

Northern  
Ridgeline



**SGS**  
Economics  
& Planning

Arstone  
Beau  
Ridgeline

Southern  
Ridgeline Galston  
Plateau Berowra  
Valley  
South

0 250 500 750 1,000 1,300 Meters  
Scale 1:100,000

What changes /  
suggestions do you  
have for the descriptions  
of boundaries?

Better to have  
3 areas managed  
than 2 areas  
with a boundary  
change between  
them.

Boundaries  
should be  
clear and  
changeable  
between  
areas.

Clearer  
area boundaries  
that are clear and  
changeable  
(boundaries are clear  
and changeable)

Changes to  
boundaries  
• Home boundaries  
• Home boundaries  
• Home boundaries  
• Home boundaries

Would like to  
see 3 areas as well as  
3 areas as well as  
3 areas as well as  
3 areas as well as

Flow of...  
boundaries

Flow of...  
boundaries

SHOULD TO  
CHANGE TO  
BETTER TO  
BETTER TO

SHOULD TO  
CHANGE TO  
BETTER TO  
BETTER TO

## FEEDBACK SUMMARY REPORT FOR THE HORNSBY RURAL LANDS STUDY

FINAL DRAFT  
DECEMBER 2019

Prepared for  
Hornsby Shire Council

Independent  
insight.



**RMCG**

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# EXECUTIVE SUMMARY

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## Engagement purpose

This purpose of the extensive engagement undertaken 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 prepared. This feedback was sought to understand how people living, working and visiting Hornsby'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.

The feedback will be used to refine the landscape area character statements and boundaries, as the basis for the draft *Rural Land Study*, which is anticipated to be completed and publicly exhibited by mid-2020.



## Activities and events

Information on the draft landscape areas and an online survey was made available on Council's Rural Lands Study webpage ([future.hornsby/rural](https://future.hornsby/rural)) from 30 September 2019 until 8 November 2019. Letters to rural land owners, newspaper advertisements, Facebook and posters in key locations were used to promote opportunities to provide feedback on the draft information prepared.

A total of 269 people took part in the survey, comprising 177 people who completed the survey in full and 92 people who partially completed it. A total of 1,527 comments were received in response to survey questions.

Members of the community were invited to comment and complete the survey. Feedback was not restricted to rural residents. However, people in rural areas were the major respondents.

In addition, four community workshops were held to share information and collect feedback about the draft landscape areas in person. In total, 223 people attended one of four community workshops held in Galston or Glenorie in November 2019.

## This report

This report presents an overview of feedback collected from the online survey, community workshops, and community submissions received over the engagement period.

It summarises the feedback about the draft landscape area character statements and boundaries, the issues and opportunities identified for each landscape area and the key themes emerging from the feedback.

## The feedback

The feedback received through the engagement period showed that overall, people were generally supportive of the landscape area boundaries and character descriptions, 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.

Consideration of the feedback combined as enabled the identification of key themes which will be further considered as work on the study progresses.

# 1. INTRODUCTION

---

This report presents the results of the extensive engagement undertaken to inform the Hornsby Rural Lands Study. It sets out the feedback received on the appropriateness of the draft landscape areas prepared as part of the preliminary stages of the Study. It also provides an overview of the issues and opportunities identified by the community for each landscape area and the key themes emerging from the feedback. This feedback will be considered in the preparation of the draft Rural Lands Study, which is anticipated to be completed and exhibited to the community by mid-2020.

## 1.1 Context

### Study overview

SGS Economics and Planning in partnership with RMCG have been engaged by Hornsby Shire Council to prepare a Rural Lands Study. The Study will provide recommendations for managing rural lands into the future and address obligations for rural lands prescribed by the State Government.

As part of the preliminary stages of the Study, several draft landscape areas were identified with a character description for each. This approach enables the final draft Study to provide specific recommendations for each landscape area, having regard to the unique character and attributes of each area.

The purpose of the recent community engagement was to obtain feedback on the appropriateness of the draft landscape areas prepared. It also provided opportunity for the community to identify issues and opportunities for each landscape area and raise other matters. The feedback will be used to refine the landscape areas and inform the final draft Study. The community will have the opportunity to comment on the draft Rural Lands Study when it is exhibited (anticipated by mid-2020).

### North District Plan

The NSW Greater Sydney Commission recently prepared a *North District Plan* for councils in Sydney's northern metropolitan region. It directs Hornsby Shire Council and other LGAs with metropolitan rural lands to prepare a rural lands study as part of its Local Strategic Planning Statement (LSPS) review, in line with *Planning Priority N18: Better Managing Rural Areas*. This project is 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 Council areas, recommendations for improvements to Hornsby'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 the Hornsby LSPS, and
- Identifies anomalies / opportunities for villages and landscape areas.



Core aims of the *North District Plan* of relevance to the Hornsby Rural Lands Study and LSPS review 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.

### Project approach

Actions of the *North District Plan* to limit urban development in rural areas and undertake place-based planning to deliver targeted environmental, social and economic outcomes must be addressed as part of the Study.

Place-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 suburb, zoning, etc.

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. Identification of landscape areas has regard to the following characteristics:

- 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.

Following detailed consideration of the above matters, the consultant team identified thirteen draft landscape areas across the rural areas of Hornsby Shire. Documentation identifying the draft landscape area boundaries and a character description for each were prepared for consulting with the community.

## 2. ENGAGEMENT OVERVIEW

---

This section provides an outline of engagement activities conducted from the start of the project until 8 November 2019, when the online survey concluded. A range of methods were used to notify people throughout the Hornsby Shire about the project, and opportunities to get involved.

### 2.1 How were people notified?



#### Letters

3,320 **letters** were sent to landowners across the rural area, advising of opportunities to view and provide feedback on the draft landscape and including details of community workshops



#### Rural Lands Study webpage

Rural lands study **webpage** ([future.hornsby/rural](http://future.hornsby/rural)) created in August. Traffic to the site during the engagement period was as follows:

- Total visits to Rural Lands Study page: 1,269
- Unique visits to Rural Lands Study page: 987
- Average time on page: 4 minutes and 13 seconds.



#### Newspapers

Promotion in the following **newspapers**:

- Hornsby Advocate - 12 September 2019
- Monthly Chronical - 1 October 2019
- Galston and Glenorie News - 1 October 2019
- Living Heritage - 1 October 2019
- Bush telegraph - Thursday 10 October 2019
- Hornsby Advocate -Thursday 10 October 2019.



#### Facebook

**Facebook** posts were shared to promote the project and photo competition, as well as to share information about the community workshops and online survey.



#### Posters

**Posters** advising of the Rural Lands Study and details of the workshops and online survey were placed up around key locations in Dural, Galston, Glenorie and Wisemans Ferry.



#### Drop-in sessions

**Drop in sessions** which were conducted as part of the engagement for the Local Strategic Planning Statement (LSPS) were used to promote awareness about the project:

- LSPS drop in session in Galston on 24 August between 9 am and 11 am— two SGS staff and Council staff present.
- LSPS drop in session in Galston on 14 September between 1 pm and 3 pm— two SGS staff and Council staff present.

## 2.2 Engagement activities

### Photo competition

To promote awareness of the Rural Lands Study, a photo competition was open from 19 August 2019 until 16 September 2019. Residents were asked to tell us in a photo and a short description (25 words or less), what they value about the rural areas or what they hope for the future. There were 46 entries to the competition (from 33 people). Five randomly selected winners were drawn to each win a \$100 gift card. A sample of some the entries is provided below.

FIGURE 1: SAMPLE OF PHOTO COMPETITION ENTRIES



"Fog at Arcadia Road...looking towards the monastery"  
-Fiona Robbe



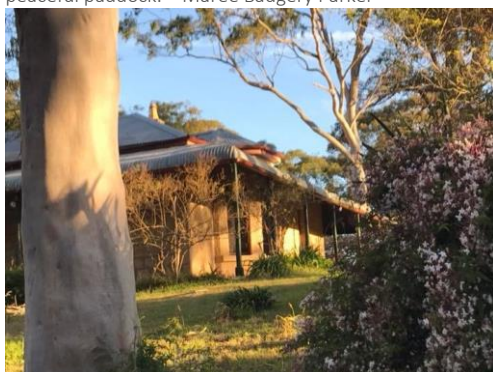
(Not captioned) -Julianne Reid



"I love that in 22 minutes I can travel from suburban Hornsby to listen to my horse munch on grass in a peaceful paddock." -Maree Badgery Parker



"Rural Hornsby is a place of space. Space for solitude. Space to share with visitors, space for our native animals, space for rural industries." -Kathryn Fahon



"Protect our rural area and the heritage it contains. My 1890s sandstone home was very important in the early rural days." -Rhonda Ramsey



"The rural area has a variety of horticulture and other activities that exist alongside a great deal of rural residential." -Julia McSwan





"Serenity" -Zoe Zaca



"Enjoying childhood at Fagan Park. There is nothing like jumping in muddy puddles, fresh air and wide open spaces to bring joy to his world!" -Kate Kyiet



"Hornsby to me is stunning peaceful views, less than 10 minutes from home, I hope I can enjoy this for many years to come." -Gary Mills



"Maintaining these large rural properties, to keep them fire safe, is a constant job." -Sandra Cheryl Neale



"Looking west from the Porter Scenic Lookout in Dural as storm clouds pass by. I love the sense of space in rural Hornsby." -Daniel Pertovt



"Medium density village housing constrained by bushland." -Tony Jones



"One more Galston farm life photo" -Alison Bennett





"Carrs Bush. I love nature, it allows the mind to explore, wonder and retreat." -Gladys Marie Oszayin  
Source: <https://future.hornsby.nsw.gov.au/rural-photos/>



"My boys, may you grow as tall and strong as the surrounding trees." -Anna Zhang

### Online survey

An online survey was launched on 30 September 2019 until 8 November 2019. It included a number of open response questions to obtain feedback from the community on the draft landscape areas, including the appropriateness of the boundaries, character descriptions, as well as the issues and opportunities for each area.

The results of the online survey are addressed in Sections 2 and 3 of this report.

### Community workshops

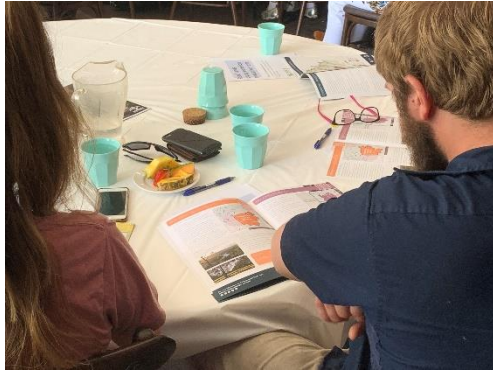
Community workshops were held to present the draft landscape areas in person and to obtain feedback from the community through workshop activities. Details of the workshop dates and location is as follows:

- Saturday 2<sup>nd</sup> November 2019, from 11 am until 1 pm at the Galston Club
- Saturday 2<sup>nd</sup> November 2019, from 2pm until 4 pm at the Galston Club
- Monday 4<sup>th</sup> November 2019, from 2pm until 4 pm at the Glenorie RSL
- Monday 4<sup>th</sup> November 2019, from 6.30 pm until 8.30 pm at the Glenorie RSL

Workshop activities centred around the questions in the online survey, that being, on the appropriateness of the landscape area boundaries and character descriptions and the issues and opportunities for each landscape area. Other activities involved consideration of the future vision of the rural areas more broadly. Further details of the workshop activities and the feedback received is addressed in sections 3 and 4 of this report.

FIGURE 2: IMAGES FROM THE COMMUNITY WORKSHOPS





Source: Hornsby Shire Council, and SGS Economics and Planning, 2019.



## 2.3 Who participated?

It is estimated that approximately 500 people provided feedback during the engagement period (30 September to 8 November 2019) in some form, by either completing the online survey, attending a workshop or making a submission.

Other people provided comments via Council's Facebook page or speaking to a Council or consultant team member during a drop-in session. The numbers of people engaged is summarised as follows:



### Online Survey

**269 people** participated in the online survey; comprising 177 people who completed the survey in full and 92 people who partially completed it.

Overall, approximately **1,527 comments** were received from the online survey.



### Workshops

**223 people** attended one of the four workshops. The numbers were spread generally evenly over the four events, with:

- 57 people attending the 11 am session at Galston on 2<sup>nd</sup> November
- 65 people attending the 2 pm session at Galston on 2<sup>nd</sup> November
- 44 people attending the 2 pm session at Glenorie on 4<sup>th</sup> November
- 57 people attending the 2 pm session at Glenorie on 4<sup>th</sup> November

Overall, there were **730 post-it notes** written, with feedback about the draft landscape areas.

Of the 223 people who attended the workshop, a minimum of 30 people also completed the online survey. This number could be much higher given that the majority of survey respondents did not provide names/contact details.



### Submissions

**38 people** made 50 submissions during the engagement period via email or letter to Council.

**93 people** provided written submissions in general feedback forms completed at the community workshops.

Since Council announced its decision to undertake the Rural Lands Study in late 2018, there has been a steady influx of informal submissions. Between November 2018 and September 2019, 40 people made 88 submissions. These were made available to the project team as background material. Over the engagement period (30 September to 8 November 2019), 50 people made 38 submissions.



### Facebook

There were **420 clicks and 66 comments, shares or reactions** in response to promotion of the Rural Lands Study online survey and community workshops during the engagement period.

Outside the engagement period, there were 1336 clicks and 273 comments, shares or reactions in response to posts on the photo competition.



### Webpage

**987 unique visits** and 1,269 total visits to the Rural Lands Study webpage during the engagement period ([future.hornsby/rural](https://future.hornsby/rural)). The average time on the page was 4 minutes and 13 seconds.

From the launch of the Rural Lands Study webpage in August 2019 up until the commencement of the engagement period on 30<sup>th</sup> September 2019, there were 184 unique visits and 275 total visits. The average time on the page was 2 minutes and 43 seconds.



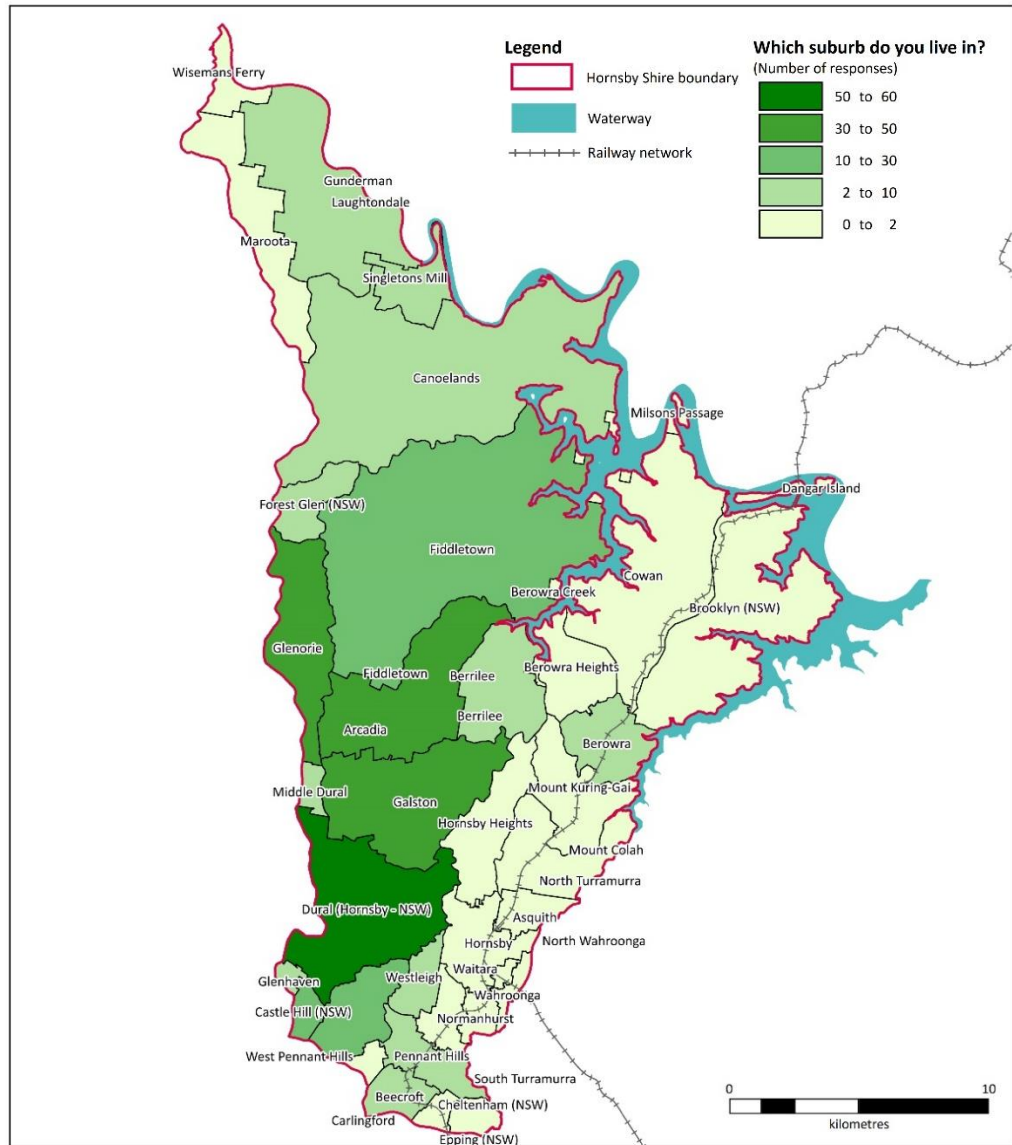
### Photo competition

**46 photos** were submitted from 33 entrants to the rural lands study photo competition. (This launch activity was held prior to the official engagement period).

The map below shows where people live, based on responses they provided in the online survey. (Number of respondents = 269). The largest number of the respondents identified that they live in Dural.

Of the total (269) responses, 47 people (17.5%) said they lived in a suburb outside the rural area boundary.

FIGURE 3: LOCATION OF SURVEY RESPONDENTS

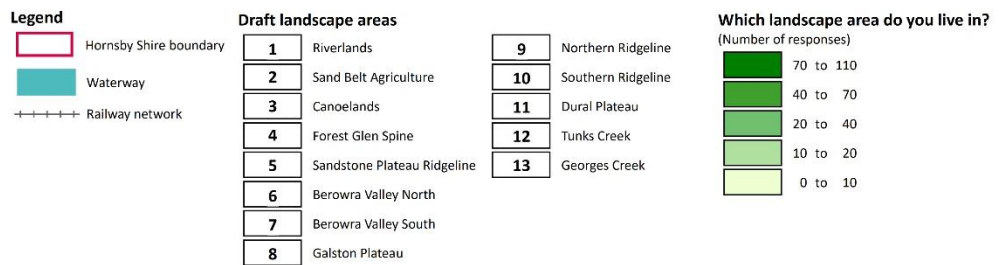
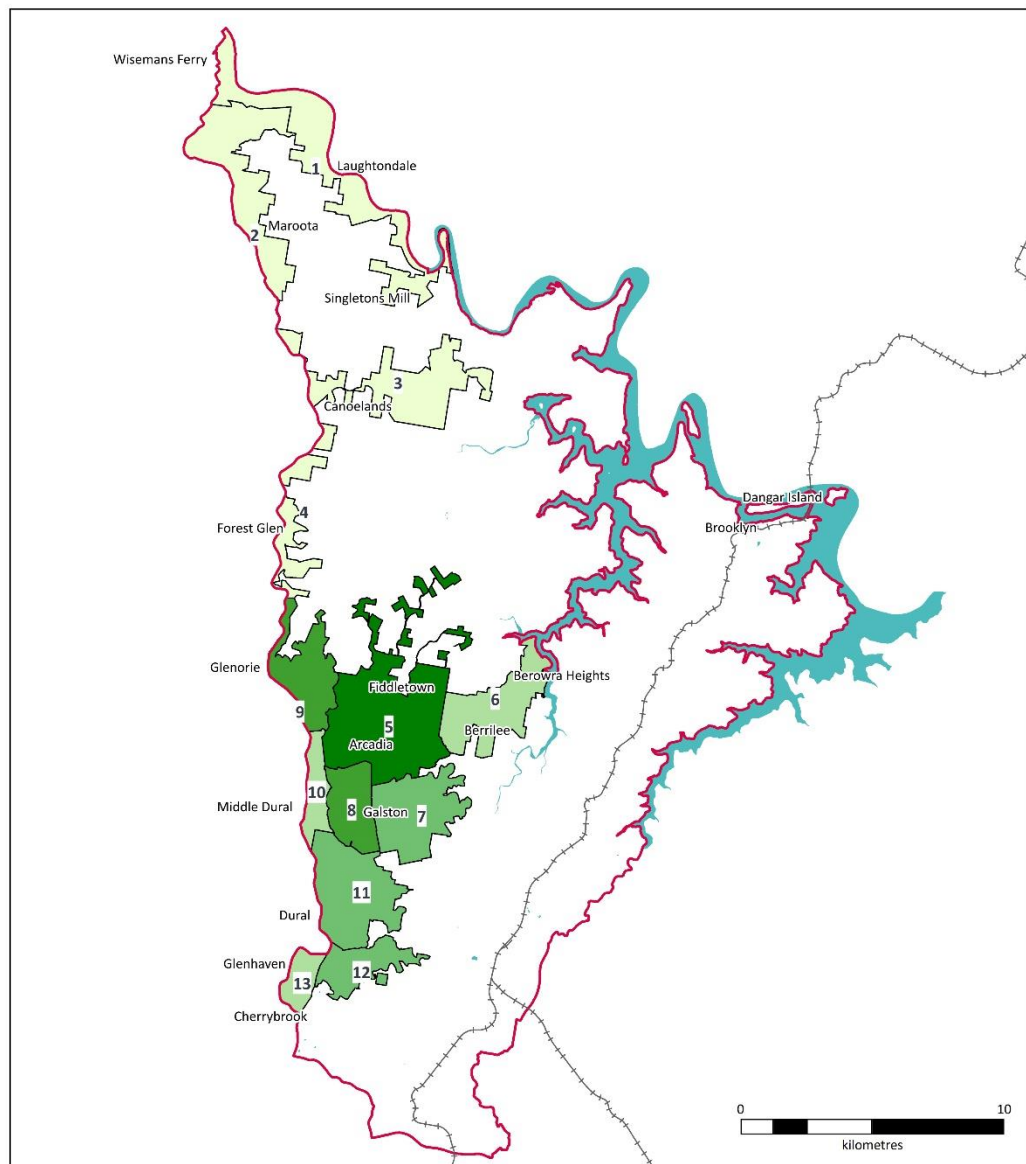


Source: SGS Economics and Planning, 2019.

Note: Number of respondents = 269.

Of the survey and community workshop respondents who identified that they live in a landscape area, the majority identified that they live in the Sandstone Plateau Ridgeline area.

FIGURE 4: LOCATION OF SURVEY AND COMMUNITY WORKSHOP RESPONDENTS



Source: SGS Economics and Planning, 2019.

Note: Number of respondents = 385

# 3. FEEDBACK ABOUT THE DRAFT LANDSCAPE AREAS

---

This section provides an overview of the feedback that was received about the draft landscape areas, including the character descriptions, boundaries, issues and opportunities in each place.

## 3.1 Overview

As set out in Chapter 2, the main reason for engaging with the community at this stage of the project is to understand whether the landscape areas are recognisable to the community, so that values about each area can be captured in policy objectives moving forward. The purpose is also to start to identify issues and opportunities in different parts of the Hornsby rural area, that may need to be addressed in the draft *Rural Lands Study*.

General and specific comments about different draft landscape areas were collected during the online survey, community workshops, and other feedback (emails, letters, feedback forms). In the online survey, the comments relate to the following key questions:

- Do the boundaries of the landscape areas seem appropriate and logical?
- Do you agree with the way the landscape area is described in the character statement?
- What (if any) changes do you recommend to the character statements in these landscape areas?
- What are the key issues, threats or challenges for these landscape areas?
- What do you value about these landscape areas?
- What opportunities are there in these landscape areas?

A copy of the survey questions as presented in the survey is included at Appendix 1.

At the workshops, the following questions were asked:

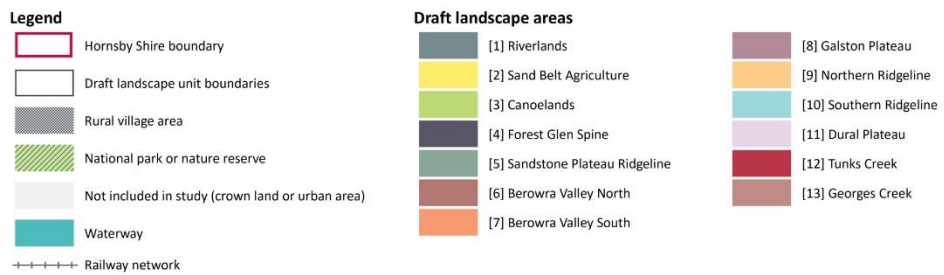
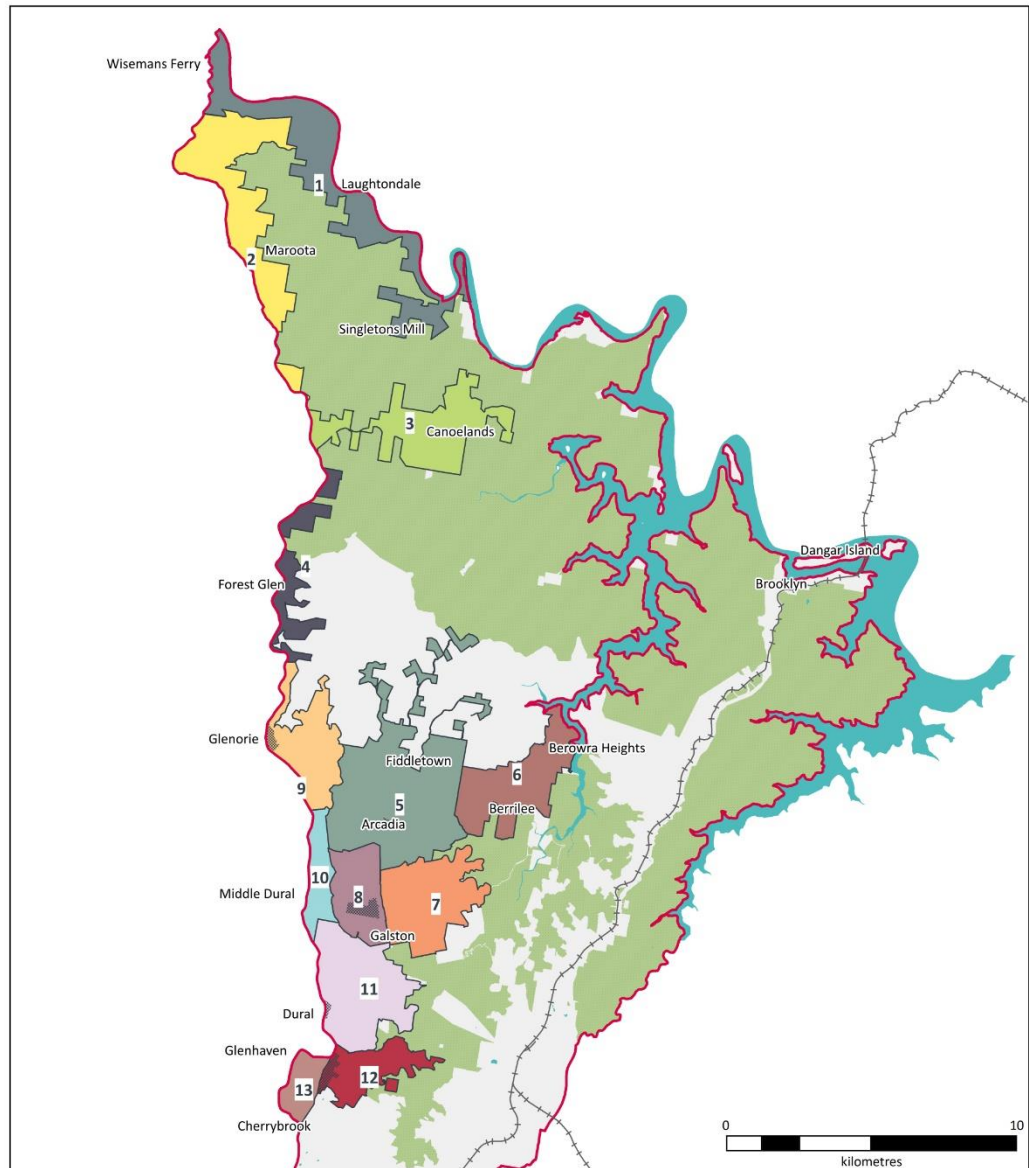
- What changes or suggestions do you have for the descriptions?
- What are the issues in this place? Why?
- What are the opportunities in this place? Why?

Feedback about each draft landscape area, including suggestions about boundary or character description changes, is presented over the following pages.

The map overleaf shows the draft landscape area boundaries that were reviewed by the community across all of the engagement activities.

## Draft landscape areas

FIGURE 5: DRAFT LANDSCAPE AREAS – REFERENCE MAP

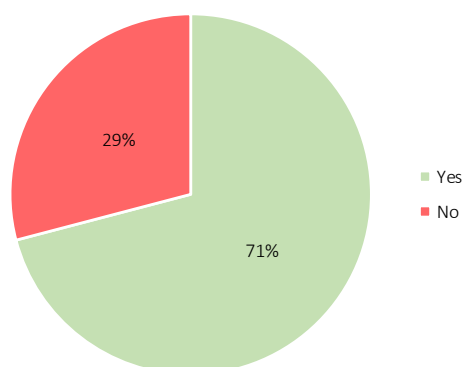


Source: SGS Economics and Planning, 2019.

### 3.2 Consolidated feedback about landscape areas

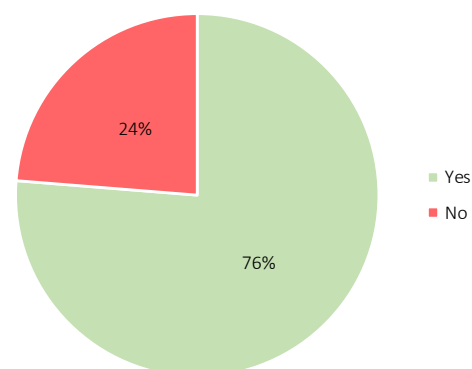
In the survey and the community workshops, community members were asked to provide feedback about the landscape area descriptions, and the accuracy/appropriateness of the draft boundaries. Where community members replied “no”, an explanation about the proposed changes were usually provided, and those responses are explored from Section 3.3 onwards in this Chapter.

FIGURE 6: DO THE BOUNDARIES OF THE LANDSCAPE AREAS SEEM APPROPRIATE AND LOGICAL?



Source: SGS Economics and Planning, 2019.  
Note: Number of respondents = 306.

FIGURE 7: DO YOU AGREE WITH THE WAY THE LANDSCAPE AREA IS DESCRIBED IN THE CHARACTER STATEMENT?



Source: SGS Economics and Planning, 2019.  
Note: Number of respondents = 298.

TABLE 1: PROPORTION WHO AGREED/DISAGREED WITH THE LANDSCAPE AREA BOUNDARY AND DRAFT CHARACTER DESCRIPTION

Draft landscape area	Do the boundaries of the landscape areas seem appropriate and logical?				Do you agree with the way the landscape area is described in the character statement?			
	Yes	No	Yes	No	Yes	No	Yes	No
Riverlands	95%	5%	18	1	80%	20%	16	4
Sand Belt Agriculture	100%	0%	12	0	85%	15%	11	2
Canoelands	93%	7%	13	1	87%	13%	13	2
Forest Glen Spine	80%	20%	12	3	87%	13%	13	2
Sandstone Plateau Ridgeline	57%	43%	39	30	80%	20%	39	10
Berowra Valley North	75%	25%	15	5	83%	17%	15	3
Berowra Valley South	58%	42%	14	10	63%	37%	17	10
Galston Plateau	71%	29%	17	7	79%	21%	22	6
Northern Ridgeline	74%	26%	26	9	73%	27%	19	7
Southern Ridgeline	64%	36%	16	9	74%	26%	14	5
Dural Plateau	85%	15%	22	4	78%	22%	21	6
Tunks Creek	46%	54%	6	7	78%	22%	14	4
Georges Creek	70%	30%	7	3	55%	45%	11	9
<b>Total</b>	<b>71%</b>	<b>29%</b>	<b>217</b>	<b>89</b>	<b>76%</b>	<b>24%</b>	<b>225</b>	<b>70</b>

Source: SGS Economics and Planning, 2019.



Survey and workshop participants were asked questions to identify what they see as the issues and opportunities for each landscape area. The table below shows the number of comments that were received on the issues and opportunities in the survey and at the workshops.

TABLE 2: NUMBER OF COMMENTS RECEIVED FROM THE SURVEY AND COMMUNITY WORKSHOPS

Landscape area	Number of comments received		Total
	Survey	Workshops	
Riverlands	95	29	124
Sand Belt Agriculture	56	17	73
Canoelands	75	24	99
Forest Glen Spine	74	24	98
Sandstone Plateau Ridgeline	271	164	435
Berowra Valley North	90	33	123
Berowra Valley South	128	65	193
Galston Plateau	146	135	281
Northern Ridgeline	144	70	214
Southern Ridgeline	95	58	153
Dural Plateau	146	32	178
Tunks Creek	96	50	146
Georges Creek	111	29	140
<b>Total</b>	<b>1,527</b>	<b>730</b>	<b>2,257</b>

Source: SGS Economics and Planning, 2019, based on data collected in the online survey and at community workshops.

### 3.3 Individual landscape area feedback

Throughout this section, feedback about each individual landscape area has been presented. This includes any suggestions people made about how to improve the description of the landscape area, or boundary changes they would like Council and the consultant team to consider.

Feedback about each landscape area is broken into the following sections:

- **Respondents:** The number of people who responded to the online survey, and who attended a workshop, for each landscape area.
- **Boundaries:** The number of people who agreed/disagreed with the draft landscape area boundaries, and information about their feedback if they thought something should change.
- **Character description:** The number of people who agreed/disagreed with the draft landscape area description, and information about their feedback if they thought something should change (results from the community workshop and online survey).
- **Issues and opportunities:** Information about what people think are the key issues and opportunities for the future each draft landscape area, that might need to be addressed in the draft Rural Lands Study (results from the community workshop and online survey).
- **What people value:** This question was in the online survey and asked people what aspects/features of each landscape area they value the most.

#### How this information has been summarised and interpreted

Unless otherwise specified, the information throughout this section shows the combined information from the community workshops and online survey (where questions were the same across both).

Some people participated in a community workshop and completed the online survey. Their feedback from both of the activities has not been excluded; people were welcome to participate in both methods. Given that disclosure of names in the survey was optional, the number of people who attended both a workshop and completed the online survey cannot be confirmed; however, it is at least 30 people.

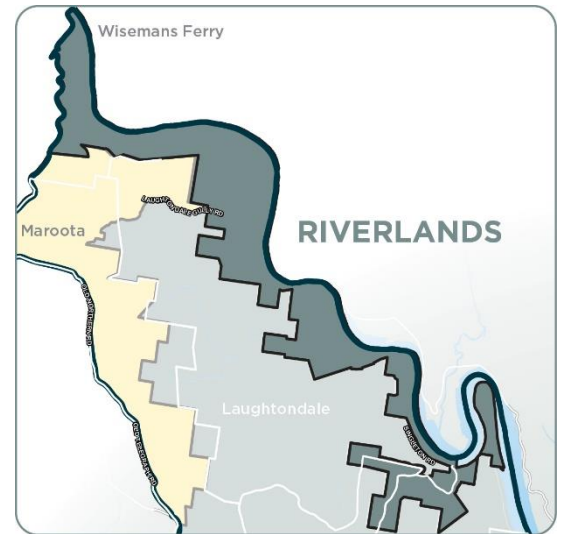
#### Themes

The feedback has been reviewed and classified into emerging themes, which are summarised in Chapter 4. The explanation of the themes on page 61 should be referenced when viewing the issues and opportunities feedback for each landscape area. Where ideas were shared several times or overlapped, they have been grouped and this is denoted with a number, for example: (4), at the end of that point.

### 3.3.1 Riverlands

#### Respondents

- 24 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 27 comments were received about the boundary/description, 25 about local issues and 20 about local opportunities
- 9 survey respondents said that this was the landscape area they were most interested in
- 4 survey respondents and 4 workshop attendees live in this landscape area (total 8)
- At the workshops, 18 people said they visit this area, and 28 people don't visit the area.



#### Boundaries

18 out of 19 people (95%) agreed that the boundaries seemed appropriate and logical. There was a suggestion that the boundary be clarified to show where Riverlands ends and the Sand Belt Agriculture area begins.

#### Character description

16 (80%) out of the 20 respondents who provided feedback on the Riverlands character descriptions agreed that the descriptions were accurate.

Of the 4 (20%) respondents who did not agree with the character description, it was suggested that it include reference to:

- Aboriginal heritage, archaeological and early colonial buildings.
- Infrastructure constraints such as sewage and roads.







#### What people value

17 survey respondents identified that they value:

- The views of the river and landscape
- Rural feel and lifestyle, remoteness, serenity and beauty
- Native flora and fauna on my doorstep – access to bushland and river
- Clean, low density and not overpopulated.

## Issues and opportunities in the Riverlands landscape area

Community members shared several ideas about issues and opportunities in the Riverlands landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

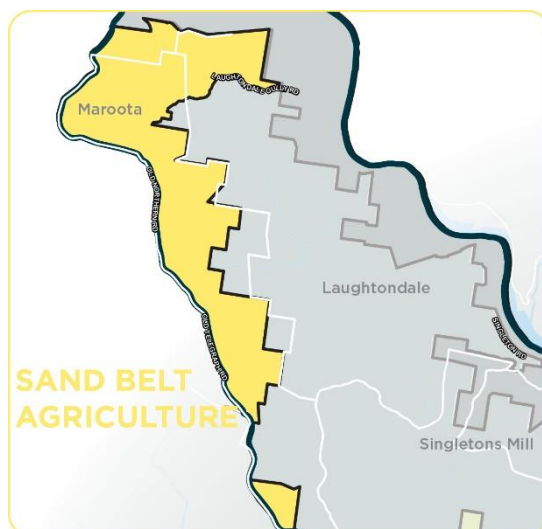
		Issues	Opportunities
	<b>Environmental protection</b> (26)	<ul style="list-style-type: none"> <li>Maintaining access and egress for flood and fires</li> <li>Water supply and access to the river</li> <li>Biodiversity loss</li> <li>Tree removal</li> <li>Protect National Parks</li> <li>Improve water quality</li> <li>Wetlands susceptible to pollution/impact from activities on the river</li> <li>The marina proposed will impact on fishing, roads and water quality from washing boats</li> <li>Preservation of remnant native flora and fauna and habitat</li> <li>Manage weeds</li> <li>Control pollution</li> <li>Loss of habitat due to land clearing and development</li> <li>High fire danger area</li> <li>Flooding is a risk in this area</li> </ul>	<ul style="list-style-type: none"> <li>Protect the existing landscape</li> <li>Maintain, conserve and protect unique vegetation communities</li> <li>More work in wetlands similar to One Tree Reach</li> <li>Reduce Australia's carbon footprint</li> <li>Manage development/tourism increases to make sure waterways are not impacted</li> </ul>
	<b>Infrastructure and development</b> (11)	<ul style="list-style-type: none"> <li>Overdevelopment</li> <li>Infrastructure is lacking – water, road condition, communication systems</li> <li>Communication system outages and inadequate communications infrastructure</li> <li>Road condition is unsafe</li> <li>Maintaining access and egress is vital to manage flood and fire risks (safety)</li> </ul>	<ul style="list-style-type: none"> <li>More road access to the river for river activities</li> </ul>
	<b>Evolving land use</b> (7)	<ul style="list-style-type: none"> <li>Retain food bowl</li> </ul>	<ul style="list-style-type: none"> <li>'High tech' farms and produce</li> <li>Retain the area as a recreation space for residents rather than development</li> <li>Enhance this area as part of Sydney's food bowl</li> <li>Agriculture is an important activity in this area</li> </ul>
	<b>Tourism</b> (7)	<ul style="list-style-type: none"> <li>Tourism influxes negatively affect the local area (e.g. B&amp;Bs and boats)</li> <li>Littering and other tourism impacts need to be better managed</li> <li>Traffic volume and road access are issues when tourism/events happen in the area (also relates to Infrastructure and development)</li> </ul>	<ul style="list-style-type: none"> <li>Promoting tourism with appropriate infrastructure</li> <li>Better access to National Parks, vehicle access to Marramarra National Park</li> <li>Ecotourism</li> <li>Tourism linked to river activities</li> </ul>
	<b>Rural feel</b> (9)	<ul style="list-style-type: none"> <li>Maintain and protect rural zoning – from threats of subdivision and development</li> <li>Development threatens the rural feel of the area (including due to land clearing)</li> </ul>	<ul style="list-style-type: none"> <li>Rural zoning should be retained and protected</li> <li>Leave this area as it is – it's perfect</li> <li>Protect this area for future generations to enjoy</li> </ul>
	<b>Subdivision*</b> (4)	<ul style="list-style-type: none"> <li>No changes to rural zoning (minimum lot size controls)</li> </ul>	<ul style="list-style-type: none"> <li>There should be a limit on subdivision areas</li> </ul>

\*Includes comments both for and against subdivision.

### 3.3.2 Sand Belt Agriculture

#### Respondents

- 16 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 17 comments were received about the boundary/description, 16 about local issues and 10 about local opportunities
- 3 survey respondents said that this was the landscape area they were most interested in
- 0 survey respondents and 0 workshop attendees live in this landscape area
- At the workshops, 2 people said they visit this area, and 30 people don't visit the area.



#### Boundaries

12 out of 12 (100%) respondents agreed that the boundaries of this landscape areas seem appropriate and logical. One respondent requested that the boundaries be clarified and that the maps include more reference points, as they were concerned that the area classification would provide an opportunity for sand mining expansion.

#### Character description

11 (85%) out of the 13 respondents who provided feedback on the Sand Belt Agriculture character descriptions agreed that the descriptions were accurate. Of the two respondents who did not agree with the character description, it was suggested that the description include reference to:

- Hiding behind the ridge is an extensive sand mining industry which once you leave main road is surprising in its intensity
- Native flora and fauna need to be noted before this is lost
- Do not use the median statistic - skews the lot size character.







#### What people value

Nine people contributed ideas about what they value in the Sand Belt Agriculture landscape area. Some shared ideas were:

- Flora and fauna
- Roadside stall
- Low population density
- Contain tourism
- Retaining all agricultural land for agricultural and its agricultural potential
- Rural zoning
- Rural peace and quiet.

## Issues and opportunities in the Sand Belt Agriculture landscape area

Community members shared several ideas about issues and opportunities in the Sand Belt Agriculture landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

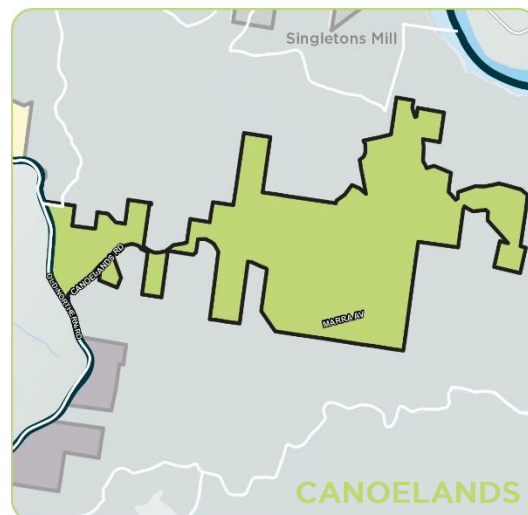
		Issues	Opportunities
	<b>Rural feel</b> (17)	<ul style="list-style-type: none"> <li>Urban development/residential development is a threat</li> <li>Protect and maintain rural zoning</li> <li>Subdivision and development threaten the area's rural feel</li> <li>Mining undermines the rural character</li> </ul>	<ul style="list-style-type: none"> <li>Retain as an agricultural area</li> <li>The area should be left alone for future generations to enjoy</li> <li>Protect and preserve rural character in line with the Greater Sydney Commission's policy</li> </ul>
	<b>Environmental protection</b> (9)	<ul style="list-style-type: none"> <li>Sandmining and processing using ground water, affecting water table, extent of sand mining</li> <li>A lack of rehabilitation of sandmining sites</li> <li>Loss of native animals and birds, and habitat, due to sandmining</li> <li>Bushfire risk</li> <li>Weed invasion</li> <li>Feral animals in wildlife corridors</li> <li>Maintaining access and egress from flood and fires</li> <li>Water supply</li> <li>Biodiversity loss</li> <li>Loss of natural habitat due to land clearing and development</li> <li>This is a high fire danger area</li> </ul>	<ul style="list-style-type: none"> <li>Increase biodiversity</li> <li>Conserve flora and fauna, and landscapes</li> <li>Sand mining to support the building industry has to be balanced with maintaining flora and fauna corridors, and offset planting</li> <li>Rehabilitate mining sites, use creatively for open space or public places</li> <li>Retain and rehabilitate biodiversity connectivity especially with the Hills Shire side of Old Northern Road where there are greater development pressures (from Cluster Housing policy)</li> </ul>
	<b>Infrastructure and development</b> (2)	<ul style="list-style-type: none"> <li>Overdevelopment and developer interests</li> <li>Infrastructure, namely the condition of the roads</li> <li>Transportation of sand is noisy and compromises safety for road users</li> <li>Infrastructure – condition and the truck traffic on roads</li> <li>Too many trucks on single lane roads</li> </ul>	<ul style="list-style-type: none"> <li>More road access to the river for river activities</li> </ul>
	<b>Heritage</b> (1)	<ul style="list-style-type: none"> <li>Preserve and protect Indigenous sites</li> </ul>	
	<b>Evolving land use</b> (1)		<ul style="list-style-type: none"> <li>Opportunities for high tech farms</li> </ul>
	<b>Tourism</b> (1)		<ul style="list-style-type: none"> <li>Eco tourism and tourism, including promoting tourism with appropriate infrastructure</li> </ul>



### 3.3.3 Canoelands

#### Respondents

- 18 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 20 comments were received about the boundary/description, 20 about local issues and 17 about local opportunities
- 9 survey respondents said that this was the landscape area they were most interested in
- 5 survey respondents and 3 workshop attendees live in this landscape area (total 8)
- At the workshops, 1 person said they visit this area, and 45 people said they don't visit the area.



#### Boundaries

13 out of 14 (93%) respondents agreed that the boundaries of this landscape area seem appropriate and logical.

The suggested change was to ensure the boundaries are clearer to include more reference points.

#### Character description

13 out of the 15 (87%) respondents agreed with the descriptions.

Of the 2 respondents who did not agree with the character description, comments related to figures used (median statistic), suggesting this skews the information.








#### What people value

Twelve people contributed ideas about what they value in the Canoelands landscape area. Some shared ideas were:

- National Park
- Flora and fauna
- Agricultural lands maintained and protected, including tourism contained to particular areas
- Amenity, peace and quiet
- Community.

## Issues and Opportunities in the Canoelands landscape area

Community members shared several ideas about issues and opportunities in the Canoelands landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

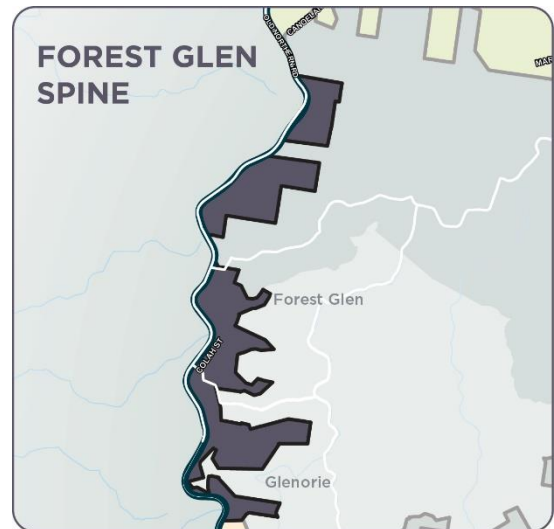
		Issues	Opportunities
	<b>Evolving land use</b> (9)	<ul style="list-style-type: none"> <li>Farming/agriculture no longer viable</li> <li>Residential development</li> <li>Land speculation</li> <li>Illegal dumping</li> </ul>	<ul style="list-style-type: none"> <li>Progress</li> <li>No opportunities because agriculture is no longer viable</li> <li>Tourism (see below for types of tourism that were suggested)</li> <li>Food production</li> <li>New high tech farmers and producers</li> </ul>
	<b>Environmental protection</b> (5)	<ul style="list-style-type: none"> <li>Biodiversity loss</li> <li>Fire danger and inadequate prevention</li> </ul>	<ul style="list-style-type: none"> <li>Protecting flora and fauna</li> <li>Increase the amount of vegetation</li> <li>Access to the river</li> </ul>
	<b>Subdivision*</b> (3)	<ul style="list-style-type: none"> <li>Subdivision should be controlled</li> <li>More subdivision and development are challenges in the area, especially with the high fire risk</li> <li>Land speculation for financial gain</li> </ul>	<ul style="list-style-type: none"> <li>Potential of smaller lots including 1-acre lot size</li> </ul>
	<b>Tourism</b> (3)	<ul style="list-style-type: none"> <li>More development and nearby housing areas are a threat to the tourism potential of the rural area</li> </ul>	<ul style="list-style-type: none"> <li>The rural areas offer natural open space for walks, tourism destinations, fruit picking, small potteries, galleries, cafes, eco-tourism</li> <li>Tourism – access to National Parks</li> <li>Astronomy – as it is the darkest location</li> </ul>
	<b>Rural feel</b> (3)	<ul style="list-style-type: none"> <li>Maintain and protect rural zoning</li> <li>There is too much residential development happening</li> <li>More subdivision and development threaten the rural feel of the area</li> </ul>	<ul style="list-style-type: none"> <li>To leave alone for future generations to enjoy</li> <li>Maintain rural zoning</li> </ul>
	<b>Heritage</b> (2)	<ul style="list-style-type: none"> <li>Protection of indigenous history</li> </ul>	<ul style="list-style-type: none"> <li>Protection of Aboriginal artworks</li> </ul>
	<b>Infrastructure and development</b> (1)	<ul style="list-style-type: none"> <li>Appropriate infrastructure</li> <li>Tourism activities not being supported by infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Plan appropriate infrastructure to manage any population increase</li> <li>Manage the population (not too much growth)</li> </ul>

\*Includes comments both for and against subdivision.

### 3.3.4 Forest Glen Spine

#### Respondents

- 19 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 20 comments were received about the boundary/description, 21 about local issues and 13 about local opportunities
- 8 survey respondents said that this was the landscape area they were most interested in
- 3 survey respondents and 5 workshop attendees live in this landscape area (total 8)
- At the workshops, 0 people said they visit this area, and 22 people don't visit the area.



#### Boundaries

12 out of 15 (93%) respondents agreed that the boundaries of this landscape areas seem appropriate and logical, with 3 disagreeing.

No suggestions were made about why people (3) disagreed with the boundaries.

#### Character description

13 out of the 15 survey respondents (87%) agreed with the descriptions. Of the 2 respondents who did not agree with the character description, no specific changes were suggested.




#### What people value

In the survey, 11 people identified what they value in Forest Glen Spine:

- Population less visible
- Agriculture
- Flora and fauna
- Low population density
- Nature walks
- Open space
- Contain tourism
- Rural peace and quiet

## Issues and opportunities in the Forest Glen Spine landscape area

Community members shared several ideas about issues and opportunities in the Forest Glen Spine landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

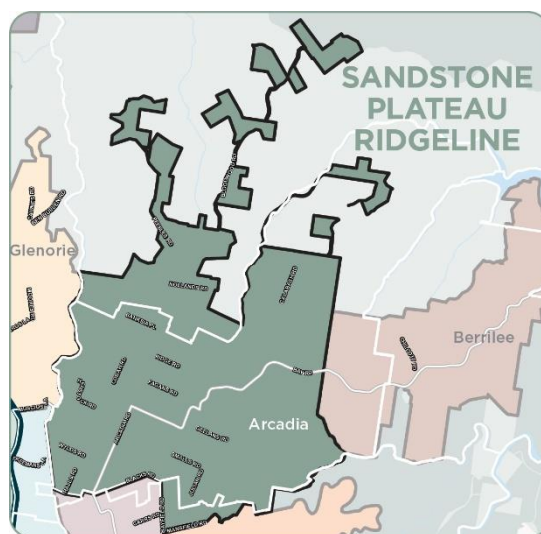
		Issues	Opportunities
	<b>Environmental protection</b> (11)	<ul style="list-style-type: none"> <li>▪ Key challenge is to maintain a balance between agriculture, residential housing and bushland environment, which meets the needs of the current residents of the rural area</li> <li>▪ Biodiversity loss</li> <li>▪ Bushfire control in the forest area and removal of dangerous trees on Old Northern Road</li> <li>▪ Development leads to land clearing and permanent habitat, biodiversity and bushland loss</li> <li>▪ Subdivision threatens the environment</li> <li>▪ Dangerous trees</li> <li>▪ Retaining Koala population, which has finally returned after 2002 fires</li> <li>▪ High bushfire risk area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Conservation of vegetation, flora and fauna</li> <li>▪ Manage waterways</li> <li>▪ Conservation of this area to protect threatened species' habitat</li> <li>▪ Limit subdivision to avoid further bushland/habitat clearing</li> </ul>
	<b>Subdivision*</b> (9)	<ul style="list-style-type: none"> <li>▪ There is too much residential development</li> <li>▪ Further subdivision is inappropriate due to the high bushfire risk</li> </ul>	<ul style="list-style-type: none"> <li>▪ Smaller rural lifestyle blocks because farming is no longer viable</li> </ul>
	<b>Rural feel</b> (4)	<ul style="list-style-type: none"> <li>▪ Maintain and protect rural zoning</li> </ul>	<ul style="list-style-type: none"> <li>▪ Leave the area as it is</li> <li>▪ Protect rural character</li> <li>▪ Lovely orchards contribute to the character in this area</li> <li>▪ Natural and irreversible beauty</li> <li>▪ Protect rural zoning</li> </ul>
	<b>Evolving land use</b> (2)	<ul style="list-style-type: none"> <li>▪ Retain agriculture</li> <li>▪ Farming not viable</li> <li>▪ Birds and bats devastate orchards in the area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maintain rural lifestyle</li> <li>▪ Agricultural activity, horticulture</li> <li>▪ Small-scale agriculture options for horses or irrigated activities</li> </ul>
	<b>Catering for families and children</b> (2)	<ul style="list-style-type: none"> <li>▪ Affordability of trying to stay in the area on larger lots</li> </ul>	<ul style="list-style-type: none"> <li>▪ Large unusable farming lots should be available for subdivision, so our children can live in the area where they grew up</li> </ul>
	<b>Tourism</b> (2)		<ul style="list-style-type: none"> <li>▪ More tourism</li> </ul>
	<b>Infrastructure and development</b> (2)	<ul style="list-style-type: none"> <li>▪ No good internet services</li> <li>▪ No phone reception</li> <li>▪ Remove dangerous trees from Old Northern Road</li> </ul>	

\*Includes comments both for and against subdivision.

### 3.3.5 Sandstone Plateau Ridgeline

#### Respondents

- 51 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 131 comments were received about the boundary/description, 101 about local issues and 77 about local opportunities
- 41 survey respondents said that this was the landscape area they were most interested in
- 64 survey respondents and 44 workshop attendees live in this landscape area (total 108)
- At the workshops, 9 people said they visit this area, and 5 people don't visit the area.



#### Boundaries

39/69 (57%) agreed that the boundaries of this landscape areas seem appropriate and logical, 30 respondents selected 'no'. For those who provided comments about the landscape area, suggestions were made about:

- Galston and Sandstone Plateau to be one landscape area due to their similarity
- Sandstone Plateau should be merged with Southern Ridgeline
- Sandstone Plateau Ridge should extend to include the land between Blacks Road to the southern side of Fagan Park.

#### Character description

37 out of the 45 (82%) respondents agreed with the descriptions. Of the 8 respondents who did not agree with the character description, it was suggested that the description be reviewed to consider:

- Significant vegetation within private properties, not just the roadside
- Whilst the agricultural character of the area is wonderful, it shouldn't come at such a cost to the environment, especially since it is barely economically viable.
- 'Primary production' description is hopeful rather than realistic
- Disagreement of the 'Key Uses'
- Zonings identified to include RU1, RU4 and E3 not just RU4 and E3 (to be corrected as part of the review)
- Strengthen references to heritage, archaeological and Aboriginal heritage as well as critically endangered ecological communities
- Ensure reference to significant native vegetation includes vegetation on both public and private lands
- Add horses into the second paragraph given the density and it being one of the traditional rural enterprises still viable.
- Home businesses and home industry
- Call it the "conservation plateau"
- RU1 is 10 hectares (minimum lot size), while the median lot size is 2.18 hectares (in this landscape area).





## What people value




38 people identified features that they value within the Sandstone Plateau Ridgeline landscape area. Some shared ideas include:



- Rural feel/lifestyle, and low population density
- Flora and fauna
- Community
- Open space, large lots and views
- The valleys, proximity to Berowra Waters
- Productive land
- Equestrian
- Large lots
- Rainfall.

## Issues and Opportunities in the Sandstone Plateau Ridgeline landscape area

Community members shared several ideas about issues and opportunities in the Sandstone Plateau Ridgeline landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

		Issues	Opportunities
	<b>Subdivision*</b> (75)	<ul style="list-style-type: none"> <li>▪ Equitable land size and zoning</li> <li>▪ Smaller lot sizes</li> <li>▪ Maintaining 10 hectare lots</li> <li>▪ Losing rural character to subdivision (also raised as a threat to the rural feel, below)</li> <li>▪ If incremental subdivision is allowed, it will result in native habitat loss</li> <li>▪ Residential development threatens the reasons we live here – rural lifestyle</li> <li>▪ Further subdivision will create road congestion and lose the beautiful and peaceful qualities of the area</li> <li>▪ There is an anomaly with current minimum lot size in policy, and the real range of lot sizes across the area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Allow cluster developments</li> <li>▪ Standardise zoning</li> <li>▪ Lot sizes suggested: 2 hectares</li> <li>▪ 2.5 acres, 5 acre lots, 1 acre lots, 0.5-acre subdivision</li> <li>▪ Rezone Peebles Rd to reflect existing block sizes</li> <li>▪ Allow two dwellings per lot</li> <li>▪ Lot sizes could be reduced without impacting the scenic amenity of the area or bushland</li> <li>▪ Smaller lot sizes would attract more families who would send their children to Arcadia Public School</li> <li>▪ Smaller lots will reduce the likelihood of derelict land not being used or farmed</li> </ul>
	<b>Evolving land use</b> (29)	<ul style="list-style-type: none"> <li>▪ Agriculture no longer viable</li> <li>▪ Traditional local agriculture (e.g. stone fruit, cattle and poultry) no longer viable given structural changes in their industry (e.g. imports, scale, pricing, inputs), lack of town water/electricity</li> <li>▪ Lack of water affects options for ongoing agriculture</li> <li>▪ Rural industries are not permitted</li> <li>▪ Current land uses not viable, primary production has decreased</li> <li>▪ Loud noises, odours from chicken farm</li> <li>▪ High rates pushing people out of the area</li> <li>▪ Big farm lots aren't being cared for anymore and aren't being used for productive agriculture</li> <li>▪ Future rainfall will affect ongoing viability of agriculture, which is already moving out of the area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Allow more home industries, small agriculture, high-tech farming, promote home based businesses</li> <li>▪ Protect productive land, retain farming, retain peri urban food bowl</li> <li>▪ Dog leash free area</li> <li>▪ Agriculture feeds you; food security</li> <li>▪ Local food producers</li> <li>▪ Allow land use to transition to rural lifestyle and horse agistment/keeping, with 2 hectare lot sizes because agriculture isn't viable any more</li> <li>▪ Local initiatives for regenerative farming initiatives, aimed at restoring landscapes while helping farmers survive drought and maintain profitability</li> <li>▪ More local shops/businesses</li> <li>▪ Horticulture and agriculture businesses (including smaller scale agriculture)</li> <li>▪ It would be great to keep farming knowledge in the area</li> <li>▪ Maintain and enhance the Arcadia region a 'specialist rural' area</li> </ul>

		Issues	Opportunities
	<b>Environmental protection</b> (17)	<ul style="list-style-type: none"> <li>▪ Biodiversity loss</li> <li>▪ Weeds, poor weed management (e.g. privet, foxes) on public and private land</li> <li>▪ Degradation from agriculture</li> <li>▪ Protect waterways</li> <li>▪ Lack of water</li> <li>▪ Bushfire risk high in this area</li> <li>▪ Use of poison for farming practices impacting local animals</li> <li>▪ Need for paddock rotation to ensure land is not overgrazed</li> <li>▪ There is only one main route for access/egress in this area (Old Northern Road) (consideration for bushfire safety)</li> <li>▪ Lack of fire hazard management for a long period of time</li> <li>▪ Local farming and land management practices often rely on poison use, overstocking and overgrazing, which results in very degraded landscapes, and impacts lifecycle of native fauna</li> <li>▪ Additional population would place undesirable strain on roads and infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>▪ Increase native vegetation coverage</li> <li>▪ Conservation of vegetation</li> <li>▪ National Parks</li> <li>▪ Wildlife corridors</li> <li>▪ Protect watercourses</li> <li>▪ Improve land management (better water management on properties, tree planting, paddock rotation etc.)</li> </ul>
	<b>Rural feel</b> (16)	<ul style="list-style-type: none"> <li>▪ Unmaintained land</li> <li>▪ Losing rural character to subdivision</li> <li>▪ Maintain and protect rural zoning</li> <li>▪ Don't overdevelop the area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Rural/Country feel</li> <li>▪ Retain as is</li> <li>▪ Maintain larger rural lot sizes to protect the rural feel</li> <li>▪ Permission to subdivide to below the existing minimum lot size would destroy the character and beauty of the area</li> <li>▪ Equine properties interspersed with acres of landscaped gardens; people are investing in beautification of their properties</li> </ul>
	<b>Infrastructure and development</b> (13)	<ul style="list-style-type: none"> <li>▪ Poor roads, poor road access/egress, poor pathways</li> <li>▪ Lack of infrastructure, sewage, recycling facilities, town water, or potable water</li> <li>▪ Congestion</li> <li>▪ Cyclists on roads, lack of cycleway infrastructure</li> <li>▪ Increased population density</li> <li>▪ Development impacts</li> <li>▪ Access to Arcadia community hall and open space</li> <li>▪ Blocks looking uncared for or too expensive to maintain</li> <li>▪ There are dangerous old trees along roadsides that increase bushfire threats and make escape routes less safe</li> </ul>	
	<b>Tourism</b> (5)		<ul style="list-style-type: none"> <li>▪ Trail riding</li> <li>▪ Bushwalking, provide more parkland for visitors</li> <li>▪ Allow more tourism, B&amp;B's, paddock to plate</li> <li>▪ Farm gate sales</li> <li>▪ Heritage tours</li> <li>▪ Potteries, galleries and art-related activities</li> <li>▪ Tourism promotion based on the rural feel and beauty of the area</li> </ul>

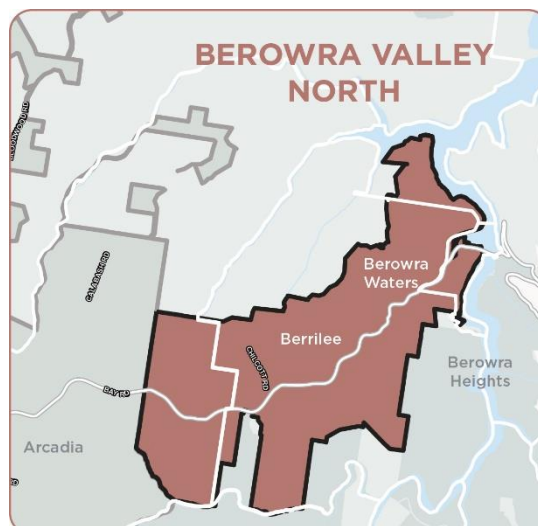
		Issues	Opportunities
	<b>Catering for families and children (2)</b>	<ul style="list-style-type: none"> <li>▪ Older people can't take care of big farm properties any more</li> <li>▪ Large lots are too expensive to maintain</li> <li>▪ Rates are getting higher due to increased house prices, and pushing some people out of the area due to affordability</li> <li>▪ The local school is undersubscribed and many prefer not to use it, taking their children to private schools further afield</li> </ul>	<ul style="list-style-type: none"> <li>▪ Catering for families and children through reduced minimum lot sizes</li> <li>▪ Multi-generational living</li> <li>▪ Offer a country lifestyle for families on lot sizes of 5 acres, no larger</li> <li>▪ Opportunity to earn extra money from niche produce as a side-business if lot sizes are reduced to cater for people to subdivide and age in place</li> <li>▪ Leverage better infrastructure to attract more families to the area</li> </ul>
	<b>Heritage (1)</b>	<ul style="list-style-type: none"> <li>▪ Loss of Aboriginal heritage</li> </ul>	

\*Includes comments both for and against subdivision.

### 3.3.6 Berowra Valley North

#### Respondents

- 23 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 33 comments were received about the boundary/description, 23 about local issues and 20 about local opportunities
- 11 survey respondents said that this was the landscape area they were most interested in
- 10 survey respondents and 7 workshop attendees live in this landscape area (total 17)
- At the workshops, 31 people said they visit this area, and 5 people don't visit the area.



#### Boundaries

15 out of 20 (75%) agreed that the boundaries of this landscape areas seem appropriate and logical and 5 opposed.

One respondent suggested Berowra Valley North be split into: Berowra Waters (river settlement) and Berrilee Ridge (grasslands plateau). Berowra Waters can often only be accessed by boat.

#### Character description

15 out of the 18 (83%) respondents agreed with the descriptions. Of the 3 respondents who did not agree with the character description, it was suggested that the description included reference to:

- Environmentally sensitive sandstone landscape
- The description is confusing as there is no RU4 zoning, there is RU1 zoning and it should be kept that way
- Focus on the bushland area rather than considering this landscape a farmland area
- Little to no agriculture in the area, mostly rural lifestyle.







#### What people value

Five survey respondents identified what they value about the Berowra Valley North landscape area. Shared ideas included:

- Wide open grasslands
- Wonderful Berowra Waters with great restaurants, river and boat ramp
- Natural landscapes.

## Issues and opportunities in the Berowra Valley North landscape area

Community members shared several ideas about issues and opportunities in the Berowra Valley North landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

		Issues	Opportunities
	<b>Infrastructure and development</b> (7)	<ul style="list-style-type: none"> <li>▪ Access and egress</li> <li>▪ Congestion</li> <li>▪ Improve access to, and upgrade, boat ramp</li> <li>▪ Increase in cyclists</li> <li>▪ No water mains or sewage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Proximity to Berowra waters</li> </ul>
	<b>Subdivision*</b> (6)	<ul style="list-style-type: none"> <li>▪ Smaller lots</li> <li>▪ Cluster housing</li> </ul>	<ul style="list-style-type: none"> <li>▪ 5 acre lots</li> <li>▪ Rural lifestyle lots</li> <li>▪ 1 acre lots</li> </ul>
	<b>Evolving land use</b> (6)	<ul style="list-style-type: none"> <li>▪ Development</li> </ul>	<ul style="list-style-type: none"> <li>▪ River tourism, agriculture, horse country</li> <li>▪ New high-tech farmers</li> <li>▪ Tourism</li> <li>▪ Home-based businesses</li> </ul>
	<b>Environmental protection</b> (5)	<ul style="list-style-type: none"> <li>▪ Biodiversity loss</li> <li>▪ Fire</li> </ul>	<ul style="list-style-type: none"> <li>▪ Conservation of vegetation</li> <li>▪ Conservation of animals</li> <li>▪ Access to Berowra waters</li> <li>▪ Wildlife corridors</li> </ul>
	<b>Rural feel</b> (4)	<ul style="list-style-type: none"> <li>▪ Remain the same</li> <li>▪ Maintain and protect rural zoning</li> <li>▪ Keep RU1 zoning</li> </ul>	<ul style="list-style-type: none"> <li>▪ Leave alone</li> </ul>
	<b>Heritage</b> (1)	<ul style="list-style-type: none"> <li>▪ Loss of Aboriginal heritage</li> </ul>	

\*Includes comments both for and against subdivision.



### 3.3.7 Berowra Valley South

#### Respondents

- 28 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 41 comments were received about the boundary/description, 60 about local issues and 28 about local opportunities
- 17 survey respondents said that this was the landscape area they were most interested in
- 12 survey respondents and 27 workshop attendees live in this landscape area (total 39)
- At the workshops, 2 people said they visit this area, and 5 people don't visit the area.



#### Boundaries

14 out of 24 (58%) agreed that the boundaries seemed appropriate. Among the 10 who disagreed, comments included:

- The landscape area should be renamed Galston Plateau East and Galston Plateau West
- Boundaries should be more central to the area of Galston even a radius not a road or property
- West boundary should be east of Bayfield Road properties
- Galston Plateau, Berowra Valley South and Southern Ridgeline are the same landscape
- The area between Galston, Bevans and Knights Road should be included in the Galston Plateau landscape area.

#### Character description

17 (63%) out of the 27 respondents who provided feedback on the Berowra Valley South character descriptions were accurate. Of the 10 who did not agree, suggestions included to update the description as follows:

- Highlight that there is also significant native flora and fauna outside of the Berowra Valley National Park.
- Include infrastructure constraints such as sewage and roads
- Views are only available from certain areas
- There is little horticulture activity
- Remove incorrect image.


#### What people value

20 people contributed ideas about what they value in the Berowra Valley South landscape area. Some shared ideas were:

- Flora and fauna
- Views
- Gardens
- The Gorge
- Rural feel (privacy, quiet, low density)
- Proximity to services
- National Parks
- Balance between agriculture and residential land.

## Issues and opportunities in the Berowra Valley South landscape area

Community members shared several ideas about issues and opportunities in the Berowra Valley South landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

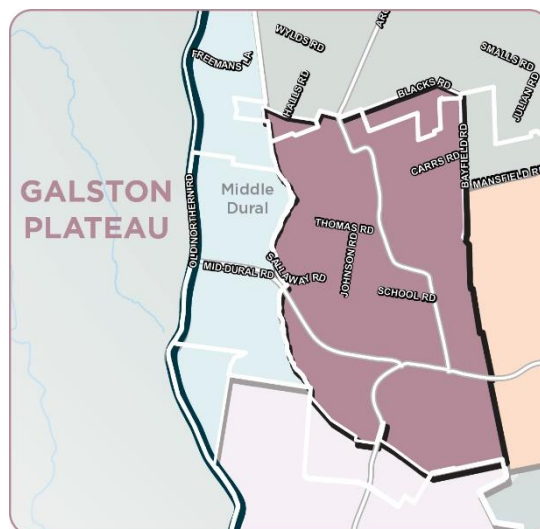
		Issues	Opportunities
	<b>Subdivision*</b> (19)	<ul style="list-style-type: none"> <li>Subdivision threatens the rural feel of the area</li> <li>Inconsistent subdivision approvals</li> <li>There is a threat of subdivision without adequate infrastructure alongside</li> <li>More lots will create congestion on local roads</li> </ul>	<ul style="list-style-type: none"> <li>Subdivision/incremental subdivision</li> <li>Suggestions for 0.5-acre, 1 acre, 1.25-acre, 2 acres, or 2.5 acre lots</li> <li>Careful, controlled subdivision would maintain rural feel but allow more families in the area</li> <li>Grow the village by allowing smaller lots close to Galston Village and on main roads</li> </ul>
	<b>Infrastructure and development</b> (14)	<ul style="list-style-type: none"> <li>Inadequate infrastructure</li> <li>Urban development</li> <li>Poor transport</li> <li>Congestion /traffic</li> <li>Poor pedestrian network</li> <li>Narrow roads through the Gorge and safer road crossing needed near retirement village</li> <li>Cyclists on the road</li> <li>Parking</li> </ul>	
	<b>Environmental protection</b> (11)	<ul style="list-style-type: none"> <li>Biodiversity loss</li> <li>Bushfire and the need for hazard reduction</li> <li>Development</li> <li>Weeds</li> </ul>	<ul style="list-style-type: none"> <li>Increase vegetation coverage</li> <li>Conservation of flora and fauna</li> <li>Biodiversity</li> <li>Wildlife corridors</li> <li>Bushwalking access to national parks</li> <li>Do not reduce the Fagan Park area</li> </ul>
	<b>Catering for families and children</b> (10)	<ul style="list-style-type: none"> <li>Ageing population and large lots being unmanageable in terms of maintenance</li> <li>Housing affordability</li> <li>Large scale developments including seniors housing</li> <li>Decreasing school size</li> </ul>	<ul style="list-style-type: none"> <li>Subdivision will cater for families and young people, and allow families to live close by (including 5 acre lots)</li> <li>Ageing population</li> <li>Attract young people to bolster economy</li> <li>More seniors living developments</li> <li>Need for doctors</li> </ul>
	<b>Evolving land use</b> (7)	<ul style="list-style-type: none"> <li>Inconsistency of allowed subdivisions</li> <li>There is pressure from nearby land release areas for housing and new development</li> <li>High land value potentially prohibitive to agriculture uses</li> <li>Pressure from nearby large housing land release areas</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural and horticultural businesses</li> <li>New 'high tech' farmers and producers</li> <li>Home based industries</li> <li>No agriculture</li> <li>Small scale agriculture and horse keeping</li> </ul>
	<b>Rural feel</b> (6)	<ul style="list-style-type: none"> <li>Maintaining rural feel is a challenge, in the face of subdivision and development</li> <li>Maintain and protect rural zoning</li> </ul>	<ul style="list-style-type: none"> <li>Maintain rural feel by preventing further subdivision</li> <li>Retain for future generations</li> <li>Gardens</li> <li>Enjoyment of the landscape</li> </ul>
	<b>Tourism</b> (2)		<ul style="list-style-type: none"> <li>Tourism – B&amp;Bs, retreats and connection with National Parks</li> <li>Natural open space for walks, tourism destinations, fruit picking, small potteries, galleries, cafes, eco-tourism</li> </ul>
	<b>Heritage</b> (1)	<ul style="list-style-type: none"> <li>Loss of Aboriginal heritage</li> </ul>	

\*Includes comments both for and against subdivision.

### 3.3.8 Galston Plateau

#### Respondents

- 31 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 60 comments were received about the boundary/description, 99 about local issues and 48 about local opportunities
- 24 survey respondents said that this was the landscape area they were most interested in
- 26 survey respondents and 34 workshop attendees live in this landscape area (total 60)
- At the workshops, 69 people said they visit this area, and 0 people don't visit the area.



#### Boundaries

17 out of 24 (71%) respondents agreed that the boundaries of this landscape areas seem appropriate and logical. Of the 7 respondents opposed the boundaries, suggestions from the survey and workshop included:

- Galston Plateau, Berowra Valley South and Southern Ridgeline are the same landscape
- The boundary should include down to the retirement village on Galston Road and down to Bevans Road back to Knights Road
- East boundary should include east of Bayfield Road
- Boundary should include Bensons/Knights Road
- The area between Galston, Bevans and Knights Road to be included as Galston Plateau.

#### Character description

22 out of the 28 (79%) respondents agreed with the descriptions. Of the 6 respondents who did not agree with the character description, it was suggested that the description be updated include reference to:

- Remove reference to 'little native vegetation remains' as there is significant vegetation throughout this landscape area
- Add information related to threatened fauna specifics
- Agriculture use is limited
- Aboriginal heritage








#### What people value

In the Galston Plateau landscape area, 28 people shared suggestions for things they value in the landscape area. Some shared ideas were:

- Village atmosphere and proximity to services
- The local community
- Access to bushwalking.

## Issues and opportunities in the Galston Plateau landscape area

Community members shared several ideas about issues and opportunities in the Galston Plateau landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

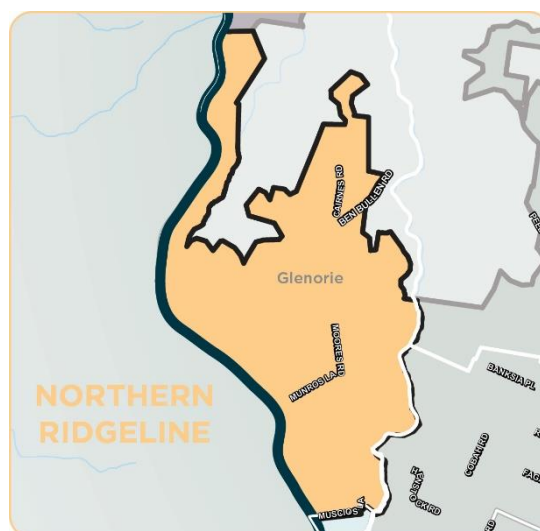
		Issues	Opportunities
	<b>Infrastructure and development</b> (51)	<ul style="list-style-type: none"> <li>Need for rural sports park</li> <li>Proximity to Hawkesbury and Hills Councils</li> <li>Parking traffic safety and navigating back to Galston Rd</li> <li>More services needed in Galston including a police station and community services</li> <li>Infrastructure – no public toilets at the Galston shops, parking, road maintenance, overgrown vegetation and lack of public transport</li> <li>The layout of the village centre is problematic for residents</li> <li>Sewage system capacity</li> <li>Galston has reached its capacity as a rural village</li> </ul>	<ul style="list-style-type: none"> <li>Improvements in the Galston Village including public facilities, architecture and design quality</li> <li>A lack of architecture and design in the village centre</li> <li>The residential village should be extended to the southern side of School Road</li> <li>Increase shopping and residential areas around Galston</li> </ul>
	<b>Subdivision*</b> (26)	<ul style="list-style-type: none"> <li>More subdivision will generate congestion on local and arterial roads</li> <li>The range of subdivisions approved are inconsistent across the area</li> <li>Subdivision will result in greater bushland and native fauna loss</li> </ul>	<ul style="list-style-type: none"> <li>Well planned 1 acre lots and 0.5-acre blocks for rural lifestyle</li> <li>Reduced minimum lot sizes will let families stay together in the area</li> </ul>
	<b>Environmental protection</b> (13)	<ul style="list-style-type: none"> <li>Environmental protection: run-off into rivers</li> <li>Endangered Blue Gum High Forest and Blackbutt Gully Forest on Rural Zoned land</li> <li>Overgrown bushland and fire hazard reduction</li> </ul>	<ul style="list-style-type: none"> <li>Increase Biodiversity</li> </ul>
	<b>Catering for families and children</b> (11)	<ul style="list-style-type: none"> <li>Affordability for younger generations</li> <li>Ageing population – large lot sizes (5 acres) create unmanageable amounts of maintenance</li> <li>The need for affordable housing especially in the village</li> </ul>	<ul style="list-style-type: none"> <li>Smaller lot sizes for older aged people to downsize properties and keeping families close</li> <li>More housing diversity</li> <li>Change controls on secondary dwellings to create more affordable homes for families</li> </ul>
	<b>Rural feel</b> (13)	<ul style="list-style-type: none"> <li>Subdivision threatens rural feel as the population increases, bushland clearing and congestion</li> <li>Increase of seniors living developments</li> <li>Town houses and smaller lot sizes leads to a loss of community</li> <li>High and medium density housing, should only be within the village area</li> </ul>	<ul style="list-style-type: none"> <li>Maintain agriculture</li> <li>Maintain rural feel and rural lifestyle</li> <li>Limit density to the Galston Village</li> <li>Protect rural zoning, market gardens add to the semi-rural feel</li> <li>Provide a refuge from the city that has a rural feel</li> </ul>
	<b>Heritage</b> (3)	<ul style="list-style-type: none"> <li>Improve the look and feel of Galston to a historic rural feel</li> </ul>	
	<b>Tourism</b> (2)		<ul style="list-style-type: none"> <li>Tourism opportunities based on the local rural feel and bushland reserves</li> <li>Open space for walks, tourism destinations, fruit picking, small potteries, galleries, cafes, ecotourism</li> </ul>

\*Includes comments both for and against subdivision.

### 3.3.9 Northern Ridgeline

#### Respondents

- 33 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 51 comments were received about the boundary/description, 60 about local issues and 36 about local opportunities
- 18 survey respondents said that this was the landscape area they were most interested in
- 19 survey respondents and 29 workshop attendees live in this landscape area (total 48)
- At the workshops, 25 people said they visit this area, and 9 people don't visit the area.



#### Boundaries

26 out of the 35 people (74%) agreed the boundaries seemed appropriate and logical.

Among those who did not agree with the boundary (9 respondents), ideas included:

- Suggestion that part of this area should be a separate, *Central Northern Ridgeline* landscape area, with the character description about the Northern and Southern Ridgeline.
- Suggestion that the Northern Ridgeline at Glenorie is a different landscape along the ridgeline compared to the creek and escarpment area, which is heavily wooded.

#### Character description

19 out of 26 respondents (73%) provided feedback on the northern ridgelines character descriptions and agreed that the character descriptions were accurate. Of the 7 who did not agree with the character description, it was suggested that it include reference to:

- Indication that there is little agriculture remaining in the area
- Mention of the RU4 zoning
- Removal of reference to orchards, vegetable farms and/or livestock
- Review and correct key land uses in description.

#### What people value





21 respondents contributed ideas about things they value in the Northern Ridgeline landscape area. Some shared ideas were:



- Rural feel/lifestyle (including 1 comment to contain tourism activities to prevent impacts on the rural feel)
- Village atmosphere, with limited areas of residential development
- Design and rural architecture
- Flora and fauna
- Open space
- Views
- Protecting the water quality of the catchment.



## Issues and opportunities in the Northern Ridgeline landscape area

Community members shared several ideas about issues and opportunities in the Northern Ridgeline landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

		Issues	Opportunities
	<b>Subdivision*</b> (30)	<ul style="list-style-type: none"> <li>▪ Minimum lot sizes are too large</li> <li>▪ Subdivision</li> <li>▪ Members of the community are forced to leave because they can't reduce their lot sizes</li> <li>▪ Large lots are run down and overgrown</li> <li>▪ Inconsistency in approved lot sizes across the area</li> <li>▪ More subdivision will lead to more traffic congestion on local roads</li> </ul>	<ul style="list-style-type: none"> <li>▪ Subdivision</li> <li>▪ 1 acre lots</li> <li>▪ The landscapes have capacity to increase population by allowing smaller lot sizes</li> <li>▪ More housing (for population growth to support schools and local shops) without losing the rural landscape</li> <li>▪ Smaller lots are easier to maintain and the character of the area could still be maintained</li> </ul>
	<b>Environmental protection</b> (15)	<ul style="list-style-type: none"> <li>▪ Biodiversity loss</li> <li>▪ Over development</li> <li>▪ Fire</li> <li>▪ 10:50 rule = clearing to create defensible space around houses, to protect from bushfire</li> <li>▪ Retaining rural character, land, vegetation and habitat</li> <li>▪ Land clearing on private property</li> </ul>	<ul style="list-style-type: none"> <li>▪ Protect flora and fauna</li> <li>▪ Eco village</li> <li>▪ Balance urban development with environmental and farmland preservation</li> </ul>
	<b>Catering for families and children</b> (15)	<ul style="list-style-type: none"> <li>▪ Ageing population and large lot sizes with unmanageable amounts of maintenance</li> <li>▪ Decrease in young families leading to a decrease in retail and economic activities</li> <li>▪ Housing diversity is lacking</li> <li>▪ The community lacks younger generations, schools are declining</li> <li>▪ The population is not big enough to support Glenorie</li> <li>▪ Younger people are moving away from the area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Catering for children and families</li> <li>▪ A sense of community</li> <li>▪ Retiring in place</li> <li>▪ Declining younger population</li> <li>▪ Education</li> <li>▪ Subdivision as a mechanism to attract young people to the area and stimulate the local economy</li> <li>▪ Smaller lot sizes mean older people can look after their land better and stay in the area</li> <li>▪ Increase the population to unlock more opportunities</li> </ul>
	<b>Infrastructure and development</b> (9)	<ul style="list-style-type: none"> <li>▪ Urban development</li> <li>▪ Poor roads</li> <li>▪ Traffic/congestion</li> <li>▪ Lack of public facilities and services including shops and banks, etc.</li> <li>▪ Urbanisation of Glenorie</li> <li>▪ Divergent council policies between the Hills Shire Council and Hornsby Shire Council are creating a divide along New Line Road</li> <li>▪ Inconsistent council approvals of lot subdivisions</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ensure that land is maintained through smaller blocks including 1- or 2-acre blocks</li> <li>▪ High quality low density residential development, open rural-style dwellings within smaller lots</li> </ul>
	<b>Tourism</b> (8)		<ul style="list-style-type: none"> <li>▪ Artists hub</li> <li>▪ Artisan farmers' markets on a big scale</li> <li>▪ Ecovillages modelled around regenerative tourism</li> <li>▪ Environmental experiences, 'nature bathing'</li> <li>▪ B&amp;Bs</li> <li>▪ Bushwalking</li> </ul>

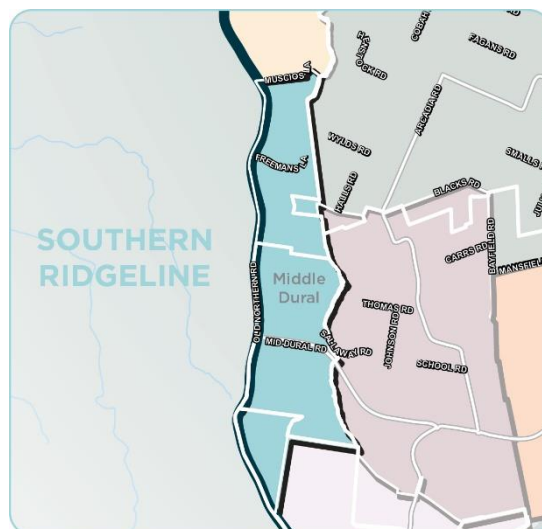
	<b>Rural feel (8)</b>	<b>Issues</b> <ul style="list-style-type: none"> <li>▪ Overdevelopment is threatening the area’s rural feel</li> <li>▪ Maintain and protect rural zoning</li> <li>▪ Glenorie is feeling more and more urbanised</li> </ul>	<b>Opportunities</b> <ul style="list-style-type: none"> <li>▪ Resist the Hills Shire plans for linking this area with anticipated urban development in the Hills Council</li> <li>▪ Retain the rural feel of this area</li> </ul>
	<b>Evolving land use (5)</b>	<ul style="list-style-type: none"> <li>▪ Population decreasing</li> <li>▪ Glenorie village collapsing because of a lack of population to support it</li> </ul>	<ul style="list-style-type: none"> <li>▪ Rural residential development</li> <li>▪ Increase population</li> <li>▪ Agriculture</li> <li>▪ Growing food for Sydney</li> <li>▪ Market gardening</li> <li>▪ Rezoning to bring population back to town</li> <li>▪ Native plant seed harvesting</li> <li>▪ Education related to agriculture and forested areas</li> </ul>

\*Includes comments both for and against subdivision.

### 3.3.10 Southern Ridgeline

#### Respondents

- 22 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 43 comments were received about the boundary/description, 33 about local issues and 30 about local opportunities
- 11 survey respondents said that this was the landscape area they were most interested in
- 7 survey respondents and 8 workshop attendees live in this landscape area (total 15)
- At the workshops, 5 people said they visit this area, and 1 person said they don't visit the area.



#### Boundaries

16 out of 25 (64%) respondents agreed the boundaries seemed appropriate and logical. Among those who disagreed, the following reasons were provided:

- The Central Northern Ridgeline should have a different landscape area and character description to the Northern and Southern Ridgeline.
- The Southern Ridgeline and the Northern Ridgeline are the same.

#### Character description

14 out of the 19 respondents (74%) provided feedback on the Southern Ridgeline character descriptions and agreed that the character descriptions were accurate.

Of the 5 who did not agree with the character description, it was suggested that it be updated to include:

- Remove reference to 'remote residential lots'
- Remove reference to Middle Dural Village
- Amend photo credit.








#### What people value

Eleven respondents contributed ideas about what they value in the Southern Ridgeline landscape area. Shared ideas included:

- Rural feel/lifestyle
- Community
- Views
- Flora and fauna
- Open space, nature walks.

## Issues and opportunities in the Southern Ridgeline landscape area

Community members shared several ideas about issues and opportunities in the Southern Ridgeline landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

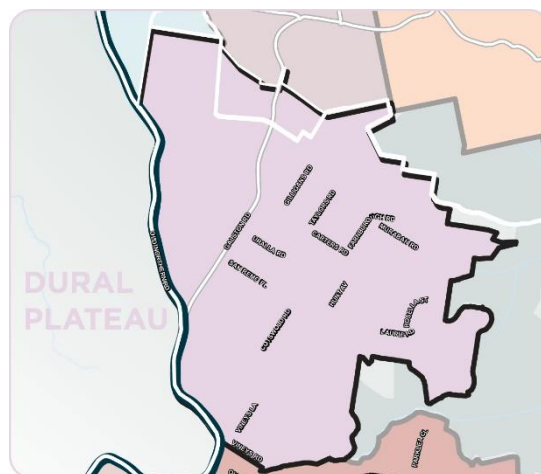
		Issues	Opportunities
	<b>Subdivision*</b> (30)	<ul style="list-style-type: none"> <li>▪ Minimum lot size</li> <li>▪ Subdivision</li> </ul>	<ul style="list-style-type: none"> <li>▪ Suggestions for: 1-acre, 2.5-acre, 4-acre, and 5 acre subdivision, as well as 2.5 hectares</li> <li>▪ Smaller lot sizes, especially within proximity to the village</li> </ul>
	<b>Environmental protection</b> (13)	<ul style="list-style-type: none"> <li>▪ Bushfire</li> <li>▪ Biodiversity loss</li> <li>▪ Polluted fill</li> <li>▪ Water quality of the river</li> </ul>	<ul style="list-style-type: none"> <li>▪ Protect flora and fauna, and biodiversity</li> <li>▪ Protect waterways</li> </ul>
	<b>Evolving land use</b> (11)	<ul style="list-style-type: none"> <li>▪ Agriculture gone, loss of employment</li> <li>▪ Unequal lot sizes</li> <li>▪ No more development</li> <li>▪ Rural activity no longer viable</li> </ul>	<ul style="list-style-type: none"> <li>▪ Farming</li> <li>▪ Population increase</li> <li>▪ High tech farms</li> <li>▪ Rural lifestyle lots</li> </ul>
	<b>Rural feel</b> (10)	<ul style="list-style-type: none"> <li>▪ Maintain and protect rural zoning – there is a diminishing rural feel</li> <li>▪ Limit commercial precinct</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maintain rural feel</li> <li>▪ Farming</li> <li>▪ Value what we have</li> </ul>
	<b>Infrastructure and development</b> (7)	<ul style="list-style-type: none"> <li>▪ Road access egress</li> <li>▪ Upgrade boat ramp</li> <li>▪ Traffic congestion</li> <li>▪ Cyclists on roads</li> <li>▪ Development</li> <li>▪ Improve utilities</li> <li>▪ Road infrastructure</li> <li>▪ Trees</li> <li>▪ Public transport</li> <li>▪ Pressure from Hills Shire developments</li> <li>▪ Communication infrastructure needed</li> </ul>	<ul style="list-style-type: none"> <li>▪ Improve roads</li> <li>▪ Solar farms</li> </ul>
	<b>Catering for families and children</b> (4)		<ul style="list-style-type: none"> <li>▪ Catering for families and young people</li> <li>▪ Catering for older demographics Subdivision to attract young people, families and to support children</li> <li>▪ Young families being about to live near older parents and add to employment and schools in the area</li> </ul>
	<b>Tourism</b> (2)	<ul style="list-style-type: none"> <li>▪ Contain tourism destinations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Tourism – bushland walks in the valley</li> </ul>

\*Includes comments both for and against subdivision.

### 3.3.11 Dural Plateau

#### Respondents

- 32 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 44 comments were received about the boundary/description, 38 about local issues and 20 about local opportunities
- 24 survey respondents said that this was the landscape area they were most interested in
- 23 survey respondents and 13 workshop attendees live in this landscape area (total 36)
- At the workshops, 8 people said they visit this area, and 11 people don't visit the area.



#### Boundaries

22 out of 26 (85%) respondents agreed that the boundaries of this landscape areas seem appropriate and logical, with 4 respondents disagreeing.

For those (4) who disagreed with the landscape area boundaries, suggestions were to merge the Tunks Creek and Dural Plateau areas. Respondents suggested these areas were similar in density and mix between rural and commercial properties.

#### Character description

21 out of 27 (78%) respondents agreed with the descriptions. Of the 6 respondents who did not agree with the character description, it was suggested that the description be updated to reflect:

- The area is predominantly rural land, with no business park.
- The rural bushland
- Remove incorrect image.







#### What people value

In the Dural Plateau, 29 people shared comments about what they love about this location. Some shared ideas were:

- Peace and tranquillity
- Rural character and lifestyle, open spaces
- Small village atmosphere, access to services and local business.

## Issues and opportunities in the Dural Plateau landscape area

Community members shared several ideas about issues and opportunities in the Dural Plateau landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

		Issues	Opportunities
	<b>Infrastructure and development</b> (23)	<ul style="list-style-type: none"> <li>▪ Infrastructure – condition and congestion of Old Northern Road, widening of Old Northern and New Lines Roads, inadequate sewer system</li> <li>▪ Development – particularly at Dural Village</li> <li>▪ Parking at the supermarket</li> <li>▪ Hills Council LSPS Annagrove Rd bypass affecting the area in the future</li> <li>▪ Increasing development putting pressure on roads and the need for public parks and sport facilities</li> </ul>	
	<b>Subdivision*</b> (11)	<ul style="list-style-type: none"> <li>▪ Subdivision into smaller lots will lead to more congestion on local and arterial roads</li> <li>▪ No more retirement villages in the area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Subdivision will allow older residents to age in place as it will decrease maintenance issues</li> <li>▪ 2.5 or 5-acre minimum lot size (suggested by different people), to retain the rural feel of the area</li> <li>▪ Reduce the minimum lot size by 50%</li> <li>▪ Smaller blocks so people can more easily maintain their blocks</li> </ul>
	<b>Environmental protection</b> (9)	<ul style="list-style-type: none"> <li>▪ Fire danger</li> <li>▪ Loss of bushland</li> <li>▪ Biodiversity loss and habitat damage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Environmental protection</li> </ul>
	<b>Rural feel</b> (6)	<ul style="list-style-type: none"> <li>▪ Intrusion of mansions</li> <li>▪ Seniors housing development</li> </ul>	<ul style="list-style-type: none"> <li>▪ Integrated and consistent approach to planning with the Hills Shire Council</li> </ul>
	<b>Evolving land use</b> (6)	<ul style="list-style-type: none"> <li>▪ Increased seniors living development</li> <li>▪ No more industry</li> </ul>	<ul style="list-style-type: none"> <li>▪ Allow more industrial shed</li> <li>▪ Small scale agriculture or horticulture</li> <li>▪ Roadside stalls</li> </ul>
	<b>Catering for families and children</b> (3)		<ul style="list-style-type: none"> <li>▪ Attracting young families</li> <li>▪ Smaller blocks so people can stay in the community</li> </ul>

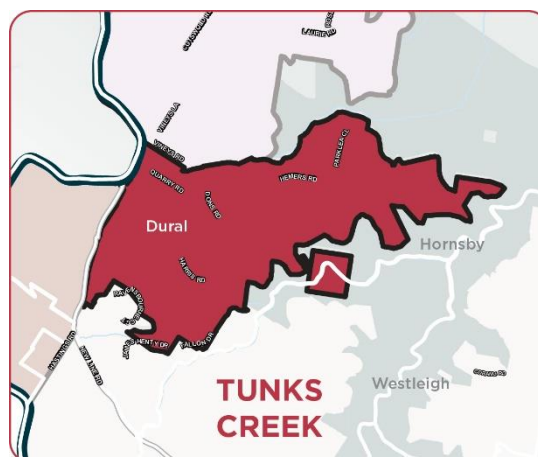
\*Includes comments both for and against subdivision.



### 3.3.12 Tunks Creek

#### Respondents

- 22 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 23 comments were received about the boundary/description, 40 about local issues and 27 about local opportunities
- 13 survey respondents said that this was the landscape area they were most interested in
- 10 survey respondents and 15 workshop attendees live in this landscape area (total 25)
- At the workshops, 13 people said they visit this area, and 11 people don't visit the area.



#### Boundaries

6 out of 13 respondents (46%) agreed that the boundaries of this landscape areas seem appropriate and logical, among which 7 (54%) respondents opposed.

In line with the suggestion for Dural Plateau, respondents suggested that Tunks Creek and Dural Plateau be merged due to their similarity in density and mix between rural and commercial properties.

#### Character description

14 out of 18 (78%) respondents agreed with the description for this area. Of the 4 respondents who did not agree with the character description, it was suggested that the description include reference to:

- Light industry in the area
- Endangered Dural Land Snail
- The area being quite different outside of the commercial area including schools and child care
- Dural Nature Reserve constraining future employment land.

#### What people value

Fourteen people shared ideas about what they value in the Tunks Creek landscape area.

- Rural feel and natural beauty, including the Dural Nature Reserve
- Peace and tranquillity
- Natural bushland and its ongoing protection.

## Issues and opportunities in the Tunks Creek landscape area

Community members shared several ideas about issues and opportunities in the Tunks Creek landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

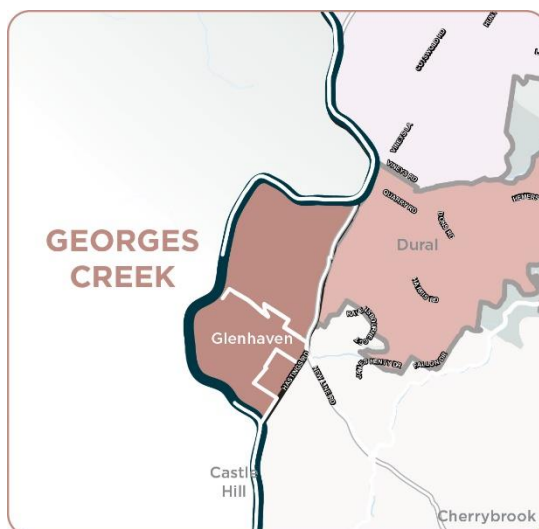
		Issues	Opportunities
	<b>Infrastructure and development</b> (22)	<ul style="list-style-type: none"> <li>Development and land clearing</li> <li>Infrastructure – road quality and traffic congestion (especially Old Northern Road and New Line Road intersection)</li> <li>There should be more employment lands but there is not enough traffic infrastructure – e.g. the Old Northern Rd/New Line Rd intersection</li> <li>Keep developers out of the area</li> <li>We are surrounded by large land release areas of high density housing</li> </ul>	<ul style="list-style-type: none"> <li>Put a road through to Hornsby via Quarry Road</li> <li>Investment in infrastructure e.g. widen some roads</li> </ul>
	<b>Evolving land use</b> (21)	<ul style="list-style-type: none"> <li>Industrial land uses (their scale and growth) along Old Northern Road</li> <li>Seniors living developments and schools serviced by inadequate roads</li> <li>Education establishments are incompatible with rural lands</li> <li>Lack of area for expansion of employment lands without loss of productive lands</li> </ul>	<ul style="list-style-type: none"> <li>Contain light industrial, don't allow further land to be converted to industrial</li> <li>More restaurants and social attractions</li> <li>Limit non-rural uses (like education) on rural lands</li> <li>New 'high tech' farmers and producers</li> </ul>
	<b>Subdivision*</b> (9)	<ul style="list-style-type: none"> <li>Keep developers and retirement villages out of the area</li> <li>Sub-division and development threaten the environment</li> </ul>	<ul style="list-style-type: none"> <li>Suggestions for a minimum lot size of 2.4 acres, 2.5 acres</li> <li>Opportunity for more residential lots to be created whilst preserving the existing character, e.g. 1 acre lots</li> <li>Reduce the lot size to 1 acre blocks to allow the growing population to live and enjoy this area</li> </ul>
	<b>Environmental protection</b> (8)	<ul style="list-style-type: none"> <li>These are high fire danger areas</li> <li>Protecting the water quality of the catchment</li> <li>Maintain the rural landscape and resist overdevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Habitat for native wild life, vegetation and species conservation/protection</li> <li>Allowing for larger communities and more housing by allowing sub-division of acreages</li> </ul>
	<b>Rural feel</b> (7)	<ul style="list-style-type: none"> <li>Development is undermining the rural feel of the area</li> <li>Loss of natural habitat due to land clearing and development</li> <li>Maintain and protect rural zoning</li> <li>Non rural (education, industrial and seniors living) development/land uses have undermined the rural feel of this area</li> </ul>	<ul style="list-style-type: none"> <li>The rural feel should be retained</li> <li>Greenbelt in Hornsby is unique, keep it this way</li> <li>Preserve the rural zoning</li> <li>Minimal development</li> <li>Essential to maintain and preserve rural zoning for this unique area</li> <li>Maintain the visual aesthetics.</li> <li>Keep population low in these areas un-served by public transport</li> <li>So much potential exists if we don't ruin the rural feel with more development</li> </ul>
	<b>Catering for families and children</b> (4)	<ul style="list-style-type: none"> <li>Many people using the schools in this area, however people can't afford to live in the area and have to travel from further away because it's not affordable to live in the area</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity for families to move to the district rather than wealthy families</li> <li>Allowing for larger communities and more housing by allowing sub-division of acreages</li> <li>Enlarge the village area so that it becomes self-sustainable so that residents do not have to travel out of the area for basic services</li> </ul>
	<b>Tourism</b> (2)		<ul style="list-style-type: none"> <li>Tourism, to protect and preserve rural zoning as per Greater Sydney Commission policy</li> <li>There is natural open space for walks, tourism destinations, fruit picking, small potteries, galleries, cafes, eco-tourism</li> </ul>

\*Includes comments both for and against subdivision.

### 3.3.13 Georges Creek

#### Respondents

- 23 people provided feedback about this landscape area in the survey
- Across the survey and community workshops, 24 comments were received about the boundary/description, 29 about local issues and 27 about local opportunities
- 13 survey respondents said that this was the landscape area they were most interested in
- 10 survey respondents and 3 workshop attendees live in this landscape area (total 13)
- At the workshops, 8 people said they visit this area, and 11 people don't visit the area.



#### Boundaries

7 out of 10 (70%) respondents agreed that the boundaries of this landscape areas seem appropriate and logical, among which 3 respondents disagreed with the boundaries.

No changes to boundaries were suggested in the survey or at the workshops. However, one responded suggested the name of the landscape area be changed to *Dural Ridge* while another respondent suggested *South Dural*.

#### Character description

11 out of the 20 (55%) survey respondents agreed with the descriptions. Of the 9 respondents who did not agree with the character description, it was suggested:

- Removal of the phrase "little evidence of ongoing agricultural use" as the land speculation has led to less agriculture on potentially still viable land
- Inclusion of wording around commercial building and restaurants
- Inclusion of information related to the changes that have occurred surrounding Georges Creek including housing developments.
- Remove incorrect image.

#### What people value

In the Georges Creek landscape area, 19 people contributed ideas in the survey about what they value about this location. Some shared ideas were:

- Beautiful landscape including remnant beautiful native flora and fauna
- Proximity to public transport and facilities
- Natural beauty and bushland
- Rural character.

## Issues and opportunities in the Georges Creek landscape area

Community members shared several ideas about issues and opportunities in the Georges Creek landscape area. They have been grouped in themes (defined on page 61) and are summarised below. The number with each theme reflects the how often that theme was raised, while the comments under the issues/opportunities have been summarised to capture the key messages and ideas shared.

		Issues	Opportunities
	<b>Infrastructure and development</b> (30)	<ul style="list-style-type: none"> <li>▪ Increase in seniors living development</li> <li>▪ Infrastructure – Road congestion, general road network in poor condition and poor maintenance on New Line Road</li> <li>▪ Development in surrounding areas putting pressure on local infrastructure and the need for upgrades to roads and amenities</li> <li>▪ The potential for increased density of the area, given the strong presence of aged care homes and development speculation</li> <li>▪ Need to plan holistically with the Hills Shire Council</li> </ul>	<ul style="list-style-type: none"> <li>▪ Plan for development in a specific area so that the rest of the flora and fauna is protected</li> <li>▪ Housing diversity, more medium density housing</li> <li>▪ Proximity to metro area</li> </ul>
	<b>Environmental protection</b> (15)	<ul style="list-style-type: none"> <li>▪ Balancing the need for development and the significant native vegetation loss</li> <li>▪ Protect waterway quality</li> <li>▪ Weed management</li> <li>▪ Biodiversity loss</li> <li>▪ Untidy properties</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide parks and recreation area, protect the area around the creek</li> <li>▪ Wildlife corridors</li> </ul>
	<b>Rural feel</b> (8)	<ul style="list-style-type: none"> <li>▪ Surrounding development has reduced the rural feel of the area</li> <li>▪ Land banking leading to decline in agriculture</li> <li>▪ The landscape qualities and Georges Creek have been eroded by seniors living developments</li> <li>▪ Rural feel needs preserving</li> </ul>	<ul style="list-style-type: none"> <li>▪ Retain rural zone</li> <li>▪ Retain rural lands</li> <li>▪ The rural feel should be retained</li> </ul>
	<b>Subdivision*</b> (8)	<ul style="list-style-type: none"> <li>▪ Urban development and pressure to subdivide</li> <li>▪ Small lot seniors housing</li> <li>▪ Pressure for subdivision creating land speculation</li> <li>▪ More lots will generate congestion on arterial roads</li> </ul>	<ul style="list-style-type: none"> <li>▪ Minimum lot size of 2.4 acres</li> <li>▪ Some further subdivision will enable road upgrades and establishment of walking tracks</li> </ul>
	<b>Land use and industry</b> (8)	<ul style="list-style-type: none"> <li>▪ Agriculture is no longer viable in the Georges Creek landscape area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Contain light industrial</li> <li>▪ Establish walking tracks</li> </ul>
	<b>Responsive landscapes</b> (3)		<ul style="list-style-type: none"> <li>▪ Re-utilisation of this area's wonderful landscape</li> </ul>

\*Includes comments both for and against subdivision.

# 4. OTHER FEEDBACK

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## 4.1 Workshop activities

The workshop involved a presentation from Council’s project team, SGS and RMCG. The presentation gave a project update, and an explanation of the project method and timeline, as well as information about preliminary findings around agriculture (from RMCG). The workshop involved three activities, set out below. The first activity (“The Places We Visit”) involved the residents identifying the landscape areas that they live in, that they visit and places that they don’t really go. The results of this activity are addressed in Section 4.1.1.

The second activity involved reviewing the draft landscape areas. Community members moved around the room to different landscape area stations, and answered three questions:

- What changes or suggestions do you have for the descriptions?
- What are the issues in this place? Why?
- What are the opportunities in this place? Why?

The results for this section were collated into Chapter 3 of this report.

The third activity included interactive feedback via Mentimeter. The results of this activity are addressed in Section 4.1.2.

### 4.1.1 Where people live, and where do they visit?

The first activity (“The Places We Visit”) involved the residents identifying the landscape areas that they live in, that they visit and places that they don’t really go. Community members were asked to take ten minutes, walk around the room to look at each of the draft landscape areas. They used different coloured dots to:

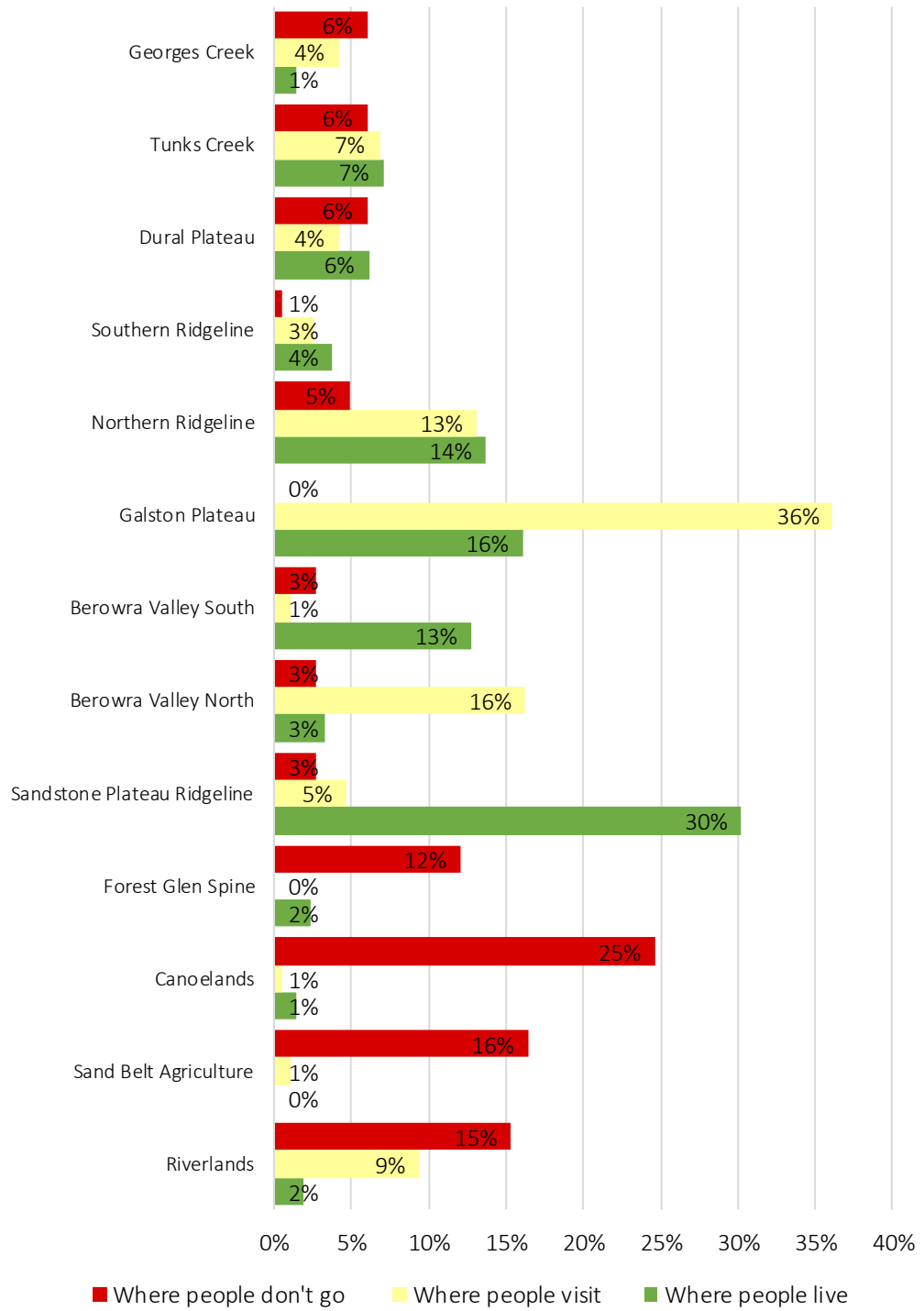
- Put **GREEN** dots on the landscape area where you **live**
- Put **YELLOW** dots on the landscape areas you **visit** the most
- Put **RED** dots on the landscape areas where you **don’t really go**.

The chart below (Figure 6) shows information collected during the community workshops. A large number of people (36%) said they visit Galston Plateau; this is likely due to the shops in town. Based on discussions at the workshop, others may have selected a place that they visit for recreational reasons. Canoelands, Sand Belt Agriculture and Riverlands were landscape areas least visited by workshop participants.

After that chart, the maps depict results from the online survey (Figure 7), and the community workshops (Figure 9 to Figure 11), in response to the following questions (respectively):

- What draft landscape area are you most interested in? (Survey question)
- Where do you live? (Workshop question)
- Which landscape area do you visit? (Workshop question)
- Which landscape area don’t you visit? (Workshop question).

FIGURE 8: ACTIVITY 1 RESULTS, BY LANDSCAPE AREA



Source: SGS Economics and Planning, 2019.

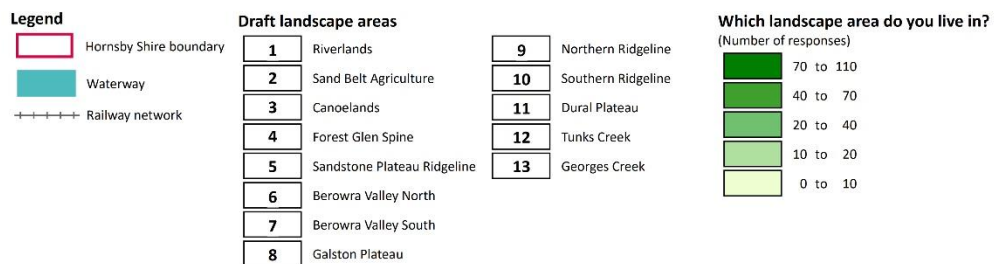
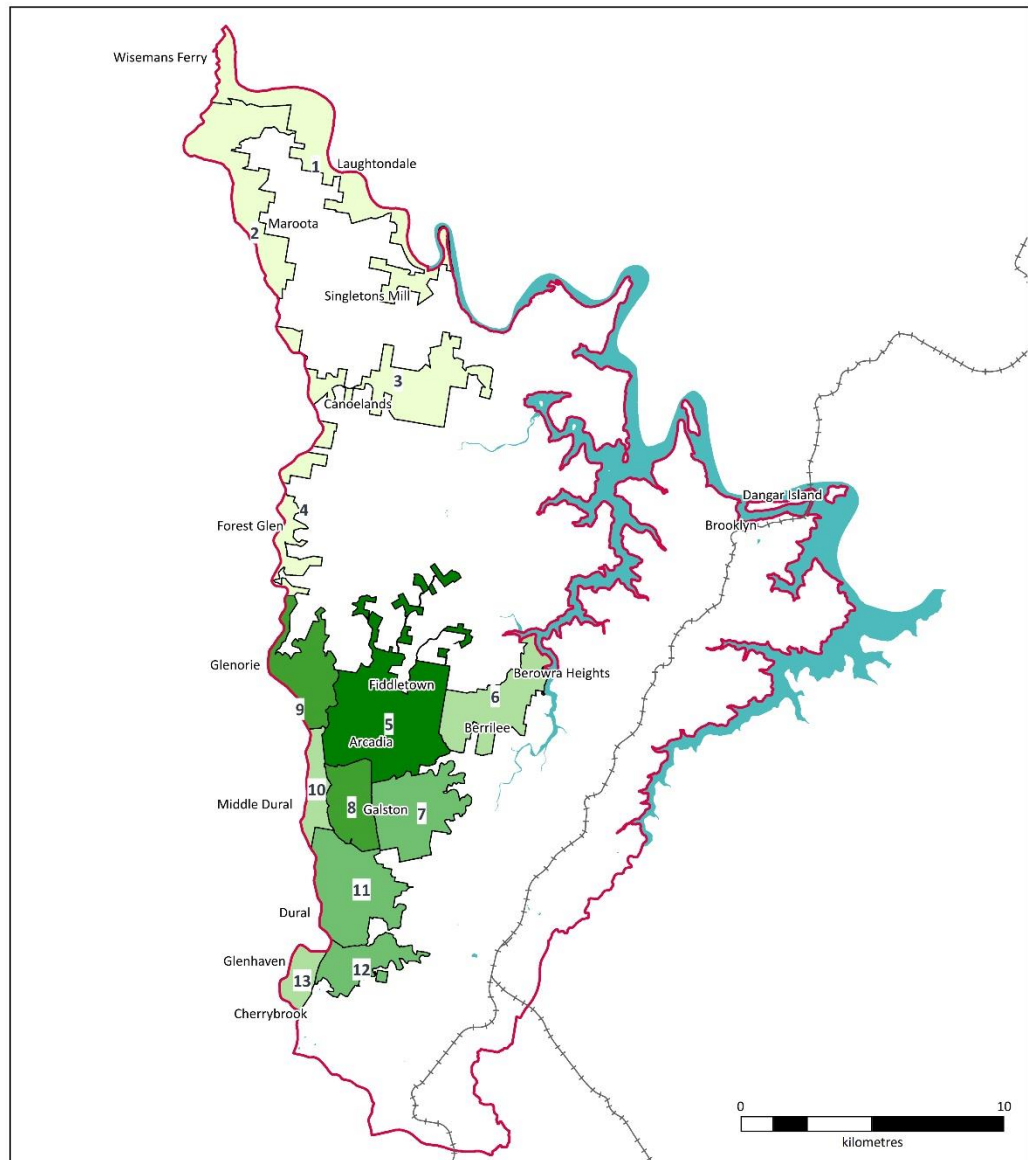
Note: Number of responses = 586.



## Where do people live?

- The map below shows results about where people live, combined from the survey and community workshop (a total of 385 responses)
- Most respondents live in the Sandstone Plateau Ridgeline (108), Galston Plateau (60), Northern Ridgeline (48), Berowra Valley South (39) or Dural Plateau (36)
- Five or less responses were received for the Canoelands (5), Riverlands (4), Forest Glen Spine (3) and Sand Belt Agriculture (0) areas.

FIGURE 9: WHICH LANDSCAPE AREA DO YOU LIVE IN?

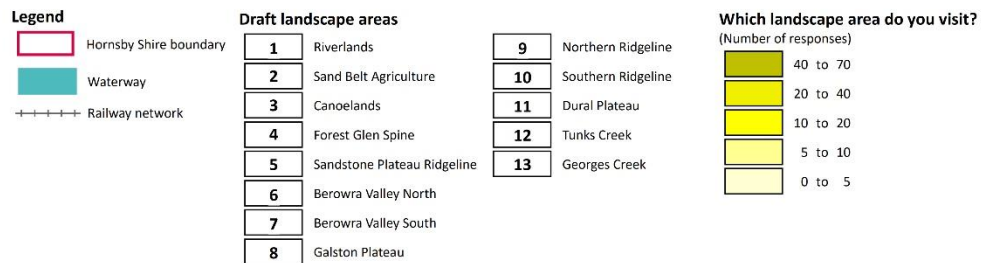
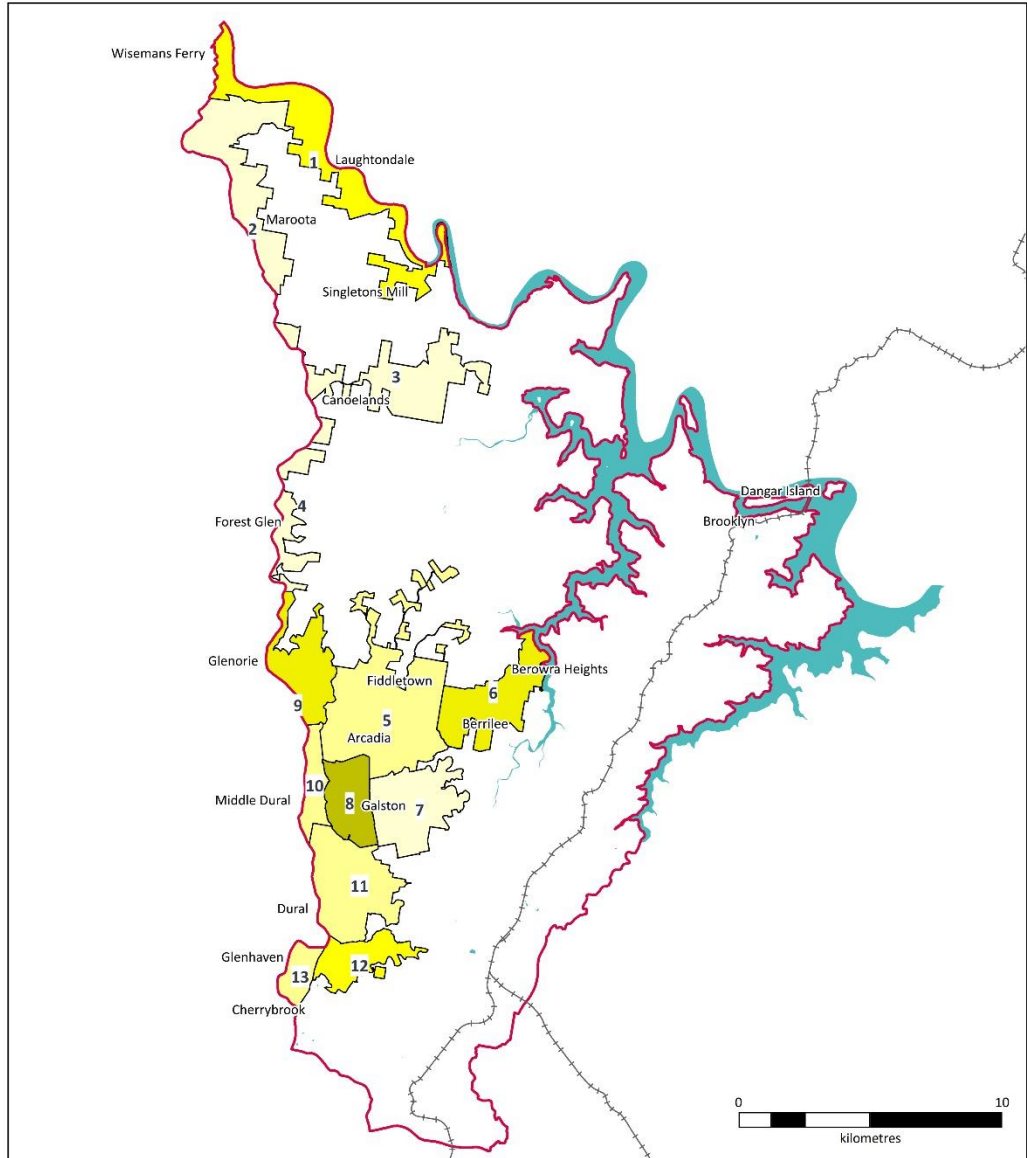


Source: SGS Economics and Planning, 2019.

Note: Number of respondents = 385.

In this workshop activity, most people visit the Galston Plateau (69), Berowra Valley North (31) or Northern Ridgeline (25) landscape areas. Eighteen people said they visit the Riverlands area, while five or less venture into the Southern Ridgeline (5), Berowra Valley South and Sand Belt Agriculture (both 2), Canoelands (1) or Forest Glen Spine (0) areas.

FIGURE 10: WHICH LANDSCAPE AREA DO YOU VISIT THE MOST?



Source: SGS Economics and Planning, 2019.

Note: Number of respondents = 191.



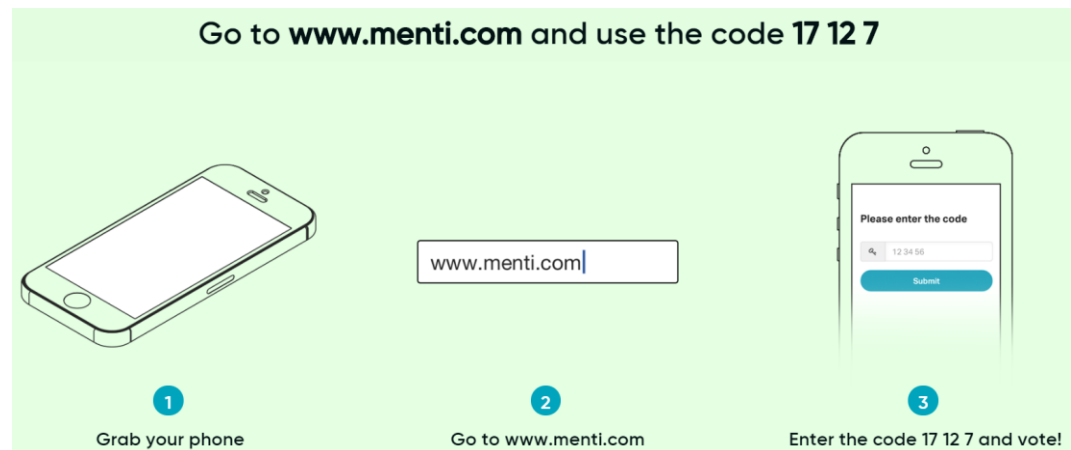
### 4.1.2 Interactive feedback

The third activity at the community workshops was an interactive one, using Mentimeter. Community members were asked a series of questions and could vote on the questions.

The aim of the questions was not to make decisions about the feedback, but to understand what people generally thought about topics that have regularly come up throughout the Rural Lands Study project so far.

Across the four workshops, a maximum 174 answers per question (with some variation) were collected from community members.

FIGURE 12: MENTIMETER PLATFORM



Source: Mentimeter, 2019.

There were four general statements, and people could choose whether they agreed or disagreed with each one.

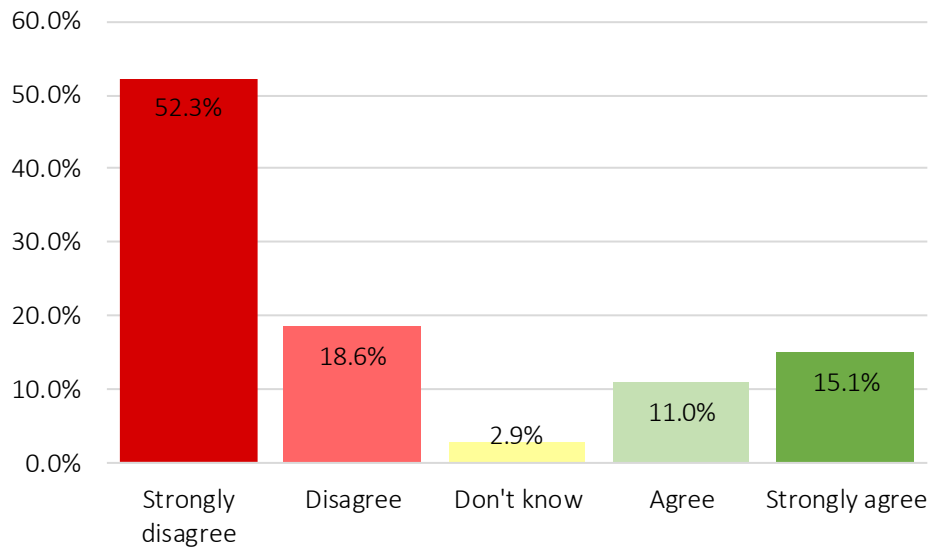
- The rural areas are great the way they are, and nothing needs to change.
- Some parts of our rural areas are able to accommodate more change than others.
- There is adequate infrastructure (such as road and sewer capacity) in place in our rural areas to accommodate growth.
- Environmental issues (such as bushfire risk and bushland protection) are constraints to development in rural areas.

The questions were designed to get a general understanding of what people think (including “don’t know”) about some key challenges in the Rural Lands Study process, and to show that not everyone thinks the same way about the challenges faced in the rural area.

After the general statements, there were three questions about the vision for Hornsby’s rural area. The questions were divided into three themes: environment, economic and social vision.

## The rural areas are great the way they are, and nothing needs to change

FIGURE 13: THE RURAL AREAS ARE GREAT THE WAY THEY ARE

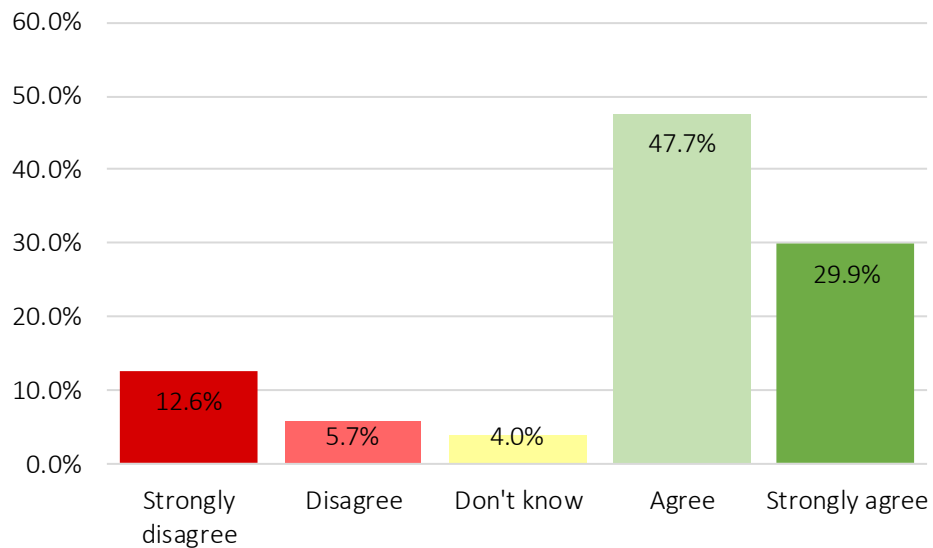


Source: SGS Economics and Planning, 2019, based on Mentimeter data collected during the workshops.

Note: Number of respondents = 172.

## Some parts of the rural area are able to accommodate more change than others

FIGURE 14: SOME PARTS OF OUR RURAL AREAS ARE ABLE TO ACCOMMODATE MORE CHANGE THAN OTHERS

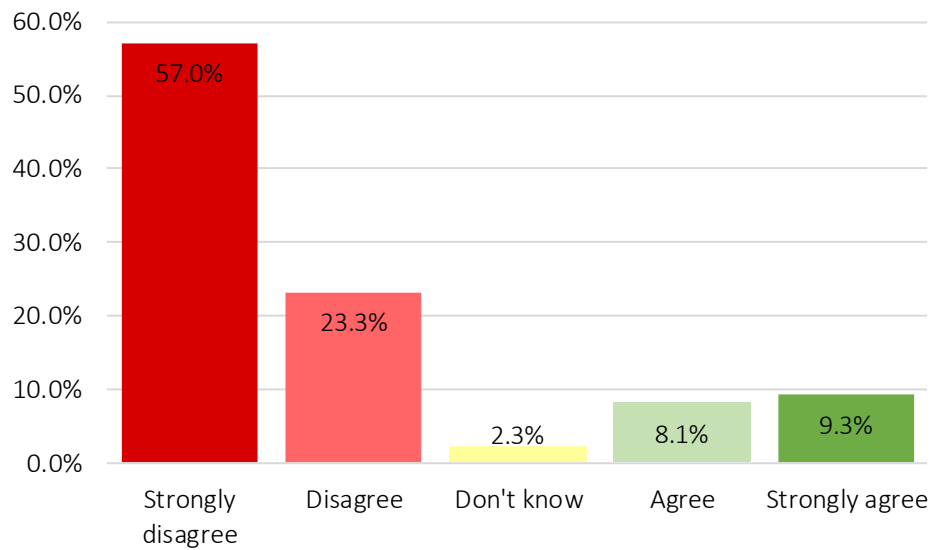


Source: SGS Economics and Planning, 2019, based on Mentimeter data collected during the workshops.

Note: Number of respondents = 174.

## There is adequate infrastructure in place in our rural areas to accommodate growth

FIGURE 15: THERE IS ADEQUATE INFRASTRUCTURE (SUCH AS ROAD AND SEWER CAPACITY) IN PLACE IN OUR RURAL AREAS TO ACCOMMODATE GROWTH

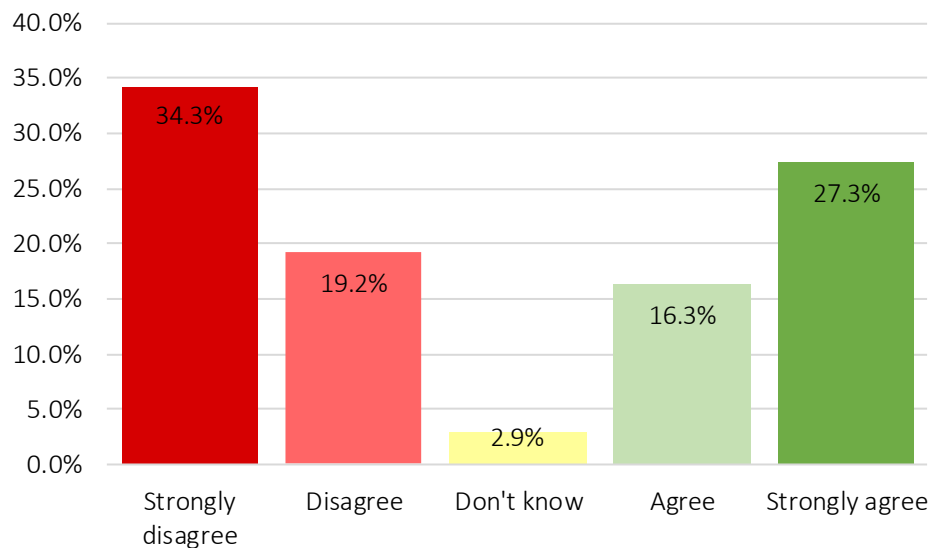


Source: SGS Economics and Planning, 2019, based on Mentimeter data collected during the workshops.

Note: Number of respondents = 172.

## Environmental issues are constraints to development in rural areas

FIGURE 16: ENVIRONMENTAL ISSUES (SUCH AS BUSHFIRE RISK AND BUSHLAND PROTECTION) ARE CONSTRAINTS TO DEVELOPMENT IN RURAL AREAS



Source: SGS Economics and Planning, 2019, based on Mentimeter data collected during the workshops.

Note: Number of respondents = 172.











## 4.2 Emerging themes

Across the community workshops, online surveys, general feedback forms from the community workshops, and letters/emails received by Council, there are several recurring themes that have emerged. Those themes, and key points raised by community members across different engagement activities, are presented below.

	<b>Rural feel</b>	This was often used as a term to describe the rural character of Hornsby. Submissions also often highlighted that people value being able to access natural areas, national parks and green spaces across the rural area (sometimes overlapping with environmental protection, below).
	<b>Subdivision</b>	There were divergent views about further subdivision. This theme was recorded against submissions that were for and against subdivision; the reasons why are discussed below that theme later in this section.
	<b>Environmental protection</b>	This theme represented feedback that was highlighting the importance of environmental and native vegetation protection.
	<b>Heritage</b>	Heritage values across colonial buildings, archaeology and Aboriginal cultural heritage were raised as important values that can be found in the rural area.
	<b>Evolving land use</b>	This theme emerged from feedback about the variety of land uses that occur within the rural areas. In some cases, people highlighted that land uses in traditionally agricultural areas have transitioned. In other cases, people highlighted new opportunities for land uses in the Hornsby rural area.
	<b>Land use and industry</b>	These comments added additional detail to the range of activities happening across the rural area in Hornsby.
	<b>Responsive landscapes</b>	This theme was used to group feedback about the draft landscape area descriptions. Feedback often highlighted additional detail that could be used to refine the draft descriptions.
	<b>Catering for families and children</b>	Several submissions raised the need to plan for Hornsby'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.
	<b>Infrastructure and development</b>	Submissions about infrastructure and development talked about 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.
	<b>Tourism</b>	These comments added additional information about current and future tourism opportunities across the Hornsby rural area.

More detail and suggestions (for example, whether people supported or disagreed with aspects of these themes) made in the feedback is discussed under each theme heading throughout this section.

#### 4.2.1 Emerging themes from the community workshop and online survey

The charts (Figure 20 to Figure 24) show the spread of emerging themes from the community workshop and online survey. This feedback was collected by landscape area, and those results (that is, key themes across each different landscape area) are presented in Chapter 3.

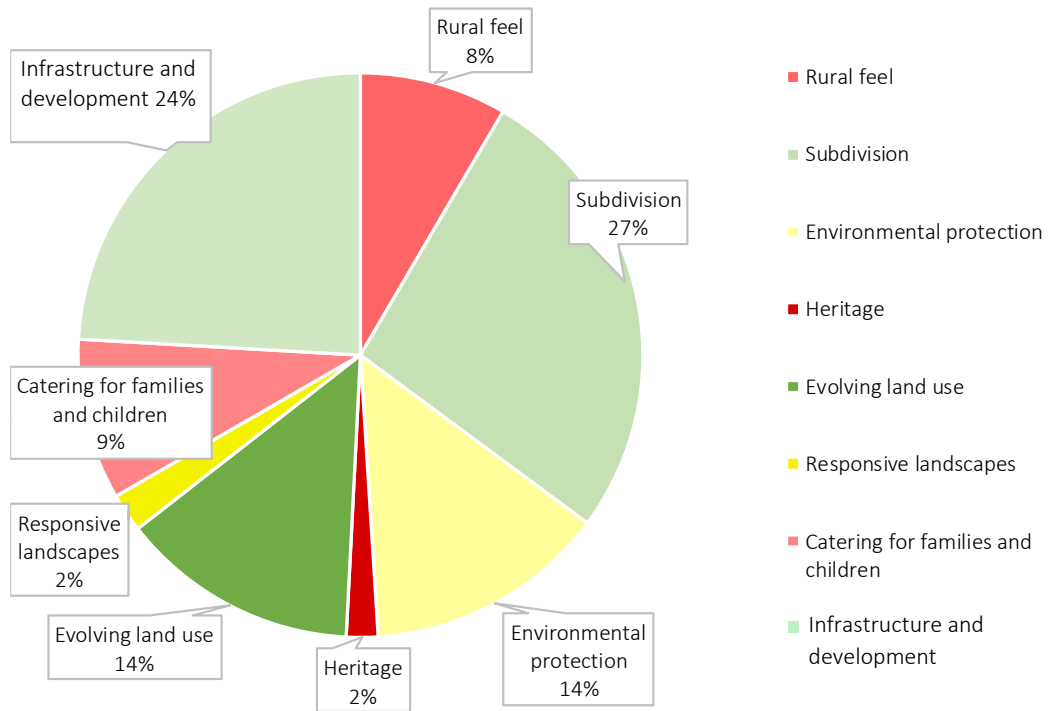
These pie charts give an overall impression of the core themes that emerged as people provided feedback:

- At the community workshops (Figure 20)
- About what’s most important to them in Hornsby’s rural areas (Figure 21)
- About what they value in the rural areas (Figure 22)
- About the issues, threats or challenges for the landscape areas (rural area) (Figure 23)
- About the opportunities for the landscape areas (rural area) (Figure 24).

Overall, 730 comments were received during the workshop activities, and 1,652 comments were received in the online survey.

The chart below shows how often the emerging themes were raised in the community workshops.

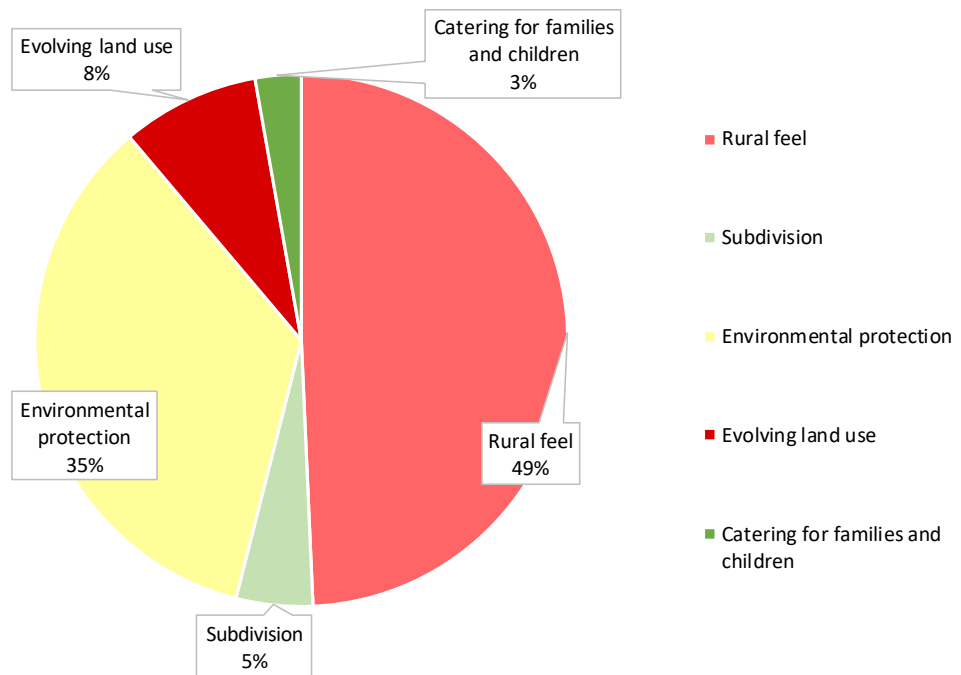
FIGURE 20: EMERGING THEMES FROM THE COMMUNITY WORKSHOPS



Source: SGS Economics and Planning, 2019.

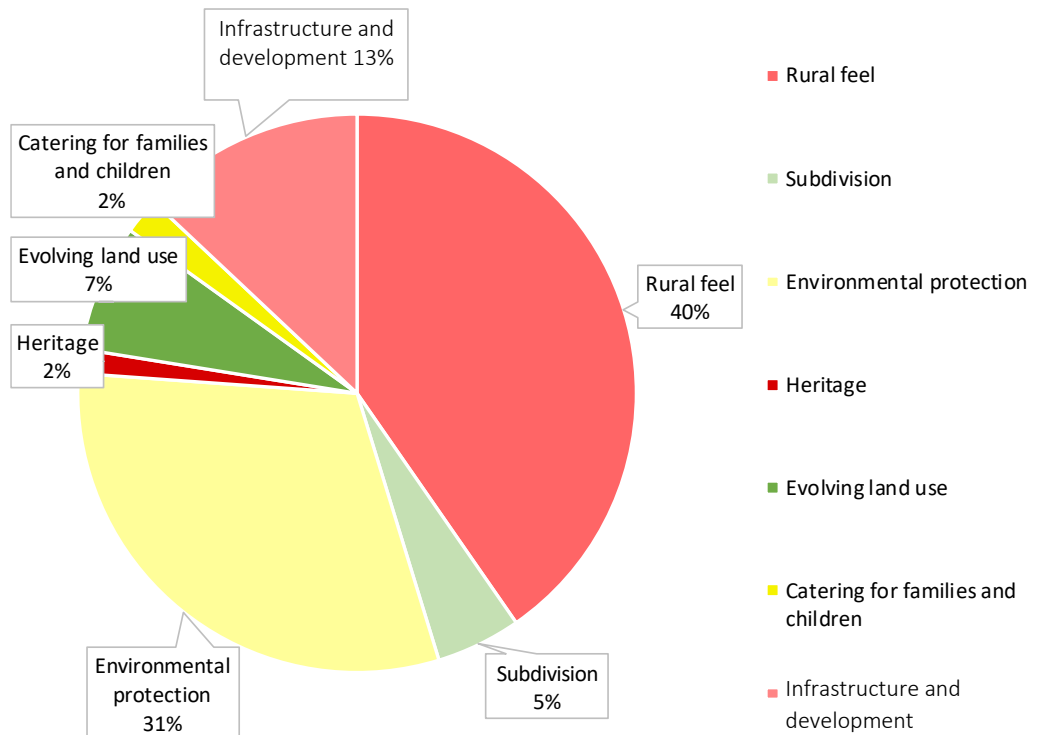
Over the page, the charts show emerging themes in response to selected survey questions about what people value, and the issues and opportunities in the rural area. Those charts should also be read as a summary of themes/responses. Information organised by landscape area is presented in Chapter 3.

FIGURE 21: WHAT'S MOST IMPORTANT TO YOU ABOUT THE RURAL AREAS IN HORNSBY?



Source: SGS Economics and Planning, 2019.  
 Note: Number of responses = 218.

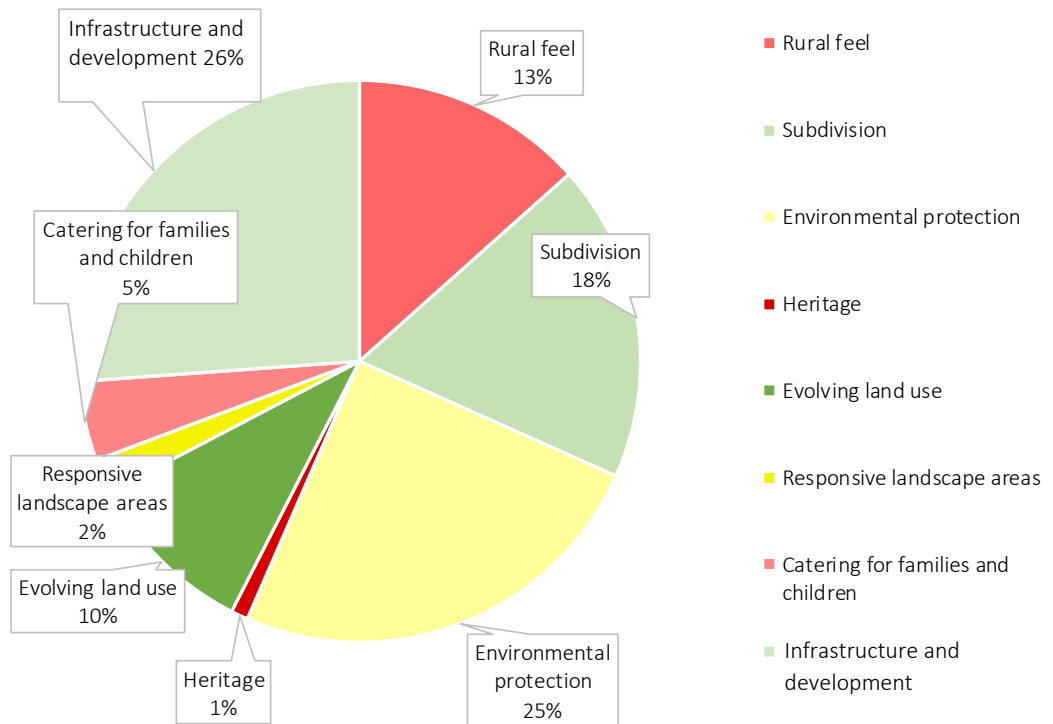
FIGURE 22: SURVEY RESULTS – WHAT DO YOU VALUE ABOUT THE LANDSCAPE AREAS?



Source: SGS Economics and Planning, 2019.  
 Note: Number of responses = 285.

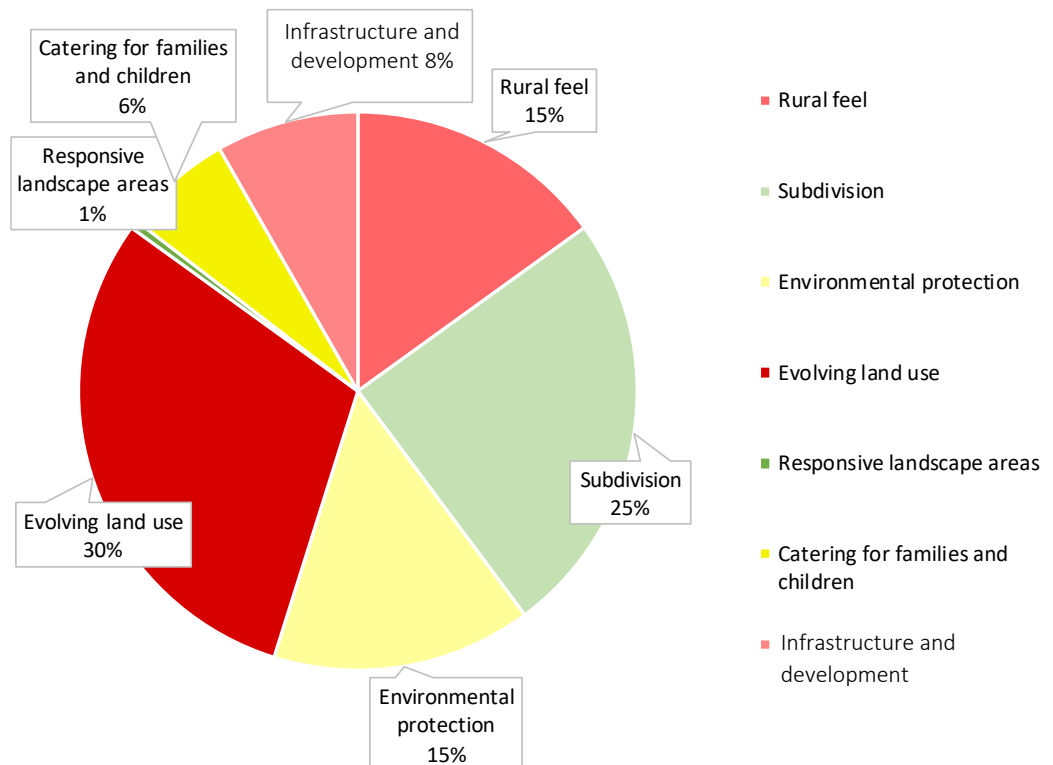


FIGURE 23: SURVEY RESULTS – WHAT ARE THE ISSUES, THREATS OR CHALLENGES FOR THE LANDSCAPE AREAS?



Source: SGS Economics and Planning, 2019.  
 Note: Number of responses = 305.

FIGURE 24: SURVEY RESULTS – WHAT OPPORTUNITIES ARE THERE FOR THE LANDSCAPE AREA?



Source: SGS Economics and Planning, 2019.  
 Note: Number of responses = 206.

### 4.2.1 Rural feel

- **Lifestyle.** The community enjoys the peaceful, pleasant and tranquil lifestyle of Hornsby, where places are not over-populated, and amenity is highly valued.
- **Serenity.** Hornsby provides a break from the ‘urban chaos’ of the rest of Sydney.
- **Sense of community.** People living in Hornsby’s rural area recognise that there is a unique sense of community there. They value the open space, the bush, the recreational opportunities.
- **Threat of overdevelopment.** There is a mix of community members who would like no growth, some growth or more significant growth in terms of houses, jobs and services. The community is divided about whether this adds or takes away from the semi-rural lifestyle of Hornsby. Some feel that rural character could be retained with some further subdivision, while others feel those two challenges cannot be reconciled.

### 4.2.2 Subdivision

#### Those who support subdivision:

- **Reducing minimum lot sizes.** Several people expressed their desire to decrease their minimum lot size, and those who support this approach feel that lot sizes could be reduced to either 5 acres, 2 acres, 1.5 acres or 1 acre. Some provided feedback that they think rural character could be maintained even if the minimum lot size was changed to 1 or 2 acres. Others argued that rural character could only be maintained if the lot sizes were a minimum of 5 acres (equivalent to the current minimum 2 hectare lot size that currently applies in some parts of the rural area).
- **Manageable lot sizes.** Lots are too large to be maintained by the ageing community, and evidence of this can be seen where blocks are poorly maintained or suffering from weed problems.
- **Housing affordability.** Some feel allowing subdivision will address housing affordability issues across the rural area. This is influenced by wider macro-trends across Greater Sydney, and recognising Hornsby’s role in accommodating growth.
- **Young people and children.** Subdivision would allow young people, particularly younger family members of Hornsby residents, to establish themselves in Hornsby. This would help local school numbers to increase.
- **Supporting local business.** The population growth from subdivision would give local businesses a larger customer base to live off in Hornsby and bolster school attendance.
- **Setback provisions.** Some suggest that subdivision would not compromise the rural character, as large setback controls allow space to maintain and protect tree coverage, and to maintain the rural feel.

#### Those who do not support subdivision:

- **Infrastructure.** There is not adequate infrastructure in place to accommodate growth. Roads have been cited as already operating at capacity.
- **Loss of rural character.** Development threatens the rural lifestyle of Hornsby if suburbia encroaches. Some cited the Greater Sydney Commission strategies to protect agricultural lands and important ecological communities.
- **Loss of biodiversity.** Native flora and fauna would be and has already been threatened by more intensive housing development. There are critically endangered species across Hornsby’s rural area including remnant Turpentine forests, and these are under threat from further urban pressure.

- **Land constraints.** Fire and water are constraints of Hornsby’s rural landscapes and further subdivision would mean these threats affect more people or become more acute.

#### 4.2.3 Environmental protection

- **Cycling and walking.** The natural amenity, scenic and cultural views makes Hornsby an attractive area for cyclists and bushwalkers. People suggested that there is a need to link the National Parks via roads, walking tracks and biking trails.
- **Bushland, vegetation and wildlife.** These are highly valued areas of the Hornsby Shire. Protecting endangered species and regenerating species should be a priority. Hornsby was cited as having the potential to be a leader in environmental preservation.
- **Loss of biodiversity.** Concerns about biodiversity loss across the Shire were emphasised throughout the community feedback. There is a clear desire to maintain and enhance the flora and fauna across the draft landscape areas. Several residents suggested that this could be achieved by establishing and/or expanding wildlife corridors.
- **Managing bushfire risks.** Several respondents referred to the 10:50 rule for tree removal (creating defensible space around houses to defend them from fire), the rule was widely seen as problematic due to the potential for cumulative losses in vegetation. This was also raised as a concern responding to the potential for further subdivision, where additional housing could lead to significant loss of important habitat areas and significant vegetation.
- **Climate Change.** Submissions included references to climate change with one respondent declaring that there is a climate emergency.
- **Sustainable peri-urban development.** Some noted the need to create sustainable designed development which involved architects, engineers and planners. References to eco-villages (example: ReGen Villages) emphasised the desire to create off grid integrated villages where people could be self-sufficient by capturing their water, electricity and food.

#### 4.2.4 Heritage

- **Aboriginal and European heritage.** These were cited as areas of significance and consideration for the Hornsby Shire. Their maintenance, enhancement and protection are important and should be reflected in the Study.
- **Heritage conservation.** Some feedback emphasised that heritage values across Hornsby’s landscape (including more than 150 sites of significance) should be more strongly emphasised in the Study. Suggestions included to maintain and enhance heritage values and village feels in Galston and Glenorie.

#### 4.2.5 Land use and industry

- **Roadside stalls.** These have been noted across the community has a potential opportunity for local business to tap into domestic markets, with stalls that could be open along local roads. Suggestions to facilitate greater flexibility into the planning framework to support these uses have been suggested. Some mentioned that policies to make opening a roadside stall easier since the last rural lands study haven’t had the desired effect.
- **Competitiveness.** Some suggested that the rise of large-scale and commercialised broiler farms has taken out the many small-scale farms that used to exist in Hornsby Shire. This has led to an overall decline in some sectors of the agriculture industry in Hornsby.
- **Opportunities around agriculture.** While traditional agriculture has declined, ornamental floriculture and sub-sectors of the horticulture industry may have potential. Several residents argue that agriculture should be retained and that there are many opportunities for innovation and use of new technology. Issues such as food security and

a lack of water in other areas suggest that there still is an appetite for agriculture within the landscape areas.

- **Viability of land.** Whether agriculture and wider industry is viable in Hornsby continues to divide the community. Issues such as the fertility of soil, climate change, pollution, agricultural decline, fire, and property prices are noted.
- **Design led innovative approaches to development.** Suggestions included eco-villages which value ecosystem services and are self-sustaining have been identified (e.g. Re-Gen Villages). This approach would involve using planners, designers and engineering technology for micro-grids and self-sustaining communities.
- **Mix of housing and employment intensity.** Some community members have suggested areas where villages can be 'intensified' in terms of population and jobs across the Shire.
- **Industry is putting pressure on infrastructure.** Industry along New Line road is putting increasing pressure on an already congested road. Several respondents have suggested that this industrial area should be contained. Likewise, respondents who were located in the more northern areas of the draft landscape areas suggested that they required additional shed space for carrying out industry related occupations.
- **Schools.** Residents suggested that New Line Road cannot cope with additional schools and that educational establishments are incompatible with the rural landscape of Tunks and Georges Creek draft landscape areas.
- **Residential and commercial development should be well-designed.** Poor architectural design and the layouts of Galston and Glenorie were cited as being an issue.
- **Innovation.** Some people have lived and worked in Hornsby's rural area for a long time. Many shared stories about how they've needed to innovate and change their business model as broader farming trends changed, and land prices increased. Many are at a tipping point where they are unable to further value-add to their current businesses, or face challenges expanding their current enterprise due to land and utility prices. Others see opportunities with technological advancements or think a wider range of land uses should be allowed on farming blocks.

#### 4.2.6 Catering for families and children

- **Ageing in place.** Many older members of the community want to age and retire in the Hornsby Shire. The place holds a lot of sentimental value for them.
- **Families.** There is a sense of responsibility to look after the young people of the Hornsby Shire through the provision of sub-divided land from ageing parents. Business outlook may increase if more young people can be retained in the local area and raise families in Hornsby. Some view subdivision as an opportunity that will attract people and provide financial stability for families and their children.
- **Attracting and retaining younger people.** Several comments were made that there are few opportunities for younger people to live and work in Hornsby's rural areas, due to housing affordability challenges. There was a desire for things to change so that more younger people and young families will stay in or move to the area, especially to support local schools and expand the range of businesses/jobs on offer across the rural area.

#### 4.2.7 Infrastructure and development

- **Road capacity.** There is a clear concern that the Hornsby Shire lacks the adequate infrastructure to accommodate more growth in the region. The currently-at-capacity main roads were cited numerous times. Congestion around key pinch points like the Galston Gorge, New Line Road and within the townships was often cited as something that undermines the liveability of Hornsby's rural areas.

- **Utilities and services.** Water, sewerage, electricity, mobile reception, tree's and parking were all cited as issues for Council to consider in the future accommodation of growth.
- **Uneven development outcomes.** Urban sprawl and poor roads, developer's financial interests, increasing traffic congestion and a lack of coordination between local and state policy on housing may create uneven development outcomes in the Shire. Further, the increase in seniors living developments was a concern for many residents.

#### 4.2.8 Tourism

- **Bed and breakfast.** Hornsby as a place for short-term rentals and retreats for visitors was cited as an opportunity.
- **Food bowl.** Enhancing the agricultural sector and rural lands of Hornsby towards tourism-based purposes may contribute to its attractiveness as a food bowl in Sydney.
- **Natural environment and landscapes.** The tranquillity of Hornsby, coupled with its proximity to the Sydney CBD, may provide an opportunity for visitors to experience natural landscapes while not venturing too far away from urbanised areas.
- **Eco- and agri-tourism.** A few people highlighted that there are already some great, innovative tourism businesses in Hornsby's rural area, but there are opportunities for more of this, including paddock-to-plate businesses.

#### 4.2.9 Other feedback

- **Short-sightedness.** There is a fear in the community that short-term interests, particularly of a housing or financial nature, or greed, threaten the future character of Hornsby as a rural retreat from Sydney.
- **Shrinking school enrolments.** Not having active measures in place to accommodate and encourage families to move into or stay in the area may see local school sizes continue to shrink. This may lead to a population decline in Hornsby, and a weakened community in terms of rural lifestyles and local business.
- **Housing diversity.** Some of the community are in favour of a mix of lifestyles and densities in Hornsby. Building off strengths and complementing this type of growth with ancillary activities such as opportunities for employment and local recreation were cited as important.

### 4.3 Workshop evaluation

At the end of community workshops, feedback was collected to understand how people found the process. Among a possible 223 attendees, 89 people filled out the evaluation form. 51% of people agreed and 28% strongly agreed that the workshop goals were clear. 49% agreed and 40% strongly agreed that the activities were clearly explained.

FIGURE 25: EVALUATION QUESTION 1: THE WORKSHOP GOALS WERE CLEAR

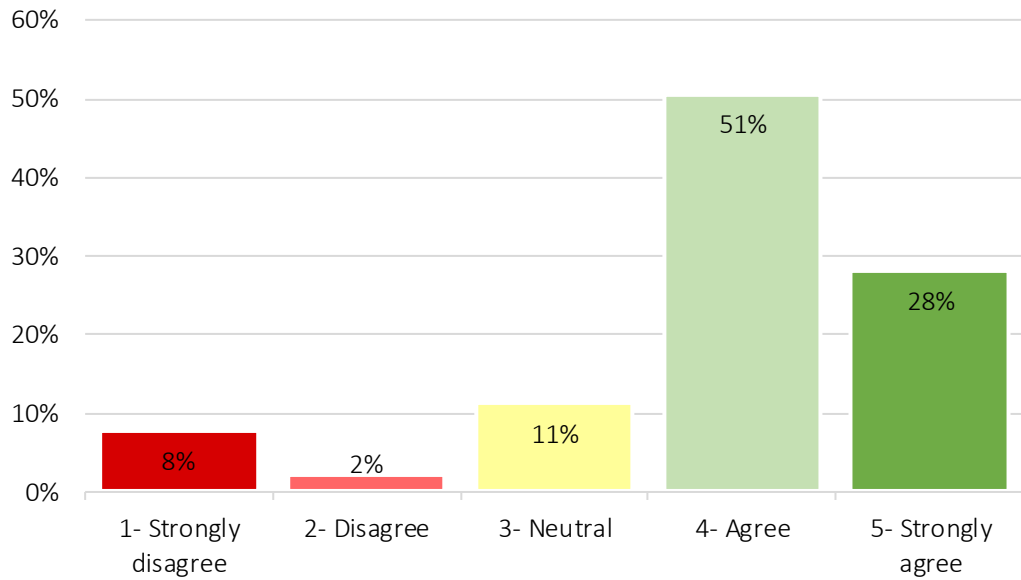
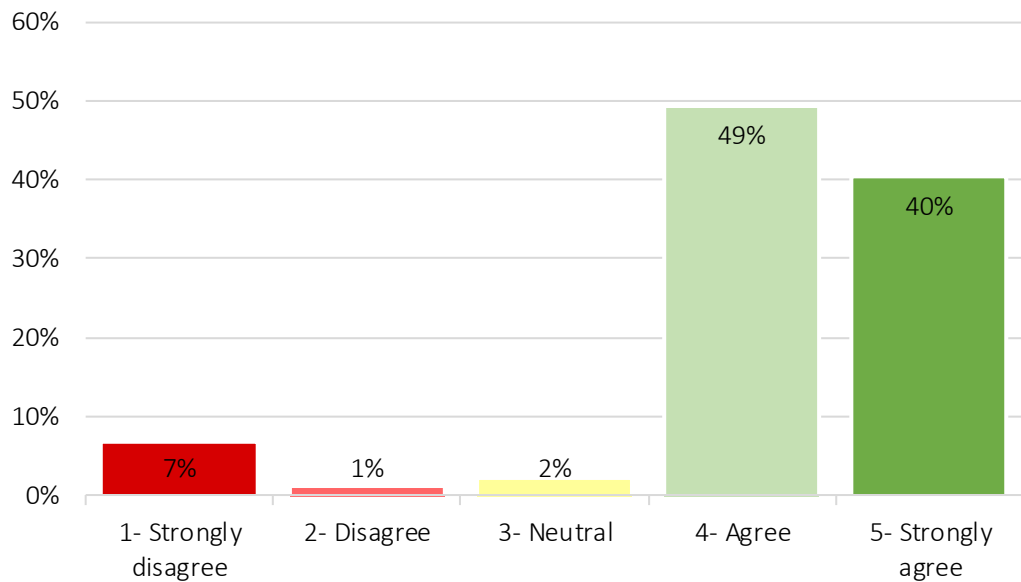


FIGURE 26: EVALUATION QUESTION 2: THE WORKSHOP PRESENTER CLEARLY EXPLAINED THE ACTIVITIES



Regarding the workshop activities, 49% agreed and 30% strongly agreed that the activities were easy to understand. 43% agreed and 37% strongly agreed that the date and time of the workshops was convenient.

FIGURE 27: EVALUATION QUESTION 3: THE ACTIVITIES DURING THE WORKSHOP WERE EASY TO UNDERSTAND

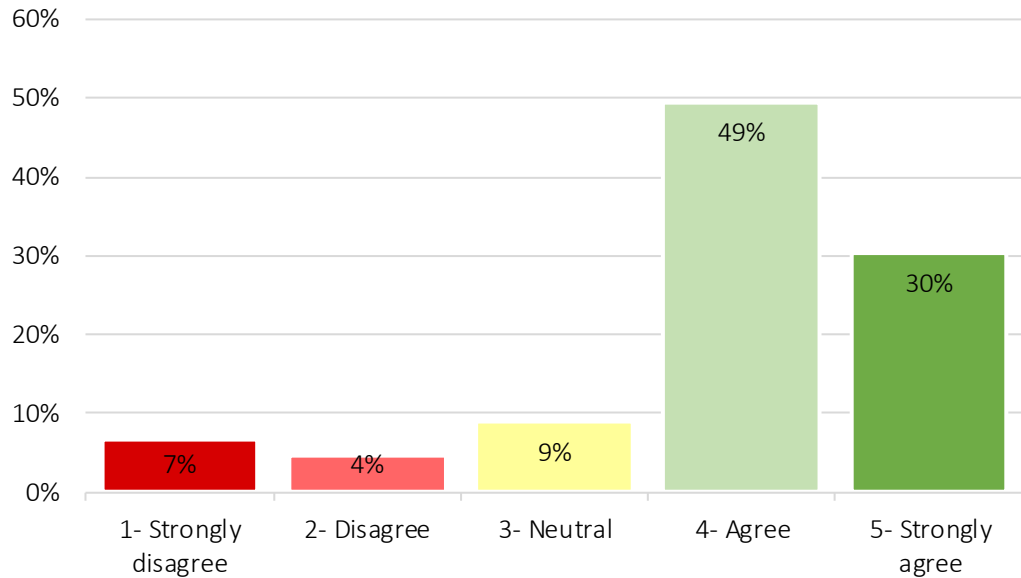
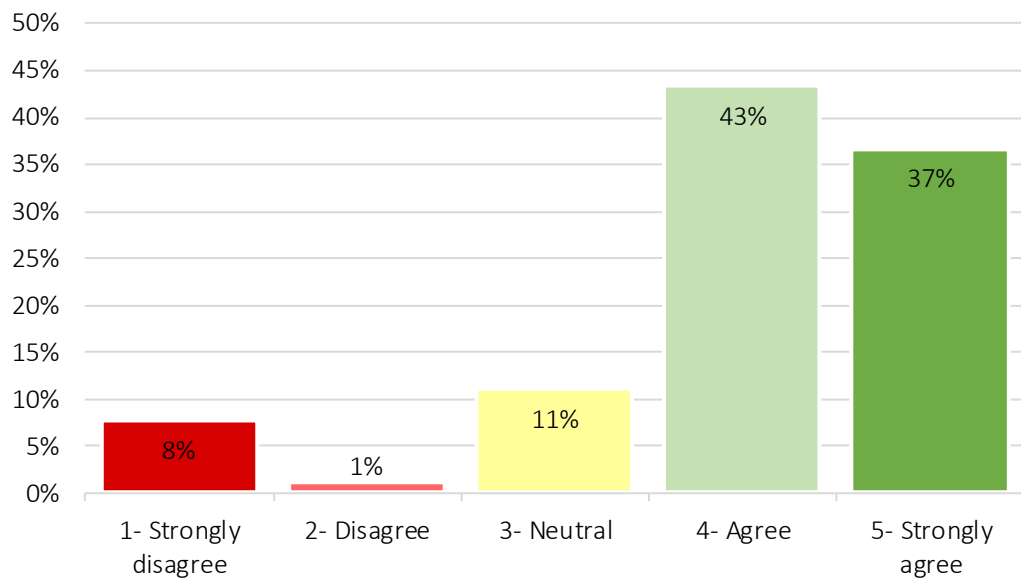


FIGURE 28: EVALUATION QUESTION 4: WAS THE DATE AND TIME CONVENIENT FOR YOU?





# 5. ENGAGEMENT OUTCOMES AND NEXT STEPS

The next stage of the project is to prepare a draft *Rural Lands Study* which will consider the issues and opportunities affecting each draft landscape area, and to prepare recommendations for Council and the community, about the future of different parts of Hornsby’s rural area.

This report presents a summary of the feedback received across several platforms throughout the project to date. Many community members provided detailed feedback highlighting ideas and issues to be considered, and that feedback will be considered in the next stage of the Study. As part of the next stage, refinements will be made to draft landscape areas, in response to feedback. Suggested issues and opportunities and other feedback will also be considered in the draft Study.

**The draft Rural Lands Study is currently being prepared. It is anticipated it will be ready for public comment in mid-2020.** The Study will contain updated landscape areas, as well as recommendations for the long-term future of Hornsby’s rural area. When the draft Study is exhibited, community feedback will be sought again.

FIGURE 29: TIMELINE AND NEXT STEPS IN THE PROJECT



If, after exhibiting the draft Rural Lands Study, Council decides to proceed with amendments to planning controls, this requires further consultation with the community. Any changes to Council’s Local Environmental Plan would require the preparation of a planning proposal which needs approval by the State Government.

Any planning proposal would be subject to a statutory process and would be exhibited to allow people to comment on those proposed policy changes. The timeline for any preparation and adoption of a planning proposal is not known, however we would expect the process to take a minimum of two years for any changes to planning controls to be implemented. Council will provide regular project updates on Council’s website as the project progresses.

# APPENDIX 1

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## Online survey

The survey questions have been reproduced overleaf, for reference.



### Introduction

Hornsby Shire Council is currently preparing a Rural Lands Study to guide future planning for rural parts of the LGA. As part of the project, several landscape areas have been identified. These landscape areas will be used to plan at a local level, based on what is unique about different rural areas across Hornsby.

**We are seeking community feedback on the identified landscape areas.**

The feedback will help us review and make any necessary adjustments to landscape areas and character statements. After the landscape areas are confirmed, the draft Rural Lands Study will be prepared, which will identify issues, opportunities and updated policy directions for each landscape area.

You will be able to review and provide feedback on the draft Rural Lands Study in early 2020.

**Completing the Survey**

We understand that some members of the community may wish to provide feedback on some of the landscape areas, (being the areas they live in or visit / pass through regularly), whilst other people may wish to provide feedback on all the of the 13 landscape areas identified. In completing the survey, you are able to provide input on as many or as few landscape areas you like.

This survey has open ended questions, which means that some people will complete the survey more quickly than other people who may wish to provide more detailed feedback. We recommend that you allow a minimum 20 minutes to complete the survey.

Tell us what you are interested in.

\* Do you live in the Hornsby LGA? If so, which suburb?

Do you live in one of the identified landscape areas? If so which one?

- No, I do not live in one of these areas
- Riverlands
- Sand Belt Agriculture
- Canoelands
- Forest Glen Spine
- Sandstone Plateau Ridgeline
- Berowra Valley North
- Berowra Valley South
- Galston Plateau
- Northern Ridgeline
- Southern Ridgeline
- Dural Plateau
- Tunks Creek
- Georges Creek

We would like to ask for your feedback on landscape areas. Please choose one of the below options.

- I want to choose which landscape area(s) to leave feedback for
- I want to leave feedback for all landscape areas
- I do not wish to leave feedback on any landscape areas



Which landscape area are you most interested in? (You can select more than one)

- Riverlands
- Sand Belt Agriculture
- Canoelands
- Forest Glen Spine
- Sandstone Plateau Ridgeline
- Berowra Valley North
- Berowra Valley South
- Galston Plateau
- Northern Ridgeline
- Southern Ridgeline
- Dural Plateau
- Tunks Creek
- Georges Creek

Landscape Areas

The following questions relate the landscape areas you are most interested in. Please provide your feedback on these landscape areas.

Do the boundaries of the landscape areas seem appropriate and logical?

	Yes	No
Riverlands	<input type="radio"/>	<input type="radio"/>
Sand Belt Agriculture	<input type="radio"/>	<input type="radio"/>
Canoelands	<input type="radio"/>	<input type="radio"/>
Forest Glen Spine	<input type="radio"/>	<input type="radio"/>
Sandstone Plateau Ridgeline	<input type="radio"/>	<input type="radio"/>
Berowra Valley North	<input type="radio"/>	<input type="radio"/>
Berowra Valley South	<input type="radio"/>	<input type="radio"/>
Galston Plateau	<input type="radio"/>	<input type="radio"/>
Northern Ridgeline	<input type="radio"/>	<input type="radio"/>
Southern Ridgeline	<input type="radio"/>	<input type="radio"/>
Dural Plateau	<input type="radio"/>	<input type="radio"/>
Tunks Creek	<input type="radio"/>	<input type="radio"/>
Georges Creek	<input type="radio"/>	<input type="radio"/>
I'm interested in the whole rural area but not any specific landscape area	<input type="radio"/>	<input type="radio"/>
I'm interested in all landscape areas	<input type="radio"/>	<input type="radio"/>

If you answered No to any of the above, please let us know what changes you would suggest.

Do you agree with the way the landscape area is described in the character statement?

	Yes	No
Riverlands	<input type="radio"/>	<input type="radio"/>
Sand Belt Agriculture	<input type="radio"/>	<input type="radio"/>
Canoelands	<input type="radio"/>	<input type="radio"/>
Forest Glen Spine	<input type="radio"/>	<input type="radio"/>
Sandstone Plateau Ridgeline	<input type="radio"/>	<input type="radio"/>
Berowra Valley North	<input type="radio"/>	<input type="radio"/>
Berowra Valley South	<input type="radio"/>	<input type="radio"/>
Galston Plateau	<input type="radio"/>	<input type="radio"/>
Northern Ridgeline	<input type="radio"/>	<input type="radio"/>
Southern Ridgeline	<input type="radio"/>	<input type="radio"/>
Dural Plateau	<input type="radio"/>	<input type="radio"/>
Tunks Creek	<input type="radio"/>	<input type="radio"/>
Georges Creek	<input type="radio"/>	<input type="radio"/>
I'm interested in the whole rural area but not any specific landscape area	<input type="radio"/>	<input type="radio"/>
I'm interested in all landscape areas	<input type="radio"/>	<input type="radio"/>



What (if any) changes do you recommend to the character statements in these landscape areas?

Riverlands

Sand Belt Agriculture

Canoelands

Forest Glen Spine

Sandstone Plateau  
Ridgeline

Berowra Valley North

Berowra Valley South

Galston Plateau

Northern Ridgeline

Southern Ridgeline

Dural Plateau

Tunks Creek

Georges Creek

I'm interested in the whole  
rural area but not any  
specific landscape area

I'm interested in all  
landscape areas

What are the key issues, threats or challenges for these landscape areas?

Riverlands

Sand Belt Agriculture

Canoelands

Forest Glen Spine

Sandstone Plateau  
Ridgeline

Berowra Valley North

Berowra Valley South

Galston Plateau

Northern Ridgeline

Southern Ridgeline

Dural Plateau

Tunks Creek

Georges Creek

I'm interested in the whole  
rural area but not any  
specific landscape area

I'm interested in all  
landscape areas

What do you value about these landscape areas?

Riverlands

Sand Belt Agriculture

Canoelands

Forest Glen Spine

Sandstone Plateau  
Ridgeline

Berowra Valley North

Berowra Valley South

Galston Plateau

Northern Ridgeline

Southern Ridgeline

Dural Plateau

Tunks Creek

Georges Creek

I'm interested in the whole  
rural area but not any  
specific landscape area

I'm interested in all  
landscape areas

What opportunities are there in these landscape areas?

Riverlands

Sand Belt Agriculture

Canoelands

Forest Glen Spine

Sandstone Plateau  
Ridgeline

Berowra Valley North

Berowra Valley South

Galston Plateau

Northern Ridgeline

Southern Ridgeline

Dural Plateau

Tunks Creek

Georges Creek

I'm interested in the whole  
rural area but not any  
specific landscape area

I'm interested in all  
landscape areas

All Landscape Areas

Do the boundaries of the landscape areas seem appropriate and logical?

	Yes	No
Riverlands	<input type="radio"/>	<input type="radio"/>
Sand Belt Agriculture	<input type="radio"/>	<input type="radio"/>
Canoelands	<input type="radio"/>	<input type="radio"/>
Forest Glen Spine	<input type="radio"/>	<input type="radio"/>
Sandstone Plateau Ridgeline	<input type="radio"/>	<input type="radio"/>
Berowra Valley North	<input type="radio"/>	<input type="radio"/>
Berowra Valley South	<input type="radio"/>	<input type="radio"/>
Galston Plateau	<input type="radio"/>	<input type="radio"/>
Northern Ridgeline	<input type="radio"/>	<input type="radio"/>
Southern Ridgeline	<input type="radio"/>	<input type="radio"/>
Dural Plateau	<input type="radio"/>	<input type="radio"/>
Tunks Creek	<input type="radio"/>	<input type="radio"/>
Georges Creek	<input type="radio"/>	<input type="radio"/>

If you answered No to any of the above, please let us know what changes you would suggest.

Do you agree with the way the landscape area is described in the character statement?

	Yes	No
Riverlands	<input type="radio"/>	<input type="radio"/>
Sand Belt Agriculture	<input type="radio"/>	<input type="radio"/>
Canoelands	<input type="radio"/>	<input type="radio"/>
Forest Glen Spine	<input type="radio"/>	<input type="radio"/>
Sandstone Plateau Ridgeline	<input type="radio"/>	<input type="radio"/>
Berowra Valley North	<input type="radio"/>	<input type="radio"/>
Berowra Valley South	<input type="radio"/>	<input type="radio"/>
Galston Plateau	<input type="radio"/>	<input type="radio"/>
Northern Ridgeline	<input type="radio"/>	<input type="radio"/>
Southern Ridgeline	<input type="radio"/>	<input type="radio"/>
Dural Plateau	<input type="radio"/>	<input type="radio"/>
Tunks Creek	<input type="radio"/>	<input type="radio"/>
Georges Creek	<input type="radio"/>	<input type="radio"/>

What (if any) changes do you recommend in these areas?

Riverlands	<input type="text"/>
Sand Belt Agriculture	<input type="text"/>
Canoelands	<input type="text"/>
Forest Glen Spine	<input type="text"/>
Sandstone Plateau Ridgeline	<input type="text"/>
Berowra Valley North	<input type="text"/>
Berowra Valley South	<input type="text"/>
Galston Plateau	<input type="text"/>
Northern Ridgeline	<input type="text"/>
Southern Ridgeline	<input type="text"/>
Dural Plateau	<input type="text"/>
Tunks Creek	<input type="text"/>
Georges Creek	<input type="text"/>



What are the key issues, threats or challenges for these landscape areas?

Riverlands

Sand Belt Agriculture

Canoelands

Forest Glen Spine

Sandstone Plateau  
Ridgeline

Berowra Valley North

Berowra Valley South

Galston Plateau

Northern Ridgeline

Southern Ridgeline

Dural Plateau

Tunks Creek

Georges Creek

What do you value about these landscape areas?

Riverlands

Sand Belt Agriculture

Canoelands

Forest Glen Spine

Sandstone Plateau  
Ridgeline

Berowra Valley North

Berowra Valley South

Galston Plateau

Northern Ridgeline

Southern Ridgeline

Dural Plateau

Tunks Creek

Georges Creek

What opportunities are there in these landscape areas?

Riverlands

Sand Belt Agriculture

Canoelands

Forest Glen Spine

Sandstone Plateau  
Ridgeline

Berowra Valley North

Berowra Valley South

Galston Plateau

Northern Ridgeline

Southern Ridgeline

Dural Plateau

Tunks Creek

Georges Creek



The Rural Land Study

**These questions relate to the rural areas more broadly.**

What are the key issues, threats or challenges facing the broader rural areas of Hornsby Shire?

What is most important to you about the rural areas in Hornsby?

What is the biggest opportunity for Hornsby's rural areas?

What is your vision for the future of rural areas?

Is there anything else you'd like to tell us that you haven't said so far?

If you would like to be kept informed of the outcomes of this survey, please provide your details below. Your details will not be reported with the results of the survey.

Name

Email Address

# APPENDIX 2

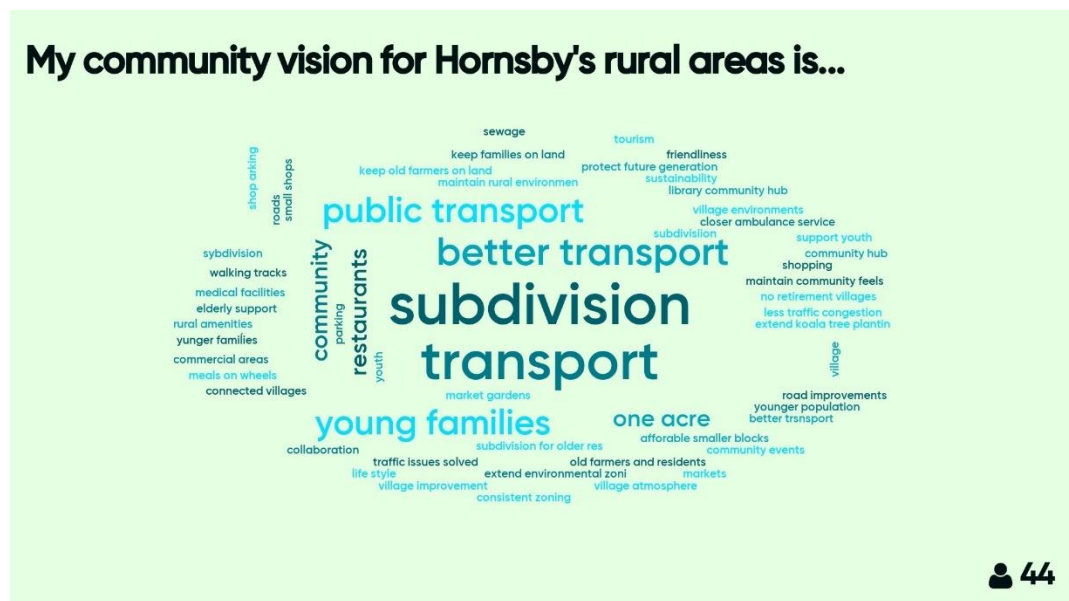
## Mentimeter results, sorted by workshop

The results in this section have been directly exported from entries received during the four community workshops in November 2019.

### What is your community vision for the future of Hornsby's rural area?

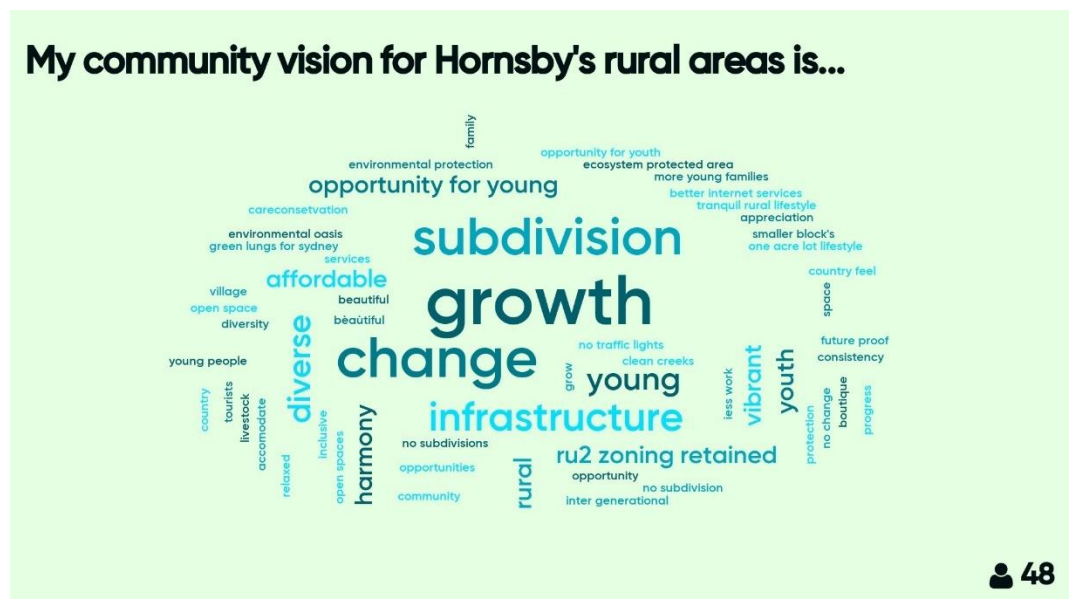
COMMUNITY VISION – KEY WORDS FROM THE WORKSHOPS

#### Workshop 1



Source: Mentimeter, 2019.

#### Workshop 2



Source: Mentimeter, 2019.



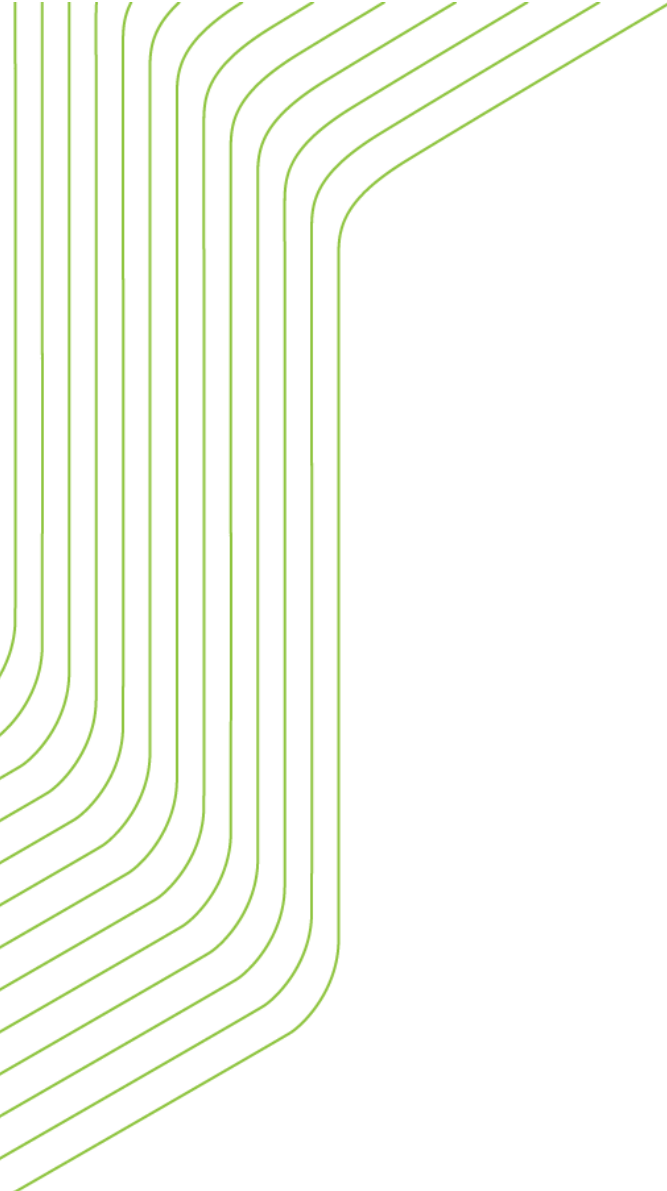












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