

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Kirralie Smith
Date: 9/3/2025 6:20:26 PM

Please allow families to build a second residence on rural properties. Multi-generational family living is as old as time itself. It is a wonderful way to support young adults moving into independent living or supporting elderly parents. It fosters community and strong family relationships. There is a housing crisis and this will alleviate a lot of pressure. It will relieve infrastructure burdens. Young people are struggling to afford high mortgages, and this is an excellent way to support them.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Holly Patten
Date: 9/4/2025 6:14:10 AM

I support this decision wholeheartedly as not only it being a practical idea but it supports the idea of using land which people own to the maximum potential. My parents and I both live on acreage and with us big being in the dynamic of being a young growing family and my parents being an aging family there is a certainty in our future that one of us will have to take care of the other makes perfect sense. Being close by at times of sickness or disability or hardship and all living together on the one property should be our right if you own the land and it should be the Australian way of our future. Why should we be punished and not be allowed to add a second dwelling to our property to take care of an old, sick, injured family member or support a growing family or offer a residence to farm help to improve our lifestyle to support our livelihood.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Aaron Brown

Date: 9/4/2025 8:59:38 AM

Dear those concerned. I am 5th generation dairy farmer with my sons inline to be the 6th to live and work on this family farm. Our family farm has contributed to the local economy and feeding the nation for 5 generations. With the housing crisis due to labours policy's, it has made it incredibly difficult to buy housing locally to ensure the farms future ability to operate economically. I am concerned that unless something is done to ellieviate the housing issue then my sons may not be able to live close enough to work this land and continue the business of feeding the nation. If red tape is removed we would be able to build housing on this farm which would add to farm production due no to travel times. It is also essential to be available for animal husbandry duties like calvings. During times of floods fire and other disasters it is also important to not be cut off from carrying out life saving duties to protect animals and property. I believe it is a win win for everyone if we would allow more houses to be built on rural land. It will alleviate a number of pressing issues that face our nation today. Give the people liberty to choose if this suits their needs and remove the red tape ! Thank you. Aaron brown

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Siyavash Seysan

Date: 9/7/2025 5:15:54 PM

I believe that second dwellings on real properties over 5 acres should be easier to establish should have simplified process through planning and would encourage development in rural and regional areas and help ease the housing crisis

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Carla Anderson
Date: 9/7/2025 7:24:56 PM

With the housing shortage and the possibility of our children/grandchildren that won't be able to afford to buy there own property or house making it easier to build another dwelling on an exisiting property would take a lot of stress away for the future. We also live in an old farm house and we would love to be able to build something newer on our property on the coming years as our family grows. So having it made easier would be amazing.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Scott Barnes
Date: 9/8/2025 8:58:11 AM

I support the ability to construct a second dwelling on a rural property without the requirement to subdivide. This additional home provides for the needs of extended family in times of hardship and provides for worker accommodation.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Tahlia Davey
Date: 9/8/2025 12:43:26 PM

Zoning laws need to be changed in order to fix the housing crisis.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Claire Golder
Date: 9/11/2025 4:01:36 PM

Dear Select Committee members, I advise that Temora Shire Council already permits with consent, the construction of secondary dwellings on land that is zoned RU1 Primary Production within the Temora Local Environmental Plan 2010. There is no limit imposed on the size of the dwelling, enabling that the secondary dwelling may be larger than the primary dwelling, should that be sought by the applicant. As part of the assessment of applications, Council will ensure that the dwelling is suitably located and is considered be compatible with the continuation of agriculture on the lot. Therefore, there is currently no barrier to building a secondary dwelling on land zoned Primary Production zone in Temora Shire, with the consent of Council. As part of this consultation, Temora Shire Council is seeking to ensure that no new constraints are introduced to the permissibility of the construction of secondary dwellings on land zoned RU1 Primary Production, as Council has experienced no issues with this current permissibility. Council is pleased to support this flexibility for farming families, should they seek to build a secondary dwelling.

Yours faithfully, Claire Golder Town Planner Temora Shire Council

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Jane Hughes

Date: 9/13/2025 6:22:02 AM

To help ease the cost of living and housing crisis secondary dwelling should be easier for rural land holders to build. This would also come in handy for workers to help on the property.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Mitch Chandler

Date: 9/17/2025 3:29:01 PM

Hi there I am writing this submission to allow 2 dwellings in acreage properties, I'm up in the tweed shire with 53 acres ,even if it's only a granny flat, I have 3 kids and aging parents which one of the 2 could possibly live inn. With the cost of living shortage of housing I think it's a no brainer and common sense but obviously that's for you guys to decide.

Cheers Mitch chandler

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Michael Brodie
Date: 9/28/2025 7:03:33 AM

I have 35 acres of land. Around me are 5-10 acre blocks that were previously approved. The argument that my property is "agricultural land ", is absurd. You could barely run 15 cattle due to bushland. I have 2 sons who are not able to enter the property market due to the excessive cost of 5 acre blocks in the area. Splitting the property into 3 blocks with approved dwellings would 1. increase council revenue 2. require no council costs 3. be a logical use of the land

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Merryl Yet Foy
Date: 9/28/2025 7:41:07 AM

As a rural landholder in Tweed Shire I would like to see provisions for building another dwelling on rural properties, subject, of course, to appropriate building codes etc. As an aging person, having the opportunity to have friends or family live nearby would greatly assist me in managing my 80 acres and also provide a degree of security in for me.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Jodie Viccars
Date: 9/28/2025 7:50:55 AM

I endorse the draft changes to the rural housing plan. As a primary producer our rural land is contributing to feeding our community in a sustainable manner. Allowing a second dwelling on rural properties means we could have support staff living on the property to improve productivity. It also allows generational living on owned rural properties, easing the burden for younger Australians entering the housing market.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Madelaine Holmes

Date: 9/28/2025 11:06:46 AM

I support the submission for the following reasons: The current rules of the Tweed Council are ridiculous and not at all in alignment with other councils in the Northern NSW region. We own seven acres of land in the Tweed Shire that is completely useless for farming. We should be allowed to build our children a dwelling on our property. Especially in the midst of a housing crisis. This would enable the land to be cared for instead of overtaken by weeds such as the Devils Fig. We are not getting any younger and maintaining this land by ourselves is just getting harder.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Anthony Pike

Date: 9/28/2025 11:31:25 AM

I endorse the work of The Honourable John Ruddick MLC, who has initiated and is now chairing the NSW Select Committee on Rural Housing. i believe his draft model instrument should become law to help elleviate the housing crisis, especiallly in Northern Coastal NSW. there a aproximately 6600 properties in the tweed shire that are unable to help overcome the housing crisis as they are restricted to one dwelling only.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Christopher Govett
Date: 9/28/2025 7:27:27 PM

Rural properties need generational housing and the subdivision of rural property to 50 acres a great answer to the housing crisis and accomodation in rural areas .

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: John Buikhuisen
Date: 9/29/2025 8:01:35 AM

allowing small acerage to build extra dwellings to give my children a start,the cost of housing has made it so difficult to buy a home,,as i get older the task of controlling weeds is beyond me so extra help would be so appreciated.this small block of 6 odd acres is completely useless for farming, it is really a high maintenance wild life corrider,which is good for the enviroment, i just need a hand...cheers John Buikhuisen

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Valerie Hill
Date: 10/1/2025 1:00:54 PM

I am extremely concerned about the lack of affordable housing in NSW particularly in relation to our most vulnerable such as the elderly and infirm. I believe that it is sensible for rural property to be used for second dwelling as an addition to those allowed in smaller sites. The Federal Government has stated their desire to increase the amount of housing stock available. This would go some way to increasing the number of homes available in rural NSW. A benefit to the community would be for women and children escaping domestic violence to access affordable housing whilst having the protection of the property owner or at least to act as a deterrent to any assailant.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Rachelle Attieh

Date: 10/1/2025 9:21:30 PM

We are landowners in Pitt town in favour of dual occupancy so our children can live on a separate dwelling on our land. This makes a lot of economic sense given the current housing crisis

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Ross Abraham
Date: 10/2/2025 9:56:42 AM

I wish to endorse The Honourable John Ruddick MLC suggested changes to Rural Housing. My wife and I bought acreage in Northern NSW with the desire to eventually add another dwelling enabling my daughters family to get out of the rent cycle. This has proved almost impossible to achieve under current legislation. So please can common sense prevail so families like ours can help solve Australia's housing crisis.

Thanks Ross Abraham

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Jennifer Jaeger
Date: 10/3/2025 6:44:49 AM

I think it is a great idea to allow extra dwellings on rural property. It frees up rental properties in the district, and allows property owners to benefit from extra income as well as being able to have older relatives to be closer to family. It also frees up space in nursing homes for needy people.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: William Scott Washbourne

Date: 10/3/2025 5:49:10 PM

Sirs, As a rural resident for almost 15 years in this shire, I see a lot of compelling reasons to allow a second dwelling on rural properties, and I see very few drawbacks. Please consider allowing second dwellings as soon as possible. Thanks for your consideration. Scott

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Samuel Arghyros

Date: 10/3/2025 9:08:40 PM

We live on a 42-acre property that has been restored predominantly as a nature reserve 'Koala Connections' property. The property is not used for commercial purposes and our home is entirely off grid. Dual dwelling on similar large-sized acreage allotments would address existing housing shortages. Further, with respect to our lot, dual dwellings would result in only 1 property being on grid and utilising existing infrastructure.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Deborah Arghyros

Date: 10/3/2025 9:10:55 PM

We live on a 42-acre property that has been restored predominantly as a nature reserve 'Koala Connections' property. The property is not used for commercial purposes and our home is entirely off grid. Dual dwelling on similar large-sized acreage allotments would address existing housing shortages. Further, with respect to our lot, dual dwellings would result in only 1 property being on grid and utilising existing infrastructure.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Kirsty Harris

Date: 10/4/2025 5:59:44 AM

Our family of 4 votes for allowing secondary detached dwellings on all zones rural land

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Ceri Atkinson
Date: 10/4/2025 11:30:43 AM

I support the approval of a 2nd dwelling on small rural holdings. Use as B&B to generate income not to be considered.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Douglas Narbey

Date: 10/4/2025 2:53:56 PM

I would like to support the submission on rural housing by allowing a second house on smaller properties , this will happen sooner or later so it may as well be sooner. It would help small villages and farmers also family members and local schools. I am all for it, it is a no brainer. We have 33 ha here and a second dwelling would make no difference to the farms production. Regards Doug and Blanche Narbey.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Douglas Narbey

Date: 10/10/2025 4:37:56 PM

We did send a submission about 7 days ago and i would like to add a little bit more .We are both in our 80,s and will have to sell up in a few more years. The farm is 33ha and has only 1 building entitlement but as we bought the house after we bought the farm it is on the opposite side of the road.It is an old house but comfortable now when we sell the first thing, the new owners will do is demolish the house and build on the farm. This is a waste of a good house.A second dwelling would solve this. [and i suppose we might get a little more for the farm] Regards Doug and Blanche Narbey.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Rick Fitzgerald
Date: 10/4/2025 4:07:25 PM

It is absolutely ludicrous that our local Tweed Shire Council prevents secondary unattached dwellings on rural allotments. In our case we own and live on 1.1 hectares of rural zoned land. 1.1 hectares is too small to be income producing, and too small to keep any horses or other livestock. Adding a second dwelling would provide housing for family or renters and help address the huge local housing shortage with very little effect to the amenity of the area. On larger allotments it is a no brainer for worker's accommodation again helping to alleviate the housing crisis.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Sean Kerridge
Date: 10/5/2025 8:33:25 AM

Submission is for second dwelling on the property

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: David Stoneman

Date: 10/5/2025 1:01:56 PM

As a society we have failed a generation with unaffordable house prices and rents. The proposal to allow second dwellings on 8000 square metres helps to address the shortage in rural areas. As existing dwelling are already serviced by power, roads and (usually) garbage collection the additional dwelling will not require additional infrastructure. Additionally, larger dwellings allow for whole families the opportunity to enjoy rural living strengthening rural communities. For these reasons I support the proposal to allow additional dwelling on blocks over 8000 square metres.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: James Dickson
Date: 10/5/2025 10:52:04 PM

Dear Parliament,

Allowing secondary unattached (detached) dwellings on RU1 to RU6 properties delivers affordable, sustainable housing while protecting rural character. It strengthens families, supports farms and ensures responsible land use. * Stronger Families Affordable Housing Farm Support Rural Character.

* Smart Land Use keeps families together through multi-generational living while maintaining independence.

* Adds low-cost Housing Options in rural areas without large developments.

* Provides on-site housing for workers or caretakers.

* Small-scale, low impact dwellings that blend into the landscape.

* Uses existing water, septic and power infrastructure reducing urban sprawl.

* Ageing - In-Place Supports older residents to remain close to family and community.

Please consider my submission as a landowner of

Regards,

James Dickson

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Annabelle Dickson

Date: 10/5/2025 11:00:41 PM

Dear Committee, Allowing secondary unattached (detached) dwellings on RU1 to RU6 properties delivers affordable, sustainable housing while protecting rural character. It strengthens families, supports farms and ensures responsible land use.

- * Stronger Families Affordable Housing Farm Support Rural Character.
- * Smart Land Use keeps families together through multi-generational living while maintaining independence. * Adds low-cost Housing Options in rural areas without large developments.
- * Provides on-site housing for workers or caretakers.
- * Small-scale, low impact dwellings that blend into the landscape.
- * Uses existing water, septic and power infrastructure reducing urban sprawl.
- * Ageing - In-Place Supports older residents to remain close to family and community.

Please consider my submission as a Co-landowner of

Sincerely,

Annabelle Dickson

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Rhelma Stewart

Date: 10/6/2025 12:05:57 PM

We bought 24 acres of steep land unsuitable for agriculture 37 years ago for our three children to hopefully be able to build their own home each for their families to live. We now have ten grandchildren. Two families are renting & are finding it very hard to survive as rents have become exorbitant & the other is paying a mortgage. We have all services on hand and a long road frontage with power pole. We have the land available & our children & grandchildren just want to build their home and we have been waiting 37 years later.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Kym Kranen

Date: 10/6/2025 1:54:32 PM

Allowing secondary unattached dwellings on RU2 properties delivers affordable, sustainable housing while protecting rural character. It strengthens families, supports farms, and ensures responsible land use.

- * Stronger Families Affordable Housing Farm Support Rural Character
- * Smart Land Use Keeps families together through multi-generational living while maintaining independence.
- * Adds low-cost housing options in rural areas without large developments.
- * Provides on-site housing for workers or caretakers, strengthening land management.
- * Small-scale, low-impact dwellings that blend into the landscape.
- * Uses existing water, septic, and power infrastructure, reducing urban sprawl.
- * Aging-in-Place Supports older residents to remain close to family and community.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Steven Morley
Date: 10/6/2025 4:59:53 PM

Allow second dwellings on rural properties

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Sarah Stewart-Payne
Date: 10/6/2025 8:38:32 PM

My parents have had 24 acres for over 36 years and are getting on in age, they require help on their property (their home suits them for a long time being single level) but having the ability for one of their kids (who have their own kids now) to have a dwelling on the property to help out would be great. Allowing people to stay in their own homes as they age and keeping families together.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Zoe Moroney
Date: 10/6/2025 9:09:54 PM

I support change to allow second dwellings on farms — it's important for families and the housing crisis.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Brooke Bishop
Date: 10/6/2025 11:02:22 PM

I support changes to allow second dwellings on farms. Additional homes on rural properties is essential - not only to support multigenerational farming families but also to help address the ongoing housing crisis. These changes can provide affordable housing options, keep families connected to the land, and strengthen rural communities.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Carolyn Rifello
Date: 10/7/2025 7:53:22 AM

I would like to support allowing one additional dwelling on rural blocks over 8,000 square metres. I think it will help strengthen rural villages, schools and communities and easing the broader housing crisis.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Peter Byrnes

Date: 10/7/2025 8:08:57 AM

I believe it is necessary to allow second dwellings on rural land to allow for family members or others to live in the face of the crippling housing crisis. Parliament is currently unable to rapidly address the shortage and this is an expeditious solution

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Mark Herdman
Date: 10/7/2025 8:14:50 AM

In support of additional dwelling/s on rural zoned properties. Seeking to allow at least one detached dwelling on rural properties. Due to a housing crisis. Short supply of housing and a huge rise in local population and homeless. The tweed shire needs additional affordable housing especially in the southern part of the shire. Secondly Many properties already have dwelling. Making rural secondary dwellings legal would also allow council to make sure their compliant and not dangerous. As many people cut corners on construction on illegal dwellings in fear of them being ordered to remove them. Making the dwelling compliant would ensure legal safe dwellings in compliance with Australian standards.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Paul Heenan
Date: 10/7/2025 8:42:38 AM

I believe allowing second dwellings on farms is a necessary and practical change. It supports farming families by making it easier for multiple generations to live and work together, and it contributes to easing the broader housing crisis. More flexible rural housing options can strengthen communities, improve land use, and help ensure the long-term viability of family farms.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Pam Heenan

Date: 10/7/2025 8:45:13 AM

I believe allowing second dwellings on farms is a necessary and practical change. It supports farming families by making it easier for multiple generations to live and work together, and it contributes to easing the broader housing crisis. More flexible rural housing options can strengthen communities, improve land use, and help ensure the long-term viability of family farms.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Oscar Lewis

Date: 10/7/2025 1:10:06 PM

I support John Ruddick's proposed amendments to rural housing rules. Given the severity of Australia's housing crisis—largely caused by a lack of sensible and effective legislation—it makes little sense to make it difficult for farms to build a second dwelling. Allowing this not only helps ease housing pressures but also encourages multi-generational living, which is a positive step for the future of Australian families and communities.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Theodore Lewis

Date: 10/7/2025 1:15:24 PM

I agree with John Ruddick's draft amendments to rural housing rules. I support change to allow second dwellings on farms — it's important for families and the housing crisis. A simple solve being prevented by unnecessary red tape.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Codie Atherton
Date: 10/7/2025 1:29:29 PM

I agree with John Ruddick's draft amendments to rural housing. I support change to allow second dwellings on farms - it's important for families and the housing crisis.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Marlee Adams
Date: 10/7/2025 3:02:11 PM

I believe that families should be able to build a second dwelling on their farming property especially in the tweed shire area. Preventing people from doing so forces people off country and worsens the current housing crisis.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Taylor Forrest
Date: 10/7/2025 7:37:34 PM

I support change to allow secondary dwellings on farms - it's important for families and the housing crisis

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Julie Lenehan
Date: 10/7/2025 7:50:35 PM

I support change to allow second dwellings on farms especially for family members and because of the housinc crisis

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Bianca Bryce

Date: 10/7/2025 8:51:17 PM

This is regarding the NSW Select Committee on rural housing. I agree with The Honourable John Ruddick MLC's draft amendments to rural housing rules. Allowing second dwellings on farms would make a huge difference to many families in my area and around NSW. Many people who grow up on land develop a deep connection with it. With the housing crisis meaning many young people cannot afford to live near their families at all, and the particular effect this has on farming families who often have a deep connection to that land, allowing second dwellings on farm land seems like a no-brainer, and can only be of benefit to all involved.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Gail Craig
Date: 10/7/2025 9:39:47 PM

During this time of a housing crisis we need the proposed changes

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Wendy Brown
Date: 10/8/2025 10:10:24 AM

I support change to allow 2nd dwellings on farms. It's important to families and the housing crisis.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Gary Chandler

Date: 10/8/2025 12:45:09 PM

I would like to support the push to allow 2 detached dwellings on rural blocks. This would certainly help to alleviate the housing shortage in the Tweed and help keep rents at a manageable level for young people. With septic systems and increasingly efficient solar systems there should not be too much strain on existing infrastructure. I am sure Council could rate extra dwellings to cover any shortcomings in the roads maintenance program.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Janell Chandler
Date: 10/8/2025 12:51:22 PM

I would like to support the push to allow 2 detached dwellings on rural blocks. This would certainly help to alleviate the housing shortage in the Tweed and help keep rents at a manageable level for young people.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Emily Ferguson

Date: 10/8/2025 12:55:51 PM

I would like to support the push to allow 2 detached dwellings on rural blocks. This would certainly help to alleviate the housing shortage in the Tweed and help keep rents at a manageable level for young people.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Lindi McMullin

Date: 10/8/2025 1:23:38 PM

I support the change of regulations to enable a second dwelling on properties in this area. There are many properties of large acreage that would be happy to either build a new home for permanent accommodation, or host a tiny home for the same purpose. We have a huge housing issue in Australia generally and especially in this Very popular area of New South Wales. In my work as a financial counsellor I see people daily that cannot afford their rent, or are living in their cars, or homeless due to the lack of affordable accommodation. The approval of just one extra dwelling on large properties would go somewhere at least to address this huge gaping shortage. There are many people with jobs who cannot afford housing. People looking to downsize from an expensive rental often have no option but to move into state as there is such a dearth of any accommodation. I urge you to approve a second dwelling on suitable properties to address this shortage.

Thank you.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Gerald Mann

Date: 10/8/2025 4:34:58 PM

It's crazy when families have the land but can't help their own family, with the housing crisis, just makes common sense, is anyone really interested, young people paying huge rent how can they save, I'm still in the process for 18 months to build a granny flat, everyone I know feels strongly about this issue

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Nicholas Narbey

Date: 10/8/2025 9:30:52 PM

I strongly support the opportunity to build a second dwelling on a rural property. This reform will recognise the changing economy over the last twenty years and will allow rural families to prosper. A second dwelling, if correctly planned and built using strong architectural and landscape architectural values will add to rural properties and the communities they are part of. I strongly support this bill.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Laura Brown

Date: 10/9/2025 6:06:42 AM

I support change to allow second dwellings on farms — it's important for families and the housing crisis.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Michael Murray

Date: 10/9/2025 12:46:34 PM

We need as much new housing in the northern rivers as possible. There are already a good proportion of local residents living illegally ion small secondary structures on rural land. Make them legal.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Debra Gunnion
Date: 10/9/2025 1:14:49 PM

I, Debra Gunnion, endorse the document tendered by John Ruddick regarding State Environmental Planning Policy (rural Housing) Amendment (second Dwellings)2025 We live on 68 Acres in the Crabbes Creek,Tweed Shire, and are only permitted to have one dwelling. A majority of properties surrounding us have more than one dwelling, some have multiple dwellings, and can do so because the 'rules' were different when they purchased their land. Because we purchased our land only 8 years ago we cannot have a second dwelling, the 'rule' is one dwelling per 80 acres. It is said that the Tweed Shire Council is close to passing an option for land owners in Crabbes Creek village to divide their land and or have more than one dwelling, we live just outside the line they have allowed for this. In these tough times, actually at any time, I think people should be allowed to have more than one dwelling on acreage, I mean you can have a granny flat on a 400m2 block but not on 68 acres. We should be permitted to be able to at least have a dwelling for our aging parents or children on our land, it seems grossly unfair and unjust. Sincerely Deb Gunnion

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Nicole Bushnell

Date: 10/9/2025 8:14:40 PM

We live in 5 acres in Eviron and have been partitioning for a secondary dwelling as so many of our friends have been struggling to find places to live, as well as our daughter who is wanting to move out but unable to afford it. My parents live down south and I have the space to be able to provide them a place to live on my property where I can look after them, but due to the current Tweed shire rules regarding secondary dwellings, we are unable to do this. We are partitioning to change the current unrealistic rules regarding having secondary dwellings on rural property changed to accommodate all the families needing places to live in the Tweed region. This housing crisis is only going to get worse and we need the legislation changed immediately. Families are suffering and we struggle to afford our house as it is. It's time something was done. Listen to the people and help us out.

Thank you

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Craig Chandler

Date: 10/10/2025 10:22:30 AM

I support the draft changes proposed by Mr Ruddick. We have a housing crisis at present and these changes would be a positive step to create extra housing in a short time frame as they don't require the creation of new lots which can take years. As they are on rural blocks, they don't burden existing infrastructure as they would have their own septic system, catch their own rainwater and in a lot of cases have their own power supply through solar electrical systems. It makes good sense environmentally. The changes will be of huge benefit to the local economy as well with jobs created in the building of extra houses and materials needed as well as ongoing maintenance and other requirements, such as furniture and household items that will create permanent, ongoing employment in the future. We constantly hear about the rental crisis. Providing extra houses will put downward pressure on rents...it's simple supply and demand. Landowners are able to create extra income, which in turn creates more tax revenue for the government. I see these changes as a huge benefit for the whole community.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Kim Sauer

Date: 10/10/2025 11:00:50 AM

There is a huge housing shortage in our area. Giving landholder the opportunity to have a second dwelling on their property would be a huge benefit for the area. The population growth and the shortfall of housing development in our area with allowing this would be an easy cost effective fix which in turn will generate more tax revenue for the council and government. Allowing a second dwelling on rural property would also be of benefit to the environment. The treatment plants in the Tweed Shire can not cope with any further development in our area and until that matter is resolved the housing shortage needs to be addressed urgently.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Michael Sauer

Date: 10/10/2025 11:07:09 AM

Allowing a second dwelling on rural property will be a huge benefit for the government and local lga for the following reasons

- Environmental friendly homes self -sufficient
- Huge benefit with the short fall on rental properties
- Bring extra income to property owners
- Extra revenue for local LGA's
- With no new land being released in our area will help with population growth
- Treatment plants are at capacity so this will take the strain away

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Caroline Chandler
Date: 10/10/2025 11:09:37 AM

I fully support the draft changes proposed by Mr Ruddick for the following reasons...

*Our communities desperately need extra housing to deal with the current housing and rental crisis. Extra housing puts downward pressure on rents.

*There is no extra infrastructure required to add extra houses to existing rural blocks. They will have their own septic, rainwater tanks and in many cases solar electricity. It's a great environmentally friendly solution.

*It can happen quickly unlike trying to add housing through subdivision which can take years.

* It can create an investment for the existing landowners which also gives tax revenue to the government.

* It will create extra employment both in building the extra dwellings and also ongoing maintenance and household money spent in the local communities eg groceries, household furniture, etc etc. All of these items bring in tax revenue as well.

* Provides uncrowded, quality lifestyle for a much greater amount of people. An extra dwelling takes up a very, very small part of an acreage block. These changes would be a huge benefit to the whole community.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Sam Everingham

Date: 10/10/2025 11:23:30 AM

We have rural property in the Tweed that has been in our family for 3 generations, and our family is onto it's 5th generation in the Tweed. The Tweed is a beautiful place and I have enjoyed growing up here. I have the same goal for our future generations. I am concerned that my children will not be able to afford to stay in the Tweed region without being able to build a secondary dwelling on the existing property. The current shortage of housing and skyrocketing property prices will undoubtedly price them out of home ownership in the Tweed region. I hope you take this into consideration when reviewing policies on secondary dwellings.

Kind regards,

Sam Everingham

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Stephen Choularton

Date: 11/21/2025

16 November 2025

Submission to the Select Committee on Rural Housing and Second Dwelling Reform

We would support almost any proposal which increased the ability of landowners in Ingleside to construct secondary dwellings and granny flat on what are mostly five acre blocks.

Stephen Choularton, President Bayview & Ingleside Residents Association, Inc.

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Catherine Verschuer

Date: 11/21/2025

17 November 2025

Select Committee on Rural Housing and Second Dwellings Reform I am writing to voice my support for permitting secondary dwellings (granny flats) on RU4-zoned properties in Duffys Forest and Terrey Hills. This proposal represents a sensible and measured reform that would support local families while maintaining the essential character of our area. Properties zoned RU4 are well-suited to accommodate small secondary dwellings given their substantial setbacks and low-density character as well as their pre-existing robust bushfire management measures. Further, they constitute a limited burden on existing infrastructure and are a positive step in the direction of providing affordable accommodation options for family and others in the community. I advocate for enabling granny flats through planning mechanisms that would not permit subdivision, thereby preserving the rural and equestrian character that defines our community. Thank you for taking the time to review my submission.

Kind regards,

Catherine Verschuer

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Sharon Mullin

Date: 11/21/2025

17 November 2025

Select Committee on rural housing and secondary dwellings

I am writing to express my support for allowing secondary dwellings (granny flats) on RU4-zoned land in Duffys Forest and Terrey Hills. RU4 acreages are highly suitable for small secondary dwellings (granny flats) due to large setbacks, low density, no flood risk, strong bushfire preparedness, and minimal infrastructure impacts. Community demand is high, especially for affordable housing options for young adults, older residents, and local workers. I support permitting granny flats through planning pathways which would not introduce provisions allowing subdivision, to protect the rural and equestrian character of our area. This is a practical and balanced reform that will benefit families and improve housing affordability without changing the nature of our community. Thank you for considering my submission. Kind regards, Sharon Mullin

INQUIRY INTO INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Simon Chivers

Date: 11/21/2025

17 November 2025 Subject: Submission – Support for Granny Flats in RU4 Duffys Forest & Terrey Hills I am writing to express my support for allowing secondary dwellings (granny flats) on RU4-zoned land in Duffys Forest and Terrey Hills. RU4 acreages are highly suitable for small secondary dwellings (granny flats) due to large setbacks, low density, no flood risk, strong bushfire preparedness, and minimal infrastructure impacts. Community demand is high, especially for affordable housing options for young adults, older residents, and local workers. I support permitting granny flats through planning pathways which would not introduce provisions allowing subdivision, to protect the rural and equestrian character of our area. This is a practical and balanced reform that will benefit families and improve housing affordability without changing the nature of our community. Thank you for considering my submission. Kind regards, Simon Chivers