

Macedon Ranges Shire Council
2019 Rural Conservation Zone Survey

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Prepared for:

Macedon Ranges Shire Council

Prepared by:

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Executive summary

Metropolis Research was commissioned by the Strategic Planning Unit of Macedon Ranges Shire Council to conduct a mail-out / reply paid survey of owners of land in the Rural Conservation Zone.

The survey was designed to provide data to inform the development of the *Rural Land Use Strategy* currently being prepared by Council.

The survey examined the characteristics of land ownership in the area, including dwellings on the property, explored the business activities undertaken on the land, land management practices as well as respondents' views about the Rural Conservation Zone.

A total of 799 surveys were completed by the cut-off date, including 723 paper surveys and 76 surveys completed online. These surveys were distributed across the five precincts of the Rural Conservation Zone (see map on pg.11), with precincts 3 and 4 providing a little more than half of the respondents.

Land in the Macedon Ranges Shire

- The main reasons why respondents purchased land in the Macedon Ranges Shire were for the rural lifestyle (72.8%), the closeness to Melbourne (35.0%) and because they wanted a “bush-block” (28.2%).
- Most respondents (89.5%) reported that they have only a single land holding in the Shire.
- Approximately two-thirds (67.9%) of respondents had owned their land for ten years or more.
- Approximately two-thirds (63.2%) of the respondents who had owned their land in the Shire for less than five years had not previously managed farm land or bush land in the past.
- Approximately one-fifth (19.5%) of respondents reported that they either definitely (5.5%) or possibly (14.0%) intend to sell their property within five years. For those potentially selling their land, the main reasons were generally related to age, such as difficulty managing the land, changing priorities, and retirement.

Dwellings on the land

- Most (92.2%) of respondents reported that there was a dwelling on their land.
- Of those without a dwelling on the land, most reported living in the local area (Macedon Ranges Shire) and the western suburbs of metropolitan Melbourne. Approximately half (50.8%) of these respondents visit the property at least once or twice a month, whilst half (49.1%) visit less often.
- Approximately half (53.2%) of those without a dwelling on their land currently either definitely (22.6%) or possibly (30.6%) intend to build a dwelling on the property within five years.
- Of the respondents with a dwelling on their land, most (87.8%) reported that this was their primary place of residence.
- Of those who reported that the dwelling was not their primary place of residence, approximately half (56.2%) visit the property at least once a week.



Business income from the land

- Approximately one-sixth (18.2%) of respondents reported that they earn agricultural or other business income from their land.
- Respondents earning business income from the land reported a range of land areas in use for business, with approximately one-third (31.4%) having less than 10 hectares in use for business, one-third (31.4%) had between 10 and 40 hectares in use, and the remainder had 40 hectares or more.
- The most common business activities undertaken on the land were livestock – cattle (49.0%), livestock – sheep (26.9%), and hay and silage (26.2%).
- Approximately half (54.2%) of respondents earning business income from the land reported that this income accounts for less than 10% of their household income. A little more than one-fifth (22.5%) reported that it accounted for 50% or more of their household income.
- Approximately half (40.7%) of the respondents earning business income from the land were either definitely (13.1%) or possibly (27.6%) considering expanding their business to include additional activities within the next five years. The main potential future business activities include livestock, horticulture and tourism related activities.
- Respondents were asked to rate how much a range of factors were as barriers inhibiting the operation or expansion of their business. Of the ten potential barriers listed on the survey form (including permits / licenses, internet access, availability of water, price of surrounding land, climate change, soil quality, business conditions, neighbours, infrastructure constraints and high vegetation cover) only two were on average rated at approximately 5 out of 10 or more. These were:
 - *Planning or industry-specific permits or licenses* - average barrier of 5.79 out of 10, with 48.0% rating it 8 or more as a barrier.
 - *Internet access* - average barrier of 4.96 out of 10, with 35.8% rating it 8 or more as a barrier.

Land Management

- A little less than two-thirds (60.7%) of respondents reported that their land was not farmed and was managed by themselves (58.0%) or managed by a third party (2.7%).
- Of the nine (including “other”) listed land management practices, the three most commonly undertaken by respondents were fire preparedness (84.2%), weed control (81.9%), and the protection of native vegetation (47.6%).
- Respondents were asked to rate the degree to which four factors were a barrier to them implementing best practice land management. The degree to which each of these were a barrier was as follows; “the amount of time I / we have available” (6.07 out of 10), “the cost” (5.58), “the equipment required” (5.10), and “my / our level of knowledge” (4.15).



- The four topics about which respondents would most like further information or assistance were weed control (31.4%), pest animal control (27.2%), local native flora and fauna (24.9%), and soil health improvement (20.5%).
- Approximately one-sixth (17.1%) of respondents reported that they were involved in their local land care network.

Rural Conservation Zone

Respondents were asked to rate their agreement with ten statements about the Rural Conservation Zone, as follows:

- **Strong Agreement** – that “new development on rural land should minimise impacts on biodiversity and environmental values” (7.78), “the rural landscape should be protected as one of the defining visual characteristics of the Shire” (7.71), and “new developments on rural land should minimise visual impact, particularly from key landscape vantage points” (7.65).
- **Moderate Agreement** – that “new development on rural land should result in improved biodiversity and environmental values” (7.21), “I support rural land being used for innovative uses or niche production activities” (7.07), and “owners of land in the Rural Conservation Zone should be encouraged to undertake land management activities including fencing of waterways, revegetation of degraded areas and weed control” (6.99).
- **Mild Agreement** – that “dwellings should only be allowed if they don’t prejudice the environmental values of the land” (6.39).
- **Marginal Agreement** – that “property owners should be free to manage their land as they see fit” (5.30). Respondents were almost equally split on this statement, with one-third strongly agreeing, one-third neutral to somewhat agree, and one-third disagree.
- **Neutral** – that “I am familiar with the controls in the Rural Conservation Zone in the planning scheme” (4.93).
- **Mild Disagreement** – that “It is inappropriate to use land in the Rural Conservation Zone for tourism activities” (4.46).

These results show that the majority of respondents strongly agreed with the three statements about protecting and minimising impacts on the rural landscape, biodiversity and environmental values. Respondents were however less strongly in agreement with the statements about improving biodiversity or the statements about landowners being encouraged to undertake land management activities.

Whilst there is still majority agreement with statements that imply some limitations on development, agreement with the statements about these types of controls is measurably less strong than agreement with the statements about protecting biodiversity and environmental values.

Particular attention is drawn to the fact that one-third (32.3%) of respondents strongly agreed (rating 8 or more out of ten) that land owners should be free to manage their land as they see fit.



Introduction

Metropolis Research was commissioned by the Macedon Ranges Shire Council to undertake primary research of landholders in the Rural Conservation Zone of the Shire to explore a range of issues around rural land in the municipality.

The survey was designed to provide data to inform the development of the *Rural Conservation Zone Strategy* currently being prepared by Council.

Specifically the survey aimed to explore the following:

- **Land in the Shire** – including reasons for purchasing land, total area of landholdings, number of landholdings, period of land ownership, whether respondents have previously managed farming land, intention to sell the property and the reasons why.
- **Dwellings on the property** – including if there is currently a dwelling on the property:
 - If no dwelling then where does the respondent live, how often do they visit, and do they intend to build a dwelling on the property in the future.
 - If there is a dwelling then how frequently respondents stay overnight, period of residence at the property and previous suburb of residence.
- **Business income from the land** – including whether the respondent earns income from agricultural or other business from the land, land area in use for agricultural, approximate turnover of business, nature of the business, likelihood of expanding business, barriers inhibiting operation or expansion of agribusiness, and proportion of household income earned from business on the land.
- **Land management** – including how the land is managed, land management practices, challenges to implementing best practice land management, topics for further information or assistance on land management, and involvement in the local land care network.
- **Rural Conservation Zone** – including agreement with selected statements about the Rural Conservation Zone.
- **Respondent profile** – including age, gender, language, household structure, and disability.

Methodology and response rate

The *Rural Conservation Zone Survey* was conducted as a mail-out and reply paid self-completion survey comprised of thirty-three separate questions. A paper survey was mailed to every landholder in the Rural Conservation Zone of the municipality, with the address details provided by Council.

The survey was open for completion for approximately four weeks. Landowners were provided with a paper survey form and a reply paid envelope, as well as an online completion option.



A total of 799 of the 3,327 surveys mailed to landowners were returned to Metropolis Research for inclusion in the sample, comprising 723 paper surveys and 76 online surveys.

This provides for a response rate of 24.0%, which is a very solid response rate for a voluntary mail-out and online survey of this size and type.

The 95% confidence interval (margin of error) of these results is plus or minus 2.7%, at the fifty percent level. In other words, if a yes / no question obtain a result of fifty percent yes, it is 95% certain that the true value of this result is within the range of 47.3% and 52.7%. This is based on a total sample size of 799 respondents, and an underlying population of landholders in the rural zone of Macedon Ranges Shire of 1,862.

The confidence interval for the five individual precincts of the Rural Conservation Zone is significantly larger than this municipal confidence interval of 2.7%, averaging approximately 7.0%. This should be borne in mind when exploring area level results, and is reflected in the analysis.

Erratum

There were a small number of errors included on the approved printed survey form, as follows:

- **Question 2** – “Why did you purchase **farming** land in the Macedon Ranges Shire” – “farming” included in error.
- **Question 26** – “On a scale from zero (strongly disagree) to 10 (strongly agree), please rate your agreement with the following statements about the **farming** zone” – “farming” should have been “Rural Conservation Zone”.
- **Question 33** – “Do you have any other comments about issues and opportunities for **farming** land and agriculture within Macedon Ranges Shire? – “farming” should have been “Rural Conservation Zone”.

It is important to bear in mind that these errors are unlikely to have had a material impact on the quality of the survey results. The reasons for this are as follows.

With reference to question 2, the introductory letter from Council, as well as the introductory question on the survey all made reference to land in general rather than farming land in particular. The introductory letter also made clear that the survey was designed to explore views around the Rural Conservation Zone, and was not in any way limited to farming land.

With reference to question 26, the error was in the introduction to the question rather than the actual body of the question where respondents were asked to rate their agreement with statements about the Rural Conservation Zone. The individual statements all correctly made reference to the Rural Conservation Zone, and the results reflect this.

With reference to question 33, this was a general comments question, where respondents were free to make any other comments they wished. Whilst there are a number of comments related to farming land issues received, as was expected, the comments received covered a wide range of specific issues and topics relevant to the Rural Conservation Zone, land more generally in the Macedon Ranges Shire, as well as numerous other Council related issues.

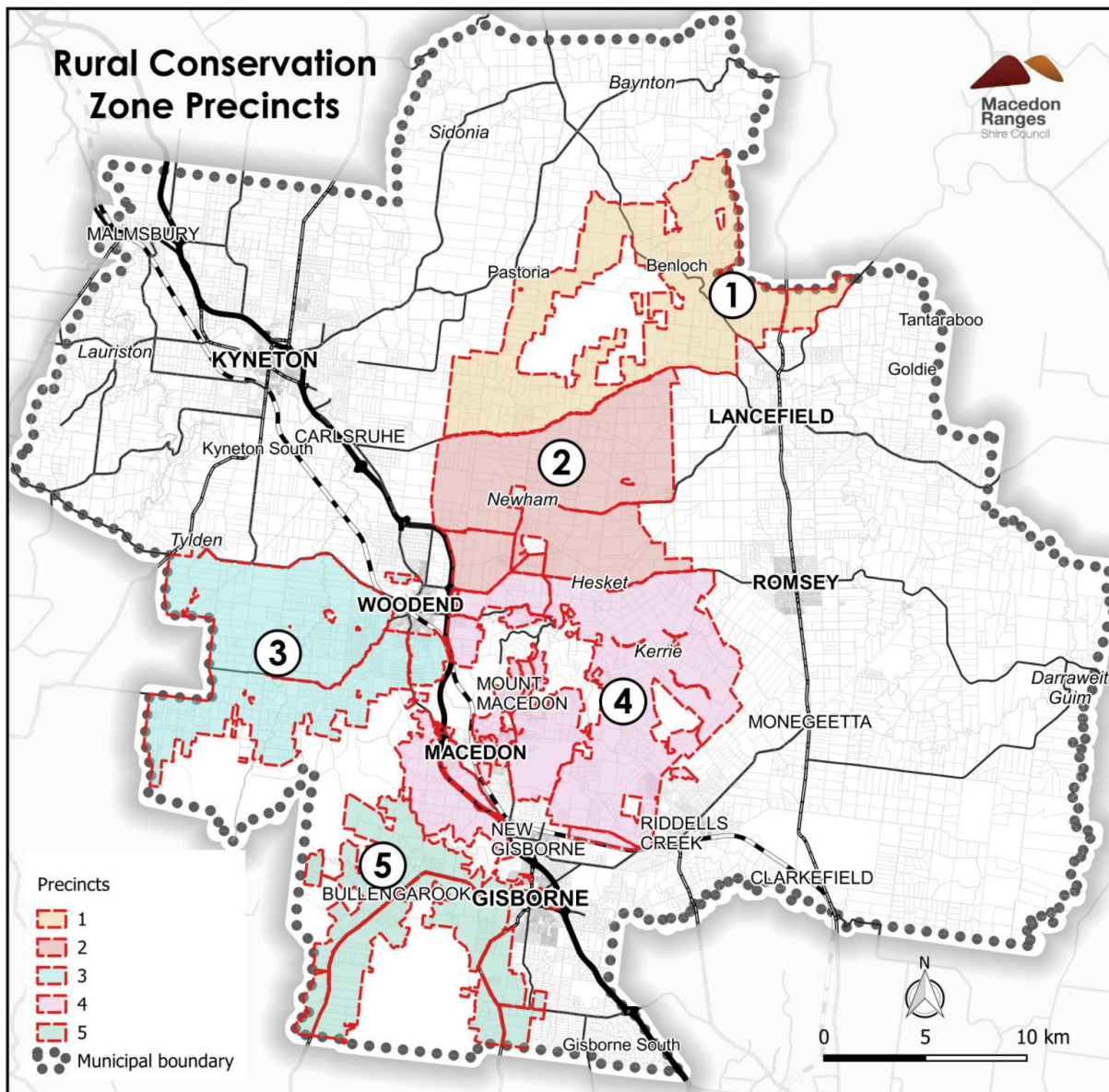


Location (precinct) of land holdings

Respondents were asked:

“Referring to the following map, in which area is your land holding/s located?”

Respondents were asked to select from the map the precinct or precincts within which their landholdings were located.



There were 83 respondents who did not provide a response to this question. This will include some respondents who chose not to answer the question on privacy grounds, as well as some who may have had difficulty in working out which area applied to them due to the fact that the map provided on the paper survey was printed in black and white.

Precinct of landholding/s
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

<i>Precinct</i>	<i>Landowners</i>	
	<i>Number</i>	<i>Percent</i>
Precinct One	63	8.8%
Precinct Two	98	13.7%
Precinct Three	188	26.3%
Precinct Four	234	32.7%
Precinct Five	110	15.4%
Multiple precincts	23	3.2%
Not stated	83	
Total	799	100%

Land in the Macedon Ranges Shire

Reasons for purchasing land

Respondents were asked:

“Why did you purchase land in the Macedon Ranges Shire?”

Respondents were asked to select from a precoded list of nine aspects (including “other”), all the reasons why they purchased land in the Macedon Ranges Shire. Almost all (98.1%) of the respondents selected at least one reason, with these respondents selecting an average of approximately two reasons each.

Far and away, the most common reason for purchasing land in the Macedon Ranges Shire was the rural lifestyle, with almost three-quarters (72.8%) of respondents selecting this reason.

A little more than one-third (35.0%) of respondents selected the closeness to Melbourne as a reason for purchasing land in the Shire, and a little more than one-quarter (28.2%) wanted a bush-block.



There was very significant variation in the reasons for purchasing land in the Shire based on whether the respondents earn business income from the land or not, as follows:

- **Earn business income** – respondents were measurably more likely to have purchased land in the Shire to farm, because of the availability of water and the productive agricultural soils.
- **Do not earn business income** – respondents were measurably more likely to have purchased land in the Shire for the rural lifestyle, because they wanted a bush-block, and to retire.

Reasons for purchasing land in the Macedon Ranges Shire
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of total respondents)

Reason	Landowners		Earn income*	
	Number	Percent	Yes	No
Rural lifestyle	582	72.8%	58.6%	76.0%
Closeness to Melbourne	280	35.0%	37.2%	34.4%
Wanted a bush-block	225	28.2%	4.1%	33.5%
To retire	140	17.5%	10.3%	18.9%
To farm	135	16.9%	62.1%	6.9%
Availability of water	54	6.8%	14.5%	5.1%
Productive agricultural soils	53	6.6%	17.9%	4.1%
Wanted to do a revegetation project	52	6.5%	7.6%	6.1%
Other	124	15.5%	17.2%	15.1%
Total responses	1,645		333	1,303
<i>Respondents identifying at least one reason</i>	<i>784</i>		<i>140</i>	<i>641</i>
	<i>(98.1%)</i>		<i>(96.6%)</i>	<i>(98.5%)</i>

(*): Earn income from business on the land

There was some variation in these results observed across the five precincts comprising the Rural Conservation Zone, as follows:

- **Precinct One** – respondents were measurably more likely than average to have purchased land to farm and because they wanted a bush-block.
- **Precinct Two** – respondents were measurably more likely than average to have purchased land to farm, for the availability of water, to do a revegetation project, and to retire.
- **Precinct Three** – respondents were measurably more likely than average to have purchased land because they wanted a bush-block.
- **Multiple precincts** – respondents were more likely than average to have purchased land to farm.



Reasons for purchasing land in the Macedon Ranges Shire by precinct

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of total respondents)

<i>Reason</i>	<i>Precinct One</i>	<i>Precinct Two</i>	<i>Precinct Three</i>	<i>Precinct Four</i>	<i>Precinct Five</i>	<i>Multiple Precincts</i>
To farm	27.0%	38.8%	14.9%	9.4%	9.1%	30.4%
Productive agricultural soils	3.2%	14.3%	10.1%	3.4%	2.7%	8.7%
Availability of water	1.6%	22.4%	9.0%	2.6%	4.5%	0.0%
Wanted a bush-block	46.0%	15.3%	36.7%	26.1%	22.7%	26.1%
Wanted to do a revegetation project	11.1%	17.3%	8.5%	3.0%	1.8%	4.3%
Closeness to Melbourne	39.7%	40.8%	35.1%	32.5%	32.7%	26.1%
Rural lifestyle	60.3%	72.4%	75.5%	72.2%	78.2%	56.5%
To retire	15.9%	24.5%	18.6%	16.7%	8.2%	21.7%
Other	12.7%	22.4%	16.0%	12.4%	20.0%	17.4%
Total responses	137	263	422	417	198	44
<i>Respondents identifying at least one reason</i>	62 (98.4%)	97 (99.0%)	187 (99.5%)	226 (96.6%)	107 (97.3%)	23 (100%)

A total of 117 responses were received from respondents outlining other reasons for purchasing farming land in the Macedon Ranges Shire.

The most common reason provided by respondents as “other” reasons include equine related reasons.



Other reasons for purchasing land in the Macedon Ranges Shire

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number of respondents providing a response)

<i>Reason</i>	<i>Number</i>
Horses and equestrian activities	14
Quietness and privacy	9
Gardening space	8
Family farm	7
Bring up a family	6
Close to family and friends	5
Residential dwelling	5
Wildlife conservation	5
Born and grew up here	4
To live on a larger block	4
For a sustainable permaculture lifestyle	4
As a weekender	3
Hobby farm	3
Inheritance	3
Not farming	3
Affordable	2
Beautiful landscape	2
Being removed from urban development	2
Boarding kennels and cattery	2
Build winery	2
Closeness to township	2
Investment	2
To subdivide and develop	2
Tourism Business	2
A safer place to live	1
Business freehold	1
Closeness to chosen school and want to be self sufficient	1
Emergency service	1
Horticulture	1
It was reassessed as residential	1
Land had existing land use rights	1
Micro farming	1
Multiple dog ownership and breeding	1
My first wife forced me	1
Open a BnB	1
Operate a plant nursery	1
Purchased heritage church for renovation	1
The property is a memorial park	1
Timber production	1
Tree change	1



Total area of land holding

Respondents were asked:

“What is the total area of your land holding?”

The overwhelming majority (88.3%) of respondents had total land holdings in the Macedon Ranges of less than 40 hectares, with a little less than half (44.6%) holding less than 4 hectares.

There was significant variation in this result observed between respondents that earn business income from the land and those that do not. Whilst three-quarters (77.5%) of respondents that do not earn business income from the land hold less than 10 hectares, almost half (44.6%) of respondents that earn business income from the land have total land holdings of 40 hectares or more.

Total area of land holdings
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

Area	Landowners		Earn income*	
	Number	Percent	Yes	No
Less than 4 hectares	350	44.6%	9.9%	52.4%
4 to less than 10 hectares	181	23.1%	12.8%	25.1%
10 to less than 40 hectares	162	20.6%	32.6%	17.9%
40 to less than 100 hectares	60	7.6%	25.5%	3.7%
100 to less than 500 hectares	27	3.4%	15.6%	0.8%
500 hectares or more	5	0.6%	3.5%	0.0%
Not stated	14		4	10
Total	799	100%	145	651

() Earn income from business on the land*

There was variation in the total land holdings of respondents observed across the precincts comprising the Rural Conservation Zone, as follows:

- **Precinct One** – respondents were more likely than average to hold 10 to less than 100 hectares.
- **Precinct Four** – respondents were more likely than average to have less than 4 hectares.
- **Precinct Five** – respondents were more likely than average to have 40 hectares or more.

The larger land holdings tended to be concentrated largely in Precinct Five and to a lesser extent in Precinct One.



Total area of land holdings by precinct
Macedon Ranges - 2019 Rural Conservation Zone Survey
 (Number and percent of respondents providing a response)

Area	Precinct One	Precinct Two	Precinct Three	Precinct Four	Precinct Five
Less than 4 hectares	12.7%	31.6%	50.3%	59.6%	34.8%
4 to less than 10 hectares	15.9%	15.8%	24.1%	21.9%	8.7%
10 to less than 40 hectares	33.3%	28.4%	18.7%	14.9%	17.4%
40 to less than 100 hectares	27.0%	14.7%	5.9%	1.8%	17.4%
100 to less than 500 hectares	9.5%	7.4%	0.5%	1.3%	21.7%
500 hectares or more	1.6%	2.1%	0.5%	0.4%	0.0%
Not stated	0	3	1	6	0
Total	63	98	188	234	23

Multiple land holdings

Respondents were asked:

“Do you have multiple land holdings in the Macedon Ranges Shire?”

The overwhelming majority (89.5%) of respondents reported that they have only a single land holding in the Macedon Ranges Shire.

There was some variation in this result observed between respondents that earn business income from their land and those that did not. Respondents that earn business income from their land were more likely than those that do not to have multiple land holdings in the Shire.

Most of the respondents that had multiple land holdings had two holdings, with a handful having three.



Multiple land holdings in Macedon Ranges Shire
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

Response	Landowners		Earn income*	
	Number	Percent	Yes	No
Single land holding	704	89.5%	76.8%	92.1%
Multiple land holdings	83	10.5%	23.2%	7.9%
two holdings	47	6.0%	10.9%	5.0%
three holdings	19	2.4%	8.7%	1.1%
four holdings	2	0.3%	0.7%	0.2%
five or more holdings	1	0.1%	0.0%	0.2%
number not stated	2	0.3%	0.7%	0.2%
Not stated	12		7	5
Total	799	100%	145	651

(*) Earn income from business on the land

Period of land ownership

Respondents were asked:

“How long have you owned your land holding/s in Macedon Ranges?”

Approximately two-thirds (67.9%) of respondents had owned their land holdings in the Macedon Ranges Shire for ten years or more. There was no meaningful variation in this result observed between respondents that earned business income from the land and those who did not, although it is noted that respondents who do not earn business income from the land were marginally more likely to have owned the land for less than five years.

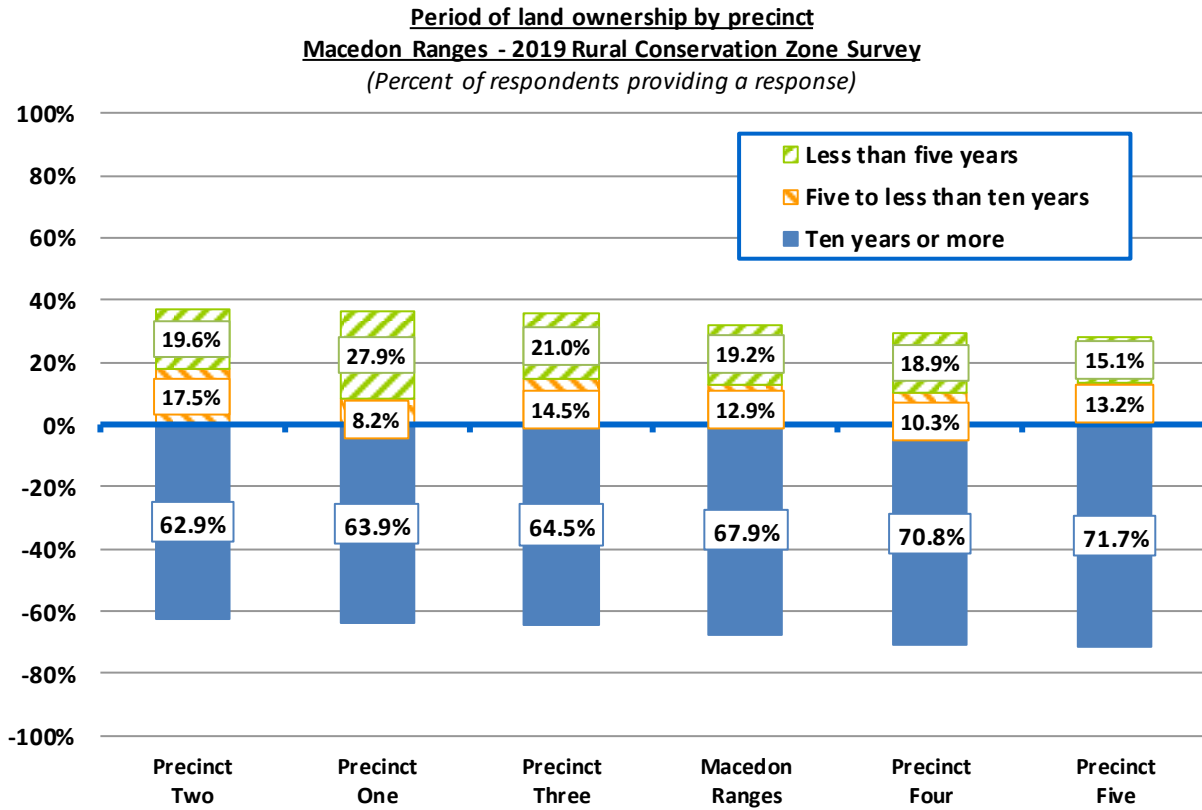
Period of land ownership
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

Period of ownership	Landowners		Earn income*	
	Number	Percent	Yes	No
Less than 5 years	151	19.2%	12.8%	20.7%
5 to less than 10 years	102	12.9%	19.1%	11.6%
10 years or more	535	67.9%	68.1%	67.7%
Prefer not to say / not stated	11		4	7
Total	799	100%	145	651

(*) Earn income from business on the land



There was no measurable variation in these results observed across the five precincts of the Rural Conservation Zone, as outlined in the following graph.



Managed farm land or bushland in the past

Respondents that had owned land for less than 5 years were asked:

“Have you ever managed farm land or bushland in the past?”

Of the 151 respondents who had owned their land for less than five years, approximately two-thirds (63.2%) reported that they had not previously managed either farmland or bushland.

Despite the small sample sizes, there was significant variation observed in these results between respondents that earned business income from the land and those who did not.

Approximately two-thirds (66.7%) of the small sample of 18 respondents earning business income from the land reported that they had managed farm or bush land in the past. By comparison, only approximately one-third (32.5%) of respondents that did not earn business income from the land reported that they had managed farm or bush land in the past.



Previously managed farmland or bushland
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents that had owned land for less than 5 years)

Response	Landowners		Earn income*	
	Number	Percent	Yes	No
Yes	53	36.8%	66.7%	32.5%
No	91	63.2%	33.3%	67.5%
Not stated	7		0.0%	7.0%
Total	151	100%	18	133

(*) Earn income from business on the land

Intention of selling the property

Respondents were asked:

“Do you intend on selling the property within the next five years?”

Approximately one-fifth (19.5%) of respondents reported that they either definitely (5.5%) or possibly (14.0%) be selling their property within the next five years. There was no meaningful variation in this result observed between respondents who did and did not earn business income from the land.

Intend to sell the property within five years
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of total respondents)

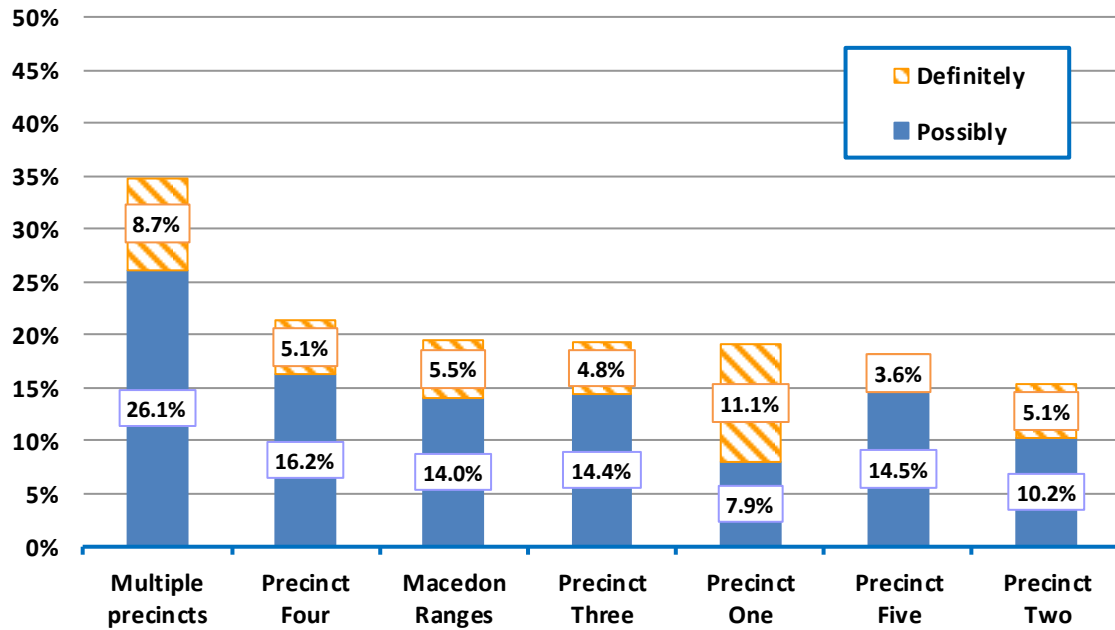
Response	Landowners		Earn income*	
	Number	Percent	Yes	No
Yes - definitely	44	5.5%	6.2%	5.4%
Yes - possibly	112	14.0%	10.3%	14.7%
No	505	63.2%	67.6%	62.2%
Can't say / not stated	138	17.3%	15.9%	17.7%
Total	799	100%	145	651

(*) Earn income from business on the land

Whilst there was no measurable variation in these results observed across the five precincts comprising the Rural Conservation Zone, Metropolis Research notes that respondents that owned multiple land holdings in the Macedon Ranges Shire were substantially more likely than average to be possibly selling their land in the next five years.



Intend to sell the property within 5 years by precinct
Macedon Ranges - 2019 Rural Conservation Zone Survey
 (percent of total respondents)



Reasons for selling the property

Respondents were asked:

“If yes, why do you say that?”

Of the 156 respondents that reported that they may potentially be selling their property in the next five years, a total of 130 provided a reason as to why. These open-ended responses are outlined in the following table, where they have been broken down by precinct to provide a more detailed picture of the issues underpinning potential sales across the Rural Conservation Zone.

The most common reasons why respondents may potentially be selling their property in the next five years related to age, such as increasing difficulty in managing the land due to age, changing priorities due to age, and retirement.

A range of other reasons were provided by respondents in relatively small numbers.



Reasons for selling the property within five years
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of respondents providing a response)

Area	Response	Number
Precinct One	Increasing physical demands in managing property (due to age)	3
	Depending on the results of this survey and regulations	2
	I feel I need better cycling and walking options	1
	May move to smaller house and land on retirement	1
	Seeking more land better access to mobile reception	1
	Surplus to need	1
	The 2015 bushfire was traumatic and has changed the property	1
Precinct Two	Age	2
	Health issues	2
	Retirement	2
	Approaching retirement and wish to downsize and be within walking distance of facilities	1
	Deceased estate, dual ownership now of siblings	1
	I have farmed the land for 50 years and active participation at my age is now limited and I will need an income greater than that now possible from the farm in the future	1
	No children in a position to take over	1
Precinct Three	The size of the land is getting harder to manage	10
	Retired so want to downsize	4
	I am getting too old to manage property	3
	Because we can't get a permit to build due to restrictive planning overlays over my freehold land	2
	Too cold here, sick of dirt road	2
	Because we are sick and tired of corrupt Council that do nothing for us and look after themselves	1
	Complaining neighbour	1
	Co-owners overseas want to sell	1
	Development progressing for re-sale	1
	I am very disappointed by the lack of enforcement of rural conservation principles so important for the protection of indigenous flora and fauna	1
	It may not be sustainable to retain it	1
	Moving country	1
	We have bought a farm in Heskett which we intend to farm and retire on	1
You won't allow me to build BnB cottage	1	



Reasons for selling the property within five years
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of respondents providing a response)

Area	Response	Number
Precinct Four	Because I am getting too old	8
	Downsizing	8
	Need the money for retirement	3
	Concern about the fire risk	2
	Financial issues	2
	We may not be physically able to manage the property	2
	Can't make any money from farming of cattle, difficult to do	1
	Can't realise the investment value of the land, purchased for retirement income due to zoning	1
	Consolidating nuts (?)	1
	Current Council regulations make the land unsaleable, restricting benefits of ownership	1
	I have moved to Melbourne	1
	If reasonable buy back option was offered	1
	Impact of 14 neighbours	1
	Manageability issues with neighbours and their land management practices	1
	Marriage breakdown	1
	Not enough to do for non-retirees / younger families. No restaurants or entertainment. Poorly managed tourism services	1
	To move to all facilities e.g. doctors	1
	Too big and need to be closer to town - due to age	1
	Unsure, 5 years is a long time, we want to maximise the value of our property	1
	Upkeep on property is time consuming	1
Would be a reluctant sale if the proposed Macedon Ranges Energy Park goes ahead	1	
Precinct Five	Downsizing	10
	Too expensive	2
	Because of the change of the use of the land adjoining my property by Council has made my property not a nice place to live	1
	Change in priorities	1
	Due to a mobile tower being erected on Couangalt Rd	1
	Empty nesters	1
	If I am able to physical maintain the property	1
	No road upgrades, lack of value for rate payer dollar	1
	Retirements to a reasonable centre	1
	Too time consuming to maintain	1
	Yes / No, RC4 Zoning on my property restricts what I can / can't do	1



Reasons for selling the property within five years
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of respondents providing a response)

<i>Area</i>	<i>Response</i>	<i>Number</i>
Multiple Precincts	Financial reasons	1
	Illness means I can no longer maintain property	1
	Old age	1
	To build a new house	1
	To go somewhere new	1
	We want to scale down	1
Precinct not stated	Getting older	5
	Downsizing	3
	Because it is becoming too busy and not so rural now	1
	Cost of rates	1
	Health reasons, mobility issues	1
	I have lived here for 40+ years, I am on my own, too much to manage as I get older	1
	Moving to Gemlife Woodend Retirement Village	1
Total		130

Dwellings on the property

Dwelling on the land

Respondents were asked:

“Is there a dwelling on your land?”

The overwhelming majority (92.2%) of respondents reported that there was a dwelling on their land located within the Macedon Ranges Shire.

There was no meaningful variation in this result observed between respondents that earned business income from their land and those who did not earn business income from the land.



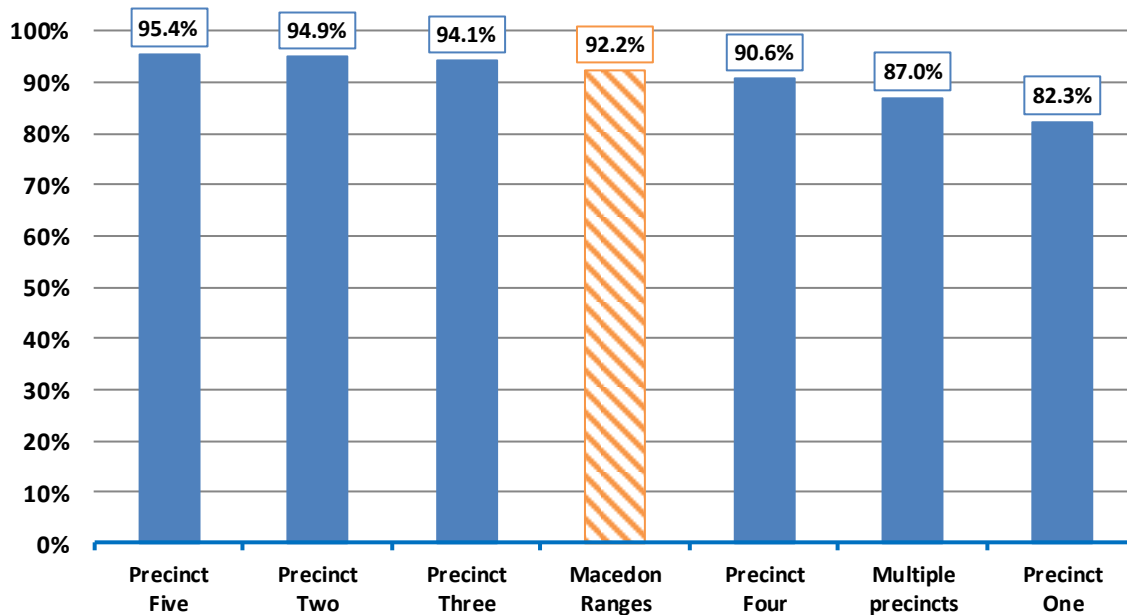
Dwelling on the land
Macedon Ranges - 2019 Rural Conservation Zone Survey
 (Number and percent of total respondents)

Response	Landowners		Earn income*	
	Number	Percent	Yes	No
Yes	732	92.2%	94.4%	91.7%
No	62	7.8%	5.6%	8.3%
Not stated	5		2	2
Total	799	100%	145	651

(*) Earn income from business on the land

It is noted that at the precinct level, respondents from Precinct One (82.3%) were notably less likely than average to have a dwelling on their land.

Dwelling on the property by precinct
Macedon Ranges - 2019 Rural Conservation Zone Survey
 (percent of total respondents)



Suburb of residence

Respondents with no dwelling on their property were asked:

“What is the postcode of your primary place of residence?”

The 62 respondents with no dwelling on their property were asked for their postcode of residence.



The results are outlined in the following table, showing that approximately one-third live in the Macedon Ranges Shire, a little more than half live in metropolitan Melbourne (mostly but not exclusively in the western suburbs), and a small proportion live in regional / rural Victoria or interstate.

Postcode of primary place of residence
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of respondents with no dwelling on their property)

<i>Suburb</i>	<i>Number</i>	<i>Suburb</i>	<i>Number</i>
<i>Macedon Ranges Shire (21 respondents, 36%)</i>			
Gisborne	7	Clarkefield	1
Woodend	6	Kyneton	1
Macedon	3	Mount Macedon	1
Benloch	1	New Gisborne	1
<i>Metropolitan Melbourne (32 respondents, 54%)</i>			
Airport West	3	Essendon	1
Sunbury	3	Fern Hill	1
Glenroy	2	Hawthorn	1
Moonee Ponds	2	Kew	1
Preston	2	Langwarrin	1
Beaumaris	1	Melton	1
Berwick	1	Plenty	1
Box Hill North	1	Ringwood East	1
Brighton	1	Sunshine	1
Brunswick West	1	Taylors Lakes	1
Bundoora	1	Upper Plenty	1
Burwood East	1	Vermont	1
Clifton Hill	1		
<i>Other (6 respondents, 10%) / not stated</i>			
Benalla	2	Interstate	2
Bendigo	1		
Torquay	1	Not stated	3
Total respondents (with no dwelling on property)			62



Frequency of visiting the property

Respondents with no dwelling on their property were asked:

“How often do you typically visit the property?”

Of the small sample of 62 respondents with no dwelling on their property, half (50.8%) visit the property at least once or twice a month, with one-third (33.9%) visiting at least once a week.

Although based on a very small sample of just eight respondents, it is noted that the small group of respondents who earn business income from the land with no dwelling on their property were considerably more likely to visit the property on a frequently basis than those who did not earn business income from the land.

Given the small sample size for this question, no breakdown of these results by precinct is available.

Frequency of visiting the property **Macedon Ranges - 2019 Rural Conservation Zone Survey**

(Number and percent of respondents with no dwelling on their property and providing a response)

Frequency	Landowners		Earn income*	
	Number	Percent	Yes	No
At least once a week	20	33.9%	71.4%	28.8%
Once or twice a month	10	16.9%	0.0%	19.2%
Every few months	13	22.0%	14.3%	23.1%
Once or twice a year	16	27.1%	14.3%	28.8%
Not stated	3		1	2
Total	62	100%	8	54

() Earn income from business on the land*

Intention of building a dwelling on the property

Respondents with no dwelling on their property were asked:

“Do you intend to build a dwelling on the property in the next ten years?”

Approximately half (53.2%) of the respondents with no dwelling currently on their property either definitely (22.6%) or possibly (30.6%) intend to build a dwelling within the next five years.

There was no meaningful variation in this result between respondents who earn business income from the land and those who do not.



Given the small sample size for this question, no breakdown of these results by precinct is published.

Intend to build a dwelling on the property in the next ten years

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents with no dwelling on their property and providing a response)

Response	Landowners		Earn income*	
	Number	Percent	Yes	No
Yes - definitely	14	22.6%	12.5%	24.1%
Yes - possibly	19	30.6%	37.5%	29.6%
No	13	21.0%	12.5%	22.2%
Can't say	16	25.8%	37.5%	24.1%
Total	62	100%	8	54

() Earn income from business on the land*

Primary place of residence

Respondents with a dwelling on their property were asked:

“Is this your primary place of residence?”

The overwhelming majority (87.8%) of respondents with a dwelling on their property reported that the dwelling was their primary place of residence. There was no meaningful variation in this result observed between respondents who earn business income from the land and those who do not.

Primary place of residence

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents with a dwelling on property)

Response	Landowners		Earn income*	
	Number	Percent	Yes	No
Yes	642	87.8%	80.7%	89.4%
No	89	12.2%	19.3%	10.6%
Not stated	1		0	0
Total	732	100%	135	595

() Earn income from business on the land*



Frequency of staying at the property overnight

Respondents with a dwelling on their property that is not the primary place of residence were asked:

“How often do you typically stay at the property overnight?”

Of the small sample of 89 respondents with a dwelling on their property that is not their primary place of residence, more than half (56.2%) stay at their property overnight at least once a week.

Respondents that earn business income from the land were somewhat more likely to visit at least weekly than respondents that do not earn business income from the land, although readers should bear in mind the small sample sizes.

It is noted that one-fifth (20.2%) of these respondents reported that their property was leased.

Given the small sample size, no precinct level results for this question are published.

Frequency of staying at the property overnight

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents with dwelling on property that is not primary place of residence and providing a response)

Frequency	Landowners		Earn income*	
	Number	Percent	Yes	No
More than once a week	28	31.5%	42.3%	27.0%
Once a week	22	24.7%	30.8%	22.2%
Once or twice a month	16	18.0%	7.7%	22.2%
Every few months	5	5.6%	3.8%	6.3%
Once or twice a year	0	0.0%	0.0%	0.0%
The property is leased	18	20.2%	15.4%	22.2%
Not stated	0	0	0	0
Total	89	100%	26	63

() Earn income from business on the land*



Period of residence at the property

Respondents with a dwelling on their property that is the primary place of residence were asked:

“How long have you lived at the property?”

The 642 respondents who had a dwelling their property that is their primary place of residence, two-third (66.4%) reported that they have lived at the property for ten years or more.

Approximately one-fifth (20.7%) had lived on the property for less than five years.

There was no significant variation in these results observed between respondents that earned business income from the land and those who did not.

Period of time living at the property

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents with a dwelling on their property that is the primary place of residence and providing a response)

Period	Landowners		Earn income*	
	Number	Percent	Yes	No
Less than one year	14	2.2%	0.0%	2.6%
One to less than five years	119	18.5%	13.8%	19.5%
Five to less than ten years	83	12.9%	20.2%	11.5%
Ten years or more	426	66.4%	66.1%	66.4%
Not stated	0		0	0
Total	642	100%	109	532

() Earn income from business on the land*

There was no significant variation in this result observed across the five precincts of the Rural Conservation Zone.



Period of time living at the property by precinct

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents with a dwelling on their property that is the primary place of residence and providing a response)

<i>Period</i>	<i>Precinct One</i>	<i>Precinct Two</i>	<i>Precinct Three</i>	<i>Precinct Four</i>	<i>Precinct Five</i>
Less than one year	0.0%	0.0%	1.3%	5.7%	1.0%
One to less than five years	21.9%	23.1%	19.9%	17.2%	15.2%
Five to less than ten years	15.6%	17.9%	16.7%	7.3%	12.1%
Ten years or more	62.5%	59.0%	62.2%	69.8%	71.7%
Not stated	0	0	0	0	0
Total	32	78	156	192	99

Suburb of residence

Respondents that have lived for less than five years on the property:

“In which postcode did you previously live?”

The 133 respondents who had lived at their property for less than five years were asked for their previous postcode of residence, with the results outlined in the following table.

As with the other postcode of residence results published in this report, a large proportion of respondents had previously lived in the local area (Macedon Ranges Shire) and the western suburbs of metropolitan Melbourne.



Previous postcode of residence
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of respondents living on property less than five years)

<i>Suburb</i>	<i>Number</i>	<i>Suburb</i>	<i>Number</i>
Woodend	10	Bulleen	1
Interstate	7	Carlton North	1
Gisborne	4	Dandenong South	1
Northcote	4	Donvale	1
Hoppers Crossing	3	Eltham	1
International	3	Elwood	1
Kyneton	3	Falls Creek	1
Macedon	3	Fitzroy	1
Mount Macedon	3	Hawthorn	1
Ascot Vale	2	Ivanhoe	1
Beaumaris	2	Kangaroo Ground	1
Clifton Hill	2	Keilor East	1
Cranbourne	2	Kew	1
Deer Park	2	Macleod	1
Docklands	2	Malvern East	1
Drummond North	2	Melbourne	1
Essendon	2	Melton	1
Hillside	2	New Gisborne	1
Maidstone	2	Ocean Grove	1
Riddells Creek	2	Penshurst	1
Romsey	2	Reservoir	1
Spotswood	2	Sandringham	1
Sunbury	2	St Kilda	1
Taylors Lakes	2	St Kilda Rd	1
Airport West	1	Thornbury	1
Albert Park	1	Tullamarine	1
Avondale Heights	1	Werribee	1
Bacchus Marsh	1	Yarraville	1
Beechworth	1	Not stated	28
Brighton	1		
Brunswick East	1		
		Total	133



Business income from the land

Income from agricultural or other business from the land

Respondents were asked:

“Do you earn any income from an agricultural or other business from your land located in the Macedon Ranges Shire? (excluding work from home / telecommuting from another business not located on your land)”

Approximately one-sixth (18.2%) of respondents reported that they earn agricultural or other business income from their land in the Macedon Ranges.

Earn income from business on the land
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of total respondents)

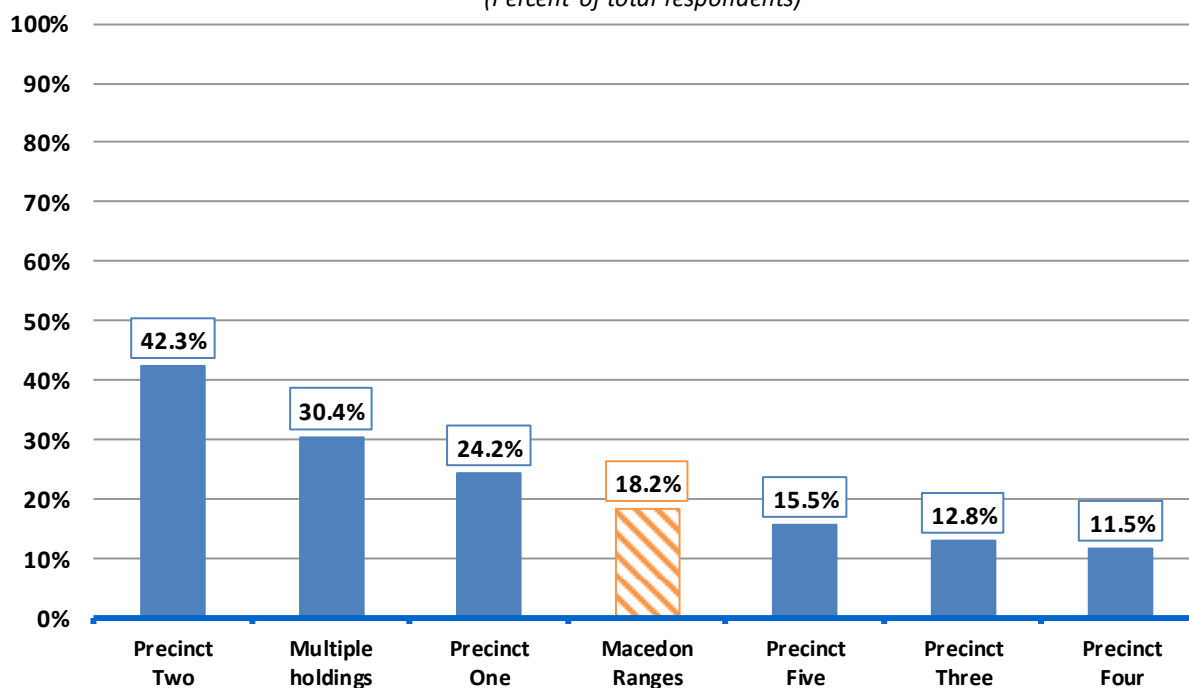
<i>Response</i>	<i>Landowners</i>	
	<i>Number</i>	<i>Percent</i>
Yes	145	18.2%
No	651	81.8%
Not stated	3	
Total	799	100%

As outlined in the following graph, there was significant variation in these results observed across the five precincts of the Rural Conservation Zone.

Attention is drawn to the fact that respondents with land holdings in Precinct One (42.3%) and those with multiple land holdings (30.4%) were measurably more likely than average to earn business income from the land.



Earn income from business on the land by precinct
Macedon Ranges - 2019 Rural Conservation Zone Survey
 (Percent of total respondents)



Land area in use for business in the Shire

Respondents who earned business income from the land were asked:

“What is the land area you have in use for your business?”

The 145 respondents that earned business income from their land holdings in the Macedon Ranges reported a variety of land areas in use for their business.

Approximately one-third (31.4%) had less than 10 hectares in use, one-third (31.4%) had between 10 and 40 hectares in use, and approximately one-third (37.2%) had 40 hectares or more in use.



Land area in use for business in the Shire

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents earning business income and providing a response)

Land area	Landowners	
	Number	Percent
Less than 4 hectares	24	17.5%
4 to less than 10 hectares	19	13.9%
10 to less than 40 hectares	43	31.4%
40 to less than 100 hectares	26	19.0%
100 to less than 500 hectares	17	12.4%
500 hectares or more	8	5.8%
Not stated	8	
Total	145	100%

The following table provides a breakdown of the area in use for business by the total area of the land holdings. Readers are reminded to bear in mind the very small sample sizes for this question, however it is included in order to provide some insight into the proportion of the total land holdings that are put towards earning business income.

It is noted that a small number of respondents reported a larger land area in production than they had reported as their total land holdings. Whilst this maybe in some cases an error by the respondent, it is also possible that they may be including land in production outside the municipality in their response to this question, but have answered the question about the total area of their land holdings (Q3) based only on their land holdings within the Macedon Ranges Shire.

Land area in use for business by total landholding size

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents earning business income and providing a response)

Land area in production	Total land holding (hectares)					
	Less than 4	4 to less than 10	10 to less than 40	40 to less than 100	100 to less than 500	500 or more
Less than 4 hectares	83.3%	29.4%	10.9%	8.8%	0.0%	0.0%
4 to less than 10 hectares	8.3%	70.6%	6.5%	5.9%	4.5%	0.0%
10 to less than 40 hectares	0.0%	0.0%	80.4%	14.7%	4.5%	0.0%
40 to less than 100 hectares	8.3%	0.0%	0.0%	64.7%	13.6%	0.0%
100 to less than 500 hectares	0.0%	0.0%	0.0%	5.9%	68.2%	0.0%
500 hectares or more	0.0%	0.0%	2.2%	0.0%	9.1%	100.0%
Not stated	2	1	0	2	0	0
Total	14	18	46	36	22	1



Approximate turnover of business in the last financial year

Respondents who earned business income from the land were asked:

“What was the approximate turnover of your business in the last financial year?”

Almost three-quarter (70.5%) of respondents earning business income from their land reported that they earned less than \$50,000 from the land in the last financial year.

Given the small sample size for respondents earning business income from their land holdings in the Macedon Ranges Shire, no precinct level results are published for this question.

Approximate turnover of business in last financial year
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents earning business income on the land and providing a response)

Income	Landowners	
	Number	Percent
Less than \$10,000	38	31.9%
\$10,000 to less than \$20,000	20	16.8%
\$20,000 to less than \$50,000	26	21.8%
\$50,000 to less than \$100,000	13	10.9%
\$100,000 to less than \$300,000	10	8.4%
\$300,000 to less than \$500,000	7	5.9%
\$500,000 to less than \$1 million	2	1.7%
\$1 million or more	3	2.5%
Prefer not to say / not stated	26	
Total	145	100%

Nature of the business on the land

Respondents who earned business income from the land were asked:

“Which of the following best describe the nature of the business on your land?”

Almost all (99.3%) of the respondents earning business income from their land nominated at least one type of business from which they were earning income from their land. These respondents identified an average of almost two business activities each.

Three-quarters (75.9%) of respondents earning business income from the land were engaged in raising livestock, including beef (49.0%) and sheep (26.9%).



A further one-quarter (26.2%) were engaged in the production of hay and silage.

A small number of respondents were engaged in other business activities, including 11.7% who were providing tourist accommodation.

Nature of business conducted on the land
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents earning agricultural income and providing a response)

Response	Landowners	
	Number	Percent
Livestock - cattle (<i>beef</i>)	71	49.0%
Livestock - sheep (<i>meat and wool</i>)	39	26.9%
Hay and silage	38	26.2%
Equine	19	13.1%
Tourist accommodation	17	11.7%
Produce sales (<i>from good grown, produced or processed on the land</i>)	14	9.7%
Horticulture (<i>fruit and vegetables</i>)	12	8.3%
Animal training (<i>e.g. horse riding</i>)	8	5.5%
Viticulture	7	4.8%
Livestock products (<i>e.g. eggs, milk</i>)	6	4.1%
Winery	4	2.8%
Animal keeping (<i>e.g. dog breeding</i>)	3	2.1%
Broad-acre crops	1	0.7%
Restaurant	1	0.7%
Other	24	16.6%
Total responses	264	
<i>Respondents nominating at least one type of business</i>	<i>144 (99.3%)</i>	

The following table provides a breakdown of the types of business activities undertaken on the land by the area in which the land holdings are located.

Readers are advised to exercise caution in the interpretation of these results given the very small sample sizes at the precinct level.

Whilst conscious of the small sample sizes, attention is drawn to the following variations:

- **Precinct One** – respondents were somewhat more likely than average to be engaged in carrying beef cattle.



- **Precinct Two** – respondents were somewhat more likely than average to be engaged in carrying beef cattle, sheep, hay and silage, and horticulture.
- **Precinct Three** – respondents were somewhat more likely than average to be engaged in hay and silage, providing tourist accommodation, and produce sales.
- **Precinct Four** – respondents were somewhat more likely than average to be engaged in providing tourist accommodation.
- **Area Five** – respondents were somewhat more likely than average to be engaged in equine, animal training, animal keeping, and other business activities.
- **Multiple Precincts** – respondents were somewhat more likely than average to be engaged in carrying beef cattle and sheep and hay and silage.

Nature of business conducted on the land by precinct
Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents earning agricultural income and providing a response)

<i>Response</i>	<i>Precinct One</i>	<i>Precinct Two</i>	<i>Precinct Three</i>	<i>Precinct Four</i>	<i>Precinct Five</i>	<i>Multiple Precincts</i>
Livestock - cattle (<i>beef</i>)	60.0%	65.9%	54.2%	22.2%	29.4%	71.4%
Livestock - sheep (<i>meat and wool</i>)	33.3%	39.0%	25.0%	22.2%	11.8%	42.9%
Hay and silage	6.7%	39.0%	33.3%	7.4%	29.4%	57.1%
Equine	13.3%	14.6%	0.0%	18.5%	29.4%	0.0%
Tourist accommodation	6.7%	7.3%	20.8%	25.9%	0.0%	0.0%
Produce sales (<i>from good grown, produced or processed on the land</i>)	6.7%	12.2%	16.7%	7.4%	5.9%	0.0%
Horticulture (<i>fruit and vegetables</i>)	0.0%	14.6%	8.3%	7.4%	5.9%	0.0%
Animal training (<i>e.g. horse riding</i>)	0.0%	4.9%	4.2%	7.4%	17.6%	0.0%
Viticulture	6.7%	2.4%	8.3%	3.7%	5.9%	0.0%
Livestock products (<i>e.g. eggs, milk</i>)	0.0%	7.3%	4.2%	3.7%	5.9%	0.0%
Winery	6.7%	2.4%	0.0%	3.7%	0.0%	0.0%
Animal keeping (<i>e.g. dog breeding</i>)	0.0%	2.4%	0.0%	0.0%	11.8%	0.0%
Broad-acre crops	0.0%	0.0%	0.0%	3.7%	0.0%	0.0%
Restaurant	0.0%	0.0%	0.0%	3.7%	0.0%	0.0%
Other	13.3%	14.6%	12.5%	18.5%	23.5%	0.0%
Total responses	23	93	45	42	31	12
<i>Respondents nominating at least one type of business</i>	15 (100%)	41 (100%)	24 (100%)	26 (96.3%)	17 (100%)	7 (100%)

The following table outlines the other types of business activities undertaken on the land.



Other nature of business conducted on the land
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of respondents earning agricultural income and providing a response)

<i>Response</i>	<i>Number</i>
Alpacas	2
Distillery	2
Agroforestry	1
Construction	1
Earthmoving	1
Event venue	1
Farm forestry	1
Flowers	1
Funerals, wakes and interments	1
Garden tours	1
Lease land for farming	1
Livestock pigs	1
Llama walking business	1
Manufacturing	1
Rental	1
Rural	1
Services station / food/ w-shop	1
Telstra tower	1
Timber merchant tenants	1
Timber production	1
Wellbeing and Personal Growth Workshops for my Life Coaching business	1
Wholesale	1
Total	24



Considering expanding business

Respondents who earned business income from the land were asked:

“Are you considering expanding your business to include any additional activities in the next five years?”

Approximately forty percent (40.7%) of respondents earning business income from the land reported that they were either definitely (13.1%) or possibly (27.6%) expanding their business to include additional activities within the next five years.

Expanding business to include additional activities in the next 5 years
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents earning agricultural income and providing a response)

Response	Landowners	
	Number	Percent
Yes - definitely	19	13.1%
Yes - possibly	40	27.6%
No	83	57.2%
Can't say	3	2.1%
Total	145	100%

Potential future business activities

Respondents potentially expanding their business to include additional activities were asked:

“What activities are you considering?”

The 59 respondents who were potentially considering expanding their business to include additional activities in the next five years were asked what activities they were considering.

The following table provides a summary of the potential types of business activities being considered by respondents currently earning business income from their land and potentially considering expanding their business in the next five years.

The results are presented separately for those definitely considering expanding their business and those possibly expanding their business.

The most common potential additional business activities were tourist accommodation related (18.2%), livestock cattle (beef) (14.5%), and horticulture (fruit and vegetables) (9.1%).



It is noted that a significant proportion of respondents outlined a wide range of “other” business activities. The details of these are outlined in the verbatim responses by precinct table following, however in general terms these potential additional business activities include some discussing potential tourism related activities (other than accommodation), such as hosting weddings and functions.

Potential future business activities

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number of respondents earning agricultural income, considering expanding business and providing a response)

Business	Total		Definitely	Possibly
	Number	Percent		
Tourist accommodation	10	18.2%	22.2%	16.2%
Livestock - cattle (<i>beef</i>)	8	14.5%	11.1%	16.2%
Horticulture (<i>fruit and vegetables</i>)	5	9.1%	11.1%	8.1%
Livestock - sheep (<i>meat and wool</i>)	4	7.3%	0.0%	10.8%
Hay and silage	3	5.5%	0.0%	8.1%
Winery	2	3.6%	11.1%	0.0%
Restaurant	2	3.6%	11.1%	0.0%
Equine	1	1.8%	0.0%	2.7%
Produce sales (<i>from good grown, produced or processed on the land</i>)	1	1.8%	0.0%	2.7%
Animal training (<i>e.g. horse riding</i>)	1	1.8%	0.0%	2.7%
Viticulture	1	1.8%	0.0%	2.7%
Animal keeping (<i>e.g. dog breeding</i>)	1	1.8%	5.6%	0.0%
Broad-acre crops	1	1.8%	0.0%	2.7%
Other	15	27.3%	27.8%	27.0%
Not stated	4		1	3
Total	59	100%	19	40

Given the sample size of just 59 respondents who were potentially considering expanding their business to include additional activities in the next five years, no precinct level analysis of variation is warranted.

The responses however have been broken down by precinct in the following table in order to provide some additional insight into the potential future activities being considered across the Rural Conservation Zone.



Potential future business activities

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number of respondents earning agricultural income, considering expanding business and providing a response)

Area	Response	Number
Precinct One	Livestock e.g. goat / cattle	2
	Selling hay	2
	Grazing	1
	Improving the pasture at Ashworths Road	1
	Tourism Accommodation	1
	Winery extension and vineyard extension, purchase more land for sheep	1
Precinct Two	Additional horticulture if Council allows	2
	Tourist accommodation	2
	Astronomy - Dark sky site	1
	Building a space for holding small life coaching related workshops, preferably as a shared building with my husband's photo studio	1
	Cropping	1
	Farm stays, reception venue	1
	Garden lectures and tours	1
	Restaurant, manger's residence	1
	Wedding venue	1
	Small scale art and engineering consultancies	1
Not stated	1	
Precinct Three	Horticulture	3
	Livestock	2
	Tourist accommodation	2
	Host weddings	1
	Increase area under bush covenant	1
Precinct Four	Livestock (beef stud / sheep)	3
	Tourist accommodation	3
	Depends on whether there are changes to the RCZ and the ability to obtain a place of assembly permit	1
	Further cropping	1
	I would like to hold small weddings	1
	More equine activities	1
	Restaurant/distillery	1
	Retail	1
Wine making facilities	1	



Potential future business activities

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents earning agricultural income, considering expanding business and providing a response)

Area	Response	Number
Precinct Five	Livestock - sheep crazing, goats	3
	Accommodation	1
	Expand existing format	1
	Grape vines	1
	Increasing boarding cat numbers	1
	Refurb building and retail area	1
	Researching possibilities - limited	1
	Training / clinics	1
	Viticulture	1
Multiple Precincts	Hay and silage	1
	Truffles	1
Precinct Not Stated	BnB	1
	Horticulture	1
	Timber framing	1
Total		59

Barriers inhibiting the operation or expansion of business

Respondents who earned business income from the land were asked:

“On a scale from zero (not at all) to ten (very significant), to what degree are each of the following a barrier inhibiting the operation or expansion of your business?”

Respondents earning business income from their land were asked to rate the degree to which each of the following were or were not barriers inhibiting the operation or expansion of their business.

The results are presented in two forms, the first graph provides the average score by which each of these aspects is a barrier, on a scale from 0 (not at all) to 10 (very significant).

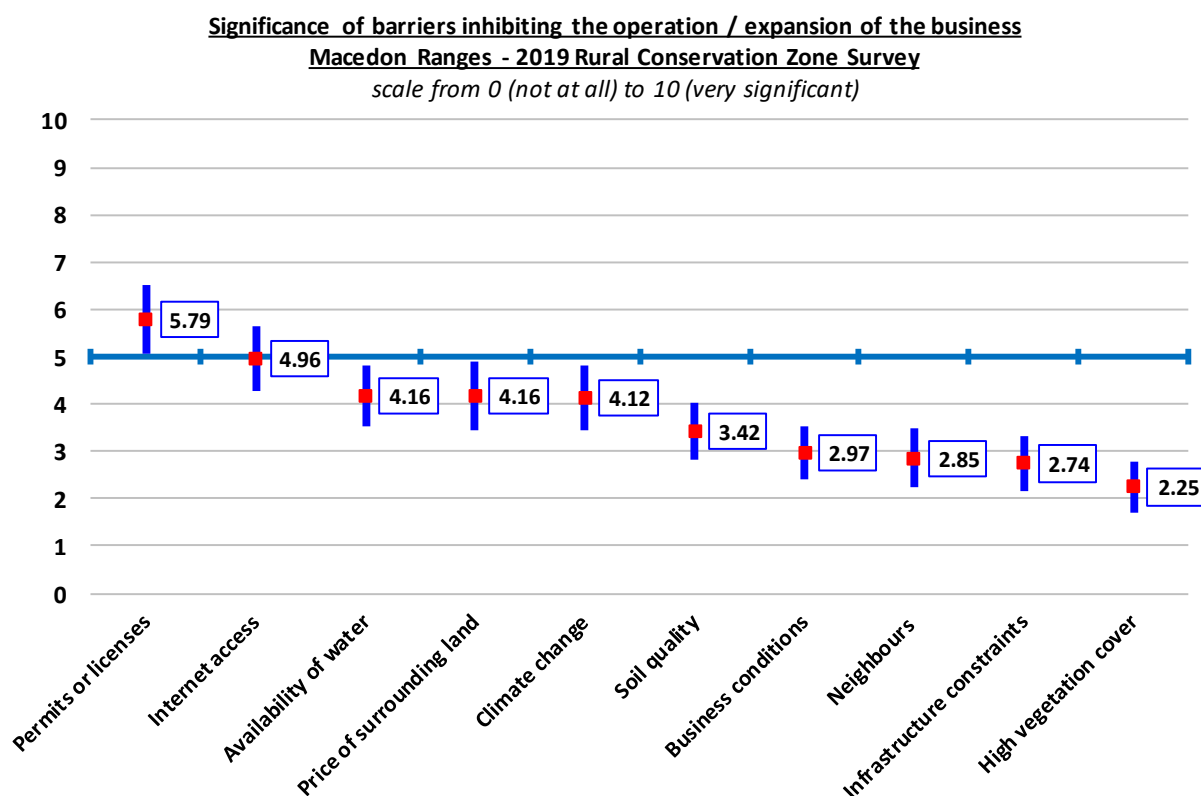
The second graph provides a breakdown of these results into the proportion of respondents who considered each of these to not be a barrier (rating 0 to 4), neutral to somewhat a barrier (rating five to seven), and a very significant barrier (rating 8 to 10).



The degree to which each of these aspects are a barrier to the operation or expansion of their business can best be summarised as follows:

- **Moderately significant** – planning or industry-specific permits or licenses. Almost half of the respondents rated this a significant barrier, whilst approximately one-third did not consider it significant.
- **Neutral** – internet access. Whilst approximately one-third of respondents considered this a significant barrier, a little less than half did not consider it significant.
- **Mildly insignificant** – the availability of water, the price of surrounding land and climate change. Whilst approximately half of the respondents did not consider these three aspects to be significant barriers, one-third considered the price of surrounding land a significant barrier, and approximately one-quarter considered the availability of water and climate change to be significant barriers.
- **Moderately insignificant** – soil quality. Whilst two-thirds of respondents did not consider this to be a significant barrier, approximately one-sixth considered soil quality to be a significant barrier.
- **Very insignificant** – business conditions, neighbours, infrastructure constraints and high vegetation cover were all on average not considered significant barriers. Between two-thirds and three-quarters of respondents did not consider these to be significant barriers, whilst between one-tenth and one-sixth of respondents considered them to be significant barriers.

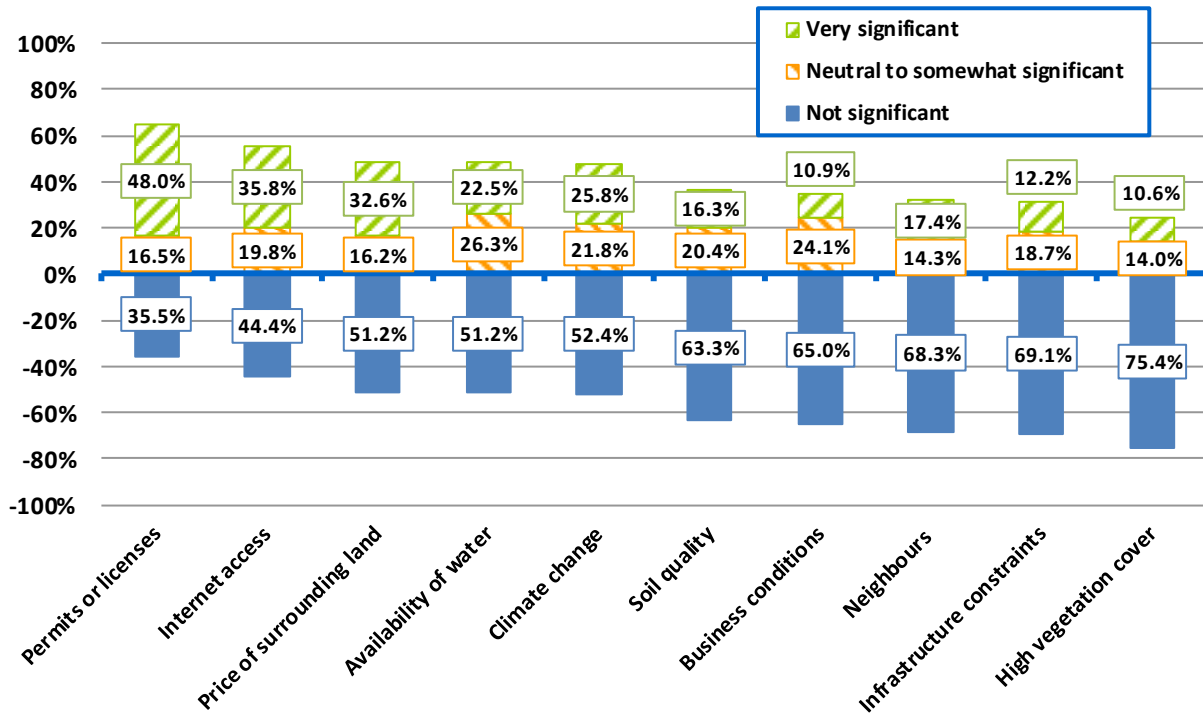
Given the small sample size at the precinct level, no precinct level breakdown of these results is published.



Significance of barriers inhibiting the operation / expansion of the business

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Percent of respondents earning business income and providing a response)



Details of planning or industry-specific permits or licenses

Respondents that identified planning or industry-specific permits or licenses as a barrier inhibiting their operation were asked for details, as outlined in the following table.

Reasons why planning or industry-specific permits or licenses are barriers
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of respondents earning agricultural income and providing a response)

<i>Response</i>	<i>Number</i>
Council red tape / bureaucracy	3
Ability to house farm workers onsite	1
Applied for and denied a building permit on unusable land, so had to build on prime land	1
Because there are so many prohibited uses in an RCZ	1
Council difficult to deal with	1
Council have been very uncooperative in helping	1
Council reluctance for further accommodation	1
Council restrictions / permits	1
Growth in areas, growth in rates	1
Hay shed	1
In the wrong zone	1
Infrastructure	1
Issues with restrictions under rural conservation zoning	1
Liquor licence	1
MRSC is disgraceful to deal with	1
MRSC very difficult - not progressive	1
Not permitted to control kangaroos	1
Overlays which require permission to carry out normal work. Permits to burn, which are only issued on a one size fit all	1
Planning department is not supportive of initiative	1
Planning laws and strategies do not consider micro farming, they tend to lob them in with large broadacre farming practices and thus apply the same rules and regulations	1
Planning laws out of date for business in RCZ	1
Restriction on culling kangaroos	1
Restrictive overlays like this	1
The new SLO will restrict farming in non-visible areas	1
There is a biased view in commercial development restrictive	1
Too many environmental permits	1
Too many restrictions around tourism and accommodation	1
TP problems in conservation zones	1
Waiting for wild flowers to flower before electricity power pole	1
Want a BnB for farm stay and you won't allow	1
Zoning a problem, needs to be agricultural as purchased	1

Total

33



Proportion of household income earned from business on the land

Respondents who earned business income from the land were asked:

“Approximately what proportion of your household income is earned from your business?”

More than half (54.2%) of the respondents earning business income from the land reported that the business income accounted for less than ten percent of their total household income.

A little more than one-fifth (22.5%) reported that the business income from the land accounted for half or more of the total household income.

Metropolis Research notes that 25 of the 145 respondents earning business income from the land chose not to provide a response to this question.

Proportion of household income earned from business
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents earning business income and providing a response)

Percentage	Landowners	
	Number	Percent
Less than 10%	65	54.2%
10% to less than 30%	17	14.2%
30% to less than 50%	11	9.2%
50% or more	27	22.5%
Prefer not to say / not stated	25	
Total	145	100%

Land management

Managing the land area on the property

Respondents who earned agricultural income were asked:

“How do you mostly manage the land area on your property?”

A little less than two-thirds (60.7%) of respondents reported that their land was not farmed and was managed by themselves / their family (58.0%) or managed by a third party (2.7%).

Approximately one-third (36.6%) of respondents reported that they or their family farm the land, and 2.7% reported that the land was farmed by a third party.



Naturally there was significant variation in this result observed between respondents that earn business income from the land and those that do not. Whilst approximately three-quarters (77.6%) of respondents earning business income from their land in the Macedon Ranges farmed the land themselves, a little more than two-thirds (68.5%) of respondents that do not earn business income from the land reported that the land was not farmed and was managed by themselves.

Manage the land area on the property
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of total respondents providing a response)

Stage	Landowners		Earn income*	
	Number	Percent	Yes	No
Farmed by myself / my family	284	36.6%	77.6%	27.2%
Farmed by a third party	21	2.7%	8.4%	1.4%
Not farmed and managed by myself / my family	450	58.0%	11.9%	68.5%
Not farmed and managed by a third party	21	2.7%	2.1%	2.8%
Not stated	23		2	19
Total	799	100%	145	651

(*) Earn income from business on the land

The following table provides a breakdown of these results by precinct. Attention is drawn to the fact that respondents from Precinct Two were significantly more likely to farm the land themselves or by their family than the average across the Shire.

Manage the land area on the property by precinct
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of total respondents providing a response)

Stage	Precinct	Precinct	Precinct	Precinct	Precinct
	One	Two	Three	Four	Five
Farmed by myself / my family	41.4%	62.1%	31.5%	28.9%	39.4%
Farmed by a third party	8.6%	4.2%	2.7%	1.8%	0.0%
Not farmed and managed by myself / my family	48.3%	32.6%	62.0%	65.8%	58.7%
Not farmed and managed by a third party	1.7%	1.1%	3.8%	3.5%	1.8%
Not stated	5	3	4	6	1
Total	63	98	188	234	110



Land management practices

Respondents were asked:

“Which of the following land management practices are you undertaking on your property?”

Almost all (95.1%) of the respondents identified at least one land management practice that they undertake on their property. These respondents identified an average of almost four land management practices each.

Far and away the two land management practices most commonly undertaken by respondents were fire preparedness (84.2%) and weed control (81.9%), with more than four-fifths of respondents undertaking these two activities.

Approximately half (47.6%) of the respondents reported that they engaged in the protection of native vegetation.

A little less than one-third of respondents were engaged in soil health improvement (31.4%), revegetation / establishment of biolinks (29.9%), pest animal control (29.4%), and pasture improvement (27.2%).

A little less than one-sixth (15.1%) of respondents were engaged in repairing soil erosion, and sixty respondents nominated other land management practices in which they were engaged.

There was measurable and significant variation in these results observed between respondents that earned business income from their land and those that did not. Those earning business income from their land were marginally more likely to engage in fire preparedness and weed control. They were however measurably and significantly more likely than those not earning business income from the land to be engaged in all of the other land management practices.



Land management practices undertaken on the property
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of total respondents)

Response	Landowners		Earn income*	
	Number	Percent	Yes	No
Fire preparedness	673	84.2%	87.6%	83.7%
Weed control	654	81.9%	91.0%	80.0%
Protection of native vegetation	382	47.8%	55.2%	46.2%
Soil health improvement	251	31.4%	59.3%	25.2%
Revegetation / establishment of biolinks	243	30.4%	51.7%	25.7%
Pest animal control	235	29.4%	60.7%	22.6%
Pasture improvement	217	27.2%	69.7%	17.7%
Repairing soil erosion	121	15.1%	29.7%	11.8%
Other	46	5.8%	11.7%	4.5%
Total responses	2,822		749	2,066
<i>Respondents identifying at least one land management practice</i>	759 (95.0%)		143 (98.6%)	615 (94.5%)

(*) Earn income from business on the land

There was relatively little measurable variation in these results observed across the five precincts comprising the Rural Conservation Zone, however attention is drawn the following:

- **Precinct Two** – respondents were measurably more likely than average to engage in soil health improvement, revegetation / establishment of biolinks, pest animal control, and pasture improvement.
- **Multiple precincts** – respondents owning land in multiple precincts were somewhat more likely than average to be engaged in soil health improvement, revegetation / establishment of biolinks, and pasture improvement.



Land management practices undertaken on the property by precinct
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of total respondents)

<i>Response</i>	<i>Precinct One</i>	<i>Precinct Two</i>	<i>Precinct Three</i>	<i>Precinct Four</i>	<i>Precinct Five</i>	<i>Multiple Precincts</i>
Fire preparedness	84.1%	87.8%	88.3%	78.6%	88.2%	87.0%
Weed control	79.4%	88.8%	89.9%	74.4%	78.2%	87.0%
Protection of native vegetation	58.7%	56.1%	56.4%	38.9%	40.0%	52.2%
Soil health improvement	19.0%	51.0%	29.3%	30.8%	26.4%	52.2%
Revegetation/establishment of biolinks	38.1%	52.0%	34.0%	19.2%	23.6%	39.1%
Pest animal control	28.6%	51.0%	27.1%	23.9%	27.3%	34.8%
Pasture improvement	28.6%	53.1%	27.1%	15.0%	28.2%	39.1%
Repairing soil erosion	17.5%	21.4%	13.8%	13.2%	16.4%	21.7%
Other	3.2%	9.2%	2.7%	9.4%	3.6%	8.7%
Total responses	225	461	693	710	365	97
<i>Respondents identifying at least one land management practice</i>	<i>59 (93.7%)</i>	<i>95 (96.9%)</i>	<i>181 (96.3%)</i>	<i>216 (92.3%)</i>	<i>107 (97.3%)</i>	<i>22 (95.7%)</i>

Of the 46 respondents who nominated other land management practices that they had undertaken on their property, a total of 42 provided details as outlined in the following table.

There were a range of activities or practices outlined by respondents, with garden related activities most prominent.



Other land management practices undertaken on the property

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number of respondents providing a response)

<i>Response</i>	<i>Number</i>
Garden activities	5
Establish a beautiful garden	2
Garden design and improvement	2
Restoration of historic garden (1870's)	2
Biodynamics	1
Clearing and maintaining water courses	1
Deer control (not declared vermin)	1
Farming and general improvements	1
Fencing deep creek	1
Fencing off water courses /dam	1
General sound farm management	1
Improving hydrology	1
Maintain bushfire defence zone	1
Majority of land is gated for sheep and other areas for garden development	1
Mitigate erosion risk	1
Mowing	1
Need to clean ground trash and scrub to improve farm vegetation	1
Organic certified	1
Organic principles to protect the environment	1
Picking up rubbish regularly	1
Planting of 100% of areas	1
Protection of heritage listed trees and building	1
Regeneration chemical free	1
Riparian zone	1
Roadside clearance	1
Rotational exposure to cattle	1
Self cared for in all ways	1
Service station, Food & W-shop	1
Stocking density that preserves soil/pasture	1
Sustainable farming	1
Water conservation	1
We are consciously under-stocked	1
What we do for trust for nature covenant and also bird surveys	1
Wildlife friendly	1
Wind mitigation	1
Total	42



Issues as a challenge to implementing best practice land management

Respondents were asked:

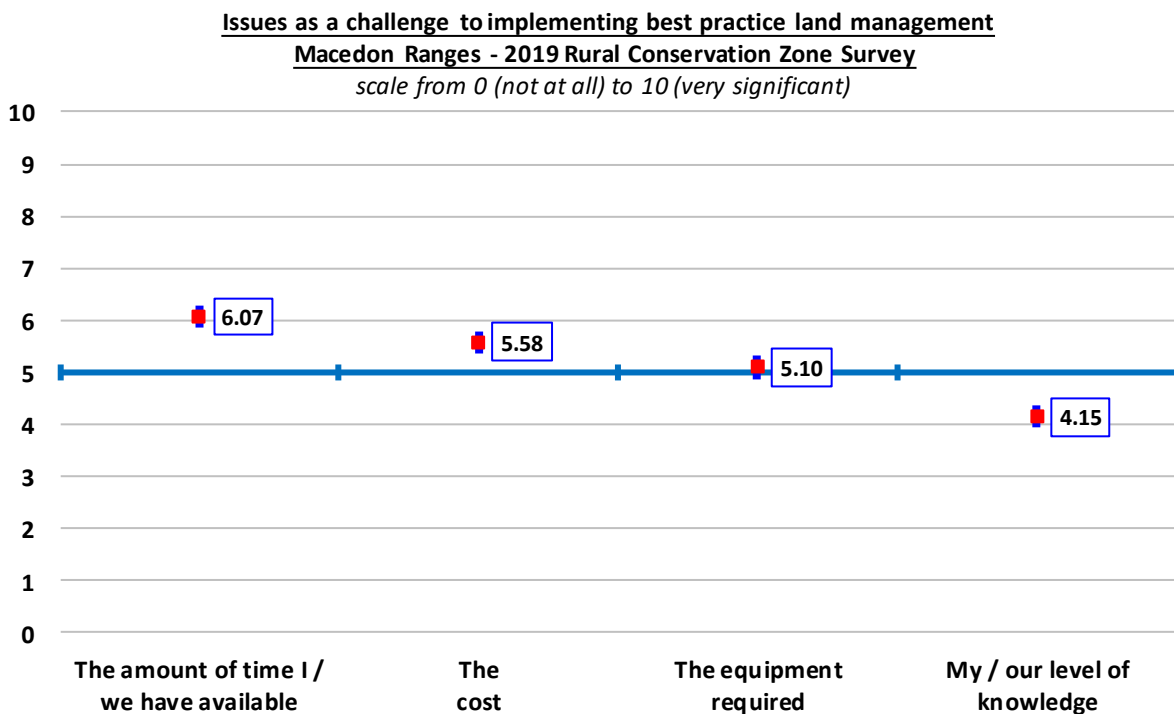
“On a scale from zero (not at all) to ten (very significant), to what degree are each of the following a challenge to you implementing best practice land management?”

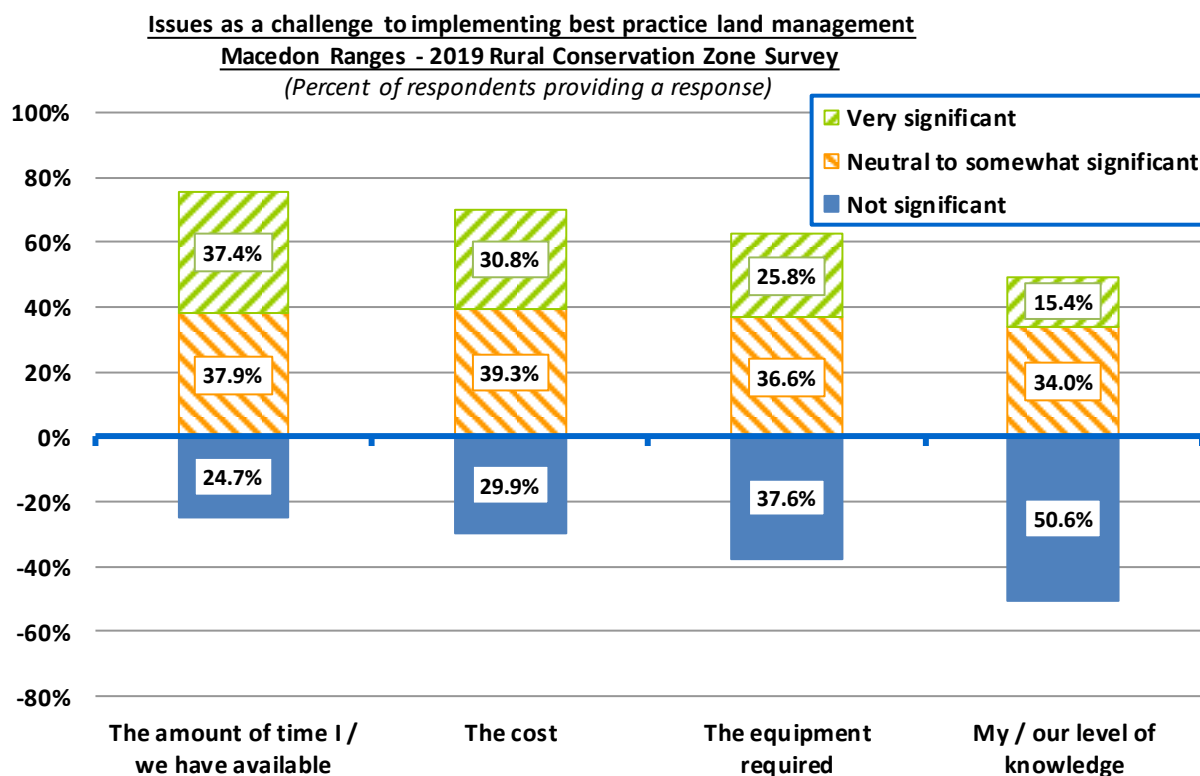
Respondents were asked to rate the significance of each of four aspects as a challenge to them implementing best practice land management.

The results are presented in two forms, the first graph provides the average score by which each of these aspects is a challenge, on a scale from 0 (not at all) to 10 (very significant). The second graph provides a breakdown of these results into the proportion of respondents who considered each of these to not be a challenge (rating 0 to 4), neutral to somewhat a challenge (rating five to seven), and a very significant challenge (rating 8 to 10).

The results can best be summarised as following:

- **Moderate challenge** – the amount of time respondents have available. More than one-third of respondents considered this a significant challenge, whilst one-quarter did not consider it a challenge.
- **Neutral** – the cost and the equipment were, on average very mildly a challenge. Whilst more than one-quarter of respondents considered both of these to be a significant challenge, approximately one-third did not consider them a significant challenge.
- **Mildly insignificant** – respondents level of knowledge. Whilst a little less than one-sixth of respondents considered this to be a very significant challenge, more than half of the respondents did not consider it to be a significant challenge.





The following graphs provide a comparison of the average challenge each of these four issues pose to implementing best practice land management for respondents from each of the five precincts comprising the Rural Conservation Zone, as well as a comparison for respondents’ earning business income from their land and those who do not.

There was no measurable variation in the average challenge posed by these four issues observed across the five precincts.

There was however was some measurable variation observed between respondents’ that earn business income from their land and those who do not, as follows:

- **Respondents’ who earn business income from the land** – rated “the cost” a measurably greater challenge to implementing best practice land management than respondents’ who do not earn business income from their land.
- **Respondents’ who do not earn business income from the land** – rated “my / our knowledge” and “the equipment required” a measurably greater challenge to implementing best practice land management than respondents’ who do not earn business income from their land.

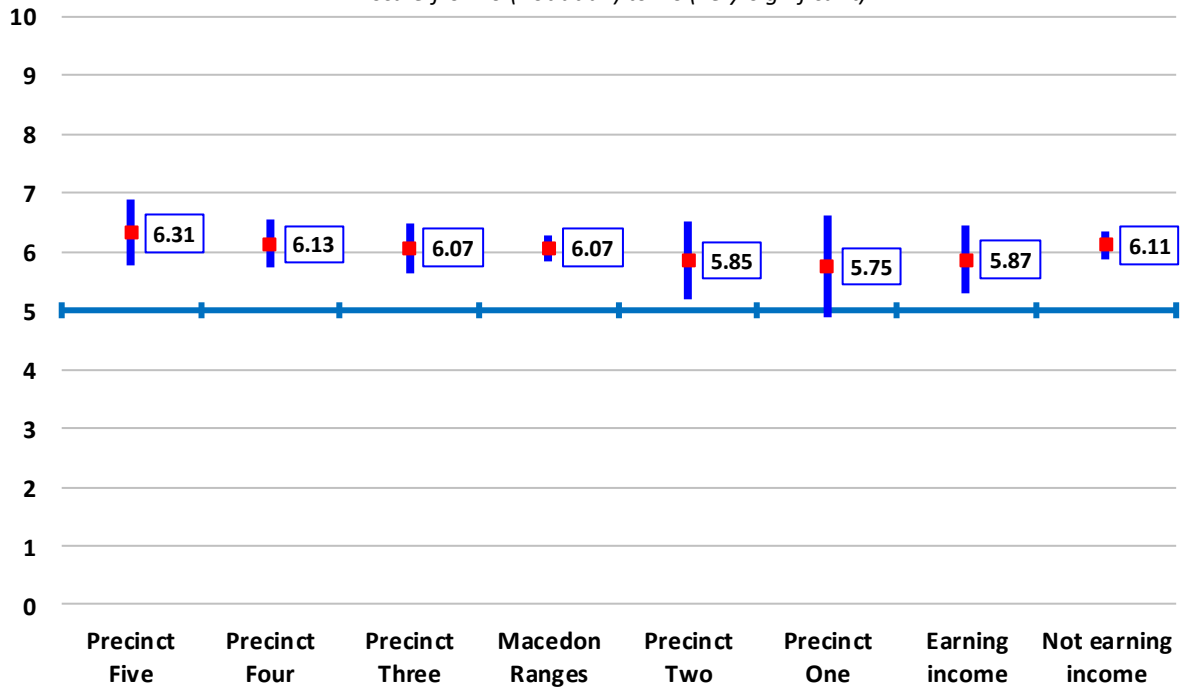
There was no measurable variation in the average challenge of “the amount of time respondents have available” observed across the five precincts, or between respondents that earn business income from the land and those who do not.



"The amount of time I / we have available" as a challenge to implementing best practice land management

Macedon Ranges - 2019 Rural Conservation Zone Survey

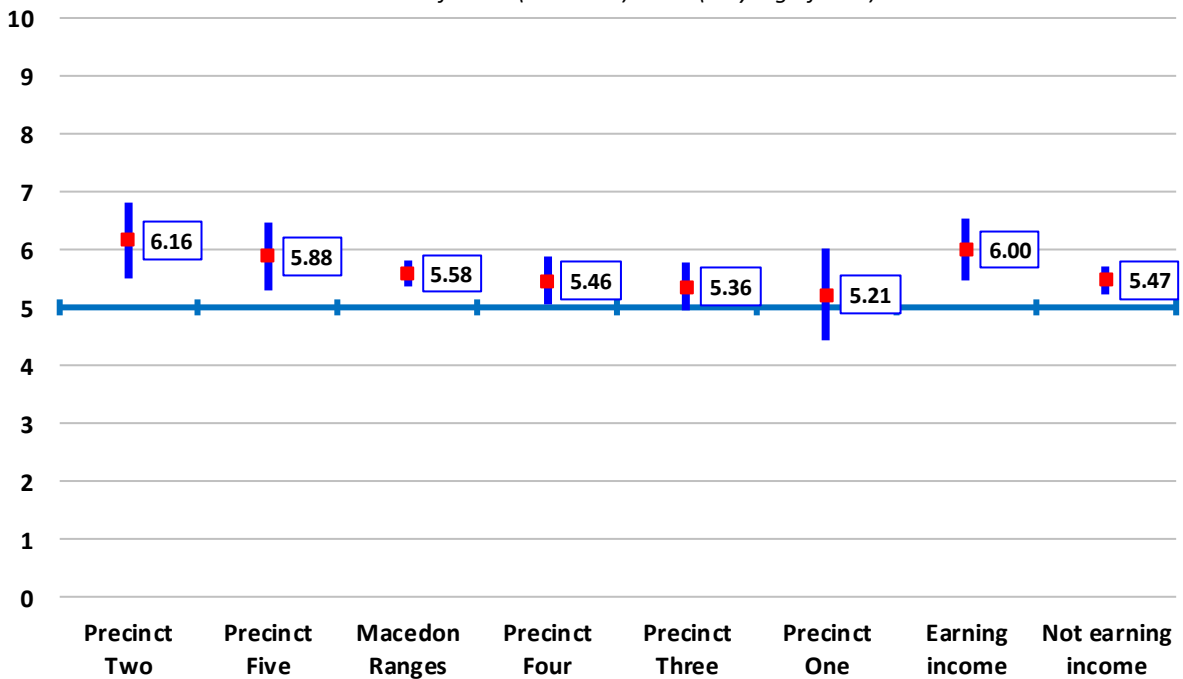
scale from 0 (not at all) to 10 (very significant)



"The cost" as a challenge to implementing best practice land management

Macedon Ranges - 2019 Rural Conservation Zone Survey

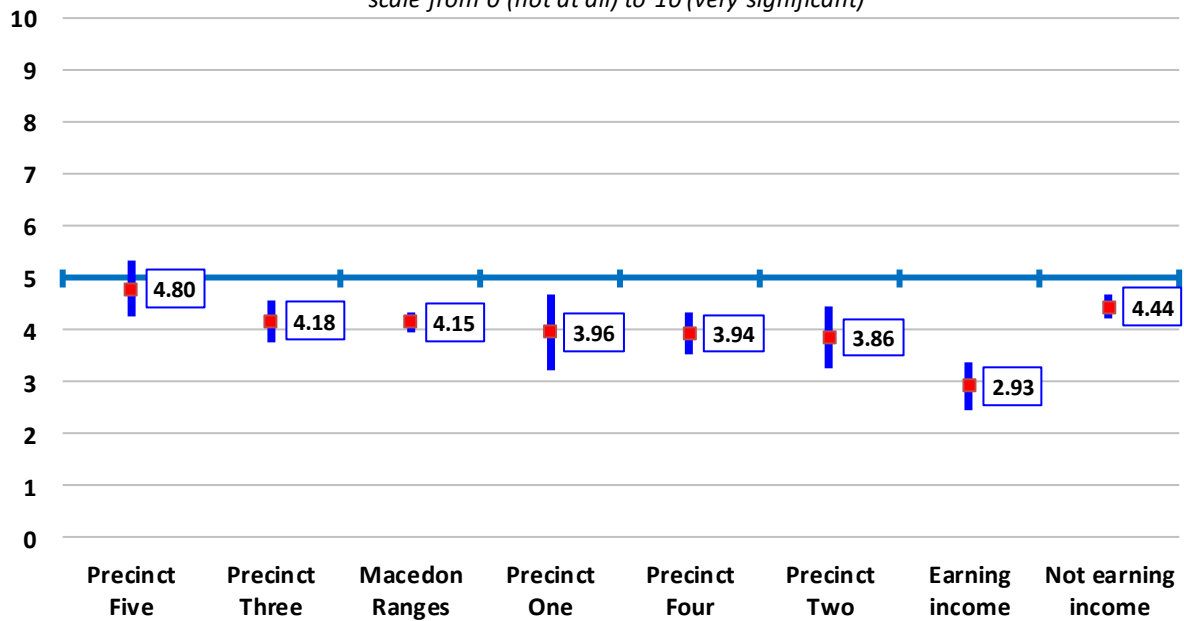
scale from 0 (not at all) to 10 (very significant)



"My / our level of knowledge" as a challenge to implementing best practice land management

Macedon Ranges - 2019 Rural Conservation Zone Survey

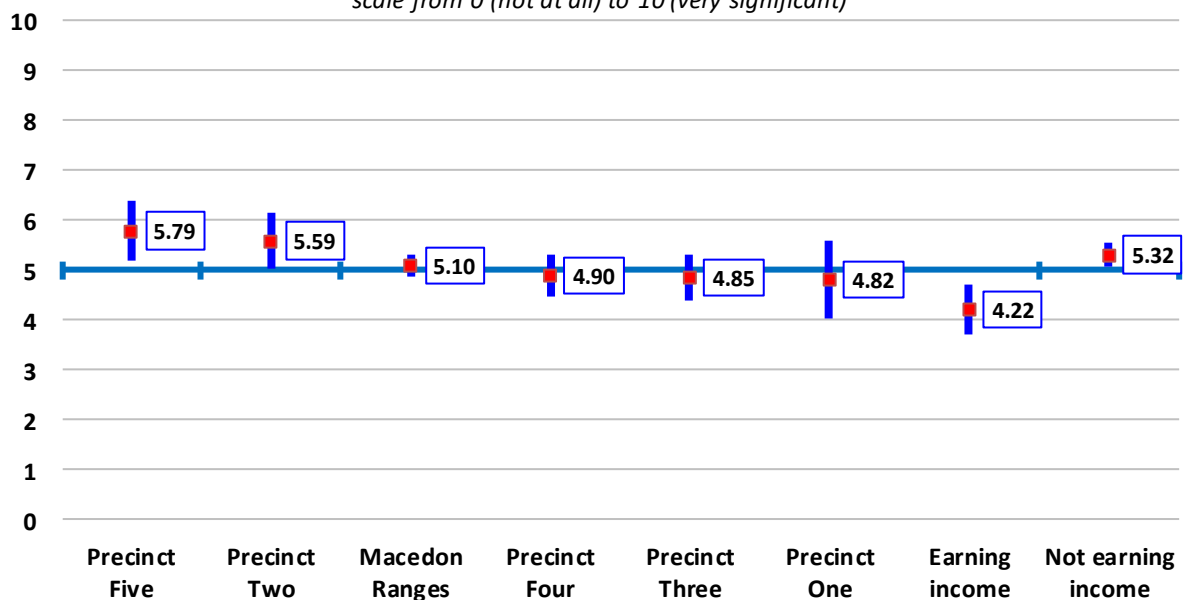
scale from 0 (not at all) to 10 (very significant)



"The equipment required" as a challenge to implementing best practice land management

Macedon Ranges - 2019 Rural Conservation Zone Survey

scale from 0 (not at all) to 10 (very significant)



Topics for further information or assistance

Respondents were asked:

“On which of the following topics would you like further information or assistance?”

Respondents were asked to select from a precoded list of thirteen (including “other”), all the topics about which they would like further information or assistance.

A little more than two-thirds (70.7%) of respondents selected at least one topic about which they would like further information or assistance. These respondents selected an average of approximately three topics each.

The three topics about which respondents were most likely to want further information or assistance were weed control (31.4%), pest animal control (27.2%), and local native flora and fauna (24.9%).

One-fifth (20.5%) of respondents wanted further information or assistance on soil health improvement.

There was some variation in these results observed between respondents that earn business income from their land and those who do not, as follows:

- **Earn business income** – respondents were measurably more likely to want information on the protection of native vegetation, pasture improvement, and grazing.
- **Do not earn business income** – respondents were measurably more likely to want information on local native flora and fauna and climate change impacts.



Topics for further information or assistance
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of total respondents)

Response	Landowners		Earn income*	
	Number	Percent	Yes	No
Weed control	251	31.4%	26.2%	32.7%
Pest animal control	217	27.2%	26.9%	27.3%
Local native flora and fauna	199	24.9%	13.1%	27.5%
Soil health improvement	164	20.5%	27.6%	18.9%
Protection of native vegetation	148	18.5%	9.0%	20.7%
Climate change impacts	138	17.3%	20.7%	16.4%
Fire preparedness	125	15.6%	10.3%	16.9%
Revegetation / establishment of biolinks	118	14.8%	14.5%	14.7%
Pasture improvement	107	13.4%	27.6%	10.1%
Property planning / land management plan	92	11.5%	15.2%	10.6%
Grazing	62	7.8%	15.9%	5.8%
Repairing soil erosion	40	5.0%	5.5%	4.9%
Other	52	6.5%	9.7%	5.8%
Total responses	1,713		322	1,384
<i>Respondents identifying at least one topic about which they would like information or assistance</i>	<i>565</i> <i>(70.7%)</i>		<i>99</i> <i>(68.3%)</i>	<i>465</i> <i>(71.4%)</i>

(*) Earn income from business on the land

There was relatively little meaningful variation in these results observed across the five precincts in comparison to the average, although attention is drawn to the following:

- **Precinct Two** – respondents were measurably more likely than average to want information on soil health improvement, pasture improvement, and grazing.
- **Precinct Five** – respondents were measurably more likely than average to want information on weed control.



Topics for further information or assistance by precinct
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of total respondents)

<i>Response</i>	<i>Precinct One</i>	<i>Precinct Two</i>	<i>Precinct Three</i>	<i>Precinct Four</i>	<i>Precinct Five</i>
Weed control	30.2%	34.7%	34.6%	20.9%	39.1%
Pest animal control	31.7%	23.5%	27.7%	26.5%	30.0%
Local native flora and fauna	30.2%	17.3%	31.4%	24.4%	20.0%
Soil health improvement	19.0%	28.6%	23.4%	13.7%	20.9%
Protection of native vegetation	25.4%	19.4%	25.5%	15.8%	10.9%
Climate change impacts	19.0%	19.4%	16.0%	16.2%	13.6%
Fire preparedness	22.2%	11.2%	15.4%	14.5%	10.0%
Revegetation / establishment of biolinks	20.6%	17.3%	19.1%	10.3%	14.5%
Pasture improvement	12.7%	27.6%	9.0%	7.7%	18.2%
Property planning / land management pla	15.9%	14.3%	11.2%	8.5%	13.6%
Grazing	11.1%	14.3%	7.4%	3.4%	8.2%
Repairing soil erosion	7.9%	7.1%	4.3%	4.7%	6.4%
Other	4.8%	12.2%	5.3%	7.3%	2.7%
Total responses	158	242	433	407	229
<i>Respondents identifying at least one topic about which they would like information or assistance</i>	<i>47 (74.6%)</i>	<i>69 (70.4%)</i>	<i>137 (72.9%)</i>	<i>152 (65.0%)</i>	<i>81 (73.6%)</i>

Of the 52 respondents that nominated other topics about which they would like information or assistance, a total of 48 provided details, as outlined in the following table.

There were a wide range of issues and topics raised by a small number of respondents, as is clearly outlined in the table.

Some of these responses refer to issues around control of kangaroos, issues with land management, bushfire issues, planning and other regulations and restrictions, and farming practices.



Other topics for further information or assistance
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of respondents providing a response)

<i>Response</i>	<i>Number</i>
Kangaroos out of control	6
Establishment of native pasture	2
How to get a permit on our freehold land to build a house	2
Proper re-zoning of rural land	2
Want Council to do Council services and leave me be	2
Access and roads	1
Already in Landcare so have access to lots of help and expertise	1
Bee keeping	1
Business refurbishment in RCZ	1
Cleaning of fallen timber	1
Control of motorbikes, dog offleads, hunters	1
Controlling neighbour's weed	1
Creek protection	1
Drainage problem - flood mitigation	1
Educating others on land management practices	1
Education of new landholders to living in a family area, their restraining dogs, fire breaks etc. responsibilities in regard to fencing	1
Eradication of blackberries	1
Fencing for conservation - flora / fauna, soil conservation and pasture	1
Future of my landholding	1
Happy to be left alone	1
Interpretation of the planning requirements	1
Land development	1
Land management relating to fire safety - notify of planning changes	1
Legality of tiny houses on the property for casual - workers/helpers	1
Marketing farm products locally (assistance / cooperation)	1
Muscle power	1
NBN means no landline if reception is lost and not power i.e. no means of communication in rural fire warnings etc.	1
Let me sell the land	1
Rain	1
Regenerative farming practices	1
Roadside to our farm	1
Roadside weeds and fire risk	1
Sources of support (free organic and opportunities to sell product)	1
Too old to care	1
Tree felling	1
I don't want to pay to help townies look after their land	1
We need to educate people to stop throwing plastic bottles and tin cans along the roadside. Central Vic is bad	1
Need reliable mobile reception in a fire prone area	1
Small scale floristry enterprises	1



Local land care network

Respondents were asked:

“Are you involved in your local land care network?”

Approximately one-sixth (17.1%) of respondents reported that they were involved in their local land care network.

Respondents that earned business income from their land (28.1%) were twice as likely to be involved in their local land care network than respondents that did not earn business income from their land (14.5%).

Involved in the local land care network
Macedon Ranges 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

Response	Landowners		Earn income*	
	Number	Percent	Yes	No
Yes	124	17.1%	28.1%	14.5%
No	603	82.9%	71.9%	85.5%
Not stated	72		17	53
Total	799	100%	145	651

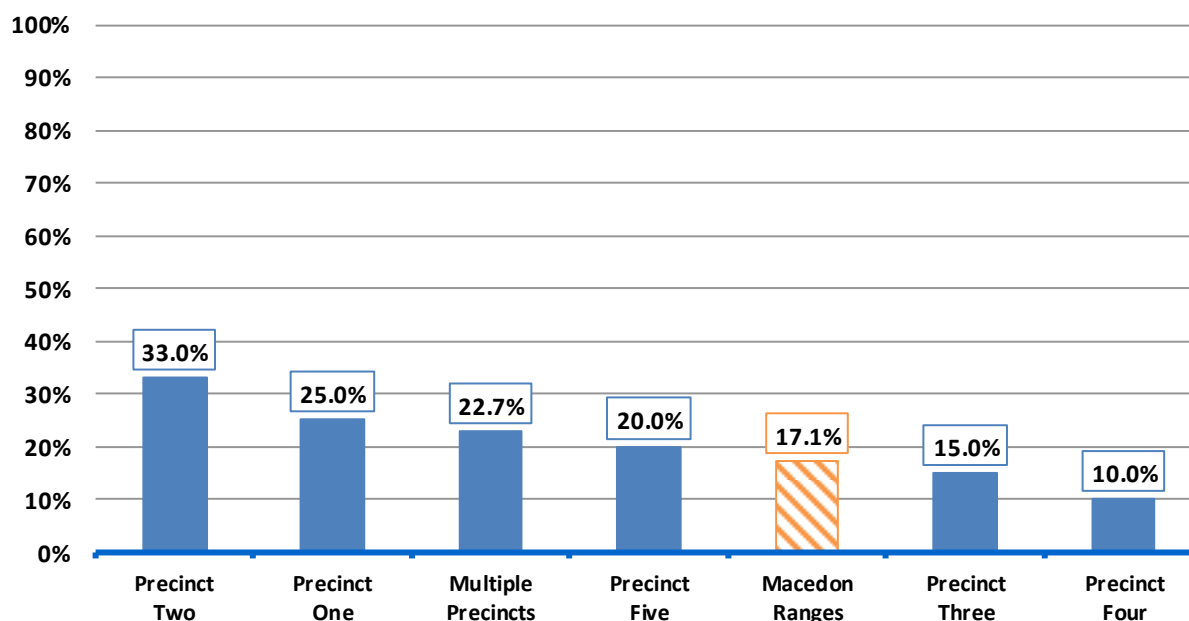
() Earn income from business on the land*

There was measurable variation in this result observed across the five precincts comprising the Rural Conservation Zone, with respondents from Precinct Two (33.0%) almost twice as likely to be involved in their local land care network than the average.

It is noted that respondents from Precinct Four (10.0%) were notably less likely than average.



Involved in local land care network by precinct
Macedon Ranges - 2019 Rural Conservation Zone Survey
 (Percent of total respondents)



Rural Conservation Zone

Agreement with selected statements about the Rural Conservation Zone

Respondents were asked:

“On a scale from zero (strongly disagree) to ten (strongly agree), please rate your agreement with the following statements about the Rural Conservation Zone?”

Respondents were asked to rate their level of agreement or disagreement with ten statements about the Rural Conservation Zone.

The results are presented in two forms, the average agreement, on a scale from 0 (strongly disagree) to 10 (strongly agree).

The second is a breakdown of these results into the proportion of respondents who disagreed (rating 0 to 4), neutral to somewhat agreed (rating five to seven), and strongly agreed (rating 8 to 10).

These results can best be summarised as follows:

- **Strong Agreement** – that “new development on rural land should minimise impacts on biodiversity and environmental values” and “the rural landscape should be protected as one of the defining visual characteristics of the Shire” , and “new developments on rural land should minimise visual impact, particularly from key landscape vantage points”. Approximately two-thirds of respondents strongly agreed with these three statements, whilst a little more than ten percent disagreed.



- **Moderate Agreement** – that “new development on rural land should result in improved biodiversity and environmental values”, “I support rural land being used for innovative uses or niche production activities”, and “owners of land in the Rural Conservation Zone should be encouraged to undertake land management activities including fencing of waterways, revegetation of degraded areas and weed control”. Whilst a little more than half of the respondents strongly agreed with these three statements, a little less than one-sixth disagreed.
- **Mild Agreement** – that “dwellings should only be allowed if they don’t prejudice the environmental values of the land”. Whilst a little less than half of the respondents strongly agreed with this statement, one-quarter disagreed.
- **Marginal Agreement** – that “property owners should be free to manage their land as they see fit”. Respondents were almost equally split on this statement, with one-third strongly agreeing, one-third neutral to somewhat agree, and one-third disagree.
- **Neutral** – that “I am familiar with the controls in the Rural Conservation Zone in the planning scheme”. Whilst a little less than half of the respondents disagreed with this statement, approximately one-quarter strongly agreed.
- **Mild Disagreement** – that “It is inappropriate to use land in the Rural Conservation Zone for tourism activities”. Whilst half of the respondents disagreed with this statement, a little less than one-quarter strongly agreed.

These results show that the majority of respondents strongly agreed with the three statements about protecting and minimising impacts on the rural landscape, biodiversity and environmental values. Respondents were however less strongly in agreement with the statements about improving biodiversity or the statements about landowners being encouraged to undertake land management activities.

Whilst there is still majority agreement with statements that imply some limitations on development, agreement with the statements about these types of controls is measurably less strong than agreement with the statements about protecting biodiversity and environmental values.

This is most evident in relation to the agreement about property owners being free to manage their land as they see fit. More than a third of the respondents disagreed with this statement, even though many of these same respondents agreed with the three statements about protecting and minimising impacts on the rural landscape, biodiversity and environmental values.

This highlights the fact that many in the community are supportive of protecting the environmental values of the land, but they are less in favour of controls on the rights of property owners to manage their own land as they see fit.

In the experience of Metropolis Research, this is a common outcome in planning related research. Property owners often agree strongly with core planning principles, but they often have some reticence around the application of those principles in planning controls that potentially limit their ability to manage their property as they see fit.



Agreement with selected statements about the Rural Conservation Zone

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Number and percent of respondents providing a response, and average agreement on a scale from zero (strongly disagree) to ten (strongly agree))

<i>Statement</i>	<i>Number</i>	<i>Disagree</i>	<i>Neutral to somewhat agree</i>	<i>Strongly agree</i>	<i>Average agreement</i>
New development on rural land should minimise impacts on biodiversity and environmental values	752	10.4%	23.8%	65.8%	7.78
The rural landscape should be protected as one of the defining visual characteristics of the Shire	756	12.6%	22.1%	65.3%	7.71
New developments on rural land should minimise visual impact, particularly from key landscape vantage points	753	12.9%	22.4%	64.7%	7.65
New development on rural land should result in improved biodiversity and environmental values	742	14.4%	30.3%	55.3%	7.21
I support rural land being used for innovative uses or niche production activities	718	13.0%	33.3%	53.7%	7.07
Owners of land in the Rural Conservation Zone should be encouraged to undertake land management activities including fencing of waterway, revegetation of degraded areas and weed control	745	16.2%	29.8%	54.0%	6.99
Dwellings should only be allowed if they don't prejudice the environmental values of the land	743	24.9%	28.0%	47.1%	6.39
Property owners should be free to manage their land as they see fit	757	38.4%	29.3%	32.3%	5.30
I am familiar with the controls in the Rural Conservation Zone in the planning scheme	720	41.8%	32.2%	26.0%	4.93
It is inappropriate to use land in Rural Conservation Zones for tourism activities	735	49.9%	27.3%	22.8%	4.46



The following table provides a breakdown of average agreement with these ten statements for the five precincts comprising the Rural Conservation Zone, as well as a breakdown between respondents earning business income from their land and those that do not.

Statistically significant variations are noted on the table with the appropriate arrows.

Attention is also drawn to the fact that respondents that earned business income from the land were measurably more in agreement with three statements and measurably less in agreement with seven statements.

There was relatively little measurable variation in these results observed across the five precincts, although it is noted that respondents from Precinct One were measurably less in agreement than average with three statements. It is also noted that respondents from Area Five were measurably more in agreement with one statement and less in agreement with one.



Agreement with selected statements about the Rural Conservation Zone by area and income

Macedon Ranges - 2019 Rural Conservation Zone Survey

(Average agreement on a scale from zero (strongly disagree) to ten (strongly agree))

Statement	Land owners	Area One	Area Two	Area Three	Area Four	Area Five	Earn income*	
							Yes	No
New development on rural land should minimise impacts on biodiversity and environmental values	7.78	6.91	7.21	8.24	7.89	7.49	6.46↓	8.07
The rural landscape should be protected as one of the defining visual characteristics of the Shire	7.71	6.85	7.50	7.94	7.84	7.31	6.51↓	7.98
New developments on rural land should minimise visual impact, particularly from key landscape vantage points	7.65	6.62↓	7.32	8.09	7.61	7.36	6.65↓	7.87
New development on rural land should result in improved biodiversity and environmental values	7.21	6.13↓	6.58	7.54	7.40	7.05	6.01↓	7.47
I support rural land being used for innovative uses or niche production activities	7.07	7.68	7.09	6.96	6.94	7.02	7.75↑	6.92
Owners of land in the Rural Conservation Zone should be encouraged to undertake land management activities including fencing of waterway, revegetation of degraded areas and weed control	6.99	6.58	6.95	7.28	7.14	6.22↓	6.27↓	7.15
Dwellings should only be allowed if they don't prejudice the environmental values of the land	6.39	5.04↓	6.29	6.56	6.51	6.01	5.29↓	6.63
Property owners should be free to manage their land as they see fit	5.30	6.28	5.49	4.96	4.96	6.14↑	6.35↑	5.07
I am familiar with the controls in the Rural Conservation Zone in the planning scheme	4.93	4.73	5.30	5.09	4.69	4.96	5.89↑	4.70
It is inappropriate to use land in Rural Conservation Zones for tourism activities	4.46	4.37	3.95	4.49	4.50	4.39	3.33↓	4.72

(*) Earn income from business on the land

(↑ - the result is measurably higher than the average)

(↓ - the result is measurably lower than the average)



Respondent profile

The following section outlines the profile of respondents to the Rural Conservation Zone Survey. Given that the demographic profile of landowners within the Rural Conservation Zone is unknown, it is not possible to make statements about the degree to which the respondent profile obtained in the survey reflects the underlying population of landowners.

Age structure

The overwhelming majority of respondents were middle-aged, older adults or senior citizens.

Age group
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

Age group	Landowners	
	Number	Percent
Adolescents (15 to 19 years)	0	0.0%
Young adults (20 to 34 years)	18	2.3%
Adults (35 to 44 years)	80	10.3%
Middle aged adults (45 to 59 years)	275	35.5%
Older adults (60 - 74 years)	305	39.4%
Senior citizens (75 years and over)	97	12.5%
Not stated	24	
Total	799	100%

Gender

A little-less than two-thirds of respondents were male and a little more than one-third were female.

Gender
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

Gender	Landowners	
	Number	Percent
Male	463	61.7%
Female	286	38.1%
Other	1	0.1%
Prefer not to say / not stated	49	
Total	799	100%



Language spoken at home

The overwhelming majority of respondents were English-speaking, with the majority of multi-lingual respondents speaking European languages at home.

Language spoken at home
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

Language	Landowners	
	Number	Percent
English	702	90.7%
German	15	1.9%
Italian	14	1.8%
French	5	0.6%
Polish	3	0.4%
Greek	2	0.3%
Slovenian	2	0.3%
Bosnian	1	0.1%
Cantonese	1	0.1%
Chinese	1	0.1%
Croatian	1	0.1%
Czech	1	0.1%
Dutch	1	0.1%
Japanese	1	0.1%
Lao	1	0.1%
Malay	1	0.1%
Maltese	1	0.1%
Mandarin	1	0.1%
Persian	1	0.1%
Sinhalese	1	0.1%
Vietnamese	1	0.1%
Multiple languages	5	0.6%
Other languages n.f.d	12	1.6%
Not stated	25	
Total	799	100%



Household member with a disability

Ten percent of respondent households included a household member with a disability.

Household member with a disability
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

Response	Landowners	
	Number	Percent
Yes	76	10.0%
No	687	90.0%
Not stated	36	
Total	799	100%

Household structure

Consistent with the age structure results, it is noted that the majority of respondent households were couple households without children, sole person households, or families with adult children only.

Household structure
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number and percent of respondents providing a response)

Structure	Landowners	
	Number	Percent
Two parent family total	339	44.1%
<i>youngest child 0 - 4 years</i>	38	4.9%
<i>youngest child 5 - 12 years</i>	57	7.4%
<i>youngest child 13 - 18 years</i>	67	8.7%
<i>adult children only</i>	177	23.0%
One parent family total	28	3.6%
<i>youngest child 0 - 4 years</i>	0	0.0%
<i>youngest child 5 - 12 years</i>	5	0.7%
<i>youngest child 13 - 18 years</i>	5	0.7%
<i>adult children only</i>	18	2.3%
Couple only household	283	35.4%
Group household	8	1.0%
Sole person household	99	12.4%
Extended or multiple families	12	1.5%
Not stated	30	
Total	799	100%



General comments

Respondents were asked:

“Do you have any other comments about issues and opportunities for farming (sic) land and agriculture within Macedon Ranges Shire?”

Respondents were provided an open-ended opportunity to provide additional comments that they felt were relevant to the survey. There was a small error in the question referring to farming land, rather than the Rural Conservation Zone. Given the broad nature of the responses received, this error is unlikely to have had a significant impact on the responses provided to this question.

As is apparent from a reading of the variety of issues and topics raised by respondents, the question operated as was intended, with respondents providing responses that cover a very diverse range of issues. Most of these issues relate in some way to land in the municipality, including bushland, farming and residential land, but also cover a wide range of other topics.

The open ended responses have been broadly categorised into issues, topics and areas of policy to assist readers in the examination of the responses. However, the responses have not been broken down into their constituent parts and categorised separately. This approach was undertaken by design, as the question is a voluntary “catch-all” style question. Because respondents were not specifically asked about individual issues and topics, these results cannot be read as a statistical measure of the relative importance of the issues raised by respondents in providing a response to this question.

Many respondents who may have strong views about some of the issues covered in this survey, will have felt that these issues were adequately explored in the main body of the survey, and therefore did not feel compelled to further elaborate in this question. Other respondents will have felt that the survey did not necessarily provide them an adequate opportunity to express their personal views about the issues of most importance to them, and they have taken that opportunity in responding to this question.

The results therefore are more in line with a consultation approach, rather than a statistically rigorous question, and the answers should be read with that context in mind.

The 450 comments received by respondents have been broadly categorised into 22 broad categories, including “other”.

The largest single category of responses relate to Council policies, restrictions, engagement with the community, including often comments related specifically to how planning is undertaken. Approximately one-sixth of the comments were categorised into this broad category. A number of the responses in this category refer to how Council undertakes planning activities in the Shire, with more of these being somewhat more negative rather than positive about how Council currently undertakes planning. It is noted however, that some of these comments were suggestions about how Council should undertake planning in the future.



The next largest two categories of comments relate to support and opposition to housing and development in the rural areas of the municipality, with approximately ten percent of the responses included in each of these two categories. There were a significant number of respondents making the point that they believe landowners in the Rural Conservation Zone should be allowed to construct a residential dwelling on the land, including some wanting the right to sub-divide the land for housing.

An almost equal number of responses were received that were categorised as generally opposing development in the rural areas of the municipality, including many referring specifically to the Rural Conservation Zone areas. Attention is drawn to the fact that whilst 9.3% of the responses to this question were broadly categorised as opposing development, 1.6% were broadly categorised as being supportive of development.

Approximately five percent of the responses to this question related to the protection of agricultural / farming land (5.6%), protection of flora, fauna and biodiversity (5.3%), weed and pest control (5.3%), and pest animal management (4.7%). There were also 5.1% of responses referring to agritourism, agribusiness, tourism and leisure businesses.

General comments
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of responses)

<i>Comment</i>	<i>Landowners</i>	
	<i>Number</i>	<i>Percent</i>
Council policies / restrictions / engagement / planning	75	16.7%
Support housing	44	9.8%
Oppose development	42	9.3%
Protection of agricultural / farming land	25	5.6%
Protection of flora, fauna, biodiversity	24	5.3%
Weed and pest control	24	5.3%
Agritourism / agribusiness / tourism / leisure business	23	5.1%
Pest animal management	21	4.7%
Roads / transport / traffic	15	3.3%
Infrastructure	15	3.3%
Bushfire safety	14	3.1%
Survey	13	2.9%
Protection of rural conservation land / zone	11	2.4%
Communication and awareness	10	2.2%
Support development	7	1.6%
Renewable energy	7	1.6%
Rates	6	1.3%
Cost of farming	6	1.3%
Pollution	5	1.1%
Agribusiness and opportunities due to proximity to Melbourne	5	1.1%
Other opportunities	4	0.9%
Other	54	12.0%
Total	450	100%



General comments
Macedon Ranges - 2019 Rural Conservation Zone Survey
(Number of responses)

Comment	Number
<i>Support housing</i>	
Allowing subdivision more easily	4
Every land owner should have the right to build a home on their property	2
4 acre properties are not suitable for farming, but may, with subdivision , be very suitable for encouraging more people to move to Woodend and hence provide you with more income from rates	1
A bit of land could be freed for 'urban' growth within reason in Macedon. I would love to scale down at some time but still live locally	1
Building dwellings on land less than 100 acres in rural conservation should be reduced to at least 50 acres	1
Consider developments / residential / enviro friendly designs on land less than 100 acres	1
Dwelling homes / tiny houses on property need to be permitted to present communities for retirees and next generation	1
Every title should have right to build dwelling consolidate titles if need be	1
Housing should be encouraged as our community needs to grow to remain vibrant	1
I agree with having some controls over sub-dividing rural / farmland. Do not agree with having prohibition environmental and farm zone controls, e.g. should be able to build houses on land in the farm zone	1
I don't see why I am not allowed to subdivide my property within reason e.g. split a 80 acre property into 2 x 40 acre allotments with a permit to build, this can be done with minimum environmental impact on the land	1
I find it interesting that my property runs right into the middle of Tylden and is zoned Rural Conservation. The Tylden Quarry on the other hand has expanded directly in a gully and waterway as allowed to expand, yet I am unable to subdivide	1
I think residents on 5 ha or less blocks should be allowed to subdivide before any further broad acreage is subdivided as the small blocks are not viable for agriculture	1
I would like the opportunity to build a house on land that me and my family has owned for approximately 60 years. I would like my children to enjoy living in a rural landscape	1
Land in other Shires is more valuable because this rule does not apply to them e.g. the Dean Shire for one	1
Macedon Ranges area should cater more for 'lifestyle' properties. Not allowing dwellings to be built on under 100 acre titles is holding back the area for development and population growth	1
Macedon Ranges Shire could consider two hectare blocks rather than massive parcels of land just outside the town centre	1
My family has owned one acre block in the protected zone R Creek for over 45 years and cannot build nor use in any way, we just pay rates	1



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<i>Support housing</i>	
No recognition that dwellings on rural landholding ultimately result in better land management opportunity	1
People should be able to build on their freehold land within guidelines, which should be supported by water authorities as well. Planning schemes should assist landowners in 'what they can do' not 'what they can't do'.	1
People should be allowed to build an appropriate house on land they have bought for this purpose	1
Planning and building projects for those who have purchased rural / bush blocks should be encouraged by Council	1
Please make sure to preserve the rural aspect and by allowing to build additional dwellings	1
Property owners should be able to build on properties less than the 100 acres	1
Property owners should be able to live on their land without the Shire and State telling them what they can and can't do with their property, to a point	1
Residential development should be encouraged to lessen the threat of bushfires in undeveloped bush blocks	1
Re-zone my land so it can be built on	1
Shire should consider increased sub-division opportunities for small land owners i.e. 4 acres	1
Some RCZ land on western edge of Woodend township should be reassessed for future low density residential development	1
The best way to care for the land is to have residences on them. Dwellers tend to keep noxious weeds down and care for their surroundings, flora and fauna	1
The dwellings (but not subdivision) should be allowed on land greater than 40 ha.	1
The hoop you have to jump through if you own land without dwelling is ridiculous	1
The Macedon Ranges is just a semi-rural area	1
The Shire should be seen as a lifestyle region to live. Half acre allotments should be encouraged to allow for planting of trees and gardens	1
There should an allocation to build a eco-friendly home in this land with minimal impact on land and environment	1
To have areas within the Shire where block sizes have to be 40 hectares before a planning permit issued is ridiculous when you also have high density housing	1
We bought our 7 acres in 2004 with a view to building our dream home on a bush block, but after purchasing found that there were burdening overlays and then the 1 in 40 acre rule came in. Our land cost \$175,00 in our mortgage, it is not worth any more 15 years later	1
Why is it not possible to subdivide land in areas close to the town centre where there are no allotments being used for farming now?	1
Will my land ever be available to build on?	1
Would like to see a common sense approach to dealing with sub - 40 hectare blocks of land that are undeveloped but surrounded by smaller blocks that were developed as residential blocks prior to restrictions	1



<i>Oppose development</i>	
Restrict sub-division of land	3
Any future development should be done after careful consideration	1
Disgusted as ratepayers in the direction the Council have allowed (encouraged) the changing face of Woodend e.g. subdivisions and Council doesn't care about locals	1
Don't agree that new developments should be allowed if they are a) out of sight (visual characteristics) or b) if there are environmental offsets development applications all need to be individually assessed. Need to preserve agriculture land regardless of development	1
I would hate to see my local area ever be allowed to be sub-divided. We moved here to get away from sub-divisions	1
I would like to stop the development sprawl on rural land so we can enjoy a green Macedon Ranges	1
If there are plans for properties to be smaller than 100 for residences then the area will be destroyed as per Kyneton already	1
It is essential that large areas of land remain development free and that smaller subdivisions close to the communities of hanging rock and Newham not be allowed to preserve the community and its significant cultural and biodiversity	1
It is undesirable to carve up new subdivisions well outside the townships into very small lots	1
Keep commercial development as a minimum	1
Keep overdevelopment from happening	1
Limit development in rural and rural conservation zones	1
Maintain existing larger blocks	1
Minimum land sizes should be maintained, e.g. no property on land smaller than 1 acre	1
New areas should not be cleared for this unless there are very strict offsets provisions enforced	1
No further land development	1
No more Washington lane-style spreading development	1
No release of land for high density housing. No further de-forestation and habitat destruction	1
Plan and design away from the suburban mindset	1
Protection of areas of significance from development	1
Rural housing development must be controlled, not allowed to dominate. The population must be encouraged to spread across regional centres	1
Should maintain existing dwelling density	1
Starting to lose its lovely country feel	1
Stop subdividing properties, the infrastructure cannot keep up if dividing blocks should be no smaller than 2000m ² / 1/2 acre to keep that rural feel	1
Stop the urban sprawl!	1
Stop turning our Shire into a suburb and save our trees and landscape	1



<i>Oppose development</i>	
Subdivision should cease - Gisborne is like a suburb! Area is overpopulated and has lost its emphasis on farming and agriculture	1
Sunbury and Gisborne are now very unattractive due to whole paddocks carved up into mac mansions look alike all stacked on top of each other	1
The infrastructure of Gisborne cannot cope with all the new developments of farm land, being subdivided into postage stamp blocks	1
The main issue for me is the potential breaking up of land for development. Need to work on conservation of land / fauna / flora	1
The nature of Macedon Ranges is its prime asset and should be protected against creeping urbanization at all costs	1
The rural feel of the Macedon Ranges is the most important thing of this area and should not be compromised by inappropriate development	1
This is a 'unious' (sic) environment - excessive housing development should be discouraged at the expense of farming land. Look what happened to the Dandenongs	1
This is countryside. It should not be turned into another Melbourne suburb	1
We hope subdivisions in this region will be kept as larger blocks to avoid poorly planned infrastructure	1
We support wildlife rescue + rehale (sic) course, and land management practices but strongly discourage subdivision + estate development	1
Whatever is done, goal must be to maintain Woodend as a country town, not suburb	1
Where possible estate planning for fire safety + limit sub-division backing on to native bush, preserve bush by limiting location of growth	1
Would be devastating to see Shirley Park or Carnegie's old property cnr Lancefield/ Woodend carved up, don't do it	1
Would hate to see surrounding farming areas of Woodend carved up and turned into housing estates which would ruin the appeal & balance of Woodend MR.	1
<i>Support development</i>	
Farming and rural conservation land should be able to be sensibly improved and developed to support the ongoing economic sustainability of communities and the region, The MRSC planning regime is too restrictive and unresponsive	1
Housing development does not fit with this flavour but care and considered business or development may be possible	1
I believe that some rural land needs to be retained, but not at the expense of development of the area, being so close to Melbourne	1
Landowners should have the freedom to plant + use land as they see fit and not have specific sections of their holding restricted from use	1
MRSC should be more supportive of local business initiatives	1
Not all land in RCZ needs to be locked up from further development	1
Protecting the rural Landscape should not be stopping development. (This is an easy option for the planning department to prevent growth)	1



<i>Protection of agricultural / farming land</i>	
Agricultural land should be protected with local and state laws in place	1
Every contact I have had with Council ends up with them hindering my farming activities	1
Farming in the Macedon Ranges is mostly under pressure as the return on investment is much lower than landowners can make from developing land	1
Farming land needs to be kept for farming no more house development	1
Farming land used for agricultural purposes should be protected from development and owners should be encouraged and supported to improve the natural environment and bio links for wildlife	1
Few people are actively farming with a view to deriving income from their properties	1
I am concerned about the loss of farming land not just to residential or recreational uses but also from food and fibre production to equine uses	1
I feel Council's political agenda i.e. conservation is impinging upon innovation; it is so skewed. I also feel that my parents and now myself are not criminal because we want to farm the land we have owned for the past 45 years, but Council's position suggests otherwise	1
I have some strong opinions on this that will not all fit here. Basically I do not want remaining farm land in our Shire butchered any further and strong support should be available to those managing what's left	1
It appears the Council wants to create a Disney version of a rural / farming tourist destination that actually restricts farming and the reason people choose to live in a rural area. Clearly existing planning laws have prevented improper development to date	1
Land owners in the farming zone should be encouraged to use the land for farming. With climate change, high quality farming land (will) already is using valuable given the repurposing of farming land around Melbourne's fringe	1
Land that is well used for agriculture should not be subdivided into house blocks of the size in the town centre	1
Most land use in the Macedon Ranges is not farmed or used wisely more farming should be encouraged	1
New developments' should exclude all proposed housing/urban developments and instead focus on farming and agriculture being encouraged/preserved	1
No good agricultural/productive land should be decimated by intensive housing/estates. Macedon Ranges must protect its ability to be self-sufficient in light of our uncertain future environmentally	1
Small blocks rarely make successful i.e. profitable farms and can end up as neglected eyesores	1
Stop building housing projects on good farming land	1
Stop property developers making under 1000m2 blocks - Council needs to ensure rural areas remain 'rural' and don't become over populated. Save precious farming soil for agriculture	1



<i>Protection of agricultural / farming land</i>	
Stop selling farming land for development	1
The ranges are picturesque and tourism is economically viable based on the area being retained as a farming community	1
They have wiped out any use of an agricultural type on my land	1
We need to keep food farming land close to Melbourne as well as for local consumption	1
We should be encouraging & supporting agricultural pursuits of our land. It appears it's just simpler to rezone for development and we are now seeing so much of this in our area its devastating	1
Would encourage the more productive use of prime agricultural land that is closest to market, yet is used now primarily for horse or other recreational use. Let's have farm gate produce with low food miles	1
You cannot expect residents to own over 40 hectares of land and not farm it	1
<i>Protection of rural conservation land / zone</i>	
Industrial type activities, car mechanics for example should be excluded from the rural conservation zone	1
Marginal farming land could be re-developed into 'native' habitat for increased resilience of flora and fauna within the Shire	1
Protect Rural Conservation Land to the highest degree possible from non-soil / biological uses	1
Retain mandated minimum block size in rural zone	1
Rural conservation land should be protected at all costs	1
Rural conservation zones remain as is	1
Rural Land should be protected from being split up into land parcels under 5 acres	1
Rural landscape should be protected, however the cost of maintaining a property (such as weed control, fencing etc) is uneconomic particularly for larger lots given the requirements of the zoning and potential arbitrary application of the rules	1
We would like to see controls continued regarding subdivision + rural landscapes protected	1
Would help if MRSC town planners acknowledged the importance of Rural Conservation Zones	1
Yes - approval of Braemar college in prime agricultural land of significant importance (views, adjacent hanging rock) goes against all 'RCZ' principles	1
<i>Protection of flora, fauna, biodiversity</i>	
Activities such as tourism and housing should only be allowed if it is compatible with the natural environment and wild life protection	1
Better protection of water ways	1
Bio links are important	1
Biodiversity sensitive urban development is critical to maintaining environmental values. Nature needs human habitation and humans need nature. They are one	1



<i>Protection of flora, fauna, biodiversity</i>	
Building a wildlife corridor around Mt. Macedon and forested areas is a high priority	1
Disappointed about treatment to wildlife and intolerance to kangaroos, etc. Totally opposed to kangaroo pet food industry, no balance between farming/animal welfare	1
During recent attempts to obtain assistance from Council in connection with protecting native animal species, the complete inability and lack of interest from within Council was extremely disheartening and disappointing	1
Existing wooded areas should be preserved	1
Farming activities should not compromise viability of wildlife. Protection of wildlife should be mandated	1
Given historical losses of conservation values in Victoria and impending risk of multiple extinctions highest priority should be given to preserving remaining vegetation and strategically buffering it and building connections between patches and public land	1
I believe the environment should be respected, I also there can be a balance between the environment and farming	1
I believe there should be enforced laws to protect the environment. Farmers should be protecting waterways and practicing sustainable farming	1
I have concerns about some of the fencing in our Rural Conservation Zone which is unsympathetic to wildlife. We have avoided the use of barbed wire and ring lock, and kept the height of the bottom strand sufficiently above the ground to enable the wildlife to move	1
I would like areas and corridors maintained for our wildlife and native plants	1
I would love to see native food production encouraged - 'best of both worlds' e.g. daisies, bush pepper, native grain, etc. Combines agricultural use with habitat improvement	1
In my experience fencing of waterways and for conservation results in lack of maintenance of these areas by owners / farmers. This in turn results in weed growth around enclosed areas and native animals being either trapped inside (joeys separated from mothers)	1
Land must be conserved to protect and allow the increase of native flora and fauna	1
Need to encourage more tree planting for bio-diversity	1
Need wildlife corridors	1
Niche business on small land holdings that increase biodiversity, clean regenerative farming, local food supply in our current climate crisis is essential within the large tracts of land that are reserved from development in this climate crisis	1
Pine plantations should be returned to native forest. Bio-links to be established between existing native forested areas	1
q26_7 - as long as people are looking after their property - as long as trees are not cut down randomly or on mass	1



<i>Protection of flora, fauna, biodiversity</i>	
Referring back to question 26, I have a few relevant comments to make. I would like to see that permits for ALL houses and business-related buildings be given within regulations that minimise negative impacts on biodiversity and environmental values	1
We don't need any more farms. Leave the beautiful wild landscape with its unique wild block + fauna alone. Protect + preserve our wonderful wildlife	1
<i>Council policies / restrictions / engagement / planning</i>	
A review of land within farming zone and rural conservation zone may be useful as some land may be inappropriately zoned. An appropriate minimum subdivision size for various areas is also important	1
Activities that have been given prior planning approval but have now outgrown their permit or are no longer appropriate for their location need to be reviewed and managed to transition to a more appropriate zone	1
Approval process for land management initiatives are prohibitively slow	1
Be sensible and practical with implementation of regulations	1
Come across as supportive and flexible, don't come across as authoritarian. Remember you are there for the people and environment, not for yourself or position!	1
Concerned that the Shire in becoming too controlling. Actually, is already	1
Consistency of vision with planning	1
Council does not help farmers in this Shire	1
Council has a reputation for delaying and over complicating land use opportunities; effectively stifling growth in the area. Council should be viewed as enablers for innovative land uses. I would love to start an eco-tourism business, but am afraid to ask	1
Council planning should be treated on merits in conjunction with Council and government defined requirements. Applications should not be rejected based purely on those requirements	1
Council too quick to hand a big stick of fines for perceived failure of their guidelines	1
Council will eventually rezone land when they want to sub-divide it for their own benefit, but will not allow owners though	1
Don't simply use book of rules, use your head creatively and fairly	1
Economic development is key to population sustainability and growth. Planning needs to work hand in hand with a shared economic outlook. Stopping / hindering development is short sighted, it needs to be done together. We lack vision	1
Expectations of land owners are too restrictive considering neighbouring properties are not impacted	1
From my past dealings with Council, I have found them to be obstructive for achieving my wishes, shed and dam construction and the red tape and delays have been a major headache. A more positive approach would be appreciated	1



<i>Council policies / restrictions / engagement / planning</i>	
Get rid of DELWP or allow MRSC to override	1
History (past 20 years) has shown that at times Council has tried to over-regulate. There needs to be more support and assistance to achieve aims, not threats and laying down the law. Communicate and educate	1
I am happy that I am retiring from farming, as living and working in the RCZ is restrictive and I feel we are all being treated as 'Collins St Cockies' by State Government and the Shire. All restrictions and little support	1
I feel that changes to zones in areas is totally unacceptable in our Shire	1
I prefer that the Shire stays with its current balance of farming + conservation within our area	1
I resent that I live in a rural conservation zone, and bought my property assuming that the adjoining properties fell under the same and therefore would not be developed, however the Council changed the adjoining properties usage and is now been heavily farmed	1
I would like a creation of a green zone around Woodend and neighbouring towns Gisborne and Kyneton	1
I would like issues surrounding my land holding in Riddles Creek to be settled for good and land holders compensated	1
I would like rural conservation zone changed to rural living zone	1
If Council wishes to behave like a communist dictatorship and change laws to disadvantage legal owners, then perhaps they should just purchase the land themselves	1
I'm a strong supporter of conservation, but Macedon Ranges Council is renowned for being overly intrusive over people's property	1
In some cases, permission is too restricted	1
Landowners enjoy / benefit from land if it isn't over-controlled or over-regulated by the Council, whether it's farming or lifestyle use. Particularly, existing owners and dwellings	1
Major issues with Council permits. Please simplify	1
More flexibility required for each property as applying one set of rules across a vast landscape is unfair and counter-productive	1
MRSC needs to work together with DELWP to take the 'stick' to recalcitrant property owners not fulfilling their responsibilities to control gorse + blackberry and other problem weeds, whilst Landcare groups offer the 'carrot' of mutual assistance	1
MRSC Planning and Environmental Laws too restrictive and negative in application	1
My land in the rural conservation zone cannot be developed due to environmental overlays yet the government will not compensate for this lots of value	1
One of the biggest issues is the number of prohibited uses. For example there is a well-known beekeeper whose name I am happy to disclose who has was unable to run bee keeping classes from her farm in the MR because it was a prohibited use	1



<i>Council policies / restrictions / engagement / planning</i>	
Our property which we have developed expensively over 25 years, is now confronted by a M.R.S.C. decision to re-zone rural land next to us into recreation land. This will lead to a huge impact on our business not to mention impact of noise / pollution etc	1
Overregulated; should be able to use land especially with the cost of rates for this zone	1
People buy small farms to be left alone. Council should only interfere on extreme miss (sic) use of services	1
Permits should be consistent and not just allowed to those who can 'pay' for the privilege - as seems to happen around this area	1
Planning authorities have to understand that they do not bear the burden of mortgages over land (freehold land), and therefore should work with landowners in planning and building on their land instead of telling people it is someone else's problem	1
Procedure for obtaining a building permit is dreadful e.g. replacing an old farm shed with new one - similar with 3 other: was told 'straight forward, should have in 10 days' - in fact took 5 months	1
Release the planning process on sheds + buildings that are built to live - too much red tape + overlays	1
Revegetation requirements for properties in rural conservation zoning are non-sensical and counterproductive, such as 10m ribbon planting of widely-spaced indigenous plant around boundaries	1
Rural conservation zoning needs to be re-evaluated on a case by case basis, and boundaries re-evaluated	1
Should abolish rules regarding planning permits for land area 800 acres	1
Subdivisions are inconsistent	1
The Council seem very difficult to work with. There is little compromise	1
The current controls over land in the rural conservation zone are comprehensive enough and land owners do not need any more restrictions	1
The difficulties in obtaining a place of assembly permit - the cost, the time and the need to obtain expert advice which only adds to the cost	1
The planning laws are too restrictive and negative to any existing business wishing	1
The requirement for planning permits in addition to building permits for seemingly everything is an abuse of the system, a significant cost to landowners both in terms of money and time, and it looks like you intend to make it even more restrictive	1
The Shire should be supporting people to take on activities around their properties rather than impeding processes with permits and bureaucracy	1
The time it takes to obtain a planning permit	1
The zone particularly with respect to keeping of animals does not differentiate by lot size, for example the rule with respect to keeping of animal whether for grazing or equine hobby applies equally to 2ha as it does to 40ha	1
There are already too many restrictions on landholders use of their own property mainly from the desire to encourage tourism	1



<i>Council policies / restrictions / engagement / planning</i>	
There are so many opportunities to educate, run small niche agricultural businesses being so close to Melbourne, but with so much of our farming land in the RCZ this is made very difficult if not impossible	1
There is an inherent built in conflict between any development and unmanaged land. A lot of the controls in place have an ideological basis which are at odds with results or evidence based activities. When viewed that way the controls don't make a lot of sense	1
This is a really testing time for the MRS - we need to manage further population growth but at the same time balance the needs of the farming community	1
This Shire is stubbed taken over by city people (Greenies) (don't do as I do, do as I say)	1
This zone should have been established when it was first proposed 2 - 3 years ago. Council has been too slow	1
Tighter control on bush block use i.e. no stock or clearing	1
Timeliness is critical to farming activity but local government seems to have no appreciation of this	1
Too many 'grey' areas of interpretation by planners of MRSC	1
Too many people have control of other land owner activities. Look after your own and respect others. 'Government' should keep their noses out	1
Want to see my property rezoned back to agricultural zone as we purchased it and as the Council initially zoned it (and sold it)	1
We believe that a large area of the RCZ in the Trentham East/Tylden area should be rezoned to farming zone give its current use for agriculture - RCZ is not the appropriate zone	1
We believe we are too hamstrung by the Councils interpretations of the permit by which we operate e.g. funerals & wakes Yes other functions No	1
We have a trust for native covenant on our property so we are already very aware of the issues but we have found at times in the past that Council has been too heavy-handed with changing regulations and not listening to land owners like us	1
Where housing density is increasing in farm areas regulations must ensure that those who live there and uphold the principles of the planning zone are protected from the unlovely aspects of farming and human enterprise however it be 'dressed-up' i.e. odours	1
Why are land owners in the Daylesford area under the same zones allowed to do more with their land than those in the Macedon Ranges	1
Why is it people down the road from us along the Campaspe river were allowed to build small allotments right on the river edge and our farm which is kilometres away from the river we can't even subdivide and build on 80 acres and split it into 2 x 40 acre lots	1
Yes I would and given that the Macedon Ranges has lost its rural value & content all areas governed by RCZ4, should immediately be rezoned to Rescode 1A. So the development of the Macedon Ranges goes on unabated by Council & Regulations	1



<i>Council policies / restrictions / engagement / planning</i>	
You can develop an area sensitively and in keeping within the area. As a Council you need to broaden your thinking	1
Farmers and land owners who own or purchased land should not be too restricted or controlled in the use of 'their' property	1
You should be able to do what you want to do with your property as you wish within reason	1
<i>Renewable energy</i>	
Do not want windfarms in Macedon Ranges	1
Encourage renewable energy projects	1
The proposed wind / solar park will negatively impact residents in close proximity and degrade the wider area, other locations are much more suitable and should be considered	1
Very concerned about potential impact to my health and wellbeing of the Macedon Ranges Energy Park proposal	1
Very concerned about the Macedon Ranges Energy Park proposal and distance from my residence - 1km	1
Very concerned about the potential impact to my lifestyle of the Macedon Ranges Energy Park proposal	1
Whilst we agree with the need for clean / sustainable energy, we believe the proposed wind / solar park planned for Macedon is in an inappropriate location which will have a negative impact on the environment / wildlife and will be visually obstructive	1
<i>Bushfire safety</i>	
Roadside cleaning or weeds (gorse, blackberries, broom) does not occur + it's a big fire risk	3
All properties should be keep nature strips and boundary fences clear of long grass in fire season	1
Fire hazard are obvious	1
I absolutely agree with the presentation of the parks, forests and significant gardens of Macedon Ranges. However, there must be a balance and the ability to develop and keep clear other residential areas including fire clearing and keeping roadsides clear	1
It's a massive safety hazard not managing visitor traffic appropriately during fire season	1
Lack of integration between neighbouring properties with bush fires and veg requirements	1
Necessity for burning off procedures and management	1
Neighbours should be compelled to clean up along fences and land during fire season and repair fences, there is no penalty. Why? Dead overhanging trees near dwellings should be cut for safety. Too many regulations	1



<i>Bushfire safety</i>	
Not enough is being done about maintaining dead or falling trees on rural roads and in front of property. Also burn-off when weather permits to maintain a safe environment in summer	1
Owners who do not reduce fire risk	1
Public access to collect wood i.e. fallen timber from the side of the road especially in the Burke & Wills track would reduce fire risk	1
Start slashing roadside again, why did MRSC stop?	1
<i>Communication and awareness</i>	
Community consultation before any decisions are taken. NO trying to get dispensation from any agency to forge ahead w/o fulsome community input	1
Community education / consultation to show non-farming people that progressive farming practices are climate change pro-active and farming is capable of good soil / land / management	1
Council needs to set up online reporting system where photos can be uploaded showing how bad neglect is when weeds and grass are not managed. Council can use drone technology to confirm reports where it cannot be seen from road side	1
I previously had trouble finding information to help me. Would be good if the Council had a free consultation service or if there is one, make it more prominent by sending info to land owners	1
Nice area	1
Our land has remained unused for 30+ years. I recently came to own it. I know work needs to be done but I don't know where or how to start	1
There is probably a need for an advisory centre for small land holders, fencing, biosecurity, biodiversity, conservation and it need not be provided in MRSC	1
There must be financial assistance/reward for work I do on improving vegetation, soil etc. other Councils do	1
We are very lucky to live where we are	1
What is the Shire's agenda in relation to this theme. There must be transparency	1
<i>Rates</i>	
Council rates are too high, so owners must work full time to enable bills to be paid	1
I have attempted to earn income from primary production in this Shire for the past 30 years. I have found the increasing rates and the lack of tolerance of farming practices by newer residents being the two most inhibiting factors to continuing to produce	1
Maybe some rate relief should be made available to these landowners if they forgo some production	1
Rates for farm	1
Rural land owners don't get as many benefits from their rates as those in the township, the upkeep of rural gravel roads should be better maintained to compensate for this	1
What I do is pay rates to feed more and more kangaroos	1



<i>Weed and pest control</i>	
It would be useful to share successful weed management strategies - a number of our neighbours appear to not control weeds such as gorse and blackberry	4
I would like to see the Council involved in eradicating or controlling blackberry and other weeds in household and farming land	2
Well covered in questions but would like to see greater pressure on land owners to remove noxious plants / weed / gorse - it is spreading throughout the Shire	2
Better controls and rules related to land holders responsibility with pest control on the land	1
Conservation areas' impact on the proportion of money spent on weed control and improving natural vegetation and keeping roadsides maintained	1
Council needs more power to enforce weed control on private property. More weed control on Council and Road verge areas	1
I have been pleased to see some roadside weed control being undertaken by the Shire in the last couple of years	1
Impact of neglect weed control of the Council land adjoining properties	1
Incentives to plant native species, remove weeds, improve pasture	1
It is very frustrating when neighbours do nothing to keep on top of weeds and grass on larger acreage. You call Council they say not their job re weeds and can't do anything. Even if they do drive by they can't see how bad the hidden backs of properties	1
Lack of Council 'on the ground' activity to support goals of the zone regarding roadside management	1
More weed control on Council nature strip's needs to be addressed. If one neighbour is poisoning their weeds and another is not then that is a useless exercise	1

<i>Weed and pest control</i>	
Performance of rural land / farming land owners with respect to weed management (including the proliferation / planting of pest plant like broom, agapanthus) is poor	1
Properties being allowed to let noxious weeds go unchecked	1
Still too much native vegetation loss and inadequate weed control - assistance for private landowners	1
This region mainly consists of gorse, blackberries, holly broome, needs eradication, not protection and is also a fire risk	1
We would like to see more of the farming land better cared for (less gorse), more productive	1
Weed control by Council (is very poor)	1
While not directly related farming land and agriculture, some commercial businesses are failing to control noxious weeds e.g. blackberries and not implementing fire management	1



<i>Pest animal management</i>	
Cull kangaroos	2
Kangaroos are in plague proportions and are a barrier to balanced land management and biodiversity	2
The number of kangaroos is totalling out of control	2
Also huge problems with kangaroos destroying very expensive improved pasture shoots and fences	1
Although I am in favour of protecting native flora and fauna, kangaroo numbers are at an all-time high and require culling	1
As a farmer who also tries to grow nuts, it is almost impossible due to the large amount of cockatoos who destroy most of crop. Culling of said cockatoos should be considered	1
Foxes are a pest in my area and are increasing in number	1
Is anything being done about the increasing kangaroo problem in the Ranges	1
Kangaroos are causing devastation not only on farmland but continually causing major accidents on the road almost on a daily basis	1
Kangaroos have become a major problem. When we arrived there were 5 - 10 on property, now around 100	1
Kangaroos severely impact the ability to graze stock	1
Kangaroos stray on Charters lane and are occasionally hit by passing motorists at night. Fortunately not during the day when the school bus runs	1
More permits to shoot troublesome wombats	1
New regulations to cats on properties should also include wearing of a 'bell'	1
Pest animal control not allowed on small holdings - foxes an ongoing problem	1
Rabbit removal is a problem for landowners on just over a acre blocks. Suggestions needed	1
Rabbits are out of control!	1
Too many kangaroos drawn to fresh planting and a hazard to fences and motor vehicles	1
<i>Roads / transport / traffic</i>	
Awareness of shared road for cyclists, walkers, children and horses. Dirt bikes should be banned from using unpaved government roads	1
Better dirt road drainage management i.e. where roadside drains run into creeks and dams, roads around these should be sealed	1
Clarity on responsibility for roadside debris clearance - Council or land owners?	1
Council erected a road barrier outside my front gate, limiting access to very large trucks into my property. Won't return calls regarding this matter	1
I would like dirt lanes and tracks to remain in residential areas and not to be bituminised e.g. Tweddle Lane / Beves Lane and surrounding dirt roads so as to keep the semi-rural lifestyle. These tracks / lanes are used by walkers, horse riders, children on bikes	1
Lack of public transport access to the population of Mt Macedon e.g. no Gisbus, no regular bus service	1
Lack of public transport in the East Ward	1
Management of unscaled roads needs to be more frequent	1



<i>Roads / transport / traffic</i>	
Motor bikes on crown land	1
Poor access road maintenance	1
Road improvement (dirt roads)	1
Rural roads should have wide shoulders for bikes	1
The quality of many smaller road in Area 1 is terrible. Some bridges required over waterways (i.e. Martins Road, Benlock)	1
The roads from Douglas through Bawden to Woodend are an embarrassment. If we want to utilise the rural land we need to be able to access all areas without potholes and corrugations	1
The signs which state 'significant roadside veg' in the B&W track are misleading	1
<i>Infrastructure</i>	
Access to town sewerage is very important	1
Approving a 35-37m high Optus monopole hindered the residents & MRSC Councillors at the VCAT hearing which was the approved, not good enough	1
Consider a walk way around Macedon Ranges	1
Essential infrastructure i.e. communication towers, should be tolerated despite not matching a rural landscape (including wine power)	1
Is there any indication of mains water being connected in Bullengarook?	1
Issue of phone coverage ' internet'	1
It is a shame that the placement of NBN towers are going to damage the beauty of the landscape	1
It would be fantastic to have town water in Bullengarook	1
Mobile bar is one or less; cannot sent or received texts. No fire day warnings or robot mobile calls can be received	1
Mobile phone reception, unreliable signal strength	1
NBN towers should not be constructed on land under 15 acres	1
<i>Infrastructure</i>	
Since NBN connection: drop out with WIFI, no CFA updates; if power is off there is no landline	1
Superior internet / phone access should be available for all households in the Shire, particularly as a bushfire prevention measure	1
Where rural lots are subdivided infrastructure must be upgraded to retain amenity	1
Would like to see the area remain semi-rural, but we desperately need reliable connectivity for communication of fires and health	1
<i>Pollution</i>	
I am concerned about effluent running from farmed animals into water courses (and thereby causing pollution)	1
I think you need to look at dust as a hazard with regards to contaminating waterways in the Shire. Dust from our road which is used by all local visitors traffic drains into the creek and is a local environmental concern. Shame on you MRSC for refusing to address it	1



<i>Pollution</i>	
Noise levels also a factor	1
RCZ issues: noise of farm machine late at night	1
Smoke generated by burning of garden clippings and autumn leaves is a real nuisance (health, visual and amenity), and needs to be better controlled by the Shire	1
<i>Cost of farming</i>	
Having farming land is very expensive and time consuming to manage, therefore most people are money and time poor	1
No money can be made on 104 acres from farming costs are high, returns low	1
Rising costs and highly variable output prices are a major constraint on sound farming practices	1
Small farms are becoming less profitable and will have to diversify allowing them to replace the lost income streams from traditional farming activities and replace them with new farming based ventures should not be stopped. We would like to have sustainability	1
Small scale farms need diversification to survive	1
The major issue is that farming in the Macedon Range is becoming difficult. Costs far outweigh income. Feed, water, fuel, pasture management, cost are ridiculous expensive and the selling price of our product is too cheap	1
<i>Agritourism / agribusiness / tourism / leisure business</i>	
Air BnB possibilities	1
Allow B+B in rural conservation zones when not living onsite	1
Autumn leaves are beautiful. Poor management of visitors is not. Please fix it	1
<i>Agritourism / agribusiness / tourism / leisure business</i>	
Develop eco tourist opportunities such as new attractive walking trails	1
Existing land uses (we have been in a RCZ for 35+ years, must be recognized) e.g. we strongly rely on tourism - any effort to look up land and prevent tourism development should be resisted strongly. We are vehemently against any changes of uses that would	1
I would like to see quad biking and recreational shooting banned. It is not in keeping with the environment of rural lifestyle values we came to enjoy	1
Promote mountain biking and outdoor activities within the conservation zone	1
Support for farm accommodation	1
The opportunities for tourism in the area are expanding way faster than council are aware of	1
The Shire needs to do more to develop tourism and leisure businesses	1
The Shire plans are to increase tourism in the area which is great but the red + green tape is stifling an industry which could work in our beautiful environment	1



<i>Agritourism / agribusiness / tourism / leisure business</i>	
The Shire should do more to support equestrian tourism and equine businesses in the area	1
Tourism is important. Small acreage should be considered for encouraging tourism, e.g. Airbnb's	1
Tourism is the way of the future in this area. But lots of 'blockers' are put up	1
We hope any tourism projects on this land will be environmentally sustainable and not inappropriate or mismanaged	1
We would also like to have the opportunity to develop small scale eco-tourism accommodation, sympathetic to the surrounds	1
Farm tourism needs to be supported	2
I would like to see more 'eco-tourism'	1
I would like to see more 'farming tourism' to make tourists aware of life in farms, activities, food production awareness	1
Much of the land in the Shire has poor soil meaning it needs regular top dressings of minerals especially lime, making many areas unsuitable for farming due to costs of making soil suitable for production. There is much opportunity for farm stay B&B accommodation	1
Need to open up the Mountain to more tourist and commercial activities. There are thousands of people visiting who have no way of injecting \$\$ in to our community	1
You can't encourage tourism with roadside rural sales / weddings / workshops as this is deemed and 'assembly of people', so how can Council claim to encourage tourism in their planning strategy	1
<i>Agribusiness and opportunities due to proximity to Melbourne</i>	
Encourage Shire wide projects such as beekeeping	1
It would be good to see farming activities that suit proximity to Melbourne - olives /vines /cheese / truffles / gourmet vegetables etc	1
Proximity to city and transport provides many opportunities for food production in all categories. The good soil and hills are excellent for vineyards	1
There is a real opportunity for collective sale of good, clean (local to Melbourne) product that is truly sustainable and healthy if many producers collectively innovate how to produce re-use waste and sell. Help with this collaboration would be great	1
Generally high value activities with relatively low environmental impact - intensive horticulture stop stock breeding	1



Other opportunities

A definite decision on the future of the 'shoue + shul + 3' allotments at Riddells Creek should be a priority as they have been in limbo for over 40 years. This is where our land is and we can do nothing with it. We have been paying rates on this all this time 1

My impression is that few rural properties in the Shire are of sufficient size to operate conventional agriculture activities viably. Some form of business aggregation may overcome this. It appears to work in the grape / wine industry 1

Roadside vendors should be encouraged to support local food supply and exchange within close networks in this climate crisis for food security e.g. fruit and veg, flowers, preserves, spinning, book exchanges, art exchange etc. 1

There should be inclusion of the permacultures category, which is not the same as farming, as it by definition respects the environment and nature + is labour - intensive requiring extra tiny residences 1

Survey

An additional comment to Q26 - everyone should believe these issues but I have difficulty in answering what are known as LOADED questions. In professional polling it is known as push polling and is deceptive in the extreme 1

Answer to some questions will differ depending on which zone is meant when you say 'rural' land 1

Are we thinking about 'farming land' or RCZ 1

Areas. Defining between areas 4 and 5 is unclear 1

Difficult to determine some of the intentions of the questions. Is this survey about use of rural land specific to agricultural use or does it include rural land that is zoned conservation rural which may or may not be used for agricultural use 1

Keep up the good work - particularly community involvement such as this questionnaire 1

q26_10 - this should be case by case as depends on tourist activity, i.e. farm stays, open days etc 1

Some of the questions are intrusive and invade privacy 1

Some questions do not apply as we are purely a residential property and do not carry out any farming activities 1

The online form differs from the paper one sent out, which does not divide this section into 3 issues. Also I am disappointed to find that I am not able to come back and complete the form later. It doesn't appear that an email is sent out with the content 1

This is a leading survey with your question posed in the one direction 1

This survey is too focussed on what farmland look like; not what it produces. We need more protection from development on non-productive land that impedes views to significant landscapes. Check dams on creeks 1

Zoning of Macedon/Mt. Macedon as 'farming' is a distortion of the planning scheme. These are residential areas. This survey is irrelevant to this area. Come and have a look 1



<i>Other</i>	
Activities that can be classified as educational should be allowed when they are aimed at environmental improvement and showing examples of waste free rural living	1
Being able to be on land means better able to manage it	1
Climate change and appropriated land management is not to be ignored, esp. by this current administration	1
Consideration needs to be given to young / older generations who cannot afford to purchase in the area	1
Considering the challenges of balancing land affordability and time / energy / enthusiasm to farm, I'd like to see / find ways for older community members to retain ownership and reside on their land while younger people operate farms and live independently	1
Council roads management pays little or no regard to its effect on the surrounding native vegetation and weeds, and is a most significant problem - for example grading of unsealed roads. The present approach is ignorant of the problems caused	1
Enable firewood collection	1
Hanging Rock should be dark at night	1
Help - practical or financial - land owners to clear waterways - or at least acknowledge the hard work we do anyway	1
Home owners should be able to decide if trees are a hazard even if they are more than 10 metres away from their houses, they should not need a permit to remove them	1
I agree with all the statements in No26, somehow one has to find the right balance	1
I have farmed all my life, wish to continue if I can	1
I have no time for people who abuse the environment	1
I hope everything done is in the best interest of the area	1
I live in the township of Macedon on a 1/3 acre plot so not sure how we are included in this survey	1
I noticed 100/100 Prince Alfred St is for sale for \$45,000 at present. My block is on cnr of Gap Rd and Prince Alfred, Riddles Creek, Please advise	1
I think that many people buy land in this area and then don't use it for anything productive. It's a shame	1
In our area, most blocks are 10 acres and people are using them as lifestyle blocks and hobby farms	1
Is anything being done about the dead trees overhanging the Roadways	1
It doesn't rain much in Gisborne	1
More consideration of residents parking caravans knowingly causing annoyance to neighbours	1



<i>Other</i>	
My only extra comment related to road kill, which is a severe issue in our area. I drive slowly at dawn and dusk, only to be harassed, tailgated and flashed with high beam lights --- even when wildlife is visible on the roadside	1
My property is not a farm	1
New developments - i.e. GemLife etc. should also screen frontage, density and designs fit within rural guidelines	1
No business in residential area regardless the size of land	1
Rental properties	1
Rural land has been allocated with 'small' lots	1
Should be able to clear up to 30m from the dwelling	1
Should be more regulations on suitable stock rates	1
Sustainable use of land	1
That it has very little significant impact on adjoining townships (hamlets) and the greater area of the Shire e.g. fracking / mining / wind farms, microwave towers, changing traffic congestion	1
The Coles supermarket should have to screen car park from High St with trees - looks terrible	1
The current SLO that is proposed to be increased in size is far from necessary. Most landowners will try to do the right thing with their land	1
The influx of tourists is damaging the amenity of townships of Macedon and Mount Macedon, particularly, for example, Macedon's avenue of Honour in Autumn. This unfairly negatively impacts local residents and is at odds with our reasons for living here	1
The land in Gisborne is crap and basically uneconomical to farm	1
The land in some cases adjoining is too vast for the land owner	1
The land is not a farm. It is a house block	1
The Macedon Ranges (Woodend) where we live used to be a good country town where you could farm. It is now too commercial, has become trendy + expensive and is full of hippies, poofers and do-gooders	1
The retrospectivity is totally un-Australian and unfair, except if land at the time of sale cannot house a dwelling, but not change the situation post subdivision / sale	1
The Shire is not active enough in supporting small business in the area	1
The Shire needs to retain large tracts of land outside the main town area. Whether these are used for agriculture or 'hobby farms' is essential for retention and enhancement of landscape values	1
The true environmental impact of the practice of large private gardens being kept green in summer via the use of pumped bore water needs to be accounted for (i.e. drawing down water table, and greenhouse emissions associated with fuel or electricity to operate	1
To refurbish and rebuild a long standing business in the RCZ	1



<i>Other</i>	
Too much emphasis on vegetation retention	1
Totally irrelevant to our land in Riddell as we can't do anything with it (inappropriate subdivision)	1
Trail bikes should be banned from the forest	1
Use the knowledge of locals	1
Visual impact really important	1
We have improved the 4 hectares we live on in Macedon Ranges over a 40 year period, by producing food, firewood and other resources for our family, and to give away and swap as part of the local network of permaculture / sustainability focussed properties	1
We live in our outer Melbourne area and need to look after the land around us - but there is a huge amount of truly rural land in Victoria, so let's accept that	1
We value the dark skies; any development should keep night lights hooded and not blue / white coloured	1
What are the limits on farming, fencing and water regulations before commencing a commercial farm	1
Where possible I would like encouragement of kangaroo-friendly' fences (i.e. lower 2 strands of vine left out). This saves both costly repairs and kangaroos and quite possibly horses, cattle and crops. Understand this is not practical with sheep, alpaca	1
While we have this block as a hobby farm, it is not really sustainable as even close to a full time activity (farming) because of the amount of rock and bush (rabbits and kangaroos)	1
Total	450



Appendix One: survey form





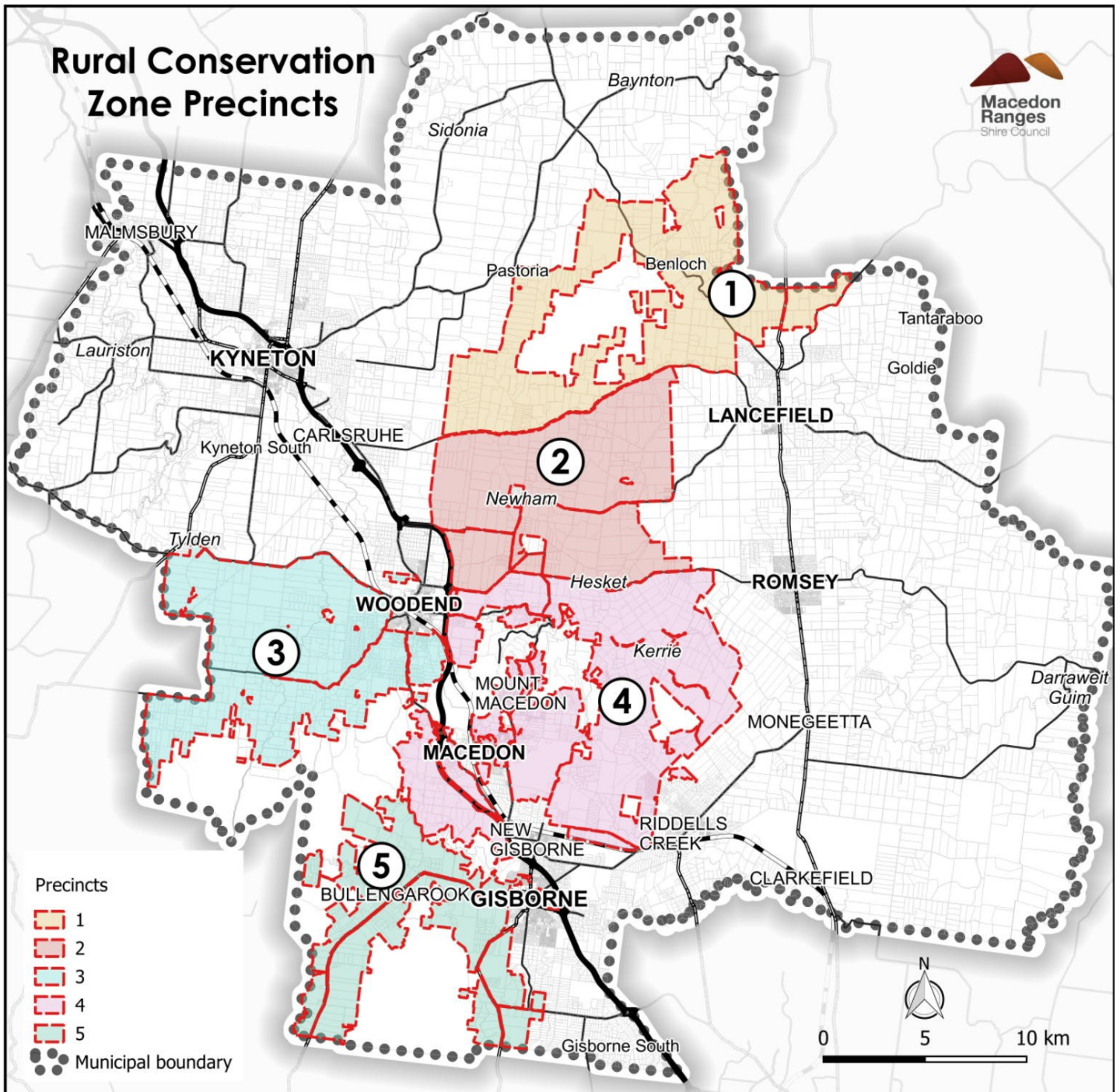
Instructions:

1. Please circle the appropriate number/s for each question as directed.
2. For text questions, please write your response in the box area provided.

1

Referring to the following map, in which area is your land holding/s located?

Area One	1	Area Four	4
Area Two	2	Area Five	5
Area Three	3	Multiple areas	6



2**Why did you purchase farming land in the Macedon Ranges Shire?***(please select as many as appropriate)*

To farm	1	Closeness to Melbourne	6
Productive agricultural soils	2	Rural lifestyle	7
Availability of water	3	To retire	8
Wanted a "bush-block"	4	Other <i>(specify)</i> :	9
Wanted to do a revegetation project	5	_____	

3**What is the total area of your land holding?**

Less than 4 hectares	1	40 to less than 100 hectares	4
4 to less than 10 hectares	2	100 to less than 500 hectares	5
10 to less than 40 hectares	3	500 hectares or more	6

4**Do you have multiple land holdings in the Macedon Ranges Shire?**

Yes	1	No	2
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If YES, how many holdings do you have?

5**How long have you owned your land holdings in Macedon Ranges?**

Less than 5 years <i>(go to q.6)</i>	1	10 years or more <i>(go to q.7)</i>	3
5 to less than 10 years <i>(go to q.7)</i>	2	Prefer not to say <i>(go to q.7)</i>	9

6**Have you ever managed farm land or bushland in the past?**

Yes	1	No	2
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7**Do you intend on selling the property within the next five years?**

Yes - definitely	1	No	3
Yes - possibly	2	Can't say	9

If Yes, why do you say that?

8**Is there a dwelling on your land?**

Yes <i>(go to q.12)</i>	1	No <i>(go to q.9)</i>	2
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If there is no dwelling on your property**9****What is the postcode of your primary place of residence?**

Postcode:

10**How often do you typically visit the property?**

At least once a week	1	Every few months	3
Once or twice a month	2	Once or twice a year	4

11**Do you plan to build a dwelling on the property in the next ten years?**

Yes - definitely	1	No	3
Yes - possibly	2	Can't say	9

If there is a dwelling on your property**12****Is this your primary place of residence?**

Yes (<i>go to Q.14</i>)	1	No (<i>go to Q.13</i>)	2
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13**How often do you typically stay at the property overnight?**

More than once a week	1	Every few months	4
Once a week	2	Once or twice a year	5
Once or twice a month	3	The property is leased	6

14**How long have you lived at the property?**

Less than one year	1	Five to less than ten years	3
One to less than five years	2	Ten years or more	4

If less than 5 yrs, in what postcode did you previously live?

All respondents answer**15****Do you earn any income from an agricultural or other business from your land located in the Macedon Ranges Shire? (excluding work from home / telecommuting from another business not located on your land)**

Yes (<i>go to Q.16</i>)	1	No (<i>go to Q.22</i>)	2
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If you earn income from agriculture on your land**16****What is the land area you have in use for your business?**

Less than 4 hectares	1	40 to less than 100 hectares	5
4 to less than 10 hectares	2	100 to less than 500 hectares	6
10 to less than 40 hectares	3	500 hectares or more	7

17**What was the approximate turnover of your business in the last financial year?**

Less than \$10,000	1	\$300,000 to less than \$500,000	6
\$10,000 to less than \$20,000	2	\$500,000 to less than \$1 million	7
\$20,000 to less than \$50,000	3	\$1 million or more	8
\$50,000 to less than \$100,000	4	Prefer not to say	10
\$100,000 to less than \$300,000	5		

18

Which of the following best describe the nature of the business on your land?

(please circle as many as appropriate)

Livestock - sheep (<i>meat and wool</i>)	1	Broad-acre crops	9
Livestock - cattle (<i>beef</i>)	2	Viticulture	10
Livestock products (<i>eggs, milk</i>)	3	Tourist accommodation	11
Hay and silage	4	Equine	12
Animal keeping (<i>e.g. dog breeding</i>)	5	Restaurant	13
Animal training (<i>e.g. horse riding</i>)	6	Winery	14
Produce sales (<i>from good grown, produced or processed on the land</i>)	7	Rural industry (<i>e.g. packing and processing produce</i>)	15
Horticulture (<i>fruit and vegetables</i>)	8	Other (<i>specify</i>): _____	16

19

Are you considering expanding your business to include any additional activities in the next five years?

Yes - definitely	1	No	3
Yes - possibly	2		

If YES, what activities are you considering?

20

On a scale from zero (not at all) to ten (very significant), to what degree are each of the following a barrier inhibiting the operation or expansion of your business?

(please circle one number for each aspect)

1. Business conditions	0	1	2	3	4	5	6	7	8	9	10	Can't say
2. The price of surrounding land	0	1	2	3	4	5	6	7	8	9	10	Can't say
3. Infrastructure constraints (<i>e.g. bridges, roads, other physical infrastructure</i>)	0	1	2	3	4	5	6	7	8	9	10	Can't say
4. Internet access	0	1	2	3	4	5	6	7	8	9	10	Can't say
5. The availability of water	0	1	2	3	4	5	6	7	8	9	10	Can't say
6. Soil quality	0	1	2	3	4	5	6	7	8	9	10	Can't say
7. Neighbours (<i>e.g. complaints or incompatible land uses</i>)	0	1	2	3	4	5	6	7	8	9	10	Can't say
8. Climate change	0	1	2	3	4	5	6	7	8	9	10	Can't say
9. Planning or industry-specific permits or licenses:	0	1	2	3	4	5	6	7	8	9	10	Can't say
<i>(please specify):</i>												
10. Lack of suitability due to high vegetation cover	0	1	2	3	4	5	6	7	8	9	10	Can't say
11. Other (<i>specify</i>): _____	0	1	2	3	4	5	6	7	8	9	10	Can't say

21**Approximately what proportion of your household income is earned from your business?**

Less than 10%	1	50% or more	4
10% to less than 30%	2	Prefer not to say	9
30% to less than 50%	3		

All respondents answer**22****How do you mostly manage the land area on your property?**

Farmed by myself / my family	1	Not farmed and managed by myself / my family	3
Farmed by a third party (<i>leased / share farming arrangement / caretaker</i>)	2	Not farmed and managed by a third party (<i>contractor / caretaker</i>)	4

23**Which of the following land management practices are you undertaking on your property?***(please select as many as appropriate)*

Pasture improvement	1	Soil health improvement	6
Fire preparedness (<i>e.g. mowing and slashing</i>)	2	Repairing soil erosion	7
Weed control	3	Protection of native vegetation	8
Pest animal control (<i>e.g. rabbits, foxes</i>)	4	Other (<i>specify</i>): _____	9
Revegetation / establishment of biolinks	5	_____	

24**On a scale from zero (not at all) to ten (very significant), to what degree are each of the following a challenge to you implementing best practice land management?***(please circle one number for each aspect)*

1. The amount of time I / we have available	0	1	2	3	4	5	6	7	8	9	10	Can't say
2. The cost	0	1	2	3	4	5	6	7	8	9	10	Can't say
3. My / our level of knowledge	0	1	2	3	4	5	6	7	8	9	10	Can't say
4. The equipment required	0	1	2	3	4	5	6	7	8	9	10	Can't say
5. Other (<i>specify</i>): _____	0	1	2	3	4	5	6	7	8	9	10	Can't say

25**On which of the following topics would you like further information or assistance?***(please select as many as appropriate)*

Pasture improvement	1	Climate change impacts	8
Fire preparedness (<i>e.g. mowing and slashing</i>)	2	Soil health improvement	9
Weed control	3	Repairing soil erosion	10
Pest animal control (<i>e.g. rabbits, foxes</i>)	4	Protection of native vegetation	11
Revegetation / establishment of biolinks	5	Grazing	12
Local native flora and fauna	6	Other (<i>specify</i>): _____	13
Property planning / land management planning	7	_____	

On a scale from zero (strongly disagree) to ten (strongly agree), please rate your agreement with the following statements about the farming zone?

(please circle one number for each statement)

1. I am familiar with the controls in the <i>Rural Conservation Zone</i> in the planning scheme.	0	1	2	3	4	5	6	7	8	9	10	Can't say
2. Dwellings should only be allowed if they don't prejudice the environmental values of the land.	0	1	2	3	4	5	6	7	8	9	10	Can't say
3. The rural landscape should be protected as one of the defining visual characteristics of the Shire.	0	1	2	3	4	5	6	7	8	9	10	Can't say
4. New developments on rural land should minimise visual impact, particularly from key landscape vantage points.	0	1	2	3	4	5	6	7	8	9	10	Can't say
5. New development on rural land should minimise impacts on biodiversity and environmental values.	0	1	2	3	4	5	6	7	8	9	10	Can't say
6. New development on rural land should result in improved biodiversity and environmental values.	0	1	2	3	4	5	6	7	8	9	10	Can't say
7. Property owners should be free to manage their land as they see fit.	0	1	2	3	4	5	6	7	8	9	10	Can't say
8. Owners of land in the <i>Rural Conservation Zone</i> should be encouraged to undertake land management activities including fencing of waterway, revegetation of degraded areas and weed control.	0	1	2	3	4	5	6	7	8	9	10	Can't say
9. I support rural land being used for innovative uses or niche production activities.	0	1	2	3	4	5	6	7	8	9	10	Can't say
10. It is inappropriate to use land in <i>Rural Conservation Zones</i> for tourism activities	0	1	2	3	4	5	6	7	8	9	10	Can't say

Are you involved in your local land care network?

Yes

1

No

2

A few questions about you and your household

28

Please indicate which of the following age groups best describes you?

15 - 19 Years	1	45 - 59 Years	4
20 - 34 Years	2	60 - 74 Years	5
35 - 44 Years	3	75 Years or Over	6

29

With which gender do you identify?

Male	1	Other	3
Female	2	Prefer not to say / not stated	9

30

Do any members of this household speak a language other than English at home?

English only	1	Other : _____	2
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31

Do any members of this household have a permanent or long-term disability?

Yes	1	No	2
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32

What is the structure of this household?

Two parent family (<i>youngest child 0 - 4 yrs</i>)	1	One parent family (<i>youngest 13-18 yrs</i>)	7
Two parent family (<i>youngest child 5 - 12 yrs</i>)	2	One parent family (<i>adult children only</i>)	8
Two parent family (<i>youngest child 13 - 18 yrs</i>)	3	Extended or multiple families	9
Two parent family (<i>adult children only</i>)	4	Group household	10
One parent family (<i>youngest child 0 - 4 yrs</i>)	5	Sole person household	11
One parent family (<i>youngest child 5 - 12 yrs</i>)	6	Couple only household	12

33

Do you have any other comments about issues and opportunities for farming land and agriculture within Macedon Ranges Shire?

If you would like to stay updated about this project, please provide your email address?

(this information is confidential and will not be kept with your survey responses)

Email address:

Thank you for your time in completing this survey