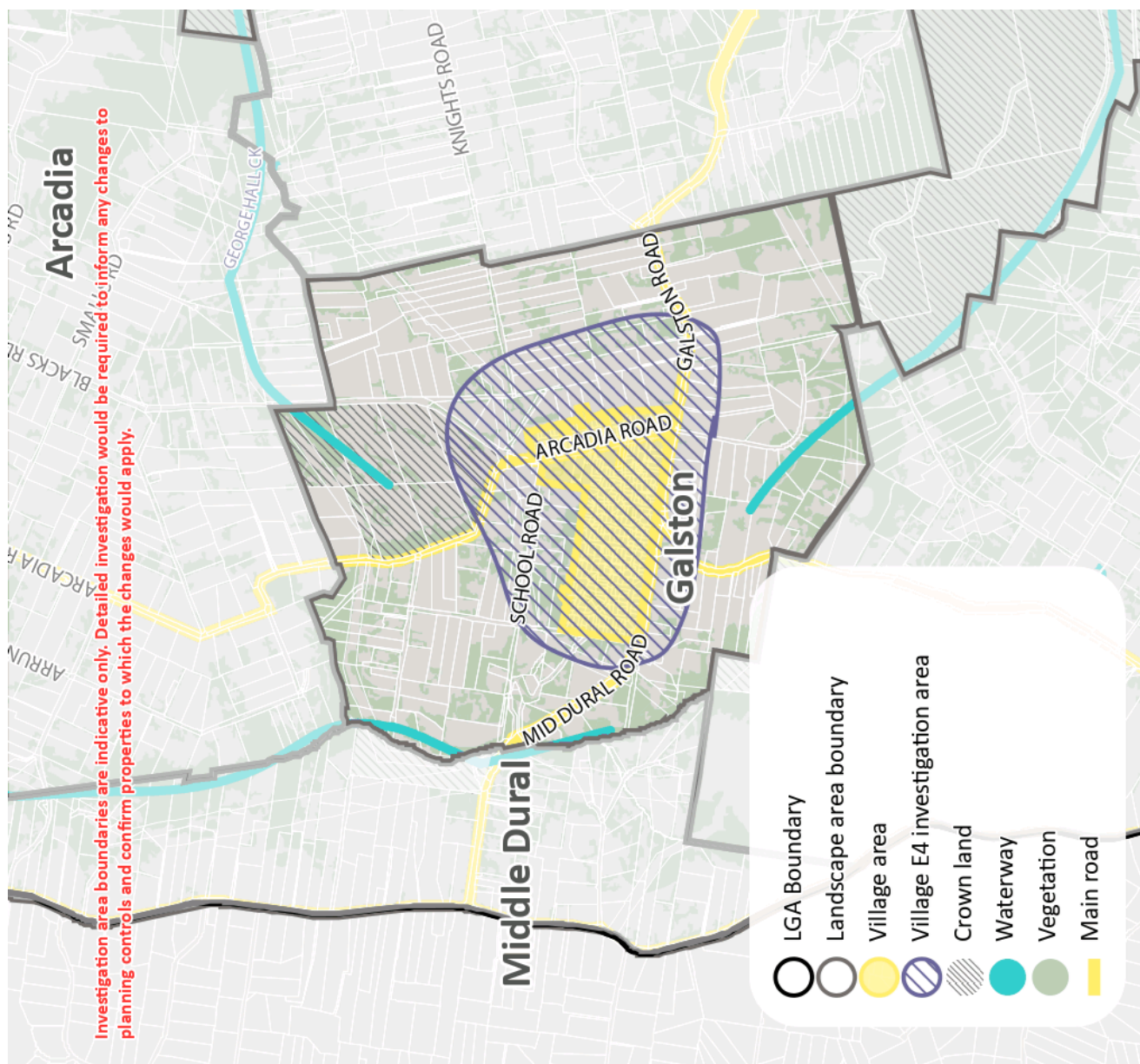
Dural village has a mixture of lot sizes around 500 to 2,500 square metres. Those smaller lots are located within the R2 Low Density Residential, and RUS Village Zones. South of Dural village, there is also land zoned for B2 Local Centre, and IN2 Light Industrial (South Dural Industrial area). This area forms a business park and bulky goods retail/light industrial precinct on Old Northern Road, which services the surrounding rural and nearby residential areas.

There is opportunity to enhance the rural character of Dural village, reaffirm the village boundary and provide housing opportunities near the village centre.

Recommendations for Dural Village

Principle	Recommendation	Future actions and investigations
Locate any houses close to existing rural villages.	Respond to changing demographics by examining housing locations in and close to the village centres, provided those areas are safe from bushfire risk and can be appropriately serviced. Ensure adequate transport and sewer infrastructure are in place to support housing or lots can support on-site waste water system.	Prepare a place plan for Dural village in line with the principles for determining village boundaries set out in this Strategy. Once prepared, incorporate the place plan to update the relevant section of the Hornsby Shire DCP. As part of place planning for Dural, apply the E4 zone to the investigation area following further consideration of significant vegetation, bushfire risk and servicing constraints. It is recommended that a lot size ranging from 5,000-10,000 sqm be considered, provided on-site wastewater management can be accommodated.
Housing should be designed and sited to ensure it supports and enhances village character.	Ensure development occurs in places that do not undermine other values.	Update the DCP to include objectives and prescriptive measures based on managing land use conflicts, non-agricultural uses (buffers) and rural village character outcomes.
Take a collaborative approach to managing villages that share a municipal boundary.	Harmonise planning recommendations with The Hills Shire.	Continue to work with The Hills Shire to align policy around Dural village as it relates to the village boundary and possible E4 zoning around the village.

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5.3.2 Galston

Galston Village is located to the north of Mid Dural Road. There are several population-serving shops for the residential and surrounding rural area, including an Aldi chain supermarket, post office, Galston public school, churches, a bank, newsagent, pharmacy and butcher.

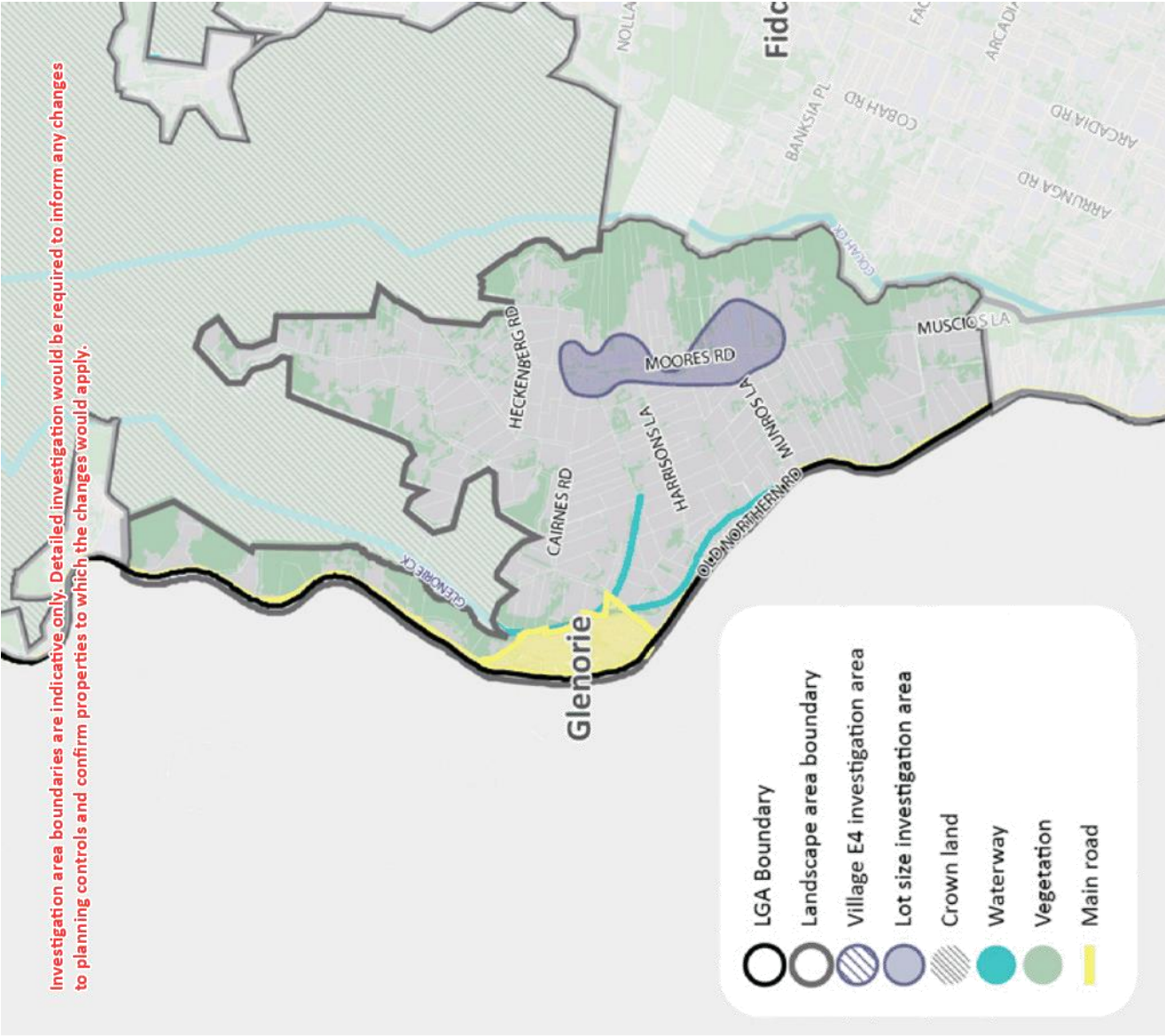
The village centres around Arcadia Road, Galston Road and Mid Dural Road, with residential development behind. It has a low-scale built form with single storey dwellings on large lots. The area maintains a rural feel through the presence of very tall, significant trees and densely-treed horizons.

Land in the Galston rural village is zoned B1 Neighbourhood Centre and R2 Low Density Residential. The village is surrounded by RU4 (Primary Production Small Lots) to the north and east, and zoned RU2 (Rural Landscape) to the south west. Several lots close to Galston have a land area between 1 and 2 hectares, while the residential lots within the village vary in size between 250 and 1,000 square metres.

Recommendations for Galston Village

Principle	Recommendation	Future actions and investigations
Locate any houses close to existing rural villages.	<p>Ensure future character for Galston Village reflects its demographic trends.</p> <p>Ensure any new development within the village boundary has adequate infrastructure connection.</p>	<p>Prepare a place plan for Galston village in line with the principles for determining village boundaries set out in this Strategy. Once prepared, incorporate the place plan to update the relevant section of the Hornsby DCP.</p> <p>As part of place planning for Galston, apply the E4 zone to the investigation area following further consideration of significant vegetation, bushfire risk and servicing constraints. It is recommended that a lot size ranging from 5,000-10,000sqm be considered, provided on-site wastewater management can be accommodated.</p> <p>Investigation would not seek to alter the extent or nature of the existing R2 residential zone around the Galston village shops.</p>
Housing should be designed and sited to ensure it supports and enhances village character.	Ensure housing development occurs in places that do not undermine other values.	Update the DCP to include objectives and prescriptive measures based on managing land use conflicts, non-agricultural uses (buffers) and rural village character outcomes.

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5.3.3 Glenorie

Glenorie is located on a ridgeline along Old Northern Road, and half of the village is located within The Hills Shire LGA. The rural village is arranged around Old Northern Road, with residential streets branching from the ridgeline down towards a nature reserve around Glenorie Creek, connecting to the Marramarra National Park. Remnant wet soil forests and well-vegetated horizons define parts of the residential area in Glenorie, which slopes down to a public recreation reserve on Tecoma Road.

Along Old Northern Road, commercial uses include a medical centre, supermarket, the famous Glenorie Bakery, a veterinary clinic, Glenorie Public School and Glenorie Community Centre. The village is the largest rural service centre heading north before Wisemans Ferry.

Most residential lots on the east of Old Northern Road have an area around 500 to 1,000 square metres, while some larger lots front the highway with an area around 1,000 to 2,500 square metres. A natural village boundary is formed between Old Northern Road and the Glenorie Creek river valley, where an Environmental Protection Zone applies. Parts of Glenorie within the Hornsby Shire LGA are zoned for residential (R2 Low Density Residential), and this residential area is clustered around Old Northern Road, and sits below a steeply rising hill and conservation area to the east.

The Hills Shire Rural Lands Study identifies that Glenorie would benefit from revitalisation and a modest amount of residential growth. The Strategy also emphasises that The Hills Shire will collaborate with Hornsby regarding growth in Glenorie due to the location of important social infrastructure within Hornsby LGA.

The preliminary investigation area for Glenorie village as outlined in The Hills Shire Strategy generally aligns with the investigation area on the Hornsby side.

Recommendations for Glenorie

Principle	Recommendation	Future actions and investigations
Locate any houses close to existing rural villages.	Ensure that there is a balance between urban development and environmental and farmland preservation.	<p>Prepare a place plan for Glenorie village in line with the principles for determining village boundaries set out in this Strategy. Once prepared, incorporate the place plan to update the relevant section of the Hornsby Shire DCP.</p> <p>As part of place planning for Glenorie, apply the E4 zone to the investigation area (outside the existing R2 zoned land) following further consideration of significant vegetation, bushfire risk and servicing constraints. It is recommended that a lot size ranging from 5,000-10,000sqm be considered, provided on-site wastewater management can be accommodated.</p>
Housing should be designed and sited to ensure it does not detract from environmental values.	Ensure significant vegetation is protected.	Update the DCP to include objectives and prescriptive measures based on managing land use conflicts, non-agricultural uses (buffers) and rural village character outcomes.
Housing should be designed and sited to ensure it supports and enhances village character.	Retain rural village character.	Collaborate with The Hills Shire Council for future place planning in Glenorie.
Take a collaborative approach to managing townships that share a municipal boundary.	Harmonise planning recommendations with The Hills Shire.	Continue to work with The Hills Shire to align policy around Glenorie village as it relates to the village boundary and possible E4 zoning around the village.

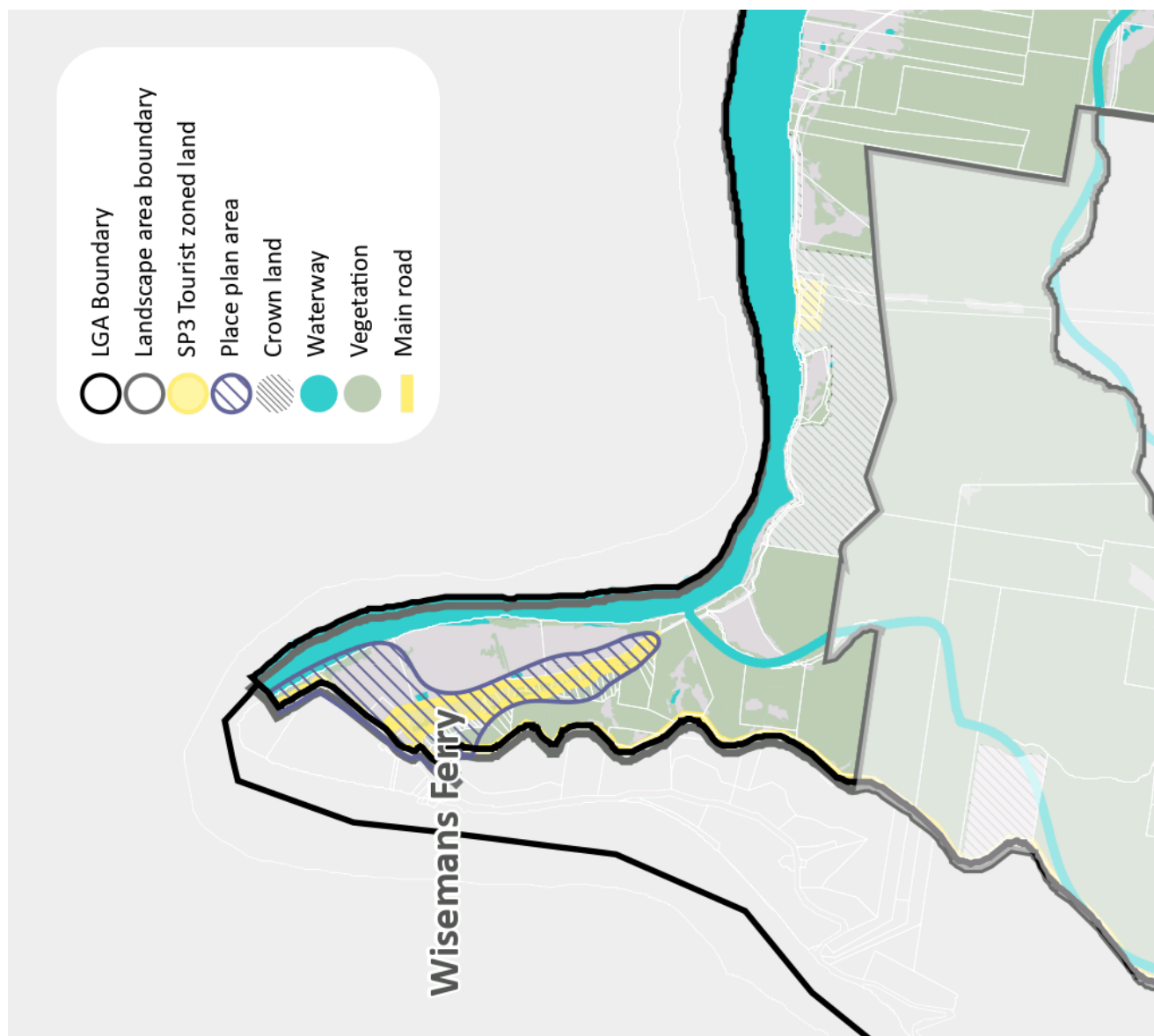
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5.3.4 Wisemans Ferry

Wisemans Ferry is a rural village located at the confluence of the Macdonald and Hawkesbury Rivers, at the north-western extent of the Hornsby Shire LGA. Like Glenorie, part of the village is located within The Hills Shire LGA, and only a small part of the B1 Neighbourhood Centre Zone applies within the Hornsby Shire LGA. The village contains a grocer, petrol station, post office, bowling club, restaurants, a campground, golf course, and Wisemans Ferry Public School. There are two river crossings over the Hawkesbury: Webbs Creek Ferry and Wisemans Ferry.

Wisemans Ferry slopes dramatically from the ridgeline at Old Northern Road down towards the river floodplain and there are few houses within the village centre itself. Rural residential development extends along Singleton Road, which follows the river course to the south-east and into agricultural lands on the river flats. The village is defined by views to the Marramarra National Park, which rises steeply to the south, and presents dark greens and browns of eucalyptus forests.

Land zoned SP3 Tourist extends from Wisemans Ferry Village to the south along Singleton Road for over one kilometre, which currently offers a range of land use opportunities under the HLEP that have not been realised.



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Recommendations for Wisemans Ferry

Principle	Recommendation	Future actions and investigations
Protect and enhance environmental and scenic landscape values.	Encourage tourism while taking important environmental values and natural hazards into consideration.	Prepare a place plan for Wisemans Ferry and incorporate into the relevant section of the Hornsby DCP. Review zone purpose and objectives within the village, mainly SP3 zoned land in Wisemans Ferry.
New development or activities should be designed and sited to ensure they support and enhance village character.	Maintain and enhance the feeling of remoteness and serenity of the area. Harmonise planning recommendations with The Hills Shire.	Continue to work with The Hills Shire to align policy for any future place plans in Wisemans Ferry.
Take a collaborative approach to managing villages that share a municipal boundary.	Harmonise planning recommendations with The Hills Shire.	Continue to work with The Hills Shire to align policy around Wisemans Ferry as it relates to the village boundary and place planning for the village.

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5.4 General recommendations

The additional recommendations below affect the rural areas more broadly and are not specific to landscape areas.

Principle	Recommendation	Action	Potential Policy Implication
Additional development, rural settlement and other development in rural areas should be sited and designed so they do not interfere with legitimate and routine land uses on adjoining lands.	Include the recently introduced optional Standard Instrument Clause 5.16 in the LEP to ensure consideration of existing rural uses when assessing applications for rural subdivisions and dwellings to avoid potential land use conflicts.	Amend LEP	The impact of applications for subdivision and new dwellings to existing land uses on nearby properties are addressed and include measures to avoid or minimise any incompatibility of land uses.
All principles identified.	Use the relevant rural land management principles from this Strategy to update the rural zone objectives in RU1, RU2 and RU4 to reflect the opportunities for agricultural protection, a nexus between primary production value-adding activities, an enhanced focus on tourism and protection of rural character. Pursue an amendment to the requirements for secondary dwellings under the Standard Instrument LEP so that secondary dwellings in rural areas are permitted up to a maximum square metres size regardless of the size of the principal dwelling.	Amend LEP	Land use zone objectives reflect the intent of the rural zones to support value adding activities to primary production, tourism and protection of rural character. Applications for development would need to be consistent with the zone objectives.
Ensure any new development is designed and sited to support and enhance scenic values of the relevant landscape area.		Amend LEP and Standard Instrument LEP	Secondary dwellings in rural areas are permitted at a reasonable size without compromising rural landscape character. The size of a secondary dwellings permitted on a rural property is not determined by the size of the principal dwelling on the site.
Recognise and protect productive agricultural land, by limiting further fragmentation and exploring opportunities for rural businesses to value add with activities that are ancillary to, and support, agricultural production. Provide for a range of tourism-related land uses that support the ongoing viability of the agricultural industry.	Pursue an amendment to the requirements for roadside stalls under the Standard Instrument LEP so that roadside stalls are able to sell produce or locally made items produced on site and also from the local rural area (rather than be restricted to adjoining properties).	Amend LEP and Standard Instrument LEP	Road side stalls are permitted to sell items from the local area in addition to the requirement to sell produce from the site.
Primary production in the rural area is protected and supported by opportunities for value-adding that leverages Hornsby's farmland, scenic landscapes, rural amenity and proximity to bushland.	Pursue an amendment to the Standard Instrument LEP to allow for the area of any vehicular access handle on a rural property to be included in lot size calculations for subdivision applications.	Amend LEP Amend DCP	Vehicular access handles can be included in calculations for lot size areas on rural properties.
Improvements to the LEP for clarity.	Pursue an amendment to the LEP to improve the wording around the requirements for attached Dual Occupancies that are permitted in rural areas.	Amend LEP	The requirements for attached dwellings in rural areas are clear.

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5.5 Other matters

There were various suggestions made during the community consultation in 2019 and throughout the preparation of this Study. All suggestions have been reviewed and considered against the principles established as part of this Strategy. However, not all suggestions have resulted in recommendations within the Strategy. The table below addresses the key suggestions for changes put forward by the community.

5.5.1 Other suggestions we have heard

Suggestion	Comment
Subdivision – Reduce minimum lot sizes <p>Suggestions were made for the minimum lot size prescribed in the LEP to be reduced. The minimum lot sizes suggested ranged from 1 acre (approx. 4000 sqm) up to 2ha.</p> <p>It was suggested that this would:</p> <ul style="list-style-type: none"> allow people to stay in the area who are unable to maintain a large property allow people to age in place attract young families increase the population to support local schools, shops and generate employment improve housing affordability. 	<p>Current requirements under the LEP prescribe the minimum lot size. This approach to lot sizes has been reviewed as part of the Strategy, and in response to the submissions made in support of this being reduced.</p> <p>The principles established in Chapter 4 include:</p> <ul style="list-style-type: none"> Avoid fragmentation of rural land Locate housing opportunities close to villages, in locations less constrained by vegetation and bushfire risk. Offer opportunities for value adding activities on rural lots through additional land uses being permitted <p>Based on the above, and the principles in the North District Plan, the recommendations of this Strategy are for further lot size investigations to occur in the following areas:</p> <ul style="list-style-type: none"> Areas directly around the villages of Galston, Glenorie and Dural as mapped (Section 5.16.1 to 5.16.4) to consider possible lot sizes ranging from 5,000 to 10,000sqm Areas of the Sandstone Ridge Plateau (parts of Arcadia and Fiddletown), and an area in the Galston Plateau as mapped (p. 75 and 81) to consider a possible reduction in the minimum lot size from 10ha minimum to 2ha. <p>The modest growth resulting from the above would support local villages and offer housing diversity whilst maintaining economic, social and environmental values of the rural area.</p> <p>Clause 4.2 of the HLEP 2013 permits subdivision smaller than the minimum lot size for the purpose of primary production. However, such lot cannot contain an existing dwelling and a new dwelling would not be permitted on the lot.</p> <p>Clause 4.2 is a compulsory clause under the Standard Instrument LEP and cannot be amended to permit a dwelling.</p> <p>Although Hornsby Shire Council has never expressly permitted concessional lots with a dwelling entitlement under its planning instruments, other councils did in the past. It is understood that concessional lots were intended to provide for farm workers and family members. However, according to a NSW Government review in 2007, the provision resulted in the unplanned creation of rural residential lots, causing land use conflicts and increased demand for infrastructure and it was removed from LEPs across NSW by State Government legislation.</p> <p>Representatives from DPIE have confirmed that Clause 4.2 of the Standard Instrument reflects the intent of no longer permitting concessional lots with dwelling entitlements.</p> <p>On balance, the benefits put forward in favour of concessional allotments to support farms and families are outweighed by the disadvantages of this approach in terms of increased fragmentation of rural land and land use conflicts and are therefore not recommended.</p> <p>This matter is discussed in detail in Chapter 2 of the Background Report.</p>
Subdivision - Concessional allotments <p>It was suggested that concessional lots with dwelling entitlements should be permitted. A concessional lot is a small lot subdivided from a larger parent allotment, that is less than the minimum allotment size prescribed in a planning instrument and often contains a dwelling entitlement.</p> <p>The suggested reason for this option is that it would allow farms to sell off a portion of land to remain viable, offer opportunities for family to live nearby and allow for smaller easy to maintain lots.</p>	

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Suggestion	Comment
<p>Subdivision - Secondary dwellings on a separate lot</p> <p>This suggestion was for secondary dwellings to be permitted to be subdivided off from land containing the principal dwelling, even if the lot size containing the secondary dwelling was less than the minimum lot size prescribed under the LEP.</p> <p>The suggested reasons for this option were that it would allow people to age in place, as people unable to maintain a large property could occupy the smaller lot containing the secondary dwelling; and it would provide opportunities to accommodate extended family on adjoining land.</p>	<p>Secondary dwellings are permitted in the rural areas under the HLEP 2013, to add value and flexibility to properties by creating space for elderly relatives, younger people who have not left home or for rental purposes. Subsequent to the Rural Lands Survey in 2014, Council increased the permitted size of secondary dwellings in rural areas from 20% to 33% of the principal dwelling size.</p> <p>Secondary dwellings are defined as being on the same lot of land as the principal dwelling and subdivision is not permitted. This definition is based on the Standard Instrument LEP.</p> <p>Permitting subdivision would change the categorisation of the land use, as a dwelling on its own parcel of land would not meet the definition of secondary dwelling and would be a 'dwelling house' in its own right.</p> <p>Small lot subdivision across the rural areas in an ad-hoc manner is inconsistent with the principles established in the Strategy to avoid fragmentation of rural land, land use conflicts and to locate housing opportunities close to villages.</p> <p>Secondary dwellings must be, by definition, located on the same lot of land as the principal dwelling.</p> <p>A recommendation of this strategy is for Council to convert the permitted size of a secondary dwelling from a percentage to a fixed square metre size. This would mean secondary dwellings would be permitted at a standard size regardless of the size of the principal dwelling. This would ensure dwellings of a modest size have the opportunity for a secondary dwelling that meets contemporary living standards, as well as avoiding excessively large secondary dwellings incompatible with rural character and scale.</p> <p>The approach facilitates subdivision and development on sites constrained by bushland and bushfire risk. This option is inconsistent with the principles established in this strategy to locate housing opportunities close to villages, in locations less constrained by vegetation and bushfire risk.</p> <p>Siting a group of small lots close to vegetation may also lead to unintended consequences for the vegetation that is sought to be protected. Such impacts may result from clearing needed to establish bushfire asset protection zones (APZs), fire fighting trails and other development impacts.</p>
<p>Subdivision - Cluster Housing</p> <p>This suggestion was for cluster subdivisions to be permitted, which is an approach adopted by The Hills Shire Council.</p> <p>This involves the subdivision of a lot into small parcels grouped together on land that is not significantly constrained, in order to protect another portion of the site containing vegetation through a restrictive covenant and ongoing management.</p>	
<p>Subdivision - Small lots around villages</p> <p>Suggestions were made for smaller rural lifestyle lots to be permitted around villages. It was suggested that this would provide options for people who no longer wish to maintain a large property and would support local villages.</p>	<p>The opportunities around local villages for additional housing have been considered. This Strategy recommends that further investigation be completed for the potential for areas close to rural villages to accommodate some additional housing, in locations less constrained by vegetation and bushfire risk, where there are no adverse impacts on preferred rural village character.</p>

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Suggestion	Comment
<p>No further subdivision should be permitted</p> <p>There were views put forward that minimum lot size requirements should remain unchanged to prevent further subdivision, due to concerns related to:</p> <ul style="list-style-type: none"> Impacts on rural character Environmental impacts such as bushland and habitats, water waters. Inadequate road and sewer infrastructure to support additional population Land constraints Additional population in bushfire-prone areas results in tree removal (10/50), puts more lives and properties at risk. 	<p>The importance of maintaining rural character, protection of the environment, responding to bushfire constraints and the need for appropriate infrastructure are all recognised in the Study.</p> <p>The principles established in Section 4 incorporate these considerations including:</p> <ul style="list-style-type: none"> <i>Avoid fragmentation of rural land</i> <i>Rural scenic landscape values are protected and enhanced</i> <i>Biodiversity and habitat areas are protected</i> <i>Locate housing opportunities close to villages, in locations less constrained by vegetation and bushfire risk and supported by appropriate infrastructure</i> <p>In general, current lot sizes are recommended to be maintained. However, the Strategy does identify the need for lot size investigations to occur in areas directly around the villages of Galston, Glenorie and Dural and, for areas in parts of Arcadia/Fiddletown, consider a possible reduction in the minimum lot size from 10ha minimum to 2ha.</p>
<p>Increase opportunities for home-based businesses and rural industries</p> <p>Suggestions were made for Council to relax planning controls for rural industries, which include controls for the number of people employed and floor area requirements.</p>	<p>Home based businesses and home industries are permitted across rural zones with development consent. A maximum floor area of 50 sqm is permitted for home businesses and 200 sqm for home industries. Up to 2 employees in addition to residents is permitted for each use as required under the Standard Instrument LEP.</p> <p>Planning controls to limit the scale of business or industry in rural areas is important for ensuring the amenity and character of rural areas is maintained and land use conflicts resulting from noise, dust, traffic etc. are minimised. Businesses that seek to expand beyond what is permitted in rural areas would need to consider locations that are zoned for industrial or business purposes.</p>
<p>Increase tourism and permit more land uses</p> <p>Suggestions were made for additional land uses to be permitted in rural areas to attract visitors. It was raised that the rural area offers great opportunities for fruit picking, eco-tourism, agri-tourism, cafés, function centres, accommodation, which should be considered. It was also noted maintaining the rural feel of the area is important for tourism.</p>	<p>In rural zones there are current opportunities for tourist related land uses including eco-tourism facilities, bed and breakfast accommodation and farm stay accommodation. In Wisemans Ferry there are opportunities for a range of commercial uses on land zoned SP3 Tourism (such as food and drink premises) however the potential has not been realised.</p> <p>The approach recommended in this strategy is to allow value adding activities to be permitted on sites where agriculture occurs. This would support primary production and leverage Hornsby Shire's farming, scenic landscapes, rural amenity and proximity to bushland. Additional land uses including restaurant and cafés, function centres, markets, garden centres and artisan food and drink premises are recommended to be permitted on sites where a nexus with agriculture is demonstrated.</p> <p>Another recommendation is for road side stalls to be able to sell produce from the site and local area, instead of being restricted to adjoining properties.</p> <p>It is also recommended that Council support the recommendations of the Economic Development and Tourism strategy as it relates to rural areas, including the preparation of a Destination Management Plan.</p>

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Suggestion	Comment
Seniors housing developments in rural areas Submissions raised concerns about the proliferation of seniors housing developments on rural zoned land.	<p>Council's local planning controls do not permit retirement villages (seniors living developments) on rural zoned land. However, these developments are permitted under a State Policy which overrides Council's local planning controls. Under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, seniors living developments are permissible on land zoned for rural purposes so long as it adjoins land for urban purposes and meets other certain criteria outlined in the Policy.</p> <p>Hornsby Shire Council has made numerous representations to the Minister and the Department of Planning, Industry and Environment raising concerns about the proliferation of seniors housing in rural areas and has requested changes to the State Policy so that it does not apply in rural areas.</p> <p>Based on a review of proposals lodged, it is evident that seniors living developments are generally medium density style developments ranging from 33 dwellings to over 200. This built form can detract from rural character. Seniors living development on rural land can result in land use conflicts with legitimate and routine land uses on adjoining lands and are inconsistent with principles of this strategy to protect areas for primary production from land fragmentation and the character of each landscape area. Furthermore, the rural area is not adequately serviced by infrastructure to support these forms of development.</p> <p>This strategy includes recommendations for investigations around the villages of Dural, Galston and Glenorie for rural lifestyle lots zoned E4 Environmental Living. These areas are not recommended to cater for any form of seniors housing developments. As the E4 Environmental Living zone is not land zoned for urban purposes, it will not further facilitate seniors housing under the State Policy.</p> <p>In the villages of Galston, Glenorie and Dural, there are areas zoned R2 Low Density Residential in which seniors living developments are permitted under the State Policy. This strategy includes principles for housing diversity in local villages but only where the character of villages is maintained. It is considered the scale of seniors living developments would likely compromise the character of villages and is therefore not recommended.</p> <p>It is recommended that Council continues to advocate for changes to the State Policy to ensure the seniors living developments are not permitted in inappropriate locations.</p> <p><i>Note: At the time of writing the Department of Planning, Industry and Environment (DPIE) made amendments to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 to prevent new proposals for seniors housing on land within the Metropolitan Rural Area of Greater Sydney. This policy reform is supported and as it will enable Council to protect and enhance the values or rural areas in line with the recommended principles of this strategy.</i></p>

Vehicular access handles

It was raised that the existing requirement to exclude a vehicular access handle when calculating lot size can result in applications for subdivision being not supported.

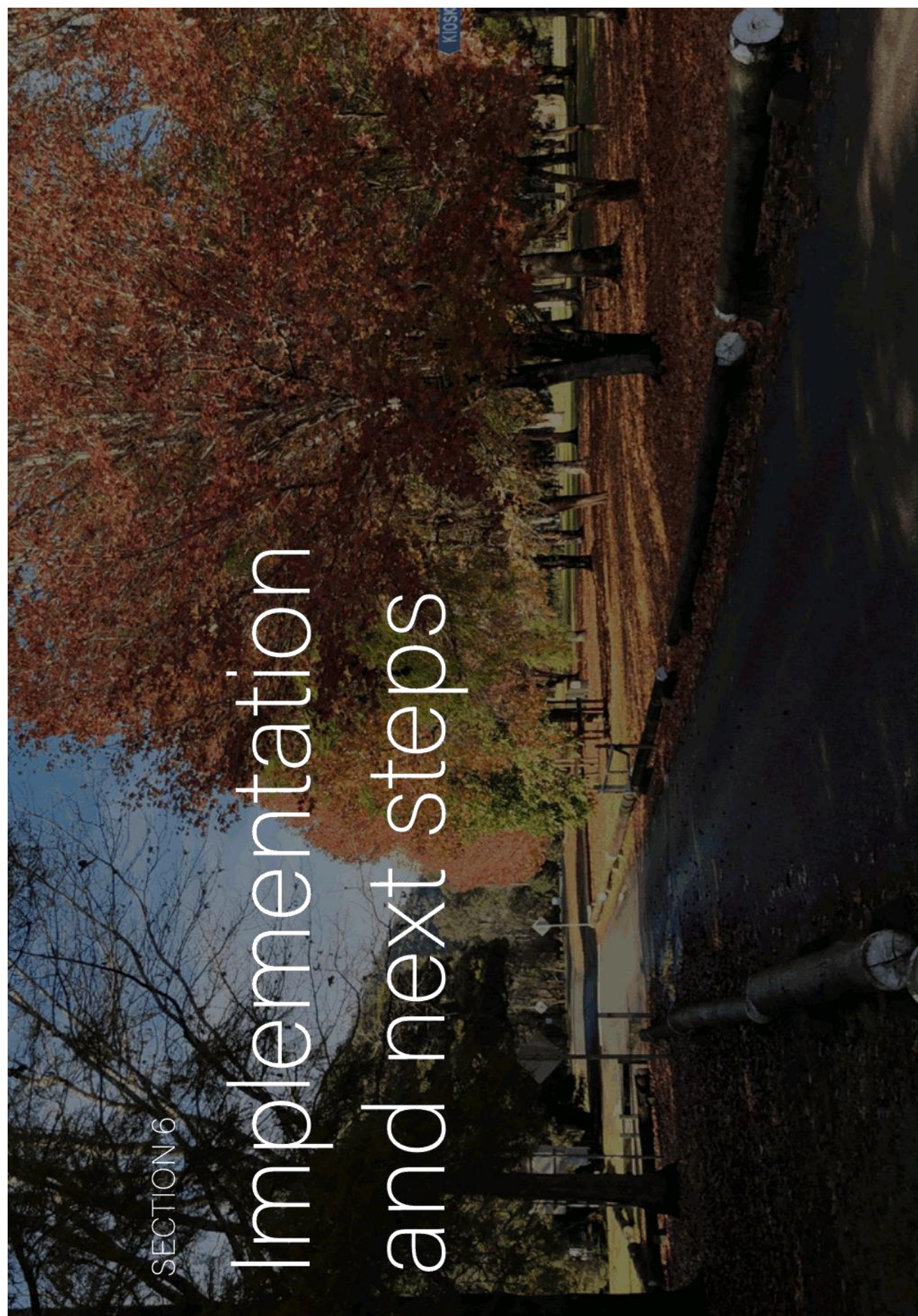
A recommendation of the strategy is for Council to pursue an amendment to the LEP to ensure the area of any access vehicular handle is included in lot size calculations on rural zoned land.

5.5.2 Limitations of planning

Alongside planning policy, Council has several other avenues for action that influence outcomes in the rural area. Other important influences include actions arising from the Economic Development and Tourism Strategy, Employment Lands Study, Environmental Sustainability Strategy, along with service and infrastructure planning.

Planning controls can set parameters for land use, development, and some aspects of land management. They cannot drive new business formation, or community cohesion. However, clarity about future management of rural lands resulting from the Rural Lands Strategy would provide a strong signal to the market, and as a flow-on effect it would:

- Enhance certainty and viability for businesses looking to invest or reinvest in the rural area.
- Limit land speculation for non-rural uses by reaffirming the primary role of rural lands.
- Uphold the values of the Metropolitan Rural Area designation within the Greater Sydney Region Plan and North District Plan.
- Provide opportunities for the rural area to be promoted and enhance flexibility for economic development.



ATTACHMENT 2 - ITEM 8

06 Implementation and next steps

6.1 Implementation

Once finalised, the vision, principles and recommendations set out in this strategy will inform future amendments to Council's LSPs, LEP and DCP.

Some recommendations require further investigation before being progressed. Therefore, implementation will be staged as set out in the table and timeline overleaf.

- Hornsby Shire's rural area adjoins The Hills Shire, along Old Northern Road from Dural to Glenorie, and up to Wisemans Ferry. Those three rural villages are split between the Hornsby Shire/The Hills Shire boundary.
- Ongoing collaboration with adjacent local councils is important to ensure recommendations that may influence planning over boundaries is appropriate.

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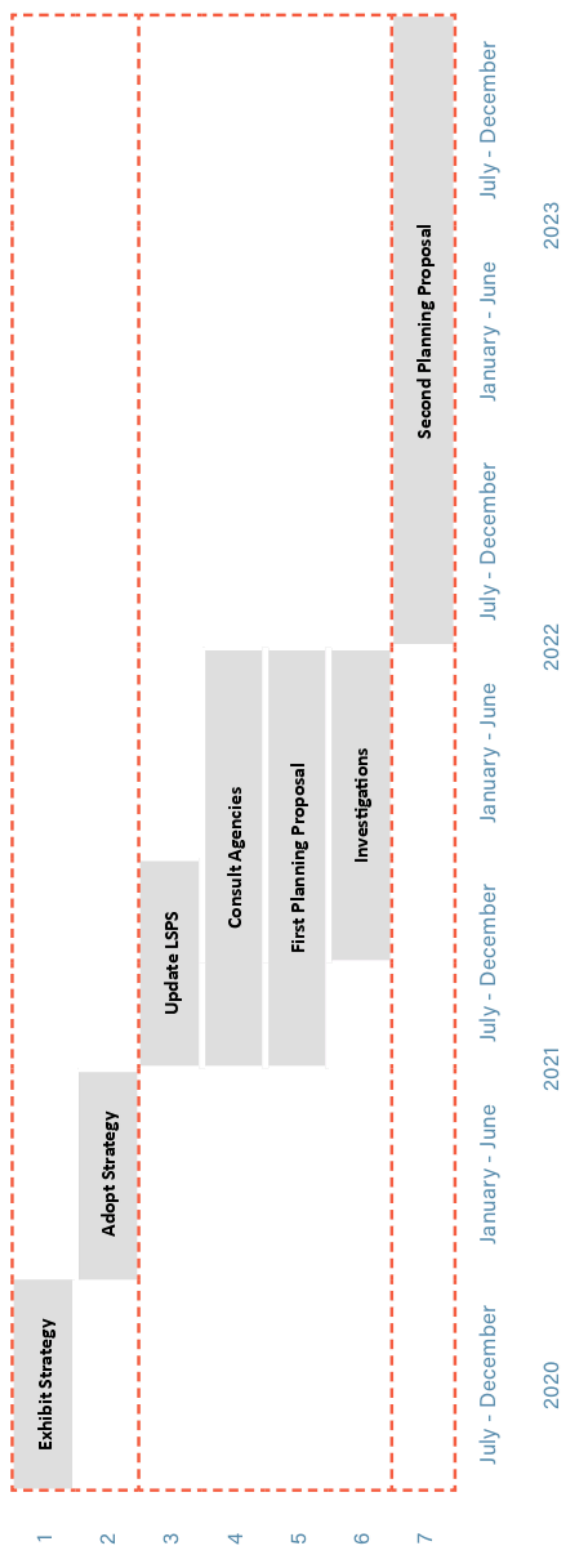
84 HORNSBY SHIRE RURAL LANDS STRATEGY

6.2 Implementation road map

	Milestone	Policy affected	Responsibility	Anticipated Timeline
1	Exhibit draft Strategy: Draft Strategy (this document) exhibited for community consultation	Draft Rural Lands Strategy	Council	2020
2	Adopt Strategy: Community feedback reviewed, final Rural Lands Strategy updated and adopted by Council	Final Rural Lands Strategy	Council	2020-2021
3	Update LSPS: Local Strategic Planning Statement updated to reflect recommendations from the Rural Lands Strategy	Hornsby LSPS	Council	2021
4	Consult with Agencies: Consult with the Department of Planning, Industry and Environment on changes to the Standard Instrument LEP and HLEP to implement recommendations for secondary dwellings, roadside stalls, access handles and other changes relating to the nexus clause. Consult with other agencies including the RFS, RMS, Sydney Water, The Hills Shire and other relevant agencies for input into amendments to planning controls and areas for investigation in accordance with recommendations.	-	Council	2021-2022
5	Planning Proposal 1: Preparation of a Planning Proposal for amendments to the LEP for additional land uses and the nexus clause, changes to zone objectives, secondary dwelling sizes, changes to the access handle, attached dwelling clauses. DCP Amendments: prepare associated amendments to the DCP in accordance with the LEP changes	LEP and DCP	Council, with input from the Department of Planning, Industry and Environment and Greater Sydney Commission	2021-2022
6	Investigations: Conduct review into the investigation areas outlined in the Strategy, including the E4 investigation areas, preparation of place plans for villages and the 2ha lot size investigations areas.	-	Council in consultation with The Hills Shire Council.	2021-2022
7	Planning Proposal 2: Preparation of a Planning Proposal for amendments to the LEP based on the outcomes of the review into the investigation areas. DCP Amendment- prepare associated DCP amendments for the LEP changes and incorporation of the place plans.	LEP and DCP	Council, with input from the Department of Planning, Industry and Environment and Greater Sydney Commission	2022-2023
E	Public exhibition: Exhibit Planning Proposal 1, Planning Proposal 2 following Gateway Determinations and associated DCP amendments and report to Council for endorsement.	LEP and DCP	Council	Various
A	Advocacy: Continue to: — Advocate for changes to the Seniors Housing SEPP to ensure seniors living developments are not permitted on rural land. — Participate in the Sydney Peri-Urban Network of Councils.	Seniors Housing SEPP	Council working with NSW Department of Planning, Industry and Environment and Greater Sydney Commission	Ongoing

ATTACHMENT 2 - ITEM 8

Implementation milestones





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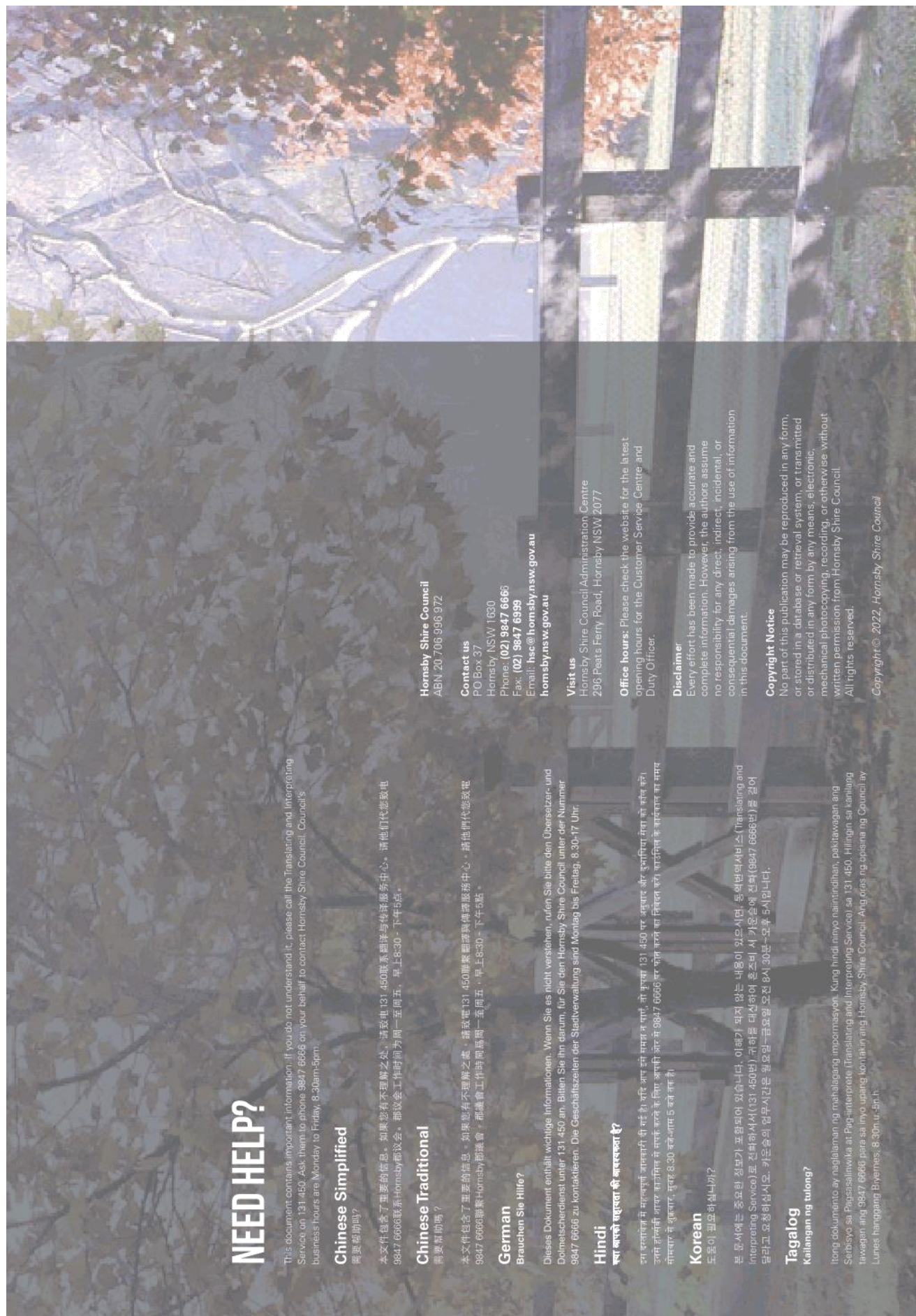
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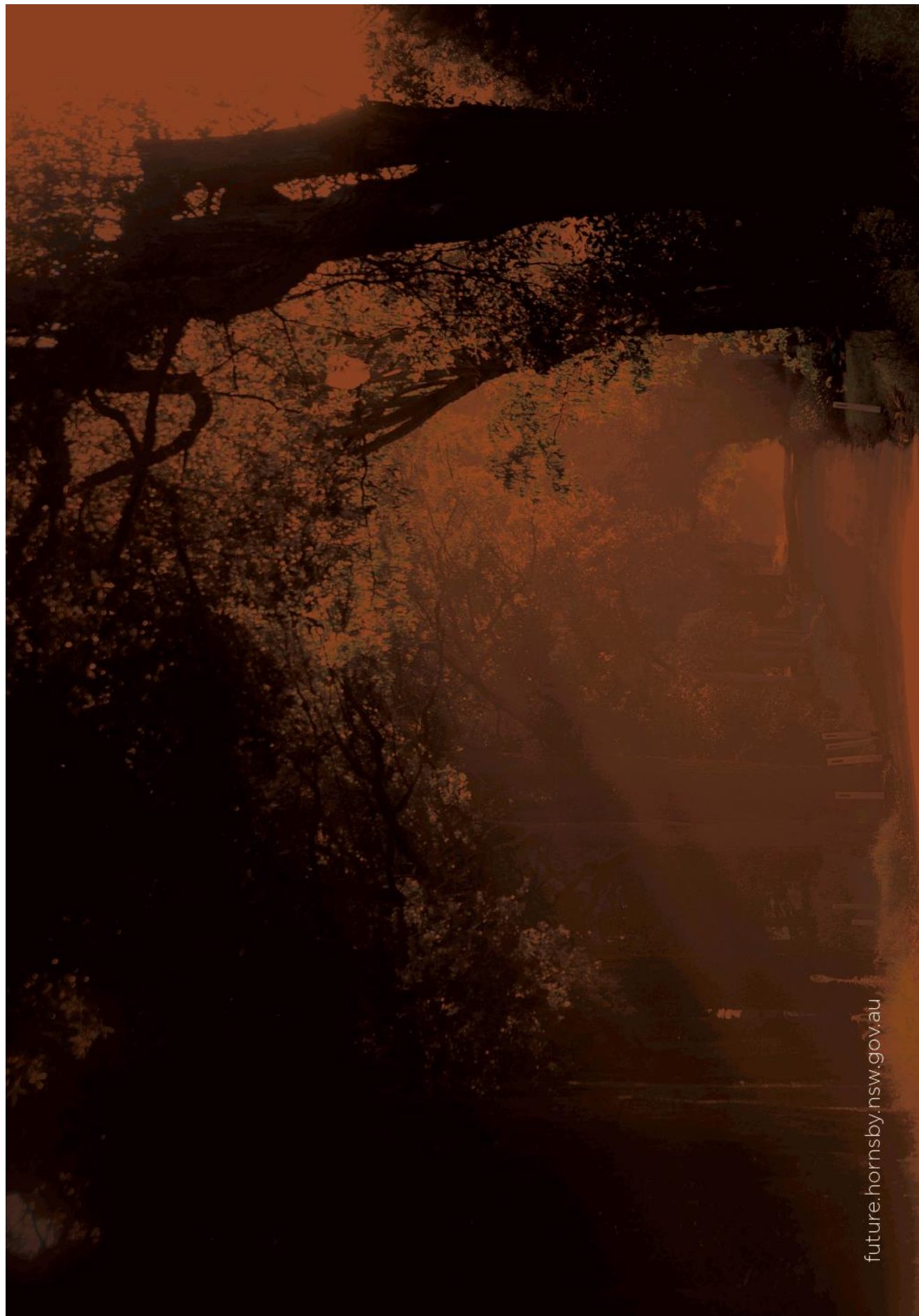
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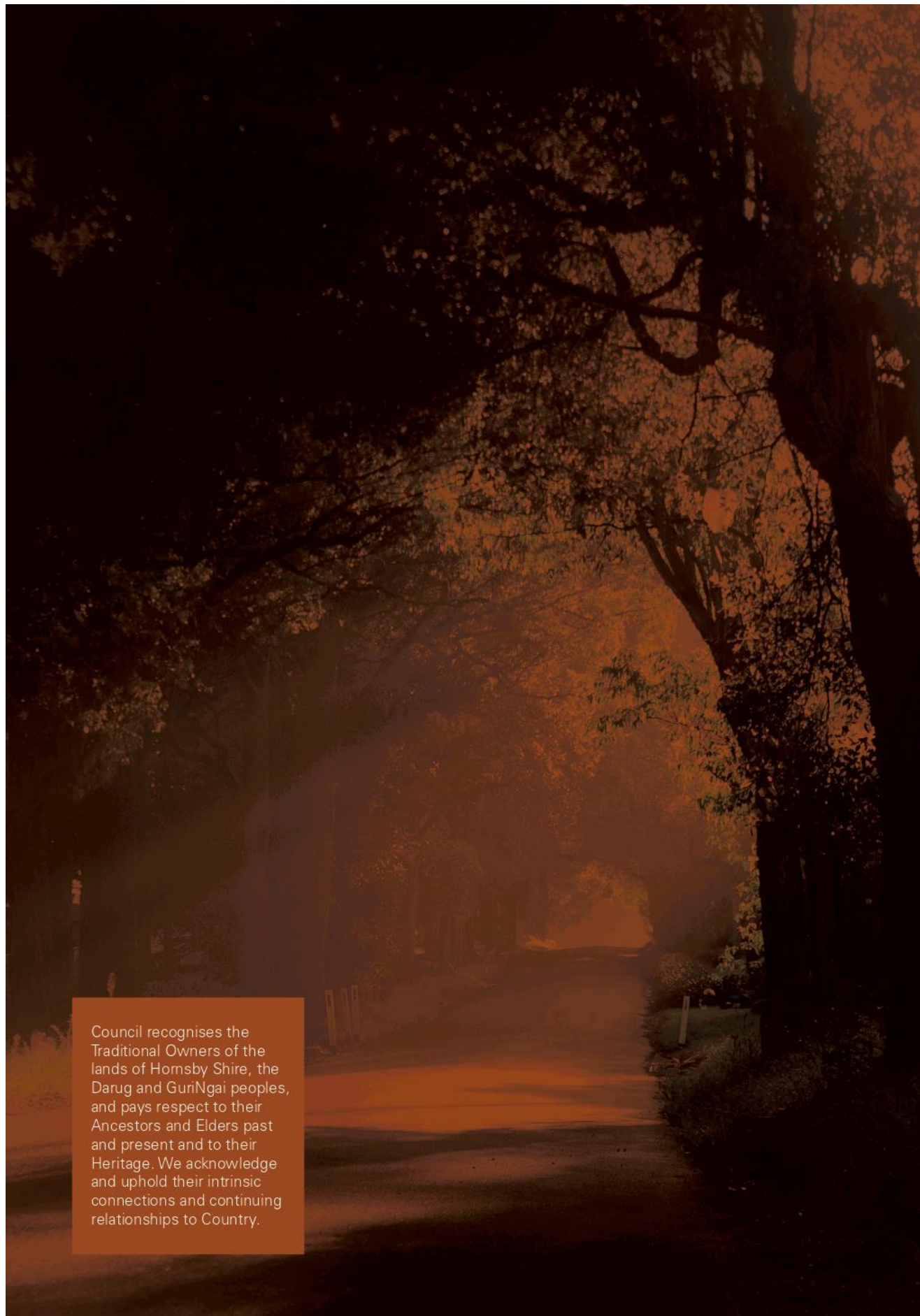


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Council recognises the Traditional Owners of the lands of Hornsby Shire, the Darug and GuriNgai peoples, and pays respect to their Ancestors and Elders past and present and to their Heritage. We acknowledge and uphold their intrinsic connections and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

ATTACHMENT 3 - ITEM 8



ATTACHMENT 3 - ITEM 8

Hornsby Shire Rural Lands Study - Background Report

Report
May 2022

Prepared for
Hornsby Shire Council



RMCG

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This report was prepared in September 2020 and addresses the policy context that applied at that time. Minor amendments have been made for finalisation in May 2022.

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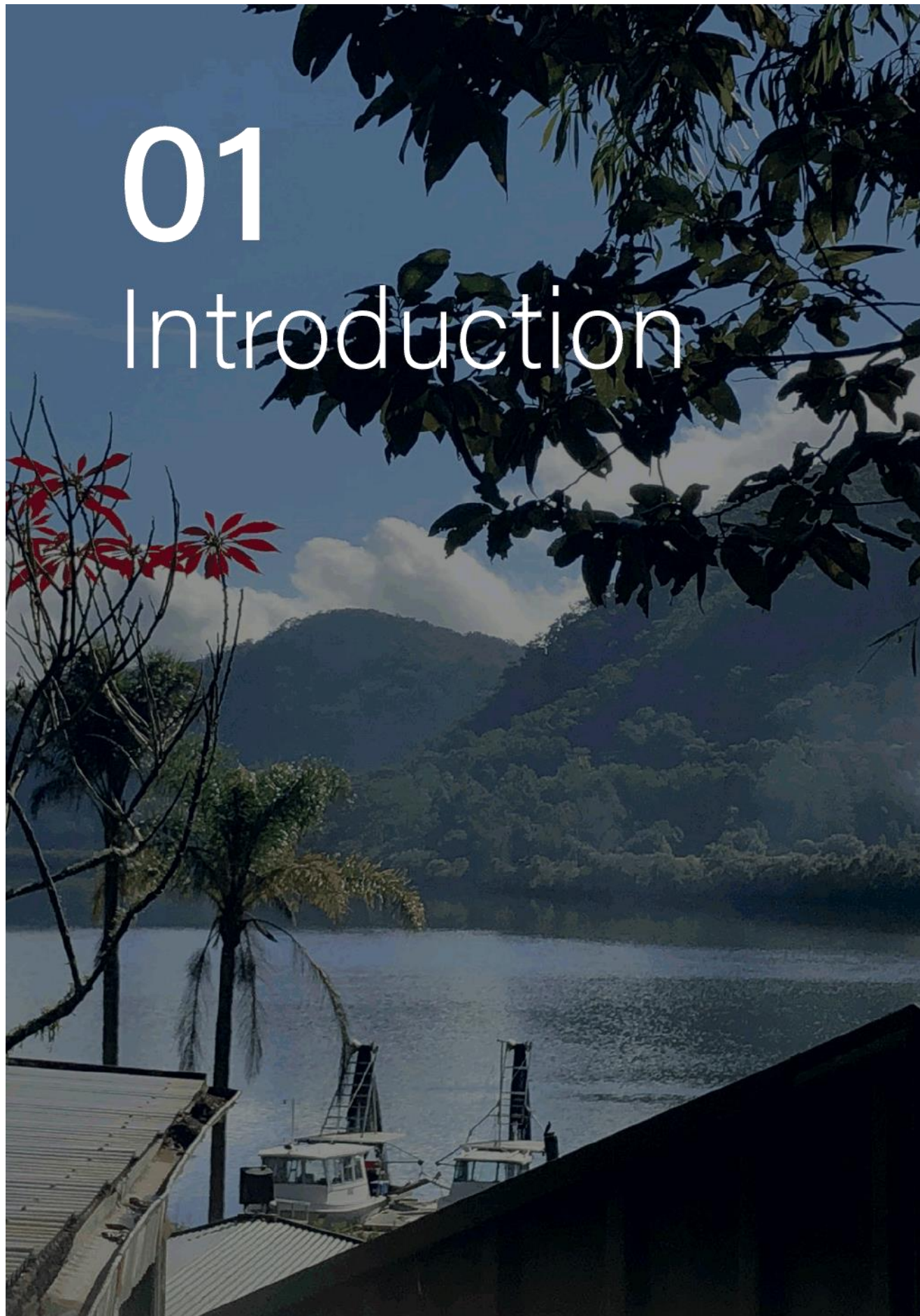
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01 Introduction

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1. INTRODUCTION

Hornsby Shire Council is preparing a Rural Lands Study to identify and address existing and emerging rural land use issues and trends. The project involves reviewing current land uses, rural activities, development patterns and landscape values across rural land in the Shire. The aim of the Study is to set a strategic direction to ensure the environmental, social and economic values of rural areas are protected and enhanced.

1.1 Project overview

The Greater Sydney Commission recently prepared a *North District Plan* for councils in Sydney's northern metropolitan region. It includes planning priorities and actions to better manage rural areas. Hornsby Shire Council seeks to develop a strategy that:

- Sets out the current land use pattern of the rural areas
- Identifies landscape areas and village areas and establishes a preliminary character statement for each
- Reports on community engagement activities with key stakeholders of landscape areas and villages to confirm the landscape character and values of each place
- Identifies, through a comparison with development controls of other local government areas (LGAs), recommendations for improvements to Hornsby Shire's development controls
- Reports on consultation with The Hills Shire Council on the development controls, permissible land uses, lot sizes and future vision for land near the boundary interface and shared villages
- Provides recommendations for Hornsby Shire's Local Strategic Planning Statement (LSPS), and
- Identifies anomalies / opportunities for villages and landscape areas.

Core aims of the *North District Plan* of relevance to the Hornsby Shire Rural Lands Study and the LSPS are:

- 'Sustaining local centres to provide jobs, services and amenity
- Providing fast and efficient transport connections to achieve a 30-minute city
- Creating and renewing great places, while protecting heritage and local character and improving places for people
- Enhancing the quality and improving access to open space, and increasing urban tree canopy
- Retaining the environmental, social and economic values of the Metropolitan Rural Areas, and
- Protecting and enhancing the District's unique natural assets including waterways, coastlines and bushland.'

Two actions from the *North District Plan* are directly relevant to this project:

- Action 69: Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.
- Action 70: Limit urban development to within the Urban Area.

1.2 Methodology

The project has been undertaken in five stages, as outlined below.



An overview of the project method and timing is set out below.

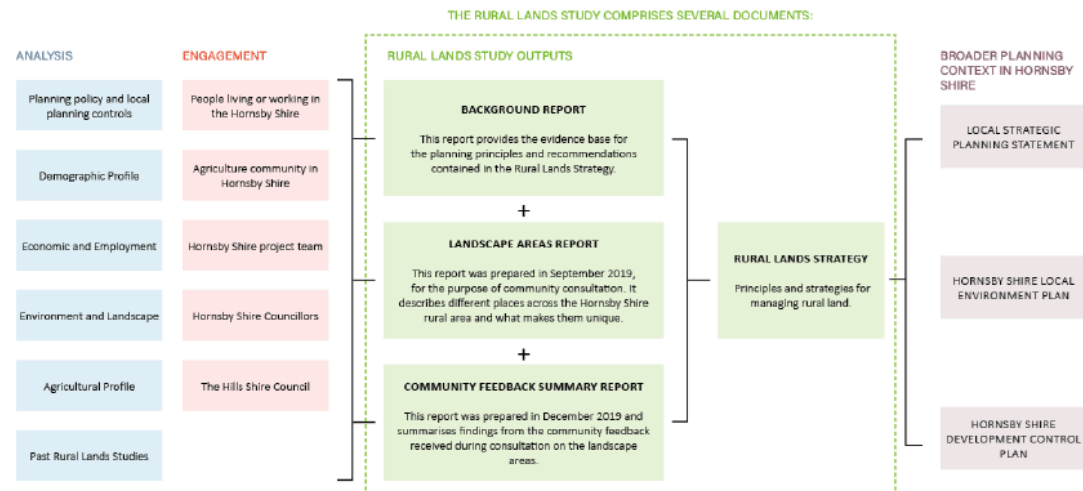
TABLE 1: PROJECT METHOD

 Stage 1 Existing situation March to August 2019	The consultant team have undertaken a detailed site inspection with Council to visit key rural locations across Hornsby Shire. A review of relevant background policy documents has informed this report, alongside information about Hornsby Shire's geomorphology and ecology, the characteristics of rural settlements and the visual characteristics that make landscapes across the local government area (LGA) unique. Findings from the Stage 1 review are presented in this report.
 Stage 2 Draft landscape character July to September 2019	Based on the site visit and a detailed desktop review of existing information, draft landscape areas were identified within the Hornsby LGA rural areas. The draft landscape areas were mapped and a character statement was prepared for each. The draft Landscape areas report was prepared and published on Council's website.
 Stage 3 Community feedback Oct to Dec 2019	Draft landscape areas and character statements were shared with the community. The purpose of the engagement was to obtain community feedback on the appropriateness of the draft landscape areas and character statements. Community input was sought on the values, issues and opportunities for each landscape area, and the rural area as a whole. Consultation activities included an online survey and community workshops. The Feedback summary report was published on Council's website.
 Stage 4 Review Jan - July 2020	A review was conducted on the economic and social viability of villages, along with a review of other Council zones, land uses and LEP clauses and collaboration with The Hills Shire Council on boundary interface issues. The background report (this document) was prepared which contains the technical review to support the strategy.
 Stage 5 Findings & Recommendations Mid 2020	Draft strategy prepared which contains updates to landscape areas, a vision for rural lands, principles for managing rural lands and draft recommendations for each landscape area, for villages and general recommendations for the rural area as a whole. The background report (this document) contains the technical review to support the strategy.

1.3 How to read this report

This report presents findings from the background technical review, regarding Hornsby Shire's rural population, employment and economic profile. It examines the profile of rural villages in each of those contexts and examines the LGA through environmental and agricultural perspectives.

FIGURE 1: REPORT CONTEXT



Source: SGS Economics and Planning, 2020.

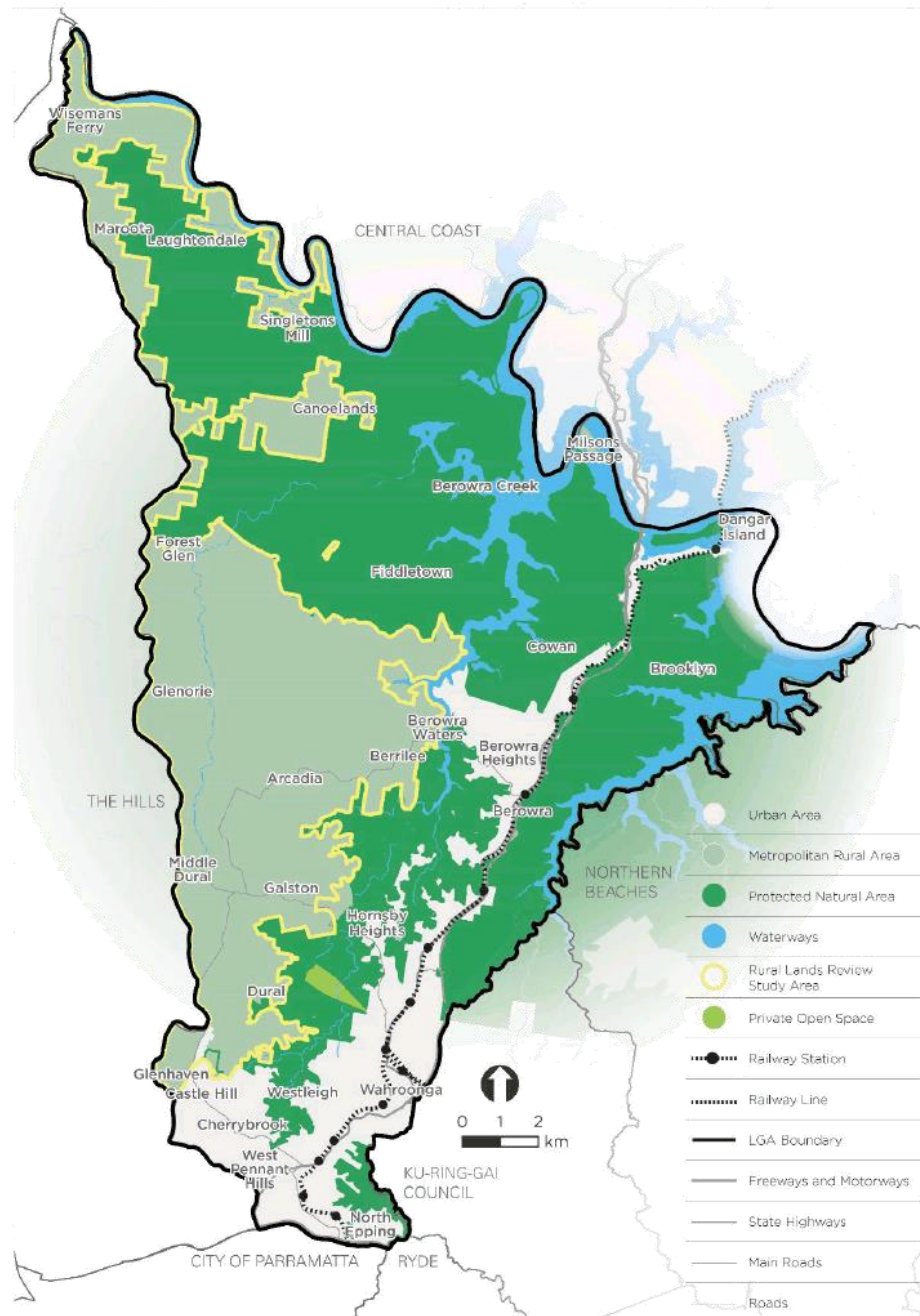
The Rural Land Study is one of several technical investigations which form Council's Accelerated Local Environmental Plan (LEP) Review Program. These include policies which apply to: biodiversity, sustainability, housing, transport, employment and the local economy, town centres, community and cultural facilities, heritage, tourism, bushfire, waste management and the public realm. Some recommendations or actions from these other reports will affect the Rural Lands Study and all will form the basis of Council's Local Strategic Planning Statement (LSPS).

1.4 The Metropolitan Rural Area

The Metropolitan Rural Area was identified by the Greater Sydney Commission in its *Greater Sydney Region Plan*.

The Study area for the project is consistent with the area defined under the State Government's North District Plan as the Metropolitan Rural Area within Hornsby Shire.

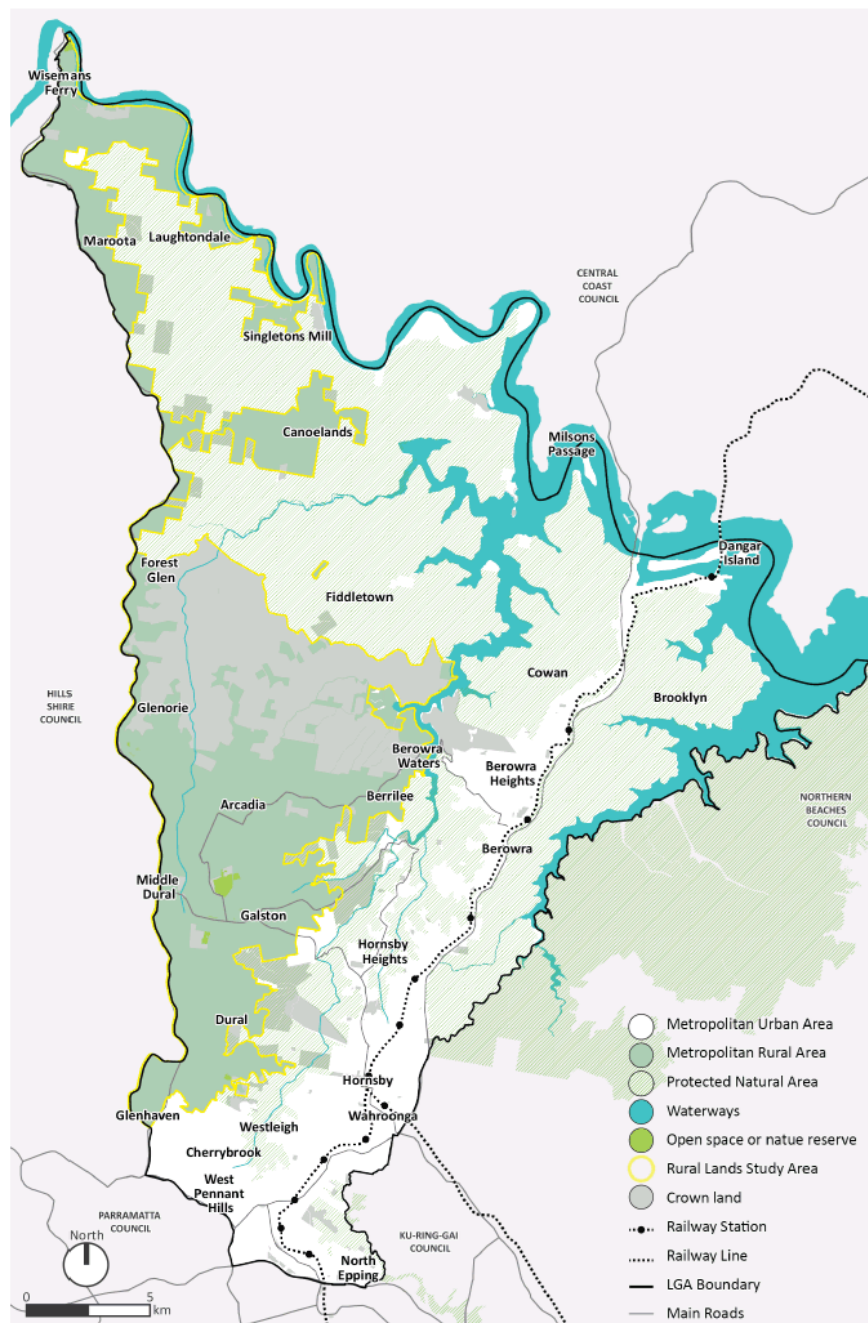
FIGURE 2: RURAL LANDS STUDY AREA AND METROPOLITAN RURAL AREA



Source: Hornsby Local Strategic Planning Statement, Hornsby Shire Council, 2020.

The study area for this project is the rural land within the Hornsby LGA, containing the suburbs of Wisemans Ferry, Laughtondale, Singletons Mill, Canoelands, Maroota, Forest Glen, Fiddletown, Glenorie, Arcadia, Berilee, Middle Dural, Galston, Dural and Glenhaven.

FIGURE 3: STUDY AREA AND LAND NOT INCLUDED



Source: SGS Economics and Planning, 2020.

1.5 Community feedback and values

The future of Hornsby Shire's rural lands is a very important issue for the community in the LGA. Since the Council announced its decision to commence the study in November 2018, there has been a steady influx of informal submissions. From November 2018 until September 2019 (when the formal consultation period commenced), 40 people made 88 submissions. These were made available to the project team as background material.

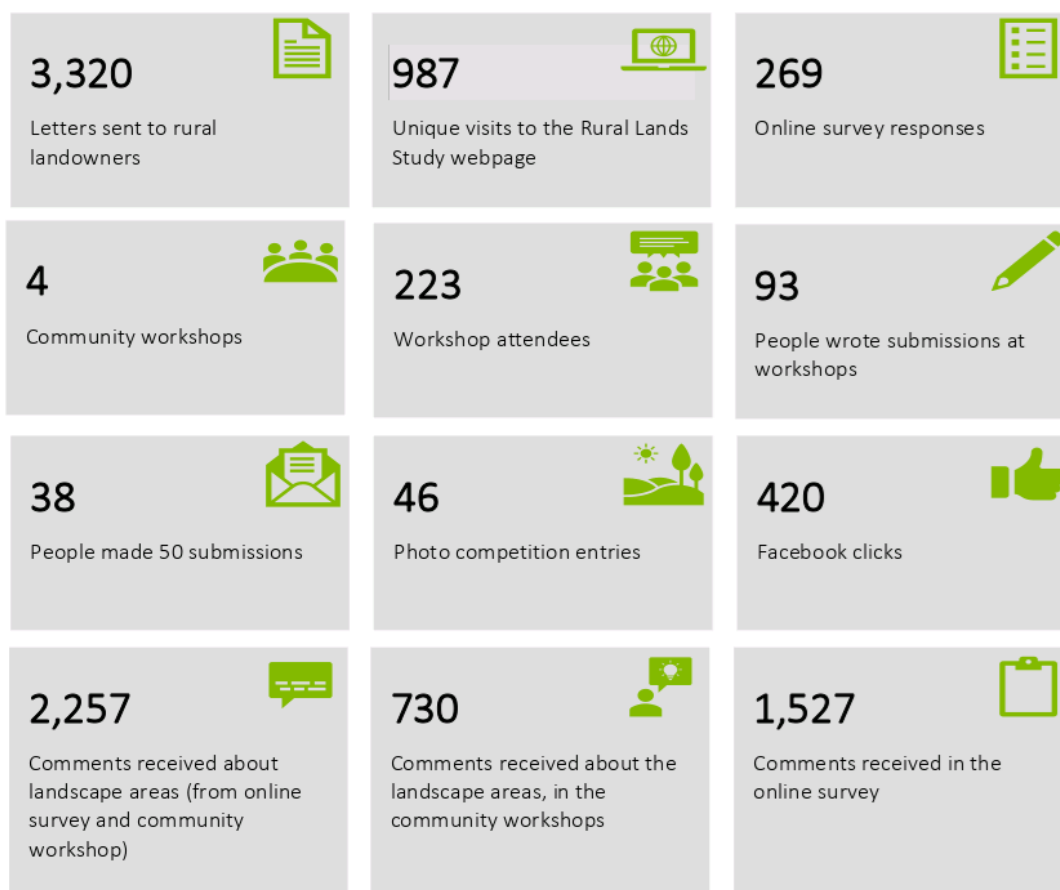
A summary of the matters raised in these informal submissions plus a comprehensive review of the matters raised in feedback collected during the community engagement over September-November 2019 is outlined within the *Feedback Summary Report*.

Engagement purpose and activities

The purpose of the extensive community engagement undertaken over September-November 2019, as part of the preliminary Stages of the Rural Lands Study, was to obtain feedback from the community on the appropriateness of the draft landscape areas.

This feedback was sought to understand how people living, working and visiting Hornsby Shire's rural area view their local places. Feedback was sought to test the accuracy of the draft landscape area boundaries and character descriptions (that is, "do they make sense as a community") and to identify any improvements that could be made. Several activities were undertaken, and people could provide feedback online and in-person.

The following is a snapshot of how the community were engaged during the formal exhibition period of the draft landscape areas.



The feedback has been used to refine the landscape area character statements and boundaries, as the basis for the draft *Rural Lands Strategy*.

1.6 Preparing the Rural Lands Study

The Rural Lands Study is an important step towards identifying a long-term strategy for Hornsby Shire's rural areas and resolving how rural lands might be managed and used. The context for this planning is the Greater Sydney Regional Plan prepared by the Greater Sydney Commission, as well as the relevant District plans. Council's planning for the rural area is required to comply with the planning directions set at a regional and district level.

The Study will outline the evidence base and data required to identify rural landscape areas, the future economic and social profile of Hornsby Shire's rural villages, the capability and capacity of agricultural lands, and future planning mechanisms for rural lands. Council is seeking a holistic document to address these challenges and opportunities. The study is being conducted in a context where the community has clear and sometimes opposing views on the future of rural lands, and the intention will be to assist in identifying an appropriate way forward for the Council.

This background report presents information that has been reviewed and analysed, to establish an evidence base for the Rural Lands Study.



02 Policy context

ATTACHMENT 3 - ITEM 8

2. POLICY CONTEXT

This chapter presents the policy context within which the Hornsby Rural Lands Study will be prepared. It summarises relevant policy from both the State and local government levels. The Greater Sydney Regional Plan includes planning priorities and actions to better manage rural areas. These priorities and actions and other planning policy influences how the rural study is prepared.

A review of the key studies, strategies and plans relevant to Hornsby Shire's rural lands has been undertaken. The information in this chapter has been used to demonstrate how current policies shape land use and development across Hornsby Shire's rural area. The primary focus of this chapter is to analyse the strategic implications of these documents for rural areas, and as such development guidelines have also been considered.

The following State policy documents were reviewed:

State government strategic plans	<ul style="list-style-type: none"> Greater Sydney Regional Plan, A Metropolis of Three Cities – connecting people (2018) Our Greater Sydney 2056, North District Plan – connecting communities (2018)
State Environmental Planning Policies (SEPPs)	<ul style="list-style-type: none"> State Environmental Planning Policy (Housing for Seniors or People with a Disability), 2004 Sydney Regional Environmental Plan No. 20 -- Hawkesbury-Nepean Catchment (1997) State Environmental Planning Policy (Koala Habitat Protection) 2019 State Environmental Planning Policy No. 19 – Bushland in Urban Areas
Other documents	<ul style="list-style-type: none"> Right to Farm Policy (2015) Agricultural Advice for Local Strategic Planning Statements, and Agricultural Industry Action Plan and International Engagement Strategy Values of Metropolitan Rural Area (AgEcon Plus) 2017 Sydney Peri-Urban Network Action Plan 2020 Investigation into the cumulative impacts of Seniors Housing in The Hills and Hornsby local government areas

The following key strategic documents have been reviewed, from Hornsby Shire Council:

Community and Council plans	<ul style="list-style-type: none"> Community Strategic Plan 2018-2028 Hornsby Local Strategic Planning Statement (2019) Hornsby Local Environmental Plan (2013) Hornsby Development Control Plan (2013)
Selected draft studies and strategies undergoing preparation as part of the Accelerated LEP Review, as relevant to preparation of the Rural Lands Strategy	<ul style="list-style-type: none"> Draft Hornsby Economic Development and Tourism Strategy (2019) Draft Employment Land Use Study (2019) Draft Biodiversity Conservation Management Plan (2019) Draft Urban Forest Strategy (2019) Draft Housing Strategy (2020)
Previous Rural Studies	<ul style="list-style-type: none"> Rural Lands Study (1995) Rural Resource Lands Study (2006) Rural Lands Planning Provisions (2009), and Rural Planning Community Issues Survey Report (2014)

2.1 State government strategic plans

Greater Sydney Regional Plan - A Metropolis of Three Cities (2018)

The Greater Sydney Regional Plan - A Metropolis of Three Cities (GSRP) prepared by the Greater Sydney Commission is the NSW Government's plan for Greater Sydney. It provides a 40-year vision to transform Greater Sydney into a metropolis of Three Cities: The Western Parkland City, the Central River City and the Eastern Harbour City. The high-level directions from the GSRP inform how Hornsby Shire Council will go about preparing its strategic plans into the future.

The Eastern Harbour City and North District Plan

The Hornsby LGA forms part of the Eastern Harbour City region of the plan and falls within the North District (alongside the Hunter's Hill, Ku-ring-gai, Lane Cross, Mosman, North Sydney, Northern Beaches, Ryde and Willoughby LGAs). The plan's objectives are themed and divided into infrastructure, collaboration, liveability, productivity and sustainability.

The GSRP identifies 'Metropolitan Rural Areas' (see structure plan, below). This includes the rural areas in the Hornsby LGA (henceforth referred to as rural areas). These lands contain farmland and mineral resources. The plan recognises that there are distinctive towns and villages in rural and bushland settings. It sets out four major landscape types:

- **Protected Natural Area:** this includes the Greater Blue Mountains World Heritage Area, the coastal sandstone plateaux and estuaries of the Royal National Park, and Ku-ring-gai Chase National Park (partly within the Hornsby LGA).
- **Metropolitan Rural Area:** farmland, mineral resources, and distinctive towns and villages in rural and bushland settings. In the Hornsby LGA, it includes the floodplains of the Hawkesbury-Nepean Valley, and areas of high biodiversity value including national parks and reserves, as well as scenic and cultural landscapes.
- **Urban Area:** business districts, industrial areas, quiet neighbourhoods, parks and reserves, waterways and local parks.
- **Coast and Harbours:** this extends from Broken Bay and Pittwater in the north to Port Hacking in the south.

Policy affecting rural areas

Directions for the rural areas are contained within the productivity and sustainability sections of the GSRP. These directions contain objectives and actions that recognise the importance of retaining the environmental, social and economic values of the rural areas. The plan highlights a key tension in planning for rural areas near metropolitan areas, balancing their important role for resource extraction and mining (especially for construction), agriculture production (especially food), with rural residential settlements and biodiversity values which have intrinsic ecological importance as well as providing a natural, scenic break for people to engage with their local landscapes.

Several of the GSRP's directions, objectives and strategies relate directly to the planning of rural areas. Through these directions and associated objectives, the GSRP identifies the importance of retaining the environmental, social and economic values of these rural areas.

The most relevant of the GSRP rural lands objectives are summarised below.

Key policy directions from the GSRP: Planning for rural areas

Planning Direction: Sustainability – A city in its landscape –
Valuing green spaces and landscape

Objective 29: Environmental, social and economic values in rural areas are protected and enhanced.

Rural lands or Metropolitan Rural Areas play a multifunctional role: they contribute to agricultural industry, tourism, cultural

GSRP

Maintaining the distinctive character of rural villages is a high priority (refer to Objective 29).

Growth and intensification of business activity within rural villages is supported where they maintain or enhance local character.¹

landscapes and environmental values. This objective also includes commentary on the importance of using place-based planning to identify and enhance the environmental social and economic values that are found in rural lands. Place based planning is said to achieve and deliver targeted environmental, social and economic outcomes.

Strategy 29.1

- Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.

Strategy 29.2

- Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.

Planning Direction: Sustainability – A city in its landscape – Valuing green spaces and landscape

Objective 28: Scenic and cultural landscapes are protected

Scenic and cultural landscapes are symbols of Greater Sydney and connect the contemporary urban environment with natural and historic urban landscapes.

Their continued protection is important for their aesthetic, social and economic values and for the character of the region.

They create a sense of identity, preserve links to Aboriginal, colonial and migrant era heritage and culture, and create opportunities for tourism and recreation. Views and vistas of ridgelines, waterways and the urban skyline help foster distinctive local character and can strengthen an appreciation of Greater Sydney's landscape.

The rural area and Protected Natural Areas create a range of attractive visual settings to the north, west and south of Greater Sydney.

At a finer grain, areas have been recognised as important scenic and cultural landscapes. With rising demand for biodiversity offsets and continuing support for traditional forms of agriculture within the Metropolitan Rural Area, more opportunities can be realised to protect and enhance natural landscapes.

Strategy 28.1

- Identify and protect scenic and cultural landscapes.

Strategy 28.2

- Enhance and protect views of scenic and cultural landscapes from the public realm.

Planning Direction: Sustainability – A city in its landscape – Valuing green spaces and landscape

Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced

For Metropolitan Rural Areas, the GSRP suggests providing incentives for landowners to protect and enhance the environmental values of their land and connect fragmented areas of bushland to deliver improved biodiversity outcomes.

Planning Direction: Productivity – Jobs and skills for the city – Creating the conditions for a stronger economy

Objective 24: Economic sectors are targeted for success

Tourism and agriculture are economic sectors which are targeted for success.

Strategy 24.2

- Consider the following issues when preparing plans for tourism and visitation: ...protecting heritage and biodiversity to enhance cultural and eco-tourism.

Strategy 24.3

- Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.

Planning Direction: Productivity – Jobs and skills for the city – Creating the conditions for a stronger economy

Objective 22: Investment and business activity in centres

Rural villages in the Metropolitan Rural Area play an important role in local economies, as centres for rural industries, tourism and businesses, providing for communities' daily needs. Maintaining the character of rural villages is a high priority in the Plan.

Any business growth within rural villages is supported, provided the local character is maintained or enhanced.

- Rural villages provide important centres for rural industry, tourism, local character and local services.
- The Plan identifies the importance of retaining local rural or bushland character.

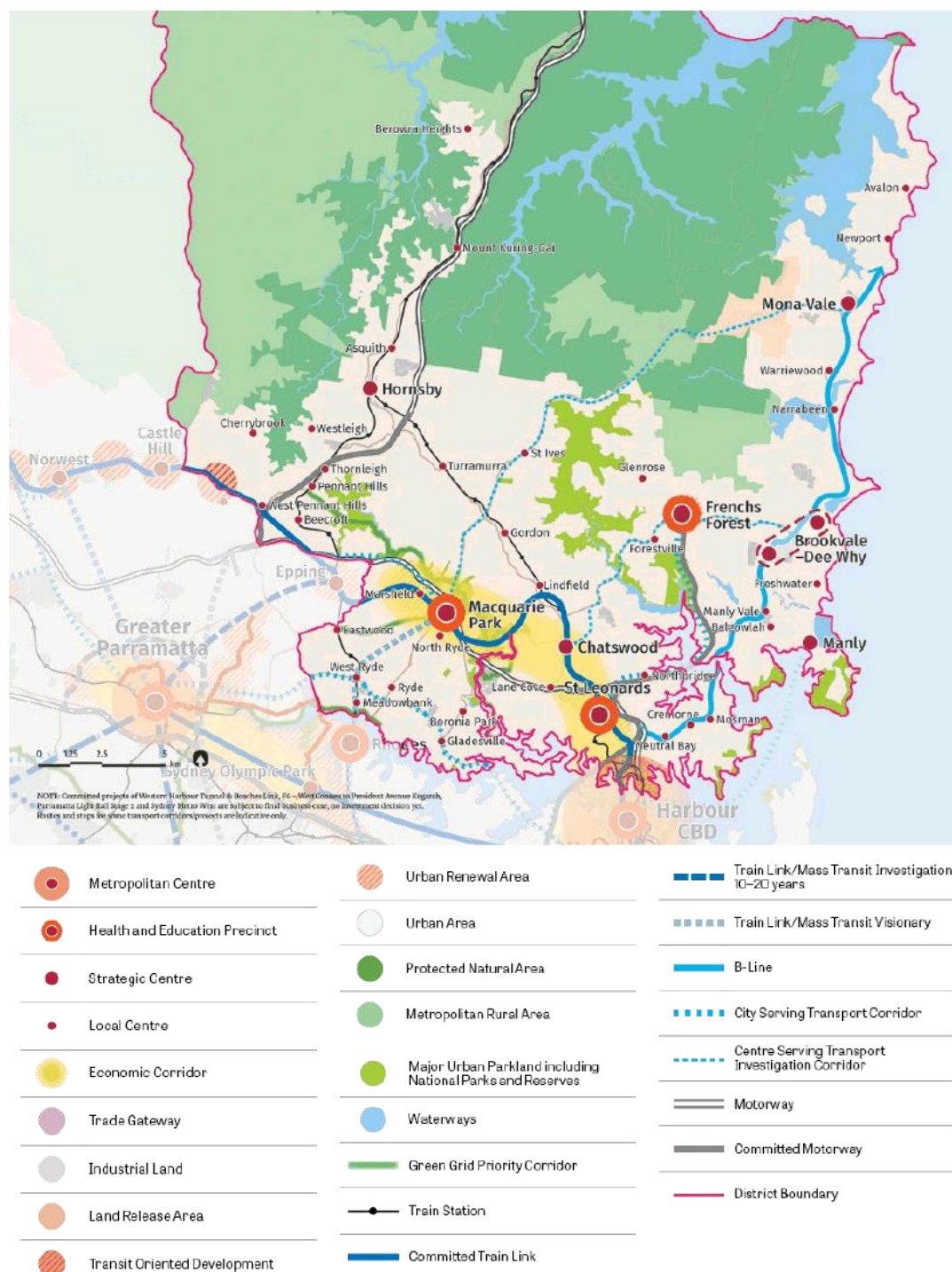
North District Plan

The Greater Sydney Commission's North District Plan (NDP) is a 20-year strategy, which sets out actions that will guide State and local government activities to implement the GSRP for the North District. Local strategic planning and amendments to local planning controls of the Hornsby LGA must be consistent with the NDP. It is also intended to guide strategic land use planning for the Northern District more broadly. This is the key guiding document that sets the parameters for how Council must plan to manage and grow change, including in the rural area. Figure 4 reflects the North District Plan and its proximity to the Harbour CBD and Greater Parramatta area.

The NDP sets key directions, priorities and actions for zoning in the MRA. Several planning priorities and associated actions in the NDP relate to the planning of rural areas.

The most relevant priorities and objectives are summarised throughout the discussion below.

FIGURE 4: NORTH DISTRICT STRUCTURE PLAN



Source: North District Plan, Greater Sydney Commission, 2018.

Policy affecting rural areas

Planning Priority N18
Better managing rural areas

Objective 29: Environmental, social and economic values in rural areas are protected and enhanced.

Planning Priority N18 highlights that rural areas play a multifunctional role: they contribute to the agricultural industry, tourism, cultural, extractive industries, landscapes and environmental values.

The policy emphasises that Greater Sydney has enough existing urban land to accommodate housing needs within the current Urban Area boundary, and therefore sets direction to better manage development, and protect scenic qualities, within the rural area. It contains the following considerations, which will inform the Hornsby Rural Land Study:

Rural residential development is not an economic value of the District's rural areas and further rural residential development is generally not supported.

Limited growth of rural residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area. This could include the creation of protected biodiversity corridors, buffers to support investment in rural industries and protection of scenic landscapes.

Other considerations include:

- Bushland and farmlands are important for the contribution they make to an area's sense of history and character.
- Mineral resources supply construction materials that are vital to building housing infrastructure across Greater Sydney. Local extraction points are therefore of great importance to reduce the cost of infrastructure and construction in Sydney.
- It is also important to have a plan for rehabilitation and redevelopment of extractive sites once the uses cease.
- Planning in the rural areas should have a place-based approach (see box above), that uses landscape areas to help manage environmental, social and economic values, and maximise the productive use of the land.

The Plan acknowledges that the North District's rural areas contribute to habitat, biodiversity, and agriculture. They also provide mineral and energy resources and sustain local rural villages.

Definition: A place-based approach to planning

The NSW Government encourages a place based planning to be implemented by the state government and local government across NSW. A place-based planning approach ensures that strategic planning recognises the local character and community values of an area.

The NSW Government defines a place-based planning approach as "a design-led and collaborative way of examining the complexity of the city by viewing it as a mosaic of different places, each with unique sense of place." It has been developed to prioritise an inclusive discussion of the built environment, social infrastructure and urban form in specific locations.

A place-based approach to planning as per the GSRP must be applied to the Metropolitan Rural Area. This requires a detailed understanding of how rural areas work, based on input from many stakeholders including the local community. This knowledge is then incorporated into a vision and strategies about how to manage change, or protect and enhance valued assets. The vision should be developed with people with local expertise, knowledge and responsibility, including with the local community.

Hornsby Shire Council and other State planning agencies are responsible for Actions 69 and 70: enhancing and maintaining the multifaceted values that are contained within rural areas.

Planning Priority N17

Protecting and enhancing scenic and cultural landscapes

Objective 28: Scenic and cultural landscapes are protected.

This planning priority sets a strategic basis for Council to identify, and protect, its scenic and cultural landscapes. It explains that scenic and cultural landscapes are symbols of Greater Sydney and connect the contemporary urban environment with natural and historic landscapes. Their continued protection is important for their aesthetic, social and economic values and for the character of the region. They create a sense of identity, preserve links to Aboriginal, colonial and migrant era heritage and culture, and create opportunities for tourism and recreation. Views and vistas of ridgelines, waterways and the urban skyline help foster distinctive local character and can strengthen an appreciation of Greater Sydney's landscape.

The rural area and the Protected Natural Area create a range of attractive visual settings to the north, west and south of Greater Sydney. With rising demand for biodiversity offsets and continuing support for traditional forms of agriculture within the MRA, more opportunities can be realised to protect and enhance natural landscape.

Actions 67 and 68 make the Hornsby Shire Council and other State planning agencies responsible for protecting and enhancing scenic cultural landscapes. Scenic views must be protected from the public realm.

Planning Priority N16

Protecting and enhancing bushland and biodiversity

Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced.

For rural areas, the NDP suggests incentives for landowners to encourage them to protect and enhance the environmental values of their land and connect fragmented areas of bushland to deliver improved biodiversity outcomes (related to Objective 29).

Planning priority N13

Supporting growth of targeted industry sectors

Objective 24 – Economic sectors are targeted for success.

This priority sets the framework for growing and supporting industry sectors within the North District and within the Hornsby LGA. Middle Dural, Galston and Arcadia are identified as key horticultural industry clusters. The LGA is also defined as having a substantial equine and nursery industry. The plan identifies nurseries as the most productive industry within the agricultural sector. Cut flowers and stone fruit farms are also identified as other main agricultural activities.

The plan includes actions which are associated with Objective 24. Of relevance to the study are Actions 54 and 56, which require Hornsby Shire Council to consider heritage and biodiversity when considering new land uses in the rural area, such as eco-tourism. The plan also makes Council responsible for supporting and protecting agricultural production and mineral resources, by ensuring that urban activities are not dispersed in rural areas. Other State planning agencies also share responsibility for Actions 54 and 56.

North District Plan: Actions

Council is required to consider the following actions when it is planning for rural lands:

Action 70

Limit urban development to within the Urban Area.

Action 69

Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes.

Action 68

Enhance and protect views of scenic and cultural landscapes from the public realm.

Action 67

Identify and protect scenic and cultural landscapes.

Action 56

Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.

Action 55 (e)

When preparing plans for tourism and visitation, protect heritage and biodiversity to enhance eco-tourism.

2.2 State Environmental Planning Policies

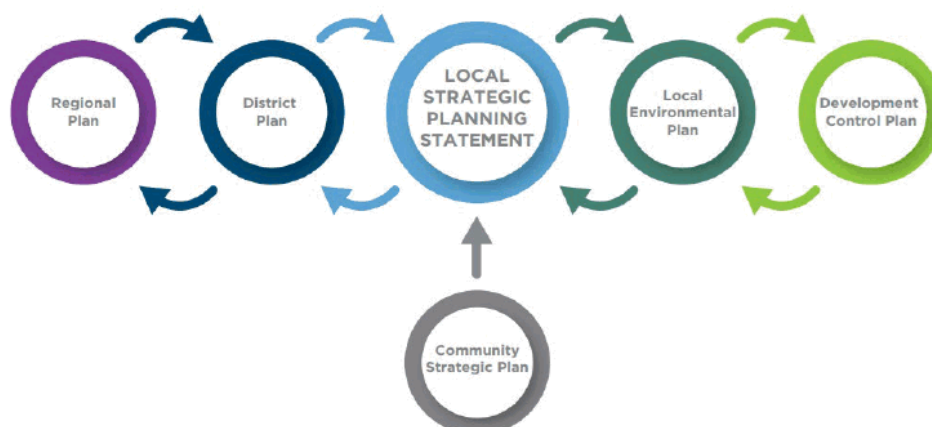
At the State level, planning is guided by State Environmental Planning Policies (SEPPs). Although there are a number of SEPPs in force, the following SEPPs are most relevant to the Study as they have implications for the rural areas of Hornsby Shire.

- State Environmental Planning Policy (Housing for Seniors of People with a Disability) 2004 (Seniors SEPP)
- Sydney Regional Environmental Plan No. 20 - Hawkesbury-Nepean Catchment (SREP 20)
- State Environmental Planning Policy (Koala Habitat Protection) 2019 (Koala SEPP)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP).

A map showing the extent of SREP 20 (as it applies to limited areas and not the whole LGA) is included in Appendix 1.

The context of the LSPS in other State and local strategies is shown below.

FIGURE 5: STRATEGIC PLANNING CONTEXT



Source: Hornsby Local Strategic Planning Statement, Hornsby Shire Council, 2020.

The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The Seniors SEPP permits the provision of housing for seniors and people with disabilities on rural land that adjoins "land primarily for urban purposes." This SEPP overrides the Hornsby Shire's LEP and allows rural land adjoining urban land to be developed for seniors housing.

There has been a recent increase in applications for seniors housing developments in or near rural areas, creating tension between light industrial and agricultural use, and these new and more sensitive residential uses. Due to the urban nature of seniors housing, there is a risk that further development may undermine agricultural activities and exacerbate interface issues in land that has been designated for rural use within the Hornsby LGA.

While some seniors housing developments have occurred in recent years as a result of State Policy overriding local controls within the rural area, the current planning policy setting under the Greater Sydney Regional Plan and North District Plan (discussed in Chapter 2) discourages residential development for population growth in locations not well-served by infrastructure.

Council has been advocating to the state government for changes to state policy to ensure seniors living developments are not permitted on rural land which is inconsistent with the objectives of the GSRP and NDP.

Sydney Regional Environmental Plan No. 20-Hawkesbury-Nepean Catchment (1997)

SREP 20 applies in Hornsby Shire. It includes a planning policy on riverine scenic quality and maps areas of scenic significance. Environmentally sensitive areas in the Hawkesbury-Nepean catchment include “the river, riparian land, escarpments and other scenic areas, conservation area sub catchments, national parks and nature reserves, wetlands, other significant floral and faunal habitats and corridors, and known and potential acid sulphate soils”.

SREP 20 sets out that the scenic quality of the riverine corridor must be protected. Strategies include:

- maintaining areas of extensive, prominent or significant vegetation to protect the character of the river;
- minimising adverse water quality impacts; conserve and enhance the diversity of flora and fauna species; and,
- considering the siting and size of proposed buildings or works.

Three key policy areas of the SREP 20 that directly impact rural land planning are: agriculture must be protected from other development and minimise adverse environmental impacts; residential development should not reduce agricultural sustainability, adversely impact the environment or contribute to urban sprawl; and, the recreational value of the riverine as a significant tourism asset must be protected.

The *Scenic Protection Area* is identified in the Environmental Planning Instrument (EPI). The instrument classifies land that has important scenic qualities. Development on this land must not have implications for visual impacts and scenic values of landscapes.¹ An area of Hornsby’s LGA is identified as a scenic protection area, this ensures that scenic protection is required, and that development will not impede on visual and scenic values of the landscape on land to which this policy applies (see Appendix 1).

State Environmental Planning Policy (Koala Habitat Protection) 2019

This policy was released on 1 March 2020 and updated the previous 1995 legislation for koala habitat protection in NSW. The policy applies to land in Hornsby Shire and encourages the proper conservation and management of areas of natural vegetation that provide habitat for koalas.

The policy is based around *core koala habitat*, meaning:

- ‘an area of land where koalas are present, or
- an area of land -
 - which has been assessed by a suitably qualified and experienced person in accordance with the Guideline as being highly suitable koala habitat, and
 - where koalas have been recorded as being present in the previous 18 years.’

The NSW Government maintains a koala habitat map, identifying areas where environmental conditions are suitable for koalas, and where they are likely to be found.

Under the new regulations, councils are required to identify areas of core koala habitat and either zone the land for Environmental Protection or include provisions that control development of the land to consider impacts on koalas and their habitat.

There are two types of mapping for koala habitat in Hornsby LGA:

- Koala Development Application Map:
 - Applies to land where vegetation is found across the rural area.
- Site Investigation Area for Koala Plans of Management:
 - Applies to hillier, more vegetated areas where land is often also zoned for Environmental Protection (E3).

If a koala plan of management applies, proponent-led development must comply with that plan. Where no plan applies, a council’s determination of the development application must be consistent with the approved koala plan of management that applies to the land.

¹ Department of Planning Industry and Environment, 2019, *Environmental Planning Instrument – Scenic Protection*, https://researchdata.ands.org.au/environmental-planning-instrument-scenic-protection/1342487?source=suggested_datasets, date accessed 12/07/2019.

State Environmental Planning Policy No.19 - Bushland in Urban Areas

SEPP 19 aims to protect and preserve bushland within urban areas. This policy applies to all land in the LGA except land dedicated or reserved under the National Parks and Wildlife Act 1974 or the Forestry Act 1916. For land adjoins bushland zoned or reserved for public open space purposes, Council needs to consider the need to retain bushland, the impact of the proposed development on the nearby bushland area and any other matter that are relevant to the protection and preservation of bushland area.

State Environmental Planning Policy-Mining, Petroleum Production and Extractive Industries (2007).

This SEPP applies to land around Maroota, where some mineral sands extraction is currently occurring. The policy seeks to manage:

- Land used for extractive material resources, for the purpose of promoting the social and economic welfare of the State
- Orderly land use where mining, petroleum extractive activities are occurring
- Encourage ecologically sustainable development where mining, petroleum or extractive material resources are being collected
- Important agricultural land and water resources, and other potentially competing industries, are protected in the context of certain mining and petroleum development.

The policy includes conditions regarding noise and other pollutant management, and land rehabilitation once mining activities cease.

2.3 Other documents

Right to Farm Policy (2015) and Right to Farm Act (2019)

The Right to Farm (2015) was a policy developed by the NSW Department of Primary Industries (DPI) to introduce a state-wide approach to mitigate land use conflict in rural areas. The aim of the policy is to protect farmers from complaints that may affect their ability to farm effectively when they are undertaking agricultural activities that relate to the operations of farming. This policy has no statutory power as it does not overwrite legislation and regulations that govern land uses, uses of chemicals, intensity and timing of lights and noise and management of odours. DPI works with councils at the strategic level to plan for agricultural industry development and to maintain access to agricultural resources.

The Right to Farm policy is particularly important in peri-urban areas, especially where there is an interface between rural and urban lands. These interfaces are where inherent conflicts and tensions arise. The policy recognises the important contribution that rural/agricultural lands make to the economy and thus gives the right to the farmer. The NSW Government will work with councils to identify measures to address land use conflict issues.

The *Right to Farm Act* [NSW] was introduced in November 2019. Regarding land use and planning activities, the Act does not bear statutory weight in a planning setting. Rather, it sets out how trespassing will be managed. It does ratify concepts to protect farmers from complaints about normal farm practices, intended particularly for areas where land use conflicts and interface challenges arise (for example, on the peri-urban interface).

Agricultural Industry Action Plan and International Engagement Strategy (DPI) 2014-15

The Department of Primary Industry's *Agriculture Industry Action Plan and International Engagement Strategy* provides the direction for the Department of Industries to accelerate growth, productivity and innovation. The strategy supports agribusinesses within rural areas and identifies the important contribution that the agricultural sector contributes to the Australian economy and food security. The strategy encourages all levels of government including councils to support agribusinesses.

Agricultural Advice for Local Strategic Planning Statements (DPI) 2019

The Department of Primary Industries released *Agricultural advice for Local Strategic Planning Statements*. Overall, the advice is for councils to “coordinate and set the broad context for the ongoing protection and growth of agriculture and the resources it relies on” in their Local Strategic Planning Statements (LSPS). The advice recognises the inherent conflict that exists between rural and urban land and states that the MRA should be retained as they play an important role in food production. It recommends LEPs and DCPs to be revised to reflect this strategic intent.

Values of the Metropolitan Rural Area (AgEcon Plus) 2017

This study was prepared as background input into the Greater Sydney Region Plan, in 2017. The report provided an evidence base for identifying the extent and economic values within rural areas in Greater Sydney, termed the *Metropolitan Rural Area*. The report built on past planning efforts that set out considerations for rural land use planning, including to:

- Minimise the adverse economic impacts on existing primary industry and productive agriculture
- Consider critical natural resource constraints
- Provide open space and recreational activities within Crown Land reserves and State forests
- Consider natural hazards, how evacuation may be managed in flood/fire prone areas and not worsened as a result of development activity
- How to protect natural resources including water quality, riparian and aquatic habitats and marine estates.²

The AgEcon Plus report examined each of Sydney’s districts, the agricultural activities and other land uses occurring within their rural areas, and identified economic, social and environmental values in line with the considerations above. It found:

- 73 percent of the Metropolitan Rural Area is public land which is protected for its biodiversity, conservation, open space/recreation and drinking water catchment values. That land also contains some defence activities.
- 27 percent of the Metropolitan Rural Area is made up of privately-owned land, where its value is determined by the interaction of supply-demand in the market, but where public values to the community are also added—biodiversity or scenic landscapes.

For the North District (containing the Hornsby, Ku-ring-gai and Northern Beaches LGAs), key findings were³:

- Public land makes up most of the Metropolitan Rural Area (National and State parks, and nature reserves) (81 percent).
- Private land in the rural area is highly fragmented with the majority of privately-owned lots (95 percent) being less than 20 hectares and 60 percent being less than 5 hectares.
- There is part of one agricultural cluster in the North District: the *Multi-Use Cluster Horticulture (Vegetable and Tree Fruits)*, around Middle Dural, Galston and Arcadia. Here, nurseries are the largest agricultural activity, accounting for half of the grow value of agricultural commodities produced. Some seasonal horticulture is dispersed throughout, including beans, broccoli, herbs, capsicum, pumpkins and tomatoes. Perennial horticulture (fruit trees and nurseries) is predominantly clustered along Old Northern Road, and a large stone fruit region is found around Canoelands. Equine facilities are common across the Multi-Use Cluster, with horse numbers estimated at over 400.
- The gross value of agriculture in the Dural-Kenthurst-Wisemans Ferry and Galston-Laughtondale Statistical Area was \$57 million.
- The Hawkesbury-Nepean River System is a significant landscape feature for tourism and recreation, however Hornsby-specific tourism data is not collected due to the local industry scale (applies across the North District).

² AgEcon Plus, *Values of the Metropolitan Rural Area*, 2017, p. 5, based on *A Plan for Growing Sydney*, 2014. Available online: [https://gsc-public-1.s3.amazonaws.com/s3fs-public/Values_of_the_Metropolitan_Rural_Area_of_the_Greater_Sydney_Region_\(Ag_Econ_Plus\).pdf](https://gsc-public-1.s3.amazonaws.com/s3fs-public/Values_of_the_Metropolitan_Rural_Area_of_the_Greater_Sydney_Region_(Ag_Econ_Plus).pdf).

³ Ibid., pp. 102–107.

- The North District contains several areas with high environmental values, including some places on private land.

These findings underpin many values of the North District's agricultural area identified in the North District Plan. The report emphasises that while it may be appropriate for some minor housing change to occur within the footprint of rural villages (for example, to enable people of all ages and life stages to remain in their local community in housing that suits their needs) the rural areas are not identified to accommodate broadscale population growth. The report is further examined in Chapter 4.

Sydney Peri-urban Network Action Plan 2020

The Sydney Peri Urban Network (SPUN) represents twelve Councils that border metropolitan Sydney. SPUN was established in 2013 to advocate for a broader understanding and awareness of the challenges for communities within the Sydney Peri Urban Area. Hornsby Shire Council has been a member of the network since it was established. The network consists of the following other member Councils:

- | | | |
|------------------|----------------|-----------------|
| ▪ Blue Mountains | ▪ Kiama | ▪ The Hills |
| ▪ Camden | ▪ Penrith | ▪ Wingecarribee |
| ▪ Central Coast | ▪ Shellharbour | ▪ Wollondilly. |
| ▪ Hawkesbury | ▪ Shoalhaven | |

SPUN is a platform for Peri Urban Councils to share knowledge and good practice and has enabled strengthening of the strategic capacity of local government through regional resource sharing and solution focused initiatives. SPUN has also become a strong advocate for a broader understanding and awareness of the challenges communities in NSW PeriUrban areas are facing and has had an impact in resilience planning, particularly in relation to productivity, economic outcomes and climate impact initiatives.

SPUN recently released its 2020 Action Plan, which includes that the aim of SPUN is to be a leader in advocating for solutions to peri-urban issues, by:

- Working together to promote better recognition of the unique values of peri-urban lands and the challenges affecting those areas.
- Acting as a forum for peri-urban Councils to share knowledge and best practice.
- Building opportunities for partnerships, collaborative approaches and resource sharing in relation to solutions and responses to peri-urban issues.
- Continuing to provide a source of primary food production and raw materials.

The Action Plan identifies that peri-urban areas face significant challenges relating to:

- Urban growth pressures
- Loss of agricultural lands
- Land use conflict
- Impacts on environmental values
- Climate change and severe weather events
- Inadequate transport and other infrastructure
- Inadequate social infrastructure and affordable housing
- Insufficient employment opportunities
- Funding and policy 'limbo'
- Community expectations

The Plan identifies the following examples for opportunities for peri-urban areas:

- Expanding the role they play in providing fresh agricultural produce.
- Providing areas to develop innovative and sustainable agriculture supported by institutional research and development.
- Supporting further recreation and tourism opportunities. Recognising and promoting the cultural heritage and landscape values of the peri-urban areas.
- Continuing to promote and strengthening their role in providing important environmental values including air quality, healthy waterways and biodiversity.
- Continuing to protect Sydney's drinking water.

The actions of the Plan have been reviewed as part of this Study. One of the actions of the Plan that is relevant to the Rural Lands Study is Action 6 – ‘Sustainable balanced growth and protection of agriculture and rural character’, which includes the following:

- Develop a policy framework regarding agriculture in the Sydney Region, e.g. establish a “fence line in the paddock” (Action 6.1)
- Advocate for and provide more certainty regarding the protection and enhancement of the metropolitan rural area and other surrounding rural areas. (Action 6.2)
- Implement policy approaches that encourage development of the infill areas within Sydney’s existing “footprint” (Action 6.2).

Investigation into the cumulative impacts of Seniors Housing in The Hills and Hornsby local government areas

The report *Investigation into the cumulative impacts of Seniors Housing in The Hills and Hornsby local government areas* was prepared by the Greater Sydney Commission (GSC) in 2020. The report documents the findings of an examination of the planning challenges being experienced by Hornsby and The Hills Councils in relation to seniors housing developments in rural areas, permitted under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the Seniors Housing SEPP).

The report finds that Seniors Housing based on development standards within the SEPP typically result in an urban built form rather than reflecting rural character. Developments generally comprise medium density multi-unit housing complexes with only modest landscaping. The report recommends that the SEPP be reviewed, and the Department of Planning Industry and Environment are considering the options presented in the report.

2.4 Hornsby community and council plans

Council’s vision and strategic directions are contained in community and council plans. The plans contain several important policies which have implications for this study. They:

- Place emphasis on the importance of maintaining and enhancing rural landscapes
- Direct future residential growth into existing urban centres
- Indicate that rural areas serve many functions that relate to economic, cultural, social and environmental values.

Hornsby Shire Community Strategic Plan 2018-2028

The Hornsby Community Strategic Plan ‘Your Vision Your Future 2028’ is a 10-year vision that identifies the main priorities and aspirations for the future of Hornsby Shire. The strategic plan includes the following strategic vision:

Our Bushland Shire is a place for people. It has impressive places and wonderful environments and offers a great lifestyle for all members of our community.

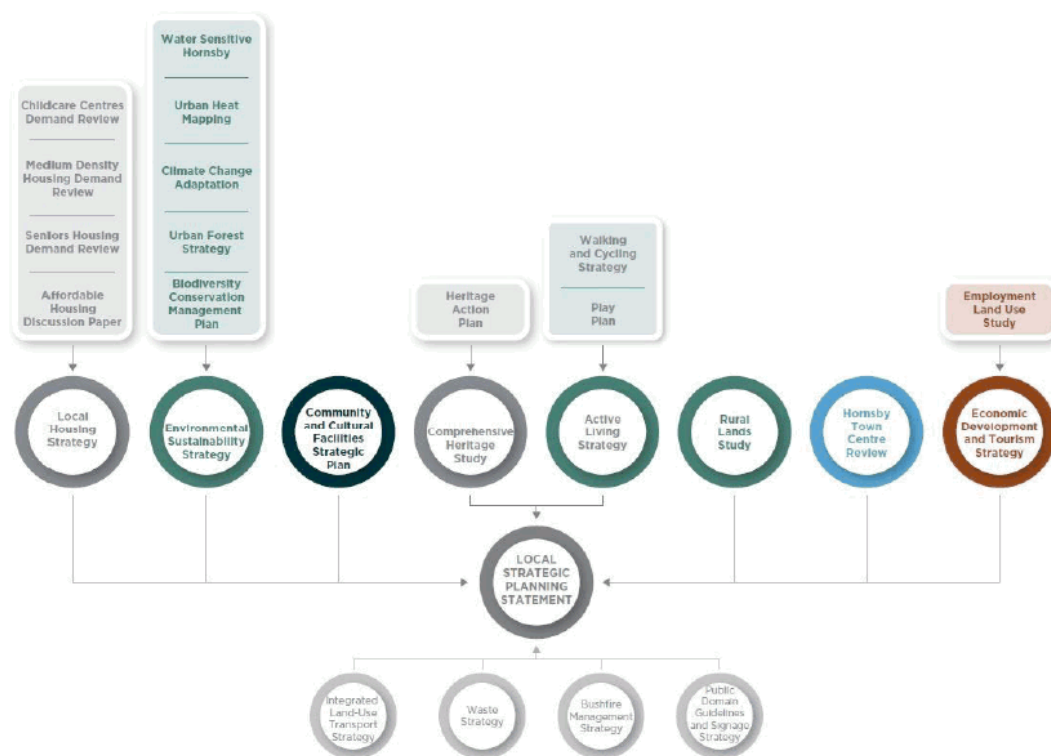
It includes the following focus areas that are relevant to the Study:

- Valuing green spaces and landscape
- Living with bushfire risk
- Adapting to a changing environment
- Advocating with the NSW Government for the infrastructure needs of the local area
- Community wellbeing and neighbourhood amenity
- Giving people housing choices
- Identifying, protecting, creating and providing access to places and spaces for people

Hornsby Shire Local Strategic Planning Statement (2020)

Council has recently prepared a Local Strategic Planning Statement (LSPS). The LSPS sets out a 20-year vision for land use in the LGA. To inform the LSPS, Council commissioned several studies, as shown overleaf.

FIGURE 6: FUTURE HORNSBY LSPS AND SUPPORTING STRATEGY STRUCTURE



Source: Hornsby Local Strategic Planning Statement, Hornsby Shire Council, 2020.

These studies, which are currently being prepared, will inform future versions of Hornsby's LSPS.

HORNSBY SHIRE'S LSPS VISION

Value Statement

"Our Bushland Shire is a place for people. It has impressive places and wonderful environments and offers a great lifestyle for all members of our community"

Action Statement

"We are committed to collaboratively implementing infrastructure, sustainability, liveability, productivity and affordability initiatives to ensure our Bushland Shire thrives now and into the future".

External Impacts

"Our Bushland Shire is being shaped by our natural environment, population growth, housing and employment opportunities. Future land use decisions and strategies should be considered regarding their consistency with the above Value Statement and Action Statement."

The Rural Lands Study will be influenced by the following priorities from the LSPS:

- “Protect, conserve and enhance the environmental value and economic productivity of the Metropolitan Rural Lands in the Shire.
- Support sustainable economic growth based on the Shire’s built and natural assets, infrastructure and local advantages.
- Build our resilience to natural hazards, including bushfire risk, flooding and climate change.
- Maintain and enhance the environmental, economic and scenic values of the Metropolitan Rural Areas of Hornsby.
- Protect our community from natural hazards.”

In addition, several principles are relevant:

- Protect rural areas from inappropriate Seniors Housing development.
- The Shire’s bushland setting presents a significant bushfire risk to a large portion of the population.
- “Bushland and waterways act as a natural constraint for urban development, with bushland covering over 2,000 hectares of our Shire.”
- Rehabilitation of the Hornsby Quarry and additional links from the Hornsby Town Centre to the Berowra Valley as an expansion of bushland trails and the Green Grid are priorities to improve connections between green spaces and Greater Sydney.
- “The Shire contains a diverse array of landscapes with significant conservation values and hosts a range of endemic flora, fauna and invertebrates—many of which are threatened. It is important to have a strong local policy response to address local biodiversity loss and to do this Council is developing a long-term plan to provide strategic direction for land use incorporating principles of biodiversity.” The rural area is key location for biodiversity, where habitat areas can be rehabilitated.
- Council is developing catchment-specific environmental values and targets for waterway conservation, protection and management to prevent negative impacts including pollution, erosive flows, climate change, aging stormwater infrastructure, and urban/industrial runoff.”
- “Rural areas are constrained by the provision of mains water and sewerage infrastructure. There are 2,700 properties in the Shire that are unsewered and rely on onsite sewerage management systems for the treatment of wastewater. These have the potential to impact the surrounding environment if not managed correctly.”
- “48 per cent of properties in the Shire are located in bushfire prone areas. Our strategies for growth and housing have been, and will continue to be, focussed in areas where natural hazards and risks are low.”
- “One of the key constraints for our rural areas is the lack of transport infrastructure, primarily to our State and regional roads...Residents living in rural areas are experiencing significant traffic, further compounded by through traffic originating in the adjoining Hills Shire. Better management of our rural roads, including our capacity to address infrastructure constraints, is a key consideration for future rural planning.”
- Regarding seniors housing developments in rural areas, “our priority is to better manage rural lands, being mindful of current constraints but capitalising on strategic opportunities identified through the Rural Lands Study.”

Other local strategies relevant to the Rural Lands Study undergoing preparation

Draft Productive Hornsby Shire: Economic Development and Tourism Strategy 2020-2025 (2019)

The Draft Economic and Tourism Strategy is currently under consideration and was not yet finalised at the time of writing. However, due to the interrelated nature of the directions from both that strategy and the future Rural Lands Study the current documentation has been reviewed. Following on from the actions developed in the *Economic Development and Tourism Strategy Discussion and Directions Paper* three themes have been developed to direct the opportunities and outputs of Economic Development and Tourism in Hornsby. The three themes are:

- Theme 1: Connected Hornsby - Establish and promote Hornsby Shire Council’s role and capacity as an enabler of economic development,
- Theme 2: Smart and Innovative Hornsby Shire – Establish Hornsby as a globally connected smart and innovate Shire, and,
- Theme 3: Destination Hornsby Shire – Position Hornsby Shire as a location of choice for visitors and events.

Key opportunities related to rural lands are:

- '3.2 Co-ordinate marketing and promotion activities between the Hawkesbury, Hills and Hornsby Shire Councils underpinned by a network of tourism information centres (or portals) coordinated across local government area boundaries.'
- '3.3 Support Hornsby Shire's rural and river communities through delivery of Rural Lands Strategy - including, potentially, the development of a separate Destination Management Plan.'
- '3.4 Improve access to the Hawkesbury River through the delivery of appropriate support infrastructure, including public moorings and jetties, parking facilities and pump stations.'
- '3.8 As part of the LEP review, identify opportunities to facilitate the development of visitor accommodation in Hornsby Shire at appropriate locations. Inform this activity with an audit of existing accommodation across Hornsby Shire and neighbouring areas. This will require consultation with RFS to expand permissible tourism/visitor accommodation in high bushfire risk areas.'

The *Hornsby Shire Economic Development and Tourism Strategy Discussion and Directions Paper (2019)* was prepared by SC Lennon and Associates as part of the preliminary stage of the Economic Development and Tourism Strategy. The paper provides recommendations for how Council can enable economic development and tourism. The study describes the following four actions to catalyse this:

- **Preparing for prosperity – Research, Strategic Planning, Regulation and Place Management:** Ensuring that the Council forecasts and provides adequate floor space for commercial and industrial development.
- **Enabling Prosperity – Infrastructure and Service Provision:** Providing infrastructure, elements such as libraries and museums, to attract knowledge workers and stimulate the economy.
- **Supporting Prosperity – Investment Attraction and Business Support:** Supporting local businesses through issuing information on government grants and access programs to support growth.
- **Promoting Prosperity – Economic Development Advocacy and Partnerships:** Hornsby Council acting as a unifying voice for the community and businesses. Council should advocate to the State government about key infrastructure such as transport infrastructure that is necessary to support the economy.

The Hornsby Rural Area supports the tourism and agricultural industry sectors. The Strategy acknowledges that the LGA is characterised by a wealth of natural assets, which include several national parks and the Hawkesbury River. These natural assets and the Hornsby rural areas attract visitors and support the agricultural sector. The Strategy found that:

- A range of recreational activities and opportunities including bushwalking, farmgate trails and mountain biking are supported by rural areas.
- Food and agribusiness are strong and have the potential to grow.
- Fagan Park is identified as an underutilised space which could be used for festival and events.
- Agri-tourism should be explored further, particularly along the Hawkesbury River. Currently, there is a shortage B&B style accommodation and eco-lodges. The strategy suggests that the planning framework does not encourage these uses.
- There is a strong demand for fruit picking by visitors.
- Flexibility of land uses should increase to support ancillary uses including wholesale and retail produce shopfronts.

These recommendations are relevant to preparation of the *Rural Lands Study* in the next phase of this project, where suggested actions may be explored in more detail.

Draft Employment Land Use Study (2019)

The *Draft Employment Land Use Study* is, at the time of writing, being undertaken by Hill PDA on behalf of Hornsby Shire Council. It is intended to complement the Rural Land Study and its scope is the land zoned for retail, commercial and industrial across the Shire. This indicates that the Employment Land Use Study will not consider all rural lands in detail but there has been consideration of some opportunities to support economic contributions particularly through industrial and waterfront zones within the MRA. It is noted that feedback collected during consultation includes information related to rural industry and the viability of land.

Strategies and actions within the current documentation that may impact rural lands include:

- Utilising the waterfront for tourism activities

- Supporting the tourism and agriculture industries
- Tailor short courses to target industries
- Enable pathways for rural producers and tourism industries to support one another.

Draft Biodiversity Conservation Management Plan (2019)

Council has engaged Rhizome consultants to prepare a Biodiversity Conservation Management Plan.

The Biodiversity Conservation Management Plan will give Council direction in undertaking actions to conserve biodiversity and support existing conservation programs. The plan will be developed to provide Council with a 20-year strategy with key outcomes including a prioritised action plan for conservation works, identify areas for future vegetation corridors and links and provide recommendations for amendments to the Hornsby Local Environment Plan and Development Control Plan that support biodiversity conservation.

Draft Urban Forest Strategy (2019)

Urban Forest Consulting have been engaged to prepare an Urban Forest Strategy. The aim of the Strategy is to improve and protect the urban forest and avoid loss of vegetation. The strategy will involve mapping, benchmarking and the development of actions to improve and protect the urban forest.

Water Sensitive Hornsby

The Cooperative Research Centre for Water Sensitive Cities (CRC WSC) has been engaged to prepare a Water Sensitive Hornsby Strategy. The initial stages of the strategy development, including benchmarking, visioning and the setting of local waterways values, will be used to inform the preparation of the draft Local Strategic Planning Statement.

The vision of a Water Sensitive City (WSC) represents an aspirational concept in which water has a central role in shaping a city. In a WSC the community is active in caring for water and the environment and can enjoy minimal disruption by flooding, reliable water supply, effective sanitation, healthy ecosystems, cool, green and connected landscapes, efficient use of resources and beautiful urban spaces that feature water and bring the community together.

Climate Wise Hornsby

Hornsby Shire Council is committed to reducing its greenhouse gas emissions and taking action on climate change. In 2009 through the Climate Change Adaptation Plan, Council set the emissions reduction target of 30% reduction based on 1995/96 levels by 2020.

Council is currently preparing a new Climate Wise Plan and has committed to Net Zero Emissions by 2050 within a financially sustainable framework.

Draft Hornsby Shire Housing Strategy (2020)

The draft Housing Strategy has been prepared in accordance with the Department of Planning, Industry and Environment (DPIE) guidelines and template and sets out, in more detail than the Local Strategic Planning Statement (LSPS) the priorities, actions and capacity for housing.

The objectives of the Housing Strategy align with key priorities and actions from the LSPS and include:

- Promoting design excellence to ensure new housing delivers high quality buildings and an urban realm that respects current and future desired local character, green spaces and landscaping.
- Ensuring new housing development minimizes environmental impact and promotes ecologically sustainable development.
- Protecting sensitive areas from development and ensure new housing does not detract or erode an area's local character.
- Identifying opportunities encourage housing diversity including medium density, rental housing, adaptable housing for the ageing and multi-unit housing in areas of limited choice and availability.
- Identifying sustainable locations for housing growth close to transport, which support the role of centres, have adequate infrastructure and maximise opportunities through collaboration.
- Ensuring housing growth aligns with the Region and District Plan priorities, planned infrastructure growth and will deliver the District Plan housing targets.

The draft Housing Strategy notes that Metropolitan Rural Land should be protected and raises concerns with the unplanned and unsustainable growth of Seniors Housing permitted by the State Government through Site Compatibility Certificates. This has led to a separate Seniors Housing Demand and Supply Review being prepared by Council to assist decisions concerning the preparation of a standalone Seniors Housing Strategy.

2.5 Hornsby Local Environmental Plan (2013)

The Hornsby LEP 2013 (HLEP) provides the statutory basis for development and land use within the Hornsby LGA. A summary of the zones that apply to Hornsby Shire's rural area is presented below.

Land use and zoning

The zone relates to the land uses (or activities) and types of development that are encouraged in each zone.

The purpose of the **RU1 Primary Production** zone is to encourage sustainable primary production and encourage diversity in primary production. It is also to limit fragmentation or isolation of land used for resource extraction. Some non-agricultural uses such as tourism-related activities can occur in this zone, provided they are low-scale and low-intensity. This zone is applied to land north of Arcadia, Fiddletown and towards Berrilee, around Forest Glen, Canoelands and Maroota, where agricultural activities, and some extractive industries (Maroota) are found.

The **RU2 Rural Landscape** zone identifies land where maintaining the rural landscape character is important. In the RU2 zone, extensive agriculture can also occur, as well as some non-agricultural uses such as those related to tourism. This zone applies to land north of Glenhaven, around Dural and up to Middle Dural.

The **RU4 Primary Production (Small lots)** zone is designed to encourage and promote diversity and employment opportunities in relation to primary industry enterprises, especially those which require smaller lots or are more intensive in nature. This zone also supports some low-scale and low-intensity tourism and visitor accommodation uses, and the provision of farm produce direct to the public provided they are compatible with primary industry. In Hornsby, this zone has been applied in land around Galston, Arcadia and south of Glenorie where some agricultural activities and hobby farms are found.

The **RU5 Rural Villages** zone allows uses that are associated with rural villages. In Hornsby, this zone is applied to a small part of Dural on Old Northern Road. The zone allows some housing 'to support the needs of the community,' and permits development that is 'low scale' and 'low intensity'. As a rural zone, considerations include that new development should not place an undue burden on infrastructure, services and facilities.

The **E3 Environmental Protection** zone applies to land across the rural areas where topography is steeper (for example, river valleys), and usually has more contiguous vegetation and land along the Hawkesbury River. Its purpose is to protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.

The purpose of the **E4 Environmental Living** zone is to allow low-impact residential development where areas have special ecological, scientific or aesthetic values. Its aim is to manage development so that it is compatible with local character, infrastructure capacity and other identified values. In Hornsby, this zone applies to small settlements along the Berowra Creek and Hawkesbury River.

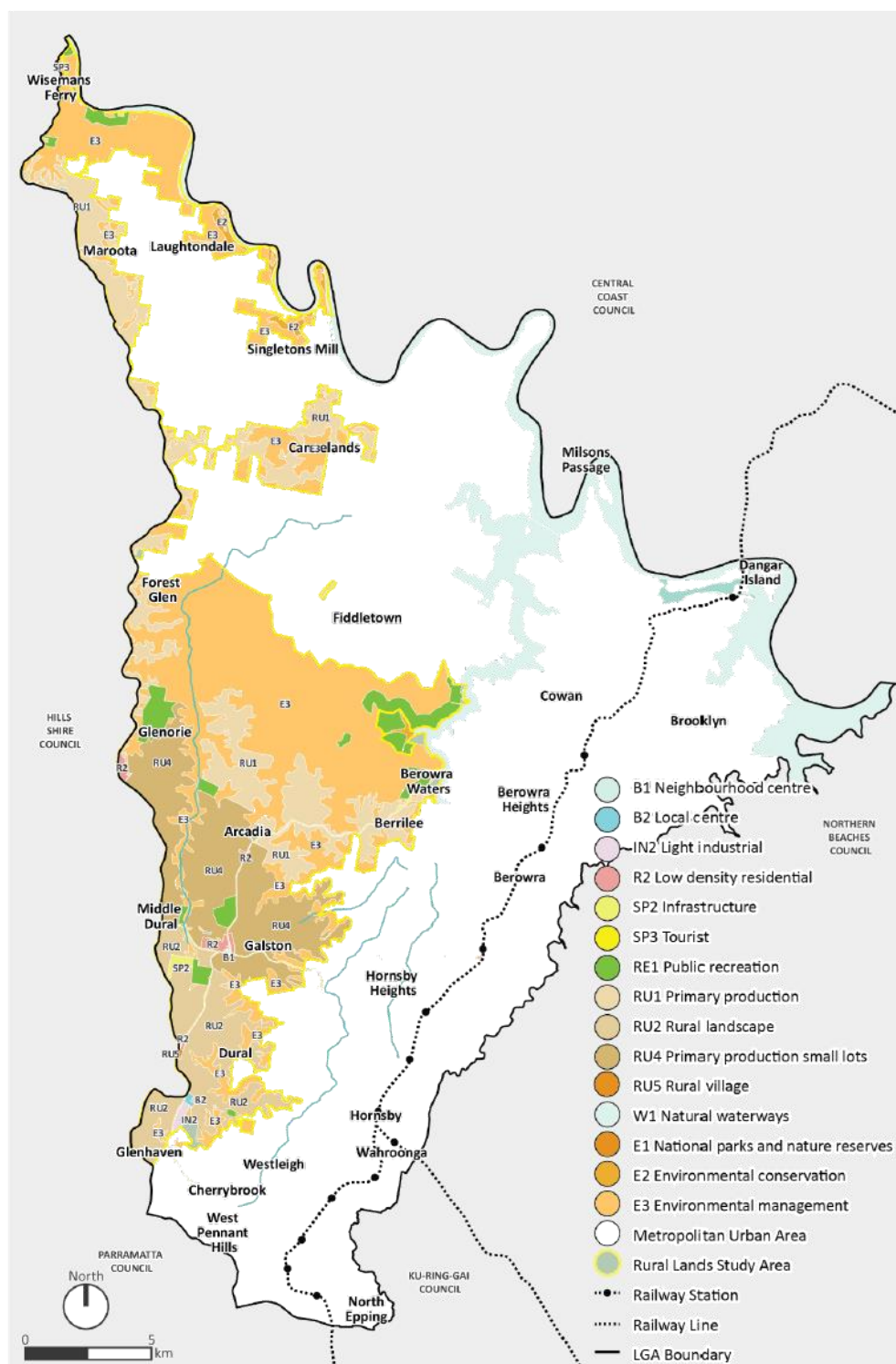
The **SP3 Tourist** zone emphasises the important of creating and supporting land uses that provide tourist orientated development whilst not unreasonably increasing the demand for public infrastructure such as facilities or services. The zone applies to land in Wisemans Ferry.

In Hornsby's rural villages, some small areas of the **B1 Neighbourhood Centre**, **B2 Local Centre** also apply and enable commercial and population-serving activities. Those zones are used within town boundaries only. The **R2 Low Density Residential** zone also applies within Galston village, Arcadia, Dural and Glenorie, which enables residential development within the town boundaries.

Primary production

The main purpose of the RU1, RU2 and RU4 zones is to enable primary production within the rural area. In these zones, all agricultural uses are permitted: aquaculture, extensive agriculture (without consent), intensive livestock agriculture, and intensive plant agriculture. Animal boarding/training establishments, farm buildings and forestry are permitted with consent.

FIGURE 7: LAND USE ZONES IN HORNSBY SHIRE'S RURAL AREA



Source: SGS Economics and Planning, based on NSW Department of Industry, Planning and Environment.

Non-agricultural uses within the rural zones

A range of non-agricultural land uses are also permissible in the RU1, RU2 and RU4. The intent of enabling those land uses (for example, farm stay accommodation, bed and breakfast etc) is to enable farm businesses to diversify, or value-add, strengthening the local economy and enabling flexibility for people to run businesses that reflect the current market.

A range of tourist accommodation uses are currently available within the rural zones, including ecotourism facilities. Camping grounds and caravan parks are not permissible in the rural zones, but can be located within the SP3 Tourist zone.

The rural area in peri-urban locations often contains a range of land uses that service nearby urban populations. In Hornsby, the following land uses are permissible in the RU1, RU2 and RU4 (unless otherwise stated):

- Centre-, home- and school-based child care facilities
- Community facilities
- Information and education facilities
- Respite day care centres
- Recreation areas and recreation facilities (indoor, outdoor)
- Animal boarding and training establishments
- Home occupations (permitted without consent) and home business
- Place of public worship.

Commercial and industrial activities are listed below.

Commercial and industrial activities

A limited range of commercial and industrial land uses are permissible in the rural zones in Hornsby. In the rural zones, the objective is that these commercial or industrial activities are conducted at a smaller scale, to remain in keeping with the primary purpose of rural zoning. They are also intended to provide for commercial or industrial activities which support the ongoing viability of the rural area. Permissible uses in the RU1, RU2 and RU4 include:

- Cellar door premises
- Garden centres (RU2 and RU4)
- Landscaping material supplies
- Plant nurseries
- Roadside stalls
- Rural supplies
- Veterinary hospitals
- Extractive industries
- Open cut mining
- Home industries
- Agricultural produce industries
- Stock and sale yards (RU1 only).

Accommodation uses

There are several short-stay accommodation options available within the Hornsby rural zones.

Tourist and visitor accommodation, bed and breakfast, farm stay and ecotourism facilities are all permissible within the RU1, RU2 and RU4 zones.

For residential accommodation, dwelling houses, attached dual occupancies, group homes (permanent and transitional), rural workers' dwellings and secondary dwellings are permissible. For attached dual occupancies and secondary dwellings, Council has additional measures in place to manage the impacts of such activities on the rural zones, as set out in the discussion below.

Dwelling houses in the rural area

Rural lifestyle opportunities are a significant drawcard of Hornsby Shire. Whether it be lifestyle, part time or hobby farming, the natural and agricultural landscape of Hornsby Shire drives interest in rural living; this is reflected in the high land prices for agricultural lots.

It is important to note that the State Government Planning Framework and the NDP notes that “rural residential development is not an economic value of the rural area and further rural residential development is generally not supported.” However, the Greater Sydney Region Plan acknowledges that people seek out rural residential lots for lifestyle purposes, to take advantage of rural scenery and avoid the ‘bustle’ of urban areas.

As highlighted above, *dwelling houses* are permitted with consent in the rural zones, as well as the E3 and E4 zones in Hornsby. Attached dual occupancies are also permitted, as are rural worker’s dwellings and secondary dwellings.

In the rural zones, the main planning objective is that land be used for primary production or small-scale non-agricultural uses that are in harmony with agriculture. Providing housing on the land is an additional use, intended to enable and support running a farm. Despite this, and as highlighted above, many properties in the rural area are used for rural residential, rural living or hobby farms. In these instances, the character may be generally in keeping with a rural aesthetic; however very little or no income-generating activities related to the land may be occurring there.

Given this, characterisation of rural residential development can be understood as set out here (and as observed across the Hornsby rural area):

- Purely **rural residential living** with almost no agricultural use. This can be further segmented:
 - Rural residential living on small lots in estate-type development with some urban style services but often not reticulated sewer or water (for example, some properties around Galston, and the southern parts of Hornsby Shire’s rural area); and
 - Rural retreats on often larger “bush blocks” and sometimes more remote locations (for example, some properties further north along the Hawkesbury River).
- **Rural living** with very small scale hobby interests of an agricultural nature e.g. keeping horses for private recreation. Often in estate style developments but with larger lot sizes and some agricultural land.
- **Hobby farms**, which are smaller farms running hobby-scale agricultural operations. Some may have small-scale income-generating activities such as fruit and vegetables, horticulture, or animal keeping.

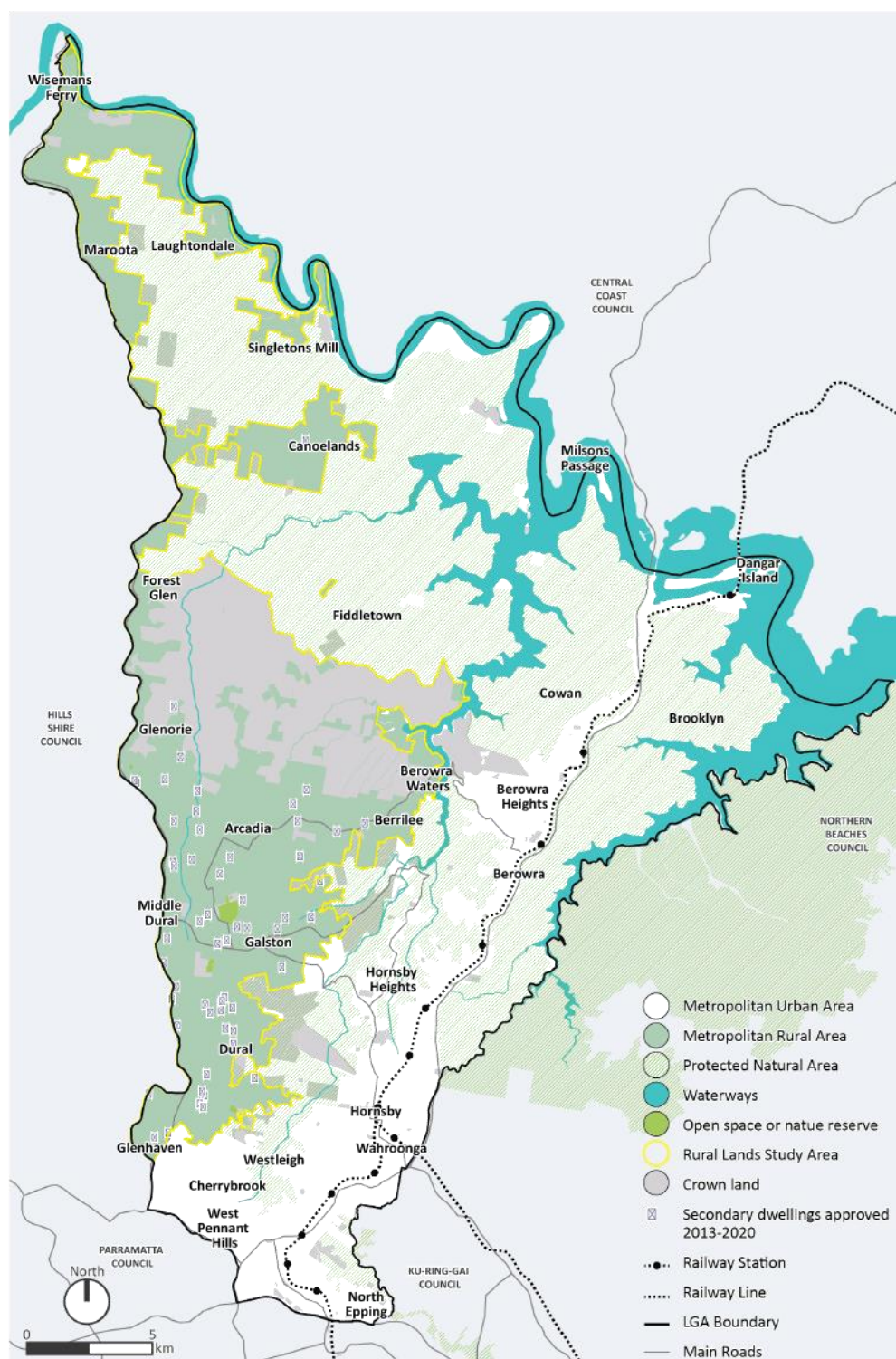
Secondary dwellings

The location of secondary dwellings, and construction of a small number of seniors living developments within the Hornsby rural areas have contributed to dwelling activity in the rural area and have a related effect on household types. The spread of those types of development across the rural area is shown on the map overleaf (Figure 8)

Secondary dwellings have been permitted in rural areas since the land use became permissible in the LEP in 2013. Since this time, 321 secondary dwellings have been approved across the Hornsby LGA, with 25% (92) applications being approved in the rural area, and 75% (269) approved in the urban area. This is a small proportion (2%) of dwelling stock in rural areas which had 3,841 separate houses in 2016. Secondary dwellings were originally permitted to have a floor area that is 20% of floor area of the principal dwelling size, however following the 2014 Rural community issues survey which showed strong support for increasing the permitted secondary dwelling sizes, the LEP was amended to permit secondary dwellings with a floor area of 33% of the principal dwelling floor area.

Recently, secondary dwelling applications tend to be located closer to main roads connecting the rural areas back towards Hornsby city centre and other urban areas, either through the Berowra Valley route or Old Northern Road. The locations are characterised by proximity to higher amenity areas (national parks, waterways and nature reserves) and connectivity to urban areas. The Rural Fire Service does not permit secondary dwellings on land with high bushfire risk (BAL 40 flame zone) and this has likely influenced applications to locate closer to main roads (away from high flame zone areas).

FIGURE 8: SECONDARY DWELLING DEVELOPMENTS IN THE RURAL AREA (2013-2020 APPROVALS)

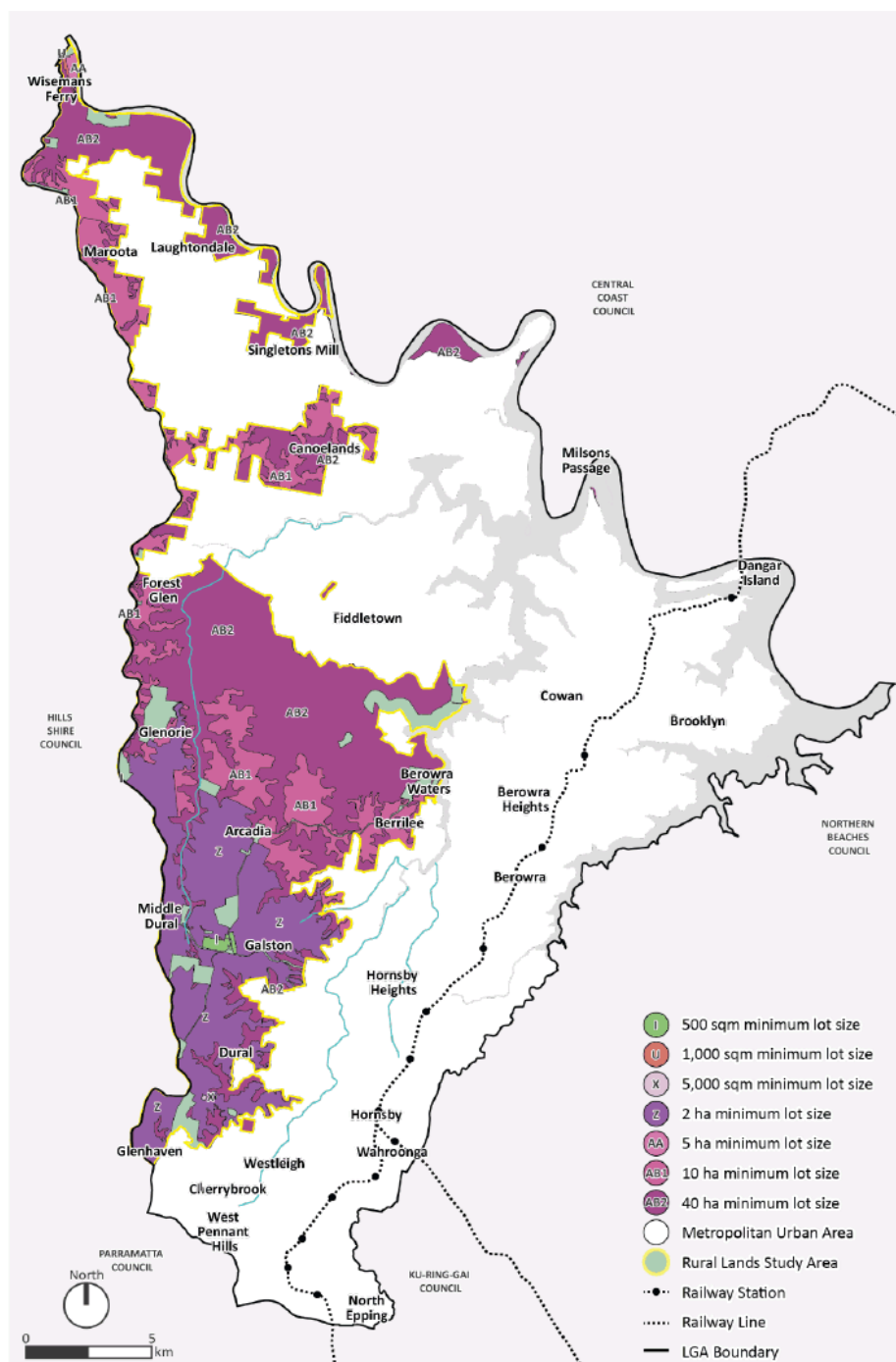


Source: SGS Economics and Planning, 2019, based on data from Hornsby Shire Council.

Minimum lot sizes

The Hornsby LEP (2013) establishes minimum lot sizes for subdivision across the LGA, including rural areas. The map below shows where these apply across the rural area.

FIGURE 9: MINIMUM LOT SIZES FROM THE HORNSBY LEP, 2013



Source: SGS Economics and Planning, 2019.

The Hornsby LEP prescribes minimum lot sizes for subdivision. In the LEP, minimum lot sizes range from 500 square metres within villages, to 2 and 10 hectares on rural land, and 40 hectares on land zoned for environmental protection. Minimum lot sizes are not directly tied to zones (Figure 9).

Rural land located generally to the south of Glenorie (in the suburbs of Glenhaven, Dural, Galston, Middle Dural and parts of Arcadia) has a minimum lot size requirement of 2 hectares.

To the north of Glenorie and in the northern parts of Fiddletown and Arcadia, as well as the suburb of Berrilee, there is a minimum lot size of 10 hectares.

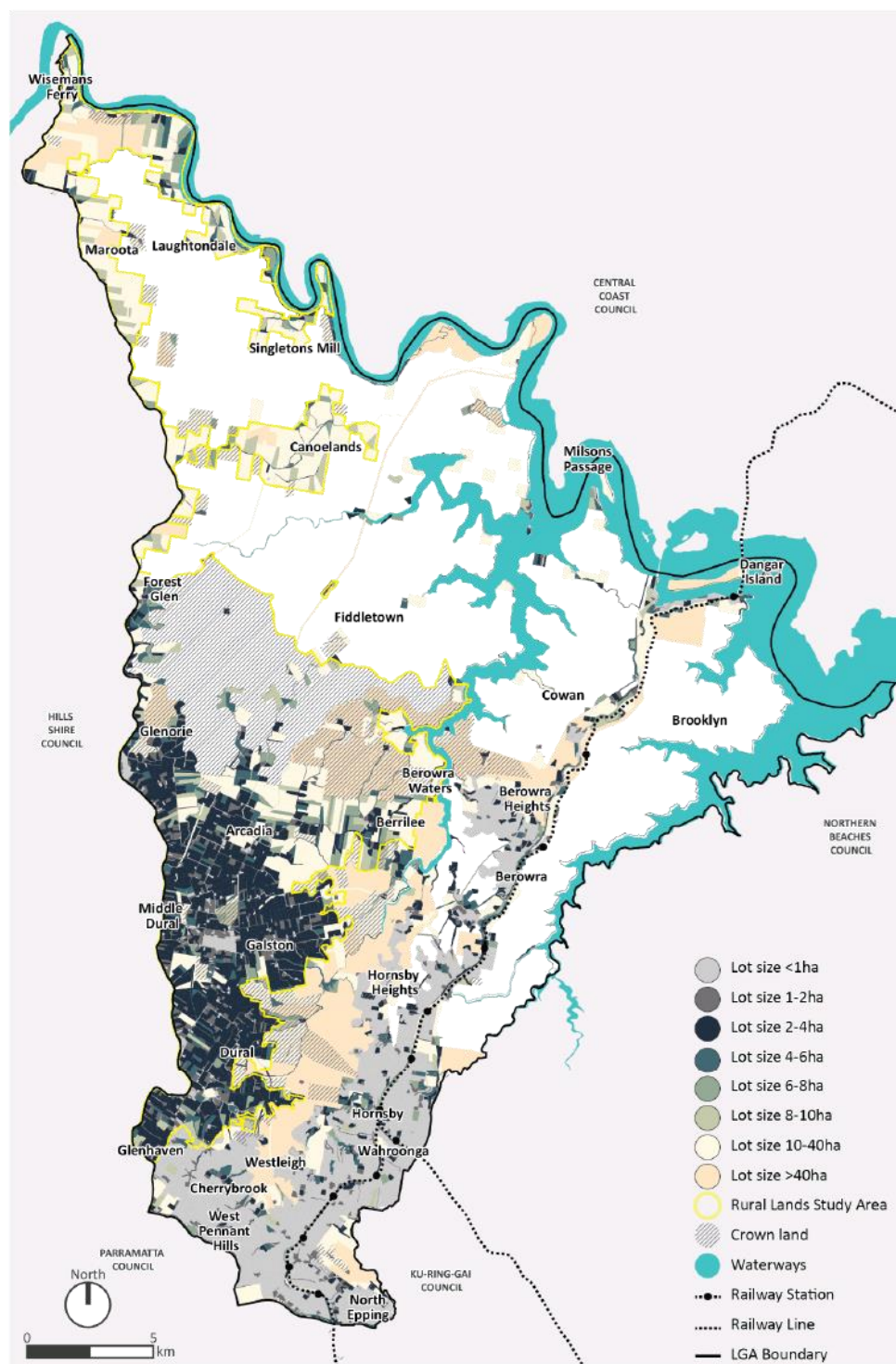
South of Fiddletown and north of Berowra Waters, there is a large area of Crown Land that borders the national/state parks. This land is densely vegetated, and slopes follow the creeklines and the Hawkesbury River. A 40 hectare minimum lot size applies in this area.

A minimum of 40 hectares applies to the land covered by an E3 Environmental Management zone. The E3 Land is located along the Hawkesbury River and is often applicable to private properties that adjoining Bushland or National Parks.

The extent to which minimum lot sizes have been taken up and subdivision opportunities realised, is shown in the map below (Figure 10). Across the rural areas within the Hornsby LGA, the land ownership patterns are highly fragmented, and lot sizes vary significantly based on the environmental features (i.e. larger lots where land slopes more dramatically, as shown on the map). RMCG has conducted further analysis related to land ownership and fragmentation as part of this background review, presented in Section 4.4. Some preliminary commentary is:

- Across the Hornsby rural area, in most locations where a minimum 2 hectare lot size applies, the subdivision potential has been generally realised.
- This demonstrates the desirability of land across the rural area, also reflected in the high land price.
- In areas that are more hilly, or where vegetation protection (e.g. Environmental Management Zones) controls apply, the lot sizes are generally larger.
- As highlighted in the agriculture review, land that has greater soil capability has been significantly fragmented by the historic application of a 2 hectare minimum lot size.
- The landscape character throughout the southern parts of Hornsby Shire's rural area is underpinned by this minimum lot size control, which has established a relatively consistent lot size pattern in lands south of Glenorie, as shown on the map.

FIGURE 10: ACTUAL LOT SIZES ACROSS THE HORNSBY RURAL AREA



Source: SGS Economics and Planning, 2019, based on data provided by Hornsby Shire Council.

Other provisions

In addition to land use zones and principal development standards, the LEP also includes other local provisions that may identify key opportunities or land management constraints, these are identified below:

- Acid sulfate soils
- Terrestrial biodiversity
- Flood planning
- Heritage conservation

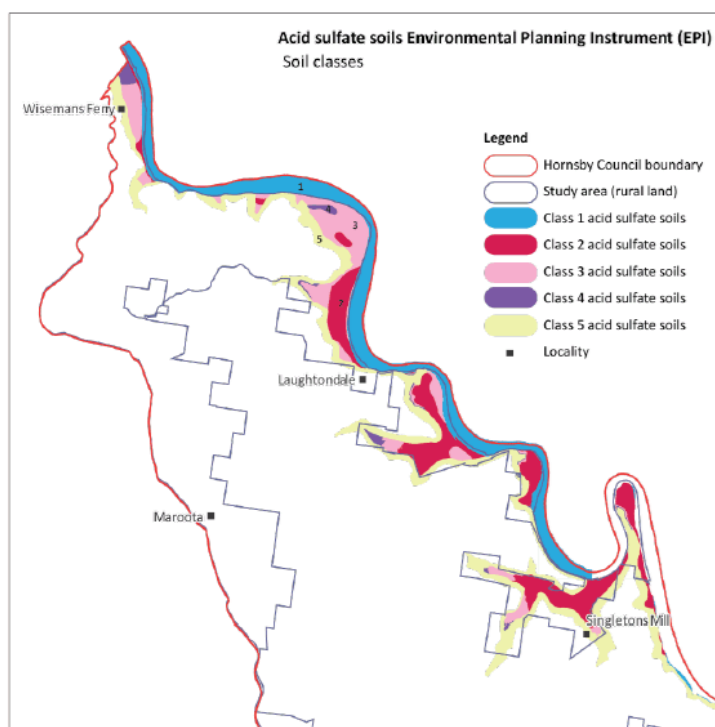
The extent of each provision is identified in the EPI maps in **Appendix 1** to this report.

Acid sulfate soils

Acid sulfate soils can constrain potential land uses as it risks soils being exposed or drained leading to oxidisation and creating sulfuric acid. Environmental planning regulations work to ensure that development at or below ground are limited in development in such soil areas. The permissible works have been categorised from Class 1 to Class 5 with Class 1 Acid sulfate soils the most highly affected.

Within the Hornsby rural area, acid sulfate soils occur along the Hawkesbury River from Wisemans Ferry to Singletons Mill (and beyond) and fall under the following classes, which specify when development consent is required for *the carrying out of any works*. The map at right shows where each class applies.

FIGURE 11: ACID SULFATE SOILS HORNSBY LEP MAP (LAND CLASSES)



Source: SGS Economics and Planning, from Hornsby LEP, 2013.

TABLE 2: DEVELOPMENT CONSENT REQUIRED WORKS ON LAND IN THE ACID SULFATE SOILS

Class of land	Works
Class 1	▪ Any works.
Class 2	▪ Works below the natural ground surface. ▪ Works by which the watertable is likely to be lowered.
Class 3	▪ Works more than 1 metre below the natural ground surface. ▪ Works by which the watertable is likely to be lowered more than 1 metre below the natural ground surface.
Class 4	▪ Works more than 2 metres below the natural ground surface. ▪ Works by which the watertable is likely to be lowered more than 2 metres below the natural ground surface.
Class 5	▪ Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Source: Hornsby Local Environmental Plan 2013, Part 6 Clause 6.1 (Acid sulfate soils).

Terrestrial biodiversity

Terrestrial Biodiversity limits development in places that are identified as areas of biodiversity within NSW. For development on land to which this clause applies, Council needs to consider the likely adverse impact of the development on the land and any appropriate measures proposed to avoid, minimise or mitigate the impacts. This helps to ensure that endemic flora and fauna are protected.⁴

Council is currently considering an update to the HLEP Terrestrial Biodiversity Map in accordance with updated mapping prepared by EcoLogical Australia in 2017.

Flood planning

This clause prescribes standards and implications for development for property that are in areas that are designated as being under flood risk. The flood planning clause limits the development capacity of lots that are in low lying areas within the Hornsby LGA (see Appendix 1).

Heritage conservation

This provision aims to conserve the environmental heritage of Hornsby, the heritage significant of heritage items and heritage conservation areas, archaeological sites and Aboriginal objects and Aboriginal places of heritage significant. A heritage assessment needs to be conducted on land which this clause applies.

2.6 Hornsby Development Control Plan (2013)

The *Hornsby Development Control Plan* (DCP) (2013) sets out controls and design requirements for development and land use applications across the LGA. The DCP objectives are to:

- “Provide a framework for development of land in the Hornsby LGA
- Clearly set out the processes, procedures, and responsibilities for the involvement of the community and key stakeholders in the development of land
- Promote development that is consistent with Council’s vision of creating a living environment
- Protect and enhance the natural and built environment, and ensure that satisfactory measures are incorporated to ameliorate any impacts arising from development,
- Encourage high quality development that contributes to the existing or desired future character of the area, with particular emphasis on the integration of buildings with a landscaped setting
- Protect and enhance the public domain
- Minimise risk to the community
- Ensure that development incorporates the principles of Ecologically Sustainable Development (ESD).”

Part 1 General Controls contains sections based on several development types and different contexts within the LGA. For example, it includes prescriptive measures for planning applications that require consideration of biodiversity, stormwater management, waste management and effluent disposal, services and lighting, flooding, and bushfire. Many of these considerations are relevant to development applications rural areas. The clauses manage the scale, design, and siting of development to limit detrimental impacts on the natural environment, protection of waterways, and protect people from natural hazards.

Part 2 of the Hornsby Development Control Plan (HDCP) sets out a range of controls and design requirements for rural areas which seek to encourage development that will be environmentally sustainable and protect water quality as well as native flora and fauna. Part 2 of the HDCP Rural buildings, Rural Land Uses, Village Masterplans, Dural Village, and Extractive Industries all relate to the Hornsby rural lands. In essence, the rural chapter of the HDCP seeks to protect and manage rural areas through design requirements that emphasises and mandate the need to preserve and retain the character of the rural area.

Part 9 of the DCP covers heritage, and provides controls for development that may impact on heritage items or areas, many of which are found across the rural area. A map showing heritage places and conservation areas is included in Appendix 1. The controls in Part 9 include approaches for development involving heritage-listed items, Conservation Areas, and places where land (including undisturbed land) may contain an Aboriginal relic or place.

⁴ Department of Planning, Industry and Environment, 2019, *Terrestrial Biodiversity*, “<https://www.planningportal.nsw.gov.au/opendata/dataset/epi-terrestrial-biodiversity>”, date accessed 08/10/2019.

Part 2.1 Rural Buildings

A number of controls are outlined in the Rural Buildings chapter. Aspects of development including height and design, site coverage, setbacks and design details ensure that buildings and dwelling *'contribute positively to the rural landscape'*.

Part 2.2 Rural Land Uses

Some rural land uses must be separated from adjoining sensitive land uses to minimise the potential for land use conflict (such as rural industries, animal boarding or training facilities, garden centre, plant nurseries and landscaping material supplies, dams and intensive plant agriculture). Rural industries are defined as 'the handling, treating, production, processing, storage or packing of animal or plant agricultural products for commercial purposes.'

The protection controls also include specifications which apply to secondary dwellings (i.e. the HDCP states that secondary dwellings can be 33 per cent of the principles dwelling or 60 square metres, whichever is greater).

Part 2.3 Village Masterplans

Rural village zones have a range of objectives and controls which seek to ensure that development is compatible and in character within the rural areas. Dural, Galston and Wisemans Ferry villages are identified, and master planned in the HDCP. There are specific requirements which ensure that the village centres retain their respective rural character. The masterplans emphasise the importance of development that is consistent with the low-density rural character of the area.

Part 2.4 Dural Village

Chapter 2.4 of the HDCP contains specific design requirements for Dural Village. The chapter provides further controls on the RU5 Village Zone which is located in Dural Village.

Examples of the desired outcomes include:

- "Development with a height, bulk and scale that is compatible with the character and amenity of the Village Centre.
- Development compatible with a low-density residential environment that complements the zone objectives".

Part 2.5 Extractive Industries

The HDCP outlines specific requirements for extractive industries at Maroota. These industries are regulated by the planning policy and approaches to mitigation and environmental monitoring are identified in the policy.

Management practices and mitigation measures must be implemented. Extractive resource operators must submit an annual Environmental Management Plan. Extractive industries that implement progressive rehabilitation strategies that minimise long-term impacts on surrounding land uses and optimise sustainable future land use.

2.7 Previous Rural Studies

Rural Lands Study (1995)

The *Rural Lands Study* was prepared in 1995 by Hornsby Shire Council. The study provided an analysis of the rural lands, which covered 306 square kilometres of the LGA. The study's purpose was to understand and review the rural planning provisions and to create a rural lands strategy that would inform the future LEP of Hornsby.

Natural, indigenous, social, environmental and economic values were identified as creating the unique landscapes of Hornsby's rural lands. The study adopted nine landscape areas, among which three were considered to have state significance, one was identified as having regional significance and one was identified as having local significance.

The study's aims were to:

- Investigate the role of the Hawkesbury catchment on Hornsby's rural lands
- Identify the natural and built resources
- Investigate the role of agriculture and other rural pursuits
- Understand the direction for population, housing and commercial activities
- Identify and respond to the needs of the community
- Review and update the existing planning controls
- Produce controls for development that improve the environment.

Key findings and new policy objectives were developed as part of the 1995 study:

- The agricultural industry sector within the rural lands contributed to the local economy and employment. The study found that agriculture contributed \$98 million per annum.
- Intensive agriculture was identified as a new use. The use is defined by use such as grazing which usually involves land clearance.
- Ensuring that environmentally sensitive areas of rural lands are protected from residential uses.
- Residential zones that were identified as being within close proximity to the Hawkesbury River were recommended to be rezoned to Environmental zones.
- This study has informed the HLEP 2013 and informs the current zoning and lot patterns that categorise the Hornsby LGA. For example, environmentally sensitive areas of rural lands are now protected under Zone E3 Environmental Management, and the Zone E4 Environmental Living ensures that low-impact residential development can be developed in areas with special ecological, scientific or aesthetic values. Extensive agriculture uses are permissible under RU1 Primary Production and RU4 Primary Production Small Lots.
- Although the names of each zone changed in the 2013 HLEP to be accordance with the Standard Instrument LEP, the layout and distribution of the zones and intent has remained generally unchanged.

Rural Resource Lands Study (2006)

The *Hornsby Rural Resource Lands Study* was prepared by SJB (2006). The study was managed by a project coordinator from the then Baulkham Hills Shire Council and Project Steering Committee made up of the following councils: Baulkham Hills, Campbelltown, Gosford, Hawkesbury, Hornsby, Penrith and Wollondilly. These councils are located on the urban fringe of Greater Sydney and have a range of valuable non-urban lands. They were concerned about the impact of population growth on these lands.

The study discusses and defines rural resource lands and provides insights into rural areas in the LGA. It identifies rural resource lands as significant and highlights how they are under increasing threat from urban encroachment and non-agricultural land uses. These zones aim to protect, manage and restore areas with high or special ecological, scientific, cultural or aesthetic values.

The study also defined rural resource lands as:

Land used for the purposes of agriculture, water catchment, nature conservation, mineral exploitation, timber production, recreation, tourism and rural activities and which have recognised economic, environmental, scenic, landscape, cultural and social values significant to the character, biodiversity and sustainability of particular locality and or region.

The study designates rural areas as lands that are:

- Agricultural
- Rural
- Environmentally sensitive
- Biodiverse significant
- Land used for extractive industry
- Rural residential
- Any 'non-urban' land.

Key findings from the study were:

- The rural area supports agricultural uses which contribute to the economy.
- Environmental values should be maintained in rural landscapes as they protect biodiversity, landscapes and water catchments.
- Hornsby rural areas have cultural significance, as they contain many Aboriginal heritage sites.
- Agriculture in peri-urban areas is impacted by growing demand for rural residential housing, which impacts the economic sustainability of traditional farming.

Rural Lands Planning Provisions Review (2009)

The *Hornsby Rural Lands Planning Provisions Review* was prepared by Edge Land Planning (February 2009). The review aimed to translate existing strategies and planning policies to State Government Standard Instrument LEP formats whilst seeking to retain planning provisions.

The review found that the Standard Instrument did not have correlating zones for all of Council's existing zones and some amendments were needed to complete the translation. The review recommended which areas the new zones should apply to, how the zones were eventually applied is captured within the Hornsby Development Control Plan.

Rural Planning Community Issues Survey (2014)

The 2014 survey included questions to test community attitudes to a vision statement for Hornsby's rural lands. A key finding from the survey was that people supported the provision of alternative housing formats, business and tourism opportunities.

The survey identified there was community support for the introduction of a number of development opportunities, including larger granny flats, introducing attached dual occupancies as a permissible land use and permitting larger roadside stalls that sell local produce.

The results of the survey indicated mixed support for and against reducing the minimum allotment sizes.

In response to the outcomes of the survey, Council initiated a planning proposal to amend the Local Environmental Plan (LEP) to provide opportunities for additional development supported in the community survey. In November 2016, amendments to the LEP were finalised that allowed the following development opportunities on rural zoned land:

- Secondary dwellings up to 33% of the size of the principal dwelling (increased from 20%);
- Attached dual occupancy up to 200sqm in floor area;
- Roadside stalls up to 40sqm; and
- Split zone lots (comprising rural and environmental protection zoned land) with a total area that complies with the rural zone lot size and maintains a minimum one-fifth of the site as rural zoned land.

2.8 Other Approaches

The Hills Shire

The Hills Shire Council have recently exhibited a planning proposal for amendments to The Hills Shire LEP 2013. Part of the planning proposal involves changes to planning controls in rural areas from actions arising from The Hills Shire Rural Lands Study 2019. Some key components of the planning proposal as it relates to rural area include:

- Artisan food and drink premises are proposed to be included in rural zones to reflect the changing nature of boutique food and drink operations and support local growers in showcasing their goods.
- Markets are proposed to be as included in the RU2 Rural Landscape zone to encourage tourism and the provision of farm produce directly to the public.
- Other changes include the addition of rural industries and service stations in the RU1 Primary Production Zone to help provide agricultural enterprises with access to convenient, localise support industries.
- Inclusion of a new objective in the RU6 Transition zone to ensure that development does not have a detrimental impact on the rural and scenic character of the land.
- Changes to the land use table in the RU6 zone include inserting rural industries, markets, cellar door premises and artisan food and drink premises as permitted uses and prohibit public administration buildings, livestock processing industries, sawmill or log processing works and stock and sale yards. See further discussion below under 'Application land use zones.'
- Inclusion of Standard Instrument Clause 5.16 to minimise potential land use conflict between existing and proposed residential land uses and other rural land uses. This Clause would apply to applications for dwellings or subdivision for dwellings in the rural and environmental zones and would require consideration of existing and approved surrounding land uses.

The Rural Strategy and Local Strategic Planning Statement identify opportunities to investigate future location of a rural services hub in the northern area of the Shire that may cater to these requirements.

A meeting was held with the Hills Shire Council to understand their approach to managing rural lands, especially where these abut Hornsby Shire.

Key aspects of the discussion that have informed the approach to managing shared areas within Hornsby (especially rural villages of Dural, Glenorie and Wisemans Ferry) are:

- Rural areas in the Hills Shire face many of the same challenges regarding land use conflicts, availability of secure water supply, capacity for people to grow businesses and intensify agricultural land uses, and have value-adding opportunities, especially tourism.
- An investigation area around Glenorie has been identified for place planning and part of that work may involve examining housing diversity within villages.
- The Hills propose to investigate the transition between rural villages and the rural area through place planning, identifying how housing diversity will be achieved while also managing interface issues that can arise between rural residential and other rural land uses.
- Flooding and bushfire are key challenges.

Cluster subdivisions

One of the approaches implemented in The Hills Shire Council is the opportunity for cluster subdivisions.

Cluster subdivision involves the subdivision of a lot into small parcels grouped together on land that is not significantly constrained, in order to protect another portion of the site containing significant environmental and biodiversity values through a restrictive covenant and ongoing management.

This approach was considered by Hornsby Shire Council following the 2014 Rural Lands Survey, however Council decided not to progress with this option due to concerns about encouraging development on sites that experience significant environmental constraints.

Concessional lots

A *concessional lot* is a lot that was subdivided off from a larger land parcel (parent allotment), that is less than the minimum allotment size prescribed in a planning instrument, and often contains a dwelling. Hornsby Council's planning instruments have never included provisions that specifically permitted concessional lots. However, an inspection of aerial mapping shows numerous examples of properties where concessional lots were created.

Based on Council's review of title plans, most concessional allotments were created prior to the commencement of the Hornsby Planning Scheme Ordinance (HPSO) in 1977 and before the commencement of the Environmental Planning & Assessment Act 1979. Pre-1977 was a time when the County of Cumberland Planning Scheme was in force (from 1951) and applications for subdivision were considered against the now repealed Local Government Act 1919. Although the County of Cumberland planning scheme included a rural lot size requirement of 2 hectares and 10 hectares, the Local Government Act included basic considerations for subdivision. It appears that a more flexible approach in subdivision approvals was provided at this time which is attributable to the mixed pattern of allotment sizes that is evident throughout the rural areas.

Although Hornsby Shire has not included specific provisions to allow for concessional lots in rural areas, it is understood that some other Council areas have historically included provisions for concessional lots through their respective planning instruments.

The original intent of concessional lots was to support farms by providing opportunities for farmers to retire and remain on site, support family succession planning and/or provide for worker housing on the farm. Anecdotally, concessional lots historically allowed farms to sell off a portion of land to remain viable, offering opportunities for smaller rural residential lots.

The matter of concessional lots was considered in the 1995 Rural Lands study. The Study identified the advantages of concessional lots as being a method to allow people no longer able to farm their property to remain in the family home. The disadvantages identified were that they create infrastructure inefficiencies and an irregular subdivision pattern of small lots amongst larger lots. In summary, the 1995 Rural Lands Study recommended that Council retain the minimum 2 hectare and 10 hectare allotment size as this method provides more certainty and achieves a more regular subdivision pattern.

In 2007, the NSW Government undertook a review of planning controls for rural areas across the central west region of NSW. The Central West Rural Lands Panel was established to undertake this review. The report by the Panel made several recommendations for rural planning policy. With respect to concessional lots, the report noted that:

Concessional allotments were originally introduced to provide for farm workers and family members and to minimise the subdivision/fragmentation of rural land. This objective is no longer relevant and this concession has been misused with many concessional lots being sold to related rural lifestyles. In this way, concessional lots have become residential in nature and have resulted in land use conflict. (p. 14)

The report recognised that although the review focused on the NSW central west, the outcomes would be extended across other rural areas within the State.

In accordance with the Panel's findings, in 2008, the State Environmental Planning Policy (Rural Lands) 2008 was introduced. The SEPP was created to ensure the orderly and economic development of rural land to ensure that the future planning for rural lands is based on stable strategic framework which comprises clear planning controls. The SEPP applied to rural land outside metropolitan areas and therefore was not applicable to Hornsby Council. The SEPP had the effect of amending council Local Environmental Plans to remove provisions for concessional lots. A total of 72 Local Government Areas across regional NSW had concessional lot provisions removed as a result of the SEPP. The SEPP also set out a consistent new set of planning principles and controls that would be mandatory for inclusion in any new LEPs for Councils.

The supporting planning circular (PS 08-002) issued by the then Department of Planning and Environment in 2008 advised that:

The provision has resulted in the unplanned creation of rural residential lots occupied by rural lifestyles located next to large commercial farms. As such, concessional lots have resulted in a range of unintended impacts e.g. fragmentation of rural land, land use conflicts and increased demand for infrastructure and services in remote areas.

Although the Rural Lands SEPP has now been repealed, the amendments made by the now repealed SEPP and the planning circular remain relevant. The Department of Planning, Industry and Environment recently confirmed that the intent of the Rural Lands SEPP and its effect of removing provisions of concessional lots is still relevant. When the Standard Instrument LEP was introduced, Clause 4.2 mirrored Clause 9 of the Rural Lands SEPP, with the intention of prohibiting concessional lots. Clause 4.2 enables subdivision of rural land for the purpose of primary production below the minimum lot size but prohibits a dwelling on the lot.

Small lot excisions in Victoria

The creation of small lots from larger farming parcels in other jurisdictions is also discouraged, due to the fragmentation effect this approach has in rural areas. In Victoria, the creation of concessional lots is discouraged. In instances where small lots can be excised from larger farms, it is caveated with land capability assessments, onsite wastewater management to EPA standards, agricultural production considerations and landscape character objectives.

The policies in Victoria are worded against excision, based on the risk that small lot excision will create isolated residential lots that do not have connection to the usual services/facilities that may be expected in a more peri-urban or urban location. Where small lots may be considered, the lot sizes and remnant farm size are above the minimum lot sizes currently found in the Hornsby minimum lot size LEP:

- In Ballarat (rural council), the minimum permissible land area for excision is 1 hectare, and the remaining farm size must be greater than 4, 10 or 70 hectares depending on its location in the farming zone. Applicants also have to enter into a Section 173 (legal voluntary agreement) with council that prevents further subdivision of the farm following the initial excision. The agreement is registered on the plan of subdivision and title, preventing future owners from further subdivision on that farm.
- In South Gippsland (rural council) the minimum excised lot size is 4 hectares, and the remaining farm size must be greater than 40 hectares.
- In Golden Plains (rural council), the minimum excised lot size is 2 hectares. While there is no minimum remaining farm size, to have a dwelling on the remaining farming zone lot, the minimum lot size is 40 hectares.
- In Casey (peri-urban council with Green Wedge land), the minimum excised lot size is 1 hectare, and the remaining farm size must be greater than 20 hectares.

Such an approach would be difficult to achieve in Hornsby Shire, given the level of fragmentation that already exists. For example, in areas where 2 hectare minimum subdivision size applies, the subdivision potential has been largely realised wherever that is available. In Victoria, the smallest lot that can be excised is 1 hectare, and a minimum farm size must be retained on the balance of the land, in most instances a minimum of 10-20 hectares. A policy with intent similar to the Victorian setting would be difficult to achieve across Hornsby's rural area given the smaller existing lot sizes.

Based on the above, on balance, the benefits put forward in favour of concessional allotments to support farms and families are outweighed by the disadvantages of this approach in terms of increased fragmentation of rural land and land use conflicts.

Land use and zoning

As part of this review, the zoning approach in selected peri-urban and rural councils around Greater Sydney and NSW have been considered. Relevant sections of the following LEPs were reviewed, to understand the mix of zones and land uses enabled across other parts of the Metropolitan Rural Area:

- Hills Shire
- Hawkesbury Shire
- Upper Hunter Shire
- Wollondilly
- Cessnock.

There are six rural zones available in the standard instrument. These zones are applied and designed differently across the five investigation councils, and Hornsby LGA. An overview of the objectives contained within each zone

for these council areas is included in Appendix 2. It is important to note that the range and application of rural land uses differs across council areas, based on historic trends in their planning approach. There are many similarities between planning objectives that prioritise primary production, environmental protection and non-agricultural activities that are sensitive to agricultural land use, and sympathetic to rural landscape character.

TABLE 3: RURAL ZONE APPLICATION ACROSS SELECTED COUNCILS

Rural Zone	Hornsby Shire	The Hills Shire	Hawkesbury Shire	Upper Hunter Shire	Wollondilly Shire	Cessnock
RU1 Primary Production	✓	✓	✓	✓	✓	-
RU2 Rural Landscape	✓	✓	✓	-	✓	✓
RU3 Forestry	-	✓	-	✓	-	✓
RU4 Primary Production Small Lots	✓	-	✓	✓	✓	✓
RU5 Rural Village	✓	-	✓	✓	-	✓
RU6 Transition	-	✓	-	-	-	-

Source: Relevant LEPs.

The council areas selected for investigation were chosen for a range of factors, based on either a similar context to Hornsby Shire (peri-urban councils with land in the Metropolitan Rural Area), a tourism destination (for agriculture, scenic values, etc.), or a rural council where agriculture is more widespread.

Application of the rural zones

In **The Hills Shire**, the rural area north of Glenhaven to Glenorie is zoned RU6 Transition. The Hills Shire has used the RU6 zone to provide a buffer between urban areas and parts of the rural area north of Glenorie more heavily used for primary production. This is similar with Hornsby Council's approach, where RU2 Rural Landscape zone is used between the urban areas and primary production zoned land in the north of the Shire.

The objectives of the RU6 zone are to manage land use conflicts between rural and urban areas, encourage innovative and sustainable agriculture, encourage tourism and link farm produce to the public. In this zone, extensive agriculture is permitted without consent, and intensive plant agriculture is permitted with consent (as does the RU2 zone in Hornsby Shire).

The Hills Shire Planning Proposal currently under consideration by DPIE, proposes an additional objective to the RU6 zone which is: 'to ensure that development does not have a detrimental impact on the rural and scenic character of the land.' This confirms the intent of the zone is for maintaining rural character and addresses the misconception that the zone facilitates transition away from rural to urban land uses. The Department of Planning's practice note (PN 11-002) applying zones emphasises that the RU6 Rural Transition zone should not be used to identify future urban land.⁵

The additional objective proposed for RU6 is similar to the existing objective of the RU2 zone in the HLEP 2013. The proposed changes to the land uses permitted and prohibited in the RU6 zone aim to ensure consistency with rural character, encourage rural support industries and tourism to further clarify the intent of the zone.

The use of the RU2 zone in Hornsby Shire was a result of recommendations in the Rural Lands Planning Provisions Report (2009), which sought to translate existing zoning under the HSLEP 1994 to the Standard Instrument. The continued use of RU2 zone between the urban area and the primary production zoned land in Hornsby Shire is

⁵ Department of Planning, *Planning Practice Note PN 11-002: Preparing LEPs using the Standard Instrument: standard zones*, 2011.

supported, due to the potential misconceptions of the term 'transition' in the RU6 zone title. The RU2 zone most appropriately reflects the intent of the rural land zoning strategy for Hornsby Shire.

In **Hawkesbury Shire**, the RU1, RU2, RU4 and RU5 are used. Across the Hawkesbury LGA there are significant areas of national park and land zoned for environmental protection. Among the E1 National Parks and Nature Reserve zone areas, the RU1 zone has been used. It often applies along roads that are otherwise fringed by land in the E1 zone. Around Kurrajong township, the land is zoned RU4, with a buffer of E4 Environmental Living zone adjacent to the national park. Around Tennyson and North Richmond, the RU1 has been used. The RU2 has been used as a buffer between Richmond township and the RU1 beyond. The RU2 objectives relate to protecting hilltops and ridgelines, river valleys and the rural landscape.

In Hawkesbury's rural zones, the importance of environmental protection, preserving native vegetation are encouraged. Other objectives seek to encourage agricultural activities that do not rely on highly fertile ground, and to ensure development does not create unreasonable demands for infrastructure provision. In RU1, RU2, and RU4 zones, extensive agriculture is permitted without consent, while other selected forms of agriculture are permitted with consent. In the RU5, like other LGAs a range of retail and population-serving activities are permitted with consent, to support the surrounding rural areas.

In the **Wollondilly Shire**, the RU1, RU2 and RU4 apply. The RU1 is intended to promote agricultural production and protect the environment and has been applied to land with better soils/conditions for agriculture. The RU2 has been applied to places with large lots, or where conditions and soils are less productive. The RU4 is used around villages, to create a buffer and edge for the urban area.⁶

In the **Upper Hunter**, the RU1 zone is used extensively across the Shire. There are small areas of RU3, and RU5 used for forestry and rural villages respectively. The RU1 has broad objectives, focusing on protecting the agricultural value of rural land, and maintaining rural landscape character in the long-term. It includes objectives to manage negative impacts from mining including on the environment (noise, air, water, soils). In RU4-zoned land, most agricultural uses are permitted without consent, with some supporting land uses such as aquaculture and farm buildings requiring consent (this is the case with most council areas reviewed).

In **Cessnock**, the RU2, RU3, RU4 and RU5 apply. The RU5 is applied within rural villages, while the balance of the rural area is mainly zoned RU3 (Forestry) or RU2 (Rural Landscape). There is some RU4 (Primary Production Small Lots) land near Rothbury and Pokolbin, surrounding land for tourism (SP3 zone) where several wineries are located. The RU2 Rural Landscape zone contains several objectives related to protection of primary production and rural landscape character, alongside providing for "a range of compatible uses, including extensive agriculture" and "other forms of development associated with rural activity and require isolation, or support tourism and recreation." Extensive agriculture and home occupations are permitted without consent in the rural zones, other than RU3 and RU5.

Non-agricultural uses

A range of non-agricultural land uses are permitted in The Hills Shire rural zones, with consent. Home-based childcare and home businesses are also permitted. Regarding tourism, a bed and breakfast (without consent) and farm stay accommodation are permitted. Camping grounds, caravan parks and eco-tourist facilities are permitted in the RU2 or RU6 (eco-tourist facilities only) zones. A limited number of retail activities are also permitted (with consent): cellar door premises (not in RU6), restaurants and cafes (not in RU1), garden centres, landscaping material supplies, plant nurseries, and rural supplies (not in RU6). In the RU1, educational establishments/schools are permitted with consent. It is noted that The Hills Shire is currently amending its LEP and may introduce other rural and non-agricultural uses into its rural zones as a result.

In the **Hawkesbury** RU1, RU2 and RU4, camping ground, caravan parks and tourist and visitor accommodation are permitted. Farm stay accommodation is permitted with consent in the RU2. Food and drink premises, plant nurseries, indoor/outdoor recreation facilities and a range of boat-related activities are permitted with consent. The range of land uses permitted in the RU2 is more limited than the RU1 and RU4, reinforcing its application along hilltops, ridgelines and river valleys and its focus on scenic protection.

⁶ Wollondilly Shire Council, *Zone descriptions and explanations*, Available from URL: <https://www.wollondilly.nsw.gov.au/assets/Documents/Planning-and-Development/Guidelines-Controls/Zone-Descriptions-Explanations.pdf>.

In the **Wollondilly** RU1, RU2, and RU4 zones, service land uses such as animal boarding/training establishments, plant nurseries, rural supplies and plant nurseries are permitted with consent. A range of rural industries are permitted with consent in the RU2 zone. Information and education facilities (RU1, RU2, RU4), and places of public worship (RU2, RU4) are permitted with consent.

In the **Upper Hunter**, a range of boat-related activities and water recreation facilities are permitted with consent in the RU1 and RU4 zones. Like other council areas in this section, the land uses permitted in the RU5 Village enable town functions, commercial and retail activities reflective of the service role in these centres. Function centres, camping grounds, caravan parks and cellar door premises are permitted with consent, along with home businesses and home occupation in the RU1. Excepting cellar door premises, those tourism-related uses are not permitted in the RU4 zone.

Cessnock enables agricultural produce industries, cellar door premises, some child-care and community facilities, plant nurseries, tourist and visitor accommodation, restaurants and cafes, neighbourhood shops, and function centres in the RU4 with consent. As highlighted above, the RU4 is mainly restricted to land around Rothbury and Pokolbin. There, tourist and visitor accommodation, restaurants and cafes, neighbourhood shops, function centres are also permitted with consent. In the RU2, cellar door premises, health consulting rooms, home industries, neighbourhood shops, pubs, restaurants/cafes, roadside stalls, and rural supplies are permitted with consent. The RU5 (village) zone enables a range of tourism/accommodation land uses, community facilities and other commercial/retail and light industrial uses as well as semi-detached dwellings and service stations that would be expected within a township boundary.

Rural residential

In **The Hills Shire**, attached dual occupancies and secondary dwellings are permitted in the RU1, RU2 and RU6 zones.

In **Hawkesbury**, attached dual occupancies are permitted with consent in the RU1, RU2 and RU4 zones. Secondary dwellings are not permitted.

In **Wollondilly**, dual occupancies (attached) and secondary dwellings are permitted with consent in the RU1, RU2 and RU4. Rural workers' dwellings are permitted in the RU1 and RU2.

Dual occupancies (attached), rural workers' dwellings and secondary dwellings are permitted with consent in the **Upper Hunter** RU1 and RU2 zones. Attached and detached dual occupancies, secondary dwellings, attached dwellings and shop top housing are permitted in the RU5, reflecting the role of villages as an appropriate location for these housing typologies.

In **Cessnock**, secondary dwellings are permitted with consent in the RU4 and RU5. In the RU2, dual occupancies are permitted with consent. In the RU5 (Village), boarding houses, secondary dwellings, semi-detached dwellings and seniors housing are permitted with consent.

The Hills Shire

The range and application of rural land uses differs across council areas. Based on this review, the approach to managing rural areas that prioritises rural activities is clear across each LGA. Although the combination of zones and variation between zone objectives varies, this is usually based on historic application and refinement of these policies over time, which has evolved differently in each council area. In that regard, the challenges being considered as part of the Hornsby Rural Lands Study are unique to Hornsby.

Challenges more complex to certain council areas are reflected in the zone objectives (see Appendix 1). Most councils in peri-urban locations, or with particularly impactful activities (such as mining) to manage, contain more complex objectives in the relevant rural zone.

The combination of zones, parameters around the zones, and land uses permitted have been assessed and recommendations will be based on how Hornsby Shire's rural area may evolve positively into the future. The review of other council areas assists in this process by considering alternative approaches that may be appropriate to Hornsby.

2.9 Insights from the policy review

State planning policy, supported by local planning policy, emphasises the role and function of rural lands for agriculture, and ancillary uses that support rural populations. In some cases, land uses such as mining and resource recovery that support nearby urban populations are also encouraged. These policies also emphasise that rural areas are important for their scenic and landscape values, and in Hornsby Shire this includes the Hawkesbury River and several national parks. Past rural lands studies conducted by Hornsby Shire Council identified that pressure from nearby urban and residential areas risks creating conflict with rural areas, reducing the potential for rural uses to continue at their most productive rate.

Key findings from the **State policy review** include:

- The Greater Sydney Regional Plan (GSRP) and the Northern District Plan (NDP) define the function of rural areas as farmland, mineral resources, and distinctive towns and villages in rural and bushland settings.
- The GSRP and the NDP highlight key tensions that exist within rural areas: balancing their important role for resource extraction and mining (especially for construction), agriculture production (especially food), with rural residential settlements and biodiversity values which have intrinsic ecological importance as well as providing a natural, scenic break for people to engage with their local landscapes.
- The NSW state policy context acknowledges the inherent conflicts that occur between residential land uses and agricultural land uses particularly within the peri-urban context.
- Policies emphasise the important role that rural areas play in contributing to the economy through agricultural industries as well as the importance of protecting landscapes for biodiversity and cultural purposes.
- The NDP emphasises that Greater Sydney has enough existing urban land to accommodate housing needs within the current Urban Area boundary. It specifies that “rural residential development is not an economic value of the District’s rural areas and further rural residential development is generally not supported.”
- The NDP requires that local strategic planning and amendments to local planning controls are consistent with the State planning actions and objectives. It is also intended to guide strategic land use planning for the Northern District more broadly. This is the key guiding document that sets the parameters for how Council should plan to manage and grow change.
- State Environmental Planning Policy, (Housing for Seniors or People with a Disability) 2004, is facilitating seniors living developments in Hornsby Shire’s rural areas, conflicting with the GSRP and NDP policy objectives for protecting the values of the Metropolitan Rural Area. This is due to the SEPP’s application which enables Seniors Housing to be developed on rural zoned land that adjoins land zoned for primarily for urban purposes.
- Scenic quality, koala habitat protection and how development impacts bushland are all key considerations under state policy for rural lands within Hornsby.

Key findings from the **local policy review** are:

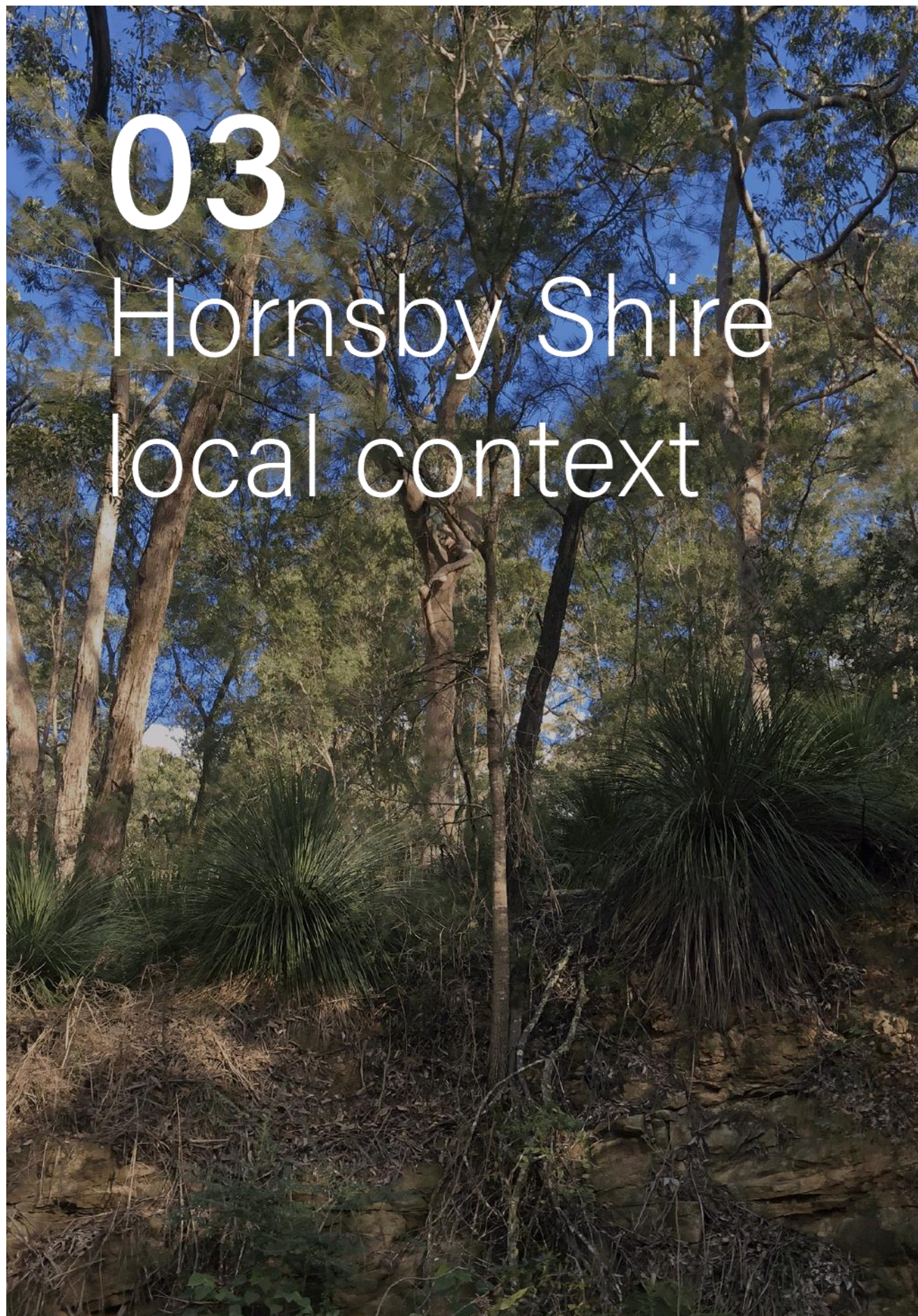
- Council’s community and council plans emphasise the importance of maintaining and enhancing rural areas while directing future residential growth into existing urban centres.
- The Hornsby Development Control Plan sets controls for rural areas including protection and management, separation of uses and rural village character requirements.
- Council’s LEP review program includes draft strategies in various stages of completion which will inform the future amendment of the *Local Strategic Planning Statement*.
- The *Hornsby Local Strategic Planning Statement* is informed by several strategies which reference rural land management, employment, tourism, biodiversity, bushfire risk and sustainability. Consultation during the LSPS process has highlighted the community’s views around housing diversity, sustainability and climate change, diverging views on rural lands and more.
- According to Council’s *Housing Strategy*, housing supply for population growth will be provided in urban areas
- The draft *Employment Land Use Study* currently under review notes tourism and agriculture need support
- Past rural lands studies found that agriculture in peri-urban areas is impacted by a growing demand for rural residential housing, which impacts the economic sustainability of traditional farming.

A review of the **Hornsby Local Environment Plan** and statutory planning context found:

- In Hornsby, permission can be sought for secondary dwellings in rural zones. Secondary dwellings, dwelling houses and dual occupancies (attached houses) are permitted with development consent in rural areas.

<ul style="list-style-type: none"> ▪ In recent years there has been an increase in the number of secondary dwellings being developed in rural areas. ▪ Lot sizes vary across the LGA and are not directly tied to their applicable rural zones. For example, the RU1 Primary Production Zone has a variety of minimum lot sizes. ▪ All rural areas in Hornsby, have closed zones, which means that the types of land uses permitted in each zone are limited to those specifically listed (i.e. only the land uses listed may be applied for through the DA process). Closed zones are not unique to Hornsby. The LEP Practice Note⁷ suggested that this approach should be used in Environment Protection, Special Purpose and Recreation zones.
<p>The planning zones were reviewed to understand how rural lands are currently managed. Key findings were:</p> <ul style="list-style-type: none"> ▪ <i>RU1 Primary production</i> includes rural areas with agricultural industries as well as extractive resources as per the standard instrument. Policy objectives include an intention to minimise land use conflicts. ▪ <i>RU2 Rural Landscape</i> encourages and supports sustainable primary production. Land uses in the rural landscape zone are to be carried out in a way that protects natural resource bases. This includes seeking to retain the rural landscape character; the only rural zone which specifies this objective as part of the Standard Instrument. Thus, retaining the rural landscape character is central to the purpose of this zone. Tourism is encouraged through encouraging the provision of “visitor accommodation”. The objectives support agriculture and express the importance of supporting “farm produce direct to the public.” ▪ <i>RU4 Primary Production Small Lots</i> seeks to minimise land use conflicts and encourage the sustainability of primary industries. Key objectives are to enable tourism and to ensure new development is supported by services and infrastructure. ▪ The <i>RU5 Village</i> applies to Dural and is intended to provide land for services support the nearby rural area. It contains objectives to meet housing needs and acknowledges the importance of ensuring that development is supported by appropriate infrastructure and services such as sewerage, water, telecommunications and waste facilities. This zone in Dural includes development consent for retail, café, medical and a small number of other uses is restricted to preserve the town’s role as a local service centre and preserve rural character. ▪ Galston’s <i>B1 Neighbourhood Centre</i> is surrounded to the north and west with R2 Low Density Residential Zone.

⁷ NSW Government, 2011, accessed from <https://www.planning.nsw.gov.au/-/media/Files/DPE/Practice-notes/preparing-LEPs-using-the-standard-instrument-standard-zones-2011-03-10.pdf>



ATTACHMENT 3 - ITEM 8

3. HORNSBY SHIRE LOCAL CONTEXT

Hornsby Shire is a local government area that reaches from the remote and natural areas of Marramarra National Park and Hawkesbury River in the north, to the established urban and residential areas of Hornsby, North Epping and Beecroft, in the south. The rural parts of the LGA range from protected national and state parks with rocky, mountainous vistas (Mount Kuring-Gai and the Berowra National Park) to agriculturally productive horticultural from Dural to Wisemans Ferry.

3.1 Introduction

Hornsby Shire is recognised for its bushland and waterways. With vibrant commercial centres, many sporting facilities and parks, Hornsby Shire is a great place to live. The Hornsby Shire estimated resident population for 2019 is 154,490 persons, up from 147,385 in 2016⁸. The population is forecast to grow to 179,582 by 2036. Most of the growth is forecast to be within existing urban areas, especially in Asquith, Hornsby Town Centre and Waitara. Between 2016 and 2026, the age structure forecasts for Hornsby Shire indicate a 9.2 per cent increase in population under working age, a 26.5 per cent increase in population of retirement age, and a 10.1 per cent increase in population of working age.⁹

This chapter presents background information about the demographic profile of the Hornsby LGA compared to its rural areas. It examines the employment profile across Hornsby Shire and its rural areas and examines the likely location of population and employment growth into the future. Finally, the report examines agricultural productivity and land uses currently occurring in the LGA's rural areas.

Geographies and assumptions used in data analysis

Profile.id and Forecast.id prepared demographic profile and employment data for Hornsby Shire Council in 2019. The analysis in this chapter is based on that data, and a map overleaf illustrates how geographies in this chapter relate to the study area boundary. The three profile areas relevant to rural lands used by Profile.id are: Arcadia-North Western Rural, Galston-Middle Dural and Dural.

It is noted that the profile area, 'Berowra Heights-North Eastern Rural,' has not been used in the discussion as it is outside the study area (rural lands) boundary for the purposes of the Rural Lands Study, and is largely covered by national park, with a small part of urban land in the south (refer to map overleaf).

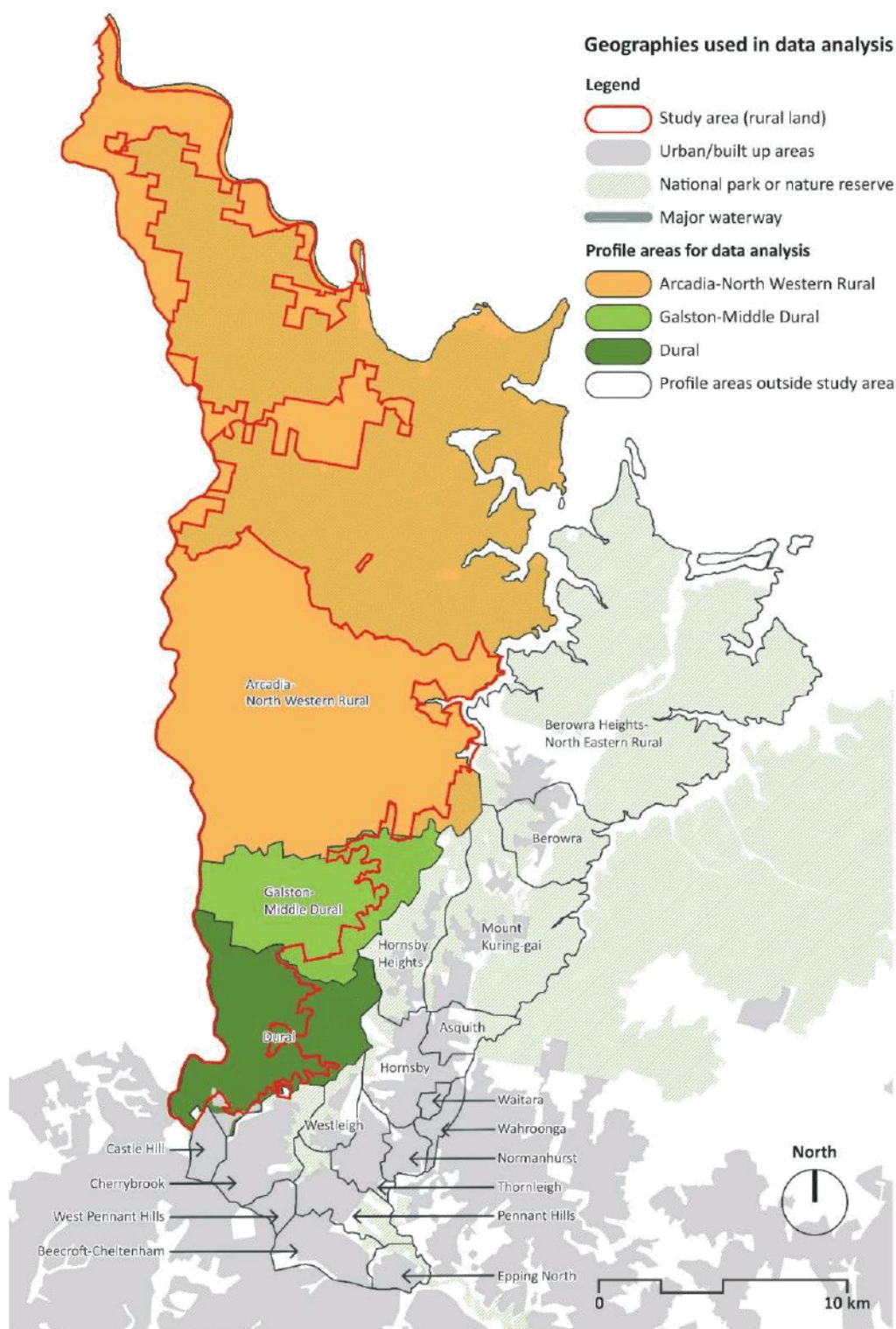
The rural areas used throughout this chapter were selected prior to the Rural Land Study being undertaken, and thus growth assumptions are based on population forecasts prepared by .id Consultants in 2019. The projected population growth/change does not contemplate future zoning or lot size changes and is based on ABS Census data. In some instances, SGS has drawn from its own datasets to add detail to the demographic, economic and employment analysis. The data source is cited below those charts or tables.

While the Rural Lands Study has been underway, several other studies and strategies were also being prepared as part of Council's accelerated LEP review program, including an Economic Development and Tourism Strategy, and an Employment Land Strategy. Those studies are occasionally referenced in this report, as relevant. However, some figures will vary based on assumptions used to prepare employment forecasts within the rural area, for example. The variation between this and other studies is minor, and it is important to note that the demographic and employment figures used in this Study are to provide background profile information to illustrate how the rural area is unique, and differs to change occurring in the urban parts of Hornsby Shire.

⁸ Population summary data, Available from URL < <https://profile.id.com.au/hornsby/population> >, .id the population experts, February 2019

⁹ Population forecast data, Available from URL < <https://forecast.id.com.au/hornsby> >, .id the population experts, February 2019.

FIGURE 12: PROFILE AREAS USED IN DATA ANALYSIS



3.2 Demographic profile

Most people in Hornsby Shire live in an urban area. For those in rural areas, most people live in the southern parts of Hornsby Shire's rural area, while population is more dispersed further north. In the future, the Hornsby LGA population is forecast to increase by around 1 per cent per annum, from 154,490 people (2019) to 179,582 people in 2036. The main areas of growth will be in urban areas: Asquith, Waitara and Hornsby (town centre and Hornsby suburb).

The population in Hornsby Shire's rural areas is not forecast to grow significantly over the next 15 years. According to background research prepared for Hornsby Shire Council by .id Consultants, the existing urban area already contains enough land to accommodate population growth for at least the next 15 years. It should be noted that these growth rates are forecast based on policy conditions today; meaning they are subject to change.

The population across the rural area is ageing, with the rate of 65+ increasing at a faster rate than the urban parts of the LGA. Likewise, the proportion of lone person households in rural areas is expected to increase at a faster rate than urban areas. Decreases in two parent households is expected to occur into the future across both the rural and urban parts of the LGA.

Over the last ten years, medium and high-density development in the LGA has been concentrated in Asquith and Waitara, while new separate housing has also been built in the LGA's suburban areas, particularly Thornleigh, Hornsby Heights and Cherrybrook. In contrast, limited development has occurred in the rural areas, and most dwelling stock is separate dwellings. Some townhouses, terraces and units (a small number) are found within Galston village.

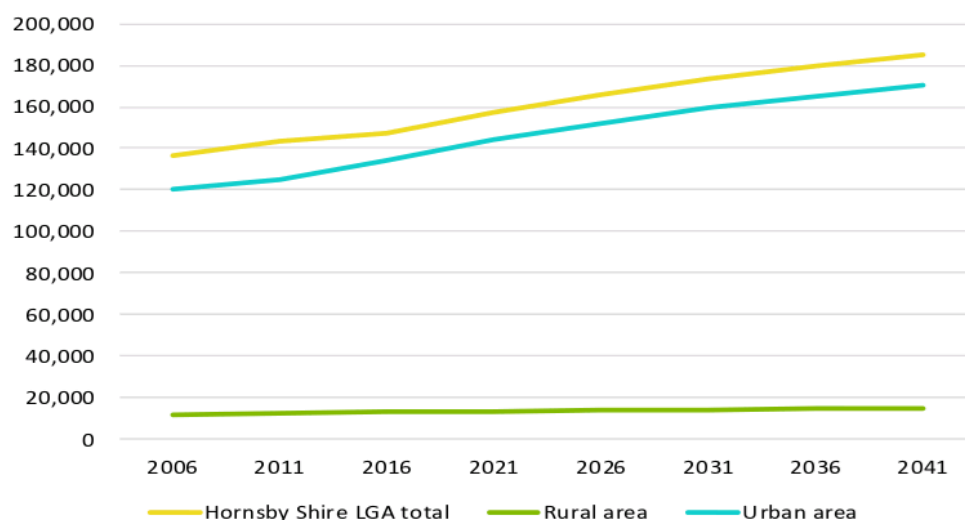
This section presents the population profile (including age groups, household size and dwelling activity) in Hornsby Shire's rural areas, compared to the urban and suburban areas in the LGA. It also compares the three profile areas from .id Consultants, that fit within the study area for the Rural Lands Study, as detailed on the map in the previous section (Figure 12). The demographic, dwelling structure and economic analysis in this section and throughout this chapter were informed by population and employment projections from Forecast.id, prepared for Council. It is important to note that:

- Forecast.id numbers were prepared prior to the commencement of the Rural Lands Study.
- For the rural area, population and employment projection figures are based on existing zoning and planning controls.
- For the urban areas, the figures are based on existing zoning and planning controls, except for Hornsby Town Centre and government-owned land next to Cherrybrook Station, which will accommodate future dwelling stock to meet state government housing targets
- Where other data has been sourced by SGS for the purpose of this analysis, the alternative source will be noted below that figure or table.

Population profile and forecast growth

The population in Hornsby Shire grew by 11,500 people from 2006 to 2016, with a 0.81 per cent average annual growth rate. Comparatively, NSW experienced a 1.38 per cent average annual growth rate. Population growth in the LGA was concentrated in the urban areas, which grew by 11.85 per cent, compared to the rural areas (0.94 per cent). How Hornsby Shire's rural and urban population growth is trending is outlined in Figure 13.

FIGURE 13: PAST AND FORECAST POPULATION GROWTH, AND SHARE OF POPULATION IN HORNSBY LGA URBAN AND RURAL AREAS



Source: SGS Economics and Planning, based on .id Consultants, from ABS Census data, 2016.

Note: Here and throughout, 'rural area' refers to the combined profile areas: Arcadia-North Western Dural, Dural, and Galston-Middle Dural.

Within the rural areas, growth was concentrated in the southern parts of the LGA, with 14.13 per cent total growth occurring in Galston-Middle Dural, compared to 9.45 per cent in Arcadia and 7.61 per cent in Dural, over the same period (2006 to 2016). Despite varied growth rates, these areas have similar total population, however the growth numbers indicate slightly more population growth has occurred in Galston-Middle Dural and Dural in recent years.

The Hornsby Shire population is projected to grow by an additional 31,921 people over the twenty years from 2016 to 2036. This represents a total growth rate of 21.6 per cent, or 1 per cent per cent average annual growth rate. The projected change indicates a similar rate of growth to that which occurred from 2006 to 2016. The rural areas are projected to grow by around 10.6 per cent (an additional 1,393 people from 2016 to 2036), while the urban areas will growth by 22.7 per cent (an additional 30,528 people) over the same period.

In the rural areas, Dural and Galston-Middle Dural are forecast to grow by 10.8 per cent and 24.2 per cent respectively from 2016 to 2036, while the population in Arcadia-North Western Dural will decline by -1.5 per cent, or -61 people (Table 4).

TABLE 4: FORECAST POPULATION CHANGE, 2016-36

Geography	2016	2036	Change	Average annual growth rate	Growth rate
Hornsby Shire total	147,661	179,582	+31,921	1.08%	21.62%
Urban area	134,489	165,017	30,528	1.13%	22.70%
Rural area total	13,171	14,564	1,393	0.53%	10.58%
Rural areas					
Arcadia - North Western Rural	4,031	3,970	-61	-0.08%	-1.51%
Dural	5,658	6,268	610	0.54%	10.78%
Galston - Middle Dural	3,482	4,326	844	1.21%	24.24%

Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

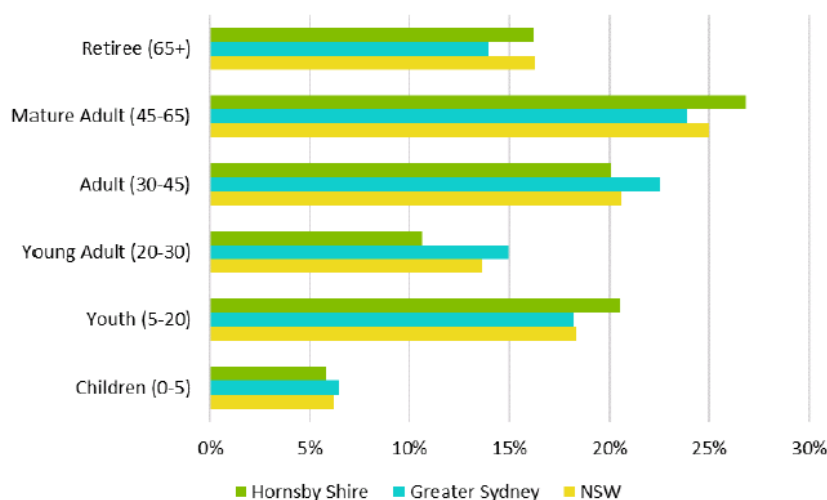
Age profile

To understand the age profile in the Hornsby LGA, a 'service age groups' approach has been used, which groups people based on an approximate life stage. The groups used are:

- Children 0-5 (children not yet in primary school)
- Youth 5-20 (primary and secondary school, usually still living at home)
- Young adults 20-30 (further education, early working life)
- Adult 30-45 (starting a family, buying a house)
- Mature adult 45-65 (established careers, possibly older children and still in the workforce), and
- Retirees 65+ (mainly out of the work force).¹⁰

The population profile in rural areas will change into the future: the proportion of retirees and older people will increase, following State and national trends. Furthermore, the incidence of older people living in lone person households will also increase. The Hornsby LGA population profile largely reflects that of the Greater Sydney and NSW, as shown below.

FIGURE 14: AGE PROFILE IN THE HORNSBY LGA COMPARED TO GREATER SYDNEY AND NSW AVERAGES

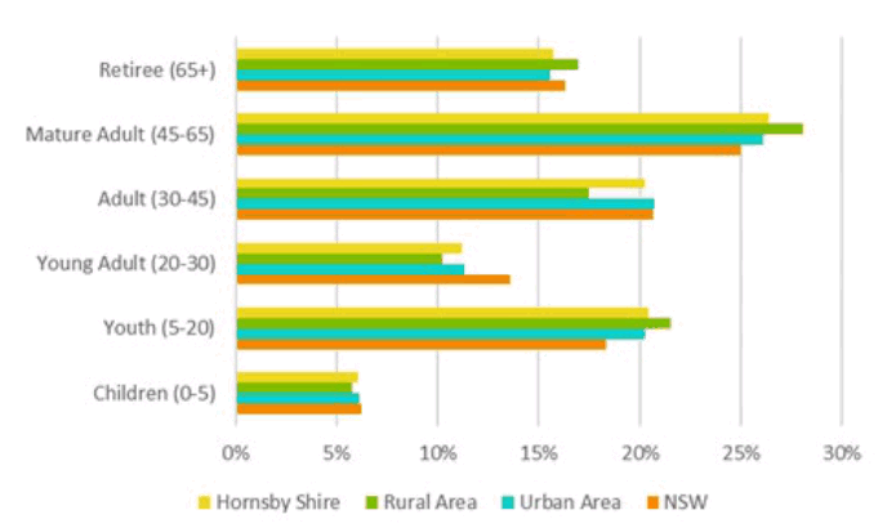


Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

¹⁰ Although some people remain in the workforce after the age of 65, to be eligible for Age Pension you must be 65 or older

The largest age group in the Hornsby LGA (both in urban and rural areas) is mature adults (45-65 years old), who make up 26.36 per cent of the population (Figure 15). In the rural areas, the share is slightly higher at 28.09 per cent. Hornsby Shire's rural areas have a slightly higher share (16.96 per cent) of retirees compared to urban areas (15.54 per cent). In the ten years between 2006-16, the retiree age group (over 65 years old) grew as a proportion of the population in the Hornsby Shire's rural area (+6.69 per cent) (further detail available in Appendix 3). This change was greater than in the urban areas (1.98 per cent) and the NSW average (2.45 per cent). In future, this means there will be a larger proportion of retirees and elderly people in rural areas.

FIGURE 15: RURAL/URBAN AGE PROFILE BY LOCATION, COMPARED TO NSW AND THE LGA AVERAGE (2016)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

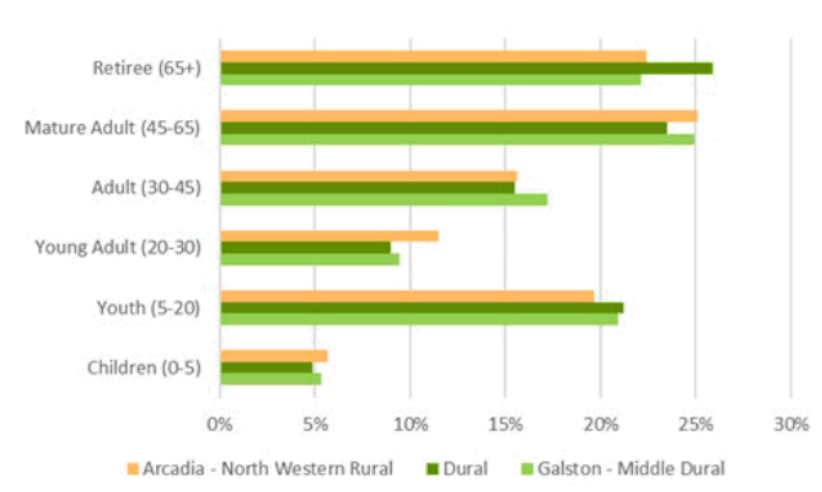
The share of adults or 30-45 year olds in Hornsby Shire's rural area decreased (-3.87 per cent) as a proportion of the population, while in urban areas the group's representation remained relatively stable (-0.61 per cent). The share of people aged 5 to 20 years (youth) also decreased in the rural area (-0.66 per cent) at a slightly greater rate than the urban area (-0.05 per cent) (see Appendix 3).

It is noted that the retiree figures correlate with the locations of seniors housing development locations shown later in where rural areas that comprise a high presence of retirees. While all of Hornsby Shire's rural areas have had an increase in retirees as a proportion of their population, the share in Dural grew the most (+7.48 per cent), followed by Galston-Middle Dural (7.08 per cent) and Arcadia-North Western Rural (5.06 per cent) (see Figure 17).

The proportion of mature adults (45-65 year-olds) grew marginally over 2006 to 2016 in Arcadia (+0.31 per cent) and Dural (0.69 per cent), while the same group decreased in Galston-Middle Dural (-2.23 per cent). The children, youth and adult groups (0-20 years old and 30-45 years old) decreased as a proportion of the population across all three rural areas over the ten years between 2006 to 2016 (-0.40 per cent to -4.74 per cent).

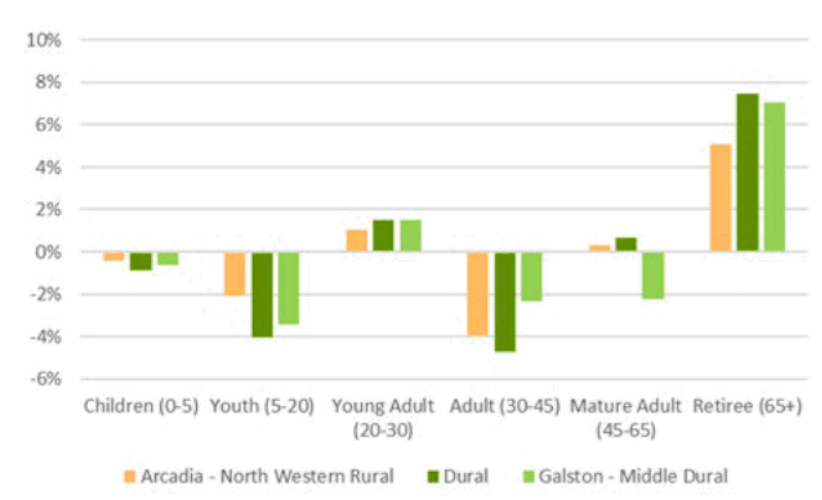
Among the rural areas, Dural has the largest total population (Figure 16). It has a much higher (comparatively) share of people aged 5 to 20 years (youth: 1,236 people) and mature adults (1,643 people). Each rural profile area has a similar share of each age group other than retirees, where Galston-Middle Dural (22.10 per cent) has a significantly higher proportion compared to Dural (17.27 per cent) and Arcadia-North Western Rural (16.20 per cent).

FIGURE 16: HORNSBY RURAL AREAS AGE PROFILES PERCENTAGE SHARE (2016)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

FIGURE 17: HORNSBY RURAL AREAS AGE PROFILES PROPORTIONAL CHANGE (2006-16)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

Forecast change in age groups

By 2036, the major age groups in the Hornsby Shire are projected to be mature adults (44,130 people), adults (37,115 people) and youth (34,159). This is consistent with the age profile of Hornsby at 2016. Among different age groups, the largest groups are projected to be retirees, mature adults and adults. This follows broader trends across Australia which suggest the population is ageing, and that this is more profound in rural, compared to metropolitan, areas.

Figure 18 below shows that Hornsby Shire's rural areas are projected to have a significantly higher share of adults by 2036 (21.07 per cent) compared to Hornsby Shire's urban areas (16.03 per cent) (further data is available in Appendix 3). The share of mature adults is likely to be consistent across both Hornsby Shire's rural and urban areas (approximately 25 per cent). In contrast, Hornsby Shire's urban areas are projected to have a higher proportion of retirees (23.83 per cent) compared to rural areas (17.96 per cent). This may reflect the need for people to move closer to services as they get older, particularly as they become elderly (aged 85+).

FIGURE 18: HORNSBY AGE PROFILES PERCENTAGE SHARE (2036)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

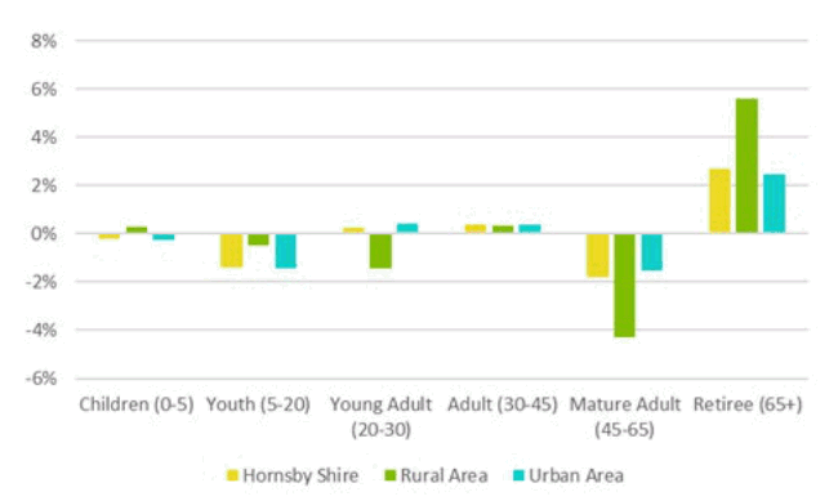
Over the 20 years from 2016 to 2036, retirees will have increased as a proportion of Hornsby Shire's rural population, by almost 6 per cent (see Figure 19). This is comparatively higher than the proportional growth expected in Hornsby's urban areas (just over +2 per cent).

The share of mature adults in Hornsby Shire's rural areas is projected to decrease as a proportion of the population at a faster rate (-4.3 per cent) than in the urban area (-1.54 per cent). The share of youth, however, is projected to decrease at a faster rate in urban areas (-1.44 per cent) compared to rural areas (-0.49 per cent). This may be due to a smaller representation of youth in rural areas to begin with (starting with a lower base).

Looking at area profiles within the rural areas, Dural is projected to have a higher number of retirees (1,474 people) compared to Galston-Middle Dural (958) and Arcadia (889) by 2036 (further detail in Appendix 3). This is similar for the mature adults and youth groups.

By 2036, retirees are projected to become a significantly larger proportion of the population in Dural (25.9 per cent), while Arcadia (22.40 per cent) and Galston-Middle Dural (22.15 per cent) are comparatively lower. Arcadia is projected to have a greater share of young adults (11.51 per cent) compared to Galston (9.43 per cent) and Dural (9 per cent). This trend may occur in Arcadia and Galston-Middle Dural due to new secondary schools and a higher proportion of family households (refer to Appendix 3).

FIGURE 19: HORNSBY FUTURE AGE PROFILES PROPORTIONAL CHANGE (2016-36)

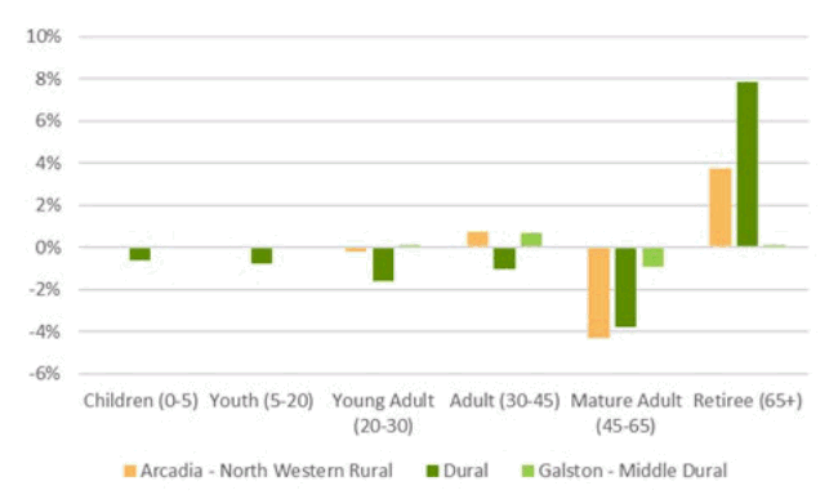


Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

As a group, retirees are expected to grow significantly as a proportion of the population in Dural (+7.82 per cent), comparatively higher than Arcadia (+3.73 per cent) and Galston-Middle Dural (+0.12 per cent) (Figure 20).

While mature adults are projected to decrease as a proportion across all of Hornsby Shire's rural areas, the decrease is projected to be greatest in Arcadia (-4.30 per cent). Dural is projected to see the greatest decrease in the share of people in the children, youth, young adults and adult groups (-0.61 per cent to -1.05 per cent).

FIGURE 20: HORNSBY RURAL AREAS FUTURE AGE PROFILES PROPORTIONAL CHANGE (2016-36)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

Households

There are 49,864 households in the Hornsby LGA, of which 4,271 are in Hornsby Shire's rural areas (8.6 per cent). The largest household type across both rural and urban areas in the LGA is two parent families (Table 5).

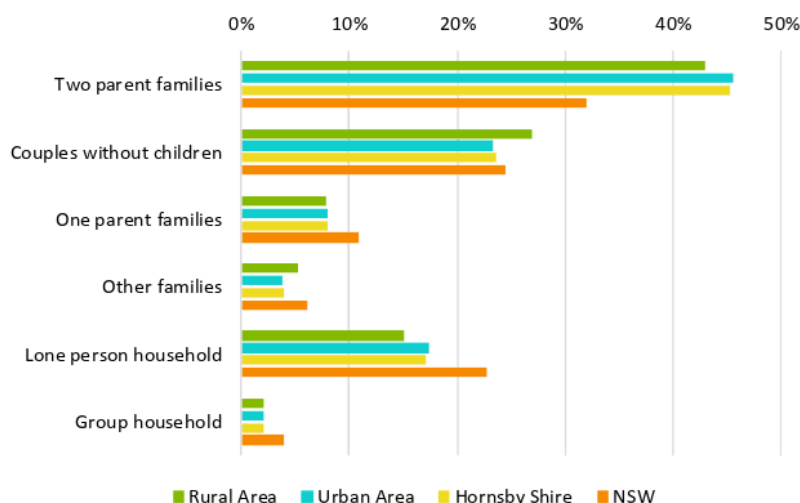
TABLE 5: HORNSBY HOUSEHOLD TOTALS BY HOUSEHOLD TYPE (2016)

Geography	Two parent families	Couples without children	One parent family	Other families	Lone person household	Group household	Total
Rural Area	1,834	1,151	333	224	643	86	4,271
Urban Area	20,759	10,637	3,652	1,708	7,900	940	45,596
Hornsby Shire	22,592	11,786	3,985	1,930	8,545	1,026	49,864
NSW	875,264	670,870	295,957	166,986	620,783	109,004	2,738,864

Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

Two parent families make up the largest share of households across all areas in Hornsby Shire, however, Hornsby Shire's rural areas have a slightly smaller share (42.94 per cent) compared to the urban areas (45.53 per cent). The rural areas have the greatest share of couples without children (26.95 per cent), compared to urban areas (23.33 per cent) (Figure 21).

FIGURE 21: HORNSBY HOUSEHOLDS BY HOUSEHOLD TYPE PERCENTAGE SHARE (2016)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

The share of two parent families in Hornsby Shire's rural areas decreased over the 10 years from 2006 to 2016 (-4.12 per cent) as illustrated in Figure 22. Over the same period, couples without children increased as a proportion of households (+1.87 per cent) at a greater rate than urban areas (0.43 per cent). Lone person households in rural areas had a slight increase as a proportion (+0.89 per cent), whilst this share decreased in other parts of the LGA.

There is a large proportion of family households across the rural area, and adults aged 45 to 65 years is the largest single group. Over the next 15 years, this means that this age group will move into older adulthood, retirement and elderly age groups.

FIGURE 22: HORNSBY HOUSEHOLDS BY HOUSEHOLD TYPE PROPORTIONAL CHANGE (2006-16)

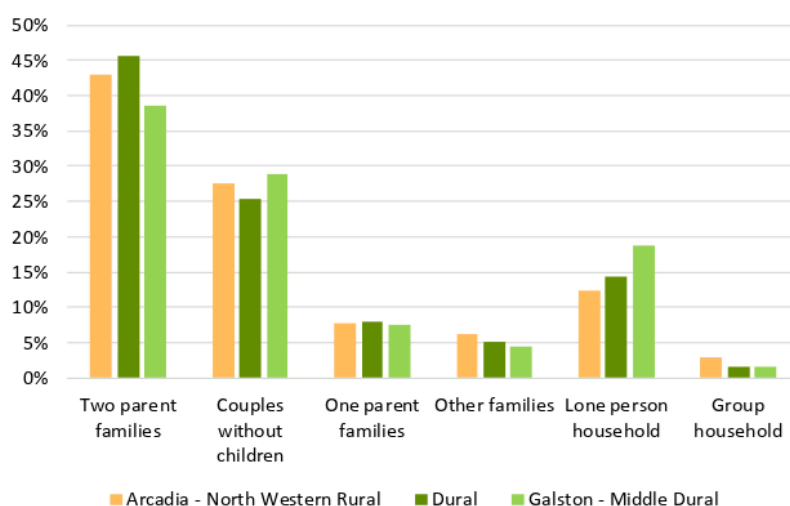


Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

Looking at the rural areas, Galston-Middle Dural has a higher share of lone person households in its area (18.85 per cent) compared to Dural (14.4 per cent) and Arcadia (12.48 per cent). Dural has a higher share of two parent families (45.7 per cent) compared to Arcadia (43.5 per cent) and Galston-Middle Dural (38.54 per cent). Galston-Middle Dural has the highest share of couples without children (28.5 per cent), Hornsby's other rural areas are similar: Arcadia-North Western Rural (27.49 per cent) and Dural (25.29 per cent).

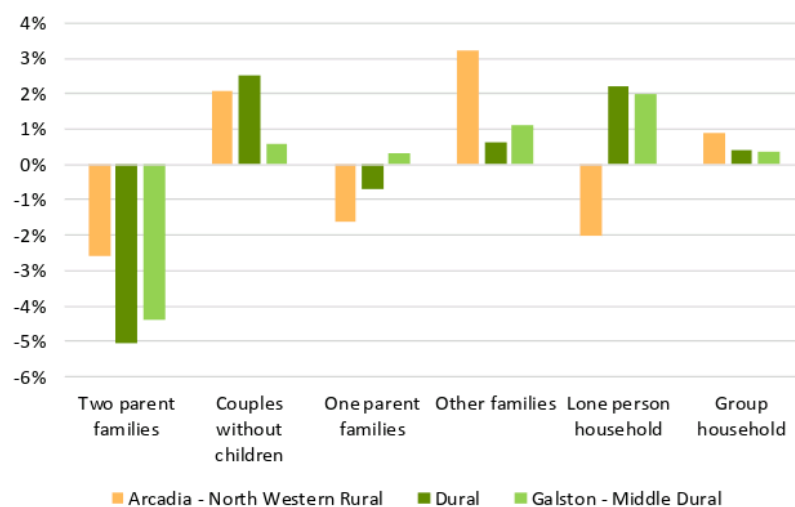
The share of lone person households may be greater in Galston-Middle Dural due to pockets (such as Galston village) where there are several smaller residential lots. However, the exact distribution of lone person households is difficult to establish using the available data geographies (which are quite large).

FIGURE 23: HORNSBY RURAL AREA HOUSEHOLDS BY HOUSEHOLD TYPE PERCENTAGE SHARE (2016)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

FIGURE 24: HORNSBY RURAL AREAS: PROPORTIONAL CHANGE IN HOUSEHOLD TYPE (2006-16)



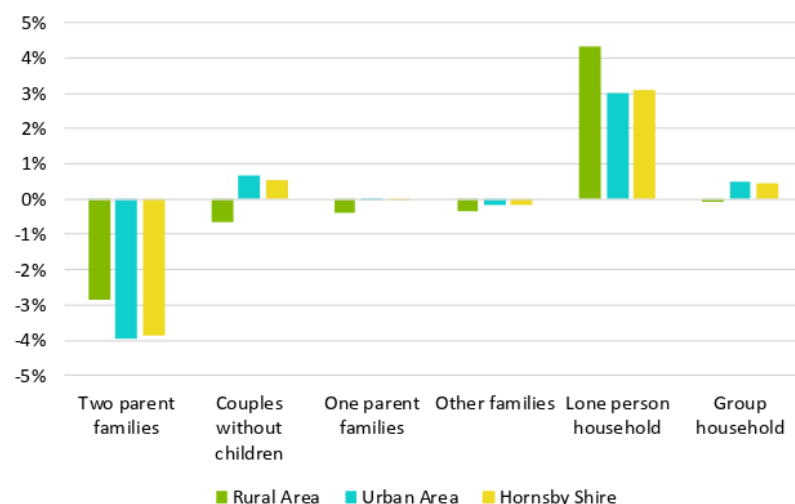
Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

Forecast change in household types

The Hornsby LGA is projected to have 64,157 households by 2036, of which 4,884 will be in Hornsby Shire's rural area. This represents 7.61 per cent households of households in the LGA being located in rural areas, a decrease of around 1 per cent in share between urban and rural areas, illustrating most population growth will continue to be in urban areas, as directed by State and local policy.

Two parent families will remain the largest household type across the rural and urban areas of Hornsby (Figure 30). Two parent families will remain the largest share of households by 2036 (38 per cent to 40 per cent across all compared areas). Furthermore, Hornsby Shire's rural areas are projected to have a slightly higher share of couples without children (26.6 per cent) compared to the urban areas (24.33 per cent). Lone person households are estimated to make up approximately 21 per cent of all compared areas.

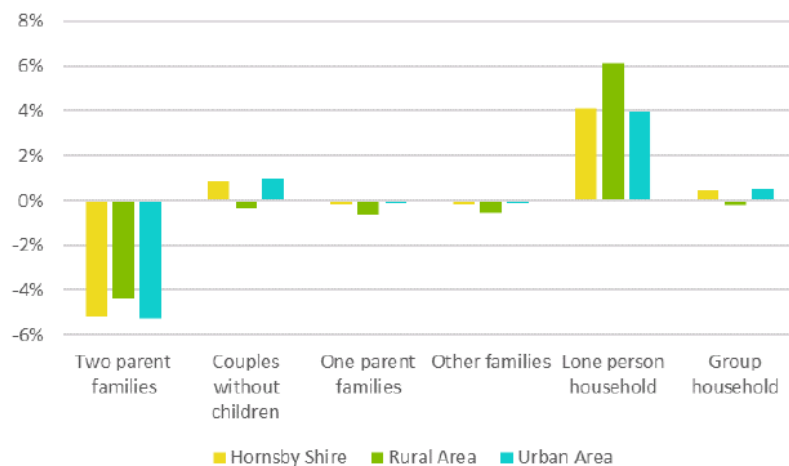
FIGURE 25: HORNSBY FUTURE HOUSEHOLDS BY HOUSEHOLD TYPE PERCENTAGE SHARE (2036)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

The share of two parent families is likely to continue to decrease at a faster rate in urban areas (-5.25 per cent) compared to the rural areas (-4.39 per cent) over the period from 2016 to 2036. Meanwhile, the proportional share of lone person households will be greater in the rural areas (+6.12 per cent) compared to the urban areas (+3.95 per cent) (Figure 26).

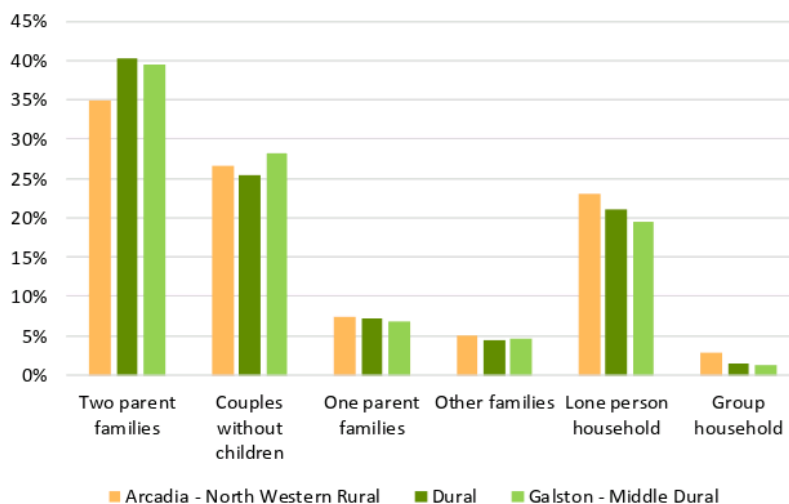
FIGURE 26: HORNSBY HOUSEHOLDS BY HOUSEHOLD TYPE FUTURE PROPORTIONAL CHANGE (2016-36)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

Dural is projected to have the largest share of two parent families (40.32 per cent), while Galston-Middle Dural will have the largest share of couples without children (28.22 per cent) and Arcadia of lone person households (23.05 per cent) (Figure 27).

FIGURE 27: HORNSBY RURAL AREAS FUTURE HOUSEHOLDS BY HOUSEHOLD TYPE PERCENTAGE SHARE (2036)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

Examining the forecast proportional change (Figure 28, overleaf), the household structure of Arcadia-North West Dural and Dural is expected to have the greater shift towards lone person households, while the profile in Galston-Middle Dural will remain relatively stable.

Among household types, many lone person households are made up of retirees. Table 6 illustrates this is more prominent in Dural (154 retirees), followed by Galston-Middle Dural (129 retirees) and Arcadia (74 retirees). Mature adults also have a greater representation in living in lone person households than younger people, or those living in urban areas (55 to 71 per rural area).

TABLE 6: HORNSBY RURAL AREAS AGE PROFILE IN LONE PERSON HOUSEHOLDS (2016)

Geography	Children	Youth	Young Adult	Adult	Mature Adult	Retirees	Total
Arcadia - North Western Rural	0	0	9	14	71	74	166
Dural	0	0	14	14	66	154	246
Galston - Middle Dural	0	0	3	13	55	129	204
Total	0	0	27	51	198	353	617

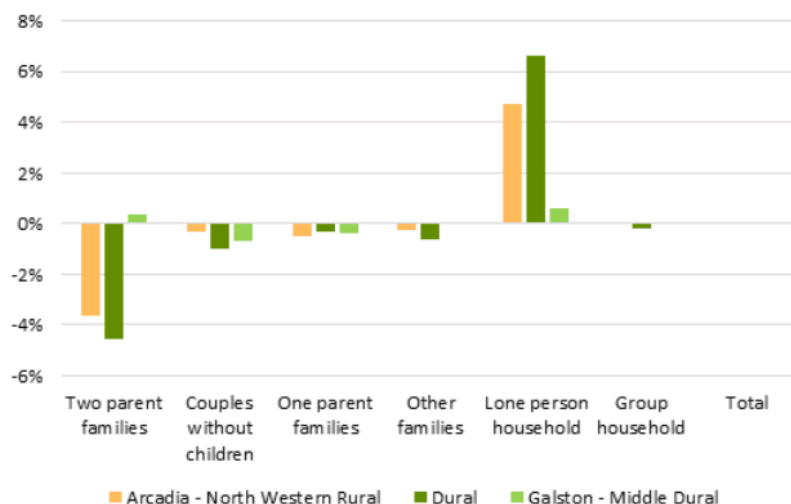
Source: Profile.id

Over the ten years from 2006 to 2016, two parent families decreased the most as a proportion of the rural population, in Dural (-5.06 per cent) and Galston-Middle Dural (-4.37 per cent) (Figure 28). The share of couples without children households increased in Dural (+2.51 per cent) and Arcadia (+2.10) with a very small increase in Galston-Middle Dural (+0.6 per cent). Lone person households have decreased in Arcadia (-2.02) while Dural (+2.21 per cent) and Galston-Middle Dural (+1.97 per cent) had proportional increases over the same period.

Dural is projected to have the largest proportional decrease in two parent families (-4.58 per cent) and the largest proportional increase in lone person households (+6.66 per cent) (Figure 28). The share of two parent families in Arcadia is projected to decrease at a similar rate to Dural, while the share in Galston-Middle Dural is projected to grow slightly.

This shows the greatest change in rural areas (Arcadia-North Western Rural and Dural) is a trend towards lone person households, perhaps reflecting a shift from families towards older retirees. Galston-Middle Dural is unlikely to undergo significant change across any household type over the forecast period 2021 to 2041.

FIGURE 28: HORNSBY RURAL SUBURB HOUSEHOLDS BY HOUSEHOLD TYPE FUTURE PROPORTIONAL CHANGE (2021-41)

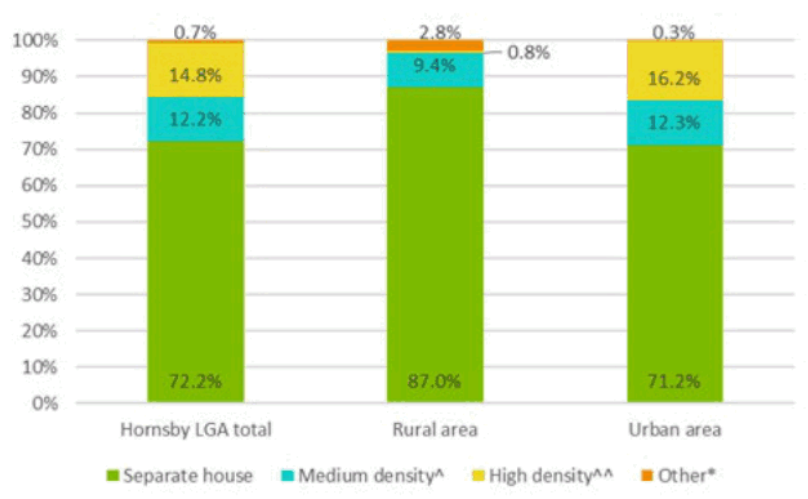


Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

3.3 Dwelling structure

In the Hornsby Shire's rural areas, 87 per cent of dwellings are separate houses 9.4 per cent are medium density dwellings (townhouses, terraces, villa units and semi-detached dwellings), and less than 3 per cent of housing is either high density (flats in a building of three or more storeys) or other (which includes caravans, cabins and houseboats). The proportion of separate dwellings in the rural area is significantly higher than the LGA and urban area figures.

FIGURE 29: PROPORTION OF DWELLING TYPES IN HORNSBY LGA, RURAL AND URBAN PROFILE AREAS



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016. ^Medium density refers to townhouses, terraces, villa units and semi-detached dwellings, flats in 1 and 2 storey blocks and flats attached to houses. ^^High density refers to flats in 3 or more storey blocks. *Other includes the category, 'caravans, cabin, houseboat'.

Actual dwelling numbers are shown in the table below (Table 7). Most high-density housing is in Hornsby Town Centre and Waitara, while medium density housing is mostly located in the Hornsby Town Centre and Waitara, as well as Cherrybrook. Other residential areas that contain high numbers of separate houses include Hornsby Heights, Mount Colah - Mount Kuring-Gai and Thornleigh; refer to Appendix 3 for a full table of dwelling numbers in each profile area/suburb.

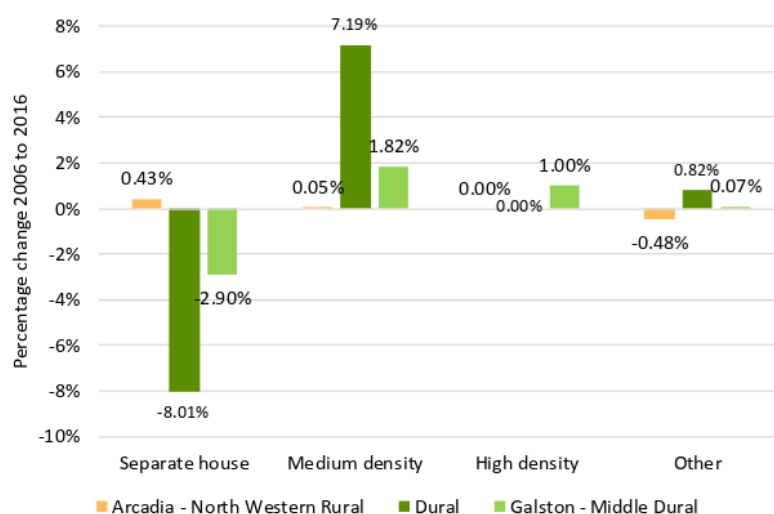
TABLE 7: DWELLING STRUCTURE IN HORNSBY LGA AND RURAL PROFILE AREAS (2016)

	Separate house	Medium density	High density	Other*	Total
<i>Hornsby LGA total</i>	37,149	6,280	7,607	384	51,420
<i>Rural area</i>	3,841	415	37	123	4,416
<i>Urban area</i>	33,272	5,732	7,584	154	46,742
Rural areas					
Arcadia - North Western Rural	1,300	6	0	16	1,322
Dural	1,520	288	0	99	1,907
Galston - Middle Dural	1,021	121	37	8	1,187

Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

Over the ten years from 2006 to 2016, the proportion of separate houses decreased in Dural (-8 per cent) and Galston-Middle Dural (-3 per cent), this represents a total of 5 separate houses being added to Dural and 13 to Galston-Middle Dural. At the same time, 151 medium density houses were built in Dural (+7.19 per cent), and 26 medium density houses were constructed in Galston-Middle Dural (+1.82 per cent) (Figure 30).

FIGURE 30: HORNSBY RURAL AREAS - DWELLING STRUCTURE PROPORTIONAL CHANGE (2006-16)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

3.4 Infrastructure and servicing

In the rural area, there are several challenges relating to water and wastewater, internet, roads and public transport infrastructure.

As set out in the Hornsby LSPS, the key infrastructure challenges facing Hornsby Shire's rural area are:

There are currently 2,700 properties in the Shire that are unsewered and rely on onsite sewage management systems for the treatment of wastewater. Onsite sewage management systems have the potential to impact the surrounding environment if not managed correctly.

One of the key constraints for [Hornsby's] rural areas is the lack of adequate transport infrastructure, primarily our State and regional roads. The Federal Government announced \$10 million of funding towards planning upgrades of New Line Road, but additional funding is required to adequately resolve the regional road network issues.

Importantly, the South Dural Planning Proposal was withdrawn in 2018 in response to the road and infrastructure constraints in the region. Importantly since then, urban development has been limited to within identified Urban Area under both the Greater Sydney Region Plan (Objective 29) and North District Plan (Planning Priority N18). Any Planning Proposal seeking a change within the MRA would need to demonstrate substantial strategic merit to warrant a change not only to the local planning scheme but also inform changes to both the District and Regional Plans.

Residents living in our rural areas are experiencing significant traffic, which is further compounded by through traffic originating in the adjoining Hills Shire. This is one of the key regional issues facing Hornsby Shire. Better management of our rural lands, including our capacity to address infrastructure constraints, is a key consideration for Council for future rural planning.

Council and the community also share significant concerns about the State Government policy allowing seniors housing developments in the rural areas through the use of what is known as site compatibility certificates. These concerns have been raised with the Minister for Planning and the Greater Sydney Commission.¹¹

¹¹ Hornsby Shire Council, *Future Hornsby Local Strategic Planning Statement*, 2019. Available from URL: http://hscenquiry.hornsby.nsw.gov.au/temp/001_004X_OK1T12KIJLN_LTVJFVBYPDF.

The challenges outlined in the LSPS are considerations for preparation of the Rural Lands Strategy. Further, the objectives for rural zoning set out in NSW Standard Instrument LEP include that new development should not place undue pressure or create new demand for significant additional infrastructure.

Road infrastructure

The lack of adequate road infrastructure is a significant issue in rural areas. Traffic congestion on Old Northern Road, New Line Road and Galston Road is an issue for local residents and this is compounded by through traffic originating in The Hills Shire. Road infrastructure challenges are also compounded by shifting expectations about road quality and capacity. This can arise from a greater proportion of traffic entering the rural area from urban areas, and a higher number of people moving from urban areas for lifestyle changes, to hobby farms and small urban properties. This infrastructure challenge is faced in peri-urban places around Australia.

The matter of road and infrastructure constraints was a key reason why a planning proposal for approximately 3000 dwellings in South Dural / Glenhaven was withdrawn in 2018. Although the planning proposal did not progress at the time due to the inability to resolve traffic and infrastructure issues, the subsequent release of the Greater Sydney Regional Plan and the North District Plan confirms that this form of proposal involving urban expansion into rural zoned land cannot be supported due to actions and objectives under the respective plans to limit urban development to within existing urban areas.

As identified in the Hornsby Shire LSPS the Federal Government has announced \$10 million of funding towards planning upgrades of New Line Road. However, additional funding is required to adequately resolve the regional road network issues.

The New Line Road project will apply to 6.2 kilometres of the road corridor from Castle Hill Road (West Pennant Hills) to Old Northern Road (Dural). The project investigations will focus on the potential to upgrade the road to a four lane divided carriageway.¹² According to the Australian Government, the benefits of the project (currently in the planning phase) would be to “improve safety, traffic flow, travel times and provide capacity for the growing population of Sydney’s north west and support the Cherrybrook Priority Precinct.”¹³

The Hills Shire Council have advised of plans for improvements to Annangrove Road to accommodate future population from the North-West Growth Area. Hornsby Shire Council has raised that any road improvements should be considered holistically in a coordinated approach so as to not compound existing traffic congestion in Hornsby Shire.

Sewer infrastructure

In 2015, a reticulated sewerage system was completed in the Galston / Glenorie area as part of a priority sewerage program to serve the existing Galston and Glenorie Villages. This system was designed to cater for existing villages and was not designed to accommodate growth.

Most properties in the rural areas of Hornsby Shire are unsewered and rely on on-site sewage management systems (OSSM) for the treatment of wastewater. The Hornsby LSPS identifies that there are approximately 2,700 properties in the Shire that operate an OSSM.

Correct operation and maintenance of OSSMs is essential for ensuring systems operate effectively and to ensure human health and the natural environment is not impacted. The siting and selection of an OSSM should have regard to the environmental constraints of site. Council is currently considering the options available for a licensing and audit program for OSSMs.

OSSM (commonly known as septic tanks) must perform effectively and be well-managed to minimise risks to public health and the environment. The requirements depend on the source of wastewater, site constraints, treatment method and the quality of effluent needed for the end uses of the treated water:

- Wastewater treated to primary quality is only suitable for disposal below ground via soil absorption trenches, mounds and evapo-transpiration beds or trenches.
- Wastewater treated to secondary quality can also be dispersed to land via pressure-compensating subsurface irrigation.

¹² Australian Government Department of Infrastructure, Transport, Regional Development and Communications, *New Line Road Project Description*, October 2019, URL: https://investment.infrastructure.gov.au/projects/ProjectDetails.aspx?Project_id=101262-19NSW-MRD.

¹³ Ibid.

- Greywater treated to advanced-secondary quality can be used in the home for flushing toilets and in washing machines. It can also be used for surface and subsurface irrigation.¹⁴

In most instances, the installation of an OSSM requires a land capability assessment that considers a range of onsite characteristics and aids in establishment of the land area to ensure the environment and public health are not diminished as a result of the OSSM. The main objective of a land capability assessment is to determine the ability of each lot to contain all treated effluent within the site boundaries, and the potential impact of onsite wastewater systems on local receiving environments (such as surface waters and groundwater). An assessment must consider:

- Land area available
- Climate (difference between annual rainfall and pan evaporation), exposure to sun and wind
- Erosion (or potential for erosion), landslip (or landslip potential)
- Water: Flood frequency, groundwater bores, stormwater run-on, surface waters (OSSM setback distance), rock outcrops (% of surface), slope form (affects water shedding ability) and slope gradient
- Soil: Soil drainage, whether fill is present on the site (imported soil/fill material)
- Vegetation coverage over the site.¹⁵

Council currently has systems in place for the design and management of septic tanks, and approves applications to install new systems. The range of considerations and potential for setback distances from waterways and vegetation, existing buildings and property boundaries, as well as public health considerations, mean individual lot size requirements may vary depending on context.¹⁶

3.5 Economic profile

This section outlines employment sectors and key industries across the Hornsby LGA, with a focus on industries and jobs that are represented within the rural area. In Section 2.5 (Key findings), further commentary is included regarding current agricultural productivity, challenges and opportunities to that industry.

Employment in the LGA

In 2016, the LGA contained 42,757 jobs, of which 18 per cent were in Hornsby Shire's rural areas (7,635 jobs). Agriculture in the LGA generated around \$21 million in gross value in 2016. Most value of production came from horticulture including nurseries, cut flowers and vegetables and poultry. Agricultural land uses occur mainly around Dural, Fiddletown and Glenorie.

Hornsby Shire's rural areas have a much greater share of agriculture, forestry and fishing (7.7 per cent) than urban areas (0.3 per cent), as well as construction jobs (12 per cent compared to 7.4 per cent). The industry strengths in urban areas are health care and social assistance (19.2 per cent of jobs, compared to 10 per cent in rural areas).

In the rural area, health care and social assistance is the largest employment industry (6,759 jobs), followed by education and training (4,753 jobs) and retail trade (4,669 jobs). Hornsby Shire's rural areas also contain 588 agriculture, forestry and fishing jobs. In comparison, the urban area only contains 116 agriculture, forestry and fishing jobs (which may be administrative jobs linked to those fields, or jobs located in light industrial areas within the urban area).

Other large industries in Hornsby Shire's rural area (as a proportion of the population) are retail trade (946 jobs), education and training (935 jobs), and construction (919 jobs).

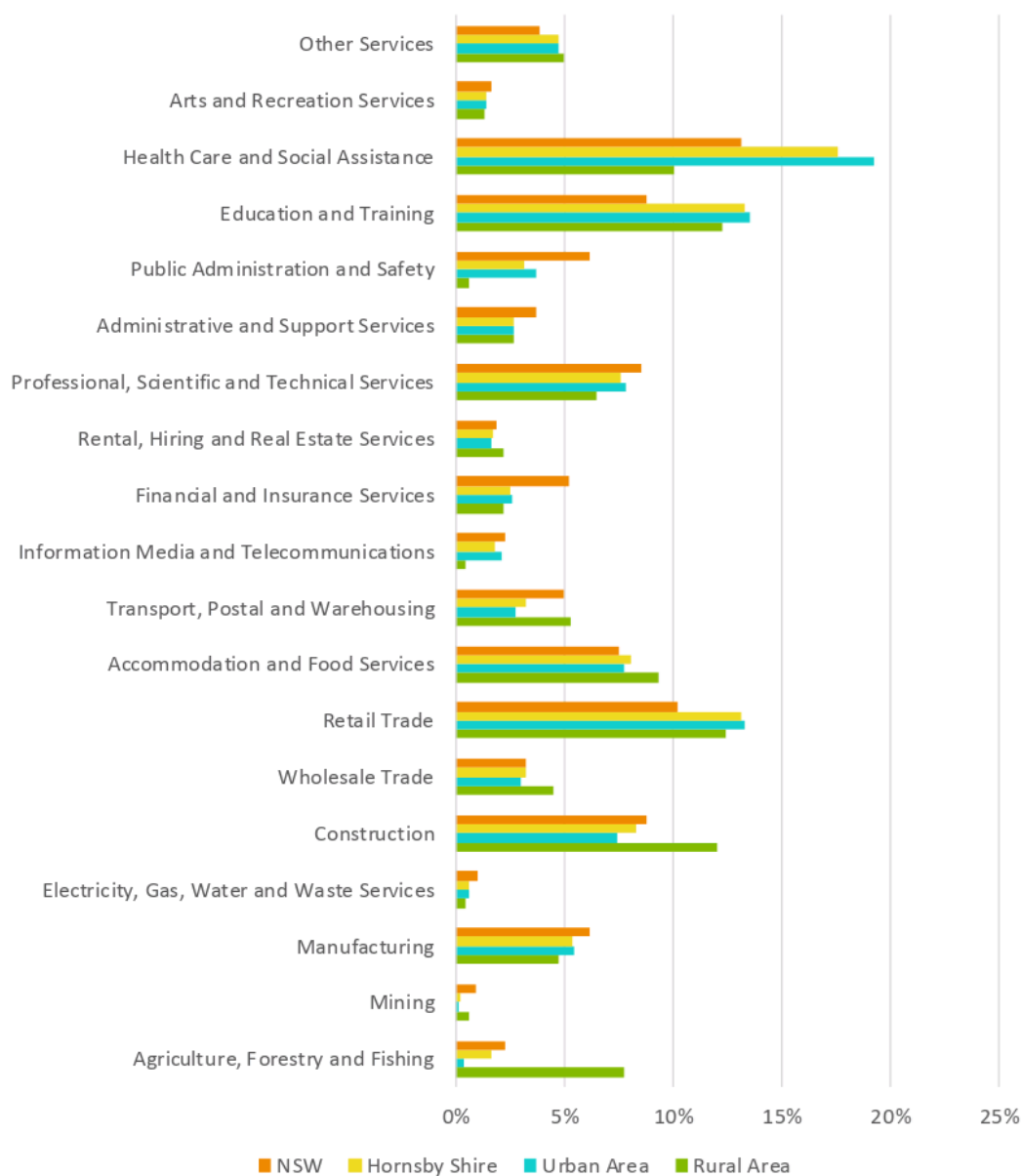
Figure 31, overleaf, shows the employment industry breakdown across different job types, comparing NSW, the Hornsby LGA and urban/rural areas within the LGA. Compared to NSW, the Hornsby rural area has strong representation in agriculture, forestry and fishing, and construction (this is the share of people working in those sectors compared to the State profile).

¹⁴ Onsite wastewater management, EPA, available from: <https://ref.epa.vic.gov.au/your-environment/water/onsite-wastewater>

¹⁵ Based on information from Water NSW and EPA.

¹⁶ Hornsby Shire Council, Sewerage management, available from: <https://www.hornsby.nsw.gov.au/property/myproperty/developing-my-property/sewerage-management>.

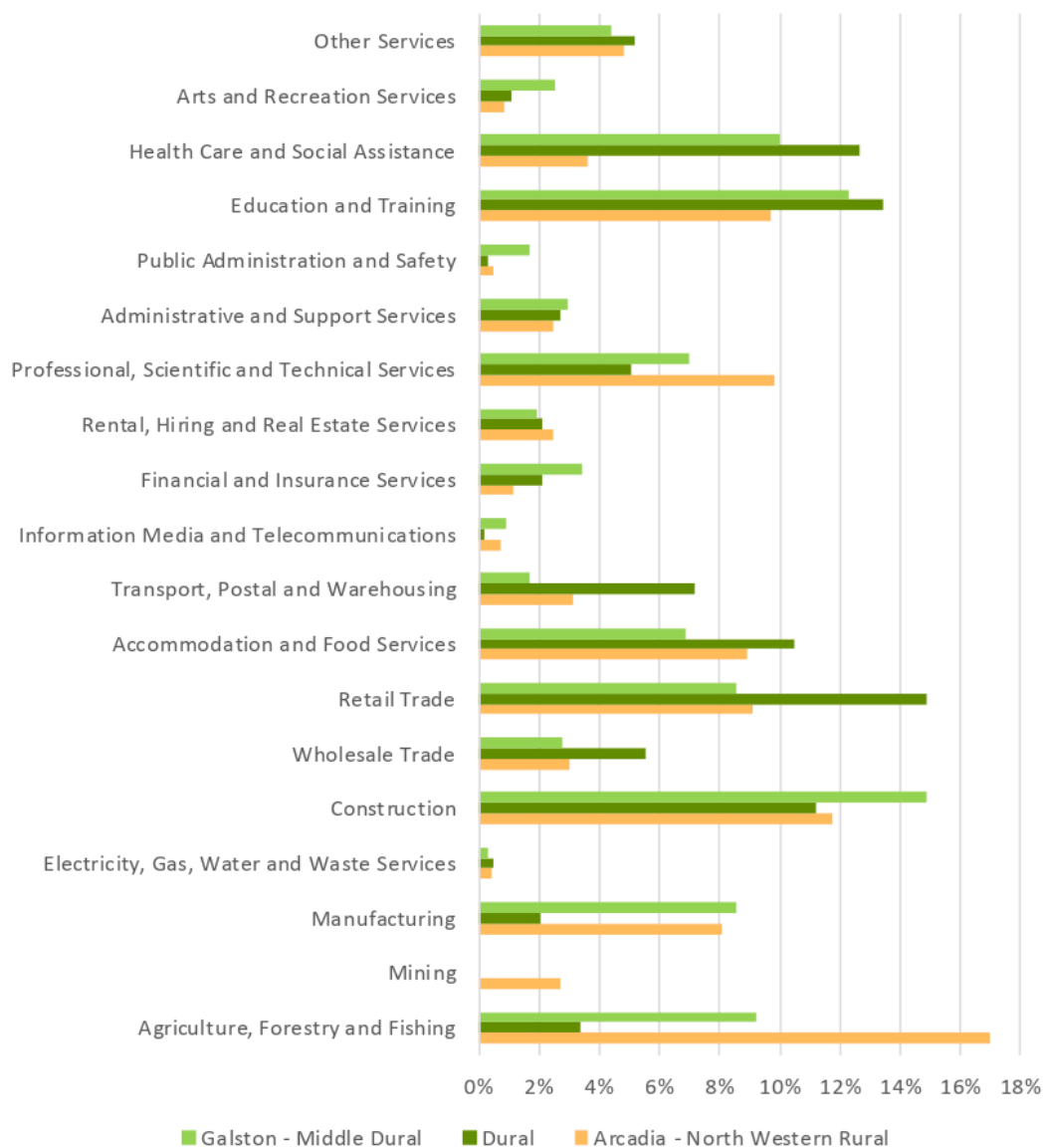
FIGURE 31: HORNSBY EMPLOYMENT BY 1-DIGIT ANZIC EMPLOYMENT PERCENTAGE SHARE (2016)



Source: ABS Census TableBuilder (2016) .

The chart below shows how employment is divided between sectors across Hornsby Shire's rural area. Arcadia-North Western Rural has a significantly higher share of agriculture, forestry and fishing jobs (17 per cent) (Figure 32). Construction takes up Galston-Middle Dural's highest share of employment (14.9 per cent) while retail trade is Dural's largest employment sector (14.9 per cent). Refer to Figure 9 for a map of the profile areas.

FIGURE 32: HORNSBY RURAL AREAS EMPLOYMENT BY 1-DIGIT ANZIC EMPLOYMENT % SHARE (2016)



Source: ABS Census TableBuilder (2016)

The Australian Bureau of Statistics (ABS) collects information about employment industries using a structure called ANZSCO, which has five levels of data.¹⁷ The most detailed employment category is the level called “occupations” (jobs). Occupations are grouped together to form unit groups, which have a higher-level umbrella term to describe the types of work people do. For this analysis, the 4-digit ANZSCO employment figures are used. The data analysis focuses on the occupations/jobs people do, to understand what work people are doing and where, across the Hornsby Shire.

Over the following pages, employment figures are presented (refer to the Appendix for further information):

- Agriculture, forestry and fishing
- Mining
- Manufacturing
- Transport, postal and warehousing
- Construction
- Professional, scientific and technical services.

Agriculture, forestry and fishing jobs are most strongly represented in Arcadia-North Western Rural and Dural, where most nursery production, floriculture and vegetable growing occurs. There are also some floriculture and nursery production jobs in Galston-Middle Dural, however the sector is smaller than elsewhere.

Mineral sand mining, gravel and sand quarrying, and other construction mineral mining are occurring in Arcadia-North Western Rural; these jobs are concentrated in the northern part of the LGA, around Maroota.

In Galston-Middle Dural there are 73 poultry processing jobs while other manufacturing jobs are not strongly represented across the rural area (although some human pharmaceutical and medicinal product manufacturing, and veterinary pharmaceutical and medicinal product manufacturing is occurring in Arcadia-North Western Rural).

Dural contains a variety of employment across the transport sector, including urban bus transport (148 jobs), postal services (42 jobs) and road passenger transport (32 jobs), interurban and rural bus transport (combined 58 jobs), which likely service both the local rural residential, and nearby urban populations. There are 26 road freight transport jobs in Arcadia-North Western Rural, likely linked to the mining activities occurring in the northern rural areas.

Dural has a stronger representation of jobs in the construction sector than other rural areas in Hornsby Shire, focussed on electrical services (102 jobs), house construction (68 jobs) and plumbing services (53 jobs). As Dural has relative proximity to Hornsby Shire’s urban area, these jobs likely service both the rural and urban populations. Meanwhile, in Arcadia-North Western Rural there are 30 jobs in site preparation services, an industry likely associated with this area’s mining sector in Maroota.

Arcadia has a higher number of veterinary services jobs (73) compared to the other rural areas. Accounting services are high in Dural (41 jobs). Other sub-industries of professional, scientific and technical services are more evenly spread across the rural areas. Further detail is available in Appendix 3.

Employment change over time

The analysis in this section is based on data from .id Consultants prepared for Hornsby Shire Council, as it did not contain forecasts for employment figures this has been added to with further research.

Over the period from 2011 to 2016, jobs in wholesale trade reduced by -4.23 per cent, while the sector was comparatively stable in the urban areas (-1.5 per cent) (Figure 33).

Health care and social assistance was the largest employment sector in the urban area in 2016. Over the five years between 2011 to 2016, this industry also grew as a proportion of jobs in Hornsby Shire’s rural area. The sector grew at a faster rate (+2.1 per cent) compared to urban areas (+1 per cent), a trend which is reflected around Australia as the health care sector undergoes expansion and innovation.

¹⁷ For more information, refer to the ABS Website, 1220.0 ANZSCO – Australia and New Zealand Standard Classification of Occupations: <https://www.abs.gov.au/ausstats/abs@.nsf/0/E3031B89999B4582CA2575DF002DA702?opendocument>

FIGURE 33: HORNSBY EMPLOYMENT BY 1-DIGIT ANZSIC EMPLOYMENT PROPORTIONAL CHANGE (2011-16)



Source: SGS Economics and Planning, based on ABS Census data, 2011-2016.

Figure 34 shows the proportional change in employment sector market share from 2011 to 2016. Across Hornsby Shire's rural areas, employment in construction grew, focussed in Galston-Middle Dural (+5.3 per cent). Wholesale trade decreased, mostly in Arcadia-North Western Rural (6.8 per cent).

The number of jobs in health care and social assistance grew in Dural (+2 per cent) and Galston-Middle Dural (+2.3 per cent).

FIGURE 34: HORNSBY RURAL AREAS EMPLOYMENT BY 1-DIGIT ANZSIC EMPLOYMENT PROPORTIONAL CHANGE (2011-16)



Source: SGS Economics and Planning, based on ABS Census data, 2011-2016.

Rural Villages in Hornsby Shire

Within the rural area, Hornsby Shire has four key villages namely Dural, Galston, Glenorie and Wisemans Ferry. This section estimates floorspace and job numbers within and around those centres and considers how that may change into the future.

It is noted that Middle Dural and Arcadia also contain schools and/or a small number of shops, however these have not been examined due to small numbers which can lead to inaccuracies when interpreting the data.

These villages are important to understand, given they play several roles within the broader rural area in Hornsby Shire: as places to live, work, visit and access basic services people need to go about their daily lives. Given the peri-urban location of the LGA, larger centres service people's more occasional needs and are still (relatively) close by.

The role and function of rural villages

The *Greater Sydney Region Plan* emphasises:

The distinctive towns and villages of the Metropolitan Rural Area offer opportunities for people to live and work in attractive rural or bushland settings, close to a major city. They provide focal points for local communities and rural industries. They contain scenic and cultural landscapes which are important to the history and character of Greater Sydney, and are popular with tourists and visitors.

Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority. Ongoing planning and management of rural villages will need to respond to local demand for growth, the character of the town or village and the values of the surrounding landscape and rural activities.

Rural villages are distinct from urban areas as they have a largely local population-serving role, in that they provide mainly for resident's needs. In contrast, large urban centres such as Hornsby typically have a much larger catchment and play a role servicing people's needs across LGA boundaries.

These centres service their surrounding rural areas and provide for any visitors to the area. Increases in population in the surrounding rural area, nearby urban areas, and tourism can lead to demand for expansion together with greater demand for infrastructure (sewerage, water, telecommunications, waste facilities and roads).¹⁸

This section examines the size of Hornsby's rural villages now, and considers how the employment floorspace and job numbers may change into the future. The analysis is based on available floorspace and projected population-related growth, which also influences employment numbers. This is because most jobs in Hornsby's rural villages are related to the local population, with some health and education jobs. Some are linked to land uses in the surrounding area such as agriculture and industrial activities.

To interpret the likely size of employment and forecast growth in each centre (Dural, Galston, Glenorie and Wisemans Ferry), TPA projections were used. TPA uses Travel Zones (small area) to interpret data from larger areas and create a local projection for population, workforce and employment using a model that receives inputs around likely factors that characterise an area. The TPA baseline (2016) floorspace projections were also measured against Geoscape PSMA floorspace data which measures the area of actual buildings based on their footprint.

The HillPDA Employment Land Use Study

As part of the accelerated LEP review, Council commissioned an *Employment Land Use Study* from HillPDA, which examined centres across Hornsby's urban area, including Galston, Wisemans Ferry and Dural. The Employment Land Use Study is in draft form and has not yet been endorsed by Council, however its preliminary findings are used to inform the Rural Lands Study. The overarching employment precinct sizes from that study are shown in the chart and tables overleaf.

In Hornsby's activity centre hierarchy, identified by HillPDA in the draft *Employment Land Use Study* (2019), Dural is identified as a small village, while Galston is identified as a neighbourhood centre. The HillPDA review also looks at "Dural Service Centre", which is the Dural South Industrial Area zoned IN2.

¹⁸ Highlighted in the Ag Econ Plus Report, *Values of the Metropolitan Rural Area of the Greater Sydney Region*.

Most economic and employment activity in Glenorie and Wisemans Ferry occurs on the western side of Old Northern Road, within The Hills Shire Council boundary. To understand the function of these towns for their local rural populations, the investigation area was expanded by SGS to include commercial land on The Hills Shire side of Old Northern Road. A summary of key figures from the HillPDA Study are included below, followed by additional analysis and discussion from SGS.

TABLE 8: NON-RETAIL FLOORSPEACE DEMAND BY PRECINCT

Precinct	Supply in 2019	Demand in 2019	Additional Demand in 2026*	Additional Demand in 2036*
Galston	4,3847	4,032	206	936
Other centres**	37,172	25,030	-7,347 (oversupply)	-2,667 (oversupply)

Source: HillPDA 2019 Land use audit (excludes residential space), as presented in the Hornsby Employment Lands Study, 2019 (HillPDA).

* Assumes an increase in target RTDs at 0.4% per annum.

**combined villages, small villages, neighbourhood and rural village.

HillPDA's **recommendations** for Hornsby's rural villages were:

- "Establish a minimum non-residential floorspace ratio of 0.8 to encourage more business support uses (for Galston village only)."
- "A portion of the Galston Village containing The Grove residential living and the residential component to the north along Griffith Close is currently not contributing to the local centre function. Rezone areas to R2 Low Density Residential where they do not contribute commercial uses."
- "Undertake meaningful engagement with local agriculture producers and rural and tourism industries to determine pathways to further support the productivity of rural lands as part of the rural land strategy and economic development strategy."
- The proposed hierarchy of centres identifies Galston village as a local centre
- The plan recommends retaining Dural rural village in its current role
- Wisemans Ferry classified as a neighbourhood centre.

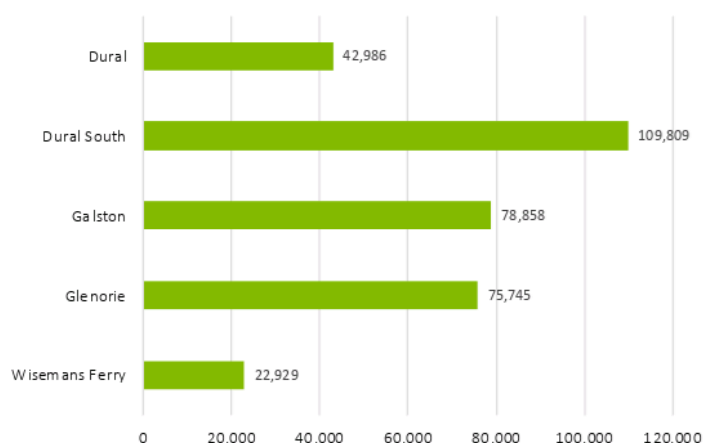
HillPDA suggests the total net growth in floor area for Galston would be 2,490 sqm from 2016-2036, with a current vacancy rate of 380 sqm (15%). A recommendation of the study was that steps to reduce vacancy rates across centres to 2.5%, including capping the proportion of residential floorspace on commercial lots.

Employment floorspace modelling

SGS' employment space by employment estimates for the rural villages are based on the same datasets as HillPDA (TPA Projections), however the catchment areas have been broadened to include land around the immediate centres; while HillPDA only examined land in commercial or industrial-zoned land.

The investigation area for Hornsby's rural villages encompasses some land outside the town centres, as well as the town or village commercial core. This is to capture a holistic picture of jobs available in the immediate surrounds and may also pick up some home businesses or activities occurring on rural properties.

FIGURE 35: EMPLOYMENT FLOORSPEACE ESTIMATES FOR RURAL CENTRES (SQM)



Source: SGS Economics and Planning, 2019, based on Geoscape PSMA floorspace data.

The analysis found employment around rural centres is relatively dispersed, with a range of activities occurring both within and outside the commercial areas of each centre (including home businesses). It is difficult to pinpoint the exact floorspace numbers, given small area forecasts in rural locations typically cover a much larger statistical area than urban area.

Broken down by zone, the approximate amount of floorspace in each investigation (larger) area around the rural centres is shown below in Table 9.

TABLE 9: FLOORSACE IN SPACE RURAL CENTRES

Zone	Dural	Dural South Industrial Area	Galston	Glenorie	Wisemans Ferry	Total (sqm)
B1	2,370		9,466	6,767	2,207	20,811
B2		22,090				22,090
E1					246	246
E3					3,108	3,108
IN2		59,803		22		59,825
R2	13,102	12,343	54,213	40,811		120,470
R3	229					229
RE1					402	402
RE2				1,089	2,588	3,677
RU2	25,594	11,231	367		378	37,570
RU4			24,100	7,244		31,343
RU5	5,292					5,292
RU6	15,578			18,158		33,735
SP2 (Infrastructure)			604		50	654
SP3 (Tourism)					10,067	10,067
W1					10	10
Total (sqm)	62,165	105,468	88,749	74,091	19,057	349,529

Source: SGS Economics and Planning, 2019, based on Geoscape PSMA floorspace data.

Reflecting HillPDA's findings and current zoning, there is a large amount of residential floorspace within the Galston town area and surrounds.

Floorspace and employment forecasts

As the population grows, it generates demand for services that enable people to go about their daily lives: *population serving jobs*. These include post offices, supermarkets, tax and real estate agents, and retail. In Hornsby's rural centres, there are also some health and education jobs, and jobs linked to rural activities, such as farm supplies. However, over time if agricultural activity continues to decline, fewer industry-serving businesses will operate from these centres.

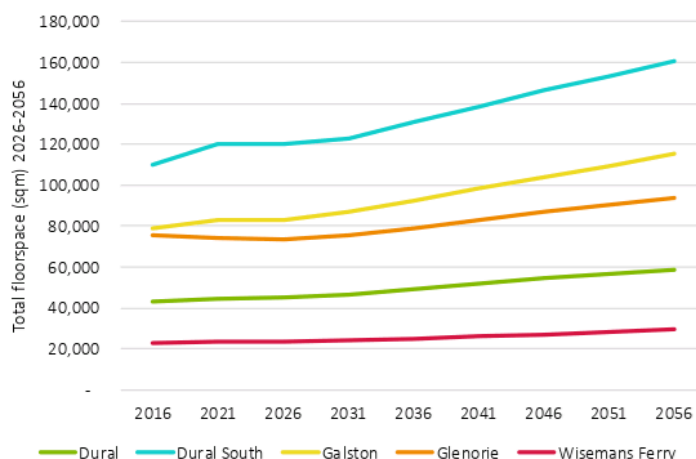
Excluding Dural South industrial area, Dural is the largest centre in Hornsby Shire's rural area. Due to its proximity to urban areas, it has a diverse mix of job types compared to the smaller centres in Galston, Glenorie and Wisemans Ferry.

For 2016-2056, estimates have been made about each of the rural centres by industry sector. These figures are an indication only but demonstrate the likely industry profile of rural centres into the future, especially considering their role in supporting the rural and rural residential populations around them.

Figure 36 shows strong growth in Dural South, reflecting its different role as an industrial centre that services the nearby urban areas, while also accommodating some businesses that supply the rural area (although this has decreased over time).

The role each rural centre plays as a service centre means some employment growth will occur over time, despite the nexus between rural activities/rural industries decreasing. The forecast floorspace growth between HillPDA and SGS' estimates are generally aligned (noting the estimate above extends out to 2056).

FIGURE 36: ESTIMATED FLOORSPACE IN RURAL CENTRES 2016-2056



Source: Source: SGS Economics and Planning, based on TPA projections.

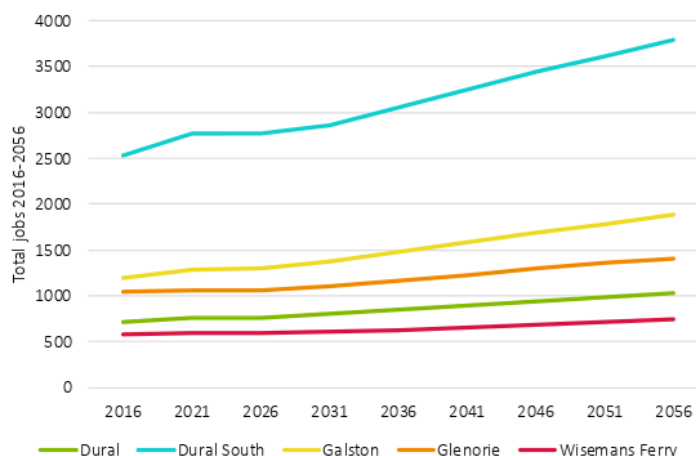
Jobs in rural centres

The floorspace estimates presented above are based on job numbers, taken from the TPA projections (as described earlier).

Dural, Galston, Glenorie and Wisemans Ferry show modest growth from 2016-2056, likely in line with population growth and some changes in broader industry trends. Due to its industrial zoning, Dural South shows greater potential for jobs growth as the nature of industry changes and some higher order jobs are located there.

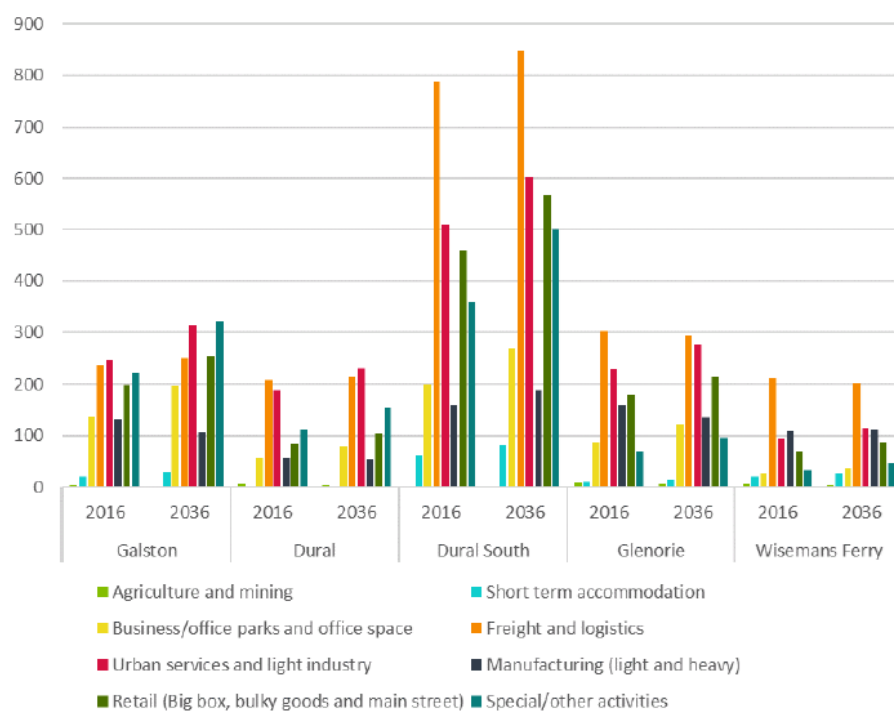
As identified in the HillPDA report, several factors can influence the future of centres including the availability of appropriately zoned land with the right size, the infrastructure provision which attracts businesses to locate in an area, and broader supply chains.

FIGURE 37: ESTIMATED JOBS IN RURAL CENTRES 2015-2056



Source: SGS Economics and Planning, based on TPA projections.

FIGURE 38: ESTIMATED CHANGE IN JOB NUMBERS 2016-2036



Source: SGS Economics and Planning, 2019, based on TPA projections. Industry categories based on BLC classifications.

Given the proportion of residents living within close proximity to the rural villages, especially Galston, Dural and Glenorie, it is likely these jobs which previously served agriculture, may be replaced with uses that respond to people's residential needs.

For Glenorie, Galton and Dural, the estimates show growth in those sectors likely to service nearby urban populations; one function of rural areas. Retail jobs are likely to remain relatively stable given their link to the surrounding population. In contrast, manufacturing jobs are likely to decrease given the broader national trend currently affecting this sector.

Into the future, Hornsby's rural villages will be important to provide services that support nearby agricultural, tourism and other businesses across the rural area. They will also contain and continue to provide services that support the nearby resident population.

Based on the *GSRP*, villages play an important role providing some housing and in Hornsby Shire the villages could also play a stronger role in supporting the visitor and tourism economy; uses that would benefit from the surrounding rural landscape setting.

To understand the long-term floorspace and employment numbers in more detail (and how this growth would be accommodated), a detailed structure plan should be prepared that understands current floorspace capacity within the town/village boundaries, and whether there is sufficient appropriately zoned land to do so; noting that the rural villages are not expected to meet job/housing targets set for urban areas in the *GSRP*.

What we heard: trends in farm-related businesses

Through community engagement for this project, people reported that farm-related businesses (e.g. farm supplies and farm machinery mechanics) have slowly moved out of Hornsby Shire's rural villages over time, as the farming activities decline and the demand for such services lessens.

Further analysis related to farming and agriculture jobs is included at Chapter 4.

3.6 Environmental profile

The geography of the Hornsby LGA is defined by the Hornsby Plateaux, together with the influence of the Hawkesbury River. The geological formations of Hawkesbury sandstone with underlying remnants of overlying Wianamatta group sediments and underlying Narrabeen group have strongly influenced the land uses of suburban development, with pockets of rural uses taking advantage of relatively better soils found on the weathered Wianamatta group on the plateaux.¹⁹

Interim Biogeographic Regionalisation for Australia (IBRA)

Bioregional classifications (regions and subregions) were developed in 1993-4 and are endorsed by all levels of government as a key tool for identifying land for conservation. For this study, the IBRA sub-regions have been used as a starting point to understand how the interplay between geology, landform, water body and vegetation influences the look and feel of the landscape across Hornsby Shire. Soil types, rock formation, topography and the availability of water also shape the types of land use across an area, and the types of agriculture that occur in different locations.

Australian bioregions capture the patterns of ecological characteristics in the landscape and underlying environmental features and patterns of use of the land, providing a natural framework to recognise and respond to biodiversity values. Bioregions are relatively large land areas characterised by broad, landscape-scale natural features and environmental processes that influence the functions of entire ecosystems. They capture the large-scale geophysical patterns across Australia. These patterns in the landscape are linked to fauna and flora assemblages and processes at the ecosystem scale, and provide a useful means for simplifying and reporting on more complex patterns of biodiversity.²⁰ Planning for biodiversity at this scale recognises the significance of these natural processes and gives us the greatest opportunity to conserve biodiversity in sufficient numbers and distribution to maximise its chance of long-term survival.

The Sydney Basin

Under the IBRA classification system, the Hornsby LGA is located within the Sydney Basin region, described as follows:

The Sydney Basin Bioregion lies on the central east coast of NSW and covers an area of approximately 3,624,008 ha (IBRA 5.1). It occupies about 4.53% of NSW and is one of two bioregions contained wholly within the state. The bioregion extends from just north of Batemans Bay to Nelson Bay on the central coast, and almost as far west as Mudgee.

The bioregion is bordered to the north by the North Coast and Brigalow Belt South bioregions, to the south by the South East Corner Bioregion and to the west by the South Eastern Highlands and South Western Slopes bioregions.

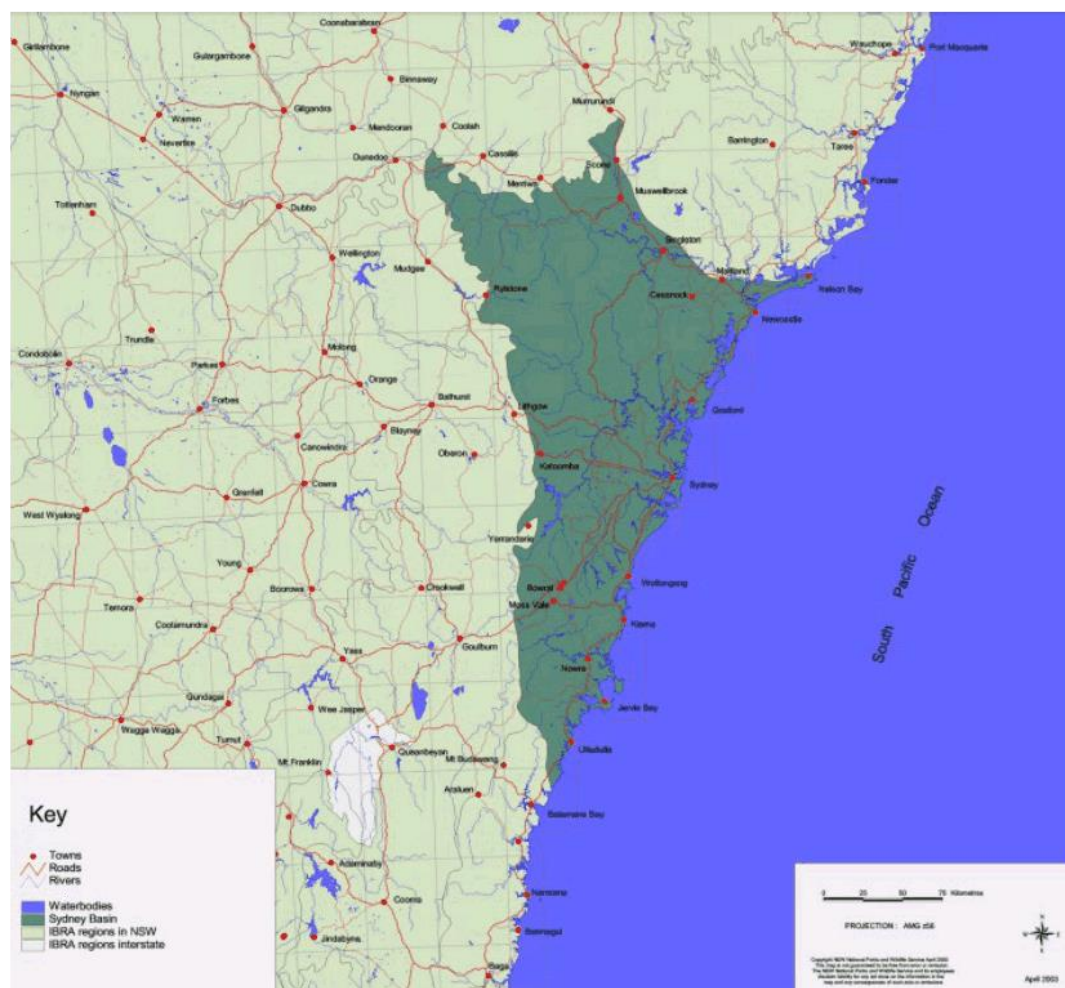
As well as Sydney itself, the Sydney Basin Bioregion encompasses the towns of Wollongong, Nowra, Newcastle, Cessnock, Muswellbrook and Blue Mountains towns such as Katoomba and Mt Victoria. It includes a significant proportion of the catchments of the Hawkesbury Nepean, Hunter and Shoalhaven river systems, all the smaller catchments of Lake Macquarie, Lake Illawarra, Hacking, Georges and Parramatta Rivers, and smaller portions of the headwaters of the Clyde and Macquarie rivers.²¹

¹⁹ AgEcon Plus, *Values of the Metropolitan Rural Area*, 2017, p. 105.

²⁰ NSW National Parks and Wildlife Service, 2016, *Bioregions Explained*, Available from URL: <<https://www.environment.nsw.gov.au/bioregions/BioregionsExplained.htm>>.

²¹ NSW National Parks and Wildlife Service, 2003, *The Bioregions of New South Wales: their biodiversity, conservation and history*, NSW National Parks and Wildlife Service, Sydney.

FIGURE 39: SYDNEY BASIN BIOGEOGRAPHIC REGION

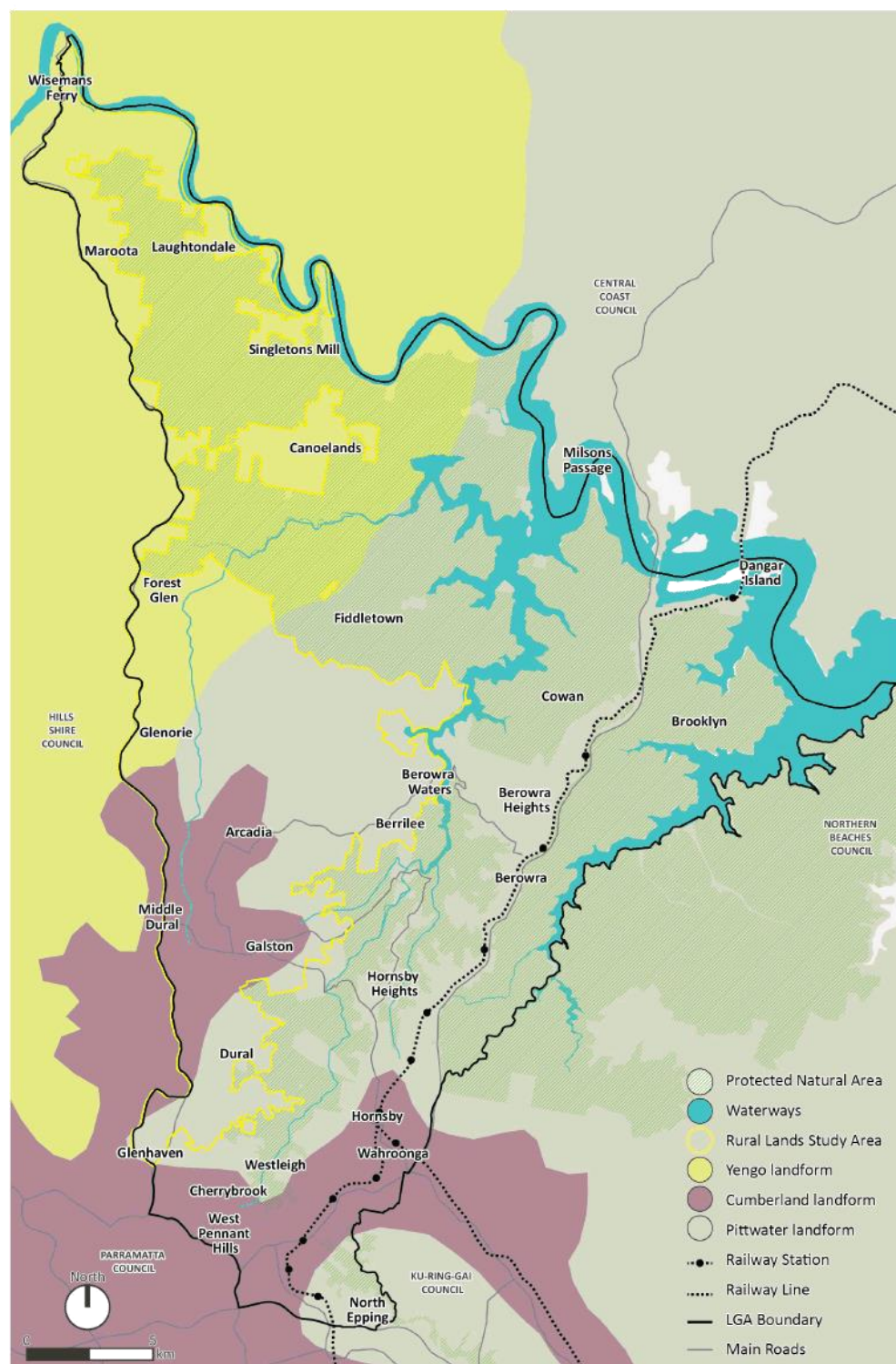


Source: NSW Government, 2003

As illustrated in Figure 40 the Hornsby LGA straddles three IBRA subregions within the Sydney Basin:

- **Cumberland:** The southern and western parts of the LGA, from Hornsby to Cherrybrook and Dural, extending as far north as Galston, Glenorie and over to Fiddletown.
- **Pittwater:** North of Hornsby, contains the Berowra Valley and Berowra National Park, up to the Hawkesbury River and contains Berrilee, Berowra Heights, Dangar Island.
- **Yengo:** North of Glenorie, extends to the Hawkesbury River just east of Singleton's Mill, and contains Forest Glen, Canoelands, Laughtondale, Maroota and Wisemans Ferry.

FIGURE 40: IBRA SUB-REGIONS IN THE SYDNEY BASIN



Source: SGS Economics and Planning, based on IBRA data and Mitchell Landscapes, 2020.

FIGURE 41: THE SANDY SOILS OF THE MAROOTA LAND SYSTEM SUPPORT A DIFFERENT, HEATHY VEGETATION PROFILE THAN ELSEWHERE IN THE LGA



Source: SGS Economics and Planning, 2019.

While IBRA regions are one component of defining landscape areas, their definition and sub-regional boundaries will form the basis for identifying more detailed landscape area boundaries within the Hornsby LGA as part of this project.

Geology and landform

Landform is a feature on the earth's surface that is part of the terrain. Mountains, hills, plateaus and plains are the four major types of landform. Minor landforms include buttes, canyons, valleys and basins. Tectonic plate movement under the Earth can create landforms by pushing up mountains and hills. Erosion by water and wind can wear down land and create landforms like valleys and canyons. Both processes happen over a long period of time, sometimes millions of years.

The *Greater Sydney Region Plan* (GSRP) identifies landform across Greater Sydney, defined by topography and other underlying geological features. The Hornsby LGA lies across a sandstone plateau (the Hornsby Plateau), and the Cumberland Plain. Its altitude varies from ridgelines greater than 250 metres above sea level, to steeply incised valleys below 25 metres above sea level. In some cases, the fall may be 200 metres of a run of less than 1 kilometre, where from high points viewers are afforded a range of panoramic views over hills and valleys, interspersed with enclosed and filtered views from the valley floor.

Sydney Basin

The Sydney Basin is one of the four major structural features of eastern Australia and has well-defined geographical and structural boundaries. The landform was created over a long time, culminating in final major tectonic movements during the late Triassic period. The Hornsby LGA falls across the Hornsby Plateau, which is characterised by sedimentary rock on an eroded basement of granite and metamorphic rocks. In Hornsby this is predominantly the quartzose Hawkesbury Sandstone, which forms cliffs and dominates the landscapes, including many impressive outcrops across the Hornsby Plateau and Cumberland Basin.

The geomorphology of Sydney's sandstone lands has been categorised as the repetition of three landform sub-types: gently dipping plateau summits and upland valleys; cliff lines, and valley sides and floors.²² The landform are found in great variation across the Hornsby LGA.

Hornsby Plateau and Cumberland Plain

Around the Cumberland Plain, the sedimentary rocks rise gently to the north and south, but more steeply to the west, to form a number of structural plateaux, encircling and dipping inward toward the Cumberland Plain. These structural plateaux (notably in the Hawkesbury Sandstone), rise to the north (the Hornsby Plateau), south and west (Woronora and Nepean Plateaux and Illawarra Plateau, and Blue Mountains and the Newnes Plateau respectively).²³

The Hornsby Plateau rises from near sea level to an altitude of between 100 and 200 metres. While the plateaux are mainly cut from a single stratigraphic unit (generally, resistant sandstone), the summits are commonly a relatively narrow series of flat-topped ridges, flanked by broad benches commonly linked to differential weathering of various beds within sandstone. Major streams have cut deep, valley walls. Smaller streams on the plateaux surfaces often flow through broad, low gradient, sediment-filled swampy depressions.²⁴

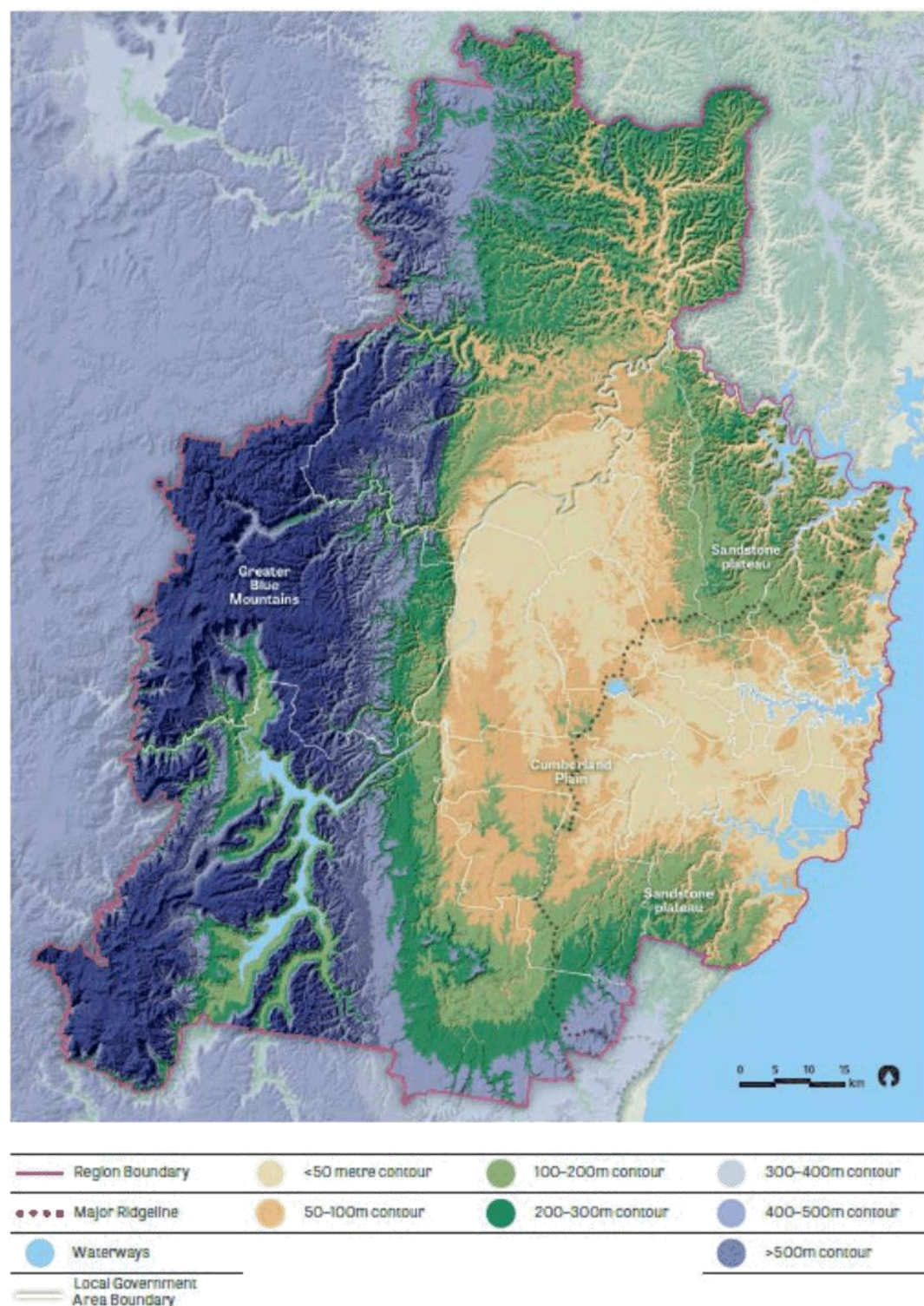
In the Hornsby Plateau, valleys cut in the Hawkesbury Sandstone are not as deep as elsewhere in the Sydney Basin; consequently, valley sides are generally sloping or of steep gradient. Valley bottoms are often narrow and rugged.

²² Wray, R. A., *Solutional landforms in quartz sandstones of the Sydney Basin*, University of Wollongong, 1995, p. 62.

²³ Young, R. W., and Young, A. R. M., *Altogether Barren, Peculiarly Romantic: The Sandstone Lands Around Sydney*, in *The Australian Geographer*, 1988, Vol. 19, pp. 9–25.

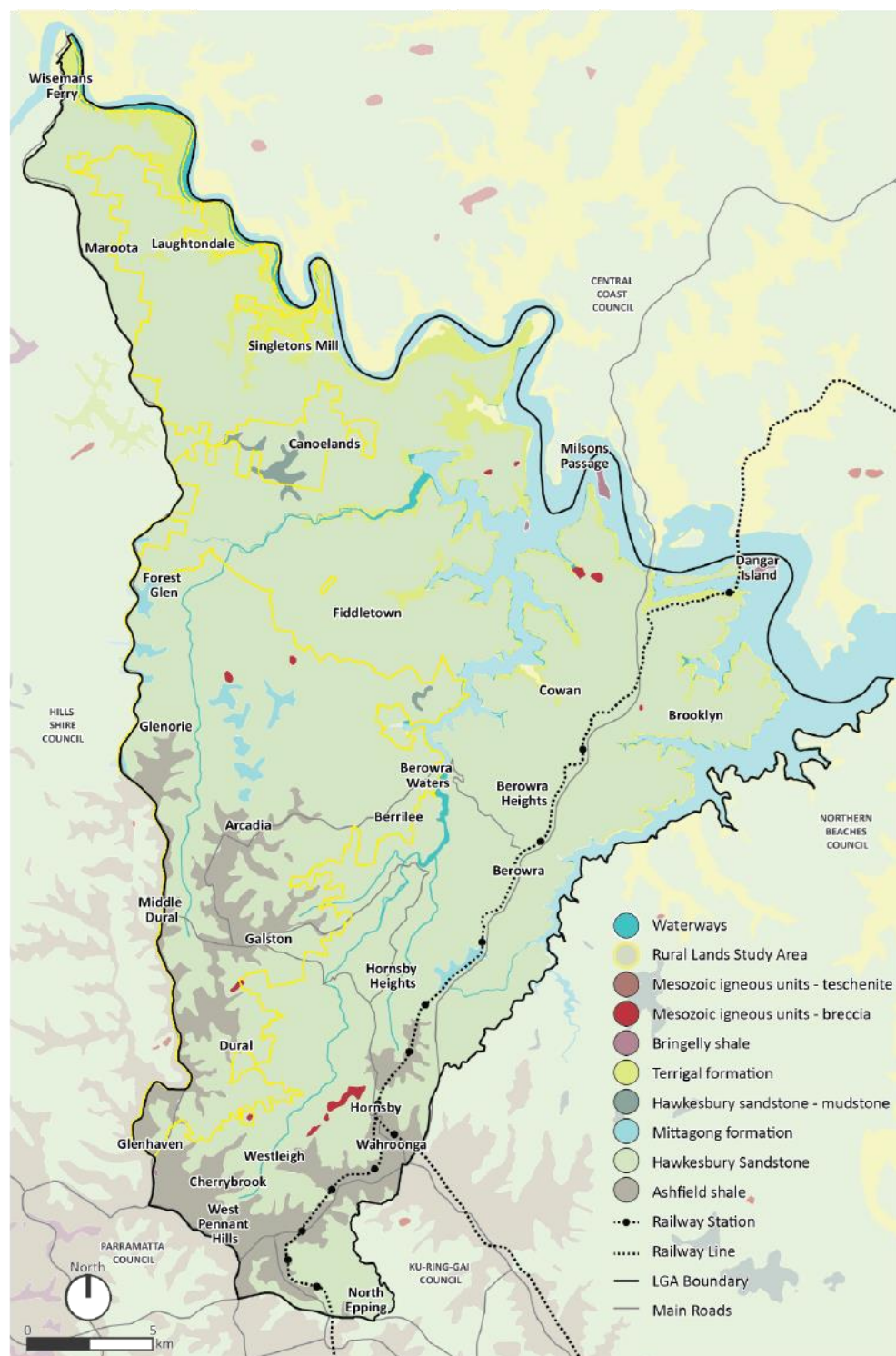
²⁴ *ibid.*

FIGURE 42: LANDFORM OF GREATER SYDNEY



Source: Greater Sydney Commission, Greater Sydney Region Plan, p. 159.

FIGURE 43: GEOLOGY IN THE HORNSBY LGA



Source: SGS Economics and Planning, based on NSW Government data.

Landform in the Hornsby LGA

The geology of the Hornsby LGA was largely formed during the late- to early Triassic period. The Sydney Basin and its terrain is dominated by sandstone, which often appears in the landscape on cliff faces, escarpments and rocky outcrops. Its iconic stratigraphy lined with darker striations is a key feature of the Basin and can be found throughout the Hornsby LGA. The landform is highly varied, characterised by rolling slopes and deep valleys. It is of great antiquity, and geological change has been remarkably slow.

The two dominant geological formations of the Hornsby LGA are the Hawkesbury sandstone (north of Glenorie and east of Galston up to the Berowra Creek and Hawkesbury River) and Ashfield Shale (in the southern parts of the LGA and along ridgelines reaching up to Glenorie).

The Hawkesbury sandstone is made up of quartz sandstones, shales and red-brown clay-stones. The landform is typically overlain with Hawkesbury Sandstone where it occurs in Hornsby. Along creeklines and waterways, the Hawkesbury Sandstone is often visible as steep escarpments, rocky outcrops and steep valleys with dramatic stratigraphy. Quartz sandstone is typically made up of 80 to 100 per cent quartz, and the common soil profile is red or yellow, deep or shallow sands which are often single grained.

Ashfield Shale appears black to light grey, made up of grey shale and laminate. Some examples of outcrops can be seen, with an appearance much more grey than in the This landform often overlies Hawkesbury Sandstone, shale and dark grey-to-black siltstone. It occurs along ridgelines throughout the southern parts of the LGA, interspersed with the Buralow Formation. In other locations, patches of Mittagong Formation appear on ridgelines, characterised by interbedded shale, laminate and medium-grained quartz sandstone. Shale rock is typically made up of 80 to 100 per cent clay, with low nutrient levels and inert oxides.

Waterform

The Hornsby LGA is within two major river catchments: the Hawkesbury River catchment (which covers most of the LGA north of Pennant Hills and Normanhurst), and the Port Jackson/Georges River catchment (Cheltenham).

The Hawkesbury-Nepean catchment is the longest coastal catchment in NSW. The Hawkesbury River flows for 470 kilometres, from south of Goulburn near Lake Bathurst to Broken Bay, draining 21,400 square kilometres (or 2.14 million hectares) of land.

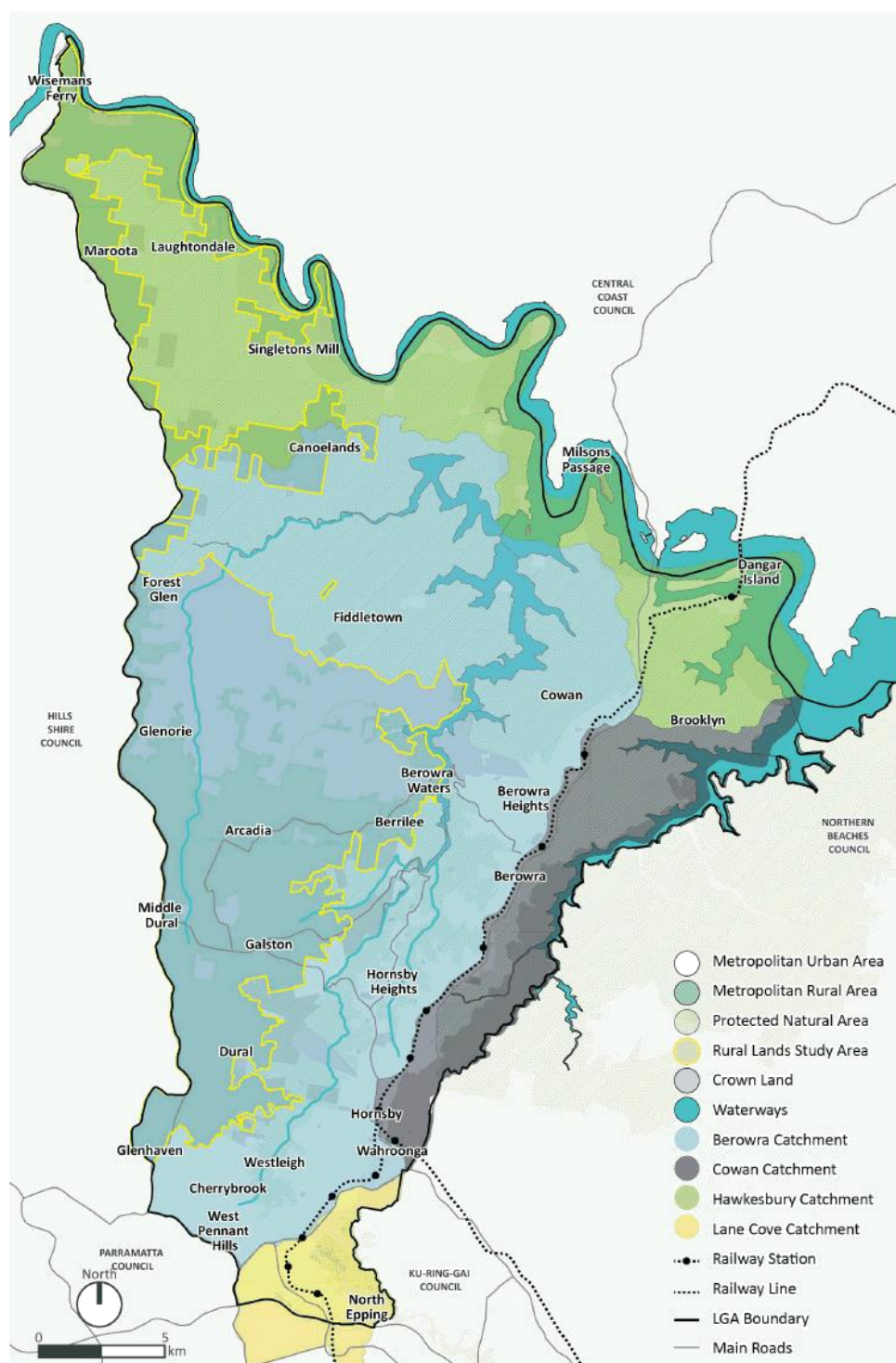
The northern boundary of the Hornsby LGA is defined by the Hawkesbury River, which dominates the landscape from Wisemans Ferry to the remote and beautiful localities of Laughtondale and Singletons Mill. (In these locations, views are framed by the Hawkesbury River to the north, and steep hills towards the Marramarra National Park in the south.)

The Berowra Creek and valley forms an approximate boundary through the LGA between the rural areas of Berowra Waters, Berrilee and Galston, and land in the Berowra Valley National Park. Along the Pacific Highway and railway line, on the eastern side of the Berowra Creek, are the urban settlements of Berowra Heights, Berowra, Mount Kuring-Gai, down to Hornsby and Cheltenham. Several creeklines branch from the Berowra Creek across the urban and rural parts of the LGA. The eastern boundary of the LGA is defined by Cowan Creek.

Along the Hawkesbury River, Berowra Creek and Cowan Creek, the riparian environment is host to Mangrove, Saltmarsh, *Zostera* and *Posidonia* vegetation communities.²⁵ Mangrove and Saltmarsh forests, which reach up as far as Laughtondale, are important nursery habitats for fish.

²⁵ NSW Department of Primary Industries, *Mapping the estuarine habitats of NSW*, available online from URL: <<https://www.dpi.nsw.gov.au/content/research/areas/aquatic-ecosystems/estuarine-habitats-maps>>.

FIGURE 44: MAJOR CATCHMENTS IN HORNSBY SHIRE



Source: SGS Economics and Planning, 2019, based on data from DPI.

Vegetation and biodiversity

Thirty-four native vegetation communities have been identified across the Hornsby LGA (excluding land in national parks). Those occurring within the rural area are identified in Figure 51. Due to land clearing for agriculture and urban development, some endangered communities (such as the Angophora-Red Mahogany Forest and Shale Gravel Transition Forest) are only represented by remnant trees without native understorey.

Several vegetation communities in Hornsby Shire have national, state, regional or local-level significance. Six communities make up 83 per cent of the land surveyed: Peppermint-Angophora Forest, Bloodwood-Scribbly Gum Woodland, Narrow-leaved Scribbly Gum Woodland, Grey Gum-Scribbly Gum Woodland, Yellow Bloodwood Woodland and Scribbly Gum Open woodland/Heath (12,858 of 15,505 hectares). The significant communities make up only 17 per cent (2,647 hectares) of the Shire.²⁶

FIGURE 45: TURPENTINE-IRONBARK FOREST, CHERRYBROOK



Source: P. J. Smith Ecological Consultants, 2008.

FIGURE 46: PEPPERMINT-ANGOPHORA FOREST, BROOKLYN



Source: P. J. Smith Consultants, 2008.

FIGURE 47: GREY-GUM SCRIBBLY GUM WOODLANDS, CANOEELANDS



Source: P. J. Smith Consultants, 2008.

FIGURE 48: SHALE GRAVEL TRANSITION FOREST, ARCADIA



Source: P. J. Smith Consultants, 2008.

²⁶ P. J. Smith Ecological Consultants, *Native Vegetation Communities of Hornsby Shire, 2008 Update*, 2008, p. 2.

The three communities of greatest conservation significance, the critically endangered Turpentine-Ironbark Forest, Blue Gum Shale Forest and Blue Gum Diatreme Forest, all occur on easy topography on relatively fertile soils, and have been severely depleted and fragmented by clearing for urban and rural development.

Over 95 per cent of the original extent of critically endangered communities on the Cumberland Plain has been cleared (Tozer 2003). Hornsby Shire has around one quarter of the remaining area of both Turpentine-Ironbark Forest (295 of 1183 hectares) and Blue Gum Shale Forest (37 of 168 hectares), and possibly all of the remaining area of Blue Gum Diatreme Forest (14 hectares). Only a small proportion of these communities are conserved in the local Department of Environment reserves. Hornsby Shire Council has a major role to play in the conservation of the three communities and is currently reviewing its Biodiversity Strategy as part of the LSPS review.

FIGURE 49: NARROW-LEAVED APPLE SLOPES FOREST, SINGLETONS MILL



Source: P. J. Smith Ecological Consultants, 2008.

FIGURE 50: BLOODWOOD-SCRIBBLY GUM WOODLAND, DURAL



Source: P. J. Smith Consultants, 2008.

Among the regionally and locally significant communities, two communities face threats.

- Coachwood Rainforest, which occurs along creeks, is highly prone to weed invasion from water-borne and bird-spread propagules, especially Small-leaved Privet (*Ligustrum sinense*), which has become a major component of many stands of this community around Sydney.
- Silvertop Ash-Scribbly Gum Woodland, which occurs on ridges and plateaus in the eastern part of Hornsby Shire, mainly outside Berowra Valley Regional Park, is threatened by the continual spread and intensification of urban development within its distribution. Several stands of this community have been cleared or reduced since a previous survey was conducted in 1990.

Vegetation across Hornsby Shire's rural area is highly varied, and great changes occur in line with topographic and geological shifts in the landscape. Remnant vegetation is common along roadsides (in varying conditions) and ranges from highly textured, dark greens and grey-browns of tall Turpentine-Ironbark forests, Scribbly Gums and Narrow-leaved Apple Gums, to low heathy woodlands around the Maroota Sands landform. Lower-lying, river and creek valley communities are represented by forests (Peppermint-Angophora Forest, Narrow-leaved Apple Gully Forest, and Narrow-leaved Apple Slopes Forest). In the large-lot areas around Galston and Dural, and the primary production (small lot) areas around Arcadia and Fiddletown, remnant vegetation is often found along roadsides: Turpentine-Ironbark Forest, Narrow-leaved Scribbly Gum Woodland and Bloodwood-Scribbly Gum Woodland.

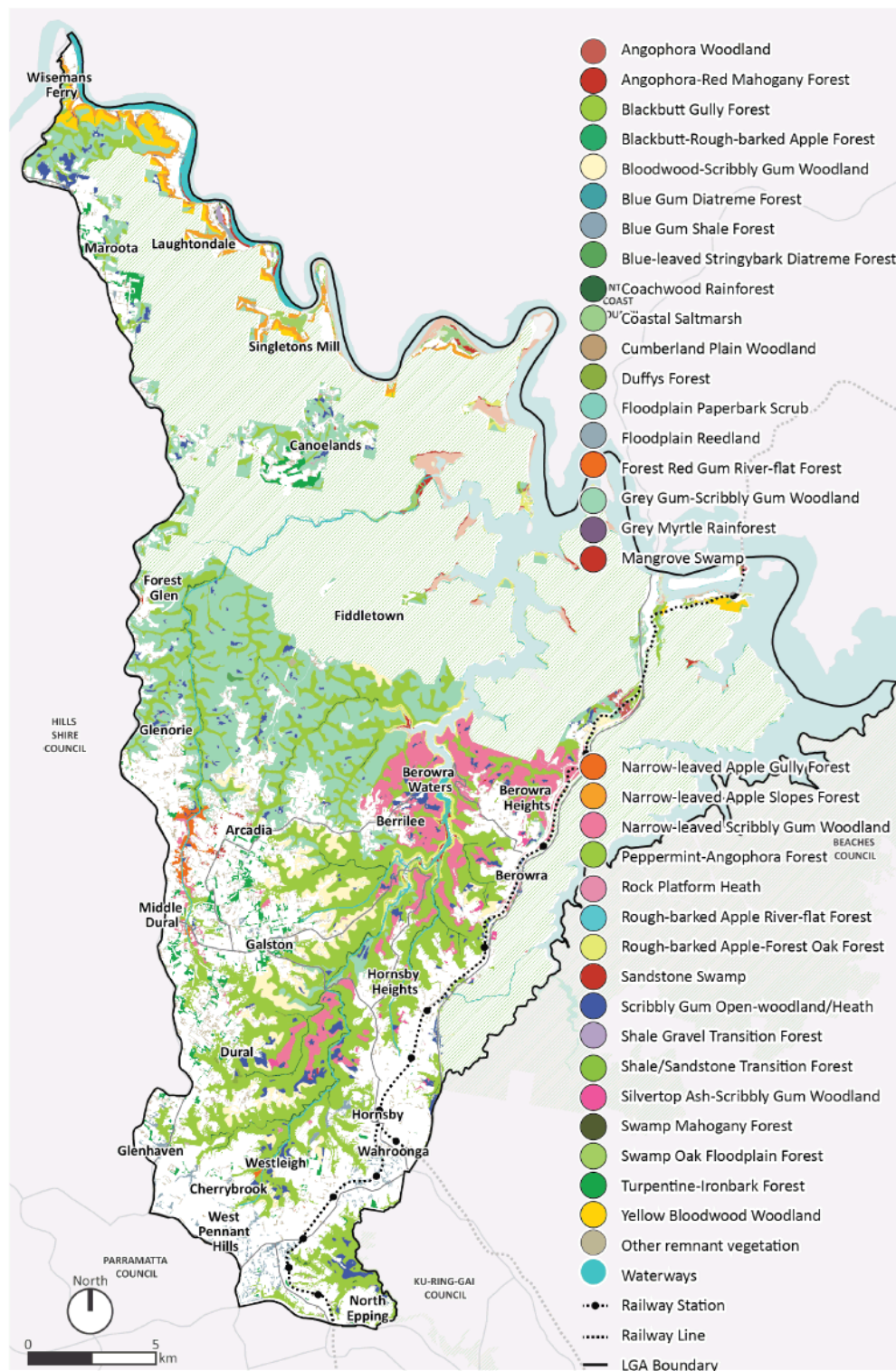
More recent vegetation mapping has been prepared by Eco-Logical Australia (ELA) consultants dated 2017. The ELA Vegetation Report 2017 maps 16,352 hectares (ha) of vegetation and identifies 35 native vegetation communities, including 26 communities of National, State and Regional significance. These comprise 4 Critically Endangered Ecological Communities and 10 Endangered Ecological Communities listed under State and Federal legislation. This includes approximately 466 ha of Turpentine Ironbark Forest, 135 ha of Blue Gum Shale Forest, 22 ha of Blue Gum Diatreme Forest and 5 ha of Shale/Sandstone Transition Forest. A further 9 vegetation communities are identified as being locally significant or common communities.

The ELA Report applies the existing, accepted vegetation communities classified by Smith & Smith with the following updates:

- An additional vegetation community of mixed 'urban native exotic/remnant vegetation', consistent with the Sydney Metropolitan vegetation mapping that overlaps part of the Hornsby Shire study area. In total, 648 hectares are identified as 'urban native/exotic. However, the proportion of exotics is highly variable and field validation is recommended to ground truth the data. Therefore, this vegetation community is not included within the total calculated area of native vegetation communities as recommended by the ELA 2017 Report.
- The addition of Cumberland Plain Woodland vegetation community. This is a CEEC identified under both Federal and State legislation and remnants within Hornsby Shire have now been included in the mapping.
- The upgrading of the conservation status of Angophora Woodlands from local to Regionally significant based on the NSW Plant Community Type equivalent.

As highlighted in its LSPS, Council's work to update its Biodiversity Strategy will involve a conservation management plan that aims to protect and conserve ecological values, restore disturbed ecosystems and enhance ecological values and function. The project includes aims to connect community better with nature (also part of the Greater Sydney initiative for a Green and Blue Grid) and enhance biodiverse ecological communities for future generations. The rural area contributes a significant amount of land and effort towards biodiversity and offers real opportunities to support those efforts.

FIGURE 51: VEGETATION COMMUNITIES WITHIN THE STUDY AREA



Source: SGS Economics and Planning, based on the Hornsby Vegetation map update 2017 report prepared by ELA.

Environmental constraints

Bushfire prone land

Due to the extensive tree coverage and topography, vast areas of the Hornsby LGA are prone to bushfire risk. In 2014, 20,180 properties in the Hornsby Shire were identified as bushfire prone; this is equivalent to 48% of the LGA, as outlined in the LSPS.

Some parts of the rural area are very remote, and only accessible with one road in and out. Many of these lots are surrounded by dense bushland and vegetation, alongside steeper topography. Usually, private land that is densely vegetated or has a steep slope is identified with the E3 zone.

There are two classifications²⁷ for bushfire prone land:

- Vegetation Category 1: The highest risk for bushfire. Any land under this category will have a 100m buffer. Land in Category 1 has the highest combustibility and likelihood of forming fully developed fires under heavy ember protection. This category applies to areas of forest, woodlands, heathlands, forested wetlands and timber plantations.
- Vegetation Category 2: This land is considered to be a lower bushfire risk but higher than the excluded areas; it has a 30m buffer. Vegetation in these locations has a lower combustibility and/or limited fire size due to the vegetation area shape and size, land geography and management practices. This category applies to rainforests, and lower risk vegetation parcels (remnant vegetation, land with ongoing management practices that have a plan of management in place).

The LSPS highlights that Hornsby Shire Council is committed to protecting its residents from bushfire risk, including limiting further development or intensification of development in areas that are bushfire prone, or where Emergency Management practices are still being confirmed with local committees and the RFS.

The RFS *Planning for Bush Fire Protection* (2019) guide applies to planning and development in bushfire prone areas across NSW. The guide contains development standards for designing and building on bushfire prone land in NSW, as well as outlining expectations around property maintenance to improve development survivability and prevent loss of life. It impacts strategic plan-making, as well as regulating new development and subdivision.

The principles from this guide will underpin development of the Hornsby Rural Lands Strategy, particularly where changes to the LEP may be proposed:

- Control the types of development permissible in bushfire prone areas
- Minimise the impact of radiant heat and direct flame contact by separating development from bushfire hazards
- Minimise the vulnerability of buildings to ignition and fire spread from flames, radiation and embers; enable appropriate access and egress for the public and firefighters
- Provide adequate water supplies for bushfire suppression operations
- Focus on property preparedness, including emergency planning and property maintenance requirements
- Facilitate the maintenance of Asset Protection Zones (APZs), fire trails, access for firefighting and on site equipment for fire suppression.²⁸

Flood risk

Flood risk is identified across the LGA through application of the Flood Planning policy at Clause 6.3 of the Hornsby LEP (2013). The flooding extent applies to land from Wisemans Ferry east along the Hawkesbury River as set out in the LEP (shown in the maps at Appendix 1). In these locations, development consent is required, to manage flood risk to life and property, while ensuring adverse impacts on the environment are avoided.

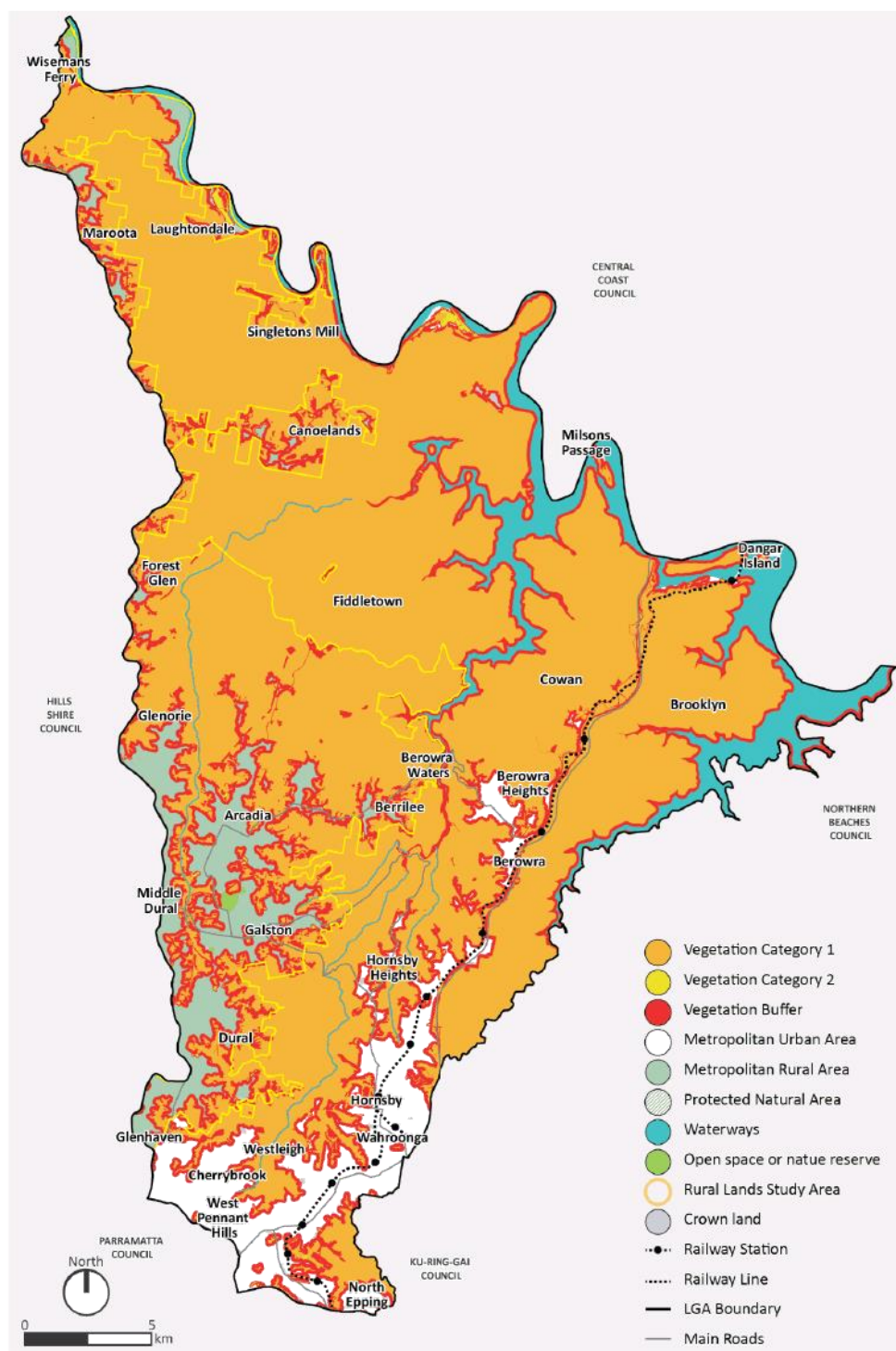
While some of the land in the Hornsby Shire that is subject to flood risk is depicted on the HLEP Flood Planning Map - flood planning area', this map is not exhaustive. Other parts of the shire are subject to flood risk and require consideration of flood related development controls prescribed in the DCP and LEP.

²⁷ Note: Following the preparation of this report in 2020, the Hornsby Shire bushfire prone land map was updated in March 2021. The new bushfire map has three vegetation categories. Refer to Hornsby Shire Council's website for the current bushfire prone map.

²⁸ NSW Rural Fire Service, *Planning for Bush Fire Protection*, 2019, p. 10. Available from URL:

https://www.rfs.nsw.gov.au/_data/assets/pdf_file/0005/130667/Planning-for-Bush-Fire-Protection-2019.pdf.

FIGURE 52: BUSHFIRE PRONE LAND



Source: Data provided by Hornsby Shire Council, 2020.

Note: Note: Following the preparation of this report in 2020, the Hornsby Shire bushfire prone land map was updated in March 2021. The new bushfire map has three vegetation categories. Refer to Hornsby Shire Council's website for the current bushfire prone map.

Climate change

Council expressed its response to climate change in the LSPS. In the LSPS, Council reaffirms its commitment to the *Climate Change Adaptation Strategic Plan* (2009), which is currently being updated. Council's climate change vision is:

Improving the wellbeing of residents and businesses in the Shire, promoting sustainability and resilient design in our planning strategies, and protecting vulnerable communities from detrimental health effects associated with extreme weather.

The LSPS identifies several aspects of climate change and their likely effects in rural (as well as urban) areas: carbon emissions, waste management, urban heat island and heat vulnerability, urban forest and tree canopy cover, and biodiversity (several ecological communities across the Shire are listed as threatened or critically endangered). In September 2019 Council resolved to 'align itself with the NSW Government target of net zero carbon emissions by 2050 and the Federal Government commitment to the Paris Agreement'.

Urban heat mapping shows land in the rural area is forecast to experience temperatures from 0-3 and 3-6 degrees warmer. Although people living in Hornsby Shire's rural areas are less vulnerable (than urban areas) to heat, the overall change in climate will affect how agricultural and other businesses in the rural area operate, and will place significant stress on the natural environment, plants and animals. This is also reflected in the *Climate Change Adaptation Strategic Plan* (2009) as it identified five key impact areas as most relevant to the Hornsby Shire, these include: heat, bushfire, ecosystems, rainfall and sea level rise.

Landscape and scenic values

As highlighted above, the Hornsby LGA sits within the Sydney Basin, and its landform is defined by a beautiful mix of sandstone cliffs and gorges, open waterways, secluded bays and natural vegetation. Scenic landscape qualities are linked to views which are available from several vantage points across the LGA. This is owing to the topography which affords panoramic views over the Hornsby Plateau from ridgelines and densely vegetated views from within steeply incised valleys. Close to Hornsby, the Galston Road winds through the Berowra Valley and follows the transition from the LGA's urban areas to its rural and agricultural lands beyond.

The northern parts of the LGA contain several national parks and reserves: the Marramarra, Berowra Valley and Ku-Ring-Gai Chase National Parks, and the Muogamarra Nature Reserve. In the rural areas, Fagan Park in Galston is renowned as 'the crown jewel of Hornsby Shire's parks': it is a 55-hectare reserve with many planted gardens as well as local bushland areas.

Further details about landscape and scenic values across the Hornsby rural area are contained within the *Landscape Areas Report*, prepared in September 2019.

FIGURE 53: VIEW OVER THE HAWKESBURY RIVER FROM HAWKINS LOOKOUT



Source: SGS Economics and Planning, 2019.

3.7 Market trend analysis

Spreading urbanisation and population growth are putting pressure on agricultural lands through increased demand for alternate land uses on the fringes of Sydney. This is reflected in land values set by the Valuer-General (VG). Figure 54 (below) plots land values for twelve different property categories (as defined by the VG) against their value in 1996.

As one would expect, land values for residential sites in Sydney have increased by the most since 1996 (some 657%, or 9.38% per annum). However, in close second are land values for hobby farms and home sites in the Sydney area, including Hornsby Shire. The land value of hobby farms and home sites have increased 655%, or 9.36% per annum since 1994. The rate of growth has accelerated in recent years, with land values increasing by 18.25% per annum since 2014, faster than every other category over this period. Residential land in Sydney has increased in value by 12.44% over the same period.

The primary determinant of market value of land in Sydney's peri-urban areas are urban influences rather than the land's agricultural value; in particular the distance and travel time from Sydney.²⁹ Speculation about future subdivision potential may also be capitalised into land values as Sydney's urban footprint grows.

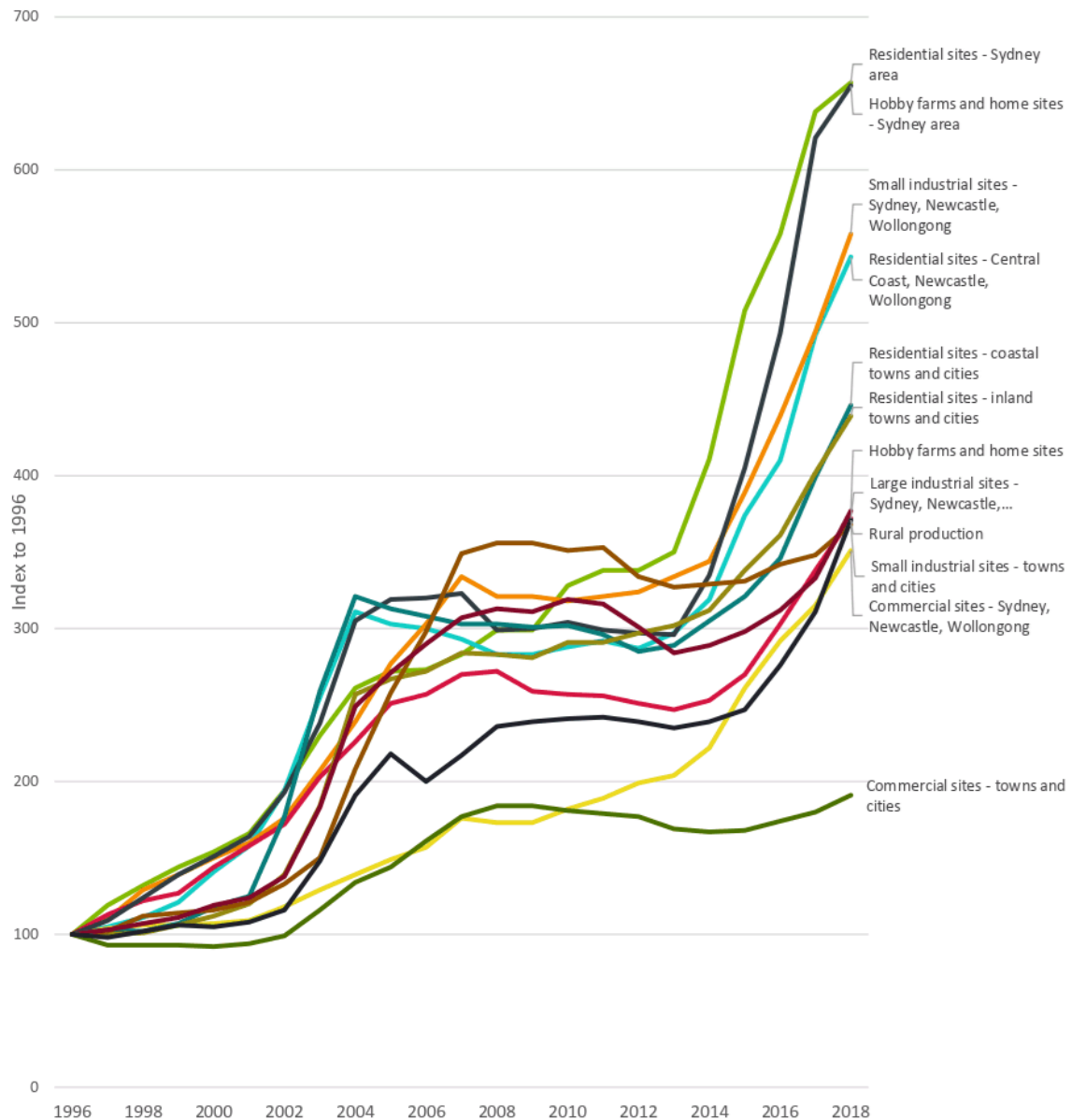
Other potentially significant determinants of peri-urban private land values are lot size, quality of the dwelling, property improvements (fences, sheds, dams etc.), zoning, access to utilities, expectations of future growth in value, amenity and water entitlements. Lot size is particularly important. Empirical studies³⁰ have found that land values in Sydney's peri-urban areas increase with size, but at a diminishing rate.

The consequence of this is that there are immediate benefits to landholders if they subdivide. However, subdivision will not reduce land prices for new lots or address land affordability challenges that currently affect farmers' ability to acquire additional land to expand agricultural activities within the rural area. Increasing land prices based on desirability of these locations as rural lifestyle areas means farmers wishing to expand their businesses must do so through intensification on site, rather than expansion through acquisition, as individual lot sizes creep towards non-agricultural levels.

²⁹ AgEconPlus (2017). Values of Metropolitan Rural Area of the Greater Sydney Region. Prepared for the NSW Department of Planning and Environment in association with the Greater Sydney Commission.

³⁰ AgEconPlus (2017). Values of Metropolitan Rural Area of the Greater Sydney Region. Prepared for the NSW Department of Planning and Environment in association with the Greater Sydney Commission.

FIGURE 54: NSW LONG TERM LAND VALUE TRENDS BY CATEGORY (VALUES INDEXED TO 1996 VALUES)

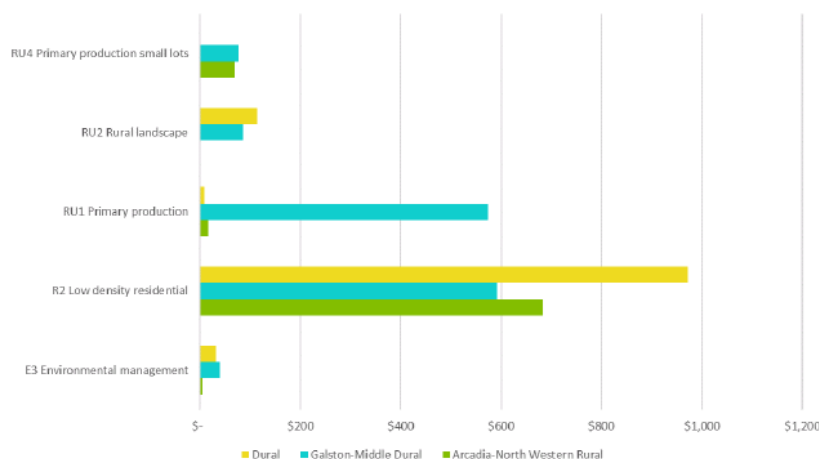


Source: data from NSW Valuer General (2019). Long term land value trends – 1996 to present

Turning to Hornsby Shire, for the profile areas, low density residential is the most valuable land zone per square metre of land (out of the five major types analysed). Low density residential land is most valuable around Dural, followed by Arcadia-North Western Rural (Figure 55). In terms of growth in value since 2014, residential land has been growing at a slower rate than the other four zone types, primary production small lots, rural landscape, primary production and environmental management (Figure 56).

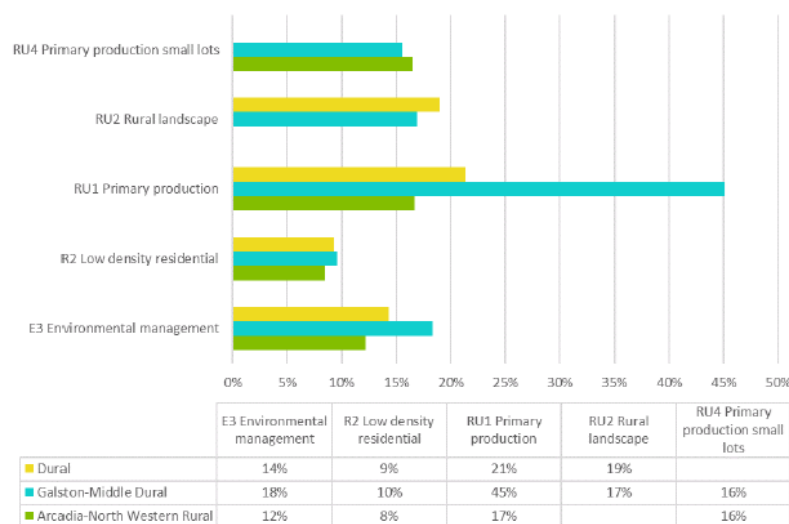
Primary production land has been growing in value by 17% per annum in the Arcadia-North Western Rural profile area, and up to 45% per annum around Galston-Middle Dural. This growth in Galston-Middle Dural has seen the value of primary production land increase dramatically, so much so its value is now similar to low density residential, on a per SQM basis.

FIGURE 55: LAND VALUES IN 2018, PER SQM, BY PROFILE AREA AND ZONE



Source: SGS Economics and Planning (2019). Data from NSW Valuer General (2019).

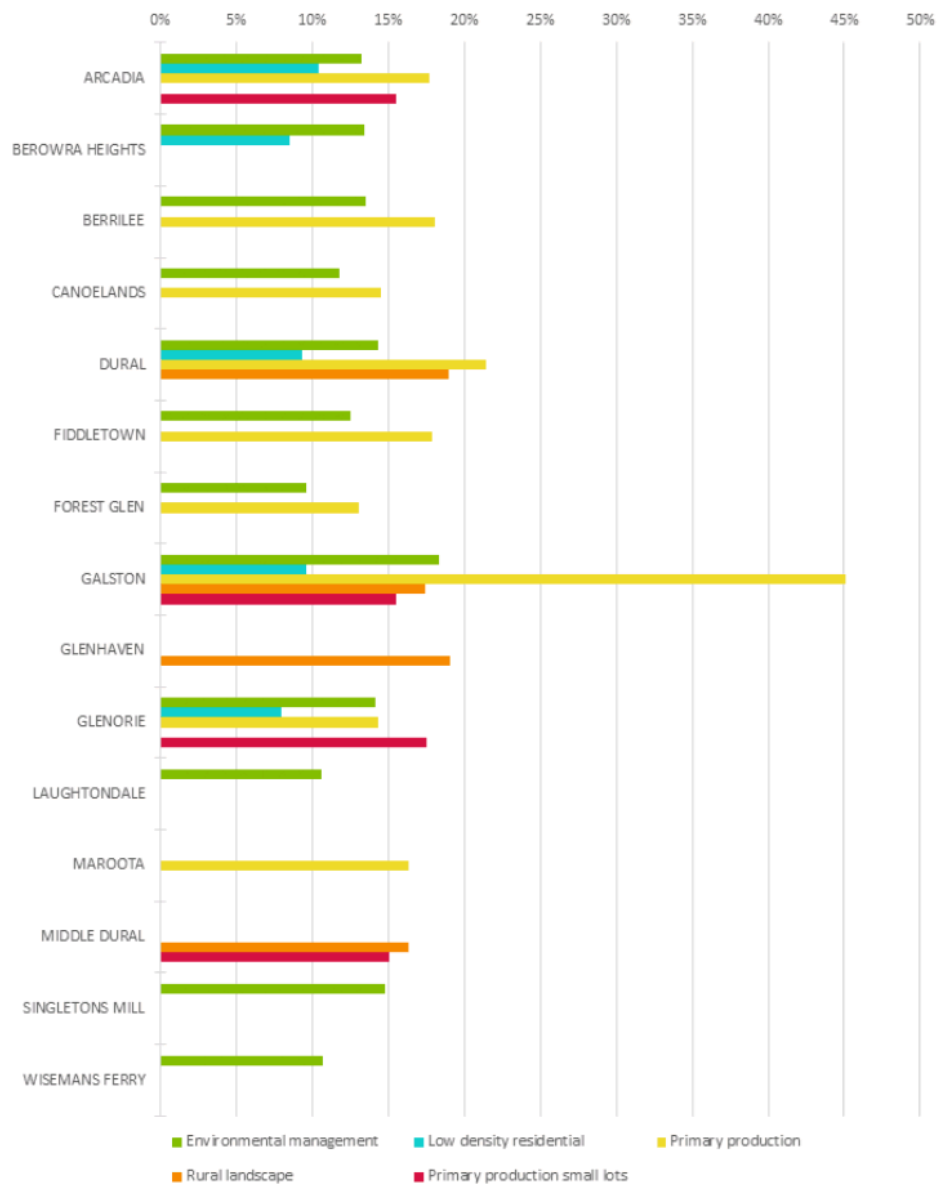
FIGURE 56: PROFILE AREAS PER ANNUM LAND VALUE CHANGE BY ZONE SINCE 2014



Source: SGS Economics and Planning (2019). Data from NSW Valuer General (2019).

Figure 57 presents the per annum growth in value by zone, by suburb across the rural areas.

FIGURE 57: PER ANNUM LAND VALUE CHANGE BY ZONE SINCE 2014, BY SUBURB



Source: SGS Economics and Planning (2019). Data from NSW Valuer General (2019).

3.8 Insights from the local context analysis

Hornsby Shire's demographic profile is expected to change in a variety of ways. The population of Hornsby is forecast to grow, however, the rate of growth within the rural area is much slower than the urban areas. The rural area has a high proportion of retirees compared to Hornsby's urban areas and the NSW average; this is forecast to continue to remain a higher proportion in future. The greatest trend in rural areas is towards lone person households. Secondary dwellings and seniors living development have likely contributed to a share of medium density dwelling activity within rural areas.

Agriculture, mining, construction and manufacturing industries represent a strong share of employment across the Hornsby Shire's rural area. Many of these activities occur around Dural, Fiddletown and Glenorie.

Construction, health care and social assistance are growing employment industries of rural residents. Dural South shows greater potential for jobs growth with some employment opportunities within the other rural villages for population supporting roles.

Settlement patterns and urban areas have typically followed the Pennant Hills and Ridges landform, in the southern part of the LGA. Into the future, Hornsby Shire's rural villages will be important to provide the services that support nearby agricultural, tourism and other businesses across the rural area. They will continue to provide services that support the nearby resident population. There is an opportunity for villages to provide options to age in place.

Hornsby Shire's rural area has a diverse environment and varied landscapes, which support a range of vegetation and animal communities, as is evident when travelling through the landscape. In this location, some vegetation communities are endangered, and at risk from further urban encroachment. Environmental constraints in Hornsby Shire include bushfire, flood and climate change risks which impact on the existing and potential land use as well as community.

Due to Hornsby Shire's scenic landscapes, living in rural areas is very popular, and this is seen especially around Dural and Glenhaven, where areas traditionally used for horticulture and nursery (outdoor) production are often now developed as large rural residential homesteads.

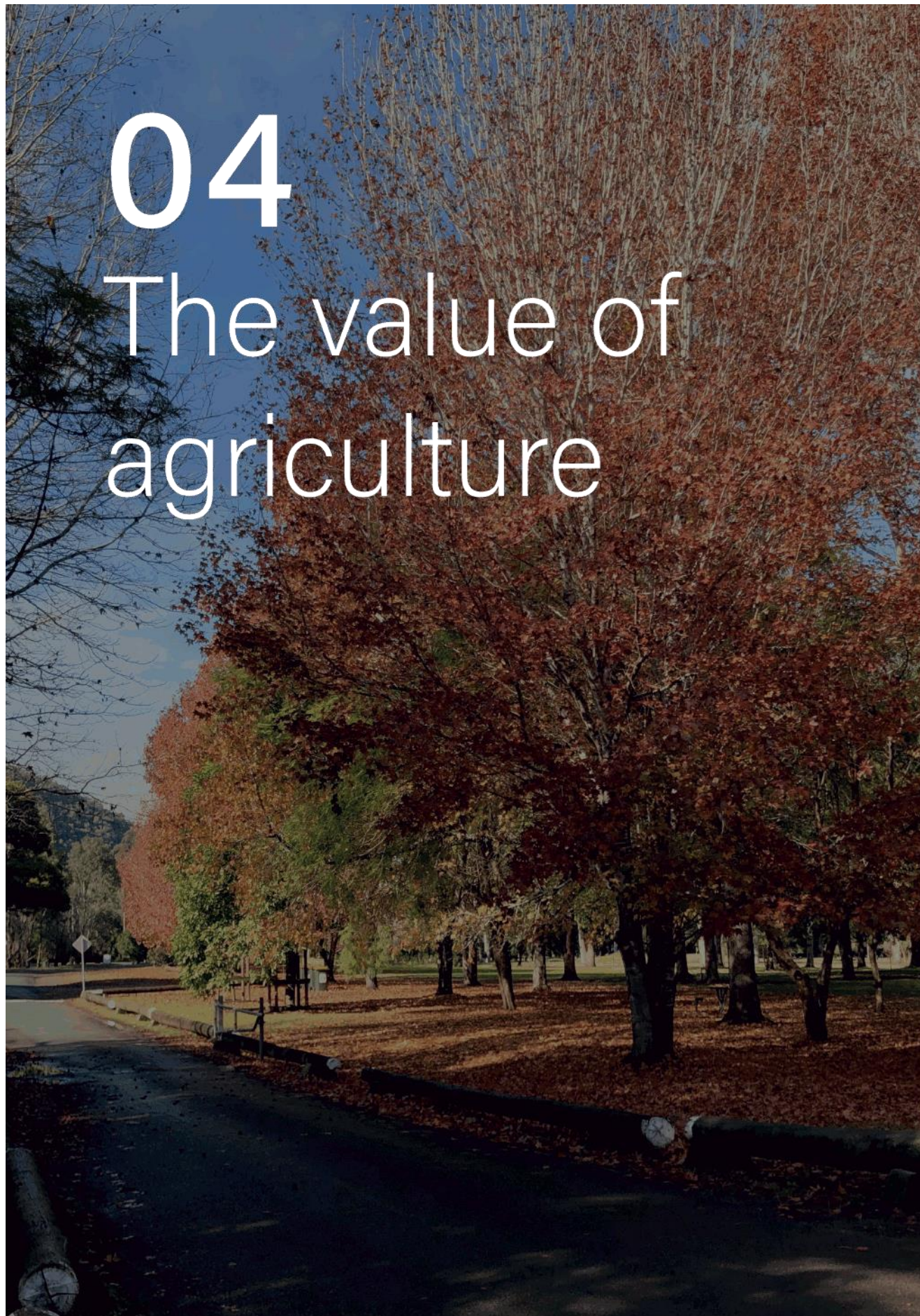
Market trend analysis has highlighted:

- Low density residential land around Dural and Arcadia has a high value per square metre (\$900-1,000 around Dural and \$600-700 around Arcadia-North Western Rural).
- Land zoned for primary production small lots or rural landscape has a value closer to \$100 per square metre.
- Land zoned for primary production around Galston-Middle Dural has a much higher value, at \$500-600 per square metre. This is where a significant level of transition can be seen, from primary production to rural lifestyle developments, reflected in the price of land per square metre.
- The land value increases within the Galston-Middle Dural profile area demonstrate the demand for rural residential properties and the peri-urban pressure for lifestyle lots.

04

The value of agriculture

ATTACHMENT 3 - ITEM 8



4. THE VALUE OF AGRICULTURE

This chapter outlines the value generated by agriculture, highlights key agricultural industries and examines how the economy is changing across the industry. It also sets out other values (such as scenic and recreational enjoyment) in rural areas that may be experienced by residents and visitors alike. Section 4.1 provides an overview of broader work prepared for the State government about the value of rural areas across Greater Sydney. From Section 4.2 onwards, the analysis prepared by RMCG looks at agriculture in the Hornsby LGA more closely.

4.1 Values of the Metropolitan Rural Area

The *Values of the Metropolitan Rural Area of the Greater Sydney Region* report was prepared by Ag Econ Plus in 2017. The report provided the evidence base for the analysis and spatial recognition of the economic, environmental and social values of the Metropolitan Rural Area (MRA or, in this report, rural area) within each district across the Greater Sydney region, including the Hornsby LGA. That information formed the basis for values of the rural area in the Greater Sydney Commission's *North District Plan* (outlined in Chapter 2.1 above).

The scope of the study was to create criteria to assist decision-makers to:

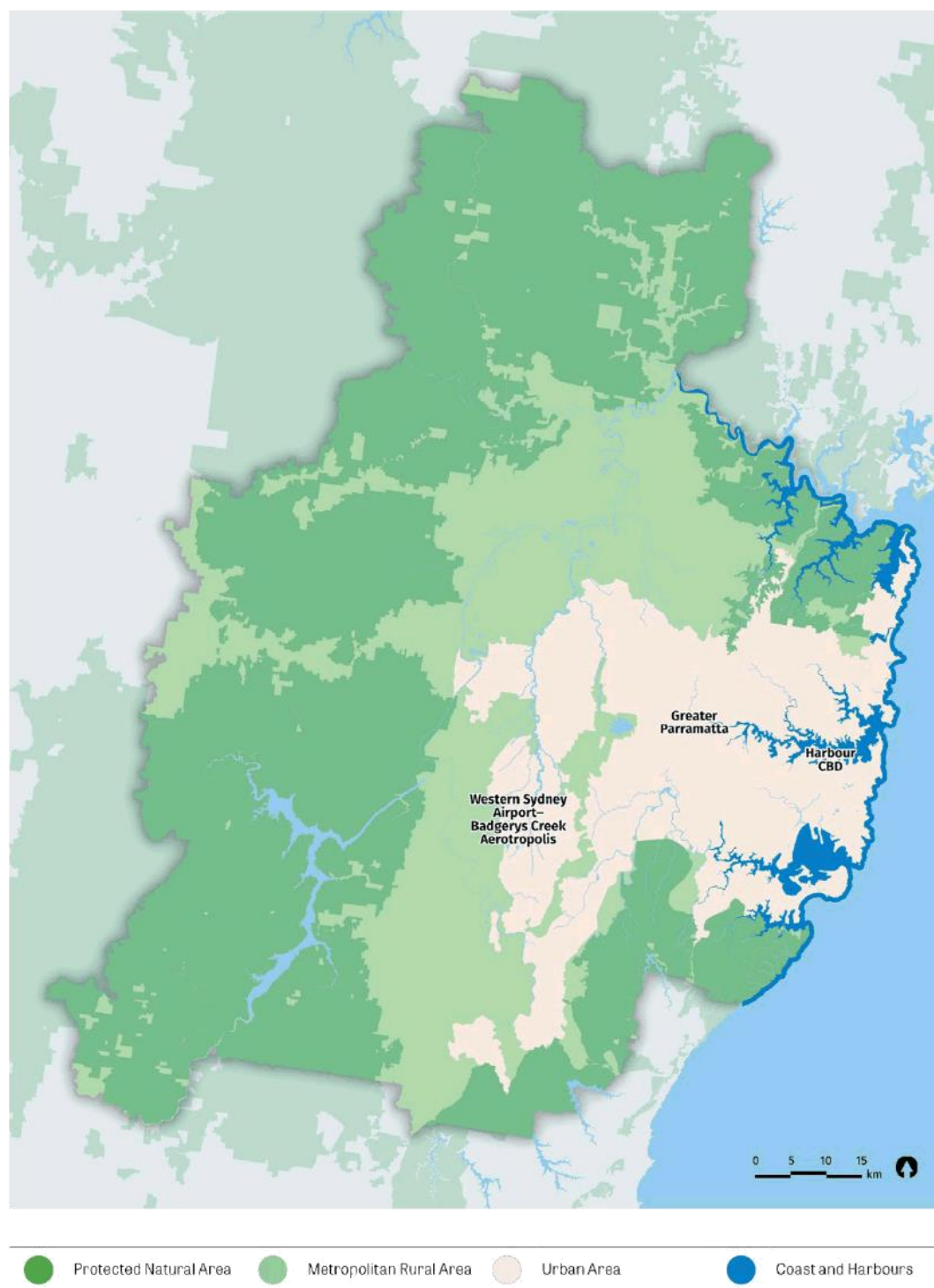
- “minimise adverse economic impacts on existing primary industry and productive agriculture;
- consider critical natural resource constraints;
- provide adequate public open space and recreational activities and avoid creating unsustainable pressure on existing Crown Land and State forests;
- consider natural hazards, such as the need to evacuate people from flood/bushfire prone areas; how flood-prone areas will be avoided and not increasing flood risks in new housing areas (through early planning for stormwater management); and
- consider and plan to protect significant natural resources including water quality, riparian and aquatic habitats and marine estates.”³¹

The *Greater Sydney Region Plan* and *North District Plan* show the extent of the Metropolitan Rural Area (rural lands) as identified by the Greater Sydney Commission. These are shown on the maps overleaf.

As outlined elsewhere in this report, both the GSRP and NDP emphasise that the environmental, social and economic values in rural areas should be protected and enhanced; and that urban development is not consistent with the values of the Metropolitan Rural Area.

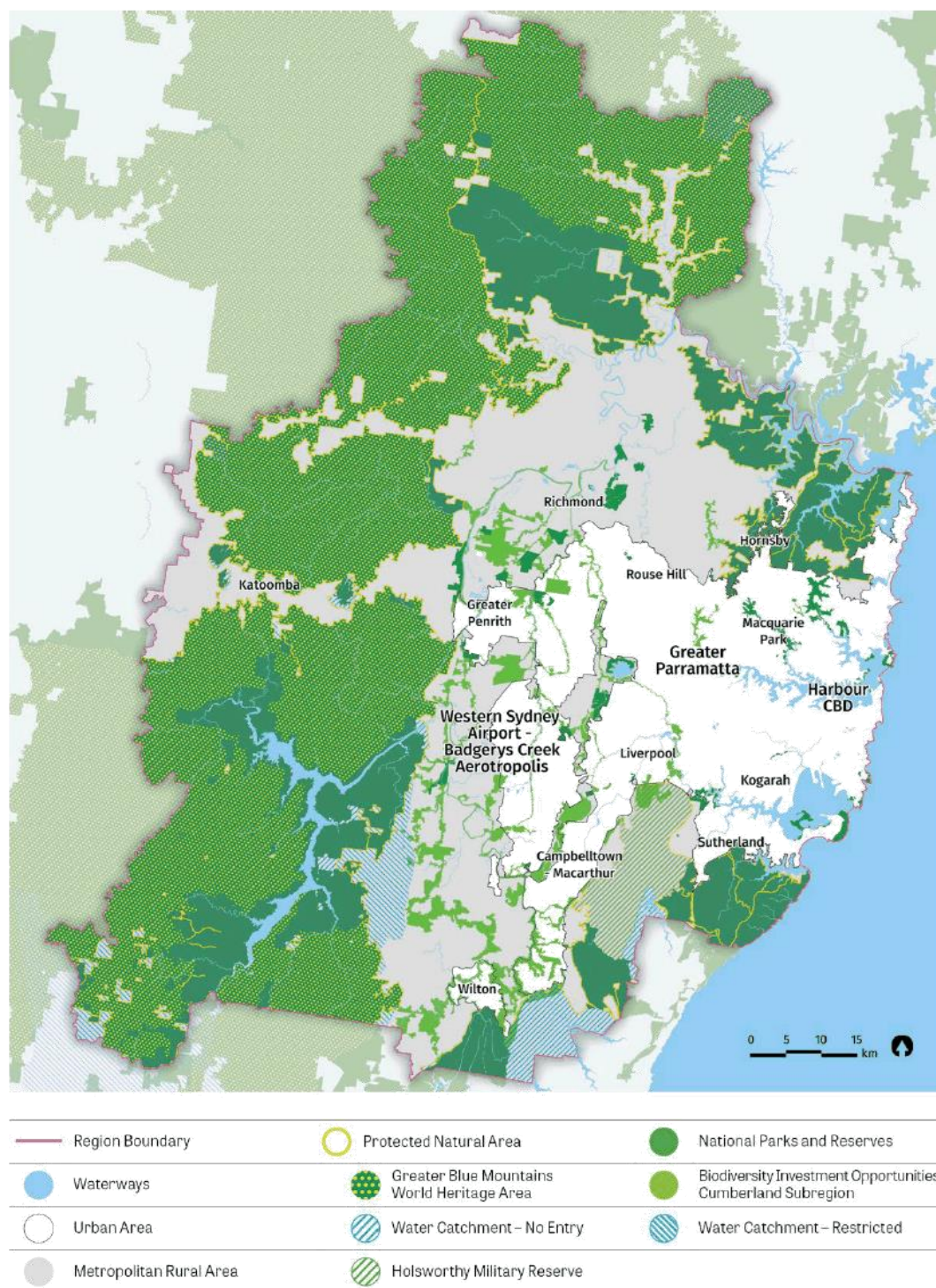
³¹ Ag Econ Plus, *Values of the Metropolitan Rural Area of the Greater Sydney Region*, 2017, p. 5.

FIGURE 58: FOUR MAJOR LANDSCAPE TYPES OF GREATER SYDNEY



Source: Greater Sydney Region Plan

FIGURE 59: PROTECTED NATURAL AREA AND METROPOLITAN RURAL AREA IN THE NORTH DISTRICT



Source: North District Plan

Land use and the role/function of rural areas

The report defined rural areas as having three land use types: public land protected through conservation and other public values, peri-urban land used for a range of rural and rural lifestyle purposes, and rural villages.³² It highlights that 27% of the rural area across Greater Sydney is private land, with 73% public land with existing policies to protect biodiversity, open space for recreation, drinking water catchments and defence. On privately-owned land, the report highlighted where public values held by the community may also apply, such as biodiversity or scenic landscapes, as well as the value of land determined by the interaction of supply and demand on the market.

Importantly for the Hornsby Rural Lands study, the Ag Econ Plus report highlighted that much of Greater Sydney's rural area is peri-urban land, meaning its market value is "more likely to be influenced by urban influences, rather than its agricultural characteristics."³³ To understand the value of agricultural land across Greater Sydney's rural areas, Ag Econ Plus reviewed Land and Soil Capability (LSC) and Biophysical Strategic Agricultural Lands (BSAL) mapping. The report highlights that, "while BSAL is a good indicator of the ability of land to accommodate different rural land uses, ultimately market forces primarily dictate the suitability of land for different agricultural activities and the viability of agricultural activities and clusters."³⁴

The market value of agricultural lands

According to Ag Econ Plus, the agricultural values (value of agricultural commodities produced and the corresponding value of land) are "expected to continue to decline in significance with a continuing shift in the share of fruit and vegetable production to other regions of NSW, where land is cheaper and inputs such as water are more readily available."³⁵ In addition, "current minimum subdivision sizes are unlikely to result in increased agricultural production, since current fragmentation and land values (influenced by proximity to Sydney City) are already prohibitive for farm amalgamation or 'buy-in' for agricultural investors."³⁶

Other values in rural areas

Regarding **biodiversity**, the report emphasises that, while significant areas of biodiversity in the rural area are already within public land/protected areas such as national parks, reserves and water catchments, a considerable amount of biodiversity also occurs outside protected areas, on privately owned rural land.

Other values³⁷ across the rural areas are:

- **Water quality:** the MRA contains Sydney's drinking water catchment which must be protected from agricultural water runoff and other sources of pollution.
- **Air quality:** photochemical smog (ground-level ozone) and particle pollution affect land in the Sydney Basin and are heightened during bushfires or dust storms; ongoing work is required to manage and reduce this pollution.
- **Mining and extractive industries:** the entire Sydney Basin is underlain by in situ black coal resource, and coal seam gas, as well as regionally significant sand and crushed sandstone resources linked to construction material for road base, concrete, bricks, pavers, blocks, building stone, land formation and landfill materials, important to the ongoing construction industry for new housing across Sydney's urban area.
- **Scenic landscape values:** these include open space and vistas, as well as special places like the Blue Mountains World Heritage Area, national parks, wilderness and other protected areas, historic and scenic villages, open recreation spaces and rural vistas for both residents and visitors; the benefits of these can be impacted by changes or intensification of land uses especially as a result of urban pressures.
- **Tourism and recreation values:** in the Hornsby LGA, significant tourism/recreation assets recognised are the Hawkesbury Nepean River System, the rural landscape and rural villages.
- **Waste management:** the rural areas can also be a place for managing waste with the location of recovery and recycling facilities, however emissions (dust, stormwater runoff, landfill gas, noise and litter) must be carefully managed and these areas provide a constraint on future land uses.

³² Ibid.

³³ Ibid., p. 7.

³⁴ Ibid., p. 8.

³⁵ Ibid., p. 8.

³⁶ Ag Econ Plus., p.8.

³⁷ Ibid., pp. 9–13.

- **Rural lifestyle values:** most private land in the MRA is peri-urban land located outside rural villages, and agricultural activity may be minimal; the demand for this type of land for rural lifestyle properties is growing, affecting the market value of land currently identified for agricultural use; this can give rise to land use conflicts and increase the demand for sewerage, water, telecommunications, waste facility and road infrastructure.
- **Rural villages:** these provide mainly for local growth needs, as distinct from the needs of Greater Sydney, and service the surrounding rural areas; increases in MRA population, and tourism, can lead to demand for expansion of rural villages alongside greater infrastructure demand.
- **European and Aboriginal heritage values:** cultural heritage may not be confined to sites, while historic heritage includes places and landscapes of historic, cultural, social, spiritual significance, archaeological, architectural or aesthetic significance; many occur across the MRA and identifying and listing items of heritage significance are the first steps in protecting and managing these places and objects.
- **Other values:** private land across the MRA also contributes to public goods or values such as biodiversity which falls within water catchments, contains places of heritage significance and landscape values. These are expected to increase in value as the population grows.

The interplay between different land uses contributes to its economic value of land, as do environmental and social values. Ag Econ Plus highlighted that while some values are mutually exclusive, others can be complementary, and the trade-off between values is an important factor for local strategic planning assessments such as the future Hornsby Rural Lands Study.

MRA values of the North District

For the LGAs of Hornsby, Ku-ring-gai and Northern Beaches, Ag Econ Plus found:

- Public land makes up the majority of the North District's rural area (including Marramarra National Park, Muogamarra Nature Reserve and Ku-ring-gai Chase National Park which intersect the Hornsby LGA).
- There is no LSC Class 1 (extremely high capability land), Class 2 (very high capability land) or Class 3 (high capability land) private land within the North District rural area (for further information about LSC classes refer to the Agricultural Assessment in Chapter 4.4 below).
- The major land use on private land is 'other minimal land use' and 'grazing,' with around 600 hectares of land used for horticulture, 1,100 hectares of land used for grazing modified pastures and nature vegetation and more than 6,000 hectares other minimal land use.
- There is no BSAL (land with high quality soil and water resources capable of sustaining high levels of productivity) in the North District MRA.
- Private land in the MRA is highly fragmented, with the majority (95%) of lots being less than 20 hectares and 60% less than 5 hectares.
- Part of the Multi Use Cluster Horticulture (Vegetable and Tree Fruits) agricultural cluster is found in this district, around Middle Dural, Galston and Arcadia.
- The gross value of agriculture commodities produced in the Dural-Kenthurst-Wisemans Ferry and Galston-Laughtondale Statistical Area is \$57 million.
- Nurseries (outdoor and undercover) account for \$28.7 million while cut flowers represent \$9.4 million; stone fruit accounts for \$4.8 million.
- Extractive industries occur in the north-west of the District at Maroota.

TABLE 10: LAND USES IN THE MIDDLE DURAL, GALSTON AND ARCADIA AGRICULTURAL CLUSTER

Land use	Area (ha)
Seasonal horticulture	353
Perennial horticulture	283
Intensive animal production	10
Grazing modified pastures	970
Remnant native vegetation	6,851
Residential	1,609
Reservoir or dam	63
Other	755
Total	10,894

Source: Ag Econ Plus, 2017, p. 104

In the North District, the report found the following planning issues should be considered when preparing policy for the rural area:

- "Land use conflict and mitigation measures (noise, odour, visual, etc.)
- Land value escalation impacting on returns on investment
- Waste."³⁸

Market analysis – macrotrends affecting agriculture

Regarding macrotrends affecting agriculture, the report highlights that:

Globalisation and trade in agriculture has put downward pressure on prices and led to a trend of fewer and larger farms and more intensive production. Small farms in peri-urban locations are therefore likely to struggle to compete and therefore increasingly operated by 'lifestyle farmers'...the dominance of minimal land uses, grazing and pastures is common across all Districts containing MRA lands.³⁹

Productivity growth is central to the performance and international competitiveness of Australia's agricultural sector. Most Australian farmers are highly dependent on world markets where they are largely 'price takers.' The past 25 years have seen world prices for many agricultural commodities decline significantly in real terms (Productivity Commission 2005) while input costs have risen...Production decisions of farmers are therefore generally around how to maximise profits given their fixed supply of land. This can lead to intensification of farming where other inputs to production e.g. capital, are increased in order to increase profits. Additional inputs to production are increased provided the additional output exceeds the marginal cost of increased inputs.⁴⁰

According to the report, there is a risk of "run-off" (farmers ceasing to invest capital in their business) once the input-output values are marginal, and the cost of production exceeds their marginal revenue. In this instance, farmers can operate profitably in the short-term (removing input costs), however in the long-term it is not sustainable and at that point farmers are likely to cease production. Today, most commercially viable operations in the MRA are concentrated in Greater Sydney's West and South Districts, with highly intensive agricultural operations (mainly poultry and mushrooms) the most profitable as they are not linked to land capability.

³⁸ Ag Econ Plus, p. 104.

³⁹ Ibid., pp. 34–35.

⁴⁰ Ibid., p. 38.

Pressures on rural lands

Ag Econ Plus highlighted that the proximity of MRA to 'Sydney City will continue to be a major determinant of land values in the MRA, making expansion of commercial agricultural production prohibitively costly'⁴¹. As a result, most rural lands will be primarily in demand as rural lifestyle properties, with some semi-commercial or non-commercial agricultural activities.⁴² However, the Ag Econ Plus report emphasises that identified urban areas provide sufficient land for housing demand and therefore residential land uses should not be a priority of the rural lands. This is reinforced in the *North District Plan*:

*"Rural residential development is not an economic value of the District's rural areas and further rural residential development is generally not supported. Limited growth of rural residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area."*⁴³

Given lot size can be a determinant of land value and peri-urban areas can experience a "plattage" effect, the Ag Econ Plus report also highlights tension arising from increased pressure to subdivide land into smaller lots for residential use, and increased demand for infrastructure such as sewerage, water, telecommunications, waste facilities and roads, with a parallel rise in possible land use conflicts due to noise, dust and odour emissions, as well as truck movements, that occur in rural areas.

The report findings warn that any further rural area fragmentation should be carefully considered in the context of flood, fire, and conservation properties of the land, alongside a possible reduction in public good values.

4.2 Overview of RMCG agricultural assessment

This section was prepared by RMCG, to provide information about agricultural land productivity and capability across the Hornsby LGA.

Agriculture in Hornsby Shire generated around \$21.7 million in 2015-16, around 0.2% of the state value of agricultural production. The main commodity groups include ornamental horticulture (nursery, cut flowers and turf), meat (poultry, beef and lamb) vegetables and fruit and nuts (Figure 60). Between 2005/06 and 2015/16 the gross value of agricultural production reduced by around \$15 million with most reduction in the value of ornamental horticulture (Figure 61). Horticultural production is spread across the Shire and livestock grazing occurs in the north (Figure 62).

There were 463 Agriculture, Forestry and Fishing sector jobs in Hornsby in 2016, up from 313 in 2011. This represents around 0.6% of local employment. Just under half of workers in the Hornsby Agriculture, Forestry and Fishing sector, reside in the municipality while the remainder commute from adjoining municipalities.

In 2015-16, the profile of agricultural businesses within Hornsby Shire that contributed to the Australian Bureau of Statistics, suggests that most are engaged in full-time farming:

- Involved in farming for 31 years
- Average age between 55 and 60 years
- Between 85% and 87% of income is generated by agricultural production on the holding.

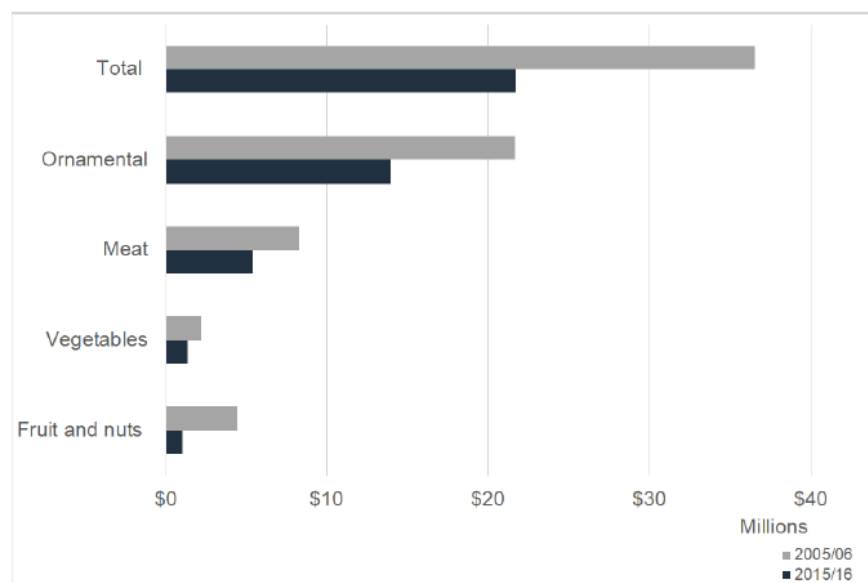
Hornsby farmers are career agriculturalists and generate most of their income from the farm.

⁴¹ Ag Econ Plus, p. 46.

⁴² Ibid., p. 46.

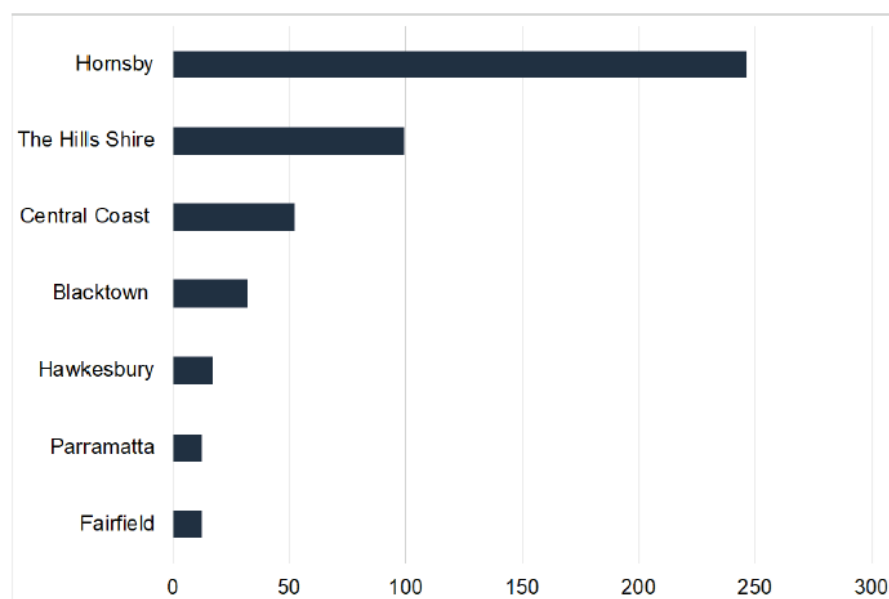
⁴³ P. 106, Greater Sydney Commission, 2018, OUR GREATER SYDNEY 2056 North District Plan – connecting communities

FIGURE 60: MAJOR COMMODITY GROUPS, HORNSBY SHIRE 2005 – 2006 AND 2015-16



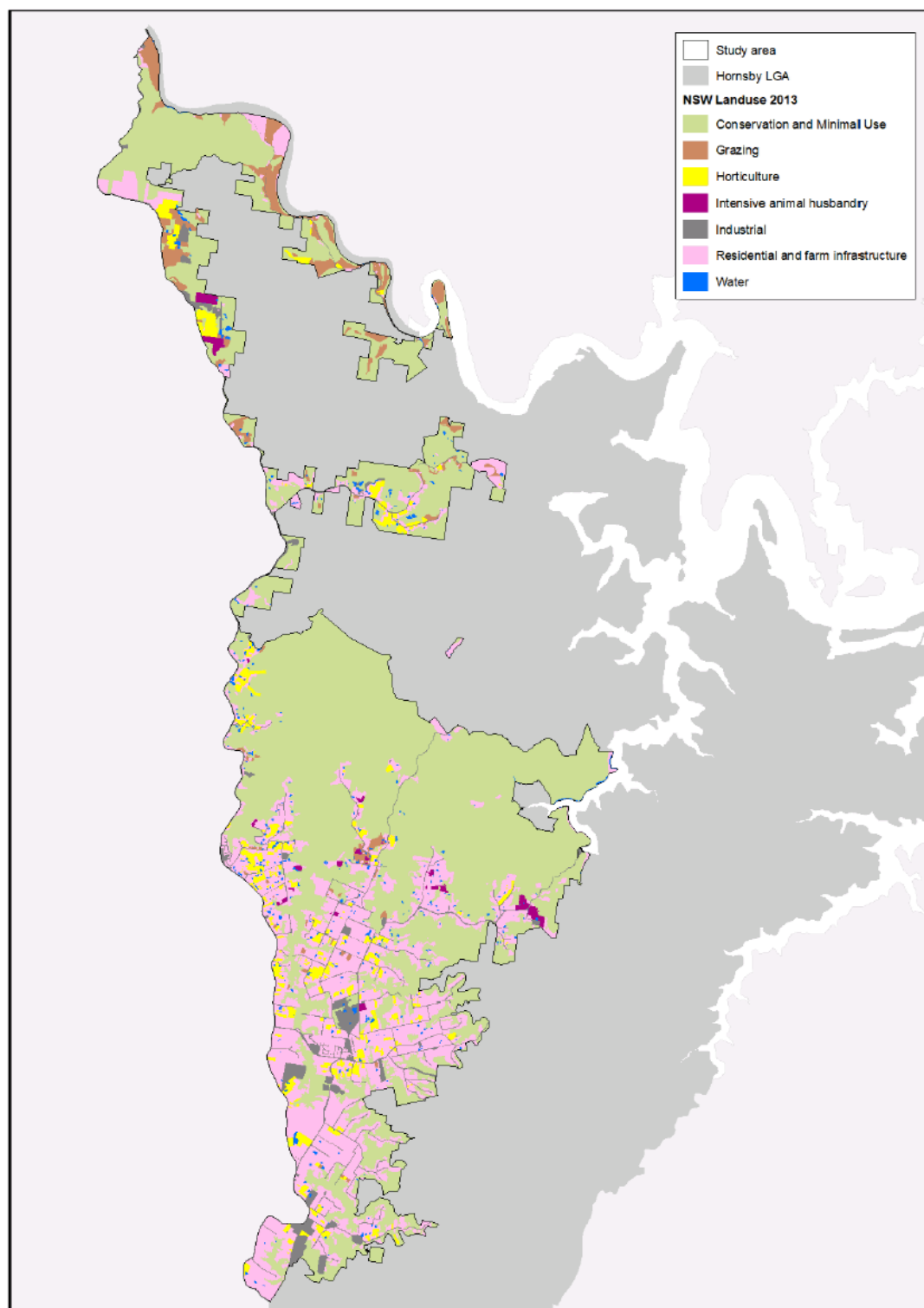
Source: RMCG, 2019. Based on data from 7503.0 – Value of Agricultural Commodities Produced, Australia, 2015-16.

FIGURE 61: RESIDENTIAL LOCATION OF HORNSBY AGRICULTURAL WORKERS



Source: RMCG, 2019. Based on data from Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in economy.id.

FIGURE 62: LAND USE 2013



Source: RMCG, 109 based on data from <https://datasets.seed.nsw.gov.au/dataset/nsw-landuse-2013>.

4.3 Key industries

The ornamental horticulture sector, comprising the nursery, cut flowers and cultivated turf industries is the largest sector by value of production in Hornsby. In 2015-16 (the latest comprehensive agricultural survey by Australian Bureau of Statistics) the gross value of production was:

- Nursery: \$8.3 million
- Cut flowers: \$5.4 million
- Cultivated turf: \$0.3 million.

The ornamental horticulture sector in the Sydney basin is an important contributor (around 44 per cent) to the State gross value of ornamental horticulture (Table 11). The industry is focused in the Hawkesbury and The Hills LGAs, which contributed 18 per cent and 10 per cent respectively.

Within the Sydney basin, Hawkesbury and The Hills, along with Hornsby are the main contributors to the gross value of ornamental horticulture.

The Sydney basin ornamental horticulture industry produced 44 per cent of the state industry gross value in 2015-16 of which Hornsby contributed 11 per cent.

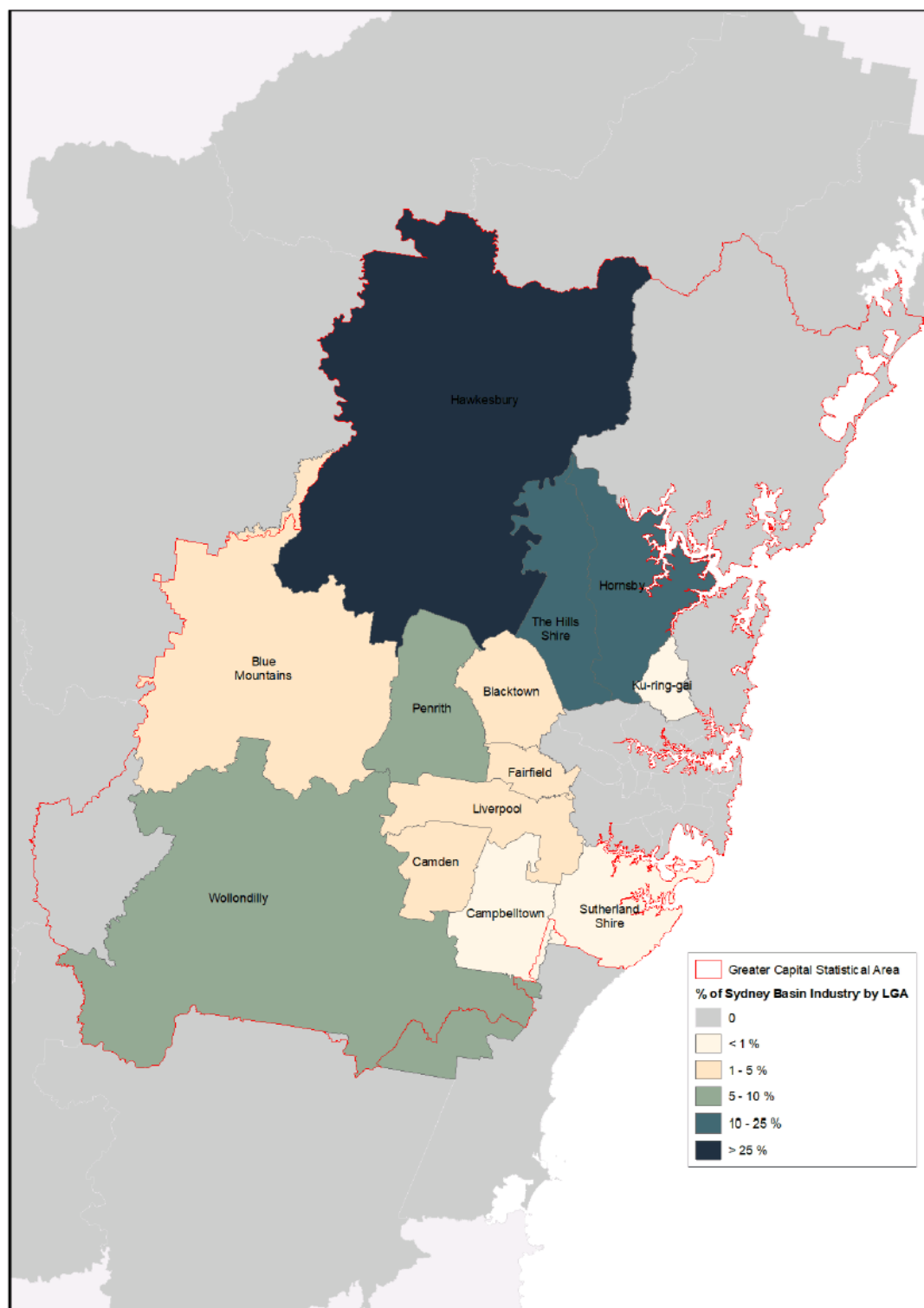
TABLE 11: GVAP (\$ MILLION) ORNAMENTAL HORTICULTURE

Commodity	Hornsby LGA	Sydney Basin	NSW
Nursery	\$8.3 m	\$55.4 m	\$81.8 m
Cut flowers	\$5.4 m	\$34.0 m	\$71.3 m
Cultivated turf	\$0.3 m	\$42.8 m	\$146.9 m
Total	\$14.0 m	\$132.1 m	\$300.1 m

Source: RMCG, 2019.

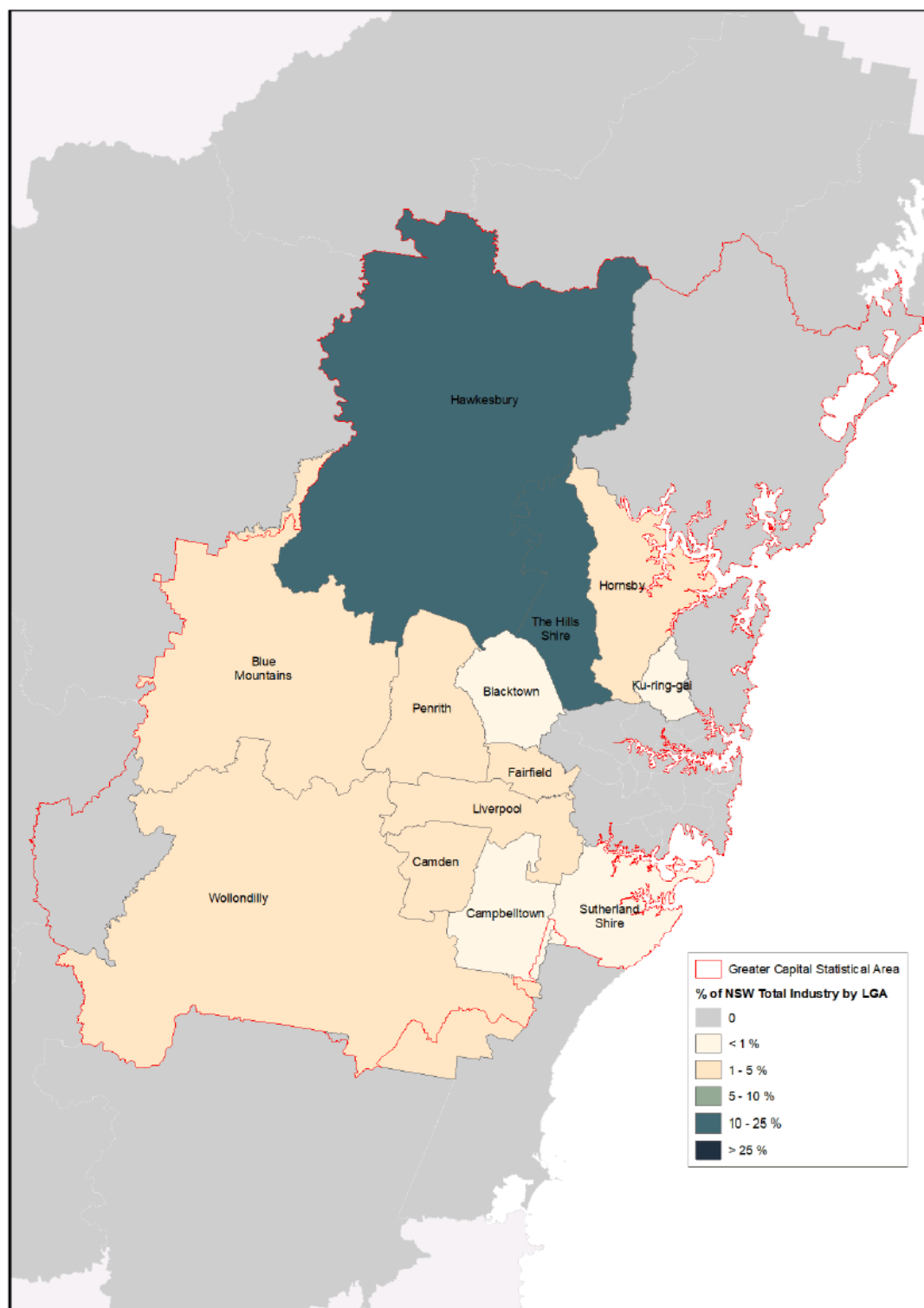
The ornamental horticulture industry is clustered in the Hawkesbury, The Hills and Hornsby local government areas (see maps overleaf).

FIGURE 63: ORNAMENTAL HORTICULTURE GVAP AS A PROPORTION OF SYDNEY BASIN INDUSTRY, BY LGA



Source: RMCG, 2019.

FIGURE 64: ORNAMENTAL HORTICULTURE GVAP AS A PROPORTION OF NSW INDUSTRY, BY LGA



Source: RMCG, 2019.

Nursery

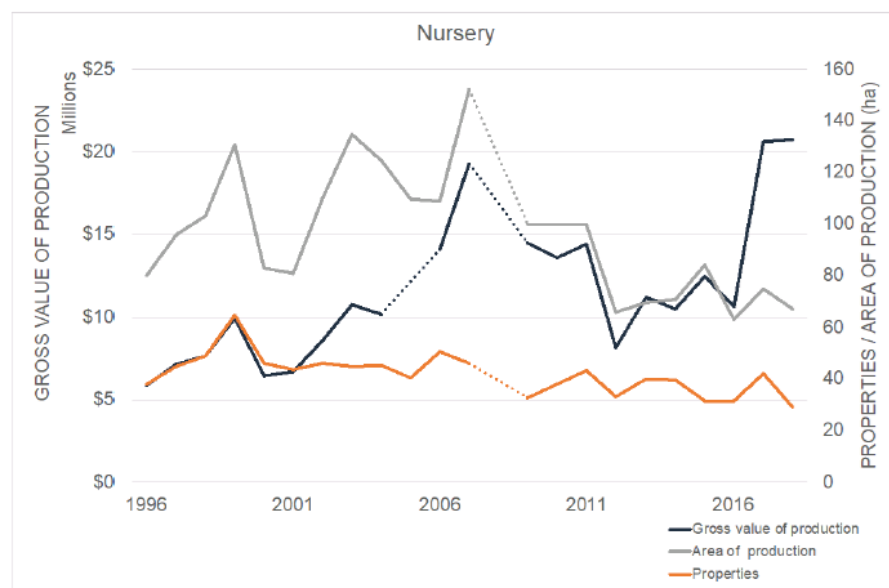
Nursery production includes live plants grown for a range of uses including landscaping, revegetation and distribution of ornamental retail supply chains, plus as starter plants in the commercial production of fruit, vegetables and forestry. Nursery production occurs in all states and territories of Australia, with the majority of production occurring in New South Wales (\$699 million) Queensland (\$699 million) and Victoria (\$653 million). The Northern Rivers and Central Coast are the key nursery producing areas in NSW. For the year ending 2018, the value of production of the Australian nursery industry was \$2.3 billion. Most products are grown for the domestic market.

The Hornsby Shire nursery industry represents a very small proportion of the national and state value of nursery production. Over the last 20 years, the gross value of nursery production in Hornsby, while experiencing annual fluctuations, has shown an overall increase in the value of production (Figure 65). Over the same period, the number of nursery properties and the area of nursery production have experienced an overall reduction. Most reduction has occurred in the extent of outdoor nursery production and the number of outdoor nursery properties (Figure 66). By comparison, the extent of undercover production and number of undercover production properties has remained steady.

The gross value of the industry has increased. The total area of production, mainly outdoor production, has reduced. The area of indoor production has remained steady.

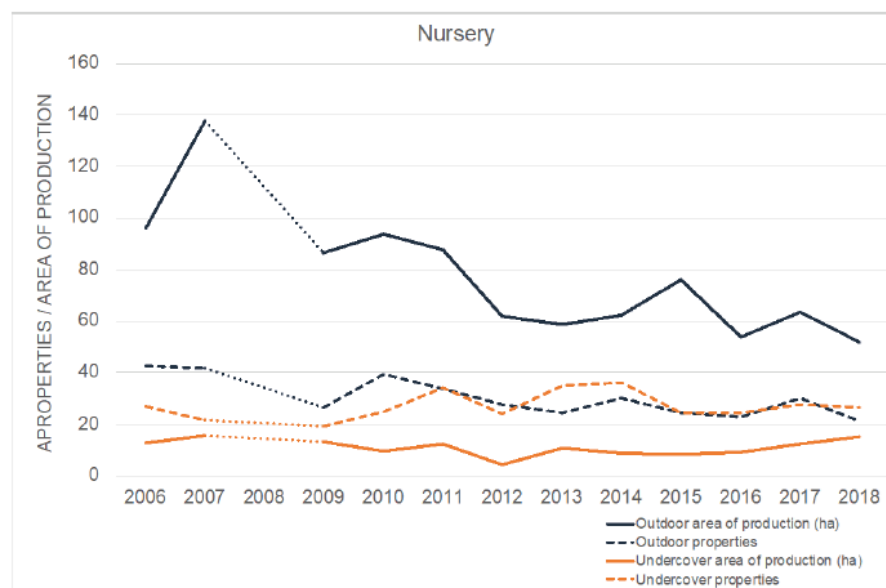
Most nursery businesses are under 50 hectares in size (Figure 67) and generate between \$100,000 and \$500,000 estimated value of operations per annum (Figure 68). Businesses in this size range also contribute the most to the total industry estimated value of operations (Figure 69). The trends indicate that the overall reduction in nursery businesses has occurred through consolidation of small-scale businesses (<\$100,000) as well as some businesses exiting the industry.

FIGURE 65: NURSERY INDUSTRY TRENDS, HORNSBY SHIRE



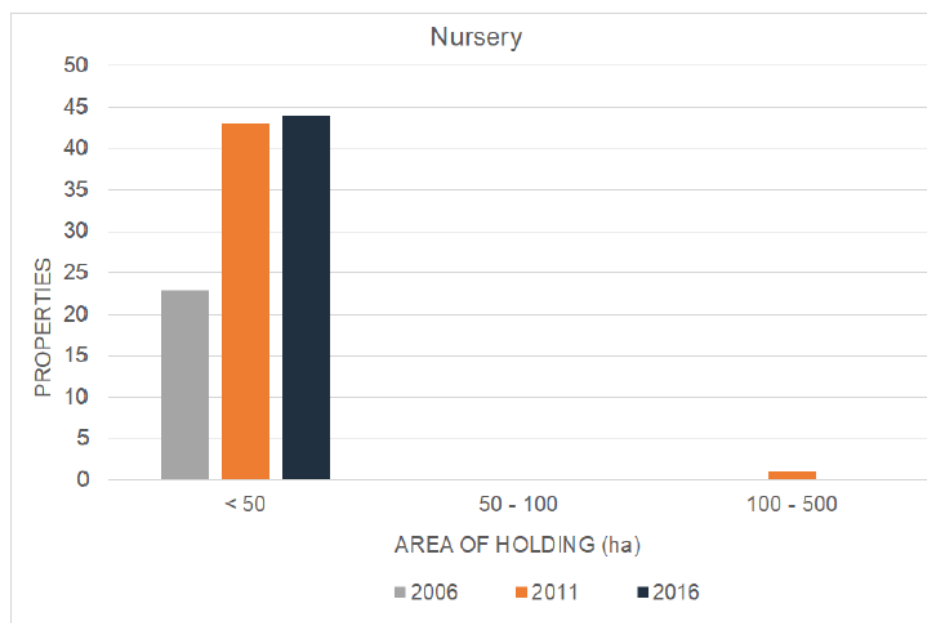
Source: RMCG, 2019.

FIGURE 66: OUTDOOR AND UNDERCOVER NURSERY INDUSTRY TRENDS, HORNSBY SHIRE



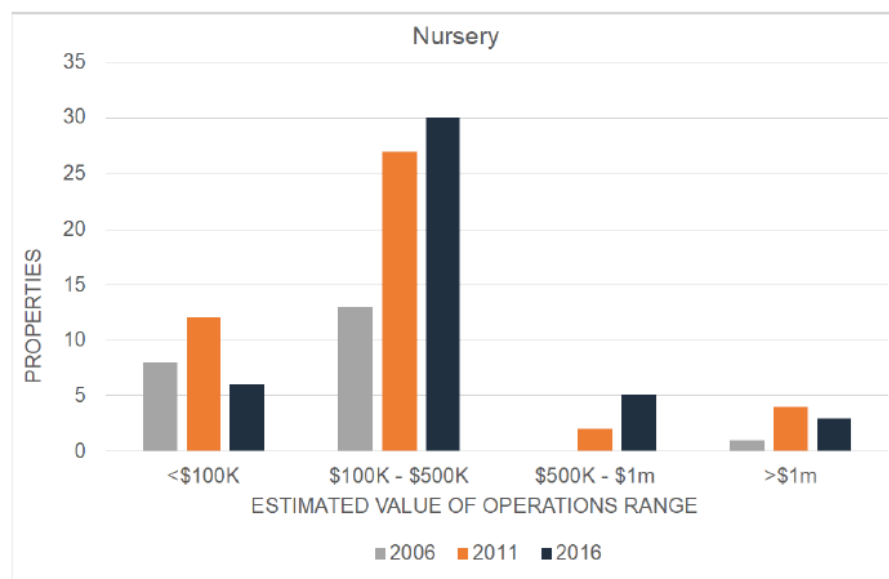
Source: RMCG, 2019

FIGURE 67: AREA OF HOLDING TREND



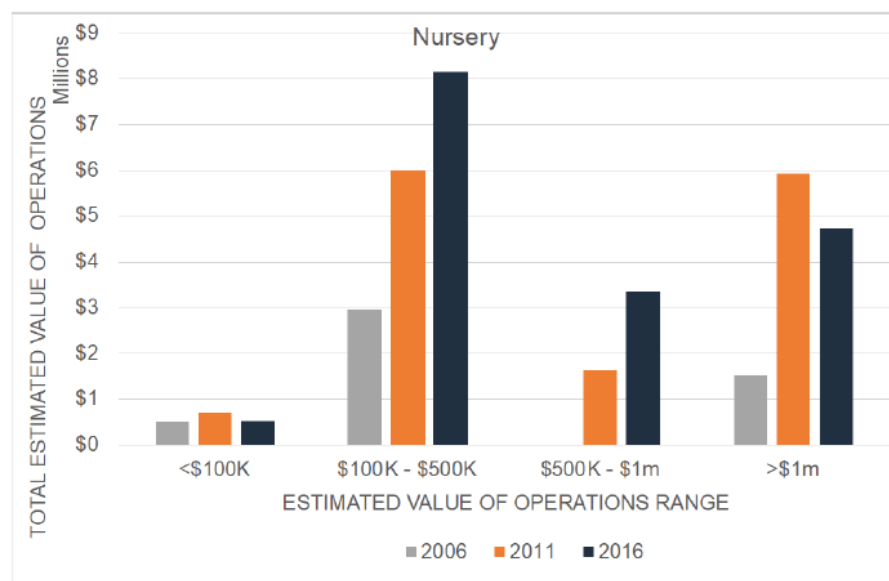
Source: RMCG, 2019.

FIGURE 68: PROPERTY ESTIMATED VALUE OF OPERATIONS TREND (2016)



Source: RMCG, 2019.

FIGURE 69: INDUSTRY ESTIMATED VALUE OF OPERATIONS TREND (2016)



Source: RMCG, 2019.

Cut flowers

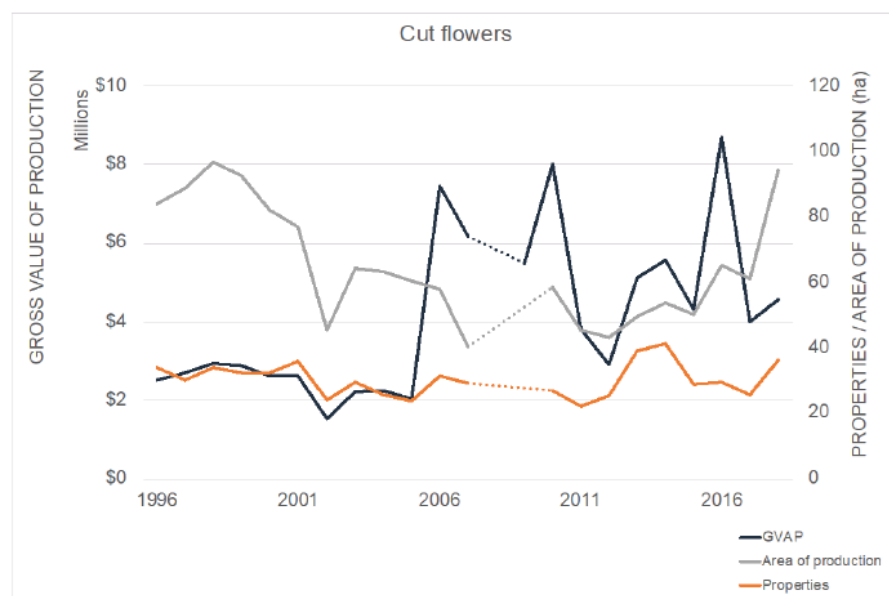
Cut flowers are grown year-round in Australia. Production occurs in high tech glasshouses, low tech protected cropping and outdoor fields. The majority of cut flowers grown in Australia are produced in Victoria. The national total value of production in 2018 was \$281 million. New South Wales contributed around \$70 million or 25 per cent of the national value of production. Australia is a net importer of fresh cut flowers, with small amounts of export.

The Hornsby Shire cut flower industry represents a very small proportion of the national and state value of cut flower production. Over the last 20 years, the number of cut flower businesses has remained relatively steady. The total area of cut flower production fell between 2000 and 2011, but, has since returned to pre-2000 levels (Figure 70). Over the same period, the gross value of production grew. Most value of production comes from outdoor production of cut flowers (Figure 71). There is an increasing trend in the area of production under both outdoors and undercover.

The gross value of the cut flower industry and area of production has increased over time, business numbers have remained relatively steady.

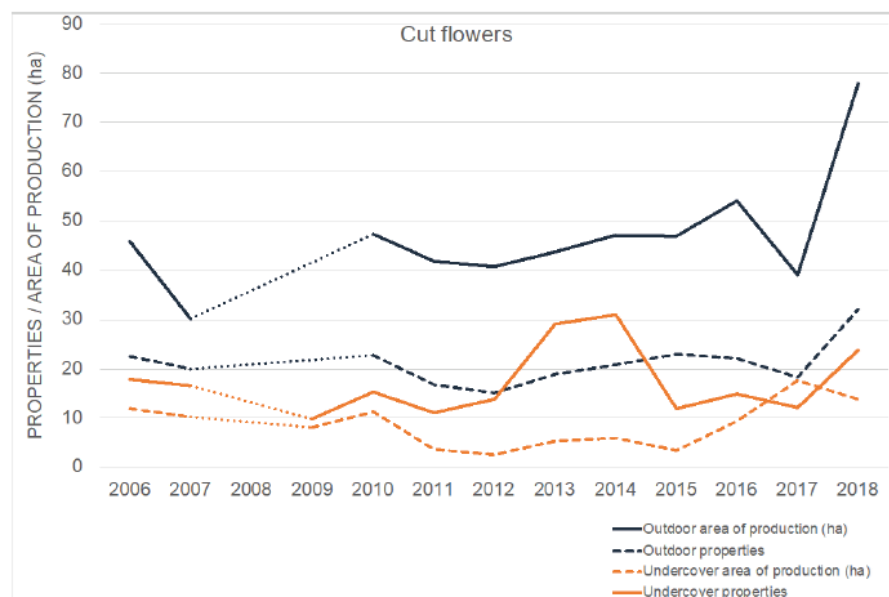
Similar to the nursery industry, most cut flower businesses are under 50 hectares in size (Figure 72) and generate between \$100,000 and \$500,000 estimated value of operations per annum (Figure 73). Businesses in this size range also contribute the most to the total industry estimated value of operations (Figure 74). The trends indicate that the number of businesses has remained steady, though there has been some movement in the industry structure, with more business generating income over \$100,000.

FIGURE 70: CUT FLOWER INDUSTRY TRENDS, HORNSBY SHIRE (2016)



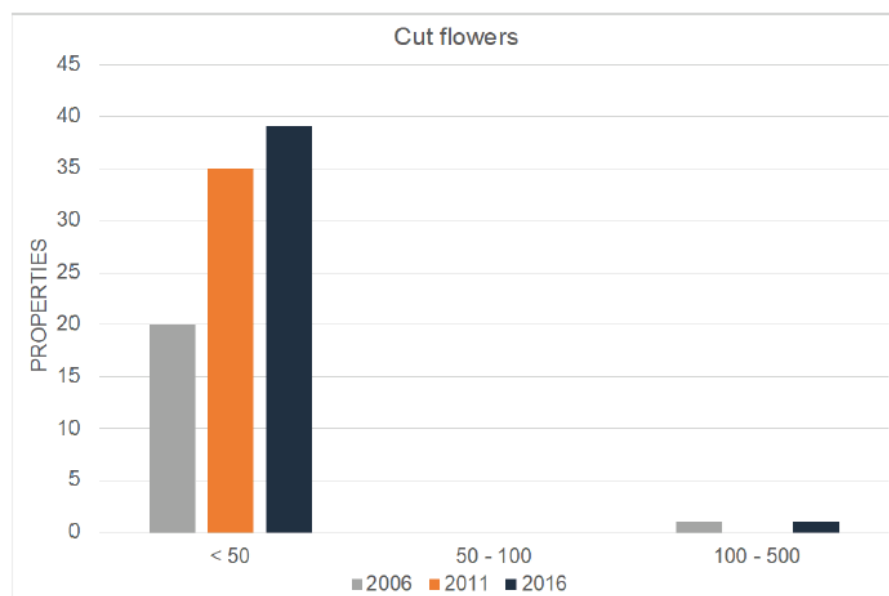
Source: RMCG, 2019.

FIGURE 71: OUTDOOR AND UNDERCOVER CUT FLOWER PRODUCTION TRENDS, HORNSBY SHIRE



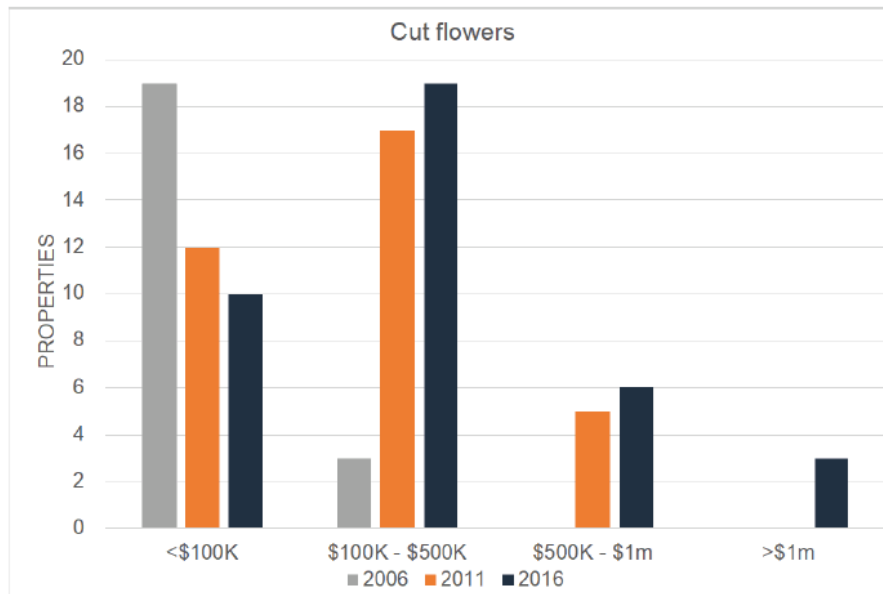
Source: RMCG, 2019.

FIGURE 72: AREA OF HOLDING TREND



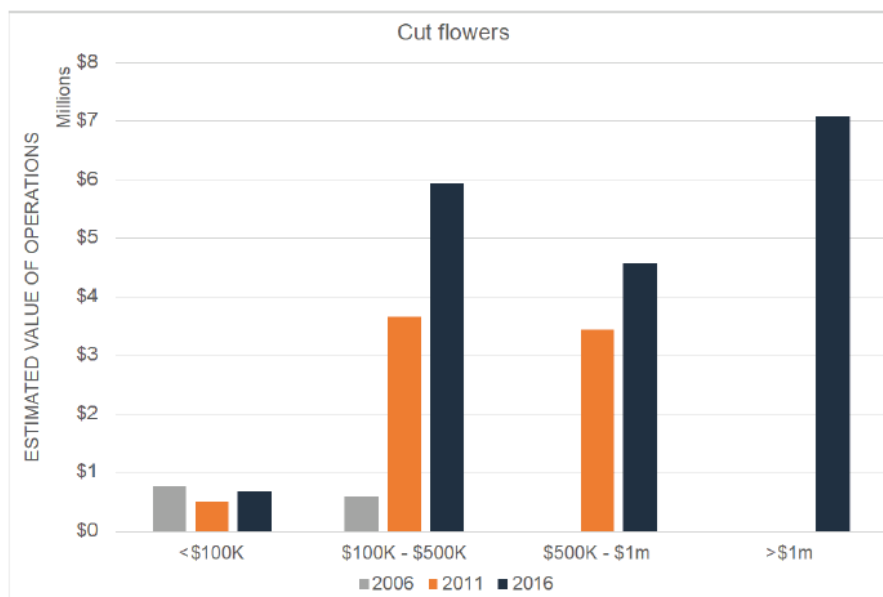
Source: RMCG, 2019.

FIGURE 73: PROPERTY ESTIMATED VALUE OF OPERATIONS TREND



Source: RMCg, 2019.

FIGURE 74: INDUSTRY ESTIMATED VALUE OF OPERATIONS TREND



Source: RMCg, 2019.

4.4 Industry engagement

Targeted interviews were conducted with farmers representative of the major industries (fruit orchard, orchard and tourism, cut flowers and nursery) in Hornsby Shire. Informal discussions were also conducted with farmers attending the community workshops.

There are some highly profitable, sophisticated businesses operating in the Shire, but growers feel that they are being forgotten and that there is no clear support for the industry. They feel that they are being 'over-run' by lifestylers and that the needs of lifestylers are more important than those of agriculture.

Farm viability is being impacted by:

- High cost of land which restricts capacity to expand the farm business
- Encroachment by non-agricultural neighbours and complaints leading to costs and changes to farm operations
- Increased trespass, theft and damage to farm machinery and crops
- Increased traffic on roads causing safety issues when moving farm machinery
- Planning policy such as set-back requirements limiting the productive potential.

This is leading to:

- Lack of interest in farming by the next generation
- Declining investment in new businesses
- Increasing interest in subdividing to capitalise on land value
- Increasing interest in value-add opportunities such as 'pick your own' and farm accommodation
- Emergence of high value, boutique industries such as zucchini flowers, persimmons, baby cucumbers selling direct to Sydney restaurants and markets.

Other issues for agriculture include:

- Lack of a secure and affordable water supply. Some growers are able to capture enough water on farm to irrigate, other rely on the potable water supply which is very expensive
- Agricultural services have left the area
- Difficulties navigating the planning approval process for new buildings or farm structures and uncertainty about timing for approval.

4.5 Assessment of agricultural land

An assessment of agricultural capability of land within Hornsby rural areas was undertaken by RMCG utilising:

- State-wide land capability data
- Land ownership data.

State-wide mapping of land and soil capability (LSC) classifies land into 8 classes based on a range of agricultural practices that can be sustained, ease of management and risk of degradation. The limitations to agricultural use are determined by factors including, but not limited to soil properties and climate. The more limitations for agricultural practices, the higher the classification and the lower the agricultural versatility or value.

Land of moderate agricultural capability (Class 4) is found mainly in the southern end of the study area (Figure 75) and is included in the RU1 (primary production), RU2 (rural landscape) or RU4 (rural small holdings) Zone. Land within the RU4 and RU2 zone is highly fragmented with most land holdings mostly under 10 hectares. Land within the RU1 zone is less fragmented but still held in relatively small holdings mainly between 10 to 20 ha in the south and over 10 hectares in the north. Lower agricultural capability land (mainly Class 6) is associated with the steeper parts of the Shire and is covered by the E3 (environmental management) zone.

Land fragmentation has a number of impacts on an agricultural industry. This includes:

- An 'impermanence syndrome' for commercial agriculture.
- The price of land increases fuelling land speculation.
- Tracts of farmland become isolated.
- Farmers are deterred from investing in their operations as they anticipate the conversion of their land out of commercial agriculture resulting in an absence or certainty in their industry.

- Loss of critical mass of commercial farms and farmers to sustain an agricultural industry and value chain as higher land prices act as an inducement to sell or commercial agriculture is substituted for sub-commercial agricultural activities. This places a strain on remaining farmers to survive and reduces opportunities for commercial farmers to expand businesses, further exacerbating conversion of agricultural land to non-agricultural uses.
- A reduced ability for farmers to generate sufficient income to sustain a standard of living or provide for retirement such that they speculate in their land rather than farm it.
- Rural land use conflict as new migrants in an agricultural landscape have an expectation of a benign rural environment.

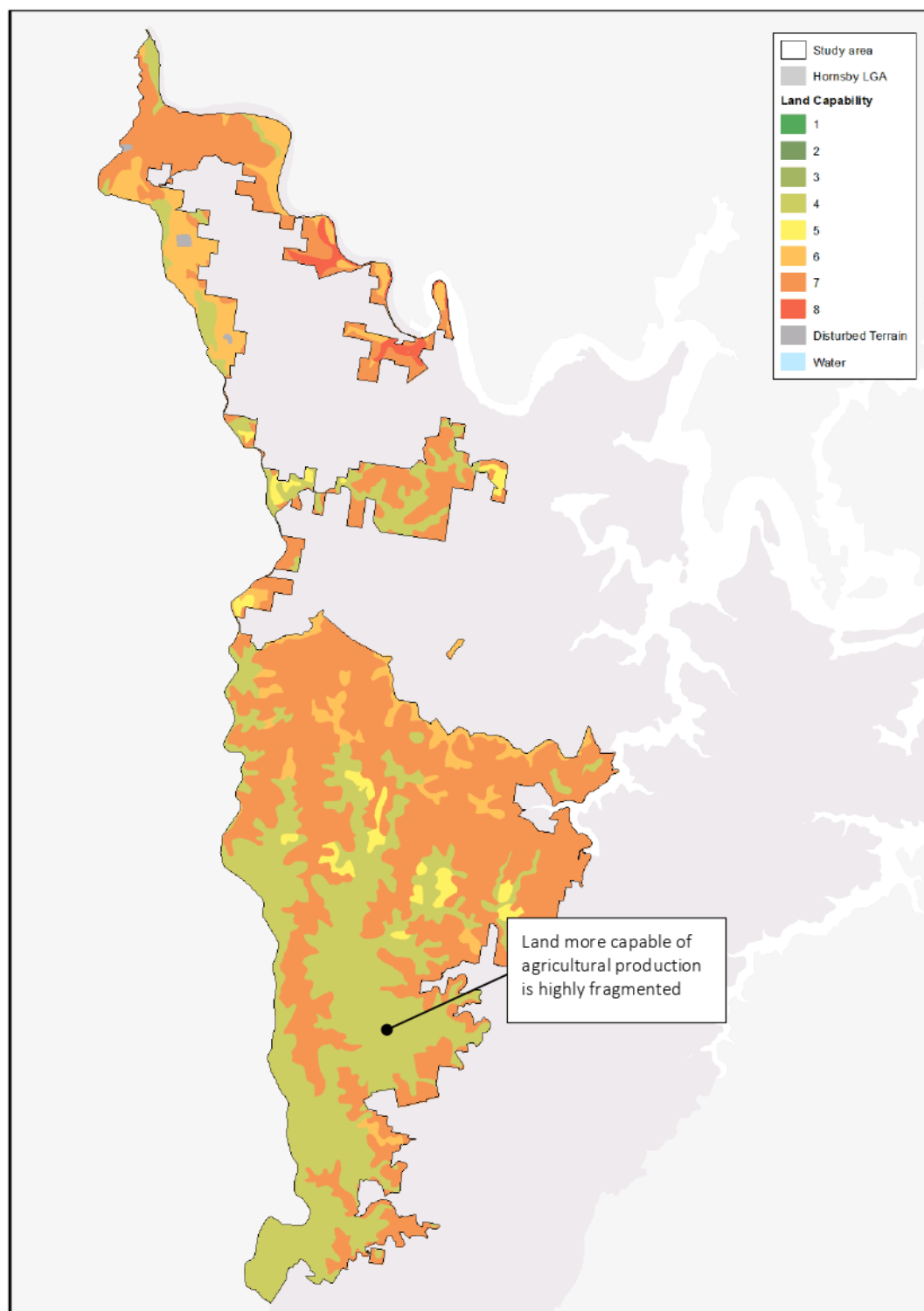
Encroachment and fragmentation inevitably lead to loss of land from commercial agricultural production. The level of fragmentation, particularly in the southern parts of the study area will make it increasingly difficult to maintain an agricultural industry in the long term.

TABLE 12: LAND AND SOIL CAPABILITY CLASS DEFINITIONS

LSC class	General definition
Land capable of a wide variety of land uses (cropping, grazing, horticulture, forestry, nature conservation)	
1	Extremely high capability land: Land has no limitations. No special land management practices required. Land capable of all rural land uses and land management practices.
2	Very high capability land: Land has slight limitations. These can be managed by readily available, easily implemented management practices. Land is capable of most land uses and land management practices, including intensive cropping with cultivation.
3	High capability land: Land has moderate limitations and is capable of sustaining high-impact land uses, such as cropping with cultivation, using more intensive, readily available and widely accepted management practices. However, careful management of limitations is required for cropping and intensive grazing to avoid land and environmental degradation.
Land capable of a variety of land uses (cropping with restricted cultivation, pasture cropping, grazing, some horticulture, forestry, nature conservation)	
4	Moderate capability land: Land has moderate to high limitations for high-impact land uses. Will restrict land management options for regular high-impact land uses such as cropping, high-intensity grazing and horticulture. These limitations can only be managed by specialised management practices with a high level of knowledge, expertise, inputs, investment and technology.
5	Moderate-low capability land: Land has high limitations for high-impact land uses. Will largely restrict land use to grazing, some horticulture (orchards), forestry and nature conservation. The limitations need to be carefully managed to prevent long-term degradation.
Land capable of a limited set of land uses (grazing, forestry and nature conservation, some horticulture)	
6	Low capability land: Land has very high limitations for high-impact land uses. Land use restricted to low-impact land uses such as grazing, forestry and nature conservation. Careful management of limitations is required to prevent severe land and environmental degradation.
Land generally incapable of agricultural land use (selective forestry and nature conservation)	
7	Very low capability land: Land has severe limitations that restrict most land uses and generally cannot be overcome. On-site and off-site impacts of land management practices can be extremely severe if limitations not managed. There should be minimal disturbance of native vegetation.
8	Extremely low capability land: Limitations are so severe that the land is incapable of sustaining any land use apart from nature conservation. There should be no disturbance of native vegetation.

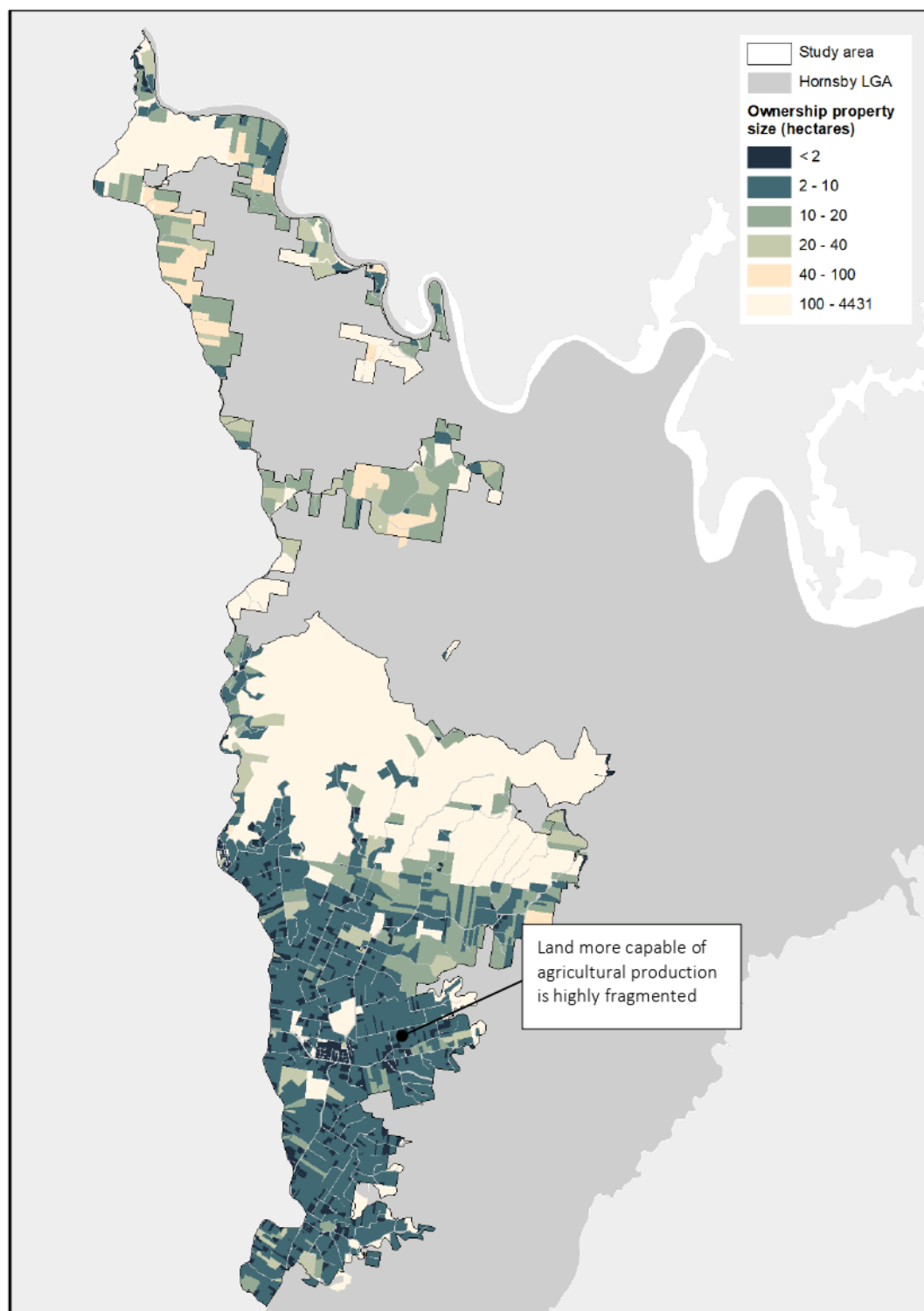
Source: RMCG, 2019.

FIGURE 75: LAND AND SOIL CAPABILITY



Source: RMCG, 2019.

FIGURE 76: LAND PROPERTY OWNERSHIP



Source: RMCG, 2019.

4.6 Insights from the agricultural assessment

Globalisation and trade in agriculture has put downward pressure on prices and led to a trend of fewer, but larger farms. In the peri-urban regions of Sydney, small farms struggle to compete, which has resulted in the relocation of fruit and vegetable farming to rural areas where land is cheaper and more access to inputs to production (such as water).⁴⁴

A review of aerial photography has shown, intensive agricultural uses are often occurring among rural lifestyle properties, where wider land use transition has occurred from widespread agriculture, to many lots now being used for rural residential. This presents several issues for the ongoing operation of agriculture, particularly intensive agriculture and horticulture, in the LGA. Land fragmentation, particularly from rural lifestyle dwellings and an increased presence of non-agricultural residents in a landscape, has several impacts on agriculture.

The investigation into current agricultural activity across Hornsby Shire found:

- Hornsby farmers are career agriculturalists and generate most of their income from the farm.
- The Sydney basin ornamental horticulture industry produced 44 per cent of the state industry gross value in 2015-16, of which Hornsby contributed 11 per cent.
- The gross value of the nursery industry has increased. The total area of production, mainly outdoor production, has reduced. The area of indoor production has remained steady.
- The overall reduction in nursery businesses has been achieved through consolidation of small-scale businesses (<\$100,000) as well as some businesses existing the industry.
- The gross value of the industry, area of production has increased over time and business numbers has remained relatively steady.
- Ornamental horticulture in Hornsby, comprising mainly nursery and cut flower commodities, is a regionally significant industry.
- The ornamental horticulture industry in Hornsby is part of a broader cluster that also includes the neighbouring Hawkesbury and The Hills local government areas.

Other key industry findings include:

- The value of production has fluctuated over time, but overall, there has been a steady increase.
- Production has increasingly moved indoors with a reduction in outdoor production.
- Land within the RU zones ranges from moderate to low land capability. Land fragmentation, particularly in the southern parts of the study area, has reduced the suitability of the land for agriculture.
- The level of fragmentation, particularly in the southern parts of the study area will make it increasingly difficult to maintain an agricultural industry in the long term.

Regarding lot sizes and land ownership:

- In some rural areas, land ownership and lot sizes create very clear character distinctions between different areas. However, across the rural areas within the Hornsby LGA, the land ownership patterns are highly fragmented (as shown on the map), and lot sizes vary significantly based on the environmental features (i.e. larger lots where land slopes more dramatically).

There are number of issues facing the Australian nursery and cut flower industries into the future, which may influence the way that the industry changes across the Hornsby LGA.

- The continuing increases in electricity costs are a significant challenge to the long-term viability of production. Production systems can be highly mechanised utilising electrically powered components in heating, cooling, ventilation, climate control, irrigation, potting machines, etc. and there is limited scope to reduce energy demand without severely impinging productivity and profitability.
- Rising regulation, especially with regards to environmental compliance, on business in the peri-urban environment, which accommodates large numbers of ornamental horticulture businesses.
- A lack of access to affordable and skilled a labour.
- Industry profitability is very reliant on weather patterns at critical times of the year. Climate change impacts including, drought, water shortage, extreme events (fire, wind and flood) will impact production markets.

⁴⁴ AgEconPlus (2017). Values of Metropolitan Rural Area of the Greater Sydney Region. Prepared for the NSW Department of Planning and Environment in association with the Greater Sydney Commission.

- There is decreased interest in “gardening” due to changing lifestyle – i.e. bigger homes, smaller blocks, increased units/flats, decrease in backyard size.
- Ornamental horticulture is positioned in the discretionary spend segment for most consumers and the industry has to compete with many other industries and categories for consumer time, disposable income, lifestyle and enjoyment.
- Climate change provides a positive role for increased green life in the urban environment (indoor and outdoor).
- Increased focus on food security will provide opportunities for nurseries supplying starter plants for this sector.
- The sector can play a vital role in preventing, stabilising and reversing environmental degradation.
- There is considerable room for demonstrating how gardens and green life can improve personal health and wellbeing, and increase property value (plants appreciate in value over time).
- Improvement in profitability can be found not only in new technologies and better business practices, but also through all stages of the supply chain working together more efficiently.
- House size increasing and domestic gardens shrinking provides an opportunity to sell more indoor plants and outside shade trees to reduce reliance on air conditioning/heating.
- New forms of non-traditional advertising and other channels provide the ability to target consumers in niche segments.

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05

Summary of insights from this background review

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5. SUMMARY OF INSIGHTS FROM THE BACKGROUND REVIEW

This chapter presents the key findings from each chapter of the background report and discusses implications for the draft Hornsby Rural Lands Study.



5.1 Policy context

Over the past 20 years, Hornsby Shire Council has sought to protect and manage rural areas and achieve development outcomes that are in keeping with local character. Since the last Rural Lands Study for Hornsby Shire was prepared, State government policy has progressed significantly. It places a strong emphasis on the value of rural lands, the need to carefully plan for, manage and protect these places for social, environmental and economic benefits.

Direction N18 from the North District Plan requires “better managing rural areas,” and Objective 19 seeks to “ensure environmental, social and economic values in rural areas are protected and enhanced.” This sets a policy direction for Council to prepare a rural lands study that identifies the economic, social and environmental values within the Hornsby rural area, and to consider how bushland, farmland, mineral resources, scenic landscapes and rural villages are to be managed into the future. Direction N18 requires Council to use a *place-based planning* approach. This approach emphasises the identification of unique local places as a base unit upon which policy objectives can be made. This marks a departure from how rural lands have been planned in Hornsby previously, which was a more general approach (seeing the rural area as a larger whole).

Other documents emphasise the need to maintain and enhance rural lands. This is pertinent in the face of growing urban encroachment. These policies recognise that rural areas have several functions: biodiversity, scenic and cultural values, agriculture, mining/resources, and some rural residential/lifestyle.

The current local policy emphasises the need to protect and manage rural activities, and the character of rural villages. In zoning and land use objectives in the Hornsby LEP 2013, there is a focus on rural activity, with only a few tourism-related land uses available.

The *Economic Development and Tourism Strategy* recommends that the “wealth of natural assets” across Hornsby Shire’s rural area should be retained. Further, the strategy recommends that land uses could be more flexible to ensure and support the growth of Agri tourism and recreational opportunities (for example, bushwalking, farmgate trails, mountain biking).

Previous rural studies conducted by Hornsby Shire Council identified that pressure from nearby urban and residential areas risks creating conflict with rural areas, reducing the potential for rural uses to continue at their most productive rate.

5.2 Local context



Demographic Profile

Hornsby Shire's demographic profile is expected to change in a variety of ways. The population of Hornsby Shire is forecast to grow, however, the rate of growth within the rural area is much slower than the urban areas. The rural area has a high proportion of retirees compared to Hornsby's urban areas and the NSW average; this is forecast to continue to remain a higher proportion in the future. The greatest trend in rural areas is towards lone person households.

From 2016 to 2036 it is forecast that there will be an additional 1,400 people in the rural areas (+10%) while in the urban areas there will be an additional 30,500 people (+23%).

The proportion of people aged 65+ will continue to grow as a share of the total population in the rural area. As this trend continues, the proportion of older people living in single person households is also forecast to increase. However, two parent families and couples without children will still make up most households in the rural areas.

The Hornsby LGA is projected to have 64,157 households by 2036. Of the 64,157 households 4,884 will be in Hornsby Shire's rural area. This represents 7.61 per cent of households being located in rural areas, a decrease of around 1 per cent in market share between urban and rural areas, illustrating most population growth will continue to be in urban areas, as directed by State and local policy.

Dural is projected to have the largest share of two parent families (40.32 per cent) in 2036. Galston-Middle Dural will have the largest share of couples without children (28.22 per cent) and Arcadia of lone person households (23.05 per cent).



Dwelling Structure

The location of secondary dwellings and construction of a small number of seniors living developments within the Hornsby rural areas have contributed to dwelling activity in the rural area and have a related effect on household types.

The proportion of single, detached dwellings in the rural area is around 87%. This is significantly higher than elsewhere in the Hornsby LGA or the NSW average.

Secondary dwellings have been permitted in rural areas since the land use became permissible in the LEP in 2013. Secondary dwellings are permitted within some parts of the Hornsby rural area, and typically those developments have occurred in the southern and eastern parts, closer to the urban fringe. In the urban areas secondary dwellings are permitted under the Affordable Housing SEPP.

While some seniors housing developments have occurred in recent years as a result of state policy overriding local controls within the rural area, the current planning policy setting under the Greater Sydney Regional Plan and North District Plan (discussed in Chapter 2) discourages residential development for population growth in locations that are not well-served by infrastructure. Council has been advocating to the state government for changes to state policy to ensure seniors living developments are not permitted on rural land which is inconsistent with the objectives of the GSRP and NDP.



Economic Profile

Hornsby Shire's rural area contains 18 per cent of jobs across the LGA. In 2016, agriculture generated around \$21 million gross value, most of which came from nurseries, cut flowers and vegetables, and poultry.

In the rural area, health care and social assistance is the largest employment industry (6,759 jobs), followed by education and training (4,753 jobs) and retail trade (4,669 jobs). Hornsby Shire's rural areas also contain 588 agriculture, forestry and fishing jobs. In comparison, the urban area only contains 116 agriculture, forestry and fishing jobs (which may be administrative jobs linked to those fields, or jobs located in light industrial areas within the urban area).

The varied agriculture, forestry and fishing jobs are most strongly represented in Arcadia-North Western Dural and Dural, where most nursery production, floriculture and vegetable growing occurs. There are also some floriculture and nursery production jobs in Galston-Middle Dural, however the sector is smaller than elsewhere. The number of jobs in agriculture, forestry and fishing grew in Dural by 79 jobs (+1.3 per cent) and Arcadia which had 32 more jobs (0.1 per cent). A decrease of 25 jobs was recorded between 2011 and 2016 which equated to a -3.1% change.

Hornsby Shire contains a variety of jobs across the transport sector, which likely service both the local rural residential, and nearby urban populations. There are 26 road freight transport jobs in Arcadia-North Western Rural, likely linked to the mining activities occurring in the northern rural areas.

The varied profile of employment across the rural area and especially in the southern parts of the LGA, suggests that there are many residents who live in the rural parts of Hornsby for lifestyle reasons, but may work elsewhere.

Dural, Galston, Glenorie and Wisemans Ferry show modest growth from 2016-2056, likely in line with population growth and some changes in broader industry trends. Dural South shows greater potential for jobs growth as the nature of industry changes and some higher order jobs are located there.

Reflecting HillPDA's findings and current zoning, there is a large amount of residential floorspace within the Galston village and surrounds. The strongest growth was recorded in Dural South, which reflects its role as an industrial centre that services the nearby urban areas, while also accommodating some businesses that supply the rural area. The role each rural centre plays as a service centre means some employment growth will occur over time, despite the nexus between rural activities/rural industries decreasing. The forecast floorspace growth between HillPDA and SGS' estimates are generally aligned

Into the future, Hornsby Shire's rural villages will be important for providing the service that support agricultural, tourism and other businesses across the rural area. The villages will also continue to provide the services that support the nearby resident population. There is an opportunity for villages to provide more housing diversity.



Environmental Profile

Hornsby Shire's rural area contains significant biodiversity values but is also prone to bushfire, flood risk and climate change risks which impact on the existing and potential land use as well as the community.

The northern parts of the LGA contain several national parks and reserves: the Marramarra, Berowra Valley and Ku-Ring-Gai Chase National Parks, and the Muogamarra Nature Reserve.

The landscape across the Hornsby rural area is defined by waterways with gently undulating and steeper valleys, dominated by the weathered landform of the Hornsby Plateau.

The geological formations of Hawkesbury sandstone have, over time, influenced where residential development occurred, with agricultural activity occurring where soils were better, including along waterways with alluvial soils suitable for horticulture on a small scale. Many national parks occur over land where poor soils or steeper topography meant land clearing could not be undertaken as easily as elsewhere. Remnant native vegetation on private land is often found along waterways and on steeper land primarily zoned for Environmental Management (E3).

Current climate projections for the Shire indicate warmer and drier conditions with more frequent droughts and bushfires. Extreme weather events such as storms, heavy rainfall and hot days are projected to become more frequent and severe over the next 20 years. Not only will there be impacts on Hornsby's natural environment, but agricultural industry profitability is very reliant on weather patterns at critical times of the year. Climate change impacts including, drought, water shortage, extreme events (fire, wind and flood) will impact production markets. Council is preparing a new Climate Wise Plan with new emissions reduction targets in line with State, National and International targets.

Due to the extensive tree coverage large parts of the Hornsby LGA, the LGA is prone to bushfire risk. Over one third of residents in the LGA live close to bushland reserves and national parks and are exposed to bushfire risk.

Hazards predicted for the Hornsby Shire include the intensification of storm events, increase in wind speeds and sea level rise. As set out in the LSPS, the effects of local flooding will continue to be managed as the Shire changes

over the next 20 years. Council is currently undertaking work to identify the flood risk presented to the Shire, to better prepare for and mitigate the risks of flooding – including in the rural area, and how coastal inundation and future sea level rise may impact river communities, where flood risk is most profound.

Hornsby Shire's rural area has a diverse environment and varied landscapes, which support a range of vegetation and animal communities.



Market Trend Analysis

The proximity of Hornsby Shire's rural area to Sydney City means land values have increased to a point where it is difficult to sustain agricultural production. As a result, many farms are being "run-off" and the pressure for rural lifestyle lots, accompanied by increased demand for sewerage, water, telecommunications, waste facilities and road infrastructure is growing.

Spreading urbanisation and population growth are putting pressure on agricultural lands, through increased demand for alternate land uses in peri-urban areas. Despite strong policy from the State government towards the preservation, protection and enhancement of rural areas, land price increases alongside rising farm input costs are having a significant impact on agricultural productivity in Hornsby.

Low density residential land within Dural, Galston, Glenorie and Arcadia has a high value per square metre, and the value has increased significantly over the last ten years. This reflects the strong pressure from urban areas and mounting interest in rural lifestyle living, as was identified and reported on by Ag Econ Plus in its report to the State Government about the value of agricultural lands across Greater Sydney in 2017.

From 2014 to present, land values in Galston have increased by 45%. The pressure from land value increases is observable when further investigating the land use profile of rural areas in the southern and eastern parts of Hornsby Shire's rural area, where it is clear many farms have been 'run-off' or have transitioned to very high value rural residential acreage developments. This poses a significant challenge for future planning across the Hornsby rural area, especially in the southern parts, as farming struggles to remain sustainable in the face of rising farm maintenance and input costs.

The market trend analysis also found that planning zones affect the price per square metre, with land in the primary production RU1 zone around Galston increasing significantly from 2014-2019. Land values in the RU1 zone also increased by more than 15% in Arcadia, Berrilee, Dural, Fiddletown, and Maroota. The agriculture assessment findings explore the implications of this land value increase in greater detail.



5.3 Value of agriculture

Farmers in the Hornsby Shire are career agriculturalists and generate most of their income from the farm. The Sydney Basin ornamental horticulture produced 44 per cent of the State industry's gross value in 2015-16, of which Hornsby contributed 11 per cent. The gross value of the industry has increased, although the total area of production has reduced. For cut flowers, the area of production has increased over time, while business numbers have remained relatively steady.

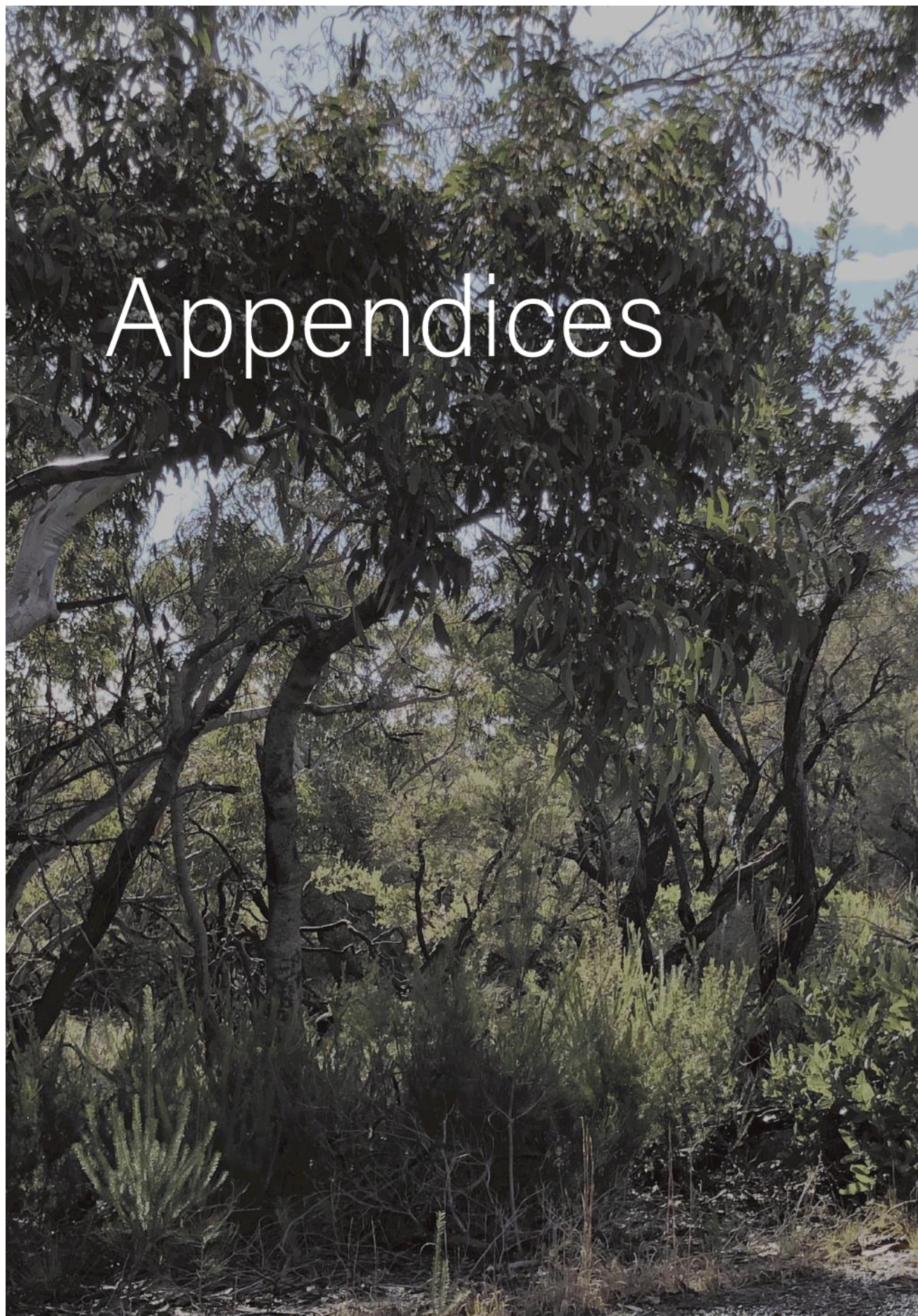
The ornamental horticulture industry in Hornsby is part of a broader cluster that also includes the neighbouring Hawkesbury and The Hills LGAs. In recent times, there has been an overall reduction in nursery businesses, through consolidation of small-scale businesses (<\$100,000) as well as some businesses exiting the industry.

The value of production has fluctuated over time, but overall, there has been a steady increase. Meanwhile, production has increasingly moved indoors with a reduction in outdoor production. Land within the RU zones ranges from moderate to low land capability. Land fragmentation, particularly in the southern parts of the study area, has reduced the suitability of the land for agriculture. The level of fragmentation, particularly in the southern parts of the study area will make it increasingly difficult to maintain an agricultural industry in the long term.

There are number of issues facing the Australian nursery and cut flower industries into the future, which may influence the way that the industry changes across the Hornsby LGA. The continuing increases in electricity, water and skilled labour costs and climate sensitivity all affect the viability of agriculture. At the same time, Ag Econ Plus found that rising land prices are a major factor affecting land use transition away from agriculture towards rural

lifestyle use, especially in rural areas closer to Sydney City and the urban fringe. RMCG found that an improvement in profitability can be found not only in new technologies and improved better practices, but also through the stages of the supply chain working together more efficiently.

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APPENDIX 1

Hornsby LEP maps

This section contains the following LEP maps, referenced in this Background Report:

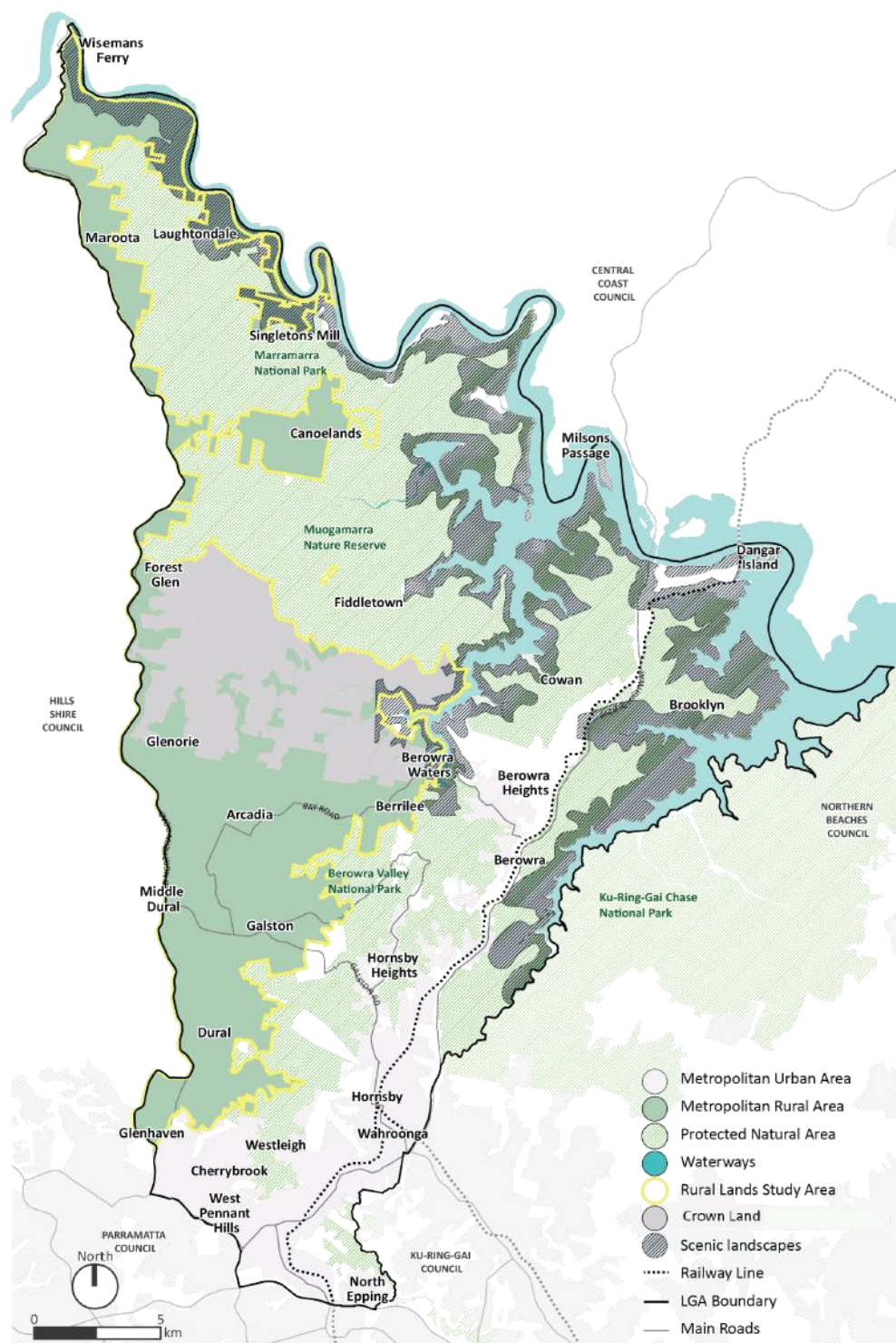
- Acid sulfate Soils
- Hawkesbury-Nepean Catchment (Scenic Landscapes)
- Terrestrial Biodiversity
- Flood Map
- Heritage Item or Heritage Conservation Area.

ACID SULFATE SOILS



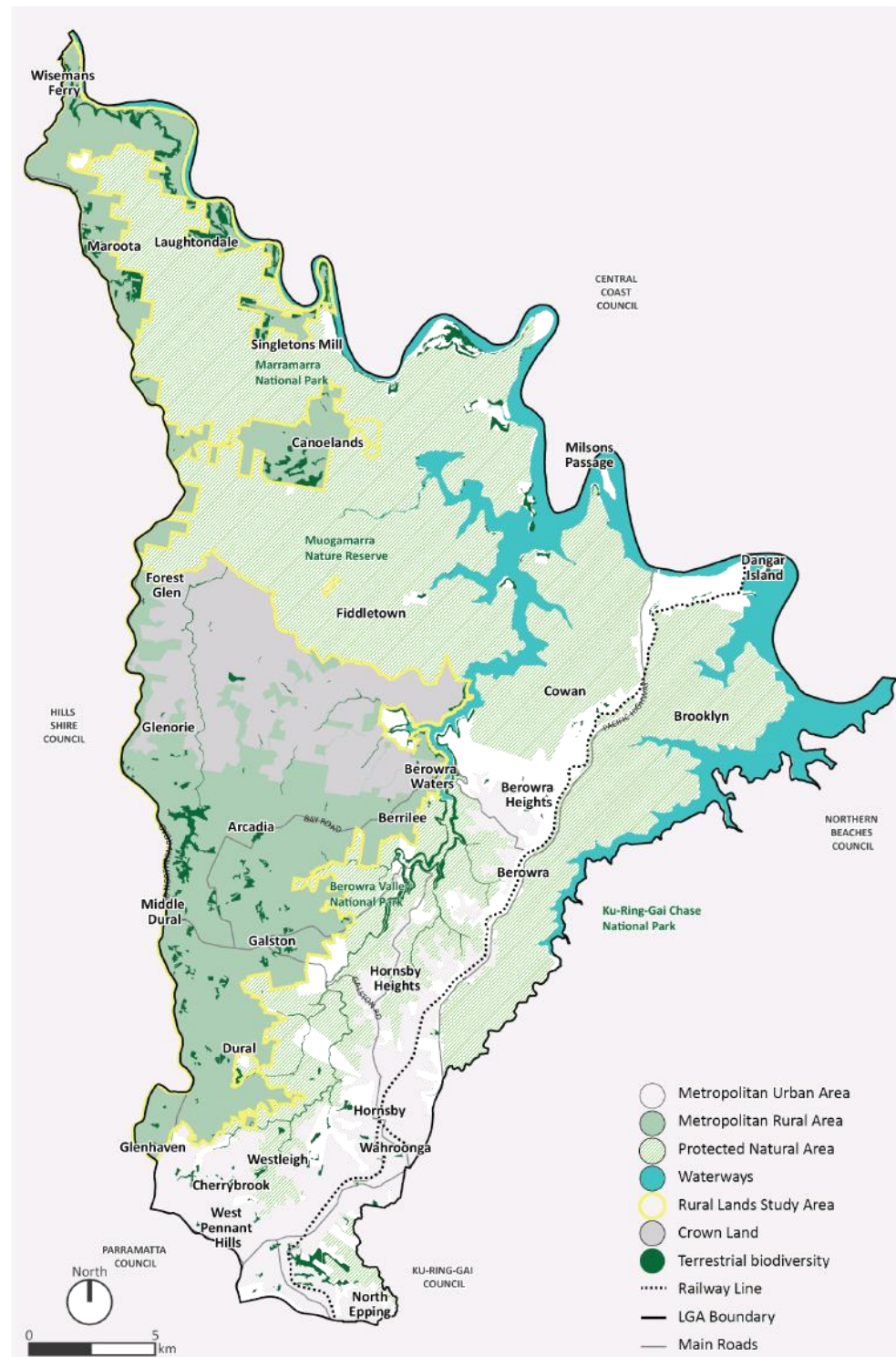
Source: SGS Economics and Planning, based on Hornsby LEP maps.

HAWKESBURY-NEPEAN CATCHMENT: SCENIC LANDSCAPES



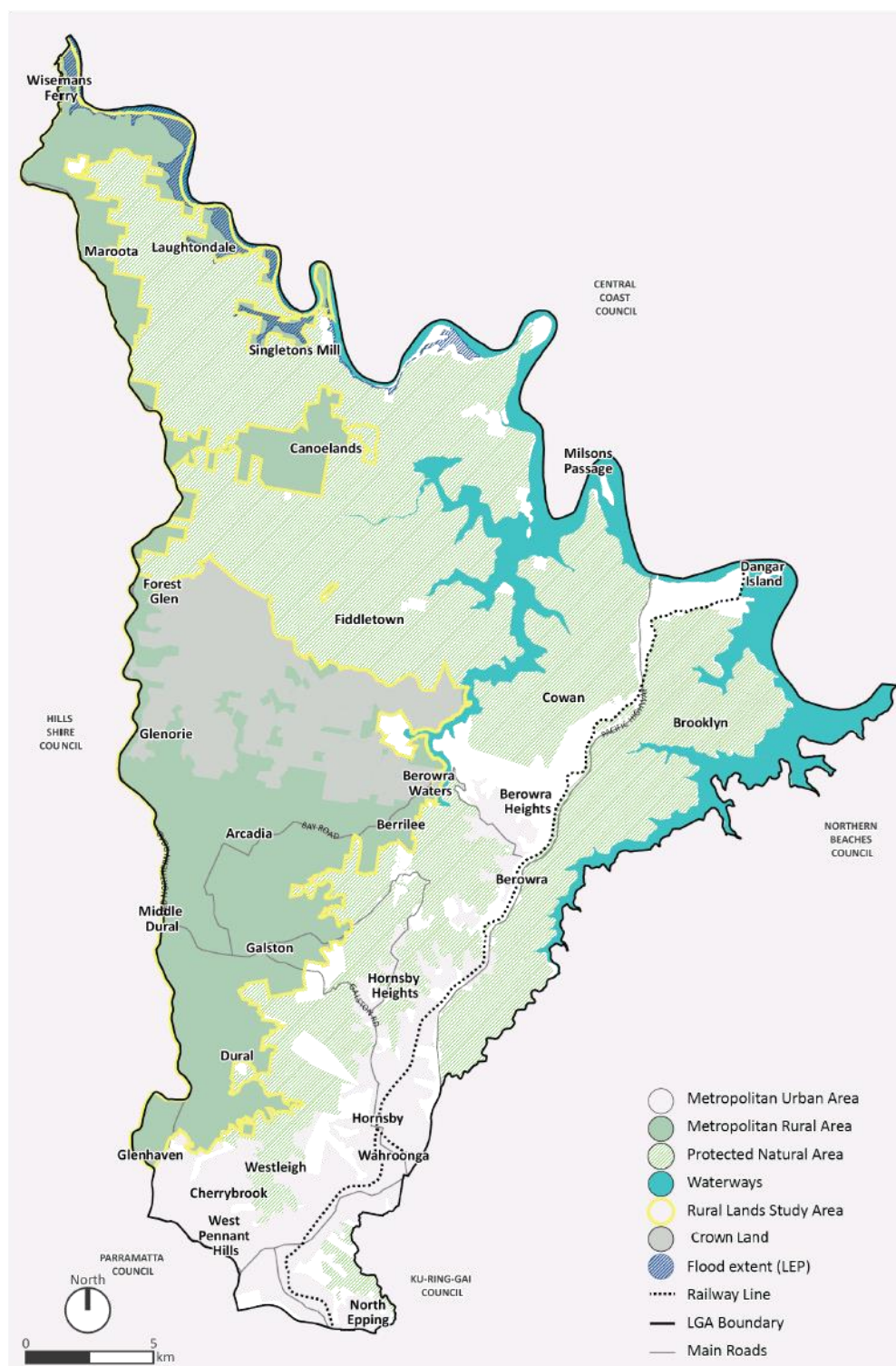
Source: SGS Economics and Planning, based on SREP 20.

TERRESTRIAL BIODIVERSITY



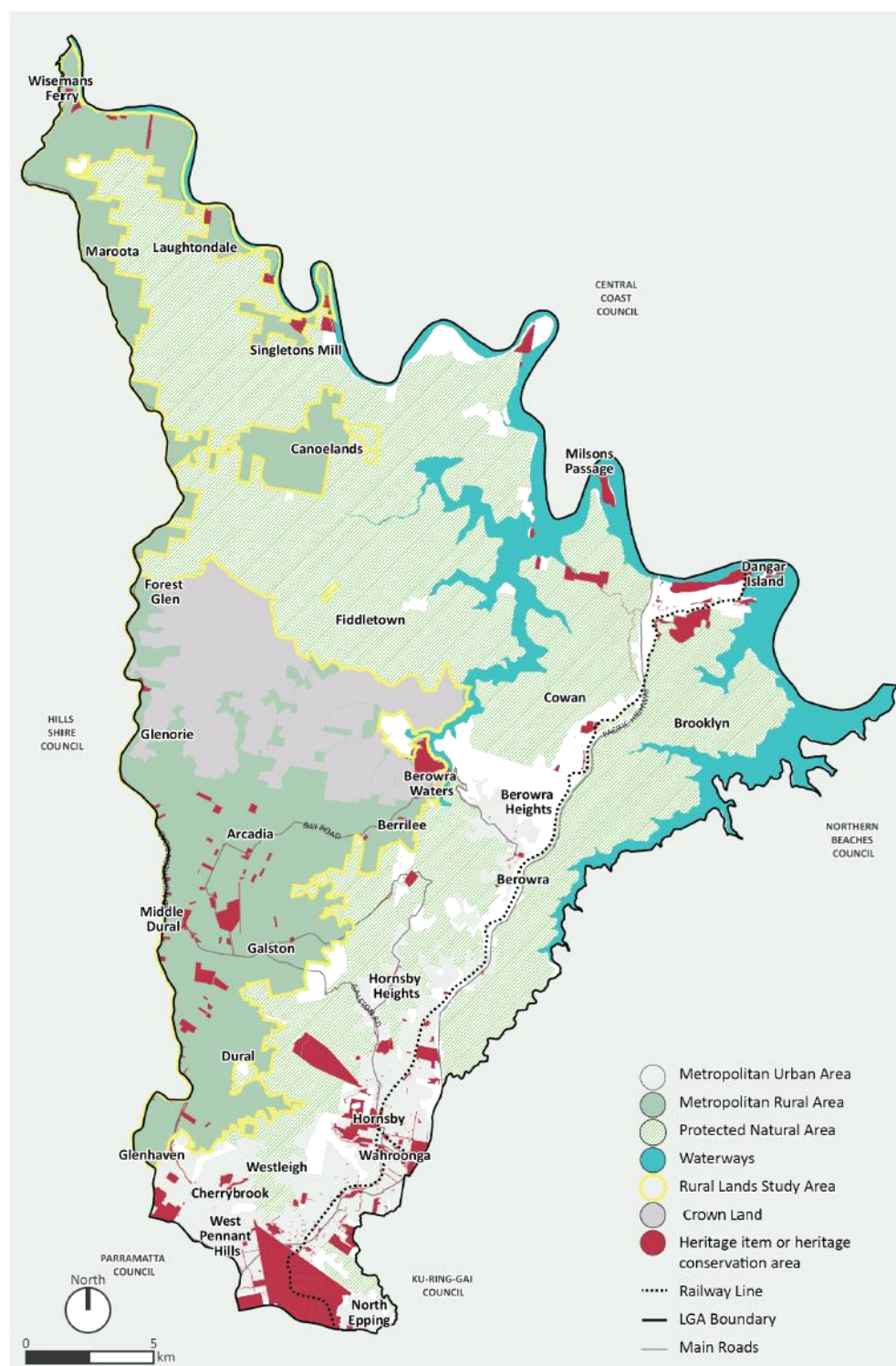
Source: SGS Economics and Planning, based on Hornsby LEP maps.

FLOOD MAP



Source: SGS Economics and Planning, based on Hornsby LEP maps.

HERITAGE ITEM OR HERITAGE CONSERVATION AREA



Source: SGS Economics and Planning, based on Hornsby LEP maps.

APPENDIX 2

Comparison between zone objectives with neighbouring LGAs

Based on a comparative review of the objectives across rural zones in the selected LGA, it is clear that the policies in each local government area contain different emphasis. Some key findings are:

- In the **Hawkesbury** LEP, each rural zone contains policy directions that involve environmental conservation or enhancement. For example, that “development does not impede significantly on the environment.” Another objective emphasises “conservation and enhancement of endemic species.”
- **The Hills Shire** LEP objectives emphasise the importance of making farm produce available to the public (i.e. farmgate sales). Other objectives emphasise tourism infrastructure and visitor accommodation, provided it is low-scale and in keeping with local rural character.
- **The Hills Shire** planning proposal seeks an additional zone objective for the RU6 zone to confirm the intent of the zone for maintaining rural character and addresses the misconception that the zone facilitates transition away from rural to urban land uses. The additional objective proposed for RU6 is similar to the existing objective of the RU2 zone in the HLEP 2013. This is further addressed in Section 2.8 Other Approaches.
- Unlike the RU1, RU2 and RU4 zones, the RU6 zone is generally not focused on commercial primary production, environmental/ scenic landscapes, or to promote diversity in employment opportunities in rural areas. As such, Hornsby Shire applying the RU6 zone has not been recommended.
- **The Hills Shire** LEP contains specific requirements which seek to ensure village centres retain their rural character and require that new development is in keeping with rural and environmental values/character.
- In **Hornsby Shire**, the LEP contains specific controls for the Dural village area, requiring new development to reflect the surrounding rural character.
- Regarding agricultural production, the **Hornsby** LEP contains additional objectives in the RU1 Primary Production zone to encourage land uses that support primary production, low scale tourist and visitor accommodation (like the **Hills Shire** LGA). It also contains an objective to “ensure development is supported by public infrastructure and facilities.”
- **Wollondilly Shire** contains objectives across its suite of rural zones that encourage low density development, to maintain a non-urban break between settlements.
- In the **Upper Hunter** region, the significance of agriculture is reinforced through additional objectives that emphasise rural landscape character and agricultural values.
- In the RU2 Rural Landscape zone, both the **Hornsby** and **The Hills Shire** LGAs contain objectives to enable “farm produce direct to public” and to “ensure development is supported by public infrastructure and facilities.”
- The **Hawkesbury** LGA RU2 zone objectives focus on sustainable development, mitigating the environmental impacts of development, and protecting endemic species.
- In **Hornsby Shire’s** RU4 Primary Production Small Lots zone, there is an emphasis on low-scale tourist and visitor accommodation, while the other two LGAs have not expanded the purpose of this zone.
- In the RU5 Rural village zone, **Hornsby Shire** emphasise providing for housing needs (supported by public infrastructure and facilities), while in **Hawkesbury** the objectives focus on protecting rural character, and landscapes, for their local features and scenic significance.

COMPARATIVE ANALYSIS OF ZONING OBJECTIVES

	Standard Instrument	Hornsby Shire	The Hills Shire	Hawkesbury Shire	Upper Hunter	Wollondilly Shire	Cessnock Shire
RU1 Primary Production							
Sustainable primary production							N/A
Protect natural resource base							
Industry diversity							
Minimise fragmentation and alienation of resource lands							
Minimise land use conflict within the zone and with adjoining zones							
Encourage land uses that support primary production							
Low scale tourist and visitor accommodation							
Farm produce direct to public							
Ensure development is supported by public infrastructure and facilities							
Extraction of materials for economic and rehabilitation of the land							
Sustainable development, ensure development does not significantly impact on the environment							
Promote conservation and enhancement of endemic species							
Protect the agricultural value of rural land							
Maintain rural landscape character in the long-term							
Ensure that development for extractive industries will not destroy or impair agricultural production, or detrimentally affect water quality							
Provide areas within which the density of development is limited in order to maintain a separation between urban areas							
RU2 Rural Landscape							
Sustainable primary production					N/A		
Protect natural resource base							
Retain rural landscape character							
Range of land uses including extensive agriculture							
Low scale tourist and visitor accommodation							

ATTACHMENT 3 - ITEM 8

	Standard Instrument	Hornsby Shire	The Hills Shire	Hawkesbury Shire	Upper Hunter	Wollondilly Shire	Cessnock Shire
Farm produce direct to public							
Ensure development is supported by public infrastructure and facilities							
Sustainable development, ensure development does not significantly impact on the environment							
Promote conservation and enhancement of endemic species							
Provide areas within which the density of development is limited in order to maintain a separation between urban areas							
Minimise disturbance to the landscape from development through clearing, earthworks, access roads and construction of buildings.							
Enable other forms of development that are associated with rural activity and require an isolated location or support tourism and recreation							
RU3 Forestry							
Enable forestry development		N/A		N/A		N/A	N/A
Enable compatible forestry development							
RU4 Primary Production Small Lots							
Sustainable industry primary production							
Diversity and employment opportunities in relation to primary industry enterprises							
Minimise land use conflict within the zone and with adjoining zones							
Low scale tourist and visitor accommodation							
Ensure development is supported by public infrastructure and facilities							
Provide areas within which the density of development is limited in order to maintain a separation between urban areas							

ATTACHMENT 3 - ITEM 8

	Standard Instrument	Hornsby Shire	The Hills Shire	Hawkesbury Shire	Upper Hunter	Wollondilly Shire	Cessnock Shire
RU5 Village							
Land uses, services and facilities that are associated with a rural village			N/A		N/A	N/A	
Provide housing needs							
Ensure development is supported by public infrastructure and facilities							
Rural character							
Protect landscapes for their local features and scenic significance							
Ensure that development is compatible with the amenity, functioning and scale of a rural village							
RU6 Transition							
Protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.		N/A		N/A	N/A	N/A	N/A
Minimise conflict between land uses within this zone and land uses within adjoining zones.							
Encourage innovative and sustainable tourist development, sustainable agriculture and the provision of farm produce directly to the public.							

Source: SGS Economics and Planning, 2019, based on the relevant LGA Local Environmental Plans.

APPENDIX 3

Data tables

Demographic profile

HORNSBY PAST POPULATION GROWTH (2006-16)

Geography	2006	2011	2016	Growth	Growth rate 2006 to 2016	Average annual growth rate
Rural area*	11,992	12,572	13,171	+1,179	9.83%	0.94%
Urban area	120,238	124,646	134,489	+14,251	11.85%	1.13%
Hornsby Shire LGA total	136,162	143,273	147,661	+11,499	8.45%	0.81%
NSW	6,742,690	7,218,529	7,732,858	+990,168	14.69%	1.38%

Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

Note: Here and throughout, 'rural area' refers to the combined profile areas: Arcadia-North Western Dural, Dural, and Galston-Middle Dural.

HORNSBY RURAL AREAS: PAST POPULATION GROWTH (2006-16)

Geography	2006	2011	2016	Growth	Growth rate 2006 to 2016	Average annual growth rate
Arcadia - North Western Rural	3,683	3,906	4,031	+348	9.45%	0.91%
Dural	5,258	5,432	5,658	+400	7.61%	0.74%
Galston - Middle Dural	3,051	3,234	3,482	+431	14.13%	1.33%

Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

HORNSBY PROJECTED POPULATION GROWTH (2021-41)

Geography	2021	2026	2031	2036	2041	Growth	Total growth rate	Average annual growth rate
Hornsby Shire total	157,538	166,158	173,721	179,582	185,263	26,241	18.18%	0.84%
Rural area	13,202	14,140	14,431	14,564	14,686	27,725	17.60%	0.81%
Urban area	144,334	152,018	159,292	165,017	170,575	1,484	11.24%	0.53%

Source: .id Consultants, based on ABS Census data, 2016.

HORNSBY RURAL AREAS PROJECTED POPULATION GROWTH (2021-41)

Geography	2021	2026	2031	2036	2041	Growth	Total growth rate	Average annual growth rate
Arcadia - North Western Rural	3,863	3,866	3,917	3,970	4,010	+147	3.81%	0.19%
Dural	5,741	6,309	6,242	6,268	6,309	+568	9.89%	0.47%
Galston - Middle Dural	3,598	3,965	4,272	4,326	4,367	+769	21.37%	0.97%

Source: .id Consultants, based on ABS Census data, 2016.

HORNSBY LGA AGE PROFILE TOTALS (2016)

Geography	Children	Youth	Young Adult	Adult	Mature Adult	Retiree
Rural area	651	2,794	1,484	2,066	3,777	2,400
Urban area	8,295	27,320	15,046	27,856	35,145	20,826
Hornsby Shire	8,944	30,116	16,528	29,921	38,923	23,230
NSW	465,135	1,369,618	1,016,834	1,543,253	1,867,756	1,217,646

Source: Profile.id

HORNSBY LGA RURAL AREAS AGE PROFILE TOTALS (2016)

Geography	Children	Youth	Young Adult	Adult	Mature Adult	Retiree
Arcadia - North Western Rural	211	851	454	650	1,213	653
Dural	264	1,236	678	858	1,643	977
Galston - Middle Dural	176	707	352	558	921	770
Total	651	2,794	1,484	2,066	3,777	2,400

Source: Profile.id

HORNSBY LGA FUTURE AGE PROFILE (2036)

Geography	Children	Youth	Young Adult	Adult	Mature Adult	Retiree
Rural Area	763	3,017	1,429	2,334	3,549	3,470
Urban Area	9,735	31,144	19,142	34,777	40,578	29,643
Hornsby Shire	10,498	34,159	20,570	37,115	44,130	33,109

Source: Forecast.id

HORNSBY LGA RURAL AREAS AGE PROFILE (2036)

Geography	Children	Youth	Young Adult	Adult	Mature Adult	Retiree
Arcadia - North Western Rural	226	781	457	619	997	889
Dural	306	1,330	564	970	1,474	1,623
Galston - Middle Dural	231	906	408	745	1,078	958
Total	763	3,017	1,429	2,334	3,549	3,470

Source: Forecast.id

Households

HORNSBY RURAL AREAS HOUSEHOLD TOTALS BY HOUSEHOLD TYPE (2016)

Geography	Two parent families	Couples without children	One parent families	Other families	Lone person household	Group household	Total
Arcadia - North Western Rural	545	348	99	78	158	38	1,266
Dural	835	462	145	92	263	30	1,827
Galston - Middle Dural	454	341	89	54	222	18	1,178
Total	1,834	1,151	333	224	643	86	4,271

Source: Profile.id

HORNSBY RURAL AREAS AGE PROFILE IN LONE PERSON HOUSEHOLDS (2016)

Geography	Children	Youth	Young Adult	Adult	Mature Adult	Retirees	Total
Arcadia - North Western Rural	0	0	9	14	71	74	166
Dural	0	0	14	14	66	154	246
Galston - Middle Dural	0	0	3	13	55	129	204
Total	0	0	27	51	198	353	617

Source: Profile.id

HORNSBY FUTURE HOUSEHOLD TOTALS BY HOUSEHOLD TYPE (2036)

Geography	Two parent families	Couples without children	One parent family	Other families	Lone person household	Group household	Total
Rural Area	1,883	1,299	350	229	1,034	89	4,884
Urban Area	23,871	14,419	4,675	2,158	12,610	1,535	59,268
Hornsby Shire	25,756	15,716	5,026	2,388	13,645	1,626	64,157

Source: Forecast.id

HORNSBY RURAL AREAS FUTURE HOUSEHOLD TOTALS BY HOUSEHOLD TYPE (2036)

Geography	Two parent families	Couples without children	One parent family	Other families	Lone person household	Group household	Total
Arcadia - North Western Rural	479	365	101	70	316	40	1,371
Dural	825	520	149	91	432	29	2,046
Galston - Middle Dural	579	414	100	68	286	20	1,467
Total	1,883	1,299	350	229	1,034	89	4,884

Source: Forecast.id

Dwelling structure

DWELLING STRUCTURE IN EACH PROFILE AREA, HORNSBY LGA

Classification	Geography/profile area	Separate house	Medium density	High density	Other	Total
Rural area	Arcadia - North Western Rural	1,300	6	0	16	1,322
Urban area	Asquith	1,035	129	143	13	1,320
Urban area	Beecroft - Cheltenham	2,650	180	76	6	2,912
Urban area	Berowra	1,495	84	0	0	1,579
Urban area	Berowra Heights - North Eastern Rural Balance	2,444	100	9	42	2,595
Urban area	Castle Hill	1,189	591	257	8	2,045
Urban area	Cherrybrook	4,907	1,177	0	11	6,095
Rural area	Dural	1,520	288	0	99	1,907
Urban area	Epping North	1,414	125	0	0	1,539
Rural area	Galston - Middle Dural	1,021	121	37	8	1,187
Urban area	Hornsby Town Centre	3,246	1,099	4,667	28	9,040
Urban area	Hornsby Heights	2,064	45	0	0	2,109
Urban area	Mount Colah - Mount Kuring-gai	2,898	132	5	11	3,046
Urban area	Normanhurst	1,448	311	70	11	1,840
Urban area	Pennant Hills	1,961	406	300	8	2,675
Urban area	Thornleigh	2,379	529	26	3	2,937
Urban area	Wahroonga	1,130	270	129	2	1,531
Urban area	Waitara	263	351	1,901	11	2,526
Urban area	West Pennant Hills	1,250	153	1	0	1,404
Hornsby LGA total	Hornsby Shire	37,149	6,280	7,607	384	51,420

Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

^Medium density refers to townhouses, terraces, villa units and semi-detached dwellings, flats in 1 and 2 storey blocks and flats attached to houses.

^^High density refers to flats in 3 or more storey blocks. *Other includes the category, 'caravans, cabin, houseboat'.

Employment profile

HORNSBY EMPLOYMENT BY ANZIC 1-DIGIT EMPLOYMENT (2016)

INDP - 1 Digit Level	Rural Area	Urban Area	Hornsby Shire	NSW
Agriculture, Forestry and Fishing	588	116	704	73,132
Mining	48	32	77	30,443
Manufacturing	360	1,921	2,278	196,910
Electricity, Gas, Water and Waste Services	33	221	250	31,695
Construction	919	2,611	3,532	280,552
Wholesale Trade	342	1,044	1,381	103,955
Retail Trade	946	4,669	5,616	325,234
Accommodation and Food Services	714	2,729	3,439	238,757
Transport, Postal and Warehousing	400	967	1,365	158,294
Information Media and Telecommunications	34	741	778	73,036
Financial and Insurance Services	165	903	1,064	167,192
Rental, Hiring and Real Estate Services	164	568	736	59,304
Professional, Scientific and Technical Services	493	2,738	3,230	272,194
Administrative and Support Services	202	940	1,144	116,824
Public Administration and Safety	46	1,292	1,344	196,609
Education and Training	935	4,753	5,687	280,281
Health Care and Social Assistance	767	6,759	7,520	419,986
Arts and Recreation Services	101	484	588	51,516
Other Services	378	1,647	2,024	123,842
Total	7,635	35,135	42,757	3,199,756

Source: ABS Census TableBuilder (2016)

HORNSBY RURAL AREAS EMPLOYMENT BY ANZIC 1-DIGIT EMPLOYMENT (2016)

INDP - 1 Digit Level	Arcadia – North Western Rural	Dural	Galston – Middle Dural
Agriculture, Forestry and Fishing	318	148	124
Mining	51	0	0
Manufacturing	151	91	115
Electricity, Gas, Water and Waste Services	8	22	4
Construction	220	497	200
Wholesale Trade	56	244	37
Retail Trade	170	659	115
Accommodation and Food Services	167	463	92
Transport, Postal and Warehousing	59	316	23
Information Media and Telecommunications	13	9	12
Financial and Insurance Services	21	94	46
Rental, Hiring and Real Estate Services	46	94	26
Professional, Scientific and Technical Services	184	224	94
Administrative and Support Services	46	121	40
Public Administration and Safety	9	13	23
Education and Training	182	594	165
Health Care and Social Assistance	68	559	134
Arts and Recreation Services	16	48	34
Other Services	90	229	59
Total	1,875	4,425	1,343

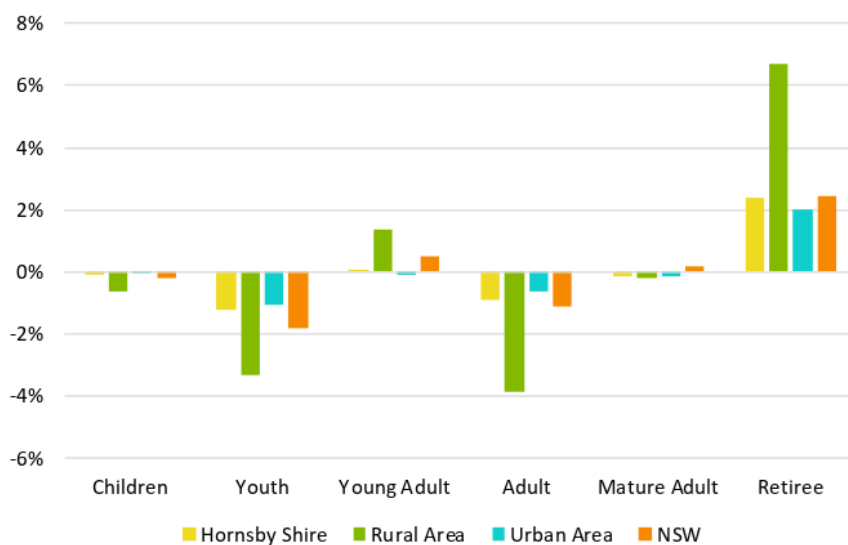
Source: ABS Census TableBuilder (2016)

RURAL/URBAN AGE PROFILE BY LOCATION, COMPARED TO NSW AND THE LGA AVERAGE (2016)



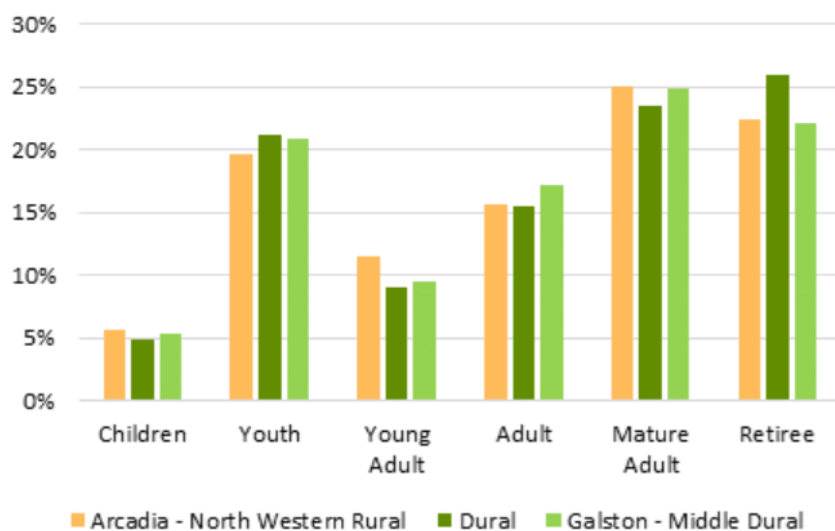
Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

HORNSBY AGE PROFILES PROPORTIONAL CHANGE (2006-16)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

HORNSBY RURAL AREAS AGE PROFILES PERCENTAGE SHARE (2036)



Source: SGS Economics and Planning based on .id Consultants, from ABS Census data, 2016.

HORNSBY RURAL AREAS BY ANZIC 4-DIGIT EMPLOYMENT- AGRICULTURE, FORESTRY AND FISHING (2016)

Agriculture, forestry and fishing	Arcadia – North Western Rural	Dural	Galston – Middle Dural	Total
Nursery Production (Outdoors)	107	111	27	244
Floriculture Production (Outdoors)	41	10	39	94
Vegetable Growing (Outdoors)	57	10	15	71
Agriculture, nfd	18	3	7	30
Horse Farming	18	0	8	24
Stone Fruit Growing	19	0	0	19
Fruit and Tree Nut Growing, nfd	14	0	0	18
Poultry Farming, nfd	5	0	13	15
Other Agriculture and Fishing Support Services	9	0	0	10
Citrus Fruit Growing	6	3	0	9
Poultry Farming (Meat)	0	0	8	9
Nursery and Floriculture Production, nfd	3	0	0	6

Source: SGS Economics and Planning, based on ABS Census data, 2016.

HORNSBY RURAL AREAS BY ANZIC 4-DIGIT EMPLOYMENT- MINING (2016)

Mining	Arcadia – North Western Rural	Dural	Galston – Middle Dural	Total
Mineral Sand Mining	22	0	0	22
Gravel and Sand Quarrying	15	0	0	15
Mining, nfd	5	0	0	5
Other Construction Material Mining	3	0	0	3

Source: SGS Economics and Planning, based on ABS Census data, 2016.

HORNSBY RURAL AREAS BY ANZIC 4-DIGIT EMPLOYMENT- MANUFACTURING (2016)

Manufacturing	Arcadia – North Western Rural	Dural	Galston – Middle Dural	Total
Poultry Processing	4	0	73	72
Manufacturing, nfd	10	14	3	32
Human Pharmaceutical and Medicinal Product Manufacturing	30	0	0	30
Veterinary Pharmaceutical and Medicinal Product Manufacturing	28	0	0	28
Printing	6	9	0	19
Bakery Product Manufacturing (Non-factory based)	11	10	0	13
Boatbuilding and Repair Services	7	0	0	12
Wooden Furniture and Upholstered Seat Manufacturing	5	10	0	12
Prepared Animal and Bird Feed Manufacturing	10	0	0	11
Wooden Structural Fitting and Component Manufacturing	0	8	6	10
Other Non-Metallic Mineral Product Manufacturing	10	0	0	10
Bread Manufacturing (Factory based)	5	0	0	8

Source: SGS Economics and Planning, based on ABS Census data, 2016.

HORNSBY RURAL AREAS BY ANZIC 4-DIGIT EMPLOYMENT- TRANSPORT, POSTAL AND WAREHOUSING (2016)

Transport, Postal and Warehousing	Arcadia – North Western Rural	Dural	Galston – Middle Dural	Total
Urban Bus Transport (Including Tramway)	0	148	0	148
Postal Services	4	42	5	54
Road Freight Transport	26	3	4	35
Road Passenger Transport, nfd	0	32	0	31
Interurban and Rural Bus Transport	0	26	0	28
Taxi and Other Road Transport	0	17	0	17
Other Warehousing and Storage Services	6	7	5	17
Transport, Postal and Warehousing, nfd	4	12	4	13
Water Passenger Transport	10	0	0	10
Courier Pick-up and Delivery Services	5	5	0	10
Rail Transport, nfd	0	0	0	7
Freight Forwarding Services	6	0	0	6

Source: SGS Economics and Planning, based on ABS Census data, 2016.

HORNSBY RURAL AREAS BY ANZIC 4-DIGIT EMPLOYMENT- CONSTRUCTION (2016)

Construction	Arcadia – North Western Rural	Dural	Galston – Middle Dural	Total
Electrical Services	16	102	8	129
House Construction	17	68	28	113
Plumbing Services	33	53	17	98
Building Construction, nfd	15	35	15	63
Other Residential Building Construction	14	38	12	63
Site Preparation Services	30	7	22	62
Landscape Construction Services	17	26	15	60
Non-Residential Building Construction	10	31	13	53
Carpentry Services	13	28	13	48
Other Heavy and Civil Engineering Construction	17	21	11	39
Construction, nfd	8	16	7	33
Painting and Decorating Services	5	15	6	27

Source: SGS Economics and Planning, based on ABS Census data, 2016.

HORNSBY RURAL AREAS BY ANZIC 4-DIGIT EMPLOYMENT- PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES (2016)

Professional, scientific and technical services	Arcadia – North Western Rural	Dural	Galston – Middle Dural	Total
Veterinary Services	73	13	7	93
Accounting Services	17	41	21	81
Computer System Design and Related Services	21	22	15	62
Engineering Design and Engineering Consulting Services	17	27	12	53
Legal Services	7	29	12	47
Architectural Services	14	24	6	44
Management Advice and Related Consulting Services	6	18	9	37
Other Specialised Design Services	10	6	3	21
Surveying and Mapping Services	3	9	0	13
Professional Photographic Services	3	5	4	13
Advertising Services	4	4	3	12
Architectural, Engineering and Technical Services, nfd	0	4	0	6

Source: SGS Economics and Planning, based on ABS Census data, 2016.

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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 नहीं पाएँ, तो कृपया 131 450 पर अनुवाद और दुभाषिया सेवा को कॉल करें। उनसे होर्न्सबी शायर काउंसिल में संपर्क करने के लिए आपकी ओर से 9847 6666 पर फोन करने का निवेदन करें। काउंसिल के कार्यालय का समय सोमवार से शुक्रवार, सुबह 8.30 बजे-शाम 5 बजे तक है।

Korean

도움이 필요하신가요?

본 문서에는 중요한 정보가 포함되어 있습니다. 이해가 되지 않는 내용이 있으시면, 통역번역서비스(Translating and Interpreting Service)로 전화하셔서(131 450번) 귀하를 대신하여 호즈비 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 Pagsasalitwika 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, 8.30n.u.-5n.h.

Hornsby Shire Council

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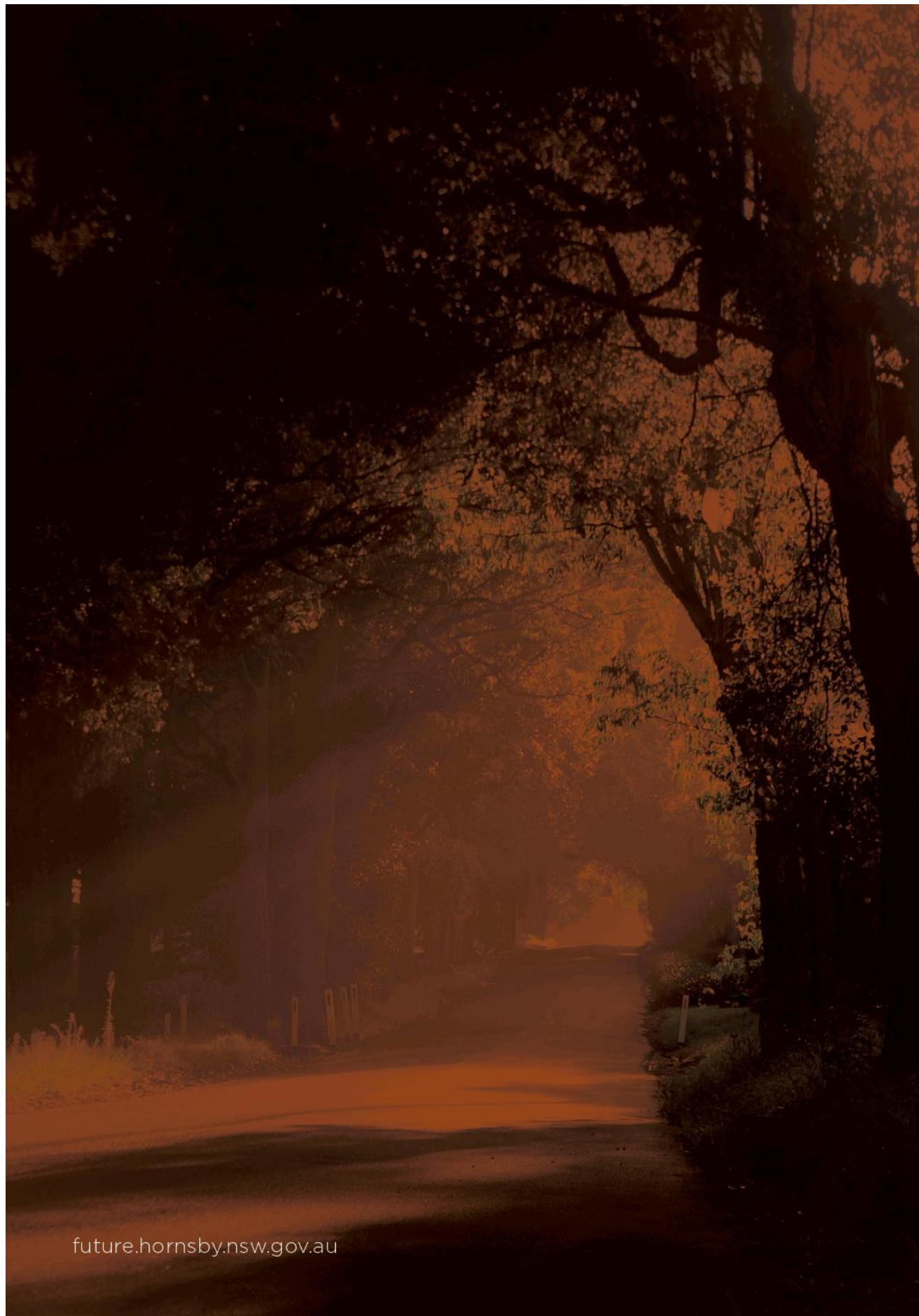
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ATTACHMENT 3 - ITEM 8

Implementation Action Plan A - Short Term Recommendations - Hornsby Shire Rural Lands Study – June 2022				
Item	Policy Affected	Recommendation	Comment	Funding
1	LSPS	Update LSPS to include Rural Lands Study vision statement, key principles, map of landscape areas and associated character statements.	Implement as per Study recommendation	Complete as part of next LSPS update (Strategic Planning operating budget)
2	HLEP	Amend zone objectives of RU1 Primary Production, RU4 Primary Production Small Lots and RU2 Rural Landscape in HLEP to reflect the intent of the zones to support value adding activities for agriculture.	Implement as per Study recommendation	Strategic Planning operating budget
3	HLEP	Permit 'artisan food and drink industry' in RU1, RU2 and RU4 zones and include a new local provision in the LEP that requires proposals for this use to demonstrate a nexus with agriculture.	Implement as per Study recommendation	Strategic Planning operating budget
4	HLEP	Permit 'markets' in RU1 and RU4 zones and include a new local provision in the LEP that requires proposals for this use to demonstrate a nexus with agriculture.	Implement as per Study recommendation	Strategic Planning operating budget
5	HLEP	Following consideration of advice from SGS, permit 'farm experience premises' in certain rural zones.	Implement agritourism land use based on SGS advice. This will implement the recommendation of the Study to allow function centres, but only as part of this rural specific land use.	Strategic Planning operating budget
6	HLEP	Following consideration of advice from SGS, permit 'farm gate premises' in certain rural zones, adopt the optional LEP clause with development standards for size and capacity.	Implement agritourism land use based on SGS advice. This will implement the recommendation of the Study to allow café's and restaurants, but only as part of this rural specific land use.	Strategic Planning operating budget
7	HLEP	Following consideration of advice from SGS, adopt the optional LEP clause for 'farm stay accommodation' with development standards for gross floor area, number of moveable dwellings and guests in moveable dwellings.	Implement as per Study principles to enhance tourism	Strategic Planning operating budget
8	HLEP	Include optional LEP Clause 5.16 into the HLEP to require consideration of land use conflicts.	Implement as per Study recommendation	Strategic Planning operating budget
9	HLEP	Amend wording of Clause 6.9 to clarify existing controls for attached dual occupancies.	Implement as per Study recommendation	Strategic Planning operating budget
10	SI and HLEP	Amend standard definition for roadside stalls in the HLEP and the SI LEP to permit roadside stalls to sell produce and locally made items from area generally (instead of being restricted to the site and adjoining properties).	Implement as per Study recommendation	Strategic Planning operating budget

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11	HLEP	Amend requirements for lot size calculation in Clause 4.1 of the HLEP so that access handles are included in lot size calculations in rural areas.	Implement as per Study recommendation	Strategic Planning operating budget
12	HDCP	Amend DCP to expand desired outcomes of Clause 2.5.9 to include principles related to protection of landscape character and environmental management.	Implement as per Study recommendation	Strategic Planning operating budget
13	HDCP	Introduce DCP controls in line with Study principles to support new land uses in rural zones that require a nexus with agriculture to be demonstrated, which include: <ul style="list-style-type: none"> the requirements for demonstrating a nexus with agriculture. controls for developments to be sympathetic to rural character. design and siting requirements. new land uses to be balanced with infrastructure and road upgrades. 	Implement as per Study recommendation	Strategic Planning operating budget
14	HDCP	Amend DCP to include design guideline controls for retail and commercial uses along Old Northern Road that: <ul style="list-style-type: none"> encourage selection of materials that are sympathetic to the surrounding landscape. include design and siting controls that situate buildings in the landscape. encourage vegetation to screen buildings and soften interface with main roads. 	Implement as per Study recommendation	Strategic Planning operating budget
15	HDCP	Following consideration of advice from SGS, include new DCP controls for agritourism land uses, particularly controls for 'farm experience premises' to limit visitors and manage environmental, landscape character and amenity impacts.	Implement as per Study principles to support value adding activities for agriculture and enhance tourism.	Strategic Planning operating budget

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Implementation Action Plan B - Long Term Recommendations – Hornsby Shire Rural Lands Study – June 2022				
Item	Policy Affected	Recommendation	Comment	Funding
1	N/A – Strategic Investigations	Investigating opportunities near Dural, Galston and Glenorie villages to reduce lot size to 5000-10,000sqm, apply the E4 Environmental Living zone and prepare village Place Plans.	Progress as per Study recommendation	Not currently funded
2	N/A – Strategic Investigations	Prepare a Place Plan for Wisemans Ferry Village and review of zone objectives.	Progress as per Study recommendation	Not currently funded
3	N/A – Strategic Investigations	Following further consultation with the NSW Rural Fire Service and the NSW Department of Primary Industries and consideration of advice, investigate opportunities to reduce the minimum lot size from 10ha to 2ha in parts of Northern Ridgeline landscape area (South-east part of Glenorie).	Progress as per Study recommendation	Not currently funded
4	HLEP	Subject to the outcome of strategic investigations, change zoning around Dural, Galston and Glenorie village to E4 Environmental Living and apply a new minimum allotment size determined appropriate from the strategic investigations.	Action subject to outcome of strategic investigations.	Not currently funded
5	HLEP	Subject to the strategic review and preparation of a Place Plan for Wisemans Ferry village, amend zone objectives and permit kiosks, markets and plant nurseries in the SP3 Tourist zone.	Action subject to outcome of strategic work on Wisemans Ferry Village.	Not currently funded
6	HLEP	Subject to outcome of Strategic investigations, amend the minimum lot size from 10ha to 2ha in parts of Northern Ridgeline.	Action subject to outcome of strategic investigations.	Not currently funded
7	HDCP	Subject to the outcome of Strategic investigations, implement Place Plans for Dural, Galston, Glenorie into the HDCP. Include DCP controls for villages that seek to manage land use conflicts and rural village character.	Action subject to outcome of strategic investigations.	Not currently funded
8	HDCP	Subject to the outcome of strategic work, implement the Wisemans Ferry Place Plan into the HDCP. Include DCP controls for tourism and commercial activities in the SP3 Tourism zone to balance flood/bushfire constraints and protect landscape and biodiversity values.	Action subject to outcome of strategic investigations.	Not currently funded

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