Submission No 26

INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Name suppressed

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Inequitable Granny Flat Planning Laws in the Hawkesbury LGA

Current planning laws around granny flats in the Hawkesbury LGA are inequitable. Small residential blocks in housing estates are permitted to have a second dwelling or granny flat, while larger rural properties of more than 10 acres are not afforded the same opportunity.

As long-term property owners on rural land, this restriction significantly disadvantages us. A granny flat on our property would enable us to remain at our much-loved lifelong family home as we age, with the support of our adult children who wish to live nearby. Such an arrangement would:

Allow us to maintain our independence and quality of life.

Enable our family to assist with property maintenance and household support.

Provide financial stability, given that we live on a modest income and will not be self-funded retirees.

Reduce the likelihood of needing government-subsidised aged care services.

We have never been investors or property developers. Our request is not about creating rental income streams or exploiting planning loopholes, but about enabling affordable, family-based care and intergenerational living—something that is both practical and socially beneficial.

Extended family living reduces pressure on the overburdened aged care sector, where facilities already face excessively long waitlists in the Hawkesbury. Many elderly residents are forced to relocate far away from their communities and support networks.

If granny flat planning laws were applied equitably across both residential and rural areas, families like ours could remain together, strengthen community bonds, and reduce reliance on government subsidies. This change would create fairer opportunities for rural residents while providing long-term social and economic benefits to the Hawkesbury LGA.