



Attachment 1 to Item 10.1.1.

LEP001/24 - Slab Barns and Outbuildings Heritage Listing
Planning Proposal

Date of meeting: 6 May 2025

Location: Council Chambers

Time: 6:30pm



LEP001/25 Hawkesbury Slab Barns and Outbuildings LEP Amendment

Local Heritage Listing of
Various Slab Barn and
Outbuildings

PLANNING PROPOSAL

Division:	City Planning	LEP Number:	LEP001/25
Branch:	Strategic Planning	Adopted Date:	
Responsible Officer:	Strategic Planner	Next Review Date:	NA
Manager:	Manager Strategic Planning	Version:	NA

Table of Contents

1. INTRODUCTION	4
1.1 Overview	4
1.2 Background	4
1.3 Purpose of the Planning Proposal	4
1.4 Hawkesbury Timber Slab Barns & Outbuildings Update Study	4
2. PART 1 - Objectives and Intended Outcomes	7
3. PART 2 – Explanation of Provisions	7
4. PART 3 - Justification	8
Section A – Need for the Planning Proposal	8
Section B – Relationship to Strategic Planning Framework	8
Section C – Environmental, Social and Economic Impact	10
Section D – Infrastructure (Local, State and Commonwealth)	10
Section E – State and Commonwealth Interests	10
5. PART 4 – Mapping	11
6. PART 5 – Community Consultation	11
7. PART 6 – Project Timeline	11
Appendix A - Proposed Schedule 5 Part 1 Heritage Items	12
Appendix B – Heritage Inventory Sheets	13
Appendix C – Proposed Heritage Item Map	14
Appendix D – Assessment Against State Environmental Planning Policies	15
Appendix E – Assessment Against Ministerial Directions	21

Attachment 1 – Timber Slab Barns & Outbuildings Updte Study 2024

1. INTRODUCTION

1.1 Overview

Hawkesbury City Council is committed to the preservation and conservation of the region's historical heritage, particularly its significant timber slab barns and outbuildings. This planning proposal aims to amend Schedule 5 of the Hawkesbury Local Environmental Plan (LEP) 2012 to include identified properties containing historically and culturally significant timber slab barns and outbuildings. This inclusion will ensure these important structures are protected and maintained for future generations.

This Planning Proposal has been prepared in accordance with the LEP Making Guideline issued by the NSW Department of Planning, Housing and Infrastructure. The Planning Proposal is also aligned with the strategic objectives outlined in the Greater Sydney Region Plan and the Western District Plan, which emphasise the importance of heritage conservation in sustainable development and community identity.

Structure of Planning Proposal

This document, Planning Proposal LEP001/25 provides the explanation of the intended provisions and justification of the proposed amendment to the Hawkesbury Local Environmental Plan 2012. Provided along with this document is the compendium to this Planning Proposal containing the following material:

- Appendix A – Proposed Heritage Items Schedule
- Appendix B – Proposed Heritage Items Inventory Sheets
- Appendix C – Proposed Heritage Items Maps

Included under this document is the following Appendices to support Part 3 of the Planning Proposal

- Appendix D – Assessment against State Environmental Planning Policies
- Appendix E – Assessment against Ministerial Direction

1.2 Background

The Hawkesbury region played vital role from the onset of colonial Australia, in contributing to agriculture and the food supply for the Greater Sydney Region. With the granting of 18 land parcels in 1794, Hawkesbury developed its identity as the food bowl of Sydney, and continues to maintain this identity to the present day. With this agricultural identity, the slab barn and other farm buildings became a feature of the Hawkesbury Region from the onset of the region's settlement to the present.

Today, physical evidence of the colonial agricultural such as slab barns remains scattered across the region, concentrated in the vicinity of the Hawkesbury River (Dyarubbin) and its tributaries. These surviving examples are highly valued by the local community for its historical significance and contribution to the local aesthetic and rural character of the region.

This surviving evidence is increasingly under threat due to the urbanisation of formerly agricultural land, changing practices of farming, and impacts of natural disasters including riverine flooding and bushfires.

1.3 Purpose of the Planning Proposal

This Planning Proposal aims to provide the appropriate level of statutory protection for early colonial slab barn buildings and other farm buildings throughout the Hawkesbury by listing various items as being of local heritage significance in the Hawkesbury Local Environmental Plan 2012. It should be noted that based on the Hawkesbury Timber Slab Barns Update Study separate nominations have been prepared for Heritage NSW to list eligible items as being a State Heritage item.

1.4 Hawkesbury Timber Slab Barns & Outbuildings Update Study

Council has undertaken several studies over past decades to investigate and assess the significance of slab barns in the Hawkesbury Region. These include:

- *Pitt Town Slab Barn Study* prepared by Graham Edds and Associates and Alice Brandjes of Hawkesbury City Council (May 1991)

- *Hawkesbury City Council Slab Barn Study* prepared by Graham Edds and Associates (March 2010)

In 2024, Council commissioned Lucas Stapleton Johnson & Partners Pty Ltd as the lead consultant of a team of consultants including Graham Edds & Associates and Dr Terry Kass to undertake an updated Timber Slab Barns & Outbuildings Study. This Study is included as Attachment 1 to this Planning Proposal. The aim of this Study is to provide the following:

- A definitive list of the location and current condition of extant timber slab barns located throughout the Hawkesbury local government area.
- New or updated heritage inventory sheets (including histories and assessments of significance) for the surviving barns.
- Consideration of whether any of the surviving barns warrant listing on the NSW State Heritage Register under *Heritage Act 1977* (either individually or as a group)
- Consideration of whether any of the surviving barn warrant listing on the National Heritage List under *Environmental Protection and Biodiversity Conservation Act 1999* (either individually or as a group).

This Planning Proposal responds to the recommendations of the Study in term of the local heritage listing of the following identified unprotected timber slab barns in Table 1. Details of the various items are provided in Appendix A, B and C.

The Study makes additional recommendation requiring an amendment to the Hawkesbury Local Environmental Plan 2012 such as amending clause 5.10 Heritage conservation to incorporate conservation incentive of slab barns and include special provision allowing the minor repairs and maintenance of slab barns as exempt development. These recommendations will be incorporated in a future Planning Proposal.

Table 1 – Identified items for Local Heritage Listing

Item Code	Address	Name
H1	13 Serpentine Lane, Bowen Mountain	Slab Barn and Plank Shed
H2	331 Cattai Road, Cattai	Two Storey Slab Barn with Two Storey Side Skillion
H3	753 Upper Colo Road, Upper Colo	Single Storey Plank Barn with Skillions
H4	307 Tizzana Road, Ebenezer	Single Storey Slab Barn with Loft and Skillion
H5	279 Freemans Reach Road, Freemans Reach	Two Storey Slab Barn with Skillion
H6	331 Freemans Reach Road, Freemans Reach	Complex of Two Slab Barns
H7	307 Kurmond Road, Freemans Reach	Raised Single Storey Slab Barn with End Skillions
H8	30 Wolseley Road, McGraths Hill	Single Storey Slab Barn with Loft and Skillion
H9	4 Bensons Lane, Richmond	Two Storey Slab Carriage House and Stables
H10	239 Upper McDonald Road, St Albans	Complex of Two Slab Barns

H11	33 Griffins Road, Tennyson	Slab Slaughterhouse
H12	995 Upper Colo Road, Upper Colo	Two Storey Slab Barn with Side and End Skillions
H13	1764 Upper MacDonald Road, Upper MacDonald	Single Storey Slab Barn/Milking Shed with Skillion
H14	235 Wilberforce Road, Wilberforce	Complex of Two Slab Barns
H15	86 King Road, Wilberforce	Single Storey Slab Barn with Silo
H16	87 King Road, Wilberforce	Single Storey Town Barn with End Skillion
H17	191 Wilberforce Road, Wilberforce	Two Storey Slab Barn with Skillion
H18	63 Wilberforce Road, Wilberforce	Slab Barn
H19	55 McKinnons Road, Wilberforce	Two Storey Slab Barn with Skillion

It is noted that the item code is for reference only in respect to this Planning Proposal. Appendix A provides the item number for each item for the purpose of inclusion in Schedule 5 of the Hawkesbury Local Environmental Plan 2012.

2. PART 1 - Objectives and Intended Outcomes

The primary objectives of this planning proposal are to:

- Recognize and preserve the historical and cultural significance of timber slab barns and outbuildings in the Hawkesbury region.
- Provide legal protection to these heritage structures under the Hawkesbury Local Environmental Plan 2012.
- Enhance community awareness and appreciation of the region's historical assets.

The intended outcomes of this planning proposal are as follows:

1. **Heritage Conservation:** Ensure the protection and preservation of historically significant timber slab barns and outbuildings, maintaining their structural integrity and historical value.
2. **Legal Protection:** Provide statutory protection to these heritage structures under the Hawkesbury Local Environmental Plan 2012, safeguarding them from potential threats.
3. **Community Engagement:** Foster a sense of community pride and identity by preserving local heritage.
4. **Economic Benefits:** Promote heritage tourism and enhance property values, contributing to the local economy.
5. **Educational Opportunities:** Enhance public knowledge and appreciation of the region's historical and cultural heritage.

These outcomes aim to integrate heritage conservation into the broader planning framework, ensuring sustainable development while protecting important cultural assets of the Hawkesbury region that have been identified through the Hawkesbury Timber Slab Barns & Outbuildings Update Study 2024.

3. PART 2 – Explanation of Provisions

The objectives and intended outcomes of this planning proposal will be achieved by amending the Hawkesbury LEP 2012 through the following specific changes:

1. **Inclusion in Schedule 5:** The identified timber slab barns and outbuildings (Appendix A) will be listed as heritage items in Schedule 5 of the Hawkesbury Local Environmental Plan 2012, providing them with formal recognition and protection.
2. **Heritage Mapping:** Update the LEP mapping to reflect the heritage status of these properties (Appendix C), ensuring accurate identification and consideration in planning and development decisions.

These amendments will ensure a comprehensive and cohesive approach to heritage conservation within the Hawkesbury region, providing a robust framework for protecting and celebrating the region's historical and cultural assets.

4. PART 3 - Justification

Section A – Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

Yes, the Planning Proposal is based on the “Hawkesbury Slab Barn & Outbuildings Update Study” which was adopted by Council on 8 April 2025, identified and assessed the historical and cultural significance of timber slab barns and outbuildings in the Hawkesbury region.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This Planning Proposal is the most effective means to achieve the objectives of heritage conservation, as it provides legal protection and encourages the adaptive reuse of historically significant structures. Alternative methods, such as voluntary conservation agreements, have not provided the same level of protection or incentives.

Section B – Relationship to Strategic Planning Framework

Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

The strategic merit of the planning proposal is demonstrated through its alignment with the Greater Sydney Region Plan, the Western City District Plan.

Greater Sydney Region Plan – Metropolis of Three Cities:

The Planning Proposal is considered to be consistent with the objectives of the Greater Sydney Region Plan under the themes of creating *a city of great places* and *a city in its landscape* where the historic and cultural significance environmental heritage items are recognised and valued.

Objective 13: Environmental heritage is identified, conserved and enhanced

The Planning Proposal aims to identify and conserve slab barns and outbuildings that are of historical and cultural significance. By including these properties in Schedule 5 of the Hawkesbury LEP, it ensures their protection and acknowledges their value to the community and their contribution to sense of place and identity in Hawkesbury.

Objective 28: Scenic and cultural landscapes are protected

and

Objective 29: Environmental, social and economic values in rural areas are protected and enhances

The timber slab barns and outbuildings contribute to the scenic landscapes of the Hawkesbury region. Their preservation enhances the visual appeal of the rural landscape, maintaining the region's unique character and charm. These structures are culturally significant items that represent the agricultural history of the region. Protecting these heritage structures can enhance the region's appeal as a destination for heritage and cultural tourism, supporting local economic development. The proposal includes measures for the maintenance and restoration of the identified barns, ensuring they remain prominent and well-preserved features of the landscape. Strategies are included to promote these sites as part of the region's cultural tourism offerings, encouraging visitors to engage with the area's history and heritage.

Western City District Plan:

Further to the objectives of the Greater Sydney Region Plan, the objective and provision of the Planning Proposal are aligned with the priorities of the Western City District Plan in recognising and promoting the character and identity of the Western Parkland City as being built on the foundations of its rural and agricultural heritage.

Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage

and

Planning Priority W16: Protecting and enhancing scenic and cultural landscaped

The Planning Proposal aims to protect and enhance the scenic and cultural landscapes of the Hawkesbury region by preserving the timber slab barns and outbuildings. These structures are integral to the area's historical, cultural and visual identity as well as contributing to the local sense of place. This aligns with broader efforts to conserve the natural and built environment, supporting sustainable tourism and community engagement with the landscape.

Is the planning proposal consistent with a council Local Strategic Planning Statement that has been endorsed by the Planning secretary or Greater Sydney Commission, or another endorsed local strategy or strategic plan?

The Planning Proposal is considered to be consistent with the following priorities of the Hawkesbury Local Strategic Planning Statement 2040 which give local effect to the objectives and priorities to the Greater Sydney Region Plan and the Western City District Plan.

Hawkesbury Local Strategic Planning Statement 2040:

- **Planning Priority 3: Providing a Diversity of Housing Types**

- **Objective:** Ensure housing diversity and affordability while maintaining local character.

The Planning Proposal supports housing diversity by preserving heritage properties that add to the character and attractiveness of the residential environment, encouraging sympathetic development through adaptive reuse of heritage items.

- **Planning Priority 4: Protect and Promote Aboriginal and European Heritage**

- **Objective:** Ensure heritage items are protected and promoted.

The inclusion of significant properties in Schedule 5 of Hawkesbury Local Environmental Plan 2012 directly addresses this priority by ensuring these heritage assets are identified, protected, and promoted for future generations.

- **Planning Priority 6: Manage, Enhance, and Celebrate the Distinctive Heritage Character of Towns and Villages and natural environment**

- **Objective:** Enhance the heritage character through planning controls and community engagement.

By providing statutory protection for these items of cultural and historical value, Hawkesbury Local Environmental Plan 2012, this Planning Proposal helps manage and celebrate Hawkesbury's distinctive heritage, fostering community pride and tourism.

Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPP)?

The Planning Proposal is considered to be consistent with all applicable State Environmental Planning Policies.

Appendix D provides an assessment against all relevant State Environmental Planning Policies.

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

The Planning Proposal is considered to be consistent with all applicable Ministerial Directions. Appendix E provides an assessment of the Planning Proposal against the Ministerial Directions.

Of particular relevance to this Planning Proposal is the following direction.

3.2 Heritage Conservation

This direction requires that a Planning Proposal contains provisions that facilitate the conservation of identified items of significant environmental heritage. As the Planning Proposal seeks the statutory heritage listing of currently unprotected items of identified cultural and historical value, it is considered highly consistent with this direction.

Section C – Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No, the Planning Proposal focuses on existing structures and does not involve any new development or significant land disturbance. As such, it is not expected to adversely affect critical habitats or threatened species.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The Planning Proposal primarily focuses on the preservation of existing timber slab barns and outbuildings, which minimises new environmental impacts.

Has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal has adequately addressed social and economic effects by recognizing the heritage value to the community and anticipating positive economic impacts that result from the prevention of local heritage such as the contribution to the visitor economy. Adverse social and economic effects are not anticipated,

Section D – Infrastructure (Local, State and Commonwealth)

Is there adequate public infrastructure for the planning proposal?

As the Planning Proposal is to protect and preserve existing development, and not to facilitate additional development, additional public infrastructure is not required in relation to the provisions of the Planning Proposal.

Section E – State and Commonwealth Interests

What are the views of State and Federal public authorities and government agencies consulted in order to inform the Gateway Determination.

No State or Federal authorities or agencies have been consulted with to date. Relevant consultation will be undertaken as required by the Gateway Determination.

5. PART 4 – Mapping

This Planning Proposal intends to amend the Hawkesbury Local Environmental Plan 2012 Heritage Maps. These amendments are outlined in Appendix C to this Planning Proposal.

6. PART 5 – Community Consultation

Community consultation was undertaken throughout the development of the Hawkesbury Slab Barns and Outbuildings Update 2024. Community consultation will be undertaken for this Planning Proposal in accordance with the Gateway Determination, Schedule 1 of the Environmental Planning and Assessment Act 1979 and the Hawkesbury Community Participation Plan 2019.

7. PART 6 – Project Timeline

Stage	Timeframe and Dates
Consideration by Hawkesbury Local Planning Panel	April 2025
Consideration and Decision by Council	May 2025
Submission to Department for Gateway Determination	May 2025
Gateway Determination	July 2025
Pre-Exhibition	July 2025
Public Exhibition Period	August – September 2025
Consideration of Submissions	October 2025
Report back to Council	October 2025
Parliamentary Counsel Office Advice and Finalisation	November 2025

Appendix A - Proposed Schedule 5 Part 1 Heritage Items

Provided under separate cover.

Appendix B – Heritage Inventory Sheets

Provided under separate cover.

Appendix C – Proposed Heritage Item Map

Provided under separate cover.

Appendix D – Assessment Against State Environmental Planning Policies

State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter	Aims	Comment
Vegetation in Non-Rural Areas	The aims of this Chapter are— (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.	Consistent
Koala habitat Protection 2020	This Chapter aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline— (a) by requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and (b) by encouraging the identification of areas of core koala habitat, and (c) by encouraging the inclusion of areas of core koala habitat in environment protection zones.	Does not Apply to Hawkesbury LGA
Koala habitat Protection 2021	This Chapter aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.	Consistent
River Murray Lands	The aims of this Chapter are to conserve and enhance the riverine environment of the River Murray for the benefit of all users.	Does not Apply to Hawkesbury LGA
Water Catchments	This Chapter applies to land in the following catchments— (a) the Sydney Drinking Water Catchment, (b) the Sydney Harbour Catchment, (c) the Georges River Catchment, (d) the Hawkesbury-Nepean Catchment.	Consistent
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004		
Building Sustainability Index: BASIX	Regulations under the Act have established a scheme to encourage sustainable residential development (<i>the BASIX scheme</i>) under which: (a) application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and (b) the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.	Consistent
State Environmental Planning Policy (Exempt and Complying Development) 2008		
Exempt and Complying development Codes	This Policy aims to provide streamlined assessment processes for development that complies with specified development standards.	Consistent Land subject to heritage listing under this Planning Proposal will not be able to undertake complying development under this

		State Environmental Planning Policy.
State Environmental Planning Policy (Housing) 2021		
Affordable Housing	(a) enabling the development of diverse housing types, including purpose-built rental housing,	Consistent
Diverse Housing	(b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability, (c) ensuring new housing development provides residents with a reasonable level of amenity, (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services, (e) minimising adverse climate and environmental impacts of new housing development, (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality, (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use, (h) mitigating the loss of existing affordable rental housing.	Consistent
Design of residential apartment development	The aim of this chapter is to improve the design of residential apartment development in New South Wales	Not Relevant
Transport orientated development	The aims of this chapter are as follows— (a) to increase housing density within 400m of existing and planned public transport, (b) to deliver mid-rise residential flat buildings, seniors housing in the form of independent living units and shop top housing around rail and metro stations that— (i) are well designed, and (ii) are of appropriate bulk and scale, and (iii) provide amenity and liveability, (c) to encourage the development of affordable housing to meet the needs of essential workers and vulnerable members of the community.	Does not Apply to Hawkesbury LGA
Low and mid rise housing	The aim of this chapter is to encourage the development of low and mid rise housing in areas that are well located with regard to goods, services and public transport.	Does not Apply to Hawkesbury LGA
State Environmental Planning Policy (Industry and Employment) 2021		
Western Sydney Employment Area	This Chapter aims to protect and enhance the land to which this Chapter applies (the Western Sydney Employment Area) for employment purposes.	Does not Apply to Hawkesbury LGA
Signage	This Chapter aims— (a) to ensure that signage (including advertising)— (i) is compatible with the desired amenity and visual character of an area, and (ii) provides effective communication in suitable locations, and (iii) is of high quality design and finish, and (b) to regulate signage (but not content) under Part 4 of the Act, and (c) to provide time-limited consents for the display of certain advertisements, and (d) to regulate the display of advertisements in transport corridors, and (e) . to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.	Consistent
State Environmental Planning Policy No 65 (Design Quality of Residential Development) 2002		

Design Quality of Residential Department Development	This Policy aims to improve the design quality of residential apartment development in New South Wales.	Consistent
State Environmental Planning Policy (Planning Systems) 2021		
State and Regional Development	The aims of this Chapter are as follows— (a) to identify development that is State significant development, (b) to identify development that is State significant infrastructure and critical State significant infrastructure, (c) to identify development that is regionally significant development	Consistent
Aboriginal Land	The aims of this Chapter are— (a) to provide for development delivery plans for areas of land owned by Local Aboriginal Land Councils to be considered when development applications are considered, and (b) to declare specified development carried out on land owned by Local Aboriginal Land Councils to be regionally significant development.	Consistent
Concurrences and Consents	This Chapter demonstrated the role and function of the Planning Secretary as a concurrence authority.	Consistent
State Environmental Planning Policy (Precincts – Central River City) 2021		
Central River City	Provide planning policies for the Central River City	Does not apply to Hawkesbury LGA (Except for Vineyard in Hawkesbury North West Growth Area) The planning proposal does not contain provision applicable to the Sydney Region Growth Centres
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021		
Eastern Harbour City	Provides planning policies for the Eastern Harbour City	Does not apply to Hawkesbury LGA
State Environmental Planning Policy (Precincts – Regional) 2021		
Regional	Provides planning policies for the Regional NSW	Does not apply to Hawkesbury LGA
State Environmental Planning Policy (Precincts – Western Parkland City) 2021		
State Significant Precincts	The aims of this Chapter are as follows— (a) to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State, (b) to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.	Does not apply to Hawkesbury LGA
Sydney Region Growth Centres	The aims of this Chapter are (in conjunction with amendments to the regulations under the Act relating to precinct planning) as follows— (a) to co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, the South West Growth Centre, the Wilton Growth Area and the Greater Macarthur Growth Area, (b) to enable the Minister from time to time to designate land in growth centres as ready for release for development, (c) to provide for comprehensive planning for growth centres,	Consistent The planning proposal does not contain provision applicable to the Sydney Region Growth Centres

	<p>(d) to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity,</p> <p>(e) to provide controls for the sustainability of land in growth centres that has conservation value,</p> <p>(f) to provide for the orderly and economic provision of infrastructure in and to growth centres,</p> <p>(g) to provide development controls in order to protect the health of the waterways in growth centres,</p> <p>(h) to protect and enhance land with natural and cultural heritage value,</p> <p>(i) to provide land use and development controls that will contribute to the conservation of biodiversity.</p>	
Western Sydney Aerotropolis	<p>The aims of this Chapter are as follows—</p> <p>(a) to facilitate development in the Western Sydney Aerotropolis in accordance with the objectives and principles of the Western Sydney Aerotropolis Plan</p>	Does not apply to Hawkesbury LGA
Penrith Lakes Scheme	<p>The aims of this Chapter are as follows—</p> <p>(a) to provide a development control process that ensures that environmental and technical matters are considered in the implementation of the Penrith Lakes Scheme,</p> <p>(b) to identify and protect items of the environmental heritage,</p> <p>(c) to identify certain land that may be rezoned for employment, environmental, parkland, residential, tourism and waterway purposes and land that will be rezoned as unzoned land,</p> <p>(d) to permit interim development that will not detrimentally impact on the implementation of the Penrith Lakes Scheme,</p> <p>(e) to ensure that the implementation of the Penrith Lakes Scheme does not detrimentally impact on the ongoing operation and use of olympic legacy infrastructure, including the Sydney International Regatta Centre and the Penrith Whitewater Stadium.</p>	Does not apply to Hawkesbury LGA
St Marys	<p>The aims of this Chapter are to—</p> <p>a. support the <i>St Marys Environmental Planning Strategy, 2000</i> of the Department of Urban Affairs and Planning by providing a framework for the sustainable development and management of the land to which this Chapter applies</p>	Does not apply to Hawkesbury LGA
Western Sydney Parklands	<p>The aim of this Chapter is to put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into a multi-use urban parkland for the region of western Sydney</p>	Does not apply to Hawkesbury LGA
State Environmental Planning Policy (Primary Production) 2021		
Primary production and Rural Development	<p>The aims of this Chapter are as follows—</p> <p>(a) to facilitate the orderly economic use and development of lands for primary production,</p> <p>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</p> <p>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</p> <p>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</p> <p>(e) to encourage sustainable agriculture, including sustainable aquaculture,</p> <p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>	Consistent

Central Coast Plateau Areas	The general aims of this Chapter are— (a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses	Does not apply to Hawkesbury LGA
State Environmental Planning Policy (Resilience and Hazard) 2021		
Coastal Management	The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the <i>Coastal Management Act 2016</i> , including the management objectives for each coastal management area	Consistent
Hazardous and offensive Development	This Chapter aims— (a) to amend the definitions of hazardous and offensive industries where used in environmental planning instruments, and (b) to render ineffective a provision of any environmental planning instrument that prohibits development for the purpose of a storage facility on the ground that the facility is hazardous or offensive if it is not a hazardous or offensive storage establishment as defined in this Chapter	Consistent
Remediation of Land	This Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment— (a) by specifying when consent is required, and when it is not required, for a remediation work, and (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and (c) by requiring that a remediation work meet certain standards and notification requirements.	Consistent
State Environmental Planning Policy (Resource and Energy) 2021		
Mining, petroleum, and Extractive Industries	The aims of this Chapter are, in recognition of the importance to New South Wales of mining, petroleum production and extractive industries— (a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and (b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and (c) to promote the development of significant mineral resources, and (d) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and (e) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development— (i) to recognise the importance of agricultural resources, and (ii) to ensure protection of strategic agricultural land and water resources, and (iii) to ensure a balanced use of land by potentially competing industries, and (iv) to provide for the sustainable growth of mining, petroleum and agricultural industries	Consistent
Extractive industries in Greater Sydney	This Chapter aims— (a) to facilitate the development of extractive resources in proximity to the population of the Sydney Metropolitan Area by identifying land which contains extractive material of regional significance	Consistent

State Environmental Planning Policy (Transport and Infrastructure) 2021		
Infrastructure	The aim of this Chapter is to facilitate the effective delivery of infrastructure across the State	Consistent
Educational establishments and child care facilities	The aim of this Chapter is to facilitate the effective delivery of educational establishments and early education and care facilities across the State	Consistent
Major Infrastructure Corridors	The aims of this Chapter are as follows— (a) to identify land that is intended to be used in the future as an infrastructure corridor, (b) to establish appropriate planning controls for the land for the following purposes— (i) to allow the ongoing use and development of the land until it is needed for the future infrastructure corridor, (ii) to protect the land from development that would adversely impact on or prevent the land from being used as an infrastructure corridor in the future.	Consistent
Three ports – Port Botany, Port Kembla and port of Newcastle	The aims of this Chapter are as follows— (a) to provide a consistent planning regime for the development and delivery of infrastructure on land in Port Botany, Port Kembla and the Port of Newcastle, (b) to allow the efficient development, re-development and protection of land at Port Botany, Port Kembla and the Port of Newcastle for port purposes	Does not apply to Hawkesbury LGA

Appendix E – Assessment Against Ministerial Directions

Planning Systems		
Implementation of Regional Plans	The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Consistent This Planning Proposal is consistent with the objectives and provisions of relevant regional plans.
Development of Aboriginal land council	The objective of this direction is to provide for the consideration of development delivery plans prepared under chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.	Not Relevant
Approval and referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Not Relevant
Site Specific provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	Not Relevant The proposed inclusion of the subject sites in Schedule 5 of the Hawkesbury Local Environmental Plan 2012 is not a site specific provision for the purpose of this Ministerial Direction.
Planning Systems Place Based		
1.5-1.20	Site specific direction not relevant to the Hawkesbury LGA	Not Applicable to the Hawkesbury LGA
Biodiversity and Conservation		
Conservation Zones	The objective of this direction is to protect and conserve environmentally sensitive areas.	Not Relevant While some items are located on relevant land, no development is facilitated by this Planning Proposal as the intention is to provide statutory protection to items assessed to be of heritage significance.
Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent. The Planning Proposal seeks the statutory protection of existing items of cultural and historical significance.
Sydney Drinking Water Catchments	The objective of this direction is to protect water quality in the Sydney drinking water catchment.	Not Applicable to the Hawkesbury LGA
Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	The objective of this direction is to ensure that a balanced and consistent approach is taken when applying conservation zones and overlays to land on the NSW Far North Coast.	Not Applicable to the Hawkesbury LGA
Recreation Vehicle Areas	The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles	Not Relevant
Strategic Conservation Planning	The objective of this direction is to protect, conserve or enhance areas with high biodiversity value.	Not Relevant

Public Bushlands	The objective of this direction is to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland	Consistent The Planning Proposal does not contain any provisions that threaten public bushland.
Willandra Lakes Region	The objectives of this direction are to protect, conserve and manage the Willandra Lakes Region World Heritage Property	Not Applicable to Hawkesbury LGA
Sydney Harbour Foreshores and Waterways Area	The objectives of this direction are to protect and enhance the natural assets and unique environmental, scenic and visual qualities of Sydney Harbour and its islands and foreshores	Not Applicable to Hawkesbury LGA
Water Catchment Protection	The objectives of this direction are to maintain and improve the water quality (including ground water) and flows of natural waterbodies and environmental quality of water catchments, and reduce urban run-off and stormwater pollution through effective management, maintenance and rehabilitation.	Consistent This Planning Proposal is to protect existing small scale historic structures, and the provisions will not impact the larger Sydney Drinking Water Catchment.
Resilience and Hazards		
Flooding	The objectives of this direction are to: (a) ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.	Consistent While several identified items are located in the Flood Planning Area, no additional development is sought or facilitated by this Planning Proposal.
Coastal Management	The objective of this direction is to protect and manage coastal areas of NSW.	Not Relevant
Planning for Bushfire Protection	The objectives of this direction are to: (a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) encourage sound management of bush fire prone areas	Consistent No additional development is sought or facilitated by this Planning Proposal.
Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	Not Relevant
Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils	Not Relevant
Mine Substance and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Not Relevant
Transport and Infrastructure		
Integrating land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:	Not Relevant

	<p>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</p> <p>(b) increasing the choice of available transport and reducing dependence on cars, and</p> <p>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</p> <p>(d) supporting the efficient and viable operation of public transport services, and</p> <p>(e) providing for the efficient movement of freight.</p>	
Reserving Land for Public Purposes	<p>The objectives of this direction are to:</p> <p>(a) facilitate the provision of public services and facilities by reserving land for public purposes, and</p> <p>(b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p>	Not Relevant
Development Near Regulated Airports and defence Airfields	<p>The objectives of this direction are to:</p> <p>(a) ensure the effective and safe operation of regulated airports and defence airfields;</p> <p>(b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and</p> <p>(c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p>	Not Relevant
Shooting Ranges	<p>The objectives are to:</p> <p>(a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,</p> <p>(b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,</p> <p>(c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p>	Not Relevant
Housing		
Residential Zones	<p>The objectives of this direction are to:</p> <p>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</p> <p>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) minimise the impact of residential development on the environment and resource lands.</p>	<p>Consistent</p> <p>All but one of the sites is located on rural or environment zoned land and accordingly the provisions of the Planning Proposal will not hinder the objectives of the respective zoning.</p>
Caravan Parks and Manufactured Home Estates	<p>The objectives of this direction are to:</p> <p>(a) provide for a variety of housing types, and</p>	Not Relevant

	(b) provide opportunities for caravan parks and manufactured home estates.	
Business and Industrial Zones	<p>The objectives of this direction are to:</p> <p>(a) encourage employment growth in suitable locations,</p> <p>(b) protect employment land in business and industrial zones, and</p> <p>(c) support the viability of identified centres</p>	Not Relevant
Reduction in non-hosted short-term rental accommodation period	<p>The objectives of this direction are to:</p> <p>(a) mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced, and</p> <p>(b) ensure the impacts of short-term rental accommodation and views of the community are considered.</p>	Not Relevant
Commercial and Retail Development along Pacific Highway, North coast	<p>The objectives for managing commercial and retail development along the Pacific Highway are to:</p> <p>(a) protect the Pacific Highway's function, that is to operate as the North Coast's primary inter- and intra-regional road traffic route,</p> <p>(b) prevent inappropriate development fronting the highway,</p> <p>(c) protect public expenditure invested in the Pacific Highway,</p> <p>(d) protect and improve highway safety and highway efficiency,</p> <p>(e) provide for the food, vehicle service and rest needs of travellers on the highway, and</p> <p>(f) reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.</p>	Not Applicable to the Hawkesbury LGA
Resources and Energy		
Mining, Petroleum production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Not Relevant
Primary Production		
Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	Consistent
Rural Lands	<p>The objectives of this direction are to:</p> <p>(a) protect the agricultural production value of rural land,</p> <p>(b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,</p> <p>(c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,</p> <p>(d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,</p>	<p>Consistent</p> <p>This Planning Proposal is consistent with this direction as the statutory protection of the identified sites in the Planning Proposal is complementary to rural land use.</p>

	<p>(e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,</p> <p>(f) support the delivery of the actions outlined in the NSW Right to Farm Policy.</p>	
Oyster Aquaculture	<p>The objectives of this direction are to:</p> <p>(a) ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and</p> <p>(b) protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.</p>	Not Relevant
Farmland of State and regional Significance on the NSW Far North Coast	<p>The objectives of this direction are to: (a) ensure that the best agricultural land will be available for current and future generations to grow food and fibre, (b) provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and (c) reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas</p>	Not Applicable to the Hawkesbury LGA