



Hawkesbury City Council

attachment 1
to
item 255

LEP Review Report

date of meeting: 30 October 2018
location: council chambers
time: 6:30 p.m.



LEP REVIEW
Health Check
Report
2018

*Report for updating the Hawkesbury LEP 2012
to give effect to the Planning Priorities, Objectives and Actions
of the Western City District Plan.*



Table of Contents

Executive Summary	5
1 Introduction	6
1.1 Purpose of LEP Review	6
1.2 Legislative Requirements	7
1.3 Hawkesbury Planning Frameworks	7
1.3.1 Vineyard Precinct – North West Growth Area	10
1.3.2 The Hawkesbury Residential Lands Strategy 2011	10
1.3.3 Kurmond Kurrajong Landscape Character Study	11
1.3.4 Hawkesbury Employment Lands Strategy 2008	12
1.3.5 Hawkesbury Regional Open Space Strategy 2013	12
1.3.6 Resilient Valley, Resilient Communities 2017	13
1.3.7 Hawkesbury Tourism Strategy 2015	13
1.3.8 Upper Hawkesbury Estuary Coastal Zone Management Plan 2014 and Memorandum of Understanding – Stage 1 Scoping Study: Hawkesbury River System Coastal Management Program	14
1.4 Methodology	15
1.5 Submissions and Engagement	16
2 The LEP Review/ Health Check	16
2.1 Infrastructure and Collaboration	17
2.2 Liveability	18
2.3 Productivity	19
2.4 Sustainability	19
2.5 Snapshot of Compliance with the Planning Priorities and Actions of the Western City District Plan	20
3 The Context	20
3.1 Land Use Planning Context	20
3.2 Barriers to Delivery	24
3.2.1 Flood Impact	24
3.2.2 Employment Land	24
3.2.3 Biodiversity and Bushfire	24
3.2.4 Heritage	24
3.2.5 Lack of Sewerage and Water Infrastructure in parts of the LGA	25
3.2.6 Outer Sydney Orbital	25
3.2.7 Uncertainty of Use of Bells Line of Road	25
3.2.8 Lack of railway connection from Schofields to Windsor to Richmond and to Penrith	25
3.2.9 Other	25
3.3 Key Risks	25
3.4 Key Findings	26

4	Conclusions and Recommendations.....	26
4.1	Gap Analysis.....	26
4.2	Priorities for preparation of Hawkesbury LEP Update Planning Proposal	27
4.3	Timeline	28

Executive Summary

In March 2018, the NSW Government released the Greater Sydney Region Plan – A Metropolis of Three Cities and the five supporting District Plans including the Western City District Plan. Recent amendments to Part 3 of the *Environmental Planning & Assessment (EP&A) Act 1979* enables Local Strategic Planning Statements to be aligned with Regional, and District Plans, and for Local Plans to give effect to District Plans.

The LEP Review process is a key step in the implementation of the objectives and actions of the Western City District Plan. The process includes the LEP Health Check, preparation of the Local Strategic Planning Statement followed by a Planning Proposal to amend the Hawkesbury LEP 2012. This report deals with the LEP Health Check, and subsequent reports will be developed for the Local Strategic Planning Statement, and planning proposal to amend the Hawkesbury LEP 2012.

The LEP Review has been prepared in accordance with the template provided by the Greater Sydney Commission, which required the LEP Review to include:

- An assessment of the LEP against the District Plan planning priorities and actions;
- Local context analysis; and
- An overview and program for the local strategic planning required to guide the preparation of a Local Strategic Planning Statement that will inform updates to the LEP.

The *Hawkesbury LEP Review* has been undertaken in accordance with the *Environmental Planning and Assessment Act 1979* and Planning Priorities, Objectives and Actions of the Western City District Plan, specifically:

Planning Priority W21: *Preparing Local Strategic Planning Statements informed by local strategic planning.*

Objective 39: *A collaborative approach to city planning.*

Action 91: *the Greater Sydney Commission will require a local environmental plan review to include:*

- *An assessment of the local environmental plan against the District Plan, Planning Priorities and Actions.*
- *Local context analysis.*
- *An overview and program for the local strategic planning required informing the preparation of a local strategic planning statement that will inform updates to the local environmental plan.*

The *Hawkesbury LEP Review* (also known as the Health Check) has identified that the Hawkesbury LEP 2012 is mostly consistent with the planning priorities within the Western City District Plan. However, in order to implement the planning priorities of the Western City District Plan, further strategic studies and review of the current strategic frameworks and studies are required to be undertaken in order to provide robust recommendations to address the identified gaps of the current Hawkesbury LEP 2012.

The challenges identified in delivering the planning priorities and actions of the Western City District Plan, within the Hawkesbury LGA include:

- *Flood prone land below the Probable Maximum Flood (PMF) levels.*
- *Better understanding of the flood mitigation and evacuation processes.*
- *Retention of bio-diversity and protection of endangered flora and fauna.*
- *Lack of sewerage and water infrastructure in parts of the LGA.*
- *Richmond RAAF Base located between the Windsor and Richmond Town Centres impeding the height provisions of development and imposing new restrictions through Airport Protection Zones (APZ).*
- *High reliance on the Hawkesbury work force on vehicular transportation for journeys to work.*

- *Lack of public transport, especially missing connection of the rail link from Schofields to Windsor, Richmond and to Penrith.*
- *Need for a better understanding of housing needs to meet the housing diversity and affordability demands.*
- *Impact of the additional growth through the North West Growth Areas within and surrounding the LGA, including Vineyard, Schofields, Box Hill, Rouse Hill and Marsden Park.*
- *Increasing employment and business opportunities within the Hawkesbury town centres.*

The opportunities for the Hawkesbury LGA identified through the Western City District Plan include the agglomeration of Aviation, University, TAFE and equine activities at Clarendon. The Western Sydney University Hawkesbury Campus, the Hawkesbury Racing Club and Showgrounds and the commercial services from the Richmond RAAF Base contribute significantly to employment, research and training in the area.

The District Plan supports the agglomeration of these services specifically, Action 65 states,

Strengthen Richmond-Windsor through approaches that:

- a) support complementary land uses around the agglomeration of education and defence uses in Richmond,*
- b) support master planning processes for Richmond and Windsor that encourage new lifestyle and entertainment uses, employment opportunities, activate streets and places, grow the tourism economy and respect and enhance the significant heritage value and assets,*
- c) facilitate the attraction of office/commercial floor space and provide opportunities to allow commercial and retail activities to innovate, including smart work hubs.*

Opportunities for housing diversity and affordability within close proximity to the Windsor-Richmond area can be investigated further once the Hawkesbury-Nepean Flood Study and evacuation routes have been finalised by the NSW State Government.

1 Introduction

Hawkesbury City Council Vision:

As expressed through the Hawkesbury Community Strategic Plan 2017-2036, the vision for the Hawkesbury is that:

We see the Hawkesbury as a vibrant and collaborative community living in harmony with our history and environment, whilst valuing our diversity, striving for innovation, a strong economy and retaining our lifestyle and identity.

1.1 Purpose of LEP Review

The purpose of this LEP Review is to assess compliance of the *Hawkesbury LEP 2012* against the Planning Priorities, Objectives and Actions of the Western City District Plan themes of:

- Infrastructure & Collaboration
- Liveability
- Productivity
- Sustainability
- Implementation

The LEP Review is a key step in the Hawkesbury City Council's implementation of the Western City District Plan. This process will identify consistency and alignment of the current *Hawkesbury LEP 2012* with the Western City District Plan, planning priorities and actions.

The LEP Review identifies gaps in the current LEP and investigates opportunities for further review of current strategic planning frameworks and new studies to provide a way forward to bridge these gaps.

The *Environmental Planning and Assessment (EP&A) Act 1979* was amended in March 2018, and embedded a statutory requirement for Council's to review and amend their LEPs. This amendment to the *EP&A Act* is evidence of planning in NSW shifting from a regulatory planning focus to a strategic-led planning framework. The LEP Review process will ensure that the Hawkesbury LEP 2012 aligns with the Western City District Plan.

1.2 Legislative Requirements

The LEP Review has been undertaken in accordance with section 3.8 Implementation of strategic plans, clause (4) of the *Environmental Planning and Assessment Act 1979*:

In addition to the requirement under subsection (3), the [council](#) for each local government [area](#) in the [Greater Sydney Region](#) must, on the making of a district strategic plan that applies to that [area](#), report to the Greater Sydney Commission:

- (a) *on the review by the [council](#) of the [local environmental plans](#) for the [area](#), and*
- (b) *on the preparation of planning proposals under section 3.33 to give effect to the district strategic plan.*

1.3 Hawkesbury Planning Frameworks

The *Hawkesbury LEP 2012* is one of the current legislative frameworks that apply to all land within the Hawkesbury LGA apart from the Vineyard Precinct, which is legislated by SEPP (Sydney Region Growth Centres) 2006.

The current *Hawkesbury LEP 2012* makes provisions for housing through the following zones:

- R1 General Housing
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- RU5 Village
- E3 Environmental Management
- E4 Environmental Living

Metropolitan Context

Planning for future residential uses in the Hawkesbury Local Government Area (LGA) needs to consider how the LGA itself, and the wider district and region, is expected to grow and change over the next few decades.

This requires Council to work within the strategic planning direction set by the NSW Government and the Greater Sydney Commission for:

- Greater Sydney in the Greater Sydney Region Plan - a metropolis of 3 Cities including the Western Parkland City
- The Western City District, of which the Hawkesbury is a part.

Greater Sydney Region Plan

The Greater Sydney Region Plan forecasts that between 2016 and 2036, the Western City District is expected to grow by 464,450 people from the 2016 population to 1.5 million people by 2036. This equates to a need for nearly 40,000 new homes in 2016-2021 alone, and nearly 185,000 new homes between 2016 and 2036. Of this, the Western City District Plan sets a five-year housing target for Hawkesbury LGA of 1,150 new homes between 2016 to 2021.

However, further work is required to understand the housing and economic impacts of the growing population, with the Hawkesbury LGA expected to grow from around 67,000 people in 2016 to just over 85,000 people by 2036.

The Greater Sydney Region Plan also notes that flooding in the Hawkesbury-Nepean Valley is one of the most significant natural hazards in Greater Sydney. It states that if the 1867 flood - where the river level reached 19.7 metres at Windsor - were repeated today, 12,000 residential properties would be impacted, 90,000 people would need evacuation and damages would cost an estimated \$5 billion.

Western City District Plan

The Western City District Plan collectively classes Richmond and Windsor as a strategic centre, recognising its expanded role as a hub for retail and commercial services, major health facilities including the Notre Dame University medical teaching campus. The Plan also identifies a growing tourism opportunity, focused on colonial history, rural character, agriculture and environmental assets including the Greater Blue Mountains World Heritage area, the Hawkesbury River and the surrounding agricultural lands.

The Plan sets a baseline target of 12,000 jobs by 2036 (up from 10,300 in 2016) with a higher target of 16,500 jobs.

The existing aerospace and defence activities at RAAF Base Richmond is a hub of logistics support for the Australian Defence Force. Over 450 aerospace workers work within the precinct for the Royal Australian Air Force, United States Air Force, Northrop, Airbus Group Australia Pacific, Lockheed Martin, Standard Aero, GEAviation, L3 Aviation Products and CAE.

Combined, the RAAF Base, Western Sydney University Hawkesbury campus, TAFE NSW Richmond, and a new STEM (Science, Technology, Engineering and mathematics) Secondary School will complement business activities around the Badgerys Creek Aerotropolis that will be focused on the planned Western Sydney Airport.

North West Growth Area

Part of the Hawkesbury LGA is within the North West Growth Area, an area designated by the NSW Government as suitable for large scale Greenfield land releases. In the case of Hawkesbury, the release areas are also located within a relatively short distance of the Richmond rail line.

Western Sydney City Deal

Hawkesbury City Council is involved in the Western Sydney City Deal, a 20-year agreement between the Australian and NSW governments and Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly councils that will optimise the opportunity of the new airport and focus on connectivity; jobs; skills and education; planning and housing; liveability and environment; and governance.

Western Sydney Airport will also create international and domestic tourism opportunities. This will have a positive influence on the Hawkesbury's visitor economy by better connecting visitors to the places like the Hawkesbury Regional Gallery, heritage areas including the Macquarie towns, visitor experiences such as the Hawkesbury Farm Gate Trails, and exceptional landscapes and waterways.

The Hawkesbury's unique landscape also offers rich soils for agricultural production that can in turn lead to export opportunities that will link to Badgerys Creek Airport. The Western Sydney University at Hawkesbury Campus and AgriPark Research Centre provide tertiary education in medical and

forensic science, animal science, natural science, sustainable agriculture and food security with world-class research facilities in grasses, pastures, legumes, insects and ecology.

The Hawkesbury LGA is, therefore, ready to face the future, with a rich and diverse economy and expected population growth that can be optimised to bring more opportunities and services to more people.

Hawkesbury Housing and Employment Strategy

In response to these issues and opportunities, Council needs to develop detailed housing and employment strategies.

In the case of housing, planning that focuses housing development in the right locations:

- Within the areas of the North West Growth Area located within Hawkesbury
- Near existing transport connections or centres
- Within easy access of future job locations
- Within existing urban areas with good access to existing services such as education, health and commercial services that minimise risks associated with flooding and bushfires.

In the case of employment, planning that focuses economic development in the right locations, that build on:

- The areas natural advantages, its rich soils and associated agricultural lands, its areas of natural beauty and wilderness
- Its strengths, the cluster of aerospace, education, research and employment activities between Windsor and Richmond
- Richmond and Windsor as a strategic centre, recognising its expanded role as a hub for retail and commercial services; major health facilities including the Notre Dame University medical teaching campus
- Growing tourism opportunities, focused on colonial history, rural character, agriculture and environmental assets including the Greater Blue Mountains World Heritage area, the Hawkesbury River and the surrounding agricultural lands.

The Western City District Plan has set a 5 year housing target of 1,150 dwellings for the Hawkesbury LGA. Dwelling yields of recent planning proposals processed by Council, in addition to the recently released Vineyard Stage 1 Precinct within the North West Growth Area indicates that the anticipated housing yield from these planning proposals is significantly above the provided target of 1,150 dwellings. However, it is acknowledged that the target provided is a 5 year target and that the 6-10 year targets are yet to be developed.

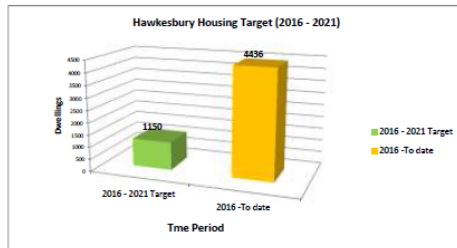
Table 1 below provides a summary of the housing pipeline achievable from recent planning proposals, and the release of the Vineyard Stage 1 Precinct rezoning by the NSW State Government.

Table 1: Hawkesbury Dwelling Pipeline through rezoning

Hawkesbury Dwelling Target Achieved through Rezoning

Application No.	Land/Area Name	Land Area	Property Description		Dwelling Yield	Net Dwelling Yield
			Lot & DP No	Street Address		
Urban Area						
LEP001/18	Jacaranda Ponds	185ha	Lot 52 DP 1104504 Lot 2 DP 533402 Lot 20 DP 214753 Lot 75 DP 214752 Lot 3 DP 230943 Lot 44 DP 214755 Lot 50 DP 751637 Lots 1, 2 and 3 DP 784300	103 Spinks Road, Glossodia 211 Spinks Road, Glossodia 213 Spinks Road, Glossodia 361 Spinks Road, Glossodia 111 James Street, Glossodia 3 Derby Place, Glossodia 746A Kurmond Road, Freemans Reach 780A – 780C Kurmond Road, North Richmond	580	570
LEP11-002/11	Redbank	180ha	Lot 271 DP 1156792 Lot 272 DP 1156792 Lot 273 DP 1156792 Lot 274 DP 1156792	98 Grose Vale Road, North Richmond 96 Grose Vale Road, North Richmond 26 Arthur Phillip Drive, North Richmond 28 Arthur Phillip Drive, North Richmond	1,400	1396
	Vineyard Precinct Stage 1	127.8ha	Various Properties	Vineyard	2,500	2395
		670m ²	Lot 4 DP 503048	18 James Street, South Windsor	1	1
Total No. of Dwellings					4481	4362
Rural Area - Kurmond/Kurrajong Investigation Area						
LEP89005/10		11.5ha	Lot 1 DP 880684	1411 Kurmond Road, Kurmond	5	4
LEP11-001/12		10.95ha	Lots 104 & 105 DP 1051618	1442 and 1442A Kurmond Road, Kurmond	13	11
LEP001/12		13.07ha	Lot 2 DP 607906	396 Bells Line of Road, Kurmond	32	31
LEP003/13		10.78ha	Lot 2 DP 617404	1026 Grose Vale Road, Kurrajong	2	1
LEP004/13		4ha	Lot 2 DP 270237	1059A Grose Vale Road, Kurrajong	6	5
LEP007/13		3.97ha	Lot 8 DP 7565	136 Longleat Lane, Kurmond	4	3
LEP002/14		11.03ha	Lot 2 DP 805023	1420 Kurmond Road, Kurmond	11	10
LEP003/14		8.92ha	Lot 431 and 432 DP 1189536	431 and 431A Greggs Road, Kurrajong	8	7
LEP004/16		8359m ²	Lot E DP 373372	452 Greggs Road, Kurrajong	2	1
LEP001/15		19.2ha	Lot 87 DP 1040092	219 Bells Line of Road, North Richmond	2	1
Total No. of Dwellings					85	74
Total No. of Dwelling Yield in Urban & Rural Areas					4566	4436

Note: New infill development constructed or approved by Council in other established areas within the Hawkesbury LGA since 2016 will also need to be taken into account when determining the total dwelling yield since 2016 and the percentage of dwelling target identified for Hawkesbury over next 5 years (2016 - 2021), ten years (2016 - 2026) or 20 years (2016 - 2036) achieved to date. It should be noted that the dwelling target of 1,150 dwellings identified for Hawkesbury over the next five years (2016 - 2021) in the Western City District Plan has already been achieved only through rezoning of land as shown in chart below.



1.3.1 Vineyard Precinct – North West Growth Area

The Vineyard Precinct is part of the NSW State Governments ‘North West Priority Growth Area’ with planning for the precinct led by the Department of Planning and Environment. The development of the Vineyard Precinct (Stage 1) includes a proposed primary school, approximately 27 hectares of open space focused on the Killarney Chain of Ponds and adjacent land for new playing fields, parks and cycle-ways, a village centre and up to 2,500 new homes.

Planning for Stage 2 of the Vineyard Precinct is unable to proceed given the current uncertainty in terms of corridor planning, and in particular the Outer Sydney Orbital.

1.3.2 The Hawkesbury Residential Lands Strategy 2011

On 10 May 2011 Council adopted the Hawkesbury Residential Land Strategy. The aims of the Residential Land Strategy are to:

- accommodate between 5,000 to 6,000 additional dwellings by 2031, primarily within the existing urban areas as prescribed in the then Department of Planning and Infrastructure’s (DP&I) North West Subregional Strategy;
- preserve the unique and high quality natural environment of the LGA;
- accommodate changing population, which presents new demands in terms of housing, services and access;
- identify on-going development pressures to expand into natural and rural areas, as well as new development both in and around existing centres;

- identify physical constraints of flood, native vegetation and bushfire risk; and
- ensure that the appropriate infrastructure is planned and provided to cater for future development.

The Residential Land Strategy mapped investigation areas to identify potential for general, low density or medium density residential zonings around Richmond/Hobartville, North Richmond, Wilberforce, Glossodia, Windsor/South Windsor/Bligh Park and villages. These investigations are to determine the suitability of the identified lands for large lot residential and/or rural residential development.

In 2015, Council resolved to carry out investigations in the Kurmond Kurrajong area, to investigate the suitability of the identified lands for large lot residential and /or rural residential development.

Work in this space has commenced, including more recently the Kurmond-Kurrajong Landscape Character Study which was recently undertaken by Council to provide a detailed assessment of the landscape character of Kurmond and Kurrajong in order to inform planning guidelines and controls.

1.3.3 Kurmond Kurrajong Landscape Character Study

The Kurmond- Kurrajong Investigation Area was not identified within the Residential Land Strategy. However, the investigation area was identified by considering the location criteria provided within the Residential Land Strategy (i.e. “within 1km radius” and “cluster around or on the periphery of villages”), undertaking a desk top survey of matters such as slope, existing vegetation, existing road layout and accesses, and zone and property boundaries.

The Kurmond-Kurrajong Investigation Area is zoned RU1 Primary Production and RU4 Primary Production Small Lots. Minimum Lot Sizes range from 1000-2000m², 2000-4000m², 4000m²-1ha, 1ha-2ha, 2ha-4ha, 4ha-10ha, and 10ha+, within the investigation area. The investigation area also includes land with a range of Biodiversity values.

The relevant observations included:

- Kurmond-Kurrajong centres draw their resident-based sales/business from a common residential catchment.
- A population of 9,086 certainly would be sufficient to support a much larger provision of retail floor-space in both centres than the amount of retailing which currently exists.
- The population of Kurmond-Kurrajong areas exhibits above average socio-economic characteristics which is usually indicative of an area having an above average demand for retail floor-space.
- Analysis of 2016 census data indicates the population of Kurmond-Kurrajong and surrounding areas broadly can be described as somewhat older, higher proportion of married persons, higher proportion of traditional families, lower proportion of tertiary educated persons, higher proportion of trade qualified persons, higher proportion of people born in Australia, low unemployment rate and well above average median household income.
- There is sufficient population in the areas surrounding Kurmond-Kurrajong villages to support a much larger provision of retailing and associated services than currently exists. The fact that both centres remain relatively small, however, is likely to be a function of their location, history and topography as well as competition from larger centres such as North Richmond, Richmond and Windsor.
- That no clear need exists for strategies to be adopted to increase the residential population surrounding the two villages in order to either underwrite their viability or to support a greater range of retail floor-space and services than each currently contains.

The economic assessment recommended that the Kurmond-Kurrajong village centre does not need significant public capital expenditure at present. It is considered Council's approach should be based on the concept of applying a "light touch" as the village centres appear to be working well at this time.

The assessment further recommended some greater attention to kerbside landscaping within the centre to be considered.

It is considered that the approach to assessment of Landscape Character be extended to all rural areas of the local government area.

1.3.4 Hawkesbury Employment Lands Strategy 2008

The Hawkesbury Employment Lands Strategy 2008 focuses on the employment activity areas located in the southern part of the Hawkesbury LGA including:

- Industrial areas at North Richmond, Richmond, South Windsor, Mulgrave, McGraths Hill and Wilberforce;
- The Richmond RAAF base and Western Sydney University campus; and
- Retail and commercial centres of North Richmond, Richmond and Windsor/South Windsor, and smaller neighbourhood centres.

The study identified that almost 40% of the Hawkesbury LGAs jobs are outside of the areas zoned for industry, commercial and retail activities. Agricultural and rural enterprise jobs in particular are scattered in rural zones.

The Hawkesbury Employment Lands Strategy 2008 states that ' the Hawkesbury LGAs location within the Greater Western Sydney Region provides the opportunity to benefit from a number of key regional assets and economic drivers which contribute to the growing success of the region. These include:

- Access to a growing skilled workforce in the wider western Sydney region and executive labour in the north-west;
- Access to the strong Greater Western Sydney economy;
- Access to the orbital motorway system, particularly the M7 and M2;
- The presence of the Western Sydney University campus; and
- Recreation and parkland assets.'

The Hawkesbury Employment Lands 2008 indicated that the key economic strengths of the Hawkesbury LGA are:

- Hawkesbury has a growing economy;
- Hawkesbury has clear industry strength;
- Employment in the LGA is spread further than southern LGA employment lands; and
- The Hawkesbury LGA has key strategic assets to build on.

1.3.5 Hawkesbury Regional Open Space Strategy 2013

The Hawkesbury Regional Open Space Strategy is the strategic document which guides Council planning and management of the recreational open space within the Hawkesbury LGA. The document address the supply of and demand for public open space in the Hawkesbury and identifies ways of planning, managing and enhancing these places sustainably over a 10 year period.

The Hawkesbury Regional Open Space Strategy identified that Hawkesbury has:

- Strong cultural heritage values in the towns of Windsor, Richmond and Wilberforce;

- Close proximity to major National Parks and World Heritage Area i.e. Blue Mountains National Park, Scheyville National Park, Colo Wilderness;
- Major road links giving access west to the Blue Mountains and north to the Hunter Valley;
- The Hawkesbury River is of national significance;
- High scenic values, especially from ridgelines and river foreshores;
- Extensive water foreshores that can cater for more natural adventures and sports i.e. power boat leisure and racing activities, camping, orienteering, walking and cycling;
- Strong tourism draw provided by extensive natural and cultural heritage, farm-gate businesses and sporting and events on the river;
- High natural values outside of designated National Parks; and
- Strong community involvement in management of open space (e.g. Sport Council) and strategic organisations developing new directions (Heart of Hawkesbury).

1.3.6 Resilient Valley, Resilient Communities 2017

The Resilient Valley, Resilient Communities 2017 Strategy is a comprehensive long term framework for the NSW Government, local councils, businesses and the community to work together to reduce and manage the flood risk in the Hawkesbury-Nepean Valley.

The Hawkesbury-Nepean Valley is changing from a semi-rural landscape to an urbanised area covering 425km² of floodplain and falls mainly in four fast growing local government areas including Hawkesbury, Penrith, the Hills Shire and Blacktown. The valley has a high flood hazard, with both historical and geological evidence of widespread flooding across the valley.

There is also a high level of flood exposure as the floodplain is located in an area with a large and growing population. Expansion of development across the valley means that flood exposure will increase in the future. Up to 134,000 people live and work in the floodplain area and could require evacuation in the extreme event. This number is forecast to double over the next 30 years. Over 25,000 residential properties and 2 million m² of commercial space are currently subject to flood risk, and this will increase significantly in the coming years.

The Hawkesbury-Nepean has a long history of flooding. The largest flood on record in the valley occurred in 1867 when the river levels reached 19.7m above the mean sea at Windsor (considered to be equivalent to about a 1 in 500 year flood). The combination of large upstream catchments and narrow downstream sandstone gorges results in floodway backing up behind natural choke points in the valley.

The valley has been described as a 'bathtub', with five main taps (being the main tributaries) but only one plug hole, the Sackville Gorge. By 2041, impacts of an 1867 like flood are estimated to increase dramatically, even under conservative assumptions.

1.3.7 Hawkesbury Tourism Strategy 2015

The Hawkesbury Tourism Strategy identified that the LGA offers many attractive areas and products as a visitor destination. It has the potential to gain greater recognition as a visitor destination in its own right rather than being somewhat lost as just part of greater Sydney (which under sells the LGAs value). This outcome is achievable if Council and industry can work collaboratively to create and implement the structure and promotional platform required to allow this to occur.

The key findings of the strategy include:

- The primary challenge for the Hawkesbury is that it is located just over one hour's drive from the Sydney CBD. Whilst this makes the Hawkesbury highly accessible, it is not far enough away to be regarded as a destination in its own right for the greater Sydney visitor market;
- The Hawkesbury tourism sector primarily comprises small - medium sized tourism businesses with a number of these being lifestyle operators and as a result, many are not open all year round or all days of the week;
- The Hawkesbury tourism brand is associated primarily with the river. However, the river, whilst being an important natural feature, is only a very small component of the LGA and is not easily accessible. The tourism brand positioning of the Hawkesbury needs to be as a regional destination (not as part of Greater Sydney as currently) but being the most accessible regional destination to Sydney. To achieve this, the Hawkesbury may need to consider working with surrounding LGAs such as Penrith and the Blue Mountains via a possible tourism marketing alliance;
- Industry, despite best efforts, has struggled over some time to achieve a collective way forward through cooperative marketing campaigns, regional events and other initiatives;
- Council will need to play a greater role to help focus industry efforts, provide enhanced visitor services and to support destination based infrastructure and desired outcomes within the context of the Hawkesbury LGA as a key area within the Sydney Regional Growth Plan;
- Whilst Hills, Hawkesbury & River lands Tourism (HHART) have marketed the Hawkesbury as part of their broader destination marketing message, sufficient outcomes to enable the Hawkesbury to flourish as a tourism destination and to grow its visitor economy have been difficult to achieve. Stakeholder feedback indicates limited synergy between the Hills District and its tourism product and the Hawkesbury product. The relationship is the neighbouring geographic positioning of the Hills District and the Hawkesbury;
- Industry and Council need to form a far more effective working partnership to grow the visitor economy and support industry initiatives to a far greater extent;
- Council is not yet perceived as being sufficiently supportive of tourism. Council's more laissez faire approach however, has been adopted to allow industry to determine its own pathway forward. To maximise the value which tourism can provide to the local community, and to more effectively support a sustainable and growing tourism sector, Council needs to reengage and industry need to be prepared to work in partnership with Council going forward. This can only work if Council and industry are prepared to look forward rather than dwelling on past relationships or the lack of them;
- There is stakeholder expectation that unless Council takes a strong lead and plays an active role that opportunities will not come to fruition;
- NSW National Parks and Wildlife Service (NPWS), who controls a significant land parcel within the LGA, have limited resources to undertake product development and significant marketing activity. NPWS is highly reliant on forming partnerships with other stakeholders to encourage tourism activity within the National Parks in the area;
- Continued strong growth in residential housing and recognition by State Government that the Hawkesbury is part of Sydney's North West Growth Centre, makes it more challenging to position the Hawkesbury as a tourist destination with major surrounding urban expansion across North West Sydney being well promoted; and
- Whilst some local based events have managed to continue to grow organically, historically a number of events held in the LGA have struggled to maintain momentum and ongoing support.

1.3.8 Upper Hawkesbury Estuary Coastal Zone Management Plan 2014 and Memorandum of Understanding – Stage 1 Scoping Study: Hawkesbury River System Coastal Management Program

Hawkesbury City Council has an adopted and gazetted Coastal Zone Management Plan for the Upper Hawkesbury Estuary that was developed in 2014. This Coastal Zone Management Plan provides strategic direction and guidance on future strategic and environmental planning within the estuary and its catchment. It also provides an Action Plan for undertaking targeted works and other initiatives aimed at achieving the overall Goal of improving environmental conditions.

This Coastal Zone Management Plan was developed under the NSW Government's Estuary Management Program in accordance with the specifications of Part 4a of the *Coastal Protection Act 1979*. It complies with the requirements of the *NSW Coastal Policy 1997*, and the *Hawkesbury Nepean Catchment Action Plan 2013*. It was also consistent with the NSW Government's Guidelines for Preparation of Coastal Zone Management Plans.

The study area covers the Upper Hawkesbury River between Wisemans Ferry and Yarramundi (the tidal limit of the river). From a management perspective, the study area includes the waterway of the Upper Hawkesbury River along with its tributaries, immediate riparian areas and its broader catchment area insofar as catchment development has an impact on the river. In this regard, consideration is given to the catchments of the Colo and Grose Rivers, as well as the entire Nepean River catchment, which extends as far south as Goulburn and as far west as Lithgow. This Plan presents a summary of the relevant environmental processes of the estuary, and their interactions with the human use and other social and economic values placed on the estuary, its foreshores, and the wider catchment area.

Given the requirement to prepare a new Coastal Management Plan by 2021, Council has entered into a Memorandum of Understanding with other council's along the Hawkesbury River to prepare a new Coastal Management Plan.

The purpose of this Memorandum of Understanding (MoU) is to provide agreement between Member Councils (Hawkesbury, The Hills, Central Coast, Ku-ring-gai, Northern Beaches and Hornsby) to develop a Scoping Study for a whole of Hawkesbury River System Coastal Management Program (CMP). The MoU and CMP takes effect between the upper reaches of South Creek in the Windsor area to the estuary entrance between Box Head and Barrenjoey Head.

The Hawkesbury CMP aims to set a long-term strategy for the coordinated management of the coastal zone with a focus on achieving the objectives of the Coastal Management Act. Developing a whole of Hawkesbury CMP is anticipated to assist other councils managing this waterway to clearly identify and balance competing interests and priorities in the coastal zone.

Management actions aim to consider the benefits from economic growth, development and public access to the coastal zone along with the need for protecting and enhancing coastal environments and managing risk to human life and property.

1.4 Methodology

The methodology used in the review and compilation of the LEP Review has included a combination of Technical Working Group meetings, working group meetings with Councils within the Western City District, Internal staff discussions and a review of the existing strategies and *Hawkesbury LEP 2012*.

The Technical Working Groups included:

- TWG 1- District Roadmap
- TWG 2- Local Strategic Planning Statements
- TWG 3- Sustainability and Monitoring
- TWG 4- Housing and Liveability
- TWG 5- Productivity
- TWG 6- Infrastructure and Priorities

The analysis of the LEP Review identified that the *Hawkesbury LEP 2012* is mostly consistent with the planning priorities within the Western City District Plan. However, the current strategic studies are over 5 years old and require review. The strategic studies that require immediate review to inform the Local Strategic Planning Statement include:

- Hawkesbury Residential Lands Strategy including diverse and affordable housing
- Hawkesbury Employment Lands Strategy including retail

Council also needs to undertake the following studies which are either commenced or new in order to inform robust land use planning for the Local Strategic Planning Statement being developed during 2019:

- Hawkesbury Rural Lands Study
- Hawkesbury Rural Landscape Character Assessment
- Hawkesbury Heritage Study
- Town Centres Master plans for Windsor, South Windsor & Richmond initially, followed by other town and village centres
- Hawkesbury Waste Management Strategy
- Onsite Sewerage/Waste Water Management Strategy
- Hawkesbury Traffic Study
- Hawkesbury Sustainability Strategy
- Hawkesbury Coastal Management Strategy
- Hawkesbury Environmental and Biodiversity Management Strategy
- Development Control Plan

The methodology also includes consultation with internal stakeholders, review of the Western City District Plan, Future Transport Strategy for NSW 2056, the relevant SEPPs and SREPs.

1.5 Submissions and Engagement

Since 2016, Council has engaged extensively with the Hawkesbury Community in terms of Service Level Reviews, the Hawkesbury Community Strategic Plan 2017-2036, which was adopted by Council in March 2017 and Investing in Our Future.

The main aim of these Community Engagement Strategies was to verify with the community their aspirations for the future, their priorities, challenges/considerations for our future.

These Community Engagement Strategies engaged the Hawkesbury community extensively across various forms including 'Town Meeting' locations and received over 250 Big Picture Challenges and over 400 Individual Priorities for works or services. Over 2,100 hardcopies of the draft Community Strategic Plan were distributed across shopping centre 'Listening Kiosks' and other engagement events. Priorities were received via Vox Pops at three youth events. Submissions were also received by an Online Survey through a CSP site on Council's *Your Hawkesbury Your Say* online portal which had an average of 30 views per day across the seven week engagement period for the Community Strategic Plan.

During the preparation of the Local Strategic Planning Statement, and the Hawkesbury LEP update, extensive community engagement will be undertaken in accordance with Council's Community Engagement Policy 2007 and EP&A Act requirements. Community engagement is not required to be conducted as part of the LEP Health Check given this is a technically focussed process.

2 The LEP Review/ Health Check

The purpose of this section is to assess the *Hawkesbury LEP 2012*, against the 92 actions of the Western City District Plan. The assessment outlines the compliance and gaps within the LEP to implement the vision of the Greater Sydney Region Plan- 'A Metropolis of Three Cities'.

The LEP Review is undertaken against the planning priorities of the Western City District Plan:

- Infrastructure and Collaboration
- Liveability
- Productivity
- Sustainability

The LEP Review discusses the current strategic planning context of the Planning Priorities and its relevance and consistency with the current *Hawkesbury LEP 2012*. A detailed assessment of the Planning Priorities against the *Hawkesbury LEP 2012* is provided in Appendix A.

It should be noted that through the assessment of the 92 Actions a number were considered to be not directly relevant to the Hawkesbury, such as those relating to the South West and the new Western Sydney Airport. As such a focus has been provided on those Actions which require particular attention.

2.1 Infrastructure and Collaboration

As outlined in the Western City District Plan, Directions for infrastructure and collaboration include:

- A city supported by infrastructure
- A collaborative city

The planning priorities and actions in this respect are focused around provision of infrastructure to support the three cities, aligning that infrastructure with expected growth, and optimizing that infrastructure. The assessment of the infrastructure and collaboration planning priorities against the *Hawkesbury LEP 2012* identified that 4 out of 8 actions complied.

It is considered that the Hawkesbury LGA has a significant shortfall of major infrastructure. Parts of the LGA suffer from lack of sewerage and water infrastructure which limits potential residential development including housing diversity, and also development of industrial lands.

There is a need for additional health and educational facilities to meet the needs of future population growth, which is projected to be 85,050 (1.4% increase) to 2036.

There is a need for improved road and rail network connections to provide a fast and efficient commute from Hawkesbury's urban and rural areas to adjoining major centres such as Penrith for employment, health and leisure opportunities. A strategic railway connection from Schofields to Windsor to Richmond and Penrith will open up a fast commute channel for the residents of the Hawkesbury to seek employment opportunities at Penrith and at the Western Sydney Airport.

Central to the success of the Western City District Plan will be the delivery of a Regional Infrastructure Plan and Transport Linkages Plan with a range of 'game changing' actions based on the 3 principles of Productivity, Liveability, and Sustainability. For the Hawkesbury this includes extending the North-South Rail Link through the District and linking Penrith with the existing rail within the Hawkesbury (Richmond Line) and linking the North West Metro with the Richmond Line including duplication of the existing line from Schofields.

Transport Planning, as the draft Western City District Plan has correctly assessed, is the key to unlocking local jobs, housing choice and other economic opportunities for our communities.

For the Hawkesbury this would mean improving public transport links from Penrith to the Hawkesbury which has been consistently raised as a high priority through Council's community engagement processes.

At this stage there remains uncertainty in terms of corridor planning including the Outer Sydney Orbital corridor and role of Bells Line of Road. Whilst good corridor planning creates opportunities for better planning outcomes, the recent exhibition of planned corridors created considerable angst in the community and as such represented a poor outcome. The need for good corridor planning to provide for certainty is considered essential.

Detailed analysis and collaboration of the Hawkesbury City Council and State agencies will be required to examine the potential and capacity of public transport infrastructure, local road network, education and health care facilities to assist future development of the Hawkesbury LGA.

The Windsor-Richmond town centres are not classed as a metropolitan cluster. However, the principle of a 30-minute city is intended to be incorporated where practical within future infrastructure planning of the LGA.

2.2 Liveability

As outlined in the Western City District Plan, Directions for Liveability include:

- A city for people
- Housing the city
- A city of great places

The planning priorities and actions in this respect are focused around providing services and infrastructure to meet communities' changing needs, ensuring communities are healthy, resilient and socially connected, are culturally rich and celebrates the arts and creative industries. Additionally, there are a series of actions around housing supply, including diverse and affordable housing and identifying, conserving and enhancing heritage.

The assessment of the liveability planning priorities against the *Hawkesbury LEP 2012* identified that 11 out of 15 actions complied.

The Hawkesbury LGA's demographic comprises a diversity of people from different backgrounds including Australians, English, Irish, Scottish, Maltese, German, Italian, Dutch, Chinese and New Zealanders.

Housing in Windsor and Richmond are scattered in the periphery of the Town Centres providing easy walkability to the town centres. However, achieving walkability to centres in the rural areas requires careful consideration of topography and other constraints, leaving mobility to be highly vehicle dependent both between and within the towns and villages.

The Western City District Plan has set a 5 year housing target of 1,150 dwellings for the Hawkesbury LGA. Table 1 on Page 8 above indicates that Hawkesbury is significantly ahead of the set target with a net dwelling yield of 4,436 dwellings through the rezoning of the Vineyard Precinct and other planning proposals. However, the further 6-10 year housing target are yet to be confirmed.

Place-based planning principles will be incorporated in future Greenfield and infill developments to ensure sufficient open space is provided within residential developments with an increased access and connectivity and built around people.

In terms of public open space provisions, there is a strong community involvement in the management and enhancement of open space in the LGA. The Hawkesbury River remains a largely unrealised recreational asset with great potential to enhance the local economy. There are opportunities for an enhanced connectivity of reserves within the environmental corridors and roads with links to public transport. Regional connections can be greatly enhanced by improving links to cycle-ways, trails, pathways and creek/river corridors.

Additionally, stronger partnerships with other agencies such as NSW National Parks and Wildlife Service, Schools, YMCA etc. will leverage creation of future recreation opportunities providing a robust collaboration of natural environmental impact management.

For Liveability in Hawkesbury, a 'Whole of Community' approach with a 'Village' Lifestyle and Liveability Model focused on local services and employment is considered appropriate. It is also recommended that a "Whole of Health" approach across the LGA from preventative health to acute care, and a Community Services Strategy with State and regional agencies including a Social Infrastructure and Investment Plan be undertaken.

A Housing Strategy across the LGA with local area plans is the key to housing diversity, affordable and sustainable housing outcomes, and affordable rental housing targets specific to the population demographics of the local government area. This will be essential to developing strategies that aim to reverse the growing income inequities and intergenerational inequity that has developed over the last three decades between East/North-East Sydney and Greater West/South West Sydney.

2.3 Productivity

As outlined in the Western City District Plan, Directions for Productivity include:

- A well connected city
- Jobs and skills for the city

The planning priorities and actions in this respect are focused around an integrated land use and transport framework to create walkable and 30 minute cities that is connected

Action 65 of the Western City District Plan states:

Strengthen Richmond-Windsor through approaches that:

- *Support complimentary land uses around the agglomeration of education and defence uses in Richmond;*
- *Support master planning process for Richmond and Windsor that encourage new lifestyle and entertainment uses, employment opportunities, activate streets and places, grow the tourism economy and respect and enhance the significant heritage values and assets.*
- *Facilitate the attraction of office/commercial floor space and provide opportunities to allow commercial and retail activities to innovate, including smart work hubs.*

The assessment of the productivity planning priorities against the *Hawkesbury LEP 2012* identified that 29 out of 43 actions complied.

The Western City District Plan provided the Hawkesbury LGA with a jobs target of 16,500 to be achieved by 2036.

The future role of the RAAF Base at Richmond will be crucial to the future productivity of the district including contingency planning if the Base was to close, and exploring joint use of the facility to complement the Western Sydney Airport including charter and commercial operations, as well as STEM industry opportunities for 'high end' jobs and other uses that would support the district.

A new agglomeration precinct at Clarendon with a cluster of aviation, university, TAFE, equine activities with perhaps some office space and commercial activities will assist Council in achieving the 16,500 new jobs target.

For Productivity in the Hawkesbury, a Local Employment Strategy would assist in identifying key employment industries and opportunities to strengthen industries in the Hawkesbury. These include agricultural uses and food security for greater Sydney, the growing equine industry, and the provision of guidance for rezoning of employment lands. The availability of industrial zoned land to support the workforce is a matter that could be considered further.

Research on the trends and innovation of agricultural and rural enterprise opportunities including agribusiness can create numerous benefits.

2.4 Sustainability

As outlined in the Western City District Plan, Directions for Sustainability:

- A city in its landscape
- An efficient city
- A resilient city

The planning priorities and actions in this respect are focused around protecting and improving the health and enjoyment of waterways, creating a Parkland City, Green Grid, managing rural areas and adapting to the impacts of urban and natural hazards and climate change.

The assessment of the sustainability planning priorities against the *Hawkesbury LEP 2012* identified that 10 out of 24 actions complied.

For Sustainability in the Hawkesbury, there is a need to recognise and place greater emphasis on the significant heritage of the Hawkesbury, protect its National and State Parks which have considerable ecological significance, and its rivers, waterways and wetlands.

Council acknowledges the importance of sustainability and its incorporation and preservation within the urban and rural environment. Therefore, stringent measures are incorporated within the LEP to protect and preserve the environmental sustainability of the Hawkesbury LGA. Highlighted below are the clauses incorporated within the *Hawkesbury LEP 2012* that aim to retain environmental sustainability within the Hawkesbury LGA:

Clause 5.10 Heritage Conservation ensures to protect and conserve the environmental heritage of Hawkesbury.

Clause 5.13 Eco-tourist facilities ensures to maintain the environmental and cultural values of land on which eco-tourist facilities exist.

Clause 6.4 Terrestrial biodiversity ensures to protect the native flora and fauna and their ecological processes.

Clause 6.4 Wetlands ensures the preservation and protection of the wetlands from impacts of developments.

Crucial to sustainability will be State Government and regional planning to support Hawkesbury's role in providing essential green space for growing Sydney including Hawkesbury's recreational spaces. Funding to improve and manage increased river use, and improved connection for cycle-paths, and road and recreational trails identified between the Hawkesbury and North West Growth Sector of Sydney is also viewed as essential.

Council recognises the increased focus on the South Creek catchment which is welcomed, however, in focusing on the South Creek catchment, the larger and more significant catchment of the Hawkesbury Nepean and its five river systems has been largely overlooked and needs to feature more prominently in terms of highlighting the issues and opportunities associated with the catchment.

2.5 Snapshot of Compliance with the Planning Priorities and Actions of the Western City District Plan

The LEP Review identified that the Hawkesbury LEP is mostly consistent with the planning priorities within the Western City District Plan. However, in order to implement the planning priorities and actions of the Western City District Plan, further strategic studies and review of the current strategic frameworks and studies have to be undertaken to provide robust recommendations to address the identified gaps of the current Hawkesbury LEP 2012.

The actions that are not directly relevant to the Hawkesbury LGA, and the *Hawkesbury LEP 2012*, will not be considered in the future progress of the LEP review and update process.

3 The Context

This section describes the changing context and emerging issues in the Hawkesbury LGA. This section discusses the opportunities and challenges and future potential developable areas mapped against the priorities in the Western City District Plan.

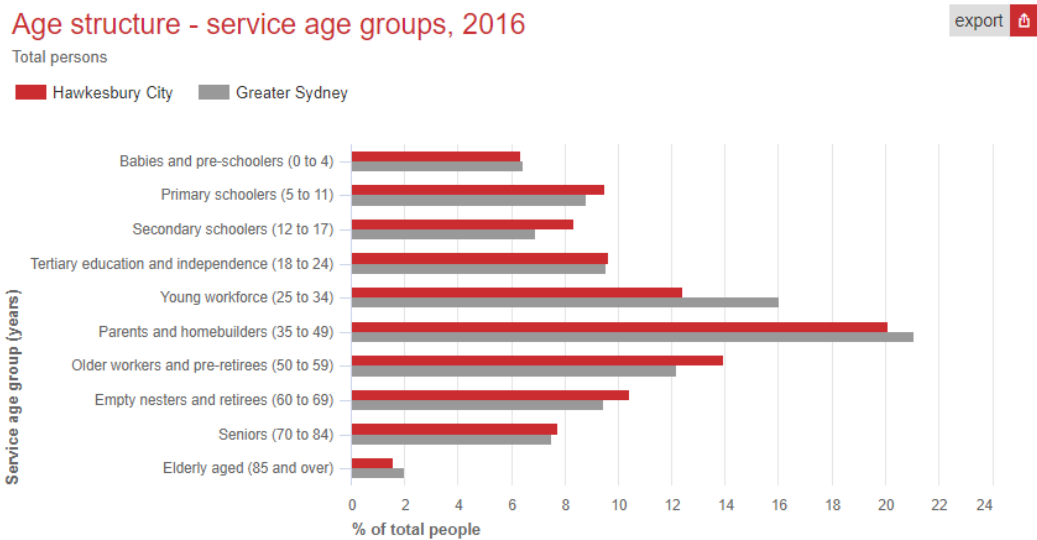
3.1 Land Use Planning Context

3.1.1 Social Factors

The 2016 ABS census data indicates that Hawkesbury has a higher number of people aged between 60 years to over 85 years. There was a decline in the number of babies and pre-schoolers. Despite the decline, this age category still made 6.3% of the population.

The age structure of the Hawkesbury LGA provides key insights into the level of demand for age relevant services and facilities. There is also a need to address the recreational needs of Hawkesbury’s aging population, both rural and urban, as well as the population with disabilities.

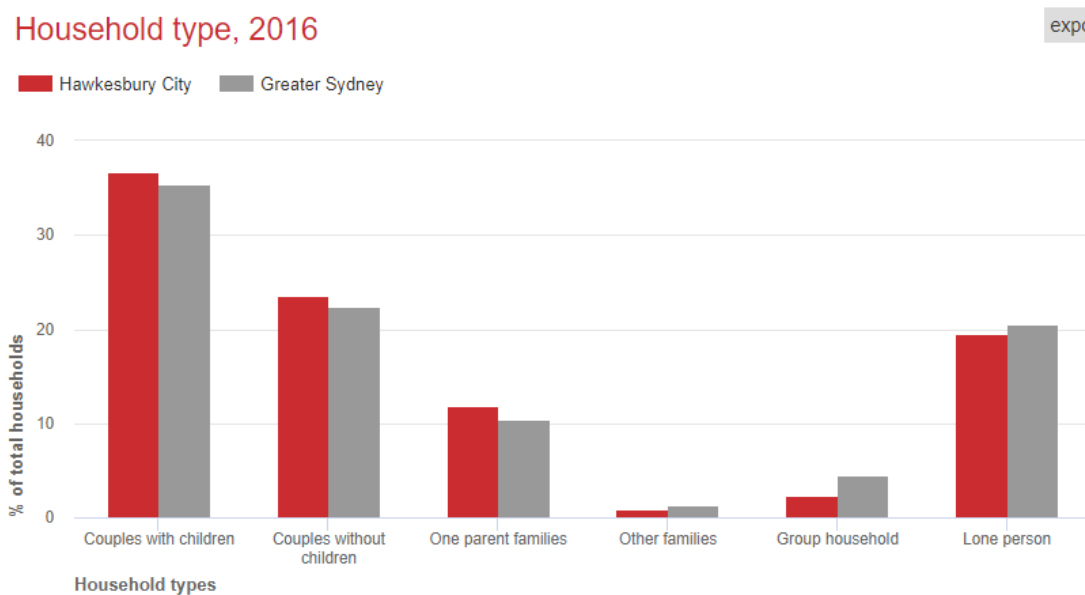
Figure 1 illustrates the age structure of the Hawkesbury LGA.



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

Figure 1: Age Structure

The Hawkesbury LGA has a high number of households consisting of families with children. The census data (see Figure 2 below) also indicates that there is an increase of lone person households in the Hawkesbury. This information provides key insights into the level of demand for a diversity of dwelling types including affordable housing to suit individual household needs.



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.

Figure 2: Household Type in Hawkesbury LGA

3.1.2 Economic Factors

Under the current *Hawkesbury LEP 2012*, employment lands within the Hawkesbury LGA are established at Mulgrave, Windsor, South Windsor, Richmond, East Richmond and North Richmond.

The Employment Lands Strategy 2008 directs employment lands through the zoning and permissible and non-permissible uses and addresses State Policy directions. The employment lands are zoned industrial, business and special uses.

Employment opportunities in Hawkesbury LGA also occurs on agricultural lands and rural zoned land and includes uses such as tourist accommodation, manufacturing (associated with agriculture) and agricultural sector jobs.

It is appropriate to investigate the agricultural and rural lands business trends and innovation of agricultural and rural enterprise opportunities including agribusiness to create further employment benefits.

The following are the key strengths of Hawkesbury's economic profile as identified in the Hawkesbury Employment Lands Strategy 2008:

- **Hawkesbury has a growing economy**- relatively high employment self-containment (ratio of local jobs to resident workers) and high self-sufficiency (share of local residents working locally); large proportion of qualified residents and a higher proportion of managers and professionals in the key industries of manufacturing, construction, education and health sectors.
- **Hawkesbury has clear industry strength**- the local industry sector of manufacturing and construction will benefit from the North West Growth Centres development. The RAAF Base aviation activities, Western Sydney University, TAFE and the equine industry will connect Hawkesbury to the regional and international markets.
- **Employment in the LGA is spread further than southern LGA employment lands**- almost 40% of employment in the LGA is located outside the employment lands precincts. These include rural industries, mixed agricultural uses (rural press mushroom composting at Mulgrave), and accommodations which are part of the agricultural and tourism economies.
- **Hawkesbury LGA has key strategic assets to build on**- there is an opportunity to create a higher order agglomeration of activities at Clarendon with a strategic cluster of the RAAF base, Western Sydney University, Hawkesbury Race Club and TAFE. There is sufficient land available in the vicinity of Clarendon Train Station suitable to accommodate an agglomerated precinct.

Moving forward, in order to address the economic prosperity of the Hawkesbury LGA, the following strategies recommended within the Employment Land Strategy will be explored:

- Investigate and facilitate the servicing of vacant industrial lands to unlock existing supply;
- Capitalise on underutilised transport infrastructure and lobby for improved service;
- Facilitate renewal of existing centres with capacity for growth whilst ensuring high quality urban design and structure planning;
- Capitalise on the LGA's assets to provide high quality jobs, by considering the future of land at Clarendon for high amenity office and business development. This recommendation has been supported by the Western City District Plan Action 65;
- Investigate the nature of employment activities on non-employment zoned lands and their contribution to agriculture and tourism sectors; and
- Support specialised industry of agriculture and Government, administration and defence (Richmond RAAF).

3.1.3 Environmental Factors

Hawkesbury has a number of environmental issues which perhaps can be seen as a constraint (but in reality are reflective of the unique character and identity of the Hawkesbury) to increasing the potential for medium to higher density development in areas affected by:

- **Flooding** – Parts of the Hawkesbury LGA are affected by 1:100 ARI flooding and Probable Maximum Flood (PMF). The Hawkesbury-Nepean Valley covers 425 square kilometres of floodplain. The valley is prone to rapid and deep flooding, with a long history of damaging and sometimes disastrous floods. The area also has a constrained evacuation road network and low levels of community awareness of flood risk. The flood waters from the five major tributaries back up and rise rapidly causing deep and widespread flooding across the floodplain. Windsor, Bligh Park, Pitt Town and Richmond have a bath tub effect.

The impact of flooding has serious adverse land use implications in the Hawkesbury LGA, considering the fact that Windsor, Bligh Park, Pitt Town and Richmond are the major residential, employment and retail hub for the LGA. The effect of the flooding and application of PMF to identify flood prone land within the areas, further impedes land from development which otherwise would have been able to develop under the 1:100 ARI.

Due to the ferocity of the impact of the flooding in these areas, the provisional hydraulic hazard in these areas are classed as H6- unsafe for people or vehicle and all building types considered vulnerable to failure (INSW Hawkesbury-Nepean Valley Regional Flood Study).

- **Wetlands** – The Hawkesbury LGA has a number of wetlands (natural and artificial) including marshes, mangroves, backwaters, billabongs, swamps, sedge lands, wet meadows and wet heathlands that form a shallow waterbody (2m in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water.

The wetlands are threatened by the increased urbanisation putting pressure on the water quality of the Hawkesbury Nepean River system which is already under stress. The Colo River and many of the upland creeks in the Hawkesbury LGA are still in good health. However, Currency Creek through Glossodia has been turned into a chain of drained ponds due to water extraction; Bushells Lagoon and other nearby wetlands are bare of wildlife, full of carp, and are muddy and bare-banked; and many areas of the riverbanks along the Hawkesbury are cleared and impacted by high velocity aquatic sports such as water skiing and wakeboarding.

- **Heritage and archaeological sites** – Hawkesbury LGA being one of the oldest European settlements in Australia was discovered in 1789 by Governor Arthur Phillip. The Hawkesbury LGA has a number of archaeological and heritage significant items of which most are listed in the State Heritage Register, Local Heritage Register and *Hawkesbury LEP 2012*.

Conservation of the heritage items, heritage conservation area including the associated fabric, setting and views and promoting regeneration of the heritage items for social, economic and environmental outcomes are a challenge, but also a significant opportunity.

- **Biodiversity and Bushfire**- The Hawkesbury LGA is approximately 2,776km² of which approximately 2,000 km² of land is conserved for biodiversity and is also prone to bushfire. Management of Biodiversity and Bushfire requires a critical understanding of bushfire safety and biodiversity conservation issues and the interaction between them. Robust consideration of effective land-use planning and vegetation management at the urban edge is a challenge.
- **Richmond RAAF Base** – aircraft Noise and airport protection zones. The Richmond RAAF Base is located between the Windsor and Richmond Local Centres. Whilst providing a significant employment and economic benefit, the base poses impacts and challenges to land use developments within the Windsor and Richmond area due to

limitations of development due to noise and flight paths impacting on their crucial roles as employment activity centres and increased residential development.

3.2 Barriers to Delivery

3.2.1 Flood Impact

The Hawkesbury-Nepean Valley covers 425 m² of floodplain. The extent of the floodplain is based on the largest possible flood event (probable maximum flood). The key areas of the valley floodplain is at Windsor-Richmond and small pockets downstream of Sackville.

This has negative implications leveraged by the regulations and planning controls for future dwelling provisions which in turn impacts on the potential for the location of jobs, particularly retail and commercial jobs located within the Windsor-Richmond town centres.

3.2.2 Employment Land

The challenges and barriers to deliver employment lands and job targets in the Hawkesbury are impacted by the floodplain and lack of utility connection and infrastructure such as poor access to key transport routes.

In industrial areas within the LGA, vacant land is often un-serviced, with threshold costs limiting development, or has poor access to key transport routes. The potential for renewal and reinvestment in commercial and business areas is impacted by existing lot configurations, and existing development constraints

For Windsor, the lack of notional supply is within a highly constrained centre and as such additional retail/commercial floor space would need to be provided through redevelopment of existing sites at higher densities than currently allowed or by an expansion of areas zoned business elsewhere in the Windsor area (around Richmond Station or in South Windsor).

3.2.3 Biodiversity and Bushfire

The *Hawkesbury LEP 2012* has placed biodiversity at the pinnacle of conservation by zoning significant portions of land as E1 National Parks and Nature Reserves, E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living.

These zones prohibit development that are likely to have an adverse effect to ensuring the conservation and protection of biodiversity.

Bush fire risk is another impediment to development of denser communities as the safety and evacuation of people become a factor in the case of extreme events.

3.2.4 Heritage

Heritage conservation can be expensive, potentially resulting in owners delaying the adaptive reuse of such buildings. In many cases where the heritage items are registered in local or State Heritage Registers, undertaking further work on the building can become a complex task.

Developing heritage sites can cause complexity of how to integrate and understand the present and future with the living past. There is mostly a lack of understanding of heritage significance and its transition into innovative, creative and sensitive design to cater to the contemporary future.

Heritage buildings that are unused and in prime locations within or in the periphery of retail and commercial precincts can impede the realisation of the potential highest and best land development opportunities.

3.2.5 Lack of Sewerage and Water Infrastructure in parts of the LGA

Parts of the Hawkesbury LGA lack sewerage and water connections which is a limitation in changing land use to allow for smaller lot subdivisions to achieve diverse and affordable housing.

3.2.6 Outer Sydney Orbital

Transport for NSW and Roads and Maritime Services are still investigating the extension of the Outer Sydney Orbital beyond Colebee connecting to the Central Coast to the north. There remains uncertainty as to the corridor location through the Hawkesbury.

The delay in the investigation will delay further planning in areas where these corridors are being investigated. Hence, moving forward, Council will not be able to investigate the land uses along the corridor until the plans for the corridor are finalised and made definite.

The negative impact of the Outer Sydney Orbital could include loss of potential flood free residential lands, impact on existing rural land uses, potential employment areas and detrimental impacts on visual/acoustic amenities.

3.2.7 Uncertainty of Use of Bells Line of Road

Uncertainty in terms of the future role of Bells Line of Road, and its potential impact on existing rural, town and villages within the Hawkesbury is problematic. Greater certainty in terms of the role of Bells Line of Road is required.

3.2.8 Lack of railway connection from Schofields to Windsor to Richmond and to Penrith

Lack of current railway infrastructure and the missing connection between Schofields, Windsor, Richmond and Penrith in the Western City District Plan's City-servicing network impacts Hawkesbury's 30-minute access. This further leads to Hawkesbury residents missing out on job opportunities across the region including the Western City Airport at Badgerys Creek.

3.2.9 Other

The Western City District Plan classes Windsor and Richmond as Strategic Centres, however, the primary focus for investment in major infrastructure and growth is around the Western City Airport LGA's; meaning many residents from the Hawkesbury LGA will still need to travel out of the area for employment opportunities.

The Vineyard Precinct formed as part of the North West Growth Centre is not included in the Governments LIGS funding scheme, meaning a major amount of infrastructure funding has to be facilitated by Council through the Contributions Plan in order to appropriately service the needs of the future Vineyard community.

There is a need for major State/Federal funding of infrastructure (sewer and water), health and educational facilities in the Hawkesbury LGA's urban and rural areas in order to service existing and projected population needs.

3.3 Key Risks

Potential or unknown risks that may arise include:

- Potential developments restricted by the PMF levels regulated by the State Government;
- Unclear guidance from the INSW and Office of Heritage and Environment on developments in the flood prone areas delaying essential flood policy work and planning;

- Developing an agreed approach to unlocking development potential through rezoning and large lot subdivision in the flood free rural areas;
- Lack of sewerage and water infrastructure in parts of the LGA;
- Continued lack of focus on Hawkesbury by the State and Federal Government could lead to stagnation of development; and
- Increased insurance premiums in flood affected areas could lead to a negative impact on property values.

3.4 Key Findings

The *Hawkesbury LEP 2012* is considered to be generally consistent with the planning priorities and actions of the Western City District Plan. The actions that the *Hawkesbury LEP 2012* is not consistent with are either not relevant to the Hawkesbury LGA or there is work required by Council in terms of various strategies.

It should also be noted that there are some planning priorities and related actions within the Western City District Plan that are not directly relevant to the Hawkesbury LGA, and therefore are stated as not-relevant.

The *Hawkesbury LEP 2012* regulates the protection and improvement of sustainability through incorporating clauses such as Earthworks, Flood Planning, Terrestrial Biodiversity and Wetlands.

The *Hawkesbury LEP 2012* is based on the evidence and recommendations of previous strategic studies. Moving forward, as part of the LEP review process, a comprehensive strategic review of the existing and new frameworks and studies needs to be undertaken in order to be able to provide the desired planning outcomes for the LGA underpinned by a robust evidence-based approach.

4 Conclusions and Recommendations

This section outlines the key actions or decisions required to inform the preparation of Council's Local Strategic Planning Statement.

4.1 Gap Analysis

The analysis of the *Hawkesbury LEP 2012* against the planning priorities and actions of the Western City District Plan has identified issues that require additional research and investigations to address gaps within Council's planning frameworks to meet the delivery and implementation of the Western City District Plan.

Figure 3 below illustrates a summary of studies and strategies to inform the Local Strategic Planning Statement.



Figure 3: Summary of Strategies

4.2 Priorities for preparation of Hawkesbury LEP Update Planning Proposal

It is recognised that compliance with all the Western City District Plan planning priorities and actions may be an iterative process requiring more than one update to the *Hawkesbury LEP 2012*. It is noted that many of the planning priorities and actions within the District Plan are outside the scope of the Hawkesbury LGA planning delivery; therefore, these actions will not be incorporated within the Hawkesbury LEP.

The *Hawkesbury LEP 2012* review and update is being undertaken in accordance with the *Environmental Planning and Assessment Act 1979* section 3.8 – to give effect to the objectives and priorities identified in the “Metropolis of Three Cities” and the “Western City District Plan”; and section 3.9 – Prepare a Local Strategic Planning Statement and review the statement at least every 7years.

The LEP update will be undertaken over 3 years, which commenced in June 2018 and LEP notification and gazettal will be completed in June 2021.

4.3 Timeline

This section provides information about the next steps and indicative timeframes in the LEP update process, in particular, key milestones set out in the LEP Roadmap that are identified as part of the process. In the case of Hawkesbury City Council, phase 6 – Plan Making timeframe is extended to June 2021.

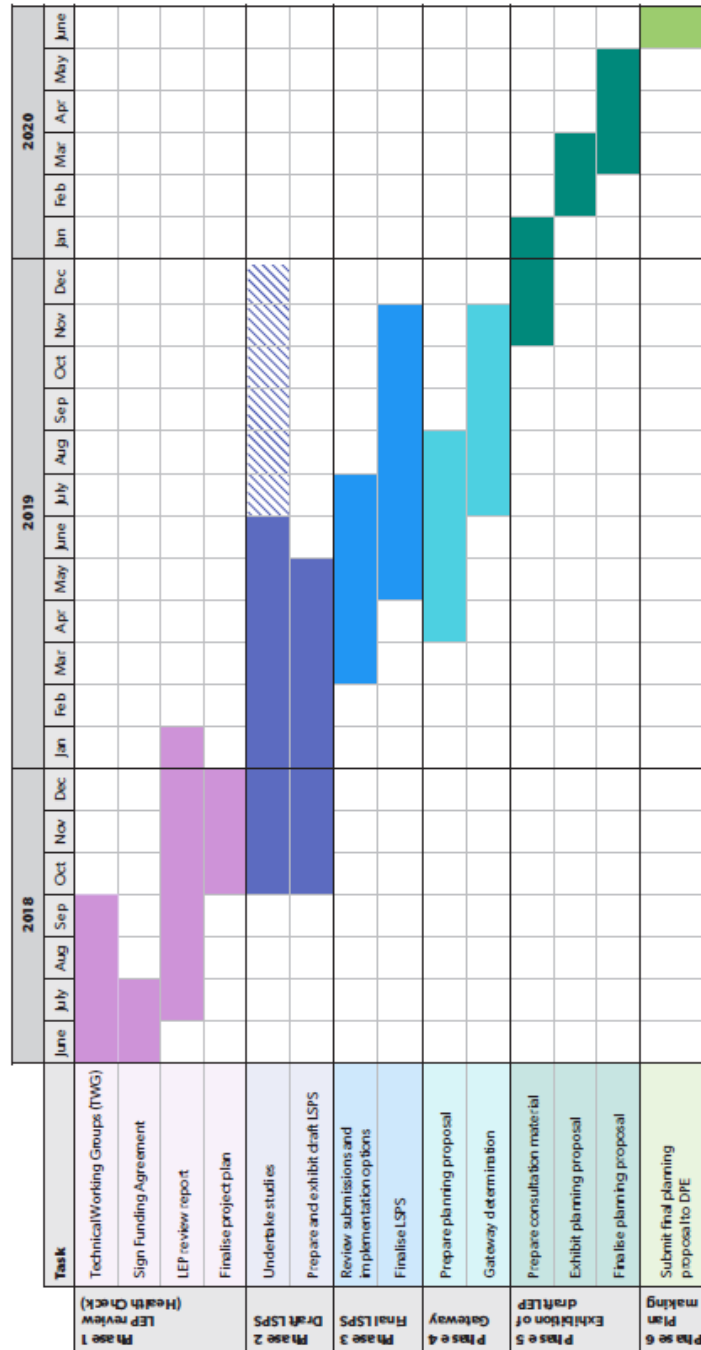


Figure 3: LEP Roadmap Timeline