



Hawkesbury City Council

Attachment 1  
to  
item 232

Summary of submission received  
during public exhibition of the Draft  
Local Strategic Planning Statement

date of meeting: 10 December 2019

location: council chambers

time: 6:30 p.m.



## Evaluation of Submissions Received – Draft Hawkesbury Local Strategic Planning Statement 2040

Submission	Summary of Issue Raised	Response/Action
<b>Submission 1</b> <b>November 2019</b>	<p>Supports Councils vision to deliver housing diversity supported by services and infrastructure.</p> <p>Advocates for the value of affordable housing.</p> <p>Access to affordable rental housing enables people to remain in communities that they have resided in and stay close to work and educational opportunities. This maintains connections with families, friends and support networks, as well as schools and health services.</p> <p>Economic benefits to locating affordable housing near jobs and services.</p> <p>Is a Community Housing provider who manages 758 properties within the Hawkesbury Local Government Area.</p> <p>Housing affordability is a critical issue in the Hawkesbury.</p> <p>There is an estimated short fall in supply of social and affordable housing in the Hawkesbury of 2,999 dwellings by 2036.</p> <p>There is a clear need for a deliberate affordable housing strategy to ensure that both the growth and diversity of housing that is projected in the plan is also occupied by people in low to moderate income brackets.</p> <p>There is a clear role for HCC to take a leadership role.</p> <p>Supports the use of SEPP No. 70 – Affordable Housing (Revised Schemes) as the principle mechanism for delivering affordable housing through an affordable housing contribution scheme.</p> <p>Wentworth Community Housing encourages HCC to partner with community housing providers to develop council owned land for affordable rental housing.</p> <p>Wentworth Community Housing recommends that the LSPS:</p> <ol style="list-style-type: none"> <li>1. Explicitly identifies affordable rental housing as a strategic priority for the community through the development of an affordable housing strategy.</li> <li>2. Acknowledges the economic and social benefits of affordable rental housing and the role it plays in supporting job growth and economic prosperity for local communities.</li> </ol>	<p>Planning Priority 4 of the Draft Hawkesbury LSPS recognises housing affordability as an issue for the Hawkesbury and quantifies specific needs for social and affordable housing. It commits to:</p> <ul style="list-style-type: none"> <li>• Developing a local housing strategy</li> <li>• Growing the supply of affordable housing by amending planning controls and investigating partnership opportunities</li> <li>• Increasing the diversity of housing types by identifying specific needs in the Local Housing Strategy and amending LEP and DCP controls</li> <li>• Growing the supply of diverse and affordable housing in well-located areas</li> <li>• Advocating for more social and affordable housing in the local government area by exploring opportunities with Non Government Organisations and government agencies.</li> </ul> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p> <p>Progress work associated with the adopted Recommendations of the Affordable Housing Working Group, including working with organisations investigating the implementation of Tiny Homes.</p> <p>Investigate the use of SEPP 70 to implement an affordable housing contribution scheme.</p> <p>Agreed</p> <p>Agreed</p>

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	<p>3. Implements locally appropriate strategies for growing the number of dwellings that are affordable to people on low to moderate incomes.</p> <p>4. Establishes an affordable housing scheme for new dwellings in urban renewal areas as a matter of priority by 2020.</p> <p>5. Identifies mechanisms for delivering affordable rental housing through the planning system and/or by leveraging other opportunities available to the council such as partnering with registered community housing providers to redevelop council owned land.</p> <p>6. Identifies how Council will work in partnership with community housing providers and the NSW and Federal governments to deliver affordable rental housing.</p>	<p>Need to investigate how this could be achieved.</p> <p>Need to investigate how this could be achieved.</p> <p>Consider partnership opportunities with a Community Housing provider for the Vineyard Precinct in terms of the Community Facilities land.</p>
<p><b>Submission 2</b></p> <p><b>November 2019</b></p>	<p>Shelter NSW provides systematic advocacy and advice on policy and legislation for the whole NSW housing system to resolve housing inequality.</p> <p>Identifies that with the redevelopment of urban areas, low cost rental housing in the private market is being displaced, resulting in more lower income households looking for affordable housing in metropolitan rural centres connected to the rest of the metropolitan area such as the Hawkesbury Local Government Area.</p> <p>Identifies need for 4,015 new affordable housing dwellings by 2036.</p> <p>Shelter NSW recommends:</p> <ol style="list-style-type: none"> <li>1. Recognition and quantification of local housing needs – specify the proportion of lower-income households living in the Hawkesbury LGA and the levels of housing stress.</li> <li>2. Commitment to developing a Local Housing Strategy – map specific areas for new housing growth. While some areas are specifically named, a visual reference could help provide an overview of housing growth and change in an area. Similarly, such maps could also demonstrate the extent and location of land use constraints referenced in the draft LSPS.</li> <li>3. Commitment to growing the supply of housing that is affordable to lower income households, including as specific affordable housing dwellings – <ul style="list-style-type: none"> <li>• commit to investigating planning mechanisms that grow the supply of affordable housing.</li> <li>• explicitly commit to investigating direct delivery of affordable housing including partnerships.</li> </ul> </li> </ol>	<p>This would provide baseline data for assessing need and monitoring performance, informing development of targets for affordable housing.</p> <p>Affordable housing dwelling target for 2036 needs to be clarified.</p> <p>Local housing needs are identified through the Census 2016 data which highlights that the Hawkesbury lacks housing diversity to meet the needs of the changing population.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p> <p>Progress work associated with the adopted Recommendations of the Affordable Housing Working Group, including working with organisations investigating the implementation of Tiny Homes.</p> <p>Based on the recommendations of the Draft Local Housing Strategy, as part of the LEP review, Council will create capacity where possible to identify land for future housing supply.</p>

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	<ul style="list-style-type: none"> <li>recognise social and affordable housing as essential infrastructure. This may provide flexibility in mechanisms that can be used to fund and deliver affordable housing. Consideration given to exempting community housing providers from local infrastructure contributions as social and affordable housing considered as essential infrastructure.</li> <li>advocate for the NSW Government to amend the SEPP – Affordable Rental Housing to ensure affordability. The LSPS intent to provide more diverse housing including student housing and boarding houses may result in these being built as self-contained micro-apartments with rents the are unaffordable to vulnerable, lower-income renters.</li> </ul> <p>4. Commitment to increase diversity of housing types – commit to supporting diverse housing that is specifically accessible and adaptable. LHS to consider targets for dwellings to meet specific standards under the Liveable Housing Guidelines enforced through the DCP.</p> <p>5. Recommendation for further advocacy from local councils on affordable housing:</p> <ul style="list-style-type: none"> <li>propose all councils to work together on securing a region-wide strategy for affordable housing.</li> <li>express support for reform of ‘no-grounds’ evictions in the Residential Tenancies Act.</li> </ul>	<p>Council recognises social housing as a critical infrastructure and anticipates to work in collaboration with community housing providers to increase social housing capacity in the LGA.</p> <p>Council will advocate and lobby where possible to assist in the amendment of SEPP Affordable Rental Housing to achieve housing diversity for the Hawkesbury LGA.</p> <p>Councils within the Western Parkland City are working collaboratively and are working towards commencing a region wide affordable housing strategy.</p> <p>This would reinforce the commitment in LSPS to meeting the changing needs of an aging population.</p>
<p><b>Submission 3</b></p> <p><b>November 2019</b></p>	<p>Welcomes council’s vision for diverse, appropriately located housing that meets the community’s needs.</p> <p>Commends Council’s commitment to prepare and exhibit an Affordable Housing Contributions Plan.</p> <p>Evolve Housing own or manages a small number of social and affordable housing dwellings in Hawkesbury LGA.</p> <p>Evolve Housing support the LSPS intention of providing boarding houses and student housing in the Hobartville area as adequate supply will help to prevent competition by students and keyworkers for general affordable rental housing in the community.</p> <p>Suggests council consider consolidating affordable housing in fewer well located projects instead of sprinkling 5% affordable housing in every development project.</p> <p>Supports the use of SEPP No. 70.</p> <p>Recommends:</p> <p>1. Confirm sites and growth precincts identified for additional residential capacity where rezoning proposals will give rise to the requirement for affordable housing</p>	<p>Councils within the Western Parkland City are working collaboratively and are working towards commencing a region wide affordable housing strategy. The outcome of the strategy will guide Council to prepare its Affordable Housing Contributions Plan.</p> <p>Council will undertake further research to understand what mechanisms to apply to achieve affordable housing targets through development.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p> <p>Progress work associated with the adopted Recommendations of the Affordable Housing Working Group, including working with organisations investigating the implementation of Tiny Homes.</p>

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	<p>provision following viability testing.</p> <ol style="list-style-type: none"> <li>Investigate possibilities for medium density housing and small dwellings supply via amendment to planning controls in identified areas with highest demand for social and affordable housing.</li> <li>Partnering with community housing providers to redevelop council owned land to develop for affordable housing.</li> <li>Establish a monitoring mechanism to track delivery of affordable housing against the Council's targets.</li> <li>Consider consolidating affordable housing on well located sites (avoiding unacceptable concentrations) to achieve efficiencies within areas identified for affordable housing contributions.</li> <li>Investigate whether new generation student accommodation and senior housing should only be allowed if developed with and managed by a community housing provider to ensure they are rented at proper rents.</li> <li>Work with State government to improve effectiveness and tighten the AHRSEPP provisions to ensure developers availing themselves of incentives for residential flat buildings are required to ensure affordable housing is managed by community housing providers and targeted at affordable rents for income eligible households.</li> <li>Utilise VPAs to secure affordable housing in areas where the Affordable Contributions plan does not apply.</li> <li>Work with State government to ensure the development of existing government owned land substantially increases the provision of social and affordable housing.</li> </ol>	<p>As part of the LSPS action, Council will form partnerships with community social housing providers to explore opportunities to create additional social housing capacity in the LGA.</p> <p>Affordable housing delivery mechanisms will be established once An Affordable Housing Strategy is developed in collaboration with other Councils in the Western City District.</p> <p>Specific housing needs of student housing and seniors living is a key consideration of the Draft Hawkesbury Local Housing Strategy currently being undertaken.</p> <p>Noted.</p> <p>Noted.</p> <p>Council will continue to lobby and collaborate with State Government agencies to implement Planning Priorities 1, 2 and 3.</p>
<p><b>Submission 4</b></p> <p><b>12 November 2019</b></p>	<p>Sydney Water will continue to provide water and wastewater infrastructure for areas zoned for residential and commercial growth. To assist Council's objective of aligning growth with infrastructure delivery, Sydney Water requests that Council regularly inform Sydney Water of any changes to projected population, dwelling and employment data.</p> <p>Encourages Council to promote Water Sensitive Urban Design principles in all development works and asset management, and integrate best practice WSUD and waterway health targets into planning controls. Sydney Water offers support.</p> <p>Sydney Water welcomes the mapping of lands with high biodiversity value and land zoned W1 – Natural Waterways.</p>	<p>As part of the LSPS action implementation, Council will continue to lobby for increased capacity for sewer and water connection in areas of the LGA to be identified that are currently lacking this infrastructure.</p> <p>Consider Water Sensitive Urban Design in public domain improvements</p> <p>Council will promote water sensitive urban design principles when undertaking the review of the Development Control Plan.</p> <p>Provide further updates to Sydney Water following completion of Background Studies (Rural Lands, Employment Lands and Local Housing Strategy).</p>



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	<p>Encourages Council to work with stakeholders of local catchments and adjoining Councils to develop whole of catchment land use policy and statutory planning mechanisms that improve water quality across the whole catchment.</p> <p>Suggests monitoring and analyzing water quality trends to inform catchment management activities, including creating standards and/or regulation for development and recreational uses within catchment zones.</p> <p>Sydney Water open to discuss how it can contribute to future community engagement and education to reduce water consumption and increase re-use, including opportunities for non-potable recycled water and stormwater harvesting.</p> <p>In preparation of its LEP, Sydney Water recommends Council consider appropriate land use zoning for water related operational infrastructure.</p>	<p>Council has mapped layers for Biodiversity and Natural Waterways. However, Council welcomes any additional information which is relevant to the LGA which other agencies may have prepared.</p> <p>Council welcomes agencies providing quality information to promote water wise awareness to the community.</p> <p>Consider Sydney Water's identified points as part of preparation of LEP/DCP Amendments.</p> <p>Notify Sydney Water as part of formal consultation of future amendments to LEP 2012</p> <p>Noted, government infrastructure will be placed in appropriate zones.</p>
<p><b>Submission 5</b></p> <p><b>13 November 2019</b></p>	<p>Participating in creativity has benefits for everyone. It develops critical thinking skills through arts education, improves our mental health, accelerates recovery and rehabilitation in hospitals, connects diverse audiences from across the State and enhances the wellbeing of our communities.</p> <p>NSW Government committed to increasing access to creativity, arts and culture that enables us to reflect and celebrate who we are, express our identity and activate gathering places across NSW for everyone's benefit.</p> <p>Create NSW encourages the inclusion of cultural objectives in the LSPS, and to consider:</p> <ul style="list-style-type: none"> <li>• relationship with the local Aboriginal community</li> <li>• existing cultural infrastructure (The NSW Cultural Infrastructure Plan 2025+ (2019))</li> <li>• cultural diversity within Hawkesbury</li> <li>• the benefits of art and culture to a successful night-time economy</li> <li>• the existence or potential of cultural industries in your area</li> <li>• existing and future public art projects</li> <li>• joint-use opportunities</li> <li>• tourism opportunities</li> <li>• the impact of arts and culture to successful place making</li> <li>• the benefit of access to arts and culture for the health and wellbeing of residents, considering access by people with disabilities, seniors, children and young people.</li> </ul> <p>Create NSW suggests the following opportunities to champion arts and culture within the LSPS:</p> <ol style="list-style-type: none"> <li>1. Consider the benefits of arts and culture, including festivals, live music and public art, to the night-time economy and tourism sector. Create NSW offers to provide</li> </ol>	<p>The Draft LSPS includes Planning Priority 11 – encourage the economic self-determination of the Aboriginal community through their land holding and culture.</p> <p>In order to implement the actions of Planning Priority 11, Council through its Reconciliation Action Plan Working Group will collaborate and work closely with the Aboriginal community in respect of these matters.</p> <p>To implement the LSPS, Council will consider the incorporation and promote awareness of cultural diversity through council events and art.</p> <p>Council has recently completed a Murals Project in the Windsor Town Centre, and will continue to undertake projects to promote art and culture in the LGA through the design and construction of public domain works.</p> <p>Council will continue to seek grants and advocate for opportunities to meet the cultural infrastructure needs of the LGA.</p>

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	<p>advice on developing and enhancing the night-time economy.</p> <ol style="list-style-type: none"> <li>Arts and culture play an important role in helping to retain and enhance the unique identity of a place, fostering a strong sense of place and instilling community pride.</li> <li>Examine the cultural infrastructure needs of the community and address any deficits or access issues.</li> <li>Encourage consideration of how creative industries can benefit other STEM industries on which the Council is focused.</li> </ol>	<p>Consider matters raised by Create NSW through Town Centres Master planning process for Richmond, Windsor and South Windsor and all public domain plans.</p> <p>Consider identified matters as part of continued preparation of the Hawkesbury Cultural Plan</p>
<p><b>Submission 6</b></p> <p><b>27 October 2019</b></p>	<p>Pleased with Council's consideration of seniors housing and aged care, and support recommended actions within the LSPS relating to encouraging the uptake of seniors housing.</p> <p>Anglicare requests to be notified when any future investigations, plans, policies and/or the like concerning seniors housing and aged care services are drafted and placed on public exhibition.</p>	<p>To implement the LSPS, Council will form partnerships with community housing providers to explore opportunities to create capacity to meet housing needs for seniors and aging population of the LGA.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p>
<p><b>Submission 7</b></p> <p><b>13 November 2019</b></p>	<p>Close relationship between Harvest and the University over last 20 years – this is dependent on staff in both institutes for realizing productive collaboration and effectiveness – it's more about people than precinct.</p> <p>The advantages and opportunities which proximity to Sydney represents only exist while the Hawkesbury retains its distinctiveness. This becomes more critical as Sydney becomes more urbanised.</p> <p>The partnership between Harvest and Council is critical to taking advantage of these opportunities and enabling the LSPS Vision. Recommend planning policy with principles that:</p> <ol style="list-style-type: none"> <li>avoid sterilisation- by-zoning of agricultural lands for diverse uses.</li> <li>enables multi-functional agriculture and complimentary economic activities within zones to build a 'working' landscape rather than an artefact of past glories.</li> <li>encourages the interdependency of related and complimentary industries (linkages).</li> <li>highlights the role of agriculture in accentuating rural identity of the region vis-à-vis urban Sydney.</li> <li>references the region's "metropolitan context" to make explicit its role as Sydney's recreational rural space.</li> </ol>	<p>Analyse the vision for the 'Agri-knowledge precinct' at the new Western Sydney Airport, and identify opportunities.</p> <p>Council will form partnerships and work in collaboration with organizations such as Hawkesbury Harvest to promote innovative agricultural activities and encourage new trends in farming based on recommendations from the Rural Lands Study..</p> <p>Council will collaborate with organisations such as Hawkesbury Harvest and seek new mechanisms to form partnerships with other tourist attraction providers to promote farm gate and other farming related activities in the LGA.</p> <p>The Hawkesbury LGA is classed as Metropolitan Rural Area (MRA) in the Sydney Region Plan – NSW State Government Planning Framework. The objective of the Metropolitan Rural Area is to minimize the adverse economic impacts on existing primary industry and productive agriculture, consider critical natural resource constraints, and consider and plan to protect significant natural resources including water quality, riparian and aquatic habitats and marine estates.</p> <p>Council will form partnership with organisations such as Hawkesbury Harvest and facilitate connections with other organisations and agencies to create synergy in order to lever agricultural activities in the LGA.</p>



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	<p>6. fosters an environment where farmers can see their innovative thinking is encouraged</p> <p>7. communicates that Council has a supportive stance to new product development.</p> <p>Supports the stance with regard to the challenge of managing rural residential and the effects this has on existing and future agricultural industry.</p> <p>Planning Priority relating to Sustainability seems to exclusively relate to natural/environmental concerns, whereas sustainability is an outcome of all priorities.</p> <p>Seeks partnership with Council, including financial, with particular focus on:</p> <ul style="list-style-type: none"> <li>• smart cities</li> <li>• enhance and secure a living and productive landscape</li> <li>• potential that Western Sydney Airport presents for agriculture and tourism – Taste the Hawkesbury initiative</li> </ul> <p>Harvest believes that they facilitate delivery on the planning priorities focusing on natural environment, sustainability, well-being, livability and health, tourism, productivity, and infrastructure and collaboration.</p> <p>Recommend policy that facilitates multi-functionality:</p> <ol style="list-style-type: none"> <li>1. expand the range of allowable activity as it relates to agriculture.</li> <li>2. Allow for additional out of season uses such as: <ul style="list-style-type: none"> <li>• temporary events permits including pop-up dining, celebration or other experiences</li> <li>• non-production season temporary stay/camping/glamping permits</li> </ul> </li> </ol> <p>Document edits:</p> <ul style="list-style-type: none"> <li>• Page 21 – refers to Figure 7 – does not relate to “key industries and activities which are Hawkesbury’s strengths and local advantages”. Appears there is no figure doing this.</li> <li>• Page 24 – under ‘western Sydney City Deal’, the correct name is Hawkesbury <b>Harvest</b> Farm Gate Sales.</li> </ul>	<p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Economic Development Strategy.</p> <p>The agricultural uses in Rural Zones will be reviewed thoroughly during the LEP review stage to ensure that agricultural activities are promoted in appropriate locations of the LGA.</p> <p>Other temporary uses will be explored as part of the economic development strategy and to promote the LGA’s local culture, history and food.</p>
<p><b>Submission 8</b></p> <p><b>13 November 2019</b></p>	<p>Requests the inclusion of the subject site into the LSPS as an action under Planning Priority 4 for investigation for housing supply in the next 6-10 years.</p>	<p>Respondent did not identify the ‘subject site’.</p> <p>Continue preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020</p>

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<b>Submission 9</b> <b>13 November 2019</b>	State planning policies relating to hazard reduction and land management do not work – relates to bushfires.	<p>Participate in any evaluation undertaken following the current bush fire season.</p> <p>Where possible and where required Council will work with relevant State Agencies to advocate for amendment to relevant SEPPs that are of benefit to the LGA.</p>
<b>Submission 10</b> <b>13 November 2019</b>	Management of the environment to reduce bushfire hazard. (political statement)	<p>Council will continue to review its current policies and plans of management to ensure that appropriate measures are in place to manage bushfire.</p> <p>Council will continue to work in partnership with the RFS to create awareness and manage bushfire related issues in the LGA.</p>
<b>Submission 11</b> <b>13 November 2019</b>	Please review the planning strategy regarding bushland management on both public and private lands.	Council will continue to ensure bushland is managed and protected through plans and assessment of development applications.
<b>Submission 12</b> <b>13 November 2019</b>	<p>Tennis NSW endorses Council's LSPS.</p> <p>Offers partnership to assist Council in achieving the vision of the LSPS. Eager to work with HCC on this and would be willing to invest in resources to play our part in Council achieving strategic outcomes of this Plan.</p>	Council welcomes partnership opportunities from organisation's within the LGA in order to collaborate and lobby for additional social and sporting infrastructure to improve livability and well-being of the Hawkesbury community.
<b>Submission 13</b> <b>13 November 2019</b>	<p>Seeks permissibility for tourist accommodation in the Bilpin/Berambing/Kurrajong Heights area/RU2 zone:</p> <ol style="list-style-type: none"> <li>1. Hawkesbury does not have large or sufficient stock of varied accommodation to attract international visitors.</li> <li>2. Hawkesbury has not developed attractions to give day visitors a reason to stay overnight.</li> <li>3. Hawkesbury has not developed tourism market and message; therefore visitors drive through – excess traffic, no benefits from local jobs, varied businesses and rising land values.</li> <li>4. Locals have to work out of the area – increased traffic, pollution, time and money commuting.</li> <li>5. HCC has responsibility to develop sustainable industry and opportunities.</li> <li>6. Western Sydney Airport opportunity for Hawkesbury visitor economy.</li> </ol>	<p>Council as part of the LSPS Productivity Theme -Tourism promotion planning priority implementation will explore opportunities to retain visitors in the LGA for longer (overnight stays).</p> <p>Council recognizes that more work is needed to be undertaken to create a robust branding for Hawkesbury as a tourist destination.</p> <p>To implement the LSPS, Council will explore opportunities to lever activities to take advantage of the opportunities from visitors coming from Western Sydney Airport.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Economic Development Strategy.</p>

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<b>Submission 14</b> <b>13 November 2019</b>	<p>Pg 12 – Pictorial (Pg 11) does not show agriculture.</p> <p>Pg 16 - Question that Hawkesbury is a unique area</p> <p>Pg 20 - the rural landscape needs to be highlighted as an influencer for the identity of the MRA</p> <p>Pg 21 – Why towns highlighted as services providers when document acknowledges there are 65 towns and villages.</p> <p>Pg21 – unclear statement relating to improved transport infrastructure and connectivity will improve produce/products to be exported.</p> <p>Pg 26-27 – Supports the protection of agricultural landscapes to enable future agri-business opportunities and concept of an agri-knowledge precinct as part of and close to the Hawkesbury Campus of Western Sydney University.</p> <p>Pg 39 – Supports priorities to support agricultural investment and limit rural dwelling development to areas which would limit land use conflict. Note the changing nature of agriculture from grazing to intensive cropping along/near Kurmond Road.</p> <p>Pg54 – The assertion that there has been a decline in agricultural activities needs to be confirmed through the statistical data (Pg 57) and land use data – have seen increase in large scale vegetable production.</p> <p>Pg 67 – Support the restriction of subdividing agricultural land.</p> <p>Pg 90 – HCC could partner with Greater Sydney LLS re sustainable farming.</p> <p>Pg 90 – Typo – orchards, not orchids.</p>	<p>Comments are noted.</p> <p>This is picture of cover of CSP.</p> <p>The Sydney Region Plan objective 29 defines the Metropolitan Rural Area values. The LSPS ensures that the environmental, social and economic values in the rural areas are protected and enhanced.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Employment Lands Strategy to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p>
<b>Submission 15</b> <b>4 October 2019</b>	<p>Seeks opportunity to partner with Council to develop an operating policy for slacklining, and work together to preserve access to areas where slacklining can take place, help educate the broader community about the sport and what risks are managed.</p> <p>Recommends including into the LSPS a priority to support a variety of recreational and passive uses that reflect the changing needs of the community when planning for existing and new open space.</p>	<p>Council will work with the community to identify and create capacity for passive and active recreational opportunities.</p> <p>Consider matters raised as part of a review of Council's Sport and Recreation Strategy.</p>

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<p><b>Submission 16</b></p> <p><b>13 November 2019</b></p>	<p>Request the following to be referenced within the LSPS:</p> <ul style="list-style-type: none"> <li>• Bilpin is located at the most southern pint of the UNESCO world heritage listed Wollemi National Park.</li> <li>• Bilpin is located along The Botanists Way touring route including the blue Mountains botanical Gardens at Mt Tomah.</li> <li>• Botanical, wilderness and agricultural tourism underpins commercial activity along Bells Line of Road, including roadside eateries, cellar doors and miscellaneous shops.</li> <li>• The Bilpin district is a highly sought after wedding and special event location.</li> <li>• There is a strong and growing demand for unique and eco style accommodation in the area.</li> <li>• There are in excess of 60 listings for a mix of accommodation types in Bilpin.</li> <li>• New tourist focused businesses have committed substantial financial investment along Bells Line of Road in Bilpin. These new businesses will only enhance and broaden the already impressive offering in the Bilpin district.</li> <li>• Bilpin is a significant location for the First Nation people. Programs promoting business ventures for this community can and should be accessed and utilised. First Nation cultural tourism could enhance the existing tourist experience and generate new visitors to the area.</li> </ul> <p>Need for tourist facilities:</p> <ul style="list-style-type: none"> <li>• Only public toilet at Bilpin Oval. Oval provides caravan and campers an overnight stay – oval is small and close to dense bush. Better sight available in area for caravans/campers.</li> <li>• Investigation into providing the Blue Mountains World Heritage Area Visitor Centre, located along Bells Line of Road in the Wollomi National Park was prepared by the National Heritage Trust in 2004. Suggest this should be a priority for HCC.</li> </ul> <p>Agricultural nature of Bilpin has changed; very few orchards left. Believes the RU2 zone is not conducive to agriculture, and should be used for visitor accommodation and experiential tourism activities.</p> <p>Recommends including as permissible uses within the RU2 zone the following uses:</p> <ul style="list-style-type: none"> <li>• Ecotourism facilities.</li> <li>• Tourist facilities and camping ground/caravan parks/visitor centres.</li> </ul>	<p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Employment Lands Strategy to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Economic Development Strategy.</p> <p>Council has been working with National Parks and Wildlife in terms of securing the ability to undertake improvement works at Bilpin Oval.</p> <p>It is expected that Council will engage with the community in early 2020 in terms of improvements at the Oval.</p> <p>Matter to be investigated as part of economic development and tourism strategies</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p> <p>Need to clarify Metropolitan Rural Area policy context with Greater Sydney Commission as part of LEP Review process.</p> <p>Consider the matters raised as part of LEP/DCP Amendments</p>

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<p><b>Submission 17</b></p> <p><b>13 November 2019</b></p>	<p>Broadly supportive of LSPS contents in principle.</p> <p>Supports Planning Priority 4.</p> <p>Recommends that through targeted rezonings and infill medium density development, a greater capacity and more affordable and diverse housing options can be created to meet the changing needs of the community.</p> <p>Request a review of the zoning of 2/101 Colonial Drive, Bligh Park and surrounds to R3.</p> <p>Requests a review of the maximum height requirement for development of 290 George Street, Windsor</p> <p>Salvation Army requests to be involved in future planning, including LSPS, LEP, DCP &amp; policy reviews.</p> <p>Recommends:</p> <ul style="list-style-type: none"> <li>• That areas proximate to centres, public transport and open space are well suited to accommodate a larger amount of growth and greater housing diversity through medium density rezonings.</li> <li>• That despite some areas being R2, they are suitable for medium density development due to proximity to existing centres, social infrastructure and public transport.</li> <li>• Additional height should be considered through urban design analysis</li> </ul>	<p>The Draft Hawkesbury Local Housing Strategy will inform investigation areas where identified housing needs can be achieved.</p> <p>SEPP Low Rise Medium Density Housing prevails throughout the NSW State, although is currently deferred in 45 Council areas including Hawkesbury.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p>
<p><b>Submission 18</b></p> <p><b>Not dated</b></p>	<p>Recommends:</p> <ol style="list-style-type: none"> <li>1. Utilise planning as an integral role in determining the health and wellbeing outcomes of people.</li> <li>2. Recognise and support the delivery of human services programs as a core component of social infrastructure while matching funding investment with population growth through strategic planning directions.</li> <li>3. Enhance and enrich Hawkesbury's growing community, skills and cohesion through the co-location or development of place-based integrated services.</li> <li>4. Increase levels of support for affordable housing especially for people in the lowest 40% of household incomes and people at risk of homelessness.</li> <li>5. Commit to housing diversity to facilitate access for a rapidly changing community and market.</li> </ol>	<p>In order to implement the LSPS, Council will form partnerships with Government agencies and private organisations to create liveable spaces that will enhance the health and well-being of the Hawkesbury Community.</p> <p>Council will explore capacity for affordable housing through a Western City District wide Affordable Housing Strategy.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p> <p>Progress work associated with the adopted Recommendations of the Affordable Housing Working Group, including working with organisations investigating the</p>



Submission	Summary of Issue Raised	Response/Action
	<p>6. Strengthen transport and education infrastructure to increase levels of access.</p> <p>7. Facilitate active community engagement in environmental sustainability to increase social health and wellbeing of residents in Hawkesbury.</p> <p>8. Utilise growth in the region as a means of investing in the social needs of people in Hawkesbury.</p>	implementation of Tiny Homes.
<p><b>Submission 19</b></p> <p><b>13 November 2019</b></p>	<p>Deerubbin LALC has an adopted Community, Land and Business Plan.</p> <p>Projects to be undertaken under the CLBP:</p> <ul style="list-style-type: none"> <li>• Develop a commercial business strategy based around the conservation, biodiversity offset and environmental application of Deerubbin's existing land holdings.</li> <li>• Seek to expand its existing cultural heritage, and land and property management businesses.</li> </ul> <p>A number of Deerubbin LALC's objectives as set out in its Community, Land and Business Plan are relevant to the LSPS:</p> <ul style="list-style-type: none"> <li>• Provision of social and community housing.</li> <li>• Development of its land for appropriate economic activities (including agriculture, tourism and housing).</li> <li>• Development of a commercial business strategy around conservation and biodiversity off-sets/stewardship.</li> </ul> <p>Supports Planning Priority 5</p> <p>Deerubbin LALC is highly supportive of the development of land use controls for Aboriginal lands which address and overcome the current impediments to development of its land under the planning system and recognize the particular history and purpose for which its land have been granted.</p> <p>Seeks opportunities to develop its lands for the widest range of appropriate uses possible.</p> <p>Supports Planning Priority 11</p> <p>However, Deerubbin LALC does not seek to develop its lands for only tourism purposes as referred to in the actions under Planning Priority 11 (Pg 68) – consider and pursue all appropriate development opportunities for its land.</p> <p>Recommends amendments to Planning Priority 11 as follows:</p>	<p>Planning Priorities 5 and 11 highlight Council's commitment to work with the Aboriginal Community of the LGA. Council will work in collaboration with the Deerubbin LALC and through Council's Reconciliation Action Plan Working Group to implement the LSPS Planning Priorities 5 and 11.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Employment Lands Strategy to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of Council's studies associated with Biodiversity.</p> <p>Consider the matters raised as part of LEP/DCP Amendments.</p>



Submission	Summary of Issue Raised	Response/Action
	<ul style="list-style-type: none"> <li>• Work with the Local Aboriginal Land Council and Aboriginal communities to promote business and economic development opportunities, where appropriate.</li> <li>• Facilitate appropriate business and economic development on Aboriginal owned land to increase economic participation on country through changes to the permissible land uses in the LEP.</li> </ul>	Consider the matters raised as part of continued preparation of the Economic Development Strategy.
<b>Submission 20</b> <b>13 November 2019</b>	<p>Comments relate to area bounded by Boundary Road, Martin Road, Midson Road and Old Pitt Town Road (Oakville Study Area).</p> <p>Request the inclusion of an additional action for Planning Priority 4:</p> <ul style="list-style-type: none"> <li>• Investigate the area bound by Boundary Road, Martin Road, Midson Road and Old Pitt town Road within the suburb of Oakville for the potential to deliver future housing target in the medium term 6-10 year timeframe.</li> </ul>	<p>The Draft Hawkesbury Local Housing Strategy will inform investigation areas where identified housing needs can be achieved.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p>
<b>Submission 21</b> <b>13 November 2019</b>	<p>Request Richmond Lowlands to be able to operate polo, equestrian sports, farm tourism (farmstay and short term accommodation), private commercial events (weddings), public events (jazz festival, art exhibitions) to:</p> <ul style="list-style-type: none"> <li>• Provide jobs</li> <li>• Bring income into the Hawkesbury</li> <li>• Uses existing infrastructure and assets provided by polo clubs.</li> </ul>	<p>The Draft Hawkesbury Rural Lands Strategy will provide recommendations that are relevant to agricultural areas including the Richmond Lowlands.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p> <p>Need to clarify Metropolitan Rural Area policy context with Greater Sydney Commission as part of LEP Review process.</p>
<b>Submission 22</b> <b>13 November 2019</b>	<ul style="list-style-type: none"> <li>• Lack of Hazard Reduction Burning – policy change</li> <li>• Suggests a 5 year Hawkesbury LGA hazard reduction plan (cold burning plan) across “all” NPWS and State Forest land should be implemented.</li> <li>• How dare Hawkesbury Council and its Staff commit residents to such the statement “Commit to urgent action to respond to global climate emergency”. Does not support that there is a ‘climate emergency’ – the belief or language used (which should be removed from the document).</li> <li>• Why are we implementing UNESCO, in policies?</li> <li>• We should be managing our natural resources as only we know how – restoration of hazard reduction burning to that of pre EP &amp; A existence.</li> <li>• Only supports Council owned buildings, which rate payers fund, while to upgrade their homes will also be at their expense.</li> </ul>	<p>NSW State Government matter for consideration.</p> <p>The Sydney Region Plan – Objective 33 A low carbon city contributes to net zero emission by 2050 and mitigates climate change.</p> <p>Participate in any evaluation undertaken following the current bush fire season.</p> <p>Council's resolved position was to declare a climate emergency and commit to urgent action.</p> <p>Council has responsibilities in terms of managing identified World Heritage Areas</p>

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	<ul style="list-style-type: none"> <li>There are no incentives, no reduction in rates by Government or Council for off the grid living.</li> </ul>	
<b>Submission 23</b> <b>13 November 2019</b>	<p>Requests that the LSPS include provision to amend the Hawkesbury Local Environmental Plan 2012 as follows:</p> <ul style="list-style-type: none"> <li>To include an RU4 Primary Production Small Lots zone on the eastern portion of the site that is currently located within the E4 environmental Living zone.</li> </ul> <p><i>This part of the site is separated from the foothills and it is currently being used for grazing, but is mostly cleared and capable of being able to support rural-residential development commensurate with the adjoining RU4 Primary Production zone to the east.</i></p> <ul style="list-style-type: none"> <li>To include a minimum lot size of 4 ha on the eastern side of the site in order to coincide with the above zoning amendment</li> </ul>	<p>Rezoning of Rural Land to Residential is inconsistent with the Metropolitan Rural Area.</p> <p>Should not support use of LSPS for spot rezonings.</p> <p>There is no relationship between zoning and minimum lot size. Site could remain E4 and change lot size to allow subdivision.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study and Local Housing Strategy to be considered by Council in early 2020.</p>
<b>Submission 24</b> <b>13 November 2019</b>	<p>Requests the rezoning of the subject land from RU1 (Primary Production) to IN1 (General Industrial) (or possibly a business zoning to accommodate office/varied employment diversity)</p>	<p>Should no support use of LSPS for spot rezonings.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Employment Lands Strategy to be considered by Council in early 2020.</p>
<b>Submission 25</b> <b>13 November 2019</b>	<p>Relates to land bounded by Neich Road, Scheyville Road, Dunns Road and Boundary Road, Maraylya.</p> <p>Seeks to have the land zoned from RU4 to R2 to address growing demand for urban development.</p>	<p>The Hawkesbury LGA (except for the Vineyard Precinct) is zoned Metropolitan Rural Area – rezoning land to urban zones requires a clear policy context from the Greater Sydney Commission and Department of Planning, Industry and Environment.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020</p>
<b>Submission 26</b> <b>12 November 2019</b>	<ul style="list-style-type: none"> <li>Sports council administers 36 active recreation areas.</li> <li>Caters for approximately 38,350 players, spectators and volunteers per week.</li> </ul> <p>Requests that sport in the Hawkesbury should be acknowledged in the LSPS as a ‘stand alone’ category.</p> <p>Grouping sport and art is not conducive to sport or art being adequately catered for.</p> <p>80% of the population is involved in sport in one way or another, and this has not been acknowledged within the LSPS.</p>	<p>Council will work in partnership with stakeholders to implement Objective 6 of the Sydney Region Plan- Services and infrastructure meet communities changing needs.</p> <p>Consider matters raised as part of a review of Council’s Sport and Recreation Strategy.</p>

Submission	Summary of Issue Raised	Response/Action
	The LSPS has very little in respect to the development of sport, sporting facilities or financing of sport – appears sport has received limited consideration.	
<b>Submission 27</b> <b>12 November 2019</b>	<p>Much of the land provided for sport unsuitable – retention basins, within residential areas (noise, lights, parking), inadequate parking, and too small only 1 game at a time.</p> <p>Complexing of grounds e.g. Bensons Lane – more successful.</p> <p>Requests that sport in the Hawkesbury should be acknowledged in the LSPS as a ‘stand alone’ category.</p> <p>Support Priority 15 “encourage recreation and leisure users within the floodplain”.</p> <p>In ‘Towns and Villages’ Windsor and Cattai (Pg 93-94) and Pitt Town and Oakville (Pg93-94) have the same information duplicated as their description.</p> <p>Also 8 boat ramps have been identified but there are only 2 public ramps.</p> <p>Believe recreational tourism should be a priority of HCC.</p>	<p>Comments are noted and corrections will be made to the LSPS.</p> <p>Consider matters raised as part of a review of Council's Sport and Recreation Strategy.</p> <p>Current Tourism Strategies highlight the importance of recreational tourism.</p>
<b>Submission 28</b> <b>12 November 2019</b>	<p>Pg 16 final paragraph – whilst support the development of tourism as a source of economic growth, does not merit being singled out in this section. There are many other sectors of the local economy which are far more significant – overstating the importance of tourism.</p> <p>Pg 21 5<sup>th</sup> paragraph – needs to be a sharp focus, when discussing agricultural lands, on which are viable, productive, prime agricultural lands and which are not. Conflating prime agricultural land with rural residential which helps form attractive landscapes confuses the discourse on best uses for acreage. It is important that this distinction is integrated thoughtfully into this document as understanding it is critical to identifying best land use options and lot sizes.</p> <p>Prime agricultural land is discussed in the KKIA Structure Plan and used for identifying land suitable for rural residential development in that area.</p> <p>This paragraph also overstates the importance of tourism which I fear some may think is a panacea for economic growth in the area. The services provided to local communities are generally not to agricultural lands but to adjacent rural residential or rural village communities. The final sentence is over-optimistic as much of the land in and around the ‘hinterland and rural villages’ has limited access to water, is often hilly and difficult to manage for production, and so is unlikely to provide a base for</p>	<p>Comments are noted.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020</p> <p>Complete KKIA Structure Plan</p> <p>Not the intent – consider rewording</p>

Submission	Summary of Issue Raised	Response/Action
	<p>'productive agri-businesses'. Furthermore, it is likely that land values in some area would preclude their use for agribusiness.</p> <p>Pg 23 final paragraph – This paragraph seems very general and detracts from the rest of the document.</p> <p>Pg 25 second set of bullet points – should be in some sort of order in terms of economic importance. There is a lot of duplication in the first and fourth bullet points around the issue of natural beauty and wilderness which is really all about tourism.</p> <p>Pg 34 Planning Priority 3 – There seems to be an emphasis on tourism when discussing improving transport links to the villages. I also believe Council should action looking at providing commuter shuttles or park and ride options to connect local residents to the North West Metro or heavy rail/buses.</p> <p>Pg 50 Planning Priority 6 – Support facilitating a range or housing options which should include 1-4 ha rural residential lots, and not just for KKIA.</p> <p>Pg 54 6<sup>th</sup> paragraph – The agricultural lands concept in this section needs to be more specific, as it is elsewhere, in noting that prime agricultural land is the land in need of protection.</p> <p>Pg 56 2<sup>nd</sup> paragraph – I am unsure why this document flags possible conflicts between the equine and agricultural activities. Why single out the equine industry when there are countless other factors threatening production on prime agricultural land? The equine industry should be supported as should productive agriculture, but I am concerned that council might be perceived here as picking winners.</p> <p>Pg 58 – I am very concerned that Council is relying on statistics which are subject to huge year on year swings and variances. Check the reliability and composition of these numbers to verify. Ideally longer-term time frames would be used as well.</p> <p>Pg 64 3<sup>rd</sup> paragraph – 'Kurmond Kurrajong' is a creation of a current planning document. It is not a singular place used as a stopover. Suggest the document identifies them separately.</p> <p>Pg 67 Planning Priority 8 Actions – As elsewhere, the focus should be on protecting prime agricultural lands and not unviable agricultural lands which mainly provide a rural landscape.</p>	<p>Continue to advocate for improved public transport</p> <p>Amend all points as relevant.</p> <p>Amend all points as relevant.</p>

Submission	Summary of Issue Raised	Response/Action
<b>Submission 29</b> <b>12 November 2019</b>	<p>Consider under the Employment Lands Strategy.</p> <p>Given surrounding land uses consider area and subject site for IN2 zoning.</p>	<p>The Hawkesbury Employment Lands Strategy will identify potential land expansion to create capacity for industrial and retail uses within the LGA.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Employment Lands Strategy to be considered by Council in early 2020.</p>
<b>Submission 30</b> <b>12 November 2019</b>	<p>Health is central to urban planning in order to create environments that promote cancer-smart behaviours and reduce exposure to known cancer risks such as solar ultraviolet radiation.</p> <p>Shade Working Group is committed to increasing shade across NSW for skin cancer prevention by influencing the planning system and advocating for shade in the local community.</p> <p>Commends HCC for its commitment to tree planting in public open spaces and planting shade to pedestrian routes as part of Planning Priority 12.</p> <p>Provides suggested text to be included in the LSPS under Priority 12.</p>	<p>Objective 30- Urban tree canopy cover is increased. Council will implement this objective by incorporating tree canopy protection and enhancement strategies within Councils Open Space and Green Canopy policies.</p> <p>Consider matters raised as part of public domain improvements and planning for parks and open spaces.</p>
<b>Submission 31</b> <b>12 November 2019</b>	<p>Recognises that Council has a commitment to ‘encourage tree planting in open spaces’, however should ‘step up’ its priority for natural and built shade by:</p> <ul style="list-style-type: none"> <li>• Recognising shade as a key planning, design and health issue for the LGA.</li> <li>• Recognising the core benefits of shade.</li> <li>• Policy specifying high quality design principles for shade in private development.</li> <li>• Policy to ensure provision of high quality shade in public spaces.</li> </ul> <p>Commends Council on recognising the importance of a ‘whole of health’ approach to planning for its future housing and infrastructure, and suggests that more specific actions can be developed around this theme. Also suggests that many of the issues raised in the ‘discussion parts of the document should be specifically recognised in the Planning Priorities and relevant Actions. The LSPS document would also benefit from judicious editing, so that there are no misunderstandings of terminology or intent, especially in many of the actions.</p> <p>Provides a table of comments, considerations and corrections for Planning Priorities.</p>	<p>Objective 30- Urban tree canopy cover is increased. Council will implement this objective by incorporating tree canopy protection and enhancement strategies within Councils Open Space and Green Canopy policies.</p>

Submission	Summary of Issue Raised	Response/Action
<b>Submission 32</b> <b>12 November 2019</b>	<p>Requests Housing Strategy be reviewed to allow low constraint areas of Oakville to be rezoned to allow residential housing.</p>	<p>Hawkesbury Local Housing Strategy will identify investigation areas for future housing capacity.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p>
<b>Submission 33</b> <b>12 November 2019</b>	<p>Supports Planning Priority 4 and its actions.</p> <p>Requests consideration of the subject site for development of a new residential village.</p>	<p>Comments are noted.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p>
<b>Submission 34</b> <b>12 November 2019</b>	<p>Supports Planning Priority 4 and its actions.</p> <p>Requests consideration of the subject site for residential development.</p>	<p>This property is surrounded by the Redbank development.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p>



Submission	Summary of Issue Raised	Response/Action
<p><b>Submission 35</b></p> <p><b>18 November 2019</b></p>	<p>The University is willing to assist Council to implement priorities and to continue to collaborate with council to strengthen the education foundation and research competitiveness of Hawkesbury:</p> <ol style="list-style-type: none"> <li>1. Planning priority 1- sharing of resources and providing collaborative educational pathways</li> <li>2. Planning Priority 2 – assist to promote improved public transport connections and bus routes</li> <li>3. Planning Priority 3 – investigate agglomeration of Clarendon Precinct and welcomes discussion around inclusion of high technological related activities. Supports improvement of active walking and cycling infrastructure</li> <li>4. Planning Priority 5 – protect heritage and provide input into adaptive reuse controls</li> <li>5. Planning Priority 7 – Campus open to community and schools; host events</li> <li>6. Planning Priority 8 – collaboration, agricultural research and innovation</li> <li>7. Planning Priority 9 – research links and collaboration, nationally and internationally. Drive economic growth and develop highly skilled local workforce to educate</li> <li>8. Planning Priority 10 – build relationship with RAAF and equine industry for development of Clarendon Precinct</li> <li>9. Planning Priority 12 – University’s Bushfire Unit collaboration with RFS. Hawkesbury Water Recycling Scheme with Sydney Water. Preliminary Resilience Assessment developed to address risk from climate change on campus. Considering biodiversity stewardship for Cumberland Plain</li> <li>10. Planning Priority 13 – Pilot stewardship site, research</li> <li>11. Planning Priority 14 – response to climate change through research, teaching, campus operations and redevelopment</li> </ol>	<p>Council looks forward to working in collaboration with WSU to achieve the outcomes of the LSPS Planning Priorities.</p> <p>Continue to develop Council's partnership with Western Sydney University and TAFE.</p>

Submission	Summary of Issue Raised	Response/Action
<b>Submission 36</b>  <b>13 November 2019</b>	Requests rezoning of subject site to IN1	<p>The Employment lands Strategy will identify investigation areas for industrial and retail land expansion.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Employment Lands Strategy to be considered by Council in early 2020.</p>
<b>Submission 37</b>  <b>15 November 2019</b>	<p>DPI Agriculture supports the general intent of the LSPS to protect agricultural production and to minimise land use conflict and notes consistency with the Region Plan and District Plan.</p> <p>DPI Agriculture keen to have input in the implementation of the Rural Land Strategy and the LSPS as it relates to agriculture and land use conflicts.</p>	Council looks forward to working in collaboration with the Department of Primary Industries to implement the recommendations of the Hawkesbury Rural Lands Strategy when completed, and where possible welcomes pilot projects to create innovation in the agricultural sector of the LGA.
<b>Submission 38</b>  <b>31 October 2019</b>	<p>Community sport, active recreation, and social infrastructure are essential to building well connected and healthy communities. Sport increases social cohesion and provides a range of physical and mental health benefits.</p> <p>Supports LSPS and suggests the following amendments/additions (in italics):</p> <p>1.2 Seek funding, investigate and deliver leisure, and sporting related facilities <b><i>identified in the Hawkesbury Regional open Space Strategy for current and future communities</i></b> at appropriate locations.</p> <p>New actions</p> <p><b><i>Review the Development contributions Plan to fund local infrastructure needs identified in the Hawkesbury Regional open Space Strategy for current and future communities.</i></b></p> <p><b><i>Investigate innovative options to create partnerships and fund local infrastructure for the community e.g. Australian Sports Foundation</i></b></p> <p><b><i>Work with the Department of Education/School Infrastructure NSW and the Office of Sport to identify opportunities for ‘Joint use’ projects such as shared sports infrastructure, at schools.</i></b></p> <p><b><i>Council support and assist in the implementation of the Greater Sydney Sport Infrastructure Plans (once released).</i></b></p>	<p>Comments are noted.</p> <p>Council will continue to seek funding and form partnerships with Government agencies and local organisations to deliver sporting, recreation and social infrastructure to improve the livability and well-being of the community.</p> <p>Consider matters raised as part of a review of Council's Sport and Recreation Strategy.</p> <p>Consider as part of amendments to the LEP/DCP</p>

Submission	Summary of Issue Raised	Response/Action
	<p><b><i>Collaborate with state agencies and key landowners to deliver other opportunity areas e.g. district level sports facilities.</i></b></p> <p><b><i>Collaborate with neighbouring councils on cross-boundary issues e.g. district level sports facilities.</i></b></p> <p>New actions</p> <p><b><i>Provide a variety of quality passive recreation spaces including river foreshores, water-based sporting opportunities, bushland reserves and civic spaces connected by the local green grid and active transport routes to enhance our community's health and lifestyle.</i></b></p> <p><b><i>Provide a variety of quality active recreation spaces including playgrounds, sporting facilities, pool, and multipurpose centres connected by the local green grid and active transport routes to enhance our community's health and lifestyle.</i></b></p> <p>New actions</p> <p><b><i>Develop LEP and DCP controls that respond to the findings of the Hawkesbury Regional Open Space Strategy and connect to the local green grid and active transport routes.</i></b></p> <p>12.5 Encourage tree planting public open spaces and providing shade to pedestrian routes <b><i>as part of the Green Grid Strategy.</i></b></p> <p>New actions</p> <p><b><i>Ensure public spaces and sports facilities are suited to our local climate and environment, to reduce urban heat and enhance biodiversity.</i></b></p> <p><b><i>Collaborate with state agencies and key landowners to prepare a Green and Blue Grid Strategy, including sport and active recreation opportunities.</i></b></p> <p><b><i>Resource: Greater Sydney Sport Infrastructure Plan</i></b></p>	<p>Consider as part of amendments to the LEP/DCP</p> <p>Consider as part of amendments to the LEP/DCP</p> <p>Consider as part of amendments to the LEP/DCP</p>

Submission	Summary of Issue Raised	Response/Action
<b>Submission 39</b> <b>18 November 2019</b>	<p>Requests consideration of the rezoning of the Oakville area given it is constraint free and near services and amenities of adjoining Growth Centres.</p>	<p>The strategic studies currently undertaken to support the LSPS will inform investigation areas to achieve future housing and employment capacity in the LGA.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p>
<b>Submission 40</b> <b>25 November 2019</b>	<p>Recommends:</p> <ol style="list-style-type: none"> <li>1. The LSPS be made easier to read, digest and understand for community members.</li> <li>2. A “blanket” be thrown over the four Macquarie Towns and adopt as a strategy that Governments only allow development that architecturally reflects our local history, heritage buildings or features., including the protection , identification and improvement of aboriginal sites, rivers, exceptional landscapes, rural character, rural and environmental assets and flora and fauna.</li> <li>3. That the accurate number of lots/dwellings be published in a Report to a Council meeting in response to Item 179. Further, no more rezoning in the HLGA till the surplus lots are reduced to double figures.</li> <li>4. Terms like ‘right location’, ‘existing urban areas’, ‘ protect areas of high environmental value’ need to be named along with other such terms to ensure consistency and transparency.</li> <li>5. That separately Council through the LGA demand from Federal and State Governments that funding will be guaranteed in the short and long-term for infrastructure.</li> <li>6. Clarify – seem to indicate there will be more Social Affordable Housing dwellings (target 4015) then dwellings overall (2450 in 2036).</li> <li>7. Acknowledge infrastructure is a significant contributing factor to improving productivity.</li> <li>8. Delete all references to North Richmond at p65 of the LSPS.</li> <li>9. Council must seriously rethink its position to build a bridge across the Grose River which will further decimate our natural environment.</li> </ol>	<p>Comments are noted and will be considered in the LSPS review before final submission to the Greater Sydney Commission.</p> <p>Edit the Draft LSPS as necessary</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Local Housing Strategy to be considered by Council in early 2020</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Employment Lands Strategy to be considered by Council in early 2020.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Rural Lands Study to be considered by Council in early 2020.</p>
<b>Submission 41</b> <b>20 November 2019</b>	<p>Council has an important role to help preserve amenity and protect health of the community by managing exposure to air and noise pollution through using complementary planning approaches.</p> <p><b>Air</b> NSW Air Emissions Inventory show that the most substantial source of human-made</p>	<p>Comments are noted.</p> <p>The LSPS will be reviewed to reflect the Green and Blue Grids more clearly.</p>

Submission	Summary of Issue Raised	Response/Action
	<p>fine particle emissions in the Hawkesbury is domestic wood heaters (76.5%). In respect to Priority 15 should consider controls on wood heater installation.</p> <p>There are opportunities for delivering actions with multiple benefits – enhancing blue and green grid, increasing canopy and expanding active transport networks for walking and cycling. The LSPS makes limited reference to these, however these priorities could help in delivering a sustainable and resilient city and will help deliver air quality improvements.</p> <p>Council should consider its role in supporting smart and electric transport, including for example by planning charge points for electric vehicles.</p> <p>Suggest Council consider adopting air quality protection principles in planning controls for residential and other sensitive developments along major transport corridors.</p> <p><b>Noise</b> Consider location for new development for sensitive uses, such as residential, child care, aged care, away from land uses with high air and noise emissions such as agriculture, industry and major road corridors. (land use conflicts)</p> <p>LSPS does not address the management of noise, other than aircraft noise associated with the RAAF base.</p> <p>Manage noise impacts by:</p> <ol style="list-style-type: none"> <li>1. Spatial separation of incompatible land use through appropriate zoning and placement of activities to minimise noise related land use conflicts.</li> <li>2. Minimising noise emissions at source through best practice selection, design, siting, construction and operation as appropriate.</li> <li>3. Reducing noise impacts at receivers through best practice design, siting and construction.</li> </ol> <p>Range of challenges when delivering mixed use development e.g. commercial activities can produce a range of noise related impacts on residential amenity.</p> <p>Any planning adjoining existing or future rail and major road corridors should include a review of supporting development controls.</p> <p>For roadways where there are predicted increases in traffic growth that could trigger the requirements of SEPP(Infrastructure), council may wish to plan these areas early to ensure development is appropriately designed for traffic noise related impacts.</p> <p>Where practicable, consideration should be given to identifying, creating, and preserving areas of quiet amenity, particularly in urban areas to improve liveability.</p>	<p>Noise management will be dealt through the LEP and DCP review process.</p>

Submission	Summary of Issue Raised	Response/Action
	<p>It is suggested that Council review the EPA guidance notes to incorporate further content on managing hazards, including noise impacts into its final LSPS.</p> <p><b>Water Quality</b>  The draft LSPS provides a range of actions that will contribute to the District Plan's priority to protecting and improving waterway, however these could be strengthened to also include actions to review Council's planning controls to make contemporary to help deliver key waterway health outcomes that help deliver the community uses and values for these waterways:</p> <ul style="list-style-type: none"> <li>• Include objectives to maintain or enhance water quality and waterway health.</li> <li>• Review any WSUD or stormwater controls, policies and guidelines to make then contemporary</li> <li>• Updating of Council mapping to include high value waterways and water dependent ecosystems (as mapped by DPIE). Once identified, the priorities can be used as a basis for identifying aquatic biodiversity refugia, stream rehabilitation efforts and setting management targets and/or land use planning controls that would protect or improve the health of waterways and their ecosystems.</li> <li>• Promote integrated water cycle management, including the provision of treated water to rural land to help support existing and new agricultural activities.</li> <li>• Review the capacity and performance of Council's wastewater treatment plants and supporting reticulation system, including future upgrade/augmentation to meet future infrastructure needs in response to growth and delivery of key waterway health outcomes.</li> </ul> <p>The role of water in providing the delivery of greener infrastructure, open spaces and tree canopy needs to be considered, and supporting actions identified.</p> <p>Proposed actions to encourage water waste recycles could be strengthened by review of planning controls:</p> <ul style="list-style-type: none"> <li>• WSUD</li> <li>• Greater permeability in both public and private domains</li> </ul> <p>Actions to improve sustainability of the urban environment are supported, however should be expanded as a broader concept for the whole LGA. Including Council infrastructure.</p> <p>Any review of contribution or funding approaches should include stormwater infrastructure and associated water quality devices.</p> <p><b>Waste and Resources Recovery</b>  The draft LSPS includes some actions to support better waste management outcomes, however could be strengthened to include specific actions relating to key waste streams or activities for the LGA, with consideration for waste prevention and</p>	<p>Comments are noted and will be considered in the LEP and DCP review process.</p> <p>Comments are noted. Waste and Resource Recovery initiatives will be incorporated within Councils sustainability strategy and policies including</p>



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	<p>waste infrastructure planning.</p> <p>Shared or community space and place-based design also presents opportunities for circular economy outcomes, that share products and resources. This could include food donation or organic waste management infrastructure (such as community composting), or reuse and repair centres.</p> <p><b>Contaminated Land Management</b> The LSPS process provides an opportunity to review current planning approaches undertaken by Council for the management of contaminated land management.</p>	<p>planning controls where achievable.</p> <p>Comments are noted. Waste and Resource Recovery initiatives will be incorporated within Councils sustainability strategy and policies including planning controls where achievable.</p>

Submission	Summary of Issue Raised	Response/Action
<p><b>Submission 42</b></p> <p><b>20 November 2019</b></p>	<p>Strong Local Strategic Planning is critical certainty for businesses and communities in relation to development outcomes.</p> <p>Willing to work with the Council to plan for the areas future to better meet the needs of the local community and serve the current and future customers.</p> <p>LSPS lacks structure plan to identify areas with potential expansion in the spatial terms.</p> <p>LSPS lacks focus on the retail growth in the LGA.</p> <p>Encourage new generation mix use developments.</p> <p>Council to support hybrid retail and distribution models to cater to a new retail economy and seeks supportive land use environments to encourage this flexibility to innovate.</p> <p>The coordinated provision and funding of road infrastructure to service new retail development is critical to managing the freight, servicing and delivery requirements of modern supermarkets and distribution centers. Council to consider the changes in retail demand and innovation in transport methods and its impacts of retail development.</p> <p>Recommends:</p> <ol style="list-style-type: none"> <li>1. Investigate the need for additional transport infrastructure.</li> <li>2. The findings of the Hawkesbury Local Housing Strategy are critical to shaping the future growth in the LGA.</li> <li>3. Any housing targets and associated development capacity should be set with regard to development feasibility to ensure that take up and completions occur as needed.</li> <li>4. Residential uses should be clustered where possible to allow for a critical mass of population to enable viable retail development to occur.</li> <li>5. Retail development should be considered as a key contributor to the local employment and viability of local centers.</li> </ol>	<p>Comments are noted.</p> <p>Hawkesbury Employment Lands Strategy will identify potential investigated areas to meet the local demand for industrial and retail expansion.</p> <p>Council will explore opportunities for innovative land uses which are appropriate to support the changing trends of industrial and retail business.</p> <p>Consider the matters raised as part of continued preparation of the Draft Hawkesbury Employment Lands Strategy to be considered by Council in early 2020.</p>