

# Is there a Magic Number? Determining the Rural Dwelling House Minimum

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Its like Understanding Town  
Planning

There are 2 words you need to  
know

**It  
Depends !**

## It Depends because ...

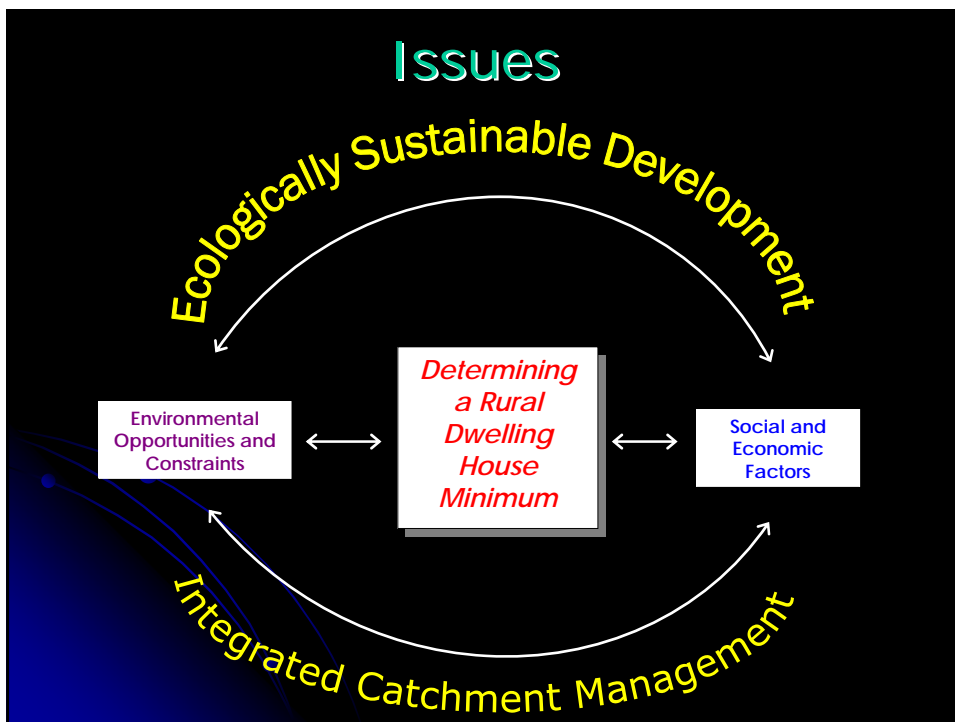
- ★ Each area is different
  - ⇒ Different types of agriculture
  - ⇒ Different climate
  - ⇒ Different topography
  - ⇒ Different land use make up
- ★ Proximity to Sydney Metro area
  - ⇒ Lifestyle Living = more rural residential and less agriculture
  - ⇒ More potential for conflict
  - ⇒ Higher value of land

## It also needs good and meaningful data and a strategic basis

- ★ Land Use Survey
- ★ Fragmentation Analysis
- ★ Environmental information
- ★ Demography of Rural areas and urban areas
- ★ Economic Drivers of the economy
- ★ Look at all of these in a strategic manner and prepare a Strategy for the whole Shire

## There is a need to Preserve Agriculture

- ★ Vital for rural economy
- ★ Food & Fibre Production
- ★ Provides basis for town businesses
- ★ Sustainable
  - ⇒ Economic
  - ⇒ Environmental
  - ⇒ Social





## Social and Economic Factors

- \* Land Use
- \* Agriculture
- \* Non-Agricultural Uses
- \* Tourism and recreational Activities
- \* Urban Growth Management
- \* Country Towns and Villages
- \* Rural Residential
- \* Rural Lifestyle
- \* Rural Land Use Conflict
- \* Emerging Social Issues
- \* Infrastructure



## Environmental Opportunities and Constraints

- \* Water Quality and Quantity
- \* Native Vegetation and Biodiversity
- \* Landscape Character
- \* Bushfire Hazard
- \* Weeds
- \* Salinity
- \* Contaminated Land
- \* Landscapes



## Trends in Rural Residential

- ★ Lifestyle choice of the community
  - ★ Estate and rural living (up to 40 ha +)
  - ★ Home based businesses
  - ★ Moving into traditional rural areas and displacing agricultural uses
  - ★ Price of land is increasing
  - ★ Impacting on environmental qualities of the areas
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## Why do we need a minimum?

- ★ Well, again ...
  - ★ It depends ...
    - ⇒ Limit fragmentation
    - ⇒ Limit rural residential near farmland
    - ⇒ Allow farmers to farm
    - ⇒ Provide a basis for economy
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## Community Concern

### ★CAVE People

⇒ Citizens Against Virtually Everything

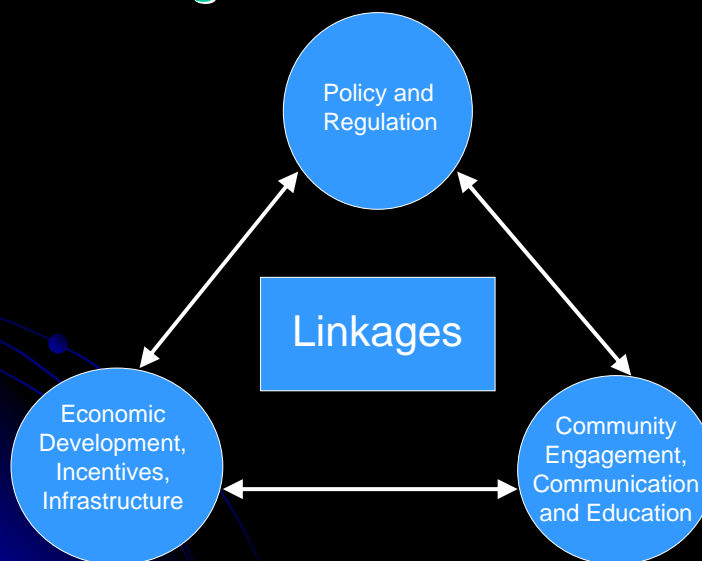
### ★DUDES

⇒ Developers Under Delusionary Expectations

★ When CAVE People meet the DUDES you get a **LULU**

⇒ Locally Unwanted Land Use

## Planning for Rural Landscapes



## So to determine the magic number ...

- ★ You need a number of indicators
- ★ You cannot base it on economic analysis alone
- ★ Need to do it after you have worked out the different designations / zones
- ★ The DPI 'Methodology' is flawed
  - ⇒ Is still a 'draft'
  - ⇒ Relies on ideal holding size based on unrealistic income
  - ⇒ The number that comes out is generally much higher than the average and median holding size

## Determine how the area is to be categorised

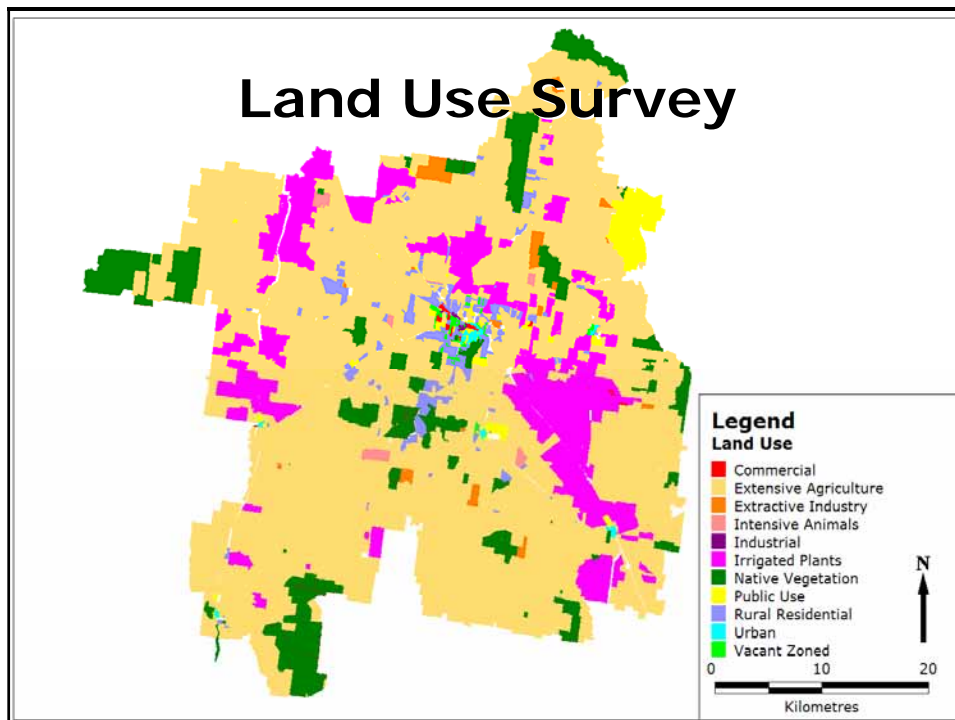
- ★ Look at land use and holding size mix
- ★ Determine Land Units
  - ⇒ Base on topographic, land use, vegetation
  - ⇒ Consider proximity to urban areas
- ★ It will provide you with the basis for the zones to be applied to the area
- ★ This will provide you with the basis for determining the number or a range of numbers

## Issues to Consider ...

- \* Land Use across the Shire
- \* Future directions for Agriculture
- \* Current fragmentation and holding pattern
- \* Current subdivision & dwelling house minimum
- \* Number of potential subdivisions
- \* Infrastructure Implications
- \* Off-farm income
- \* The area of the land required to sustain a farming enterprise typical for the area
- \* Value of rural land in the Shire
- \* Demography of the rural area

## Method for Minimum Dwelling House Lot Size

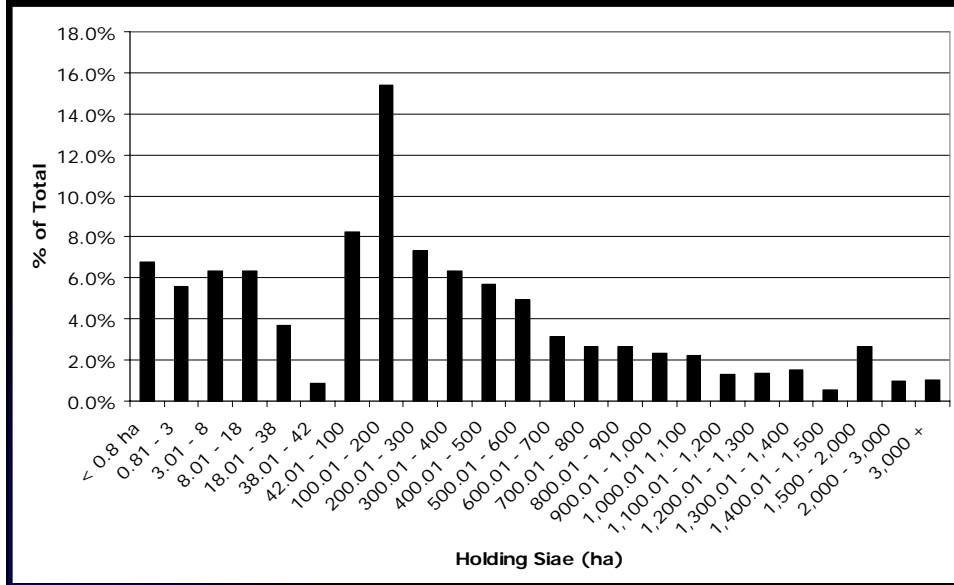
- \* Land Use Survey
  - ⇒ Provides information on the land use mix
- \* Holding Analysis
  - ⇒ Will provide data on the existing situation in the Shire
- \* Demographic Analysis
  - ⇒ Will analyse ABS Census for rural areas
- \* Economic Analysis
  - ⇒ Will provide an indication of 'sustainable' farm size



## Holding Analysis

- ★ Use GIS / Ownership data
- ★ Use Agriculture Designation
- ★ Take out all Government land, public land and non-agricultural land
- ★ Sort and group by owners
  - ⇒ This will create total holdings, number of lots and sum of area
- ★ Tabulate and Graph by % of Total and range of holdings

## Range of Holding Sizes



## Average and Median Holdings

- ★ Use Holding range database
- ★ Sum holdings, number of lots and sum of area
- ★ Divide total area by number of holdings
- ★ Use holding size ranges and land use to determine cut off for 'sustainable size'

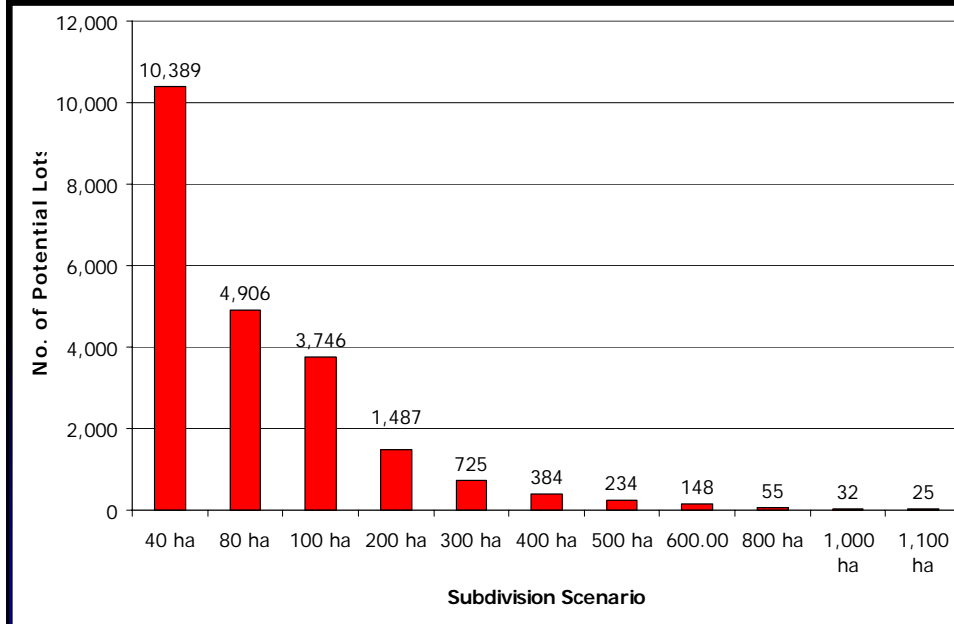
## Average Holding Sizes

Holding Ranges	Total Number of Lots	Total Number of Holdings	Total Area	Average Holding size	Median
All Holdings	5,266	1,405	392,664	279	129
40 ha to 1,000 ha	3,279	846	273,404	323	260
100 ha to 1,000 ha	2,927	693	263,208	380	315
200 ha to 1,000 ha	2,435	522	238,021	456	418
300 ha to 1,000 ha	1,994	364	198,754	546	519
40 ha to 2,000 ha	3,906	902	349,969	388	260
100 ha to 2,000 ha	3,560	750	340,782	454	348
200 ha to 2,000 ha	3,068	579	315,595	545	450
300 ha to 2,000 ha	2,627	421	276,327	656	520

## Potential Subdivision Analysis

- ★ Use holding size database
- ★ Divide holding sizes by a range of subdivision scenarios
- ★ Take out all that are less than double scenario range and change to whole numbers
- ★ Graph the results

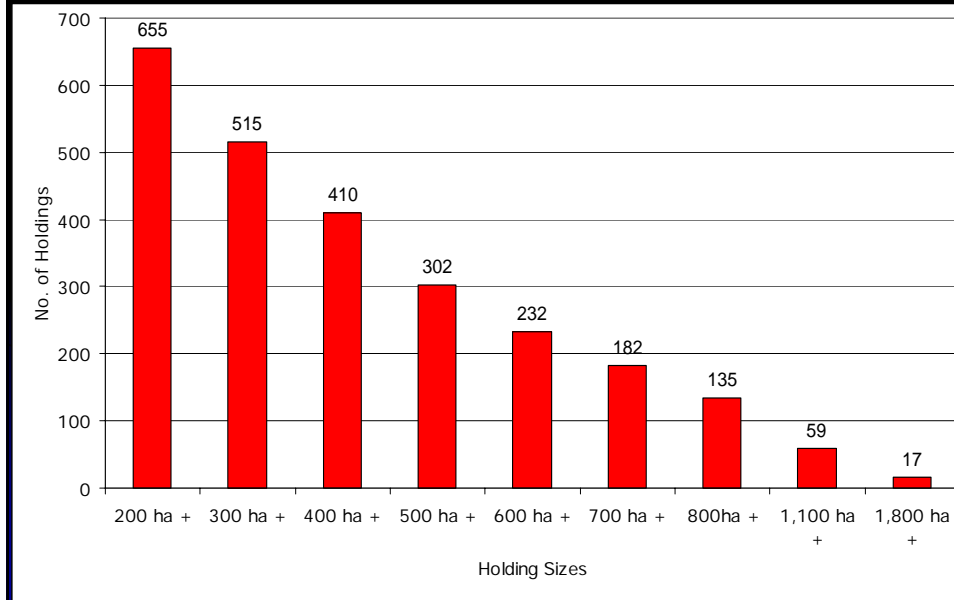
## Subdivision Scenarios



## Number of Holdings above ranges

- ★ Use Holding size database
- ★ Total the number of holdings above a range of sizes
  - ⇒ Use the minimums determined in economic analysis and current holding analysis

## Holdings in Ranges



## Cost of Rural Land

- ★ Rural lifestyle increases values
- ★ High land value mostly for subdivision potential
- ★ How much money spent on rural residential lot?

## Consider Demography

- ★ Population in Rural and Urban
- ★ Working age
- ★ Unoccupied private dwellings
- ★ Address 1 & 5 years ago
- ★ Proportion of residents employed in agriculture and other industry sectors

## What is the Magic Number?

- ★ Need to consider:
  - ⇒ Future of agriculture in the Shire
  - ⇒ Commercial Farm size
  - ⇒ Current average holding size range
  - ⇒ Potential for future fragmentation
  - ⇒ Land Use and Fragmentation
  - ⇒ Cost of rural land
  - ⇒ Demographic make up

So ... to sum up ...

- ★ We need to ensure that Agriculture can continue unimpeded
- ★ Need to limit rural residential development
- ★ Develop a suite of solutions, not just one
- ★ Provide a number of indicators to determine the 'magic number'

Otherwise we might end up like this ..

