



Hawkesbury City Council

Attachment 2
to
item 232

Submission received during public
exhibition of the
Draft Hawkesbury Local Strategic
Planning Statement 2040
(Submission 1 - 29)

date of meeting: 10 December 2019
location: council chambers
time: 6:30 p.m.

Wentworth Community Housing

**Submission: Hawkesbury City Council
Local Strategic Planning Statement 2040**

November 2019



Introduction

Wentworth Community Housing welcomes the opportunity to provide feedback on Council's draft Local Strategic Planning Statement 2040.

Wentworth commends Hawkesbury City Council in its vision to deliver a diversity of housing opportunities in order to create vibrant and liveable neighbourhoods supported by appropriate services and infrastructure.

Our submission focusses on the value that affordable rental housing provides to local communities and additional information and data to assist Council in development of this strategy.

About Wentworth Community

Wentworth is the only Western Sydney Community Housing Provider whose services reach across the full spectrum of housing need from homelessness services, to social housing and affordable housing. We are committed to increasing the supply of affordable housing across Western Sydney and will expand where we can develop strong community connections and effective partnerships.

We believe working locally makes us more effective at meeting clients' needs and supporting their independence. We are committed to delivering outcomes in education and employment for our tenants. By forming partnerships with local and regional non-government and government agencies and collectively targeting needs, we can change lives.

Tenant and client wellbeing are at the forefront of our work at Wentworth. We ensure that when a person or family is housed, their home is comfortable, safe and secure. We provide support for people to sustain their housing and provide people with the connections for them to fully participate in our communities.

We are one of only a few community housing providers in NSW that also offers specialist homelessness services. We are generating innovative solutions to homelessness, by bringing business, community and government together to find local solutions to end homelessness.

Community Housing in the Penrith region

Wentworth manages 758 properties in the Hawkesbury local government area (LGA). There was an estimated total of 1,016 social and affordable housing dwellings in 2016 in the Hawkesbury LGA. ¹

¹ SGS Economics & Planning (2018), Demand for Social and Affordable Housing in Blacktown, Cumberland, Parramatta and The Hills LGAs, Prepared for Wentworth Community Housing

Affordable housing need in the Hawkesbury



Housing affordability is a critical issue in the Hawkesbury. Access to affordable rental housing enables people to remain in communities that they have resided in and stay close to work and educational opportunities. In the Hawkesbury, median weekly rental costs grew by 29% between 2011 and 2016. However, median gross weekly household income only grew by 20.6% in the same period, representing a price to income growth gap of 8.4%. This was nearly three times that of the gap in Greater Sydney.²

In late 2018, the NSW Federation of Housing Associations commissioned SGS Economics & Planning to estimate the current, and future, unmet demand for social and affordable housing (SAH) within the Western Sydney City Deal area. The report estimated the shortfall in supply of social and affordable housing in the Hawkesbury to be 2,999 dwellings in 2036.³

The evidence shows that housing affordability is not simply a problem of housing under-supply. There have been increases in both housing supply and housing prices in recent years. The housing system has grown increasingly out of alignment with the housing needs of low to moderate income households. As such, the evidence points to the clear need for a deliberate affordable housing strategy to ensure that the both the growth and diversity of housing that is projected in the plan is also occupied by people in low to moderate income brackets. There is a clear role for Hawkesbury City Council to take a leadership role to ensure that people on lower incomes can remain in their community.

The importance of affordable rental housing for the Hawkesbury

The Strengthening Economic Cases for Housing Report⁴ measured some of the direct impacts of building more affordable housing near jobs and services on individuals and on our economy. The research indicates that by building affordable rental housing near jobs and services there will be direct benefits to the economy, including:

- \$2.26 billion in travel time savings
- \$736 million that consumers can spend in local communities
- \$12 billion in increased household earnings and labour productivity.

Increasing private rental costs and limited affordable housing alternatives can lead to lower income households being displaced, with the risk that they lose connections with families, friends and support networks as well as schools and health services.

² WCH & WSCF (2019), Home in Western Sydney: Housing Affordability and Homelessness Insights, April 2019

³ SGS Economics & Planning (2018), Demand for Social and Affordable Housing in the Western Sydney City Deal area,, Prepared for NSW FHA

⁴ McClenan D (2019), Strengthening Economic Cases for Housing Policies, City Futures Research Centre UNSW

Mechanisms for delivering affordable rental housing

Wentworth supports the use of State Environment Planning Policy no. 70 – Affordable Housing (Revised Schemes) as the principle mechanism for delivering affordable housing through the planning system in Sydney.

SEPP 70 provides a framework for local councils to design affordable housing contribution schemes which ensure development remains viable and delivers affordable rental housing for communities.

The inclusionary zoning mechanism in the City of Sydney's affordable rental housing scheme established under this SEPP demonstrates that this approach does:

- deliver moderate increases in the supply of affordable rental housing supply
- not affect the viability of new housing supply developments
- provide certainty for landowners, developers and the community about the requirements around affordable rental housing development contributions
- reduce use of Voluntary Planning Agreements (VPA) which have had a very limited impact on affordable rental housing supply and are not open to community scrutiny or consistently negotiated.

Wentworth encourages Hawkesbury City Council to consider partnering with registered community housing providers to develop council owned land to deliver affordable rental housing for local people in need.

Benefits of working with a registered community housing provider

The community housing industry is uniquely placed to develop affordable rental housing. Registered not-for-profit community housing providers in NSW:

- Are charitable not-for-profit organisations that do not require developer margins
- Reinvest their surpluses in expanding their housing services
- Design and build good quality housing to meet local needs for people in need
- Are fully responsible for the ongoing management and maintenance of the housing they develop
- Preserve social and affordable housing for the long term through community ownership
- Are independently regulated under the National Regulatory System for Community Housing (NRSCH)
- Are able to bring capital contributions to projects and have access to low-interest debt finance through the National Housing Finance & Investment Corporation
- Are experienced partners to local government able to deliver on local strategic priorities.

Recommendations

Wentworth recommends that the Hawkesbury City Council Local Strategic Planning Statement:

Explicitly identifies affordable rental housing as a strategic priority for the community through the development of an affordable housing strategy.

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.

Implements locally appropriate strategies for growing the number of dwellings that are affordable to people on low to moderate incomes.

Establishes an affordable housing scheme for new dwellings in urban renewal areas as a matter of priority by 2020.

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

Identifies how the council will work in partnership with community housing providers and the NSW and federal governments to deliver affordable rental housing.



Response to *Hawkesbury Council*
Draft Local Strategic Planning Statement
Shelter NSW submission
November 2019

Introduction – and the context for Shelter NSW

Shelter NSW has been operating since 1975 as the state's peak housing policy and advocacy body. Our vision is "A secure home for all". We pursue our vision through critical engagement with policy and practice and thought leadership. We provide systemic advocacy and advice on policy and legislation for the whole NSW housing system to resolve housing inequality and we seek to ensure that the voices of housing consumers are included in our policy responses and review.

Our approach involves engaging, collaborating and connecting with Government, the private and not for profit sectors, stakeholders and consumers. Our research centres on the causes of inequity and injustice in the housing system and we advocate solutions that aim to make the housing system work towards delivering a fairer housing system for all.

Shelter NSW is concerned about the housing crisis in NSW and the rising trends in homelessness, housing rental stress as well as the impacts of poor- quality housing, particularly on low income households¹. Over three quarters of lower income renters in NSW are paying unaffordable rents (92% of very low- income renters in Sydney). Lower cost properties are being steadily replaced with new ones at higher rents, and new concentrations of disadvantage have been created across our major cities as low income households are displaced. The NSW rental market is failing, forcing our most vulnerable citizens to go without essentials and are being excluded from jobs and opportunities.

Shelter NSW priorities are centred on four core areas², all of which are relevant to the Local Strategic Planning Statements and Local Housing Strategies:

- **Building enough low-cost rental housing to meet current and future need** – and recognition that social and affordable housing are critical social and economic infrastructure;
- **Making housing fair for all** – so that people with specific housing needs such as accessibility or adaptability needs have fair access to housing;

¹ See Shelter NSW 2019 Election Platform

<https://www.sheltersnsw.org.au/uploads/1/2/1/3/121320015/sheltersnsw-2019-election-platform.pdf>

- **Giving renters secure homes** - so that they have security of tenure and can put down their roots in a community without fear of unfair evictions; and
- **Making sure low-income households aren't excluded in the redevelopment of Sydney and regional centres.**

We are pleased to provide comment on Hawkesbury Council's draft Local Strategic Planning Statement.

The broader context

It is important to consider the issue of housing affordability in the context of the Greater Metropolitan Region, and the urban planning system that operates across New South Wales. There is currently considerable public interest in the policies and instruments that can be used to generate more affordable housing through the planning system, which is pertinent to the work of councils as local planning authorities. This has been captured in the Greater Sydney Commission's (GSC) Region and District Plans, which have recommended the introduction of Affordable Rental Housing Targets in areas to be defined by councils and in planned precincts. The NSW Department of Planning, Industry and Environment (DPIE) has noted housing affordability as a key principle for consideration in the development of councils' local housing strategies. DPIE has also recently amended State Environmental Planning Policy No 70 (SEPP70) – Affordable Housing (Revised Schemes) to make all councils in New South Wales eligible to consider using the inclusionary zoning provisions available in the Environmental Planning and Assessment Act 1979, and published a *Guideline for Developing an Affordable Housing Contribution Scheme*.

This is all occurring amidst a growing and changing population dynamic that is applying new pressures to our existing urban communities. Sydney is no longer just growing outwards, pushing its rural/urban fringe further from the city's main centres. It is consolidating and developing new urban centres closer to the fringe, and large tracts of already developed land that are well within the city's inner and middle suburban rings are earmarked for or undergoing renewal at increasing levels of density. As communities and neighbourhoods are reformed at higher densities by market driven developers, the likelihood of low-cost housing in the private rental market being displaced is increased, resulting in more lower income households looking for affordable housing in metropolitan rural centres connected to the rest of the metropolitan area such as Hawkesbury Local Government Area (LGA).

Locally prepared and implemented planning strategies that aim to address housing affordability challenges will help mitigate some of these negative impacts, provided they are sufficiently ambitious and properly resourced. But the context in which urban change is currently occurring means concentrating on local strategies is only one part of managing a response. In the absence of proper city-wide or state-wide strategies, more councils implementing local affordable housing strategies will make it easier for councils in Sydney metropolitan region to manage the impacts of population growth, development and urban renewal on their own communities, even while that renewal may be happening elsewhere.

Shelter NSW Principles for LSPS and LHS

Shelter NSW congratulates Hawkesbury Council on the preparation of a comprehensive, evidence based draft LSPS. Shelter NSW's position is that a "one-size-fits-all" approach will be of little value when it comes to local councils' capacity to deliver (or facilitate the delivery of) new Affordable Housing across Sydney and New South Wales. We understand the need for variation across different areas to suit the broad range of local conditions. However, we have developed some principles we would like to see applied in all LSPSs³, and subsequently LHS.

Our comments and recommendations on the LSPS are underpinned by the following principles:

1. The LSPS recognises and quantifies local need for housing that is affordable to those on the lowest 40% of incomes

The LSPS should recognise that housing affordability is an issue within the area. It should include some high-level measures of this need such as the proportion of households in the area who are in housing stress, and/or the proportion of very low and low income households in the area. The LSPS should commit to further quantifying and measuring the need for affordable housing within the LGA as a component of an LHS.

2. The LSPS commits to developing a Local Housing Strategy

The LSPS should commit to developing a comprehensive LHS based on current housing growth, housing demand and growth trends. The LSPS should make clear that the LHS will identify and prioritise areas for growth. The LSPS should also state that the LHS will integrate principles related to affordable housing, including potentially a Local Affordable Housing Strategy and/or specific Affordable Housing programs.

3. The LSPS commits to addressing housing affordability, including through a local strategy and/or programs for growth in dwellings that are affordable to those on the lowest incomes, ideally through Affordable Housing products.

The LSPS should recognise that increasing the number of affordable dwellings in the area is a key component of liveability and a strategic priority in the context of the LSPS. The LSPS should commit to locally appropriate strategies for growing the number of dwellings that are affordable to people on very low to moderate incomes. This can include planning mechanisms that encourage housing diversity but shouldn't be limited to them as they are unlikely to address the affordable housing need without further targeted intervention (see principle #4).

Ideally these strategies should identify opportunities for delivery of affordable housing dwellings in the area, financed through planning mechanisms such as

SEPP 70/Affordable Housing Contribution Schemes

Voluntary Planning Agreements

³ See <https://www.shelternsw.org.au/blog/exhibition-of-draft-local-strategic-planning-statements>

Section 7.11 contributions

A commitment to seeking approval for SEPP 70 schemes is strongly desirable.

A commitment to other value capture mechanisms that allow for delivery of affordable housing through rezoning is also strongly desirable, however, might not be practical for all local government areas due to differences in rezoning potential.

4. The LSPS commits to housing diversity

The LSPS should commit to the promotion or facilitation of housing diversity through local planning controls and initiatives. This ensures housing supply is diverse and provides housing choice to diverse community members. This may have an effect on housing affordability, but shouldn't be the only strategy included in the LSPS to address housing affordability issues. Indeed, it is extremely difficult to assess whether promotion of housing diversity through local planning controls and initiatives will affect private market affordability. It is also extremely unlikely to improve housing affordability for very low and low income households.

The LSPS should also commit to new residential development that caters to households with specific accessibility and adaptability needs.

5. The LSPS commits to social diversity

The LSPS should recognise that culturally and socially diverse communities are inclusive, healthy and creative. This precludes any LSPS, and additional strategic planning identified for development in the LHS, from concentrating growth in affordable housing stock in specific parts or precincts within the LGA. Ideally this means a percentage of all new residential development should be dedicated to affordable housing, preferably delivered on site, to ensure social mix.

6. The LSPS recommends further advocacy from local government for social and affordable housing

The LSPS should recognise that housing affordability is a complex issue that needs to be tackled by all levels of government. The LSPS should recommend further advocacy by Council to the NSW and Australian Governments for more social and affordable housing to be developed in the local area, to be funded by mechanisms outside of the planning system such as state and federal budgets.

This might also include recommendations for Council to tackle housing affordability issues at the metropolitan and regional level, for example through collaboration with other LGAs, to advocate for development of a Regional Affordable Housing Strategy to operate across council borders.

General comments

Shelter NSW congratulate Hawkesbury City Council on preparing a comprehensive draft LSPS. We commend its vision to become an affordable and diverse, vibrant and collaborative community that lives in harmony with its heritage and environment. We are pleased that this vision includes a range of affordable housing in convenient and walkable locations with equitable access to community facilities and open space.

Based on our principles, we provide comments on the following:

1. Recognition and quantification of local housing needs

- **Planning Priority 4** acknowledges that mortgage and rental stress are both issues in the Hawkesbury LGA. Research from CHIA NSW estimates the need at 87,800 social and affordable housing Dwellings in the Western Sydney City Deal area. It calculates a specific demand for the Hawkesbury LGA of 4,015 social and affordable housing dwellings by 2036 (p. 40). Notably, this figure significantly exceeds the GSC's general housing target of 2,450 by 2036.

2. Commitment to developing a Local Housing Strategy

- **Planning Priority 4** commits to developing and implementing a Local Housing Strategy. Noting a number of land use conflicts and constraints, it commits to investigating appropriate areas on a suburb-by-suburb basis for new housing growth. It similarly commits to ensuring that the LHS will facilitate delivery of diverse and affordable options in areas close to public transport and services.

3. Commitment to growing the supply of housing that is affordable to lower income households, including as specific affordable housing dwellings

- **Planning Priority 4** commits to providing affordable housing that meet community needs. This commitment involves exploring opportunities for amending the planning controls to make provision for affordable housing as well as partnering with government agencies and NGOs to provide more social and affordable housing. It also commits to advocating to state and federal government for specific initiatives and incentive schemes to deliver more social and affordable housing. This is especially relevant given the gap between the overall dwelling targets and social and affordable housing dwelling need.

4. Commitment to housing diversity

- **Planning Priority 4** commits to providing a diversity of housing types that meet community needs. Currently, there is a mismatch between household sizes and dwelling types as well as a growing number of older single person households. This illustrates the need for greater housing diversity. Specific actions outlined in the LSPS include investigating changes to the planning controls to accommodate diverse types of housing. These include medium density options,

shop-top housing, student housing, boarding houses, seniors housing and independent living facilities.

5. Commitment to social diversity

- **The Vision** expresses the local values of the Hawkesbury as being a vibrant, collaborative and diverse community. These values extend to the provision of affordable housing in convenient and walkable locations that offer equitable access to facilities and open space.
- **Planning Priority 4** commits to investigating areas to deliver a diverse range of housing types that are intended to meet community needs in well-located areas. Similarly, it commits to exploring opportunities to partner with CHPs to deliver more social and affordable housing.

6. Recommendation for further advocacy from local councils on affordable housing

- **Planning Priority 4** propose that council advocate for more social and affordable housing by working with state agencies, NGOs and social housing providers for more social and affordable housing. To address the issue of rental and mortgage stress more broadly, it also commits to advocating and supporting federal and state government incentive programs and initiatives.

In summary, the draft LSPS for Hawkesbury City Council recognises housing affordability as an issue in the local area and quantifies specific needs for social and affordable housing. It commits to:

- developing a local housing strategy,
- growing the supply of affordable housing by amending planning controls and investigating partnership opportunities
- increasing the diversity of housing types by identifying specific needs in the LHS and amending LEP and DCP controls.
- growing the supply of diverse and affordable housing in well-located areas.
- advocating for more social and affordable housing in the local government area by exploring opportunities with NGOs and government agencies

Shelter NSW supports Hawkesbury's Council commitments and has only minor recommendations as a result.

Recommendations

Shelter NSW recommends the following amendments to build on the strong foundations of the Hawkesbury's draft LSPS.

1. Recognition and quantification of local housing needs

- **Specify the proportion of lower-income households living in Hawkesbury LGA and the levels of housing stress.** For example, 'X% of households living in the LGA are lower-income households, X% experience housing stress and X% pay over 30% of their income on housing costs'. This data would strengthen **Planning Priority 4** by providing baseline data for assessing need and monitoring performance, informing development of targets for affordable housing dwellings in the LGA. It may also help to map the spatial distribution of rental stress in the LGA using available tools such as the SGS/ National Shelter Rental Affordability Index. This could be integrated in the final LSPS or in the LHS.

2. Commitment to developing a Local Housing Strategy

- **Map specific areas for new housing growth.** For instance, maps in either the final LSPS or draft LHS could show where specific types of diverse and affordable housing are planned in the LGA. While some areas are specifically named, a visual reference could help provide an overview of housing growth and change in the area. Similarly, such maps could also demonstrate the extent and location of land use constraints referenced in the draft LSPS.

3. Commitment to growing the supply of housing that is affordable to lower income households, including as specific affordable housing dwellings

- **Commit to investigating planning mechanisms that grow the supply of affordable housing.** The draft LSPS makes clear that the Hawkesbury already has the capacity to meet and exceed its dwellings targets set by the GSC for 2,450 new dwellings by 2036. What is not clear is how it will meet the specific demand identified for 4,015 new affordable housing dwellings by 2036. We recognise that mechanisms such as SEPP 70 schemes and voluntary planning agreements are more appropriate in other parts of Sydney experiencing a greater intensity of development. As such, it may be worth expressing which options council has considered, or intends to consider, for generating affordable housing through the planning system. Doing so may add greater weight to council's efforts in advocating to state and federal government for more action on social and affordable housing given the limited capability of the planning system.
- **Explicitly commit to investigating direct delivery of affordable housing.** Considering opportunities to deliver affordable housing through value capture mechanisms may be limited, the LSPS and/or the LHS should explicitly state that Council will investigate partnerships with CHPs and other government agencies to deliver affordable housing directly, for example on Council owned land.

- **Recognise social and affordable housing as essential infrastructure.** We note that Infrastructure Australia included social housing in its Australian Infrastructure Audit 2019 for the first time. This may provide Council greater flexibility in the future in the mechanisms it can use for funding and delivery for affordable housing. Similarly, council may consider exempting CHPs from local infrastructure contributions where it may render development feasible considering they are already delivering essential infrastructure under the form of social and affordable housing.
- **Advocate for the NSW Government to amend the *State Environmental Planning Policy – Affordable Rental Housing* to ensure affordability.** Specifically, this would require new dwellings delivered under the ARH-SEPP to be affordable to very low and low income households. We recognise that **Planning Priority 4** intends to provide more diverse housing including student housing and boarding houses in appropriate areas. There may be risk that this type of housing delivered under the ARH-SEPP would be built as self-contained micro-apartments with rents that are unaffordable to vulnerable, lower-income renters. For further evidence and policy recommendations, we draw council's attention to Shelter NSW's recent research on Boarding Houses sector NSW and our Policy Brief.

4. Commitment to increase diversity of housing types

- **Commit to supporting diverse housing that is specifically accessible and adaptable.** An example may be to flag an intention for the LHS to consider targets for dwellings to meet specific standards under the Liveable Housing Guidelines such as Gold or Platinum, enforced through the DCP. Doing so would strengthen commentary in the draft LSPS about needing to meet the changing needs of an ageing population. Shelter NSW recommends that all new dwellings meet the Silver standard of the LHG, and that a significant proportion meet higher standards such as Gold or Platinum.

5. Recommendation for further advocacy from local councils on affordable housing

- **Propose all councils work together on securing a region-wide strategy for affordable housing.** For example, council could commit to working together to advocate for funding solutions outside of the planning system. This would strengthen **Planning Priority 4** which acknowledges the limitations of planning instruments in meeting local needs.
- **Express support for reform of 'no-grounds' evictions in the Residential Tenancies Act.** This would provide greater security and stability to the people who rent their homes in Hawkesbury LGA without requiring funding or changes to the character of the area. We note that The Australian Productivity Commission recently recommended an end to no-grounds to support vulnerable private renters. Council may wish to consider joining the Make Renting Fair campaign, for example.

Thank you for the opportunity to take part in the formulation of Hawkesbury City Council Local Strategic Planning Statement. Shelter NSW, as a housing policy and advocacy peak is keen to continue to work with and support Council on the further development of the LSPS and LHS.

Please do not hesitate to contact me on [REDACTED] in the first instance if you wish to discuss these comments.

Yours sincerely,

[REDACTED]

Andrew Kearns

From: [REDACTED]
Sent: Wednesday, 13 November 2019 9:49 AM
To: Hawkesbury City Council
Subject: Draft Hawkesbury Local Strategic Planning Statement
Attachments: Sydney Water Response - Hawkesbury LSPS.pdf

Dear Hawkesbury Council Strategic Planning Team,

Thank you for exhibiting the draft LSPS for Hawkesbury City Council.

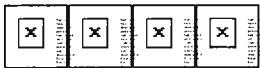
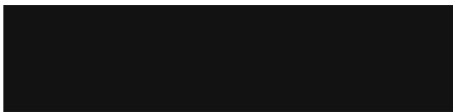
Please find attached Sydney Water's response for Council's consideration.

If you require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Kind Regards,



Sydney
WATER



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12 November 2019

The General Manager
Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

RE: Draft Hawkesbury Local Strategic Planning Statement

Thank you for providing Sydney Water with the opportunity to review Hawkesbury City Council's draft Local Strategic Planning Statement (LSPS). Sydney Water provides the following comments for Council's consideration.

Planning Priority 1: Bridge the shortfall of infrastructure through stakeholder collaboration to support current and future growth.

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. All development referrals and growth-related notifications can be sent to the Sydney Water by emailing UrbanGrowth@sydneywater.com.au.

Planning Priority 3: Deliver timely and robust infrastructure to support the town centres and villages of the LGA

Sydney Water encourages Council to promote Water Sensitive Urban Design (WSUD) principles in all development works and asset management. Sydney Water recommends Council integrate best practice WSUD and waterway health targets into planning controls to ensure development of private land can assist in addressing waterway health issues. Sydney Water is open to exploring opportunities where it can support Council to do this.

Draft Waterways Community Environmental Values and Uses Map

Sydney Water welcomes the mapping of lands with high biodiversity value and land zone *W1 – Natural Waterways*. This approach establishes a good framework for understanding and evaluating the community values associated with waterways. It also shows the range of community benefits and values that are derived when waterway health is in good condition.

Planning Priority 13: Protect areas of high environmental value and significance

Sydney Water notes Council's objective of protecting natural assets and ensuring that the biodiversity of the LGA is identified and preserved. Sydney Water 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. Sydney Water would be happy to discuss any learnings from its contribution to the Parramatta River Master Plan.

Improved water quality outcomes could be further strengthened by monitoring and analysing water quality trends to inform catchment management activities, including creating standards and/or regulation for development and recreational uses within catchment zones.

Planning Priority 14: Commit to urgent action to respond to global climate emergency.

Sydney Water is open to discuss how it can contribute to any future community engagement and education to reduce water consumption and increase re-use. Sydney Water can also provide input to improve re-use and resource recovery including opportunities for non-potable recycled water and stormwater harvesting.

Preparation of Local Environmental Plan (LEP)

In preparation of its LEP, Sydney Water recommends Council consider appropriate land use zoning for water related operational infrastructure. Sydney Water will provide further advice to Council on appropriate zoning of its infrastructure within the local government area as part of the formal consultation for future amendments to the LEP. Council can notify Sydney Water when the draft LEP is on exhibition by emailing UrbanGrowth@sydneywater.com.au.

Sydney Water looks forward to working collaboratively with Council in finding innovative water management solutions and land use planning strategies to improve liveability, sustainability and productivity outcomes for the local government area.

If you require any further information, please contact me on 02 8849 5243 or email cassandra.loughlin@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Cassie Loughlin".

Cassie Loughlin
Growth Intelligence Manager

(3)

Evolve Housing
Submission on
Hawkesbury City
Council LSPS & LHS -
Synopsis





Submission – Hawkesbury City Local Strategic Planning Statement & Local Housing Strategy

Thank you for the opportunity to comment on the recently exhibited Hawkesbury Local Strategic Planning Statement and Local Housing Strategy Synopsis. Evolve Housing welcomes the Council's vision to provide for diverse, range of appropriately located housing that meets the community's needs and for housing that is affordable and accessible to a diverse community. We commend your commitment towards Planning Priority 4 to provide a diversity of housing types to meet the needs of the changing demography. Evolve Housing strongly support the provision of a diverse mix of housing typologies and tenures to cater for the needs of people at all stages of their lives including the important provision of affordable housing.

We welcome Hawkesbury Council's Local Housing Strategy and Local strategic planning Statement which set out in greater detail approaches to deliver Affordable and social Housing in Hawkesbury including the need for social and affordable housing, an understanding of the demand for the types of dwellings needed and an understanding of local land use opportunities and constraints for its provision.

We are pleased to see that the NSW State Government has now allowed all metropolitan Councils to utilise the provisions of SEPP 70 to design affordable housing contribution schemes to provide affordable housing in forms that meet their local community needs. Evolve commends Hawkesbury Council's commitment to prepare and exhibit an Affordable Housing Contributions Plan.

About this submission

This submission is made by Evolve Housing in response to the Hawkesbury Local Strategic Planning Statement and Local Housing Strategy Synopsis. The submission focusses on the economic and social value of affordable rental housing to local communities; the need for affordable rental housing in Sydney; and the opportunities local councils have to support the delivery of affordable rental housing over the next 20 years.

Thriving communities for all people.

Henry Dodd House 9-13 Argyle Street Parramatta NSW 2150 | P.O. Box W124 Parramatta Westfield NSW 2150
† 1800myevolve (1800 693 865) | † 02 8862 1599 | e myevolve@evolvehousing.com.au
■ evolvehousing.com.au | † [evolvehousing](https://www.facebook.com/evolvehousing) | † [@evolvehousing](https://www.instagram.com/evolvehousing)
Evolve Housing Limited ABN 16 127 713 731





About Evolve Housing

Evolve Housing is an award winning Tier 1 nationally registered not for profit provider of affordable housing managing over 3,500 social and affordable dwellings across metropolitan Sydney. The majority of that housing is in Western Sydney. Evolve currently owns or manages a small number of social and affordable housing dwellings in Hawkesbury LGA.

Evolve Housing believes that all levels of government and the not for profit and private sectors have an important role to play in delivering affordable rental housing including the leadership role local Councils play through their Local Housing Strategies.

As an established provider of community housing for over 25 years, we are experienced tenancy and property managers who ensure housing is genuinely targeted at low to moderate income households and key workers. When Evolve Housing provides affordable housing we are responsible for the ongoing management and maintenance of the housing, we do not develop and sell, hence we are interested in high quality design and materials to reduce maintenance costs and ensure residents and the community are provided with quality buildings and environments.

We are also contracted to manage affordable housing developed by other organisations, including First State Super, War Widows Guild, private development organisations who own National Rental Affordability Scheme (NRAS) or other affordable housing properties. In fact we manage over 1,100 Affordable Housing properties including 51 properties we were competitively selected to manage on behalf two Councils, Parramatta and Willoughby. In addition, we have recently been selected to manage a further 46 units within 5 developments in Homebush for the Sydney Olympic Park Authority and will manage a further 41 units for them as they are developed over the next 5 years.

Housing Diversity and Evolve Housing

Evolve Housing supports the Council's intention to look at a diverse range of housing to meet the community's needs. We note Council's intention to:

- Identify unconstrained sites to deliver housing in floor plain areas with lands above 1 in 200 year ARI.
- Ensure the delivery of diversity of housing types to meet the changing and future population needs through the implementation of LEP and DCP updates.



- Facilitate and mandate new residential developments to respect the local character and landscape amenities of the existing areas through siting, design and layout of building forms.
- Investigate areas to deliver medium density housing and shop-top housing near train station.
- Support the developments of boarding houses and student housing with small scale retail opportunities in the Hobartville area. (We support this as adequate supply will help to prevent competition by students and keyworkers for general affordable rental housing in the community).
- Investigate opportunities and partnership with state agencies and community housing providers to deliver affordable and social housing in Hawkesbury LGA.

Evolve Housing has developed and manages a wide range of housing to cater for a range of household types and ages. Examples of the housing models it has developed or managed include:

- **Mixed Tenure Communities**

Harts Landing is an integrated development at Thornton in Penrith, NSW that provides a mixed community consisting of 268 units of private, affordable and social housing. The Harts Landing project is an example of how a private developer and community housing providers can partner to deliver a high quality, seamlessly integrated community for all. It has provided:

- 124 affordable apartments
- 14 social apartments
- 130 private market apartments

Importantly, all buildings and apartments are designed and built to the same quality and finish so there is no difference between social, affordable and private apartments. Harts Landing has created real opportunities for individuals to embark on their journey to greater independence and, where there is appropriate capacity, to transition from the social housing units to affordable housing.

- **Modular Design**

Evolve Housing has utilised ground breaking modular design to develop an affordable 4-storey development consisting of 23 studio apartments housing up to 36 people plus a studio for the onsite care taker management. Four of the apartments are accessible. This



innovative building technique increases the speed with which affordable housing can be delivered and reduces costs. This can be especially effective on smaller sites.

- **Transitional Housing**

Evolve Housing has developed a transitional housing model working with Women's Community Shelters in Western Sydney. This model enables women and children fleeing Domestic and Family violence to enter into an affordable rental property for up to three years, supported by a strength based personal support plan to address personal health and well-being issues and assist them to develop skills or training to access employment with the aim that they are able to successfully support themselves in the private market after 3 years. As employment is secured by tenants over time rents are gradually increased until they are equivalent to the median market rental costs the household would need to pay in the same or a neighbouring LGA to secure a property. Support is also provided to tenants in the areas of financial management and access to relevant support services is facilitated to assist tenants getting their lives back on track.

- **Specialist Disability Accommodation**

Evolve Housing is a registered Specialist Disability Accommodation (SDA) provider and has develop SDA properties to meet the growing need for access to affordable dwellings for people with disabilities. Evolve Housing has won awards for its SDA housing. Evolve also manages disability accommodation on behalf of other owners.

- **Sustainable Buildings**

Evolve Housing has also been at the forefront of providing more sustainable housing. Evolve Housing's Green objectives include: sustainable design of new buildings; reducing energy poverty and inequality; reducing carbon emissions; and driving down operating costs of residential buildings common areas. Evolve Housing has applied these principles both to existing housing and to new built housing. Lower income residents have little ability to choose green technologies due to cost constraints but are the most vulnerable to energy price rises. To address this Evolve Housing has employed a combination of replacing aged and inefficient hot water systems, the use of solar panels as well as new efficient lighting in common areas to deliver savings of approximately \$860 per household. Evolve Housing has also worked with a not for profit organisation to educate our residents on saving energy and costs, delivered no interest loans to residents to replace old and inefficient appliances and leveraged government programs to provide



residents with big discounts on energy efficient washing machines and TVs; and brokered a deal with Energy Locals to provide residents with fairly priced energy.

Response to the key Housing sections of the Local Strategic Planning Statement and Housing Strategy

Local Strategic Planning Statement

- Evolve Housing commends the Council's commitment to increasing the diversity of housing, recognising the need for both more affordable housing (including social) generally but also the need for an increased supply of targeted housing type.
- In particular, Evolve strongly supports Hawkesbury LSPS Planning Priority 4 – Provide a diversity of housing types to meet the needs of the changing demography to:
 - Implement a Local Housing Strategy through LEP and DCP updates to ensure there is a sufficient supply and a diversity delivery of housing type to meet the changing and future population needs (LSPS Planning Priority 4, Action 2, pg 49).
 - Explore possibilities for medium density housing provision through zoning and amending the LEP provisions and development controls where appropriate (constraint free areas) to make provision for affordable housing and meet the targeted supply of 4,015 social and affordable housing in 2036 (LSPS pg 46).
 - Investigate the student housing and boarding house with small scale retail opportunities in the Hobartville area (LSPS Planning Priority 4, Action 5, pg 49).
 - Identify the potential capacity in LGA for senior housing, independent unit and aged care facilities to meet the ageing population targeted housing supply (LSPS Planning Priority 4, Action 7, pg 49).
 - Investigate the vacant lands and advocate with community housing providers to create partnerships to develop social and affordable housing (LSPS pg 46).

Local Housing Strategy - Synopsis

- We also note in the accompanying Hawkesbury Local Housing Strategy - Synopsis, the strategy to delivery housing that will meet the needs of the future population will maximise the potential of existing urban lands, focus new housing in centre, continue releases areas and target specific housing needs including students, seniors, homelessness and affordable rental housing. (LHS 6.2 pg 16).



- We commend Council making confirmation of the consideration concerning taking areas zoned in R2 within 800m of a train station up zoned to R3 to build additional capacity into the controls and provide zonings for future growth rather than zoning for status quo. This process requires Council to review and update the Hawkesbury Local Environmental Plan and refining the planning controls affecting housing delivery (LHS 6.5, pg17).
- We agree with Council to facilitate supply of small dwellings. Smaller dwellings can be encouraged by enabling medium density development which tends to result in small dwellings or by encouraging the uptake of the affordable rental housing SEPP (LHS 6.4, pg 16).
- We support council's commitment to provide more affordable housing in LGA and help council to achieve the affordable housing target on both infill development and planning proposal (5%). We also welcome council to develop partnerships with Community Housing Providers, NSW Land and Housing Corporation and other not for profit land owning entities and to ensure the delivery of a range of affordable rental housing opportunities(LHS 6.8, pg 17).

The Local Housing Strategy and these processes enable consideration of the evidence around the current and future needs for social and affordable housing to meet the community's needs and the most appropriate mechanisms for delivering it to ensure that it is financially viable, appropriately targeted and retained in perpetuity.

Further suggestions for considerations

Evolve Housing would welcome any opportunity to work with the Council to explore these opportunities, including how the Council could collect developer contributions to help co-fund the development of affordable housing partnering with community housing providers who may bring debt or equity contributions to build quality homes that are appropriately targeted and well managed and any opportunities to build on any council-owned land that might be able to incorporate affordable housing as it becomes available for redevelopment.

- Evolve Housing has developed a wide range of projects from small scale infill 8-10 dwelling developments to medium scale 40 units and larger - 200 plus residential unit developments



(in mixed tenure residential towers) as well as Specialist Disability Housing (group home style) and Affordable New age boarding houses. Evolve Housing would be happy to share their experience from the perspective of a provider of affordable housing about what may be required for various development typologies on different sites to be commercially viable.

- Evolve Housing supports Council's intention to investigate whether attempts to increase the provision of affordable housing would undermine the provision of higher density housing to the broader market. Evolve Housing notes another measure to improve the current effectiveness of the Affordable Housing Rental SEPP (AHRSEPP) would be to require developers availing themselves of the planning concessions for residential flat buildings and Boarding Houses to not be able to receive an occupancy agreement until there is written confirmation from a registered community housing provider (CHP) that a contract or management agreement is in place (not just an intention to enter into one) for the affordable housing to be managed by a CHP. This would ensure the housing provided is appropriately targeted to income eligible households at an affordable rent.
- Suggests Hawkesbury City Council consider consolidating some affordable housing provision in fewer well located projects. Council could target a small number of developments throughout the LGA on well-located sites to provide or receive target affordable housing instead of sprinkling 5% affordable housing in every development project arising from a residential rezoning (LHS 6.8, pg 17). Consolidating affordable housing in a fewer well located projects (while avoiding over concentration in any one area) can achieve efficiencies in both development and operational phases. These projects could be delivered by CHPs, similar to our Penrith project as outlined above. Housing developed by CHPs will remain available in perpetuity for affordable housing purposes. Hawkesbury City Council's approach to identifying suitable precincts for affordable housing may facilitate such opportunities. We note the Council's intention to explore its vacant lands and advocate with community housing providers to create partnerships to develop social and affordable housing (LSPS Pg46). We are keen to work with Council to achieve the social and affordable housing target in the Hawkesbury LGA.



- Notes Council's intention to explore the use of VPAs (LHS 6.8, pg 17) and other affordable housing delivering mechanisms where contributions do not apply. Suggests where Council does enter into a VPA for affordable Housing it consider transferring affordable housing contributions to nominated CHP, such as Evolve subject to a requirement that the CHP would further enhance the cash contribution received from Council with its own equity and debt to develop additional affordable housing. Examples of such arrangements where either funds collected when a rezoning occurs as part of established affordable housing targets and an Affordable Housing Contributions Plan or funds collected under VPAS have been transferred include; City West Housing that receives regular contribution from Sydney City Council, similarly Penrith City Council have provided one-off funding collected to a community housing provider that operates in Penrith LGA to deliver affordable housing.

Why should affordable rental housing be a priority for your community?

The social and economic impacts of the lack of affordable rental housing can be significant. The Strengthening Economic Cases for Housing Report measured some of the direct impacts of building more affordable housing near jobs and services can have on individuals and on our economy. This research indicates that by building affordable rental housing near to jobs and services there will be direct benefits to the economy, including:

- \$2.26 billion in travel time savings
- \$736 million that consumers can spend in local communities
- \$12 billion in increased household earnings and labour productivity

MacLennan estimates that across Sydney, moderate income renters are typically paying around \$6,000 per year in rent above a 30% threshold of household income in rent.ⁱ ABS data indicates that 14.2% of Sydney renters are in housing stress, an increase of nearly 13% since 2011.

Housing stress is the main risk factor for homelessness. The 2016 Census estimated that there were 37,715 people experiencing homelessness in NSW, a 37% increase from 2011.ⁱⁱ there was also a 74% increase in people living in severely overcrowded homes, a symptom of housing affordability challenges and the inadequacy of housing types. In Hawkesbury, there are approximately 50 people who are homeless in the City.



Increasing private rental costs in housing markets and limited affordable alternatives can lead to lower income households being displaced, with the risk that they lose connections with families, friends and support networks as well as schools and health services. In rapidly growing areas such as Hawkesbury the need for affordable key worker housing is critical to ensure local economy can attract workers and deliver the services required by a growing population.

Housing need in Sydney and in Hawkesbury

The recently published report- Demand for social and affordable housing in WSCD area prepared by the SGS economic & Planning provides in- depth analysis related to affordable housing need. This analysis found that across WSCD there is a current demand of around 59,500 dwellings which are affordable to households in the bottom two income quintiles (Social and Affordable Housing). The analysis shows that to meet our growing population and changing demography we will need around a further 28,200 social and affordable rental homes by 2036. The table over the page sets out the key data from this analysis.

This research was commissioned by the Community Housing Industry Association NSW and took into account social housing, homelessness and affordable housing. Looking at both the current and future demand for housing affordable to households earning incomes in the bottom 40% the research indicates that there will be a total need for some 4,015 social and affordable housing dwellings in the Hawkesbury Region by 2036.

Council has identified the need for affordable housing based on those in the private rental housing market in rental stress and assumed that proportion will be the same for the forecast increase in population. This has lead Council to adopt a target of 4,015 social and affordable housing dwellings required by 2036.



Table: Forecast demand for social and affordable housing, 2016-2036 (SGS Economic & Planning, 2018) (iii)

LGA	2016	2021	2026	2031	2036	Change
Blue Mountains	3,146	3,259	3,390	3,560	3,750	604
Camden	2,200	3,000	4,122	5,274	6,514	4,315
Campbelltown	11,224	12,373	13,874	15,218	16,718	5,495
Fairfield	15,313	16,009	16,775	17,364	18,062	2,749
Hawkesbury	2,945	3,184	3,424	3,693	4,015	1,070
Liverpool	13,118	15,094	17,479	19,525	21,849	8,731
Penrith	10,392	11,493	12,608	13,735	14,932	4,541
Wollondilly	1,186	1,272	1,451	1,670	1,924	738
WSCD area	59,523	65,685	73,121	80,050	87,765	28,242
Demand all						
NSW	413,155	449,002	485,112	522,359	559,932	146,778
Share of NSW						
demand from						
WSCD	14%	15%	15%	15%	19%	19%

The role of Hawkesbury City Council in affordable housing

Delivering the affordable rental homes that Hawkesbury City Council needs by 2036 will be a significant challenge and Evolve Housing is calling for all levels of government to do their part to help meet this goal. Evolve Housing acknowledges that the delivery of social and affordable housing is primarily the responsibilities of the state and federal governments. Below market housing requires a subsidy to ensure its ongoing viability. Subsidy can be in the form of an upfront capital investment (by government or from developer contributions), land (granted or at discounted sale price) or ongoing operating subsidies or a combination of these.

Evolve Housing believes that local government has an important role to play in addressing affordable rental housing need through the leadership role local councils play helping to shape strong and diverse communities and through the planning system and determining local planning priorities.



Evolve Housing also notes that affordable housing supply is a challenge that requires a regional response and encourages Hawkesbury City Council to work with neighbouring Councils to pool research resources, share learning and develop complementary strategies including regional strategies to meet need.

Mechanisms for delivering affordable rental homes

Evolve Housing supports the use of State Environment Planning Policy no. 70 – Affordable Housing (Revised Schemes) as the principle mechanism for delivering affordable housing through the planning system in Sydney. The NSW Government increased its support for the use of SEPP 70 by including all local councils in the SEPP in 2019.

SEPP 70 provides a framework for local councils to design affordable housing contribution schemes which ensure development remains viable and delivers affordable rental housing for communities. The inclusionary zoning mechanism in the City of Sydney's affordable rental housing scheme established under this SEPP demonstrates that this approach does:

- deliver moderate increases in the supply of affordable rental housing supply
- not affect the viability of new housing supply developments
- provide certainty for landowners, developers and the community about the requirements around affordable rental housing development contributions
- reduces use of Voluntary Planning Agreements (VPA) which have had a very limited impact on affordable rental housing supply can be resource intensive as require detailed negotiations and are not consistently negotiated

Partnering with Community Housing Providers

Evolve Housing encourages councils to consider partnering with registered community housing providers to develop council owned land to deliver affordable rental housing for local people in need. Evolve Housing would be happy to work with Council to explore housing options to be developed in partnership with Evolve Housing and for Evolve to manage housing to ensure development is targeted to low income earners as a means of providing low cost accommodation in the community.



The benefits of working with Evolve Housing, a registered community housing provider

Evolve Housing is uniquely placed to develop affordable rental housing being a registered not-for-profit community housing provider in NSW. Evolve Housing:

- is a charitable not-for-profit organisation that does not require developer margins
- reinvests its surpluses in expanding its housing services
- designs and builds housing to meet local needs for people in need
- is fully responsible for the ongoing management and maintenance of the housing it develops
- helps preserve social and affordable housing for the long term through community ownership
- is independently regulated under the National Regulatory System for Community Housing (NRSCH)
- is experienced partner to local government including Hawkesbury Council and is able to deliver on local strategic priorities
- has access to National Housing Finance Investment Corporation (NHFIC) loan funds and Infrastructure Fund to develop Affordable Housing properties.

Recommendations

In summary, Evolve Housing recommends that, as part of the development of its current Affordable Housing Strategy, Council;

- Confirm the sites and growth precincts identified for additional residential capacity where a rezoning proposal will give rise to the requirement for affordable housing provision following viability testing.
- Investigate the possibilities for medium densities housing provision and small dwellings supply through amending the local Environmental Plan and planning controls in identified provision areas with highest demand for social and affordable housing. We commend council to make confirmation of Federal and State Government incentives and initiatives that council could utilise to reduce mortgage and rental stress in the LGA (LSPS, pg40)



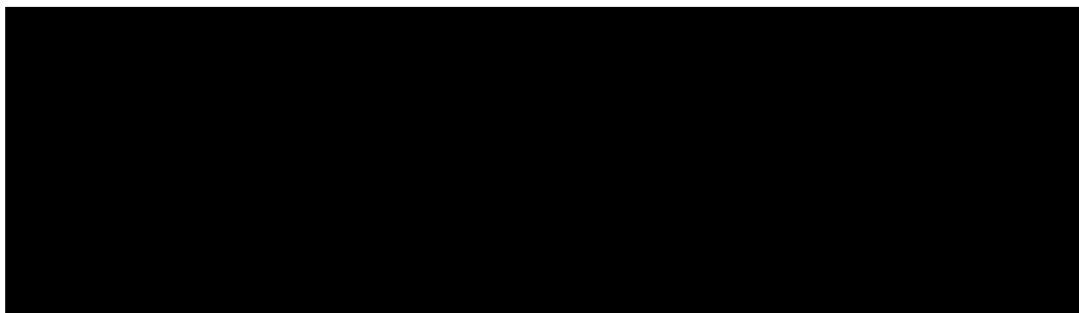
- Leverage other opportunities available to the council such partnering with registered community housing such as Evolve Housing to redevelop council owned land to develop affordable housing.
- Establish a monitoring mechanism to track delivery of affordable Housing against the Council's target.
- Consider consolidating affordable housing provision on well-located sites (avoiding unacceptable concentrations) to achieve efficiencies within areas identified for affordable housing contributions.
- Investigate whether new generation student accommodation and senior housing should only be allowed if developed with and managed by a community housing providers to ensure they are rented at proper rents. (LSPS pg46)
- Work with State government to improve the effectiveness and tighten the AHRSEPP provisions to ensure developers availing themselves of incentives in the AHRSEPP for residential flat buildings are required to ensure affordable housing is managed by CHPs and targeted at affordable rents for income eligible households.
- Utilise VPAs to secure affordable housing in areas where the Affordable Contributions plan does not apply.
- Work with State Government to ensure the development of existing government owned land substantially increases the provision of social and affordable housing.

We commend and support your Draft Local Strategic Planning Statement and Local Housing Strategy Synopsis 2019 currently on exhibition. As experienced partners of local government, we would be happy to work with you to help deliver on your local strategic priorities for Affordable Housing. Our CEO Lyall Gorman and members of our Community and Business Growth and Development teams would be pleased to meet with you to discuss potential assistance or opportunities to work together to deliver more affordable housing to meet your community's needs.



If you would like to meet or discuss please contact [REDACTED] as per below contact details.

Yours sincerely,



ⁱ [Strengthening Economic Cases for Housing](#) MacLennan et al (2019)

ⁱⁱ [Homelessness in NSW factsheet](#)

ⁱⁱⁱ [Demand for social and affordable housing in WSCD area](#) SGS Economics & Planning (2018)



Create NSW

Arts, Screen & Culture

Peter Conroy
General Manager
Hawkesbury City Council
council@hawkesbury.nsw.gov.au

Dear Mr Conroy

We welcome the opportunity to provide feedback on the draft Hawkesbury City Council Local Strategic Planning Statement (LSPS).

The NSW Government wants the people of NSW to experience how creativity makes a vital contribution to the liveability of their communities and the enjoyment of their everyday lives. 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.

We are 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.

Create NSW is responsible for furthering the Government's vision for NSW to be known for its bold and exciting arts and culture that engages the community, supports innovation, facilitates economic development, and reflects the state's rich diversity. 98% of Australians engage with the arts and we believe the arts are imperative to a healthy and happy community.

Inclusion of cultural objectives in the LSPS is a first step to integrating cultural activity and infrastructure into local planning processes for the people of Hawkesbury. We encourage you to think about including the following elements in the final document:

- Relationship with the local Aboriginal community
- Existing cultural infrastructure ([*The NSW Cultural Infrastructure Plan 2025+ \(2019\)*](#) provides a framework for planning and delivery of cultural infrastructure across NSW)
- Cultural diversity within Hawkesbury.
- The benefits of art and culture to a successful night-time economy
- The existence or potential of cultural industries in your area
- Existing and future public art projects
- Joint-use opportunities
- Tourism opportunities
- The impact of arts and culture to successful place making
- The benefit of access to arts and culture for the health and wellbeing of your residents, paying consideration to access by people with disabilities, seniors and children and young people.

The draft Hawkesbury City Council LSPS celebrates its historical and contemporary Aboriginal culture and encourages economic self-determination of the Aboriginal community. It also demonstrates a strong understanding of its natural assets and heritage features and how these can be leveraged to improve tourism to the area. In addition to these great goals and initiatives, we believe there are other opportunities to champion arts and culture within the LSPS.

In particular:

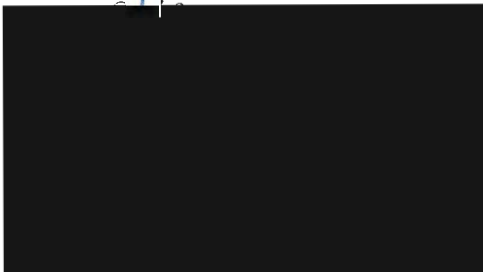
Community Strategic Plan 5.7.2 – Develop Hawkesbury tourism to enhance and strengthen opportunities within our tourism sector. We encourage you to consider the benefits of arts and culture, including festivals, live music and public art, to the night-time economy and tourism sector. We would be happy to provide advice on how to develop and enhance your night-time economy.

Planning Priority 7 – Manage, enhance and celebrate the distinctive heritage character of our towns, villages and open spaces. 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.

Planning Priority 9 – Support our industries to grow and meet current and future trends. As noted in the LSPS, arts and recreation services are growing industries in Hawkesbury. We encourage you to examine the cultural infrastructure needs of your community and address any deficits or access issues. We are pleased that Hawkesbury Council has included how creative sector industries can work together with its other key sectors including high tech and customised manufacturing. We encourage you to also consider how creative industries can benefit other STEM industries on which the Council is focused.

Thank you for the opportunity to comment and we look forward to seeing the completed Hawkesbury City Council LSPS. Please feel free to contact us if you require any additional information on incorporating arts and culture into your LSPS or to discuss data that may assist.

Yours sincerely





planning consultants

27 October 2019
Our Ref: 8763C.19KC_Hawkesbury_Submission

The General Manager
Hawkesbury City Council,
PO Box 146
WINDSOR NSW 2756

VIA EMAIL ONLY: council@hawkesbury.nsw.gov.au

Dear Mr Conroy,

Subject: Submission on Hawkesbury City council Draft Local Strategic Planning Statement and Draft Housing Strategy

We refer to the public exhibition of Council's Draft Local Strategic Planning Statement (LSPS) and Draft Housing Strategy (HS) and thank you for the opportunity to make this submission. DFP Planning (DFP) has prepared this submission on behalf of our client, Anglican Community Services (Anglicare) who are one of the largest non-for-profit providers of seniors and aged care services in NSW. Therefore, our review and this submission is specifically in the context of seniors and aged care housing within the Hawkesbury City Council Local Government Area (LGA).

1.0 An Ageing Population, Seniors Housing and Aged Care Facilities

We are pleased to see Council's consideration of seniors housing and aged care in the LSPS and HS. The LGA has an ageing population, people aged 65-84 years will increase by 6,100 people between 2016 and 2036. The 'very old population' aged 85 years and over is expected to triple, increasing from 1,650 persons in 2016 to 3,050 in 2036, an increase of 190%.

Accordingly, Council will need to consider the adequate provision of seniors housing and aged care facilities throughout the LGA to accommodate the housing diversity demands an ageing population will create. This is highlighted within the LSPS extract below:

'The ABS Census 2016 data indicates that the Hawkesbury is trending towards a higher percentage of aging (over 70 years) population. Hence, an ageing population requires a targeted housing supply and type including independent living units, and residential aged care facilities. While there are approximately six seniors housing sites including aged care in the Hawkesbury, an overall LGA wide investigation of the demand and supply of seniors living and aged care facilities will provide a clear understanding on whether the LGA has capacity to meet future demand.'

We also note seniors housing listed as a specific housing need in the HS objectives and acknowledged recommended actions relating to encouraging the uptake of seniors housing and on behalf of Anglicare, we support those actions.

2.0 Conclusion

The draft LSPS and Draft HS highlights the importance of seniors housing and aged care as a key element of Council's future housing, particularly in light of Council's evidence base which

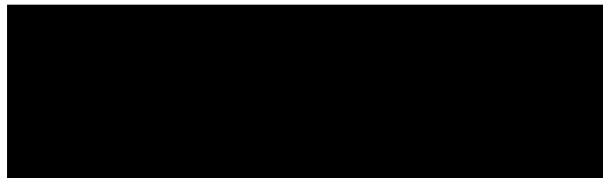
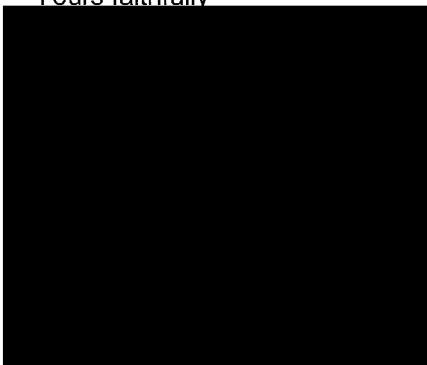


shows the increasingly ageing population of the LGA. Specifically, Council's acknowledgement of housing diversity as a key issue for the LGA is supported.

We request that Anglicare, as a leading provider of seniors housing and aged care services in NSW, be directly notified when any future investigations, plans, policies, studies and/or the like concerning seniors housing and aged care services are drafted and placed on public exhibition.

Anglicare looks forward to the Council's future LEP and DCP amendments resulting from the LSPS and HS, and any future opportunities to collaborate with Council in providing seniors housing and aged care services for the benefit of future residents. Should you require any further information or have any queries, please do not hesitate to contact the undersigned on

Yours faithfully





Trading as....



The General Manager,
Hawkesbury City Council

RE: Submission on the Hawkesbury Local Strategic Planning Statement

Hawkesbury Harvest Inc. was formed through collaborative effort some 20 years ago. One of its earliest achievements in working with Council was the opening up of farm gates for direct sales and the support of this by Council through a planning device, the Farm Gate Sales Development Control Plan. It took another six years for this innovation to be reflected in the Standard NSW LEP template, with refinements including Farm Stay being included with the 2011 Amendments. This submission addresses some of the strategic developments that have evolved since that zoning change came into effect in August 2000.

The DCP and other actions Harvest has implemented are directed at our mission, the viability and sustainability of local agriculture. Our primary thrusts are in initiatives that are enabling, that present opportunity to diversify, grow, and integrate agriculture with related industries and communities of interest. They also seek to create potential alignment of our regional agri-culture with the evolving strategic plans for land use, tourism, and economic development that have been developed over the last two decades. In the case of agri-tourism, the creation of the Farm Gate Trail and related initiatives made available for tourism the agri-cultural asset, and set the scene for what is now considered one of The Hawkesbury's hero experiences.

What follows are our reflections on, and recommendations for appropriate enabling planning policy to continue building a resilient agri-cultural industry base in The Hawkesbury. We also note some edits for the document.

General Reflections

We commend the articulation of planning thrusts to protect "prime productive agricultural land" and "allocating space" for agri-related industry for growth and innovation, and the explicit recognition of the "Agri-knowledge precinct" (LSPS, 21). Given the close relationship between Harvest and the University over the last 20 years, we fully understand the importance of a tight relationship that facilitates knowledge spill-over and exchange – we also understand that the quality of this relationship is dependent on the staff in both institutional settings for realising productive collaboration and effectiveness – it's more about people than precinct.

COUNCIL AGENDA

HAWKESBURY CITY COUNCIL

Tuesday, August 29

Farmgate opens

GROWERS now have the all-clear to sell their produce at the farmgate.

Councillors voted unanimously to offer limited approval to farmers selling agricultural produce grown on the land along with items made from that produce.

The decision was made in support of the recently formed Hawkesbury Harvest group.

Conditions applying to approved farmgate sales include all vehicles to enter and leave the property in a forward direction, sales to take place in an existing building, parking for at least four cars, and discreet advertising signs.

12 Gazette: Wednesday, September 6, 2000



FARM GATE
Preserving the spirit of
the Hawkesbury



MARKETS
Bringing the Region
to the Front Gate of the Hawkesbury



PROVEDORE
Bringing you the best of
the Hawkesbury

We are aligned with Council's desire to generate an ascending, virtuous, attraction spiral of appeal for new residents and businesses, one that enhances the "enviable lifestyle" (LSPS, 21) our district offers its residents. Harvest's efforts in fostering new experience development in our rural landscape feeds the desires of new-comers and residents alike. We note the aspiration to be "leaders in a new economic geography of regional development" (LSPS, 21), and offer our own insight into this, that the advantage and opportunity which proximity to Sydney represents, only exists while The Hawkesbury retains its distinctiveness, emphasizing and amplifying this as Sydney urbanizes, and reinforcing it over time. We believe Harvest's role in this remains critical, and our partnering with Council to achieve it, a strategic imperative for both our organisations. We too are committed to realising the Local Strategic Planning Statement Vision, and see great congruence with our own vision statement.

Hawkesbury

Local Strategic Planning Statement Vision

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

DRAFT HAWKESBURY LOCAL STRATEGIC PLANNING STATEMENT 2040 | 23



The Hawkesbury is valued locally, regionally, nationally and internationally as a wonderful place for people to live or visit to experience its local produce and products, cultural heritage, natural heritage, sense of community and the many ways in which people benefit from and celebrate these things.

Vision Ideals and Values

- Security of place for agricultural activities in the Hawkesbury region
- Security of resources (land, labour, water) required for a secure place in the Hawkesbury region
- Equity for Hawkesbury region agriculture as a land use and for those involved
- Economic viability of agriculture and associated business
- Agribusiness that contributes to the region's social, cultural and environmental health
- Retention and enhancement of rural amenity
- Quality produce, products and services that satisfy consumer needs
- Human activity based on quality relationships between people and all forms of life
- Development of the global/regional interface at individual, corporate and government levels

RESPECT – RESPECT - RESPECT

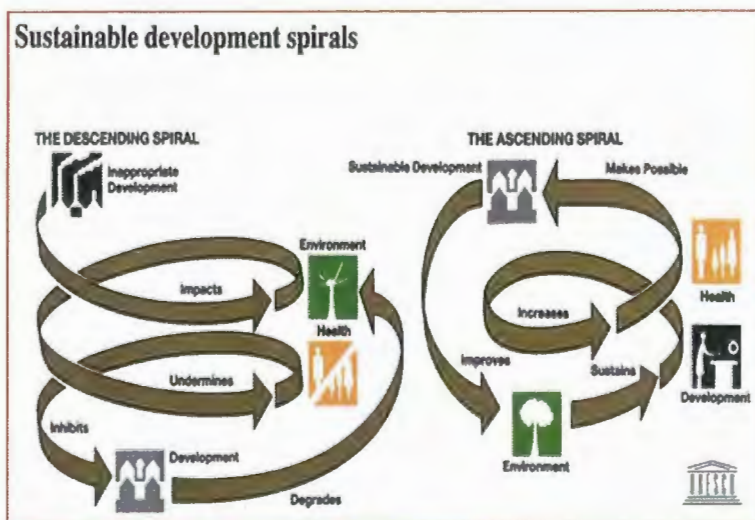
We are particularly conscious of the strategic role of "[T]he hinterland and rural villages" and a shared vision that these "evolve into an innovation of diverse and productive agri-businesses taking advantage of the new global markets." (LSPS, 23) To this end we argue for planning policy with principles that:

- Avoid sterilization-by-zoning of agricultural lands for diverse uses

- Enables multi-functional agriculture and complimentary economic activities within zones to build a 'working' landscape rather than an artefact of past glories
- Encourages the interdependency of related and complimentary industries (linkages)
- Highlights the role of agriculture in accentuating rural identity of the region vis-à-vis urban Sydney
- References the region's "metropolitan context" (LSPS, 24) to make explicit its role as Sydney's recreative rural space.
- Fosters an environment where farmers can see their innovative thinking is encouraged
- Communicates that Council has a supportive stance to new product development

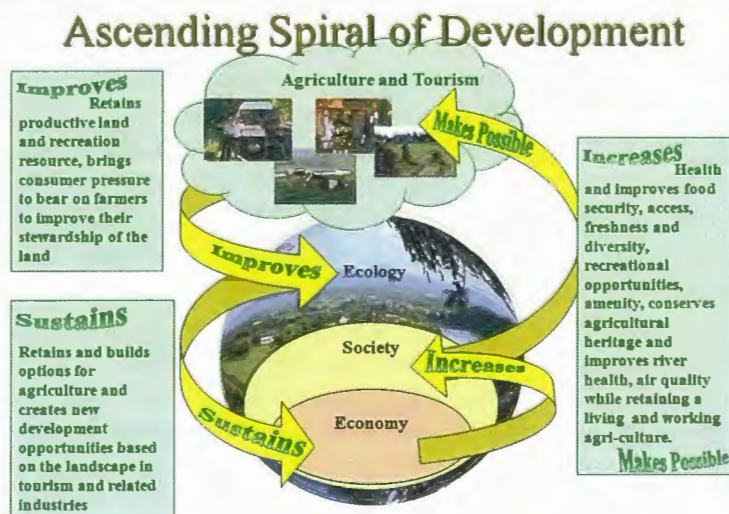
We welcome the stance the LSPS articulates in *Planning Priority 6* (LSPS, 50) with regard to the challenge of managing rural residential and the effects this has on existing and future agricultural industry.

On *Hawkesbury's Themes and Planning Priorities*, and perhaps risking us telling someone 'how to suck eggs', we offer the observation that Sustainability seems exclusively a natural/environmental dimension, whereas it is an outcome of all priorities in the long run. As outdated as it might appear, the UNESCO model below does show how these things, in an interconnected way, build sustainable development, and the virtuous upward spiral of attractiveness referred to above. The diagram that follows shows how this is translated through Hawkesbury Harvest mechanisms of agri-industry development



Theory

and



Practice

On **Infrastructure and Collaboration** we note mention of technology infrastructure such as web and IT support infrastructure “to drive ‘smart cities’ initiatives and build digital capacity across the LGA” (LSPS, 31). Hawkesbury Harvest has embarked upon a re-build initiative for our web presence and would be very grateful for Council financial support in achieving this goal. The upgrades will enhance the functionality of the Harvest Trails and Markets site with added features in trip planning, and expanded categories of agri-tourism-related attraction.

The last time Hawkesbury Harvest Inc. asked for Council support in these terms was in 2003, and the last major upgrade in 2013 was funded through our own operations. As the current upgrade will have important flow-on effects for tourism and agriculture in the region, a more direct collaboration and support by Council, even in modest terms, might be seen as a worthy investment by Council, demonstrating its action on infrastructure and collaboration in both spirit and effort, positioning Harvest as one of Council’s delivery partners – as a not-for-profit association, we are an appropriate type of organisation to perform this role. It may also avert potential duplication of effort in the space where Harvest is currently active, and where Council has strategic interest, eliminating the need for Council to ‘re-invent wheels’. Such a relationship would assist in delivery of **Community-related** planning objectives such as “stronger partnerships with other agencies” that “will leverage creation of future recreational opportunities” (LSPS, 40) with our focus being on building recreational options that contribute to health and well-being. We’d welcome discussions on this potential collaboration.

We note that Planning Priorities for ‘Shaping Our Growth’, ‘Cultural development and heritage’, and ‘Places and Spaces’ (LSPS, 44-45) all have relevance for our own vision for The Hawkesbury, and with such a shared desire to enhance and secure a living and productive landscape, we think closer ties with Council on this strategic agenda recommend themselves.

On **Productivity**, and Agriculture specifically, we note we have already taken on the challenge of fostering new thinking on the potential that the Western Sydney Airport may present for Hawkesbury agriculturalists and the tourism industry through the *Taste The Hawkesbury* showcase mounted for the first time this year at the Hawkesbury Show. We intend to continue this collaboration with WSAC, and would seek active participation by Council in this too. We welcome the statement that Council will “partner and form alliance with partnerships to explore opportunities to enhance export capability for farmers in the LGA, link agribusiness to new markets” (LSPS, 54) among other things. We think *Taste* is a good example of “a stronger stakeholder partnership with robust initiatives [that] will be the way forward to an evolving and more specialised response” to the opportunity. We believe we will continue to contribute to the sector’s growth, and be able to assist delivery on **Planning Priorities 8 and 9**.

We note that the **Tourism** statements are obviously germane to Harvest’s Vision and Mission, and we intend to continue playing a strategic and practical role in its future contribution to The Hawkesbury.

On **Sustainability** we note that the region is blessed with wild and tamed nature – while putting it this way seems obvious, it also highlights the key attributes of nature that set us apart from other places, and particularly as a nature playground for Sydney. This will no doubt be revealed in the Landscape Character Study, or we would hope so in any case. From a strategic perspective, we think the role Harvest mechanisms play in influencing an ascending spiral of development (see above) make it a key player in affecting change within agriculture and its constituencies. It’s in this that we facilitate delivery on the **Environmental Planning Priorities** and their foci of natural environments, sustainability, well-being, liveability and health.



On *Towns and Villages*, as part of the website re-design mentioned earlier, it's our intention to integrate the towns and villages associated with our existing Farm Gate Trails. This will more explicitly relate the population centres with their surrounding farming communities and improve the identity of each Trail area. In this way, the benefits accrued through Trail activity are available to town and country through the same activity-planning portal.

Planning Policy that Enables

There are some immediate policy initiatives that could improve the opportunities presented to agriculture in The Hawkesbury. These basically expand to range of allowable activity so long as it reinforces the strategic goals of the planning system as it relates to agriculture in the Hawkesbury. We are of course, cognizant of the control challenge, but see finding ways to make these things possible, within well-defined parameters and easily met requirements, an important step in expanding the horizons for those producers in the district who might be inspired to do so.

The advantages of direct access to farms provided through Farm Gate Trails is largely, at present, restricted to in-season picking and purchase. Provision of additional use categories offer some interesting diversification potentials for farmers. In recent years activities featuring blossom seasons or other non-production times of year are being turned into attractions. Additional options for exploiting production and non-production seasons include:

- Temporary event permits including pop-up dining, celebration or other experiences
- Non-production season temporary stay/camping/glamping permits

The general thrust of this type of proposal is in facilitating multi-functionality as business model driver. The more options we can provide, the greater chance we'll see a rich and vibrant agricultural industry sector that's future-ready.

Possible Editorial Action for the LSPS Document

1. Page 21, first para – refers to Figure 7, but this is on page 37 captioned 'Household Types' – there appears to be no figure that "illustrates the key industries and activities which are Hawkesbury's strengths and local advantage" unless the collage on page 22 is meant to perform this role.
2. Page 24, under 'Western Sydney City Deal', the correct name is Hawkesbury **Harvest** Farm Gate Trails



TRADING SITE
The Country Experience
on the doorstep of Sydney



MARKETS
Planning for the future
The heart of the Hawkesbury



TRADING PLACE
The Country Experience
on the doorstep of Sydney

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Wednesday, 13 November 2019 4:15 PM
To: [REDACTED]
Subject: Anonymous User completed Submission for Draft Local Strategic Planning Statement

Anonymous User just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

[REDACTED]

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

Include the subject site into the LSPS as an action under Planning Priority 4, for investigation for housing supply in the next 6-10 years.

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Wednesday, 13 November 2019 2:58 PM
To: [REDACTED]
Subject: Anonymous User completed Submission for Draft Local Strategic Planning Statement

Anonymous User just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

[REDACTED]

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

I believe there is a major lack of hazard reduction and land mismanagement in NSW which has resulted in environmental devastation including that of the Koala & it's habitat. 10, 20 years of vegetation build up creates inferno situations, crowning fires where Koalas, Possums, and all of our native animals have no chance. EP & A UNESCO planning policies, rolled out by our Councils, being implemented across all of our State Gov. Land Management Dept's are clearly WRONG & NOT working and hardly protecting our environment and Koala habitat. Not to mention also the difficulty in managing our own lands and properties.

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Wednesday, 13 November 2019 2:42 PM
To: [REDACTED]
Subject: Anonymous User completed Submission for Draft Local Strategic Planning Statement

Anonymous User just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

[REDACTED]

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

Unfortunately locked up National Parks [in about 1996] meant we could no longer get in to do regular maintenance of parks floors [tracks that can be used as fire breaks for backburning and stopping big fires] and litter loading. 25 years of litter - so sad. I am as green as the next person but unfortunately it is the national parks up and down the east which is burning now because of the intersection of climate change, drought, increased temperatures, lower humidity and incredibly heavy loadings of bush litter - So so sad. Unless the 'g'reens in the bush, who are so angry about this can be embraced by the 'G'reens and we come to an understanding of the impacts centralised control of the bush has caused we are in for a very sorry future. Dichotomies are encouraged by the current political system but we live in an eco-system and there are multiple factors contributing to the current emergency.

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Wednesday, 13 November 2019 1:55 PM
To: Melissa Barry; Hawkesbury City Council
Subject: Anonymous User completed Submission for Draft Local Strategic Planning Statement

Anonymous User just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

Vicki

Surname

Murphy

Email Address

vickimurphy1@bigpond.com

Your Submission

From 1989 to 1995-6 when Tim Flannery and other 'environmental experts' were allowed far too much influence, we [RFS personnel which was then BFB and local residents in Wollemi area and Colo Heights surrounds] did patchwork burning on our properties and in the national park, to maintain fuel load and keep wildlife safe. Bruce Pascoe's 'Dark Emu' has totally debunked Flannery's contention that indigenous and local burning were responsible for extinction of species. My captain was aboriginal and taught us indigenous burning chiefly on Woomerah Track. A previous captain and myself used to do fortnightly hazard reduction burns on properties from Colo River to the Woomerah Track on individual properties and at the same time taught owners how to manage fire on their property and keep their home safe. The new 'green' laws introduced on 1996 were ill informed and did nothing but lock up national parks and stop owners from doing local property management. The laws that said we could not do anything without an 'environmental' plan stopped residents from building dams [which catch water for washing and growing vegies! etc.] or clearing trees, or burning stumps of trees which fell, without an environmental impact statement, means that rich corporations can do these things because they can afford such plans. It seems to have been a lark for people who have 'qualifications' in deciding whether we can cut down the angophora which threatens the house or dig a small dam to feed animals, do washing and grow vegies. No one I know in Colo heights can afford such 'environmental impact statements'. It is a total lark for so called experts who do not seem to have any understanding of the bush, or living in the bush. And they have their doobers in the community. I know 3 people who were reported for cutting down a tree or two which were more than 10 metres from their house, or lit a perfectly safe pile of leaves in their driveway and were fined. It is environmental madness and arm chair 'management' of the bush. The closing of national parks and stopping patchwork burns has resulted in 20-25 years of bush litter accumulating. Together with climate change, drought and earlier heat, this litter is fuelling these current fires. As fireys many oldies wept and said "Do these 'greenies' want the whole place to go up and be destroyed just to prove their point of climate change". I would say all of us who live in the bush are greenies and live far far greener than virtually everyone in the city. We have lived this way for decades. But there is an almost universal hatred for the big 'G' greenies who have been given centralised control of bush management via national parks and environmental approval for hazard reductions and burnoffs. This centralised arm chair green stuff has amounted to criminal neglect of

the bush and maintenance of habitat and safety for flora and fauna. Twenty five years of it has now led to this catastrophic disaster for the Australian bush. it is time for the big 'G' greenies to get off their high horse and allow local management of indigenous burning and local care of bush. A few small household dams are not going to affect the water supply of Sydney. It beggars belief that mining gets 'environmental approval' from the 'green professionals' who charge a fortune for their reports, and families are not allowed to have a small dam. I could afford to ask a local to excavate a small dam here for maybe \$1000-1200, but I could never afford the \$1500-2500 the city base 'G'greenies demand to say that I can maybe do it or maybe not. That is a tiny little \$4000 dam but these 'G'green experts let Adani, Cubby etc do what they like. You will just smartly say 'We do not control Adani/Cubby' but you have to start to understand the frustration in the bush over the centralised strangling of our bush and families in the name of 'G'green. Out here no-one I know has air conditioning, we live on tank water, we do our washing in town because we cannot afford the regulation requirement to build a dam, we buy water to water animals and humans when it is drought. it is green philosophy gone mad and most these inner city greenies have air conditioning, have access to public transport, don't want to live in the bush and have very little concept of the everyday families experience of the country. There needs to be a full review of 'G' reen regulations, maintenance of national parks and private property need to revert to localised control and indigenous burning again. Until the 'G'reens get the message and find some humility to understand that they have created the tinderbox in our bush but locking national parks and stopping patchwork burning. It seems to be a case of dogma gone mad. They scream 'climate change' at everything and have a very trotskyist approach of 'We know best', but seem totally oblivious to their ignorance of bush maintenance practises, the abilities of indigenous history, or that we live in an eco-system with many contributing factors, not a dichotomy of climate vs therest. I abhor the Liberal/Nat's non policy for climate change in this country, so do most people I know. But none of those people will ever support 'G'reens and their ongoing desire to control us all. There needs to be some humble admissions by these 'G'reens that they got things wrong, they do not have the decades and eons of experience in bush maintenance and living in the bush experience and then maybe there can be round table discussions. The 60% of people who see climate change a problem could be brought together if the 'G'reens stopped and started to listen to people. This country is now in desperate need of local control to maintain our flora fauna and people in a healthy sustainable environment. Unfortunately 'g'reens are the last people who seem to be able to comprehend that and twenty five years of their 'G'green controls have greatly contributed to this tinder box which climate change can now devour. It is heart breaking that political dogmas and belief that they know best, is affecting so many 'g'green people who live in, love and understand the bush and are simply being ignored and treated arrogantly as stupid because they support 'G'green voices. Hawkesbury Council area incorporates thousands of acres of bushland. Our brigade looks after thousands of acres. let local people have more discretion and control of local environments instead of constantly passing the buck to centralised laws and regulations that have contributed to this disaster and will continue to do so until some sanity comes into the climate/environment debate. I say again - We live in an eco-system not a dichotomy. Political approaches involve dichotomies and have failed. Sanity needs to prevail.

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Wednesday, 13 November 2019 2:31 PM
To: [REDACTED]
Subject: Anonymous User completed Submission for Draft Local Strategic Planning Statement

Anonymous User just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

[REDACTED]

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

Please review the planning strategy regarding Bushland management on both public and private lands.

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Wednesday, 13 November 2019 2:24 PM
To: [REDACTED]
Subject: Anonymous User completed Submission for Draft Local Strategic Planning Statement

Anonymous User just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

[REDACTED]

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

Tennis NSW formally endorses Councils Draft Local Strategic Planning Statement. In line with the Draft Plan's call out to "provide a variety of quality active recreation spaces including playgrounds, sporting fields, pool, stadium and multipurpose centers to enhance our community's health and lifestyle", we believe by partnering with Council Tennis is in an advantageous position to assist Council and the community we all serve to achieve this vision. Currently Tennis NSW has partnered with 30+ LGA's across NSW to work on localised strategic plans which aim to better understand the Infrastructure, Participation and Operational Health narrative and plan for the future. This is allowing us to assist Councils development future planning provisions ensuring local tennis venues remain viable, provide greater access to physical activity for local residents and become integral pillars within the society and community they serve. We are eager to work with Hawkesbury City Council on this and would be willing to invest resources to play our part in Council achieving strategic outcomes of this Plan.

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Wednesday, 13 November 2019 12:57 PM
To: [REDACTED]
Subject: Anonymous User completed Submission for Draft Local Strategic Planning Statement

Anonymous User just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

[REDACTED]

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

Hawkesbury LGA should & could be a tourism/visitor hotspot. However for more than a decade HCC has failed to provide a planning strategy to enable tourism in the Hawkesbury to flourish. Infact HCC has discouraged tourism thru a reduction in allowable activities in large areas of the LGA. For example in Bilpin/Berambing/Kurrajong Heights prior to the new (current) LEP it was permissible to operate Rural Tourism (accommodation). This permissible activity was removed from the RU2 zone now in force in Bilpin. For 7 years HCC has advised they would 'fix' this mistake and undertake 'housekeeping' on the LEP to allow tourism in RU2 zone in the Hawkesbury. HCC has never done the 'housekeeping' which has repeatedly been promised. This is a major mistake which compounds 10-15 years of mismanagement of the issue of tourism development and growth in the Hawkesbury. Hawkesbury LGA is situated on the north western fringe of Sydney with approx 5 million potential customers. Sydney is being jammed with more people each year. These people need space to breath, relax, experience the countryside, bushland and country hospitality. The Hawkesbury LGA could and should be a favourite place for Sydneysiders to visit. We have space, farms, fruit picking, outstanding food, country style experiences, the river, we are adjacent to the Blue Mtns which everyone wants to visit, lovely towns with great retail, pubs & clubs, locations for festivals and meetings, weddings and outstanding sporting facilities including polo & horse & dog racing plus other outstanding attractions. All of these activities attract visitors who want to stay for a couple of nights. However in the RU2 zone it is prohibited to provide accommodation larger than a bed & breakfast. This is a terrible mistake and must be rectified. As a result of this long term failure to plan & allow for low density tourist accommodation development the following has occurred. 1. The Hawkesbury does not have a large or sufficient stock of varied accommodation to attract international visitors. 2. The Hawkesbury has not developed attractions to give day visitors a reason to stay overnight. 3. Because we have not developed our tourism market & message, visitors don't think about staying in the Hawkesbury. They drive thru on their way to somewhere else. Therefore we experience the negative of excess traffic on our roads but don't reap the positives of local jobs, varied business opportunity and rising land values. 4. Local people must leave the Hawkesbury each day to find work. We therefore generate more road traffic, pollution, locals must spend more time & money commuting instead of spending time at home with family. These negative effects on the residents of the Hawkesbury are a direct result of policy failure as outlined above by HCC over many

years. An example of policy failure negatively affecting people is in regard to the orchard industry in Bilpin. The council has a stated policy to encourage continuation of the orchards in Bilpin. However over the past decade orchards have consistently been closed down & cease to operate. You can see the unkept trees from Bells Line of Road. As orchards have had to adapt from fully commercial (wholesale) operations taking fruit to Sydney to sell and instead move to a 'pick your own' model for visitors, the council has actually prohibited tourist accommodation in the areas where the orchards still exist. Therefore the stated policy to support retention of orchards is undermined by the LEP policy which forbids tourist accommodation. The result is thousands of day trippers, clogging Bells Line of Road during fruit picking season, spending very little time or money in the Hawkesbury region, leaving their rubbish behind and using our public toilet facilities etc, but not staying overnight or enjoying other activities, because HCC policy has forbidden development of other accommodation or attractions. This is specific failure of HCC policy. 5. HCC has a responsibility to develop sustainable industry and opportunity for the residents of the Hawkesbury. HCC is negligent in failing to develop tourism opportunities thru effective planning over the past decade and especially since implementing the current (flawed) LEP and furthermore failing to 'fix' identified errors and shortcomings in the LEP specifically in regard to tourism. 6. These failures and errors on the part of HCC are easily fixed. Allowable activities in the RU2 zone must be amended to include tourist accommodation & tourist attractions. Strict planning controls could be included to ensure no high density tourist accommodation is permitted. Cabins or small houses or small lodges on rural landholdings should be permitted. This was previously permitted as Rural tourism development. This should never have been prohibited, there was no discussion that it would be prohibited and this type of development should be permitted once again within the RU2 zone. 7. Hawkesbury LGA can have a bright future with tourism as one of the key economic drivers. The new Western Sydney airport is being built reasonably closeby to the Hawkesbury. The LGA is very well placed to grow sustainably thru the visitor economy bringing a complete range of economic & social benefits to the residents of Hawkesbury. HCC must deliver the amended policy settings via the LEP and as outlined above to allow development and growth in the tourism industry. With thanks Mike Sperling

seen an increase in large scale vegetable production which I believe is due to the move of farms from the South West Urban Growth Areas. I support the restriction of subdividing agricultural land as subdividing these lands limits future opportunities for agricultural investment and diversity. p67. The HC Council could also partner with the Greater Sydney Local Lands Service which is undertaking training workshops for new entrants and others in sustainable farming. p90. Cultivation of orchards rather than orchids.

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Wednesday, 13 November 2019 1:24 PM
To: [REDACTED]
Subject: Anonymous User completed Submission for Draft Local Strategic Planning Statement

Anonymous User just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

[REDACTED]

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

Hawkesbury Local Strategic Planning Statement 2040 p11. The pictorial on the cover does not show any connection with businesses and the farming community. p12. Not sure if the Hawkesbury LGA is unique as other LGAs are within the Hawkesbury River Valley and there is also another Hawkesbury in Canada. Hawkesbury is a town in Eastern Ontario, Canada, on the Ottawa River, near the Quebec-Ontario border. p16. The Metropolitan Rural Area was initially defined as areas outside the Metropolis of the three cities of Sydney that are not planned for urban development in 40 years of the life of the Greater Sydney Region Plan. In the Hawkesbury apart from the large natural areas the next largest areas are used for rural pursuits and agriculture. The rural landscape needs to be highlighted as an influencer for the identity of the Metropolitan Rural Area for the Hawkesbury. p20. Not sure why only the following towns are highlighted as service providers when the document acknowledges that there are 65 towns and villages in the Hawkesbury. 'The townships of Windsor, Richmond, Wilberforce, Kurmond, Kurrajong, Wilberforce, Pitt Town provide local services to the communities as well as tourism opportunities for visitors both local and international. Importantly, Windsor and Richmond are classified as a Strategic Centre within the Western City District Plan.' p21. The following paragraph I think is trying to state that with improved transport infrastructure and connectivity across the LGA would assist to leverage access for Hawkesbury produce and products to be exported through the Western Sydney Airport and other Metropolitan markets. 'Improved access to transport will significantly improve connectivity in the Hawkesbury LGA, providing an efficient connectivity to ports, and airports for agricultural producers, and for residents and visitors.' p21. I support the protection of agricultural landscapes to enable future agri-business opportunities not currently realised, this is consistent with Objective 29 from the Greater Sydney Region Plan: Environmental, social and economic values in rural areas are protected and enhanced. Also, I support the concept of an agri-knowledge precinct as part of and close to the Hawkesbury Campus of Western Sydney University. p26-27. Support the priorities to support agricultural investment and limit rural dwelling development to areas which would limit land use conflict between these uses. Note the changing nature of agriculture from grazing land to intensive cropping that has occurred along/near Kurmond Road. p39. Error on graph needs to show separate house rather than couples with children. p54. The assertion that there has been a decline in agricultural activities needs to be confirmed through the statistical data (p57) and land use data. From an anecdotal view, I have

Reference: Hawkesbury Local Strategic Planning Statement.



**Australian
Slacklining
Association**



General Manager
Hawkesbury City Council
NSW 2756

October 4, 2019

Feedback on the draft Local Strategic Planning Statement

Dear General Manager,

Thank you for the opportunity to provide feedback on the draft Local Strategic Planning Statement.

About the Australian Slacklining Association Inc.

The Australian Slacklining Association Inc. is the preeminent representative body for slacklining in Australia. We aim to support and develop the slackline community and protect land access rights for all forms of slacklining in Australia. We strive to legitimise the slacklining community as valid stakeholders in plans impacting outdoor recreational spaces.

Sport of slacklining

Slacklining is a recreational physical activity which involves attaching a 1 to 2 inch wide flat webbing (a slackline) between two anchors, usually trees, and balancing on it. As per our code of conduct and the science-based international standards, we deploy adequate tree protection and use only live adult trees with a diameter of at least 30cm to ensure trees stay healthy and are not damaged by slacklining.

What we offer your community

Slacklining promotes outdoor recreation encouraging an active lifestyle which is beneficial to health and wellbeing. Our community is ecologically orientated and strives to maintain preservation practices in the spaces we use.

What we need

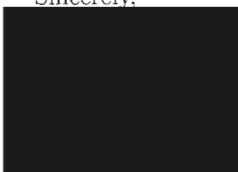
Our community is growing and is in need of spaces to practice the sport. We would be grateful for an opportunity to partner with you to develop an operating policy for slacklining, and work together to preserve access to areas where slacklining can take place, help educate the broader community about our sport and the way we manage risk.

Objective 31 of the *Greater Sydney Region Plan (2018)*: *Public open space is accessible, protected and enhanced* identifies programmatic variety as a key consideration for planning open space. Open space that supports a variety of recreational and passive uses, including slacklining, should be an important consideration when planning for existing and new open space.

Recommendation

To include 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.

Sincerely,



Wednesday 13 November, 2019
16:40

Dear General Manager of the Hawkesbury City Council,

Re: Submission(s) on the Draft Hawkesbury Local Strategic Planning Statement 2040.

Please find below a submission and other comments from the Bilpin District Tourism Coalition on the Draft Hawkesbury Local Strategic Planning Statement (LSPS) 2040. We thank the Hawkesbury City Council for the opportunity to present our specific aspirations and ambitions for the Bilpin community and district.

The Bilpin Tourism Coalition is a collective of local business owners providing a variety of tourist facilities and attractions for both day visitors and overnight guests to the Bilpin district.

Whilst we understand the onerous task of collating a document such as the LSPS, we welcome this opportunity to inform the authors and members of the Hawkesbury City Council about some additional features not described in the LSPS, but in our view warrant referencing within the LSPS final document.

- Bilpin is located at the most southern point of the UNESCO World Heritage listed Wollemi National Park.
- Bilpin is located along The Botanists Way touring route which links the Hawkesbury Valley and Lithgow along the Bells Line of Road. The Botanists Way links together a string of botanical attractions. Most notable are The Blue Mountains Botanical Garden located at Mt Tomah attracts 2.5million visitors per annum.
- Botanical, wilderness and agricultural tourism underpins commercial activity along Bells Line Road. In the Bilpin area there are seven roadside eateries, two cellar doors and several miscellaneous shops, supported and sustained by the movement of locals and visitors along this corridor.
- The Bilpin district is a highly sought after wedding and special event location and supports 3 specialist wedding venues.
- There is a strong and growing demand for unique and eco style accommodation in the area.
- At present there are in excess of 60 listings for a mix of accommodation types in Bilpin.
- Recently, new tourist focussed businesses have committed substantial financial investment along Bell's Line of Road in Bilpin. These new businesses will only enhance and broaden the already impressive offering in the Bilpin district.
- Bilpin is a significant location for the First Nation people. New programs sponsored by State and Federal Government 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.

Public Tourist Facilities urgently needed along the Bell's Line of Road, Bilpin.

1. Currently the only public toilet facility provided in Bilpin is located at the Bilpin Oval. The toilet amenity is entirely inadequate in size and is poorly maintained. The oval provides caravans and campers a site for overnight stays. The oval is small and close to dense bush. There are alternative sites within the area that could accommodate caravans/campers as well as providing improved safety by there being greater setbacks from the bush.
2. In 2004 the state government initiated and partially funded (\$800,000) reports and a concept design for what was named the Blue Mountains World Heritage Area Visitor Centre, located along Bell's Line Road in the Wollemi National Park. The full report prepared by the National Heritage Trust and the concept plan can be viewed via these links.

www.naturetourismservices.com.au/images/detail-images/GBMWha_pics/GBMWha%20Interpretation%20Plan.pdf

<https://www.lindsayjohnston.net.au/blue-mountains-visitor-centre>

In our view this project should be a priority for the Hawkesbury City Council. This project should be resumed and the state government approached for completion funding.

The presence of a purpose built visitor centre such as this would provide much needed tourist/visitor facilities and information but would also allow National Park and Wildlife rangers a permanent premises from which to train and administer the World Heritage listed Wollemi National Park. The other advantage is that the rangers would be a permanent fire personnel.

It is important to also note that there is no publicly available and compliant safe refuge from fire within the Bilpin area. Nor is there a designated Revive and Survive area between Bilpin and Lithgow (exceeding the recommended 2 hour continuous drive time.)

The drive between Kurrajong heights and Bell is through the a world heritage area and has some of the most outstanding vistas in the Blue Mountains.

Changes to Zoning and LEP Land Use in order to promote tourism and enhance economic activity in the Bilpin District.

The Bilpin district faces the reality that the agricultural nature of the district has changed significantly in the past two decades. Bilpin is now primarily Rural Residential, this conforms with the main land use within the Hawkesbury LGA ie.86%.

Agri-tourism:

What was once a thriving orchard area, boasting approximately 70 commercial orchards now has 6. These remaining orchards rely almost entirely upon day visitors for their financial viability; most of whom come from Greater Sydney to experience a working orchard and to pick their own fruit. This use is now more aligned with 'experiential tourism' rather than intensive agriculture.

<https://regionaltourism.com.au/tecset/wp-content/uploads/2018/02/agritourism.pdf>

<https://regionaltourism.com.au/projects/economic-benefits/>

Many people seeking a lifestyle / tree change have moved into the area over the past twenty to fifteen years. Few of these property owners have either the desire, time, skills, arable land or available water to set up productive and commercially viable farms and orchards. Land use has become more passive in nature as primary land use has actively moved away from agricultural use(s).

According to the Regional Australia Institute, 400,000 people have moved from Australia's capital cities in the five years to 2016. Moving to regional areas was most popular among people aged 30-39 and 60-69 the report stated.

Conflict over more passive land use versus agricultural land use has become an increasing problem for the Hawkesbury City Council. Land clearing, dam building, pollution, noise, odour etc are all making it harder for farmers to conduct traditional farming within Greater Sydney / Metropolitan Rural Areas.

If the aspiration is to maintain the rural urban interface, then consideration must be given as to how practically this can best be achieved, given the changing nature of property ownership and land use(s). Some land described as RU2 is not conducive to intensive agriculture but is conducive to visitor accommodation and experiential tourism activities. The zoning and land uses for these areas need to reflect this.

The rapid growth of Western Sydney and its close proximity to the Bilpin district has seen a huge surge in day visitors to the district. The public facilities for day visitors are inadequate and poorly maintained. There has also been a significant increase of people from Greater Sydney seeking 'experiential' or ecotourist accommodation as well as other tourist and hospitality facilities within the district.

The current LEP only allows for detached farm stay accommodation. This stipulation is rendered largely irrelevant because of the diminishing working farms in the district. It also completely ignores the world renowned wilderness nature of the area.

A tremendous opportunity to create quality detached ecofriendly accommodation in an area that is rapidly and deservedly growing in popularity and reputation is at risk of being completely missed.

<https://www.domain.com.au/living/why-more-australians-are-seeking-to-disconnect-and-get-off-the-grid-904639/>

Independent Insight were commissioned by Hawkesbury City Council to prepare a report for the Draft LSPS and made the following observations and recommendations;

Tourism as a driver of the economy

The Hawkesbury is recognised as having many positive attributes related to food, culture, nature and heritage. Future strategic planning actions should leverage these attributes with consistent branding; support development of facilities and workforce; and allow for environmentally sensitive development.

Population Serving industries dominate the LGA

Population Serving industries, these include employment such as Accommodation and Food Services; Retail Trade; Construction; and Arts and Recreation Services, are widely prevalent in the economic centres of Hawkesbury LGA.

Population Serving industries make up approximately 36 per cent of the industry employment structure which is higher than Greater Sydney and the Western City District at about 28 and 34 per cent respectively. This profile is expected to remain towards 2036.

Hospitality and accommodation facilities not only provide employment for local residents, they also provide an alternative/additional income stream for property owners. This additional income allows owners to invest in some agricultural practices that are seen as an 'add on' or enhancement for their visitor experience, thus encouraging the ongoing rural nature of the district.

According to the Draft Hawkesbury Strategic Plan, Accommodation and Food Services are the seventh largest employer within the Hawkesbury LGA followed by Agriculture Forestry and Fishing as the eighth largest employer contributing of \$158,670,281 (ABS 2018.)

It would appear that Agriculture is on the decline within the Hawkesbury LGA. This is in line with our observations and understanding.

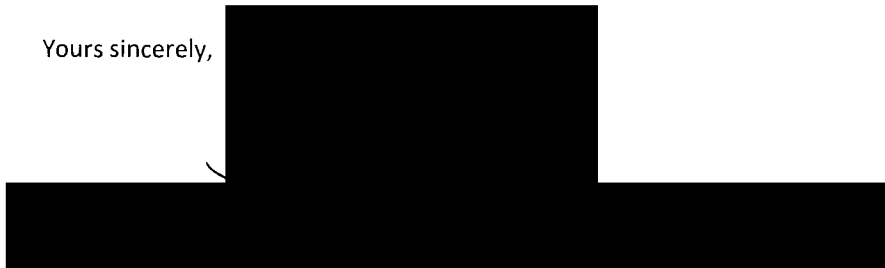
If we as a community are not well positioned and prepared for the changes that are already taking place, then the economic wellbeing and condition of our local communities and environment are at risk.

We strongly urge that the following be incorporated into the RU2 (Permitted with Consent) Land Use LEP:

- Eco-tourism Facilities as contained in the 2016 Housekeeping LEP
- Tourist Facilities & Camping grounds/caravan parks/visitor centres

We are available to meet with members of the council to discuss these matters further.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender. A small handwritten mark is visible to the left of the box.



12 November 2019

Peter Conroy
General Manager
Hawkesbury City Council
PO Box 146
Windsor NSW 2756

Dear Peter Conroy,

Submission in respect of draft Hawkesbury Local Strategic Planning Statement

This letter is submitted by The Salvation Army Australia in response to the exhibition of the draft Hawkesbury Local Strategic Planning Statement (LSPS). The Salvation Army own several properties in the LGA however are making representation on 2/101 Colonial Drive, Bligh Park in the Local. We appreciate the opportunity to make a submission on the LSPS and for the consultation undertaken.

The Salvation Army are significant stakeholders in the Hawkesbury City Council area and have a long and proud history of providing spiritual and social assistance in the Community. Ethos Urban have been requested to review the LSPS from a Town Planning perspective on the property owned by The Salvation Army. This review and submission is attached to this letter.

The future planning undertaken by Hawkesbury City Council in progressing the LSPS is supported by The Salvation Army. Further, the planning for the growth and health of the community, with investment in infrastructure, housing diversity, employment sources, community services and creating a better community and environment as proposed is also supported.

We appreciate the opportunity Hawkesbury City Council has provided and offer our time to continue to consult and collaborate on the future progress of the LSPS and LEP, DCP and other plans in the Council area.

Yours Sincerely



Attachment:

- Ethos Urban Letter dated 13 November 2019 Submission to the draft Hawkesbury Local Strategic Planning Statement

13 November 2019

2190569

General Manager
Hawkesbury City Council,
PO Box 146,
Windsor NSW 2756

Dear Sir / Madam,

RE: Submission to the draft Hawkesbury Local Strategic Planning Statement

Thank you for providing the opportunity to make a submission on the draft Hawkesbury Local Strategic Planning Statement (LSPS).

This submission has been prepared by Ethos Urban on behalf of The Salvation Army Australia (The Salvation Army) in relation to their sites located at 2/101 Colonial Drive, Bligh Park and 290 George Street, Windsor. We have assessed the existing planning controls and draft LSPS with regards to the site and believe it has strategic merit for appropriate uplift and planning control revisions.

Council, and in particular your planning officers, are to be commended on the amount of work involved in producing the LSPS in an accelerated timeframe. Having reviewed the LSPS in its entirety, we are broadly supportive of its contents in principle.

1.0 Hawkesbury and the LSPS

Like much of Sydney, the Hawkesbury local government area (LGA) is experiencing population growth and change. To manage this growth and change, the Greater Sydney Commission released the Greater Sydney Region Plan (the Region Plan) and the Western City District Plan (the District Plan) in 2018. Under changes made to the *Environmental Planning and Assessment Act 1979*, all councils are required to prepare an LSPS to give effect to the Region and District Plan. The Hawkesbury draft LSPS is on exhibition from 1 October until 13 November 2019.

The Hawkesbury LSPS has been informed by the Hawkesbury Community Strategic Plan which recognises the vision for the local community and sets out a broader objective on how Council will work to meet the community's needs.

The draft LSPS identifies that the population of the Hawkesbury LGA is expected to grow from 66,623 people in 2017 to 85,050 people by 2036. Council have noted that in order to accommodate the future population, planning for housing, jobs and services will need to occur, while recognising environmental constraints. In this way, the Western City District Plan sets a five year housing target for the Hawkesbury LGA of 1,150 new homes between 2016 to 2021.

2.0 The Salvation Army and the LSPS

The Salvation Army is a notable stakeholder in the Hawkesbury LGA and has a long and proud history of providing spiritual and social assistance in the community. Importantly, Council have identified the following vision for the LGA:

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

Having reviewed the draft LSPS in its entirety, we generally support its contents in principle. In accordance with the vision and the overarching theme of 'Community', the following comments are made in relation to Planning Priority 4 as it relates to The Salvation Army properties.

- **Planning Priority 4 – Provide a diversity of housing types to meet the needs of the changing demography.**

We support this planning priority and actions in principle. The rationale for this planning priority is to ensure future housing is provided in the right locations to respond to population growth. Council recognise that there is a need to identify new locations for housing and in particular new locations for medium density housing in unconstrained locations, while supporting opportunities for affordable, social and seniors housing to provide greater diversity. Specifically, Council provide the following measures that relate to Planning Priority 4:

- Provide new dwelling opportunities in unconstrained locations close to amenities;
- Greater housing diversity to suite the changing needs of the community; and
- Provide sympathetic developments that maintain and enhance the local character of the town, villages and open space.

The Salvation Army supports this planning priority. 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. Coupled with the provision of more high density development in established town centres, the delivery of targeted medium density development can assist in meeting the overall dwelling targets. Accordingly, a review of the existing zoning controls and associated development standards on The Salvation Army's site at 2/101 Colonial Crescent, Bligh Park is encouraged in light of future population projections. The application of an R3 Medium Density zone is particularly encouraged in locations that are proximate to green public open space, public transport, local centres and social infrastructure.

3.0 The Sites

The Attachment provides an overview of our position on the site and what is requested of Council as part of the finalisation of the LSPS.

4.0 Summary


The Salvation Army again welcome the opportunity to provide input into the Hawkesbury LSPS and request to be involved in future planning activities, both in relation to the LSPS and subsequent review of Council's LEP, DCP and other planning instruments.

In summary, we are broadly supportive of the LSPS in principle, but submit that Council give further consideration of the following matters to strengthen the ability of the LSPS to deliver on the challenges and opportunities facing the LGA and deliver on the State and Council's policy agenda:

- Recognise 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;
- Recognise that despite some areas being zoned R2 Low Density Residential, the following attributes make them suitable for targeted medium density development:
 - Proximity to existing centres, social infrastructure and public transport;
 - Proximity to a range of established high and medium density housing typologies to provide diverse housing options for the growing population;
- Recognise that despite some sites being suitably zoned, additional height should be considered through urban design analysis;
- Considers the recommendations in **Attachment 1-2**, in regard to the above.

Thank you for the opportunity to make this submission and please do not hesitate to contact us on the numbers below, should you have any queries.

Yours faithfully,



Eliza Arnott
Urbanist, Planning
02 9409 4948
earnott@ethosurban.com



Chris Forrester
Principal, Planning
02 9409 4927
cforrester@ethosurban.com

Attachment 1: 2/101 Colonial Drive, Bligh Park

Item	Description
Street address	<ul style="list-style-type: none"> 2/101 Colonial Drive, Bligh Park
Lot and plan	<ul style="list-style-type: none"> SP37044
Zone	<ul style="list-style-type: none"> R2 Low Density Residential
Height (max)	<ul style="list-style-type: none"> 10m
FSR (max)	<ul style="list-style-type: none"> N/A
Heritage	<ul style="list-style-type: none"> N/A
Lot size map	<ul style="list-style-type: none"> 450m²
Reasons	<p>Site attributes</p> <ul style="list-style-type: none"> The site has an area of approximately 732m² and a 20m frontage to Colonial Drive. The site comprises a dual occupancy with vehicular access provided off Colonial Drive. The site does not comprise any significant areas of vegetation. The site is not heritage listed, nor is it located within a heritage conservation area. <p>Location attributes</p> <ul style="list-style-type: none"> The site is located within an existing low density area, however, is proximate to land zoned medium density. The site is within 130m of public open space – Colonial Reserve. The site is located within 400m walking distance of Bligh Park Public School and the Evolve Early Learning Centre. The site is located within 900m of Bligh Park local centre. Public bus stops are located on Colonial Drive, which provides services to Windsor. <p>LSPS attributes</p> <ul style="list-style-type: none"> The LSPS does not designate the site for any particular outcome. <p>Comment</p> <ul style="list-style-type: none"> While the site is located within an established low density area, given its location within proximity of established medium density development, social infrastructure, transport services and the Bligh Park local centre, it is suggested that the site is able to accommodate greater density and diversity of housing in the LGA. The site has the necessary local attributes to increase housing diversity within the Hawkesbury LGA and potentially increase the provision of affordable housing.
Outcome sought	<ul style="list-style-type: none"> Given the above reasons, it is requested that as part of the next review of the Hawkesbury LSPS and LEP, that the site be included in the R3 Medium Density Residential zone, with a height and FSR that enables economically viable renewal to occur. Specifically, we request that the land on the northern and southern sides of Colonial Drive is rezoned to R3 Medium Density residential to relate to the surrounding development and assist Council in achieving the dwelling targets identified in the Western District Plan.



Figure 1 2/101 Colonial Drive, Bligh Park – zoning shown (site outlined yellow and potential rezoning shown red dashed)

Source: Nearmap / Ethos Urban

Attachment 2: 290 George Street, Windsor

Item	Description
Street address	<ul style="list-style-type: none"> 290 George Street, Windsor
Lot and plan	<ul style="list-style-type: none"> Lot 1 in DP 78428
Zone	<ul style="list-style-type: none"> B2 Local Centre
Height (max)	<ul style="list-style-type: none"> 10m
FSR (max)	<ul style="list-style-type: none"> N/A
Heritage	<ul style="list-style-type: none"> N/A
Lot size map	<ul style="list-style-type: none"> N/A
Reasons	<p>Site attributes</p> <ul style="list-style-type: none"> The site has an area of approximately 789m². The site is located on George Street, with a street frontage of 20m. The site comprises a one storey brick building and an at grade car park. It is currently used as the Hawkesbury City Salvation Army Corps. The site is not listed as a heritage item, nor is it located within a heritage conservation area however, it is in proximity to several heritage item. <p>Location attributes</p> <ul style="list-style-type: none"> The site is located within the Windsor Local Centre and is surrounded by a mix of commercial land uses of varying heights and architectural styles. The site is within close proximity of a range of social infrastructure including, St Matthew's Primary School, Windsor Public School, McQuade Park, Hawkesbury District Health Service and Hawkesbury Library. The site is approximately 850m from Windsor Train Station. Public bus stops are also located on George Street and Suffolk Street within circa 200m providing access to Riverstone and Penrith. The site adjoins land with a maximum height of 12m. <p>LSPS attributes</p> <ul style="list-style-type: none"> The LSPS does not designate the site for any particular outcome. <p>Comment</p> <ul style="list-style-type: none"> The site is suitably zoned to allow for a range of land uses, however, the corresponding maximum building height development standards does not reflect the development capacity of the zone. Therefore, under the existing development standards the site is unable to undergo economically viable renewal.
Outcome sought	<ul style="list-style-type: none"> Given the above reasons, it is requested that Council investigate development uplift on the site and adjoining allotments. The site is also capable of supporting local jobs, education and care services, while influencing a good urban design outcome, that promotes activation along George Street. Additional height on the site will allow for economically viable renewal to occur in accordance with the zone objectives, while allowing the Windsor local centre to adapt and change in response to population growth within the LGA. Masterplanning and urban design analysis should be considered to ensure there is an appropriate built form transition between adjoining heritage items, including the Rex Stubbs Memorial Gardens.

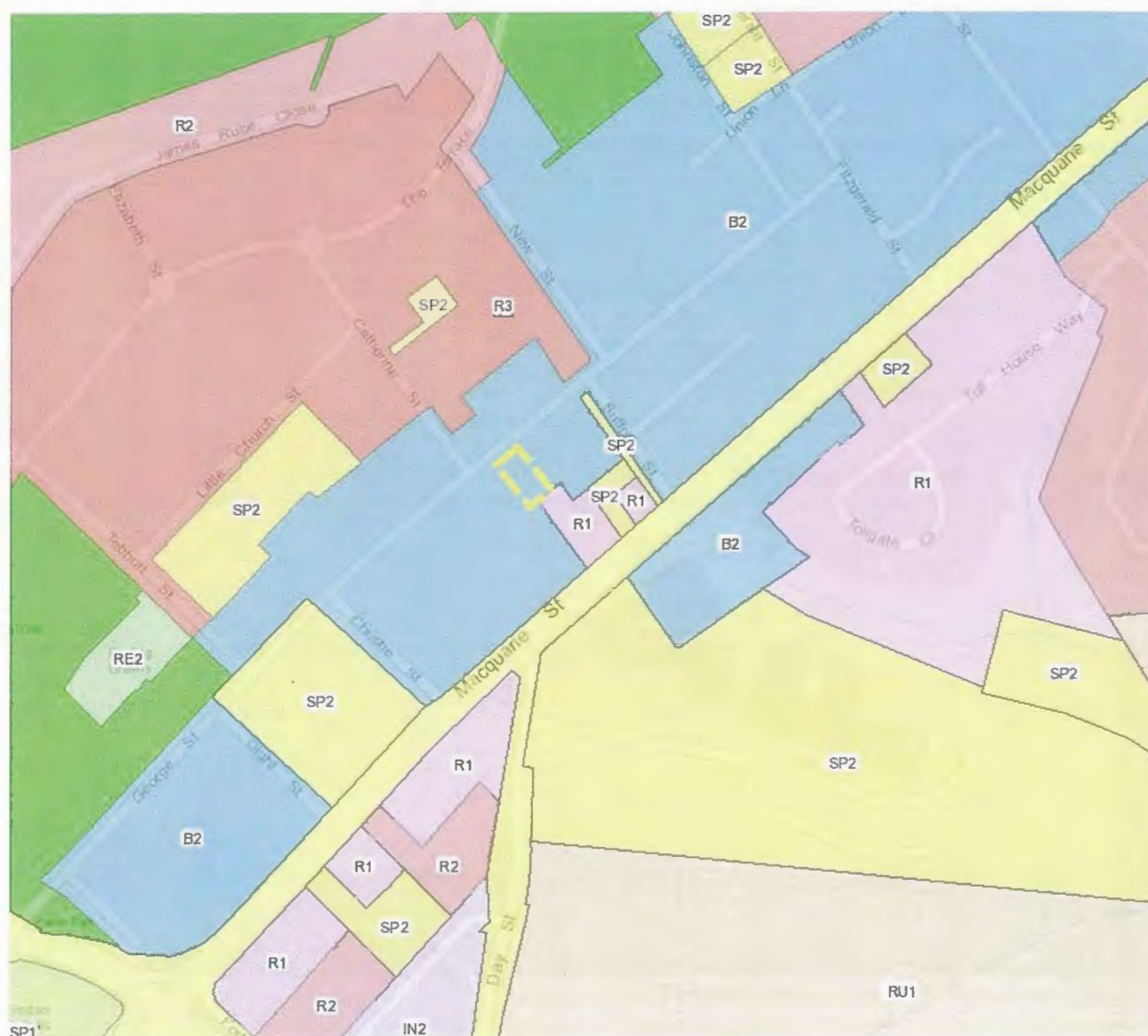


Figure 2 290 George Street, Windsor – zoning shown (site outlined yellow)

Source: Nearmap / Ethos Urban

Andrew Kearns

From: [REDACTED]
Sent: Wednesday, 13 November 2019 12:42 PM
To: Hawkesbury City Council
Cc: [REDACTED]
Subject: Hawkesbury Local Strategic Planning Statement
Attachments: Salvation Army_Hawkesbury LSPS Submission.pdf; Salvation Army_Hawkesbury LSPS Cover Letter.pdf

Good afternoon,

Please find attached a submission to the draft Hawkesbury LSPS prepared on behalf of The Salvation Army Australia.

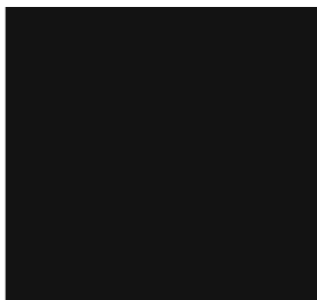
Thank you for providing the opportunity to comment on the draft LSPS. We look forward to working with you.

Kind regards,

[REDACTED] Urbanist
Planning



**ETHOS
URBAN**



This email is confidential and may contain information that is confidential and privileged. If you are not the intended recipient, please notify us by return email or phone and delete the original message.

Andrew Kearns

From: [REDACTED]
Sent: Wednesday, 13 November 2019 12:06 PM
To: Hawkesbury City Council
Subject: Submission - Hawkesbury City Council Local Strategic Planning Statement - DRAFT - Western Sydney Community Forum Response
Attachments: . WSCF_Response_Hawkesbury_Draft_LSPS_2019.pdf

Dear Mr. Peter Conroy GM,

Please find attached Western Sydney Community Forum submission to Hawkesbury City Council's Draft Local Strategic Planning Statement.

For further questions any inquires please contact me directly regarding the submission.

Kind regards,

[REDACTED]



Response to Hawkesbury City Council Draft Local Strategic Planning Statement

NOVEMBER 2019



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Rationale	05





Western Sydney
Community Forum
ABN 15 171 624 226
Level 9, 100 George
Street
Parramatta NSW 2150

t 02 9687 9669
e info@wscf.org.au
w www.wscf.org.au

Peter Conroy, General Manger
Hawkesbury City Council
PO Box 146,
Windsor NSW 2756,

Dear Mr Peter Conroy,

Please find attached Western Sydney Community Forum's response to Hawkesbury 2040 Draft Local Strategic Planning Statement.

Western Sydney Community Forum welcomes the opportunity to provide feedback and comments on Council's Local Strategic Planning Statement. We have reviewed the draft and developed eight recommendations for your consideration. These recommendations are intended to provide communities and the agencies that support them with an inclusive environment to facilitate future growth in the Hawkesbury local government area and encourage an integrated social and economic approach to planning.

Thank you for providing the opportunity to make this submission. We look forward to continuing to work with Hawkesbury City Council to support new and existing communities. If you require further information, please contact Charlton Wun, Policy and Projects, on 9687 9669 or charlton.wun@wscf.org.au

Yours sincerely,

Billie Sankovic
Chief Executive

Introduction

Local Strategic Planning Statements (LSPS) are produced by local governments in NSW to provide a 20-year vision for land use and growth. With influence from council's Community Strategic Plan, the LSPS will direct and inform Local Environment Plan (LEP) and Development Control Plans (DCPs). For councils within the Greater Sydney region, these LSPS will act as responses to the Greater Sydney Commission's (GSC) District Plans. Councils will have to capture their methodology for meeting District Plan targets within the LSPS. Hawkesbury City Council's Draft LSPS was opened for exhibition on 1 October 2019.

WSCF is committed to the best outcomes for existing and future communities in the region. WSCF has supported and informed the development of the Greater Sydney Commission's (GSC) Regional and District plans as a panellist of the GSC's Social Panel. WSCF is also a founding member of the Western Sydney Leadership Dialogue and is a member of a range of Western Sydney University advisory groups such as the Academy Advisory Panel and Catalyst West. Additionally, WSCF has a long history of working collaboratively with local governments across the region to empower communities and unlock potentials.

Western Sydney Community Forum

As the regional peak for greater Western Sydney (GWS), WSCF is the social development council representing and supporting communities, community groups and agencies in the region. GWS has a population of 2.4 million people and a community services industry that annually invests \$2.7 billion into the GWS economy¹.

WSCF has led and shaped social policy and service delivery across GWS for over 35 years. As a regional peak, WSCF champions solutions that sustain community resilience, health and wellbeing, works with community organisations, joins with business, and partners with government across all levels and services.

WSCF has an active and broad member and subscriber base (2,500) that includes a mix of agencies that connect with and provide services to people across GWS. Members range from small community-based agencies to large charitable groups, local, state and federal government departments as well as businesses.

¹ Australian Charities and Not-for-Profits Commission, 2016 Annual Information Statement (AIS) dataset, <https://data.gov.au/data-set/ds-dga-7e073d71-4eef-4f0c-921b-9880fb59b206/distribution/dist-dga-b4a08924-af4f-4def-96f7-bf32ada7ee2b/details?q=>

Recommendations & Commendations

Following review of Hawkesbury City Council's Draft LSPS and the impact it will have on the communities and residents of Hawkesbury, the Western City District as well as its vital role in GWS and beyond, WSCF has developed eight recommendations that will enable the communities of Hawkesbury to thrive and engage socially, politically and economically over the next twenty years. In summary:

Recommendations

1. Utilise planning as an integral role in determining the health and wellbeing outcomes of people
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
3. Enhance and enrich Hawkesbury's growing community, skills and cohesion through the co-location or development of place-based integrated services
4. Increase levels of support for affordable housing especially for people in the lowest 40% of household incomes and people at risk of homelessness
5. Commit to housing diversity to facilitate access for a rapidly changing community and market
6. Strengthen transport and education infrastructure to increase levels of access
7. Facilitate active community engagement in environmental sustainability to increase social health and wellbeing of residents in Hawkesbury
8. Utilise growth in the region as a means of investing in the social needs of people in Hawkesbury

Commendations

Whilst Hawkesbury City Council is not anticipating dramatic population growth over the next 20 years, it is encouraging to see council adopt a LSPS centred on investments to manage sustained growth. It is increasingly encouraging to see council focus attention on developing essential social infrastructure for the purpose of empowering community to build cohesion. Council is to be commended for their commitment towards building access. Transport access has become more of an issue and it through collaborative advocacy that individuals are able to access opportunities for employment and education as well as seek services they need to survive. WSCF looks forward to continuing collaborative work with council towards ensuring Hawkesbury remains a thriving city of opportunity.

1. Utilise planning as an integral role in determining the health and wellbeing outcomes of people

Given the mezzanine view that planners have on how individuals, families and communities live, they are primed to contribute to the health and wellbeing of people through their actions. In a 2012 report, the World Health Organisation explained that the health and wellbeing of people is determined by the level and distribution of wealth and resources globally, nationally and locally, and the importance of local government leadership in addressing social determinants such as access to employment, levels of inclusion, health systems and access, etc². While the report is based on the European model of local government, key functions are shared with our European counterparts around items such as land use planning, management and delivery of green space, maintaining and developing neighbourhood facilities, etc. WSCF encourages local level planning for increased health and social outcomes, to create and sustain thriving communities that immediately benefit from decisions made as well as to cater for the region's significant increase in population in the next twenty years. Council's role in planning for enhancement and growth of the region's towns and villages creates the opportunity for Council's planning teams to activate community potential across Hawkesbury.

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

When referring to social infrastructure, it is important to recognise the mix of both hard and soft infrastructure. Hard infrastructure refers to facilities and urban space, whereas soft infrastructure refers to the services and programs which have impact on community wellbeing and quality of life. Of particular research importance is a UK-based study which found for every \$1 invested into "community networks and services", \$10 was saved in health, crime and employment costs³. According to 2016 figures, Hawkesbury had an indicative investment of \$494 per capita into community services. While this figure is high compared to the average of Western Sydney (\$266), \$239 is invested into services providing Aged Care Activities. This results in service gaps in other areas such as Culture and Arts, Housing Activities, Law and Legal and Mental Health and Crisis Intervention⁴. Investing in the human services industry would create access for residents as service users as well as stimulate local employment opportunities. For this reason, collaboration and engagement with neighbouring councils for social infrastructure planning purposes is encouraged if the human services industry in the Hawkesbury area is to match future population growth and need.

² World Health Organisation, 2012, Addressing the social determinants of health: the urban dimension and the role of local government http://www.euro.who.int/__data/assets/pdf_file/0005/166136/UrbanDimensions.pdf

³ Linda Perrine, 2012, Role of social infrastructure in local and regional economic development <https://www.sgsep.com.au/assets/20130332-Linda-Perrine-presentation-130719.pdf>

⁴ Western Sydney Community Forum, 2018, Communities of Change Report http://www.wscf.org.au/wp-content/uploads/2018/06/Communities_Of_Change_Report_COMPLETED-For-Web.pdf

3. Enhance and enrich Hawkesbury's growing community, skills and cohesion through the co-location or development of place-based integrated services

Place-based integrated services are one-stop-shop locations embedded in the principles of co-locating a number of social services delivered in a community or neighbourhood centre model. This model allows for both community and individual outcomes to be achieved by creating a shared network of collaborating services which results in a community focused 'no wrong door' service that supports both individual and community needs⁵. These co-located services could range from health services, education, employment, childcare, etc.⁶. In addition to social benefits, evidence from a number of reports commissioned by the Commonwealth Government demonstrated that place-based service delivery results in cost savings to the government⁷ as well as services through shared management and office structures⁸. A potential model for replication is the Rooty Hill Village where affordable aged care living is located within the vicinity of a multipurpose community hub providing a range of services and activities for the whole of community⁹. Similarly, the Victorian Integrated Children's Centre Model has been operating since 2011. These centres co-locate a number of child specific services in one location to pool systems and services. This enables integrated coordination of services in a one-stop-shop location¹⁰. Should families move to another location, this model enables them to receive the same level of service in that location as well. Hawkesbury will need to find innovative ways to utilise its existing resources and infrastructure due to the projected surge in population; services like those described above can enhance the community's identity, increase their knowledge of local issues, provide support services catered to the specific needs of the region and connect residents to services they require which may operate conveniently within the one location. As commended earlier, planning and alignment based on sustained growth is welcomed.

⁵ Western Sydney Community Forum, 2016, Place-Based Integrated Services Design Thinking Workshop Package, <http://www.wscf.org.au/wp-content/uploads/2016/11/Workshop-Info-Package.pdf> ⁶ Anglicare, Rooty Hill Village, <https://www.anglicare.org.au/what-we-offer/retirement-living/villages-locations/rooty-hill>

⁶ Settlement.Org, 2019, What is a Community Hub?, <https://settlement.org/ontario/health/community-and-public-health/public-and-community-health/what-is-a-community-hub/>

⁷ Australian Government: Australian Institute of Family Studies, Commonwealth Place-Based Service Delivery Initiatives Key Learnings Project, 2015 <https://aifs.gov.au/publications/commonwealth-place-based-service-delivery-initiatives/executive-summary>

⁸ Ian Marsh, Kate Crowley, Dennis Grube and Richard Eccleston, Delivering public services: locality, learning and reciprocity in place-based practice, 2016, https://www.pc.gov.au/__data/assets/pdf_file/0006/207816/sub288-human-services-identifying-reform-attachment.pdf

⁹ Anglicare, Rooty Hill Village, <https://www.anglicare.org.au/what-we-offer/retirement-living/villages-locations/rooty-hill>

¹⁰ Department of Education and Early Childhood Development, 2008, Evaluation of Victorian Children's Centres Literature Review, https://www.rch.org.au/ccch/cph_d4_l2_moore_childcentrereview.pdf

4. Increase levels of support for affordable housing especially for people in the lowest 40% of household incomes and people at risk of homelessness

Between 2011 and 2016, homelessness has become prevalent across Western Sydney; in Hawkesbury this represents a growth of 16.1%¹¹. While there are a number of factors that have triggered this increase, Hawkesbury's shortfall in social and affordable housing has been a contributing factor. Over the years only a 34.5% of social and affordable dwellings have been met in Hawkesbury, which translates to a shortfall of 1,929 dwellings¹². It should be noted that these figures may increase significantly if planning is not undertaken beforehand. For this reason, WSCF supports Shelter NSW's¹³ recommendation to quantify and measure needs for affordable housing and develop a local housing strategy that will enable better affordable housing options. Council's approach towards updating its Local Housing Strategy is a positive step towards addressing this need over 20 years, however the inclusion of social housing in Council's strategy is recommended. Research conducted in 2013 by the Australian Housing and Urban Research Institute found that providing services for people experiencing homelessness could cost governments up to \$622,000 for a single male or \$123,525 for a single female¹⁴. By enabling people at risk of homelessness to have their tenancies assisted or to have access to affordable homes, major savings could be made for Council and other stakeholders into the future.

Due to the lack of affordable and appropriate housing, the development of informal and illegal housing is becoming a serious issue across Greater Sydney. A 2019 report prepared by the University of Sydney Policy Lab¹⁵ has defined informal housing as being "housing that contravenes existing planning, building, or tenancy rules, or which offers residents few protections within these rules". As a result, there are both individual and community repercussions to informal and illegal housing. These issues include little to no tenant protections and inflated prices; serious health and safety risks due to cheaper or unsuitable building materials; overcrowding and limited ability to capture accurate housing data across the overall region; and an unwillingness to cooperate with Council. Therefore, considering Hawkesbury's projected growth, WSCF urges Council to consider rates of 15-30% affordable housing as a means of early intervention to minimise the risk of residents becoming homeless or entering into informal or inadequate housing.

¹¹ Western Sydney Community Forum, 2019, Home in Western Sydney http://www.wscf.org.au/home-in-western-sydney/Home_In_Western_Sydney_Report_COMPLETED-Spreads-For_Viewing.pdf

¹² Ibid.

¹³ Shelter NSW, The Shelter NSW wish-list, <https://www.sheltersnsw.org.au/blog>

¹⁴ Zaretsky & Flatau, 2013, The cost of homelessness and the net benefit of homelessness programs: a national study https://www.ahuri.edu.au/_data/assets/pdf_file/0007/2032/AHURI_Final_Report_No218_The-cost-of-homelessness-and-the-net-benefit-of-homelessness-programs-a-national-study.pdf

¹⁵ University of Sydney Policy Lab, 2019, Informal accommodation and vulnerable households <https://sydney.edu.au/content/dam/corporate/documents/news-opinions/informal-housing-spl-report.pdf>

5. Commit to housing diversity to facilitate access for a rapidly changing community and market

Through local planning controls and initiatives, Council will need increased options for a diverse pool of housing stock that meets individual needs and the requirements of an increasing and diversifying population. Hawkesbury has a high proportion of young people aged 12-24 years¹⁶. Due to this, it can be will be necessary for a substantial increase in affordable housing stock will be required over the next twenty years to enable residents continued options to live and work in Hawkesbury. Additionally, this need for increased diversity in housing options is amplified for people who have a need for assistance with core activities. In Hawkesbury this represents 4.7% of the population or 3,046 individuals who require this support¹⁷. Therefore, Hawkesbury will need to have greater options available for this cohort if they are to remain living and contributing to the local area.

One example for increasing housing diversity can be to take inspiration from Wentworth Community Housing's Garden Flats. Alternatives to current housing options are explored by local homeowners with sufficient garden space to assist couples and small households seeking affordable housing, as well as offering incentives to these homeowners to help people at risk of homelessness¹⁸. These garden flats are expected to only take up 20-25m² compared to traditional homes which would double production costs.

When referring to recommendation four, accessible affordable housing should be considered for older people. Federal and State governments have adopted wellness and reablement and active ageing strategies. The mission of these strategies is to revitalise purpose and promote positive engagement within both the community and the economy for our ageing population. This can be pursued by planning for housing in a manner that promotes active ageing and community connections for people across the aged spectrum. Therefore, it is prudent that local government make priorities for affordable, appropriate and diverse homes to support this cohort.

¹⁶ Western Sydney Community Forum, 2018, Communities of Change Report http://www.wscf.org.au/wp-content/uploads/2018/06/Communities_Of_Change_Report_COMPLETED-For-Web.pdf

¹⁷ Ibid.

¹⁸ Wentworth Community Housing, 2018, Garden Flat Expo, <http://www.wentworth.org.au/garden-flat-expo.html>

6. Strengthen transport and education infrastructure to increase levels of access

WSCF would like to commend Council's priority of exploring options to increase public transport accessibility. It is positive to see action being taken towards resolving the long-term issue of transport disadvantage, which refers to the difficulty in engaging with transport due to factors such as cost, accessibility and availability¹⁹.

Council has mentioned the need for social infrastructure benefitting from improved public transport access and integration to increase utilisation and employment opportunities. WSCF would like to further this point for carers and community transport providers supporting people with disability or mobility issues. In particular, options for this group should be available at medical and community facilities where accompaniment of people requiring assistance extends beyond pick-up and drop-off.

Increased access to transport also means increased access to education and employment. Therefore, measures need to be taken to ensure that training and education are available and accessible to the large cohort of children and young people living in Hawkesbury, where anticipated job growth will be in education services and retail trade, with opportunity to further develop the tourism industry²⁰. The addition and expansion of tertiary education institutions in accessible locations across the region will likely encourage upskilling of residents, however a more targeted approach is required to engage isolated or marginalised groups.

Lastly, WSCF would also like to recommend increased collaboration between Council and their local Community Transport Provider: Peppercorn Services. This is again to increase transport options as well as improve awareness for diverse groups in Hawkesbury that experience isolation as a result of limited transport options and personal mobility.

7. Facilitate active community engagement in environmental sustainability to increase social health and wellbeing of residents in Hawkesbury

It is important to recognise that environmental sustainability is a human right and social justice issue that requires commitment from councils to foster active community participation in improving the region's landscapes, open spaces and waterways. Due to the nature in which ecological issues are often less invested into compared to strictly humanitarian approaches when immediate solutions are called for²¹. Investing in an integrated environmental approach will yield results such as building community capacity and connection, increasing social

¹⁹ Reeves & McDonald, 2011, The Relationship Between Transport and Disadvantage in Australia <https://aifs.gov.au/afca/publications/relationship-between-transport-and-disadvantage-austr>

²⁰ Western Sydney Community Forum, 2018, Communities of Change Report http://www.wscf.org.au/wp-content/uploads/2018/06/Communities_Of_Change_Report_COMPLETED-For-Web.pdf

²¹ Schmitz, Matyók, Sloan & James. (2012). The relationship between social work and environmental sustainability: Implications for interdisciplinary practice. *International Journal of Social Welfare*, 21(3). doi: 10.1111/j.1468-2397.2011.00855.x

responsibility, and producing a multitude of economic benefits for both the individual and the community.

One example is the council-led Blacktown Social Access Solar Gardens pilot program which operated through the installation of solar panels in a central location in populous areas referred to as “gardens”. Customers could participate in the program by purchasing a solar panel from this “garden” which would then give them access to solar energy in the form of credit to their electricity bill²¹. The intended cohort included residents in units where there would be no opportunity to connect solar panels to their homes. Furthermore, low-income earners could receive a subsidy for the up-front cost of the solar panels. Council is encouraged to consider this type of approach by strategically allocating specific areas across Hawkesbury for these solar gardens to be installed.

8. Utilise growth in the region as a means of investing in the social needs of people in Hawkesbury

The Western City District and Western Sydney Aerotropolis are important investments for shaping the future of the region. It is commendable that Council is leveraging this investment and commitment towards developing the region positively. WSCF encourages Council to invest in targeted population groups who may have limited employment and education opportunities or limited qualification and skills attainment. Specifically, under-employed young people and older people are two cohorts that would greatly benefit from the development and maintenance of infrastructure.

Within infrastructure developments, it is recommended that social procurement be considered, which “involves organisations choosing to purchase a social outcome when they buy a good or a service”²². WSCF encourages Council to adopt a social procurement model that will focus on skill development and which requires the employment of a percentage of local residents, which may include people who are Aboriginal and Torres Strait Islander, people living with a disability or people who are unemployed, etc. This will support the needs of local residents as well as strengthen the local economy. To align infrastructure developments with community needs, it is then necessary to utilise the population to power and maintain these developments.

²¹ University of Technology Sydney, (2018), Social Access Solar Gardens pilot program, <https://www.uts.edu.au/research-and-teaching/our-research/institute-sustainable-futures/our-research/energy-and-climate/social-solar-gardens>

²² Social Procurement Australasia, 2019 <http://socialprocurementaustralasia.com/>



Andrew Kearns

From: [REDACTED]
Sent: Wednesday, 13 November 2019 11:04 AM
To: Hawkesbury City Council
Cc: [REDACTED]
Subject: Draft Hawkesbury Local Strategic Planning Statement - submission on behalf of Deerubbin LALC
Attachments: 191346.1l plus attachment 1.pdf

Please find attached a submission (Ref: 191346.1L including Attachment 1) on the Draft Hawkesbury LSPS on behalf of Deerubbin Local Aboriginal Land Council.

Regards,

[REDACTED]
Associate
DESIGN COLLABORATIVE PTY LTD

Suite 304, 105 Pitt Street
Sydney NSW 2000
[REDACTED]

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DESIGN COLLABORATIVE Pty Limited

ABN 36 002 126 954
ACN 002 126 954

Town Planning and Liquor Licensing Consultants

www.designcollaborative.com.au

Managing Director

J Lidis
BTP (UNSW)
MPIA

Director

David Rippingill
BEP (WSU)
Juris Doctor (UNE)
RPIA

Consultant

G W Smith
BSurv (QLD)
MCP (MIT)
MPIA (Life Fellow)
MIS Aust
MRTPI
FAP

13 November 2019

Ref: 191346.1L

The General Manager
Hawkesbury City Council

Dear Sir,

Re: Draft Hawkesbury Local Strategic Planning Statement 2040 – Submission on behalf of Deerubbin Local Aboriginal Land Council

We refer to your letter to Deerubbin Local Aboriginal Land Council (LALC) dated 3 October 2019 in relation to the above matter. Deerubbin LALC has requested that we review the draft Local Strategic Planning Statement (LSPS) and related draft strategies and make this submission on its behalf.

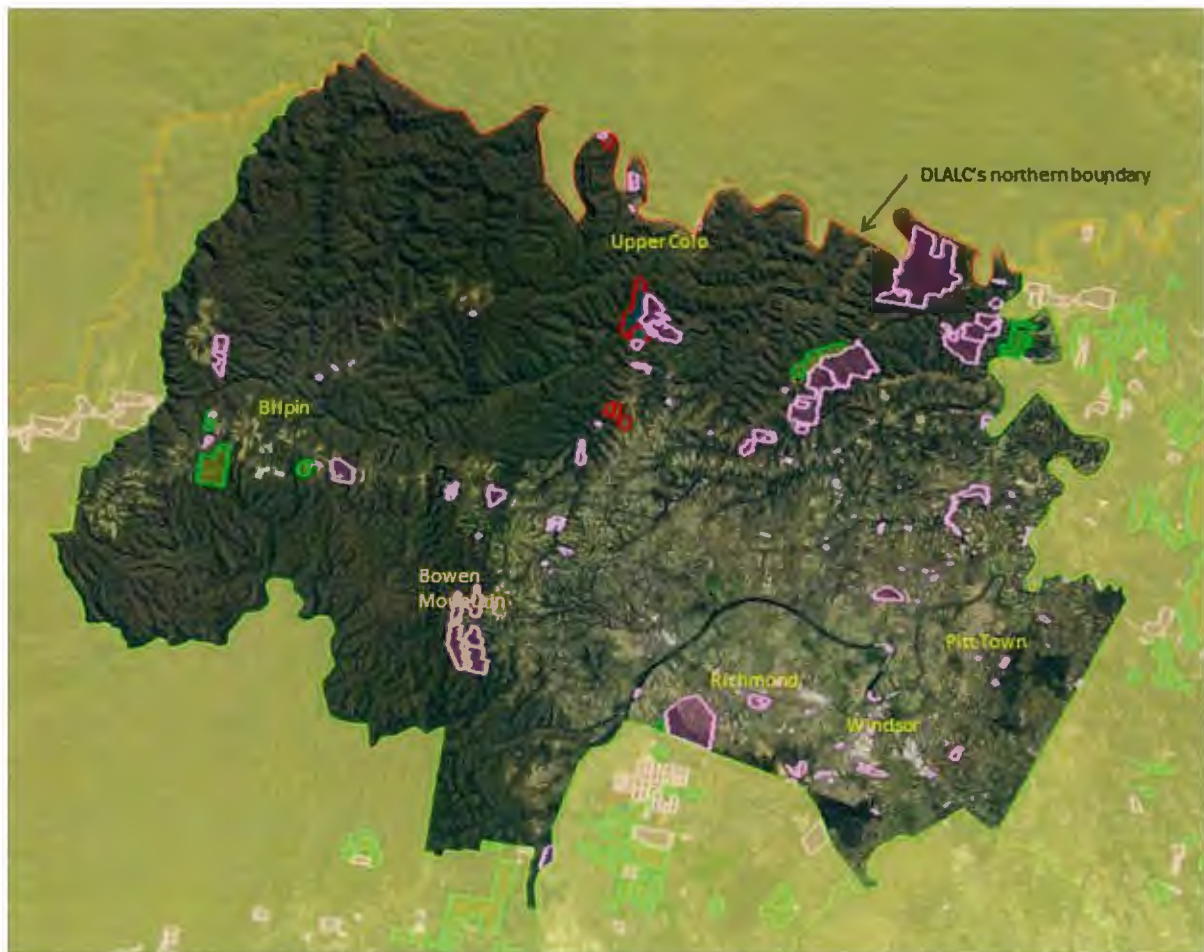
1. Deerubbin LALC's Land Holdings in Hawkesbury City LGA

Deerubbin LALC owns or has unresolved land claims over numerous parcels of land covering many hectares in the southern part of Hawkesbury LGA, including within the Agnes Banks, Windsor, Pitt Town, Ebenezer, Lower Portland, Bilpin and Bowen Mountain areas as shown in **Plan 1**.

2. Deerubbin LALC's Community, Land and Business Plan 2016-2019

Deerubbin LALC has adopted a Community, Land and Business Plan (CLBP) as required under the *Aboriginal Land Rights Act 1983* (see **Attachment 1**). The CLBP sets out 36 objectives for Deerubbin LALC across:

- *Aboriginal culture and heritage (Objectives 1-9);*
- *the provisions and management of community benefit schemes (Objectives 10-21);*
- *the acquisition, management and development of land and other assets (Objectives 22-29); and*
- *business enterprises and investment (Objectives 30-36) (p. 7).*



Plan 1: Deerubbin LALC's Land in Hawkesbury City LGA including complete and incomplete land claims (shown coloured)

Source: Deerubbin LALC/Google Earth

Deerubbin LALC's objectives for land and economic development include:

- *reviewing Deerubbin's existing land holdings, and their potential uses, and how those uses may be enhanced or accessed (Objective 23). Where appropriate, Deerubbin will seek to develop income streams from these landholdings.*
- *increased land management and property maintenance for land and housing (Objective 25).*
- *strategic acquisition of property (Objective 26) and land claims.*
- *identifying lands from Deerubbin's existing land holdings which may be suitable for future residential development, including housing for Aboriginal people (Objective 28).* (p. 8)

Prioritised land projects for the period of the CLBP are:

- *the cemetery and funeral project;*
- *the North Kellyville land;*
- *sand extraction and other complementary uses of the South Maroota lands (Objective 31); and*
- *adaptive use and complementary developments of Parramatta Gaol and adjoining lands.* (p. 9)

The North Kellyville project has been completed, with Deerubbin LALC retaining ownership of part of the land and the remainder disposed of for additional housing.

Additional identified land projects to be undertaken by Deerubbin LALC under the CLBP are:

- *investigate options for the long-term application of Maroota and Londonderry lands (Objective 27).*
- *develop a commercial business strategy based around the conservation, biodiversity offset and environmental application of Deerubbin's existing land holdings (Objective 30); and*
- *seek to expand its existing cultural heritage, and land and property management businesses (Objectives 33 and 34). (p. 9)*

Accordingly, a number of Deerubbin LALC's objectives as set out in its CLBP are relevant to the consideration of the draft LSPS, in particular:

- provision of social and community housing;
- development of its land for appropriate economic activities (including agriculture, tourism and housing); and
- development of a commercial business strategy around conservation and biodiversity off-sets/stewardship.

3. Comments on the Draft LSPS

Two of the Planning Priorities identified in the draft LSPS relate directly to the Aboriginal community:

- *Planning Priority 5 – Protect Aboriginal heritage and promote European heritage and its transition into innovative, creative and adaptive re-uses; and*
- *Planning Priority 11 – Encourage the economic self-determination of the Aboriginal community through their land holdings and culture.*

a) Planning Priority 5

Deerubbin LALC supports Planning Priority 5 and its related actions. In particular, Deerubbin LALC supports the related action to:

- *Collaborate with the Department of Planning, Environment and Industry to develop statutory land use controls to facilitate economic development of Aboriginal lands (p. 49).*

In this regard, as set out in the attached CLBP in **Attachment 1**, Deerubbin LALC seeks to develop its lands for a wide range of potentially suitable economic land uses consistent with the overall direction of the draft LSPS and the related draft Hawkesbury Employment Lands Study (synopsis on exhibition) and draft Hawkesbury Rural Lands Strategy (synopsis also on exhibition). As referred to above, such uses are not confined to those related to Aboriginal cultural heritage but could include agriculture, housing, tourism and other uses as well as biodiversity-related activities.

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 lands under the planning system and recognise the particular history and purpose for which its lands have been granted.

Deerubbin LALC seeks opportunities to develop its lands for the widest range of appropriate uses possible and welcomes the opportunity to collaborate with Council and the State government to facilitate this outcome.

b) Planning Priority 11

Deerubbin LALC supports Planning Priority 11 and its related actions as economic self-determination is one of the objectives of the LALC as set out in its CLBP (see **Attachment 1**).

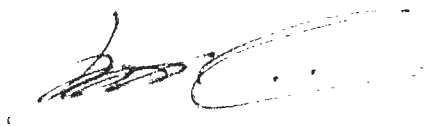
However, as noted above, Deerubbin LALC does not seek to develop its lands for only tourism purposes as referred to in the actions under Planning Priority 11 (p. 68). Deerubbin LALC will consider and pursue all appropriate development opportunities for its lands.

Deerubbin LALC submits that the actions relating to Planning Priority 11 should be modified to include all appropriate land uses, as follows (proposed amendments underlined):

- *Work with the Local Aboriginal Land Council and Aboriginal communities to promote business and economic development opportunities, where appropriate.*
- *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.*

Should you wish to discuss this matter, please contact the writer.

Yours Faithfully,
DESIGN COLLABORATIVE PTY LTD



J Lidis
Director

Attachment 1: Deerubbin LALC Community Land and Business Plan 2016-2019

Deerubbin Local
Aboriginal Land
Council



2016-2019

COMMUNITY LAND AND BUSINESS PLAN

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OUR VISION

TO IMPROVE, PROTECT
AND FOSTER THE BEST
INTERESTS OF ALL
ABORIGINAL PERSONS
WITHIN THE AREA¹

WHO WE ARE

Deerubbin is a Local Aboriginal Land Council established under the *Aboriginal Land Rights Act 1983 (NSW)* for a large part of Greater Western Sydney and the Blue Mountains.

Our name, Deerubbin, is drawn from the original name for the Hawkesbury Nepean River, which runs through the heart of this area.



WE BELIEVE

- In the value of Aboriginality, both to our members and Aboriginal people within our area, and to the broader Australian community
- It is central to the strength and success of our people and our organisation into the future

¹ Objections under the ALRA. Section 51.

OUR COMMITMENT

Deerubbin seeks to strengthen the confidence and self-reliance of Aboriginal people and families, and to provide greater opportunity to Aboriginal people and families:

"Aborigines, as all people, of all ages, will involve themselves and take total responsibility for their lives, at their choice of tasks that are significant to their history and nature, that they can undertake and shape at their pace, at their point of understanding, moving in their choices of directions towards their choices of goals in ways they find are satisfying to them and to the wider society".²

We are committed to building a confident, resilient and caring community, based upon respect for Aboriginality and Aboriginal values.

As an organisation, we are also committed to professional, respectful and ethical behavior.

We will seek to build and deepen our partnerships across Greater Western Sydney and the Blue Mountains with government and non-government organisations which share this commitment to the development and success of our community in a professional, respectful and ethical manner.

² A. Grey (Project Coordinator) Department of Adult Education (University of Sydney) "Aboriginal Family Education Centres: A final report to the Berrard Van Leer Foundation" (1969-1973).

A NOTE FROM OUR CHAIRPERSON

On behalf of the Board of the Deerubbin Local Aboriginal Land Council, I am very pleased to present this Community Land and Business Plan.

This Plan marks the beginning of a new chapter in the history of our Land Council.

Deerubbin is located in an area full of great opportunities and challenges. We have done well so far to secure a large and diverse land base for our members and for the Aboriginal community of Greater Western Sydney and the Blue Mountains. We are rightly proud of that and the strength that it gives to our people.

We are now looking to invest some of it more directly into our community, on our own terms - through celebrating and strengthening Aboriginal culture, through supporting those in education, through businesses and greater employment, and through building partnerships with organisations that share this ambition.

To begin with, you will be seeing and hearing more of us and what we have to offer.

It is time for Deerubbin to embark on the next phase of its journey, with hope, pride in our community and respect. We aim to become a leading organisation, within the land rights movement and within the community at large. Join us on this journey.

Athol Smith

Chairperson

A NOTE FROM OUR CHIEF EXECUTIVE OFFICER

This Plan reflects the values and ambitions of Deerubbin's Board and its members.

It builds upon the successes and the lessons of the last 30 years of the *Aboriginal Land Rights Act 1983*, both for Deerubbin and for the movement as a whole.

As the Chairperson has said, Deerubbin is committed to strengthening the community it forms part of - Aboriginal and non-Aboriginal. This starts with improving the wellbeing of Aboriginal people and Aboriginal families, and by celebrating our living Aboriginal culture. We will also work to make sure that Deerubbin has a larger and clearer voice on matters affecting our members and our community.

The activities set out in this Plan will do that in a number of ways:

- Strengthening the Aboriginal families of our area, across all generations, by supporting culture and heritage, employment, education and recreation.
- Providing greater support and dignity to families at times of death.
- Building stronger and broader relationships with likeminded organisations across our area.
- Continuing our focus on housing, education and employment.
- Continuing our focus on land claims and strategic land purchases.

- Accelerating business development planning, particularly in relation to the four prioritised land projects, and undertaking business activities in a professional, ethical and responsible way.
- Maintaining organisation and financial sustainability.

We will define our own path forward, with Aboriginality and community at the centre.

Deerubbin's Operational Plan will set out in detail how we intend to achieve the Objectives set out in this Plan, over the 2016-2019 period.

Two new positions have been created to drive this important work forward - a Family and Community Co-ordinator, and an Education and Employment Coordinator. A third position - Deerubbin's Land and Development Officer - is set to be reinvigorated and expanded. Other important changes will be taking place.

However, it is the energy and enthusiasm of our members and our community, and their involvement and ideas, which will truly drive the success of this Plan and of Deerubbin itself. For me, that is what makes the next phase of our organisation's development so exciting to be part of.

Kevin Cavanagh

Chief Executive Officer

ABOUT THIS COMMUNITY LAND AND BUSINESS PLAN

The Aboriginal community within our area is large and diverse, in circumstance and aspiration, and is growing. This Plan sets out 36 Objectives for Deerubbin from 2016-2019, across:

- Aboriginal culture and heritage (Objectives 1-9).
- the provision and management of community benefit schemes (Objectives 10-21).
- the acquisition, management and development of land and other assets (Objectives 22-29).
- business enterprises and investment (Objectives 30-36).

The Objectives, and Strategies to achieve them, were identified and developed by our Board in a series of workshops in early and mid 2016.

For the first three decades, Deerubbin has prioritised building its land base. While the task is ongoing, we believe we have been successful so far. Our attention, through this Plan, is now squarely focused on how that land base can be used to strengthen the position of Aboriginal families in our area and build hope for our community as a whole.

ENHANCED COMMUNITY ENGAGEMENT

Enhanced community engagement and participation in community life by our members and Aboriginal people of Greater Western Sydney and the Blue Mountains is a particular focus of the Plan. Deerubbin will seek to do this by:

- strengthening and supporting Aboriginal people to grow in their Aboriginality by providing greater opportunities and places for families to come together (Objective 1). This includes securing an interim community facility for use by members and other Aboriginal organisations; cultural camps and excursions; providing transport assistance; and planning for Deerubbin's own multi-purpose community facility.
- better communication of Deerubbin's activities, and about matters affecting the Aboriginal community of Greater Western Sydney and the Blue Mountains (Objective 3).
- greater engagement with major sporting, educational, arts and cultural organisations of Greater Western Sydney and the Blue Mountains (Objective 4), and with relevant State government agencies and local government (Objective 5).
- creating a new position (Family and Community Co-ordinator) to organise community events of all kinds, for both Aboriginal people and non-Aboriginal people (Objective 1, Objective 2, Objective 8) and remembrance (Objective 9, Objective 14).

- recognising the importance of respect and dignity in death, and to provide greater comfort and security to families in relation to funerals and at times of commemoration and remembrance (Objective 9, Objective 14).
- developing and promoting a holistic understanding of the landscape, and its spiritual and cultural values, across Deerubbin's area (Objective 22).

Deerubbin retains its strong and continued focus on the provision of social and affordable housing, and encouraging home ownership (Objective 12), and the alleviation of poverty (Objective 13). Deerubbin will also provide educational and training support, and mentoring, in partnership with schools, universities and TAFEs and other stakeholder organisations (Objective 15). Developing and improving employment opportunities and outcomes for Aboriginal people in Greater Western Sydney and the Blue Mountains also remains a heavy focus (Objectives 17-19). The position of Education and Employment Co-ordinator will be created to support these objectives.

LAND AND ECONOMIC DEVELOPMENT

The Plan also sets out Deerubbin's goals for responsible land and economic development in 2016-2019, which will underpin stronger and more direct focus on community development. The relevant Objectives include:

- reviewing Deerubbin's existing land holdings, and their potential uses; and how those uses may be enhanced or accessed (Objective 23). Where appropriate, Deerubbin will seek to develop income streams from these land holdings.
- increased land management and property maintenance for land and housing (Objective 25).
- strategic acquisition of property (Objective 26) and land claims.
- identifying lands from Deerubbin's existing land holdings which may be suitable for future residential development, including housing for Aboriginal people (Objective 28).



PRIORITISED LAND PROJECTS

Four prioritised land projects are identified in the Plan. Comprehensive business planning will be undertaken for each of them. The prioritised land projects are:

- the cemetery and funeral project;
- the North Kellyville land (which is proposed to be disposed of in order to fund the other aspects of the Plan);
- sand extraction and other complementary uses of the South Maroota lands (Objective 31); and
- adaptive use and complementary developments of Parramatta Gaol and adjoining lands.

Deerubbin will also:

- investigate options for the long-term application of Maroota and Londonderry lands (Objective 27).
- develop a commercial business strategy based around the conservation, bio-diversity offset and environmental application of Deerubbin's existing holdings (Objective 30); and
- seek to expand its existing cultural heritage, and land and property management businesses (Objectives 33 and 34).

More specific details for each Objective, and the Strategies to achieve them, are set out in the next section of this Plan.

OUR STRATEGIC DIRECTION FOR 2016-2019



OUR OBJECTIVES AND STRATEGIES

FOR 2016-2019



1. ABORIGINAL CULTURE AND HERITAGE

Objective 1: Strengthen and support Aboriginal people to grow in their Aboriginality, including by deepening our understanding of our culture and traditions, our history and our ways of living.

Strategy:

1. Provide opportunities and places for families to come together, including:
 - a. Securing a hall or facility to be available for use by members or Aboriginal organisations for community purposes.
 - b. Conducting excursions and camps for the community where the focus is on cultural immersion and sharing; e.g. father/ sons; mother/ daughters.
 - c. Providing cultural learning opportunities through visits to sites and special places.
 - d. Appointing a Family and Community Co-ordinator to organise community events including community dinners and barbeques; karaoke and movie nights, excursions, sports days etc. [see objective 8]
 - e. Hiring or acquiring a bus for Deerubbin community event purposes.
 - f. Commencing the design, planning and development of a multi-purpose community facility.
2. Provide family education and skills classes, including speakers on history, community development, family relationships, etc.
3. Build volunteer family support networks.
4. Offer talks to members and Aboriginal people in Deerubbin's area on Aboriginal history and culture from different parts of the State and country.

Objective 2: Improve the understanding and recognition of Aboriginality amongst non-Aboriginal people.

Strategy:

1. Invite non-Aboriginal groups to participate in community events and activities.
2. Have members speak to non-Aboriginal organisations and groups in appropriate contexts; clubs, churches, scouts, schools, police, councils, government agencies etc.
3. Co-ordinate opportunities for private Aboriginal tour guides to assist commercial tour operators and organisations wishing to run tours on the cultural heritage and Aboriginal history of Western Sydney and the Blue Mountains.
4. Use the website and other mediums to promote an understanding of the background to and issues facing Aboriginal people in western Sydney and the Blue Mountains.
5. Plan an exhibition of Aboriginal culture and history in Western Sydney and the Blue Mountains to be toured through local centres before being permanently housed in the multi-purpose community centre upon completion.
6. Develop close partnerships with key non-Indigenous organisations in Western Sydney and the Blue Mountains including local governments, major sporting bodies, major arts bodies, civic organisations etc.
7. Look for other opportunities to celebrate and promote Aboriginal culture and heritage to the wider community of Western Sydney and the Blue Mountains.

Objective 3: Develop a communications strategy and capability that addresses both the internal and external communications needs of Deerubbin.

Strategy:

1. Develop a communications strategy and capability for reaching members and the Aboriginal community of Western Sydney and the Blue Mountains around social media platforms that enable Deerubbin to:
 - a. Keep members and the community updated on land council events, policies and news.
 - b. Build community cohesion and pride by the form and content of the information presented.
 - c. Give members a means of raising issues and ideas that contribute to the positive development of the community.
 - d. Provide information and news about other, non-land council matters relevant to the members and the Aboriginal community of Western Sydney.
2. Develop a communications strategy and capability for reaching the non-Aboriginal community around a website and social media platforms that enable Deerubbin to:
 - a. Provide information about Deerubbin and its operations.
 - b. Provide information about the lives, history and views of Aboriginal people in Deerubbin's area.
 - c. Invite non-Aboriginal people to participate in land council events and share our culture and heritage.
 - d. Offer a means for non-Aboriginal people and organisations to communicate with Aboriginal people in Western Sydney and the Blue Mountains.

- e. Operate a cyber noticeboard for services, partnerships and assistance that Deerubbin is seeking for itself or its members.
 - f. Undertake other communication activities that support Aboriginal people and families in Deerubbin's area.
-
- 3. Develop partnerships and relationships with local and State media organisations that enable Deerubbin to communicate with the wider community through mainstream media.
 - 4. Develop a 'market' and brand profile for Deerubbin that helps it project its recognition, the objectives it pursues and the values that drive it.



Objective 4: Develop partnerships with non-Aboriginal organisations that provide forums and opportunities to promote an understanding of Aboriginal culture and/or are a source of participation and pride for Aboriginal people.

Strategy:

1. Develop close links with the major sporting clubs in Western Sydney.
2. Develop links with major high schools in Western Sydney, both government and private.
3. Develop links with tertiary institutions in Sydney, especially relationships that facilitate the wider telling of Aboriginal stories.
4. Develop links with major arts and cultural organisations in Western Sydney and the Blue Mountains to promote a focus on arts and culture that celebrates Aboriginal life and stories and provides opportunities for Aboriginal people to participate in performances and exhibitions, (including through conducting workshops at the community level).
5. In the case of each, plan and document the development of the relationships.

Objective 5: Strengthen relationships with NPWS and Councils in relation to the protection of Aboriginal cultural heritage.

Strategy:

1. Seek to establish formal committees with the Regional NPWS office and each local government in Deerubbin's area to meet periodically to discuss and pursue options for better protecting the Aboriginal cultural heritage within Deerubbin's area.
2. Work with NSWALC and the wider land council network to seek legislative reform to improve the protection of Aboriginal cultural heritage and the role which land councils play in protecting that heritage.

Objective 6: Continue existing Aboriginal cultural heritage operations.

Strategy:

1. Continue to employ sites officers to identify, monitor and advise on Aboriginal cultural heritage within Deerubbin's area.
2. Review the business plan for the existing cultural heritage operations with a view to seeing them expanded.
3. Use the website to promote Deerubbin's existing Aboriginal cultural heritage services and capability.

Objective 7: Promote local Aboriginal cultural organisations.

Strategy:

1. Use the website to promote the existence and services of Aboriginal arts and cultural groups to the public.
2. Maintain information about the existence and services of Aboriginal arts and cultural groups at Deerubbin offices and provide it to the public.

Objective 8: Employ a Family and Community Co-ordinator to promote community cohesion and interaction.

Strategy:

1. Employ a Family and Community Co-ordinator whose principal function is to support the land council in building community spirit, cohesion and confidence within the Aboriginal community of Western Sydney and the Blue Mountains.
2. The functions of the Family and Community Co-ordinator include:

- a. Planning and co-ordinating community events such as barbeques, community dinners, camps, excursions, parties;
 - b. Building relationships identified in Objectives [4], [5] and [7] above.
 - c. Producing information and articles for the website and social media on Deerubbin and community activities.
 - d. Liaising with the media on Deerubbin and community events.
 - e. Maintaining bookings for the hall and bus and supervising their use.
 - f. Co-ordinating the development of the volunteer family support network.
 - g. Developing a documented understanding of the particular needs of Aboriginal people and families in Deerubbin's area.
 - h. Organising education seminars and workshops for members.
 - i. Such other duties the CEO requires in order to build community cohesion, confidence and capability.
3. Seek to engage volunteer support to assist the Family and Community Co-ordinator, especially in relation to particular projects, events and activities.

Objective 9: Support the centrality of the funeral as a fundamental Aboriginal rite of passage.

Strategy:

1. See Objective [14] of the Community Benefits objectives.

2. THE PROVISION AND MANAGEMENT OF COMMUNITY BENEFIT SCHEMES

Objective 10: Provide opportunities and services that strengthen and support individuals and families, including in relation to their Aboriginality.

Strategy:

1. See objectives and strategies for Aboriginal Culture and Heritage.

Objective 11: Develop the understanding of the needs of the community.

Strategy:

1. Use meetings and events to sound out Deerubbin members and others in the community about their needs and priorities.
2. Use facilitated focus groups to understand in more detail the needs of Aboriginal people living in Deerubbin's area.
3. Consult other Aboriginal and non-Aboriginal organisations in the area about their understanding of community needs and the existing services available to address those needs, including by inviting organisations to address board meetings as well as specially convened member meetings.

Objective 12: Ensure Aboriginal people have access to decent and affordable housing.

Strategy:

1. Continue the existing social housing program.
2. Review the existing social housing program with a view to expanding it.
3. Investigate options for home ownership schemes and implement viable options.
4. Investigate options for construction of new homes, either as part of a home ownership scheme or as social housing, noting that Deerubbin does not support concentrated Aboriginal housing estates. (If Deerubbin decided to develop housing subdivisions it would be done in a manner that resulted in the dispersal of Aboriginal occupied houses throughout a wider area by employing a sale and acquisition program following an estate's construction.)
5. Investigate options for improving housing infrastructure, including through better landscaping and home maintenance.
6. Ensure Deerubbin's social housing policies do not discourage tenants in seeking employment and seek changes to State government policies to similar effect.
7. Take other action that may make it easier for Aboriginal people to secure decent and affordable housing in Western Sydney.

Objective 13: Improve awareness amongst Aboriginal people in Deerubbin's area of strategies for overcoming poverty.

Strategy:

1. Offer members and other Aboriginal people in Deerubbin's area courses on poverty alleviation strategies, such as Bridges out of Poverty.
2. Provide seminars and training on family financial management.
3. Provide seminars and training aimed at assisting members and other Aboriginal people in Deerubbin's area members build resilience and improving their social circumstances.
4. Invite other organisations to present on the issue of poverty alleviation to members and other Aboriginal people in Deerubbin's area.



Objective 14: Develop a funeral program, including a cemetery and associated facilities to ensure dignified, culturally sensitive and affordable funerals for Aboriginal people in Deerubbin's area in a place where families can continue to gather in commemoration.

Strategy:

1. Develop a cemetery together with cremation and undertaking services on a site to be identified and owned by Deerubbin.
2. Develop a scheme for offering affordable funerals to members of Deerubbin and other Aboriginal people in Deerubbin's area, through volunteer support, sweat equity contributions, offset commercial funerals, a possible funeral fund and other options to be researched and planned and feasibility confirmed before approval for the cemetery is sought.
3. Provide a low cost mortuary transport service for families wishing to return their deceased to their home country in New South Wales for burial.
4. Plan a community commemoration, cultural and function centre on the site of the cemetery.
5. Take such other steps as may be required to alleviate the anxiety many Aboriginal families feel about covering the costs of a funeral.

Objective 15: Support the improvement of education and training opportunities and outcomes for Aboriginal people in Deerubbin's area.

Strategy:

1. Develop a scholarship fund to support primary, secondary and tertiary students.
2. Work with other scholarship schemes such as Learning for Life to identify and support students in need of assistance.

3. Run seminars for parents on how they can support their children's learning.
4. Use Deerubbin's facilities, especially the proposed hall, to run a mentoring program in conjunction with organisations such as AIME and the Exodus Foundation.
5. Develop partnerships with local schools and colleges to identify ways in which Deerubbin and the schools can work together to improve the educational outcomes for Aboriginal students in the area.
6. Develop partnerships with local chambers of commerce and other employer groups to create work experience and internship opportunities for Aboriginal students, especially those in the mentoring program.
7. Develop a consultative forum where students can discuss and advise the board on how Deerubbin can best assist Aboriginal students in the area in addressing challenges facing them.
8. Develop a computer lab to be run out of Deerubbin controlled premises where students can access technology to assist in their studies.
9. Develop an incentives program for academic participation and achievement by Aboriginal students in Deerubbin's area.
10. Develop partnerships with universities and TAFEs to create tailored pathways for secondary students into further education and to facilitate clinics and projects for university faculties and TAFE schools in supporting Deerubbin's community work.
11. Take other opportunities as they arise, especially as a consequence of the development of partnerships, to support and stimulate students in their studies and achieve the education objectives of this plan.

Objective 16: Improve employment opportunities and outcomes for Aboriginal people in Deerubbin's area.

Strategy:

1. Continue and extend the existing partnership with TAFE to provide specially tailored courses to Aboriginal apprentices and trainees, including in the areas of land management, horticulture, arboreal care and regeneration.
2. Offer seminars and workshops to members in conjunction with employer groups on job skills, expectations and strategies.
3. Work in partnership with existing placement agencies, including to help identify suitable employment candidates.
4. Develop a fund to assist apprentices and job seekers with job related costs such as tools, clothing and equipment.
5. Develop a volunteer employment mentoring program to assist in the search for employment and the first two years of a job.
6. Develop a consultative forum of long term unemployed people in Deerubbin's area to discuss and advise the board on action Deerubbin can take to assist them and others in their situation find employment.
7. Ensure Deerubbin's enterprise initiatives set out in this plan prioritise Aboriginal employment.
8. Take other opportunities as they arise, especially as a consequence of the development of partnerships, to support Aboriginal people in Deerubbin's area find and maintain employment.

Objective 17: Employ an Education and Employment Co-ordinator to support Deerubbin's education and employment objectives.

Strategy:

1. Employ an Education and Employment Co-ordinator to assist Deerubbin in the implementation of its education and employment objectives.
2. The functions of the Education and Employment Co-ordinator include:
 - a. Building the education and employment partnerships and relationships identified in this plan.
 - b. Administering the scholarship and support funds under the direction of the Board or its delegate.
 - c. Producing information and articles for the website and social media on Deerubbin's education and employment initiatives.
 - d. Liaising with the media on Deerubbin's education and employment initiatives.
 - e. Co-ordinating the development of the volunteer student mentoring support.
 - f. Co-ordinating the development of the volunteer employment mentoring support.
 - g. Developing a documented understanding of the particular needs of Aboriginal students and job seekers in Deerubbin's area.
 - h. Organising skills education seminars and workshops for students and their parents.
 - i. Developing and administering the student incentives program.
 - j. Providing administrative support for the education and employment consultative forums.

- k. Supervising the computer lab.
 - l. Supporting the Family and Community Co-ordinator in building the volunteering culture among Deerubbin's members.
 - m. Such other duties as the CEO requires in order to achieve the education and employment objectives in this plan.
3. Seek to engage volunteer support to assist the Education and Employment Co-ordinator, especially in relation to the mentoring initiatives in this plan.

Objective 18: Provide opportunities to Aboriginal people in Deerubbin's area to develop and showcase sporting and artistic excellence.

Strategy:

1. See Objectives [1], [2] and [4]
2. Take other initiatives that may arise from the development of partnerships that support the objective.

Objective 19: Assist other organisations improve the health of Aboriginal people.

Strategy:

1. Consult with the major organisations providing health services to Aboriginal people in Deerubbin's area to discuss how Deerubbin may be able to assist them in their health objectives, including through the use of Deerubbin's facilities and communications platforms.
2. Develop proposals for a deeper engagement in promoting health in concert with existing organisations beyond the life of the current plan.

Objective 20: Support inmates and released prisoners in their rehabilitation.

Strategy:

1. Work with the ALS, Corrective Services, Probation and Parole and organisations such as Marrin Weejali to develop a plan as to how Deerubbin can best assist in the rehabilitation of current and former inmates, including through work experience, State debt recovery internships and other training opportunities.
2. Investigate developing a volunteer prison visiting service whereby community members, especially elders, are assisted to visit prisoners on a regular basis.
3. Take such other initiatives as may be within Deerubbin's reasonable capacity to build hope and confidence amongst current and former inmates.

Objective 21: Develop other plans for other community benefit schemes.

Strategy:

1. In light of the outcomes from Objective [] and the implementation of the other community benefit schemes proposed in this plan, develop additional schemes that address critical needs in the community where those schemes can be implemented without significantly detracting from the schemes already covered by the plan.
2. Continue to develop the administrative capability to support the implementation of the community development schemes and other objectives identified in this plan.
3. Apply for additional resources from government and private bodies to support the execution of the plan and engage such support as is required to make those applications.

3. THE ACQUISITION, MANAGEMENT AND DEVELOPMENT OF LAND AND OTHER ASSETS:

Objective 22: Promoting a holistic understanding of the landscape, especially its spiritual and cultural dimension.

Strategy:

1. See Objectives for promotion of culture and heritage.
2. Develop and maintain a cultural overlay that encompasses spiritual and social values for Deerubbin's sites and land databases.
3. Publish information about the Aboriginal values of the landscape through Deerubbin's website, the forums it engages in and the partnerships it is developing with schools and other institutions and organisations.
4. Develop a list of capable and willing volunteer speakers to give authoritative talks on these issues.

Objective 23: Undertake land assessment and categorisation process for all of Deerubbin's current and claimed land holdings.

Strategy:

1. Review Deerubbin's existing database on its holdings to understand and how it can be best enhanced and accessed.
2. Develop a plan for the ongoing prioritisation of assessments and categorisation (categorisation to be on the basis of operational and community land modelled on the Local Government Act).
3. Compile a database of studies and research on Deerubbin's existing and claimed holdings.
4. Compile a profile on management options and requirements for each holding.

Objective 24: Develop and implement a strategy for ongoing claims, including their determination.

Strategy:

1. Review existing claims for prospects.
2. Develop and implement a strategy for lodging new claims.
3. Develop settlement and agreement (ALA) proposals to put to government.

Objective 25: Properly manage existing holdings.

Strategy:

1. Establish systems for alerts on any proposed changes to planning controls.
2. Identify Deerubbin's preferred changes to planning controls and strategies for achieving them.
3. Prioritise land management (including anti-dumping, hazard reduction, weed and pest control etc.) across Deerubbin's non-housing portfolio.
4. Develop and implement a long-term maintenance plan for housing.

Objective 26: Acquire strategic properties.

Strategy:

1. Assess the scope to enhance existing holdings through strategic purchases, especially in relation to holdings connected with proposed developments and enterprises.
2. Where considered advisable on the basis of assessment, implement an acquisition strategy.
3. Lease or purchase an existing hall or building as a community facility for the purposes of Objectives 1.

Objective 27: Develop income streams from existing lands.

Strategy:

1. Continue the analysis of the land portfolio for income generating opportunities, especially opportunities that do not involve permanent disposal.

2. Undertake comprehensive business planning for all prioritised land projects.
3. Prioritised land projects are:
 - a. Cemetery and funeral project;
 - b. North Kellyville as a disposal for capital to support other aspects of this plan;
 - c. Sand extraction and complementary uses of South Maroota lands; and
 - d. Adaptive use and complementary developments of Parramatta Gaol and adjoining lands.
4. Investigate options for long-term application of Maroota and Londonderry lands.
5. Develop and dispose of interests in such other lands as may be desirable to fund prioritised land projects and critical operations.
6. Obtain expert advice and undertake appropriate due diligence in relation to all business and land ventures, including early engagement of NSWALC and other approval authorities.

Objective 28: Use land to provide housing for Aboriginal people in Deerubbin's area.

Strategy:

1. See Objective [10]-[21].
2. Identify and commit holdings that may be suitable for residential developments that serve Deerubbin's housing and home ownership objectives, noting the strategy in Objective 12(4).

3. Pursue the transfer of AHO properties contracted to Deerubbin.
4. Take such other steps as may be advisable to achieve the objective.

Objective 29: Develop lands in partnership to achieve social objectives.

Strategy:

1. Consider opportunities that arise out of organisational partnerships to develop Deerubbin owned lands for either commercial or community purposes.
2. Pursue public and private partnerships that maximise the opportunities for Deerubbin to use its land assets most effectively on behalf of the Aboriginal people of its area.



4. BUSINESS ENTERPRISES AND DEVELOPMENT:

Objective 30: Develop key land holdings.

Strategy:

1. See Objective [27].
2. Where lands/properties are held and managed commercially, ensure that they are managed professionally and provide market returns.
3. Consider and pursue joint venture opportunities, including with neighbouring land-holders where such opportunities are likely to enhance the outcomes for Deerubbin.
4. Develop a commercial business strategy around conservation, bio-diversity offset and environmental application of Deerubbin's existing holdings.

Objective 31: Develop sand quarrying and materials business.

Strategy:

1. Pursue the development of a sand and quarrying business on land zoned for such purposes at South Maroota;
2. Investigate partnerships and market opportunities to expedite the development of the sand business.
3. Investigate options for operating complementary labour intensive businesses such as hydroponic agriculture and nurseries on lands being used for sand extraction.

Objective 32: Develop a funeral business as an adjunct to the Cemetery Community Benefits Scheme.

Strategy:

1. Investigate options for making the Cemetery Community Benefits Scheme viable by developing and operating a complementary commercial funeral business and, if feasible, develop the business.
2. Investigate and, subject to feasibility assessment, pursue the option of joint venturing or acquiring a funeral business with or from an existing operator.

Objective 33: Maintain and expand existing cultural heritage business.

Strategy:

1. See Objective [6] and implement strategies outlined there.
2. Negotiate directly with government and major developers to provide cultural heritage services in Deerubbin's area.

Objective 34: Maintain and expand land and property management business.

Strategy:

1. Develop a business plan for expanding Deerubbin's land management services with a view to incorporating a separate entity to manage the business.
2. Pursue contracts with government bodies and larger private enterprises in addition to servicing Deerubbin's own holdings.
3. Investigate and, where feasible, pursue the development of complementary businesses including nursery, seed gathering and propagation; bio-diversity

protection and maintenance, and rehabilitation and bush regeneration. Where possible, seek to develop businesses in joint venture with suitable capability partners interested in taking advantage of Indigenous procurement policies.

4. Investigate and, if feasible, pursue the development of a ranger/security business to monitor and protect Deerubbin's land and those of other clients of such a business. Where possible, seek to develop businesses in joint venture with suitable capability partners interested in taking advantage of Indigenous procurement policies.

Objective 35: Maintain a prudent investment strategy.

Strategy:

1. Consider and, if appropriate based on independent professional advice, use the range of potential investments available under the Act and Regulation to ensure that Deerubbin prudently manages the return and risk on its investments having regard to the matters set out in the Trustee Act and in compliance with that Act. Investments may include:
 - a. Australian and international equities;
 - b. Term deposits and government backed securities;
 - c. Various forms of real property and property trusts;
 - d. Such other investments that it may, on independent professional advice, determine are in the best interests of Deerubbin and the current and future Aboriginal residents of the area.
2. Nothing in this plan should be taken as requiring Deerubbin to allocate assets to a particular class of investment.
3. Deerubbin may, if it determines that it is in its best interests to do so, place all or part of its Account with a professional funds manager, but only on the basis that the manager is directed to ensure that there is appropriate diversification within the

investments and that all decisions or recommendations on investments are taken in accordance with the Trustee Act and cognisant of Deerubbin's particular circumstances and requirements.

Objective 36: Consider and pursue other business opportunities as may arise, especially as a consequence of partnerships.

Strategy:

1. Deerubbin remain open to considering business opportunities that may arise, especially where they flow from existing, successful partnerships it may develop.
2. Before pursuing any opportunity referred to in 1 above, Deerubbin shall obtain independent professional advice on the proposal and only consider proceeding where the advice is that the opportunity is feasible and sound.
3. Deerubbin will ensure that new business enterprises are operated through separate corporate entities in order to manage risks to the land council and its other assets and to provide flexibility for the future sale or restructuring of the business.



13 November 2019

Peter Conroy
General Manager
Hawkesbury City Council
PO Box 146
Windsor NSW 2756

Dear Mr Conroy

Submission on Draft LSPS

Thank you for the opportunity to provide Hawkesbury City Council (Council) with this submission on the Hawkesbury Local Strategic Planning Statement (LSPS) on behalf of our clients – a group of landowners in the Oakville area. This submission relates to a site within the Council Local Government Area (LGA) bound by Boundary Road, Martin Road, Midson Road and Old Pitt Town Road in the suburb of Oakville (referred to as the Oakville Study Area). This area and all of the sites represented by this submission are set out in detail in **Annexure B**. Whilst this submission has been prepared on behalf of these landowners only to support the potential for increased residential development in the Oakville Study Area, there has been broad support for similar consideration of land west of Old Pitt Town Road.

These landowners are generally supportive of the vision, planning priorities and actions Council has identified for the LGA. However, it is considered that further strategic planning for Council's 'Eastern Precinct' in particular the suburb of Oakville could be undertaken to take advantage of a large amount of unconstrained land, close to emerging development and subsequent infrastructure for the purposes of achieving Council's Housing targets to meet its growing residential population. Rezoning of this site to a more capable residential land zoning could allow the Council to achieve their housing targets for the next 20 years plus.

This submission will provide an overview of the site, the neighbouring emerging developments and the relevant sections of the LSPS which will be achieved through further strategic investigation of the site. Ultimately, this submission seeks to include the site into the LSPS as an action under Planning Priority 4, for investigation for housing supply in the next 6-10 years.

Site and context

The subject site is located on the eastern boundary of the Hawkesbury Local Government Area (LGA) in the suburb of Oakville, and is bound by Boundary Road, Martin Road, Midson Road and Old Pitt Town Road with a total land area 165ha. Cusack Road intersects the site connecting Midson Road to the west of the site, to Maguires Road to the east.



The site is roughly 40km north west from Sydney CBD, approximately 14km east of Richmond and approximately 15km north of the Norwest Business Park. The site abuts the Scheyville National Park to the west and a new rezoning identified within the suburb of Maraylya in the Hills Shire LGA.

The site comprises of 73 Rural Residential lots, legal description and subsequent addresses summarised in Table 5. The individual lots within the site range in size from 1207sqm to 12.3ha. The average size of lots in the site are around 2ha.

The site has public transport access through the 741 Oakville to Riverstone via Maraylya Bus route, with two bus stops located at the intersection of Boundary road, Cusack Road and Maguires Road. the site is 5.5km from Vineyard Train Station and 8km from Riverstone Train Station.

Figure 1 Aerial



Source: Google Earth

Hawkesbury Local Environmental Plan 2012

The site is zoned as RU4 – Primary Production Small which has the following objectives and permissibility's.

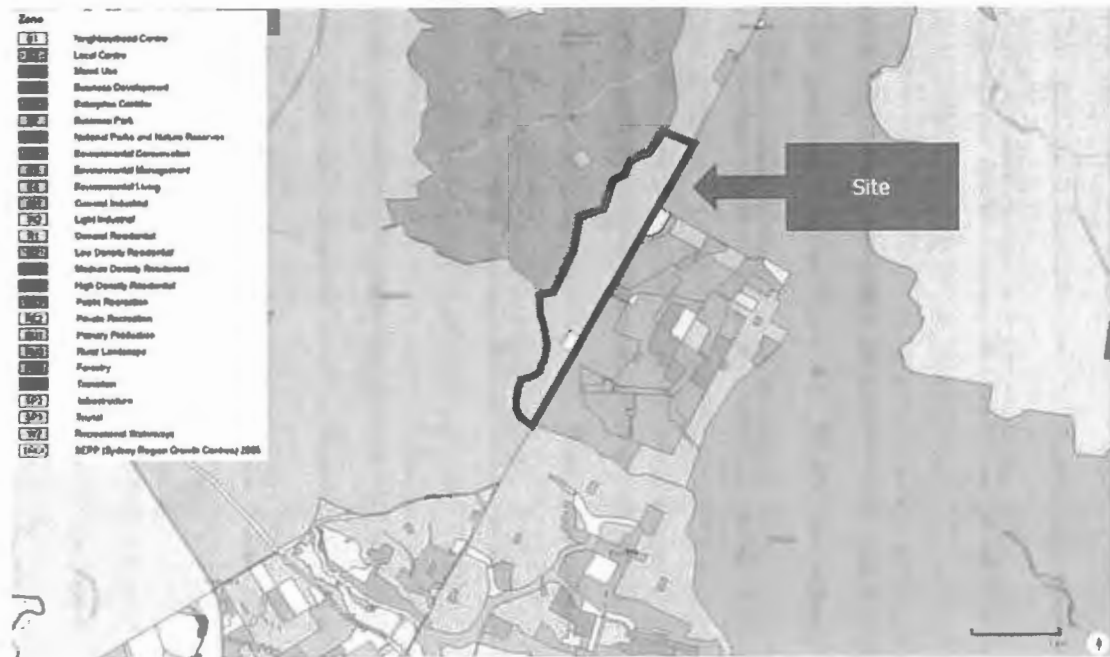


Table 1 Zoning

Zone RU4 Primary Production Small Lots	
1 Objectives of zone	<ul style="list-style-type: none">» To enable sustainable primary industry and other compatible land uses.» To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.» To minimise conflict between land uses within this zone and land uses within adjoining zones.» To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.
2 Permitted without consent	Bed and breakfast accommodation; Environmental protection works; Extensive agriculture; Home occupations
3 Permitted with consent	Animal boarding or training establishments; Aquaculture; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Educational establishments; Entertainment facilities; Environmental facilities; Farm buildings; Flood mitigation works; Food and drink premises; Home-based child care; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Moorings; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water storage facilities
4 Prohibited	Any development not specified in item 2 or 3



Figure 2 Zoning



Source: Planning Portal, <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

In addition, the following development controls apply to the area under the LEP:

- » Minimum lot size: 2 hectares
- » Maximum building height: 10 metres

Environmental Constraints

The site is identified as having the following planning and environmental constraints within the Hawkesbury Local Environmental Plan 2012.

Table 2 Environmental constraints

Acid Sulfate Soils	The site is identified as having Class 5 Acid Sulfate Soils See Figure 7 in Annexure A.
Heritage	The site has no heritage constraints.
Terrestrial Biodiversity	No significant vegetation has been mapped on site. Although there is evidence of 'Connectivity Between Significant Vegetation' it is worth noting that the site has not been identified as having any environmentally sensitive land under the Hawkesbury LEP 2010. See Figure 8 in Annexure A below
Bushfire	The site is identified as being Vegetation Category 3, the following description of Vegetation category 3 has been taken from the RFS <i>Guide for Bush Fire Prone Land Mapping</i> . Vegetation Category 3 <i>Vegetation Category 3 is considered to be medium bush fire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. It is represented as dark</i>



orange on a Bush Fire Prone Land map and will be given a 30 metre buffer. This category consists of:

> Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

*note. Although the site is affected by bushfire prone land (BPL) it is noted that the adjacent Box Hill redevelopment, which is remarkably similar to the site is noted as unaffected by BPL, suggesting mitigation measures may be undertaken make the site suitable.

Figure 9 in Annexure A below

Flooding

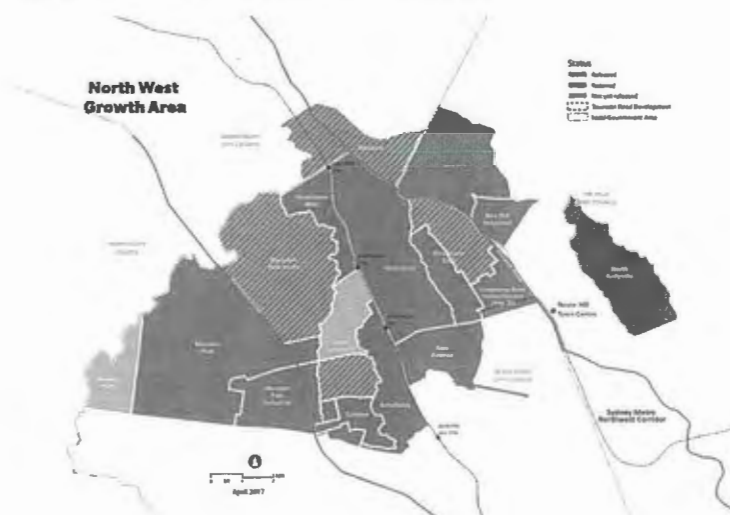
The site is not identified as being Flood affected. There is limited land within the Hawkesbury LGA that is not flood affected and this area provides the perfect opportunity for Council to deliver additional housing on land unaffected by flooding constraints.

See **Figure 10** in Annexure A below

Surrounding Development

The suburbs of Oakville and Box Hill share a common boundary. The site is located along this boundary and is approximately 2km from the Box Hill Growth Centre Precinct. The Box Hill Precinct forms part of the North West Growth Centre which also includes the Vineyard land release precinct. The site is not only in close proximity to these developments but shares many of the same

Figure 3: North West Growth Area



Source: Department of Planning Industry and Environment

Vineyard

The Vineyard Precinct of the North West Growth Area will aim to create a new community of 2,300 new homes, a primary school, 27ha of open space and infrastructure consisting of shops, services, community facilities and local roads. Vineyard is a primary area within the Hawkesbury



Council to deliver housing for the initial 0-5 year targets, however capacity will be limited within the area beyond 2021.

Figure 4: Vineyard



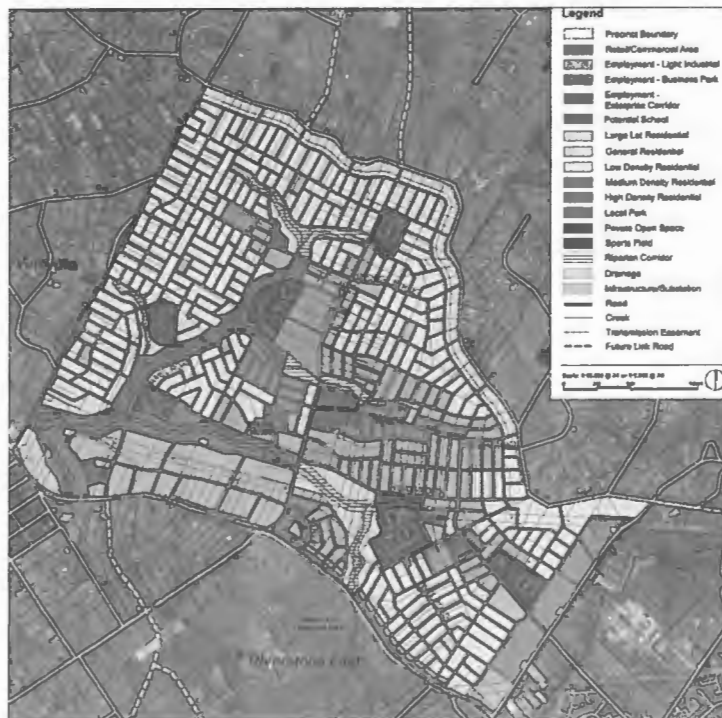
Source: Department of Planning, Industry and Environment

Box Hill

Box Hill precinct plan was finalised in May 2013 and new planning controls were introduced to enable urban development. The Box Hill precinct is estimated to deliver 9,600 new houses with a total of estimation of 29,700 new residents within the area. Further to the additional growth in residential population the precinct aims to deliver 16,000 new homes, 3 new public primary and 1 new high school. The Box Hill precinct will not contribute to the delivery of housing within the Hawkesbury LGA however, will provide additional infrastructure including schools which the site could potentially leverage off into the future.



Figure 5: Box Hill Growth Centre



Source: <https://www.planning.nsw.gov.au/-/media/Images/DPE/Maps/map-box-hill-and-box-hill-industrial-precincts-2012-12.pdf?la=en>

Further to the implementation of the North West Growth Centre, another rezoning has taken place within the suburb of Box Hill within The Hills Shire LGA. Although this development is not subject to provisions of the Hawkesbury LSPS the proximity of the proposed medium density residential provides an opportunity to utilise proposed infrastructure within the region.

Figure 6: Box Hill zoning



Source: Planning Portal, <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>



Hawkesbury LSPS

The LSPS provides a 20-year land use vision for the Hawkesbury LGA, reflecting the vision of the Community Strategic Plan, and directing how future growth and change will be managed within the LGA. the LSPS also identifies further detailed strategic planning requirements for future needs.

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

- *Hawkesbury Community Strategic Plan 2017 - 2036*

The LSPS has identified the requirements for future housing provision within the Region Plan and District Plan applicable to the LGA stating,

*The Greater Sydney Region Plan forecasts that between 2016 and 2036, the Western City District is expected to grow by 740,000 people in 2016 to 1.1 million people by 2036. This equates to a need for nearly 40,000 new homes in 2016-2021 alone, and nearly 185,000 new homes between 2016 and 2036. Of this, the Western City District Plan sets a **five-year housing target for Hawkesbury LGA of 1,150 new homes between 2016 to 2021.***

The LSPS continues on to identify three zones already earmarked for the delivery of housing within the LGA (listed below) however also states further understanding of the delivery of housing beyond the capacity of these established zonings is required into the future

- » Vineyard Stage 1 (2,500 dwellings)
- » Redbank (1,400 Lots)
- » Jacaranda Ponds (580 Lots)

It is noted that the Hawkesbury Housing Strategy states the LGA will require 5,000 to 6,000 new homes to accommodate for future growth of the LGA by 2031, as well as the Western City District Plan identifying the need for future local housing strategies to provide targets for local housing deliver in the 6-10 year timeframe.

The LSPS has highlighted 15 planning priorities to achieve the strategic vision for the LGA consistent with the District and Regional plans prepared by the Greater Sydney Commission.

Planning priority 4 has been highlighted as able to be satisfied through further investigation of the subject site.

- » *Planning Priority 4 – Provide a diversity of housing types to meet the needs of the changing demography.*

The actions and measures to be undertaken by Council to achieve Planning Priority 4 are identified in Error! Reference source not found. below.

Table 3 Planning Priority 4

Planning priority	Action	Measure
Provide a diversity of housing types to meet the needs of the changing demography.	Identify unconstrained sites to deliver housing in flood plain areas within lands above 1 in 200 year ARI.	» New dwelling opportunities identified in unconstrained locations close to amenities.
	Implement the Local Housing Strategy through LEP and DCP updates to ensure the delivery of a diversity of housing	» Greater housing diversity to suit the changing needs of the community.



Planning priority	Action	Measure
	types to meet the changing and future population needs.	» Champion smart buildings through policies.
	Encourage and mandate new residential developments to respect the local character and landscape amenities of the existing areas through siting, design and layout of building forms.	
	Investigate areas to deliver medium density housing and shop-top housing near train stations.	
	Investigate student housing and boarding house with small scale retail opportunities in the Hobartville area.	
	Explore opportunities and partner with agencies to deliver affordable and social housing in the LGA	
	Promote exclusive seniors housing, independent living and residential aged care facilities on an innovative concept "of continued or even better lifestyle".	

Assessment

The following provides an assessment of the actions and measures of Planning Priority 4 and provides justification for the recommendation of inclusion of the site within the future Hawkesbury LSPS.

Table 4 Planning Priority 4

Action	Justification
Identify unconstrained sites to deliver housing in flood plain areas within lands above 1 in 200 year ARI.	As demonstrated in Figure 10 the site is not affected by flooding and provides a suitable location for future development.
Implement the Local Housing Strategy through LEP and DCP updates to ensure the delivery of a diversity of housing types to meet the changing and future population needs.	The area is appropriately located to deliver additional housing to meet the needs of the community. In particular, it is unconstrained by flooding impacts and would be an ideal location for additional dwelling capacity.
Encourage and mandate new residential developments to respect the local character and landscape amenities of the existing areas through siting, design and layout of building forms.	Noted. A detailed concept plan can be prepared for the area to ensure an appropriate level of design quality and residential amenity is maintained.
Investigate areas to deliver medium density housing and shop-top housing near train stations.	N/A



Action	Justification
Investigate student housing and boarding house with small scale retail opportunities in the Hobartville area	N/A
Explore opportunities and partner with agencies to deliver affordable and social housing in the LGA	The site will be located near future R3 – Medium Density Residential Housing in Box Hill and will provide an opportunity to explore affordable and social house near established infrastructure into the future.
Promote exclusive seniors housing, independent living and residential aged care facilities on an innovative concept “of continued or even better lifestyle”.	The site provides an area of little environmental constraint. Following appropriate mitigation measure the site could be a potential for future seniors housing within the LGA.

Recommendation

Given the assessment above, relatively low environmental constraints and the surrounding residential development in the area, it is recommended Council include one additional action into the LSPS under planning Priority 4 to read as follows

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 targets in the medium term 6-10 year timeframe.

Conclusion

The site provides a relatively unconstrained land area within close proximity to established infrastructure such as education, employment and transport. Given Council have identified that there is a need to further understand the delivery of housing beyond the capacity of the established zonings of Vineyard Stage 1, Redbank and Jacaranda Ponds, rezoning of this site to a more capable residential land zoning could allow the Council to achieve their housing targets for the next 20 years plus. It is recommended the council include the site into the LSPS as an action under Planning Priority 4 to read as follows,

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 targets in the medium term 6-10 year timeframe.

Thank you once again for the opportunity to provide Hawkesbury City Council with this submission on the Hawkesbury Local Strategic Planning Statement. If you have any further questions regarding the submission, please do not hesitate to contact Elton Consulting to discuss.

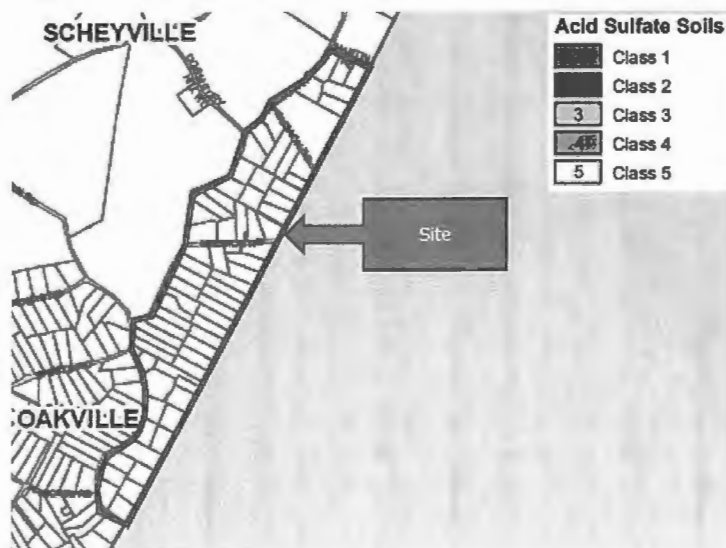
Yours sincerely

Kim Samuel
Associate Director, Urban and Regional Planning
kim.samuel@elton.com.au



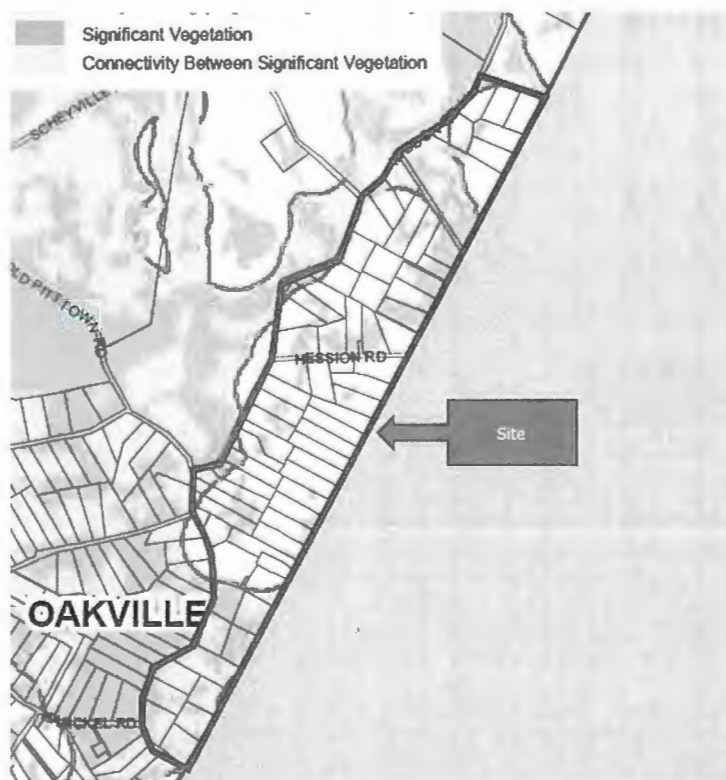
A Images

Figure 7: Acid Sulfate Soils



Source: Hawkesbury Local Environmental Plan 2010, Acid Sulfate Soils Map - Sheet ASS_013

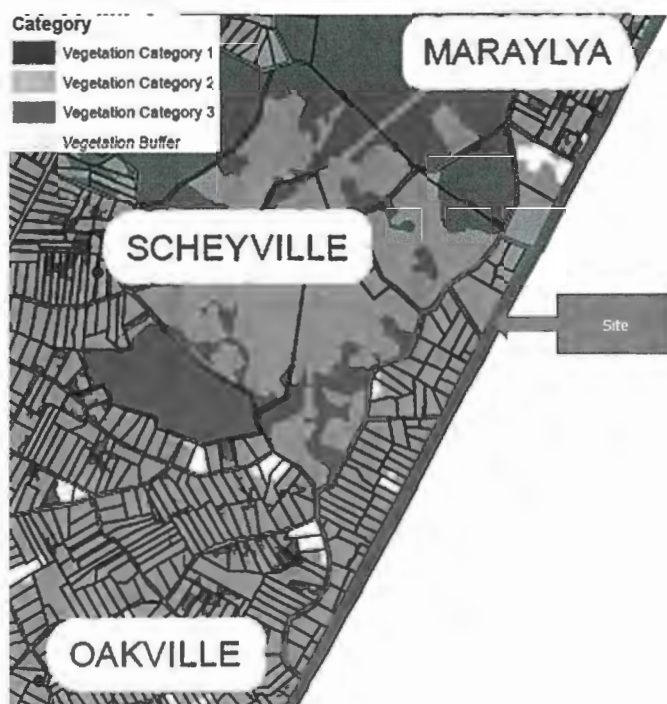
Figure 8: Biodiversity



Source: Hawkesbury Local Environmental Plan 2010, Terrestrial Biodiversity Map - Sheet BIO_013

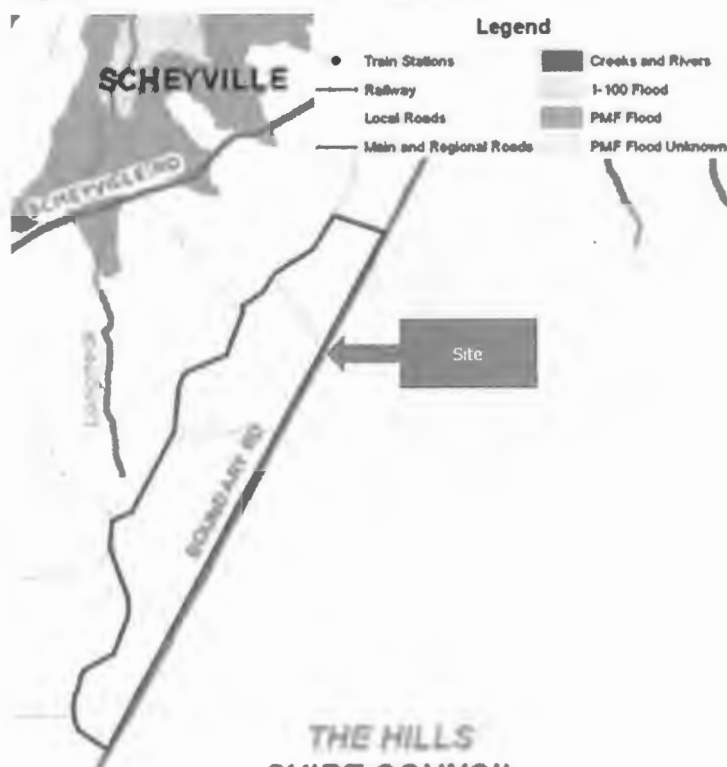


Figure 9: Bush Fire Prone Land



Source: Hawkesbury City Council – Bush Fire Prone Land Map

Figure 10: Hawkesbury Flood Map



Source: Hawkesbury Flood Extent Map North,
https://www.hawkesbury.nsw.gov.au/_data/assets/image/0019/31816/flood-extent-map-north-websm.jpg



B Oakville Study Area

The sites represented by this submission are shown in **Figure 11** below and set out in **Table 6** below.

Figure 11 Oakville Study Area Represented

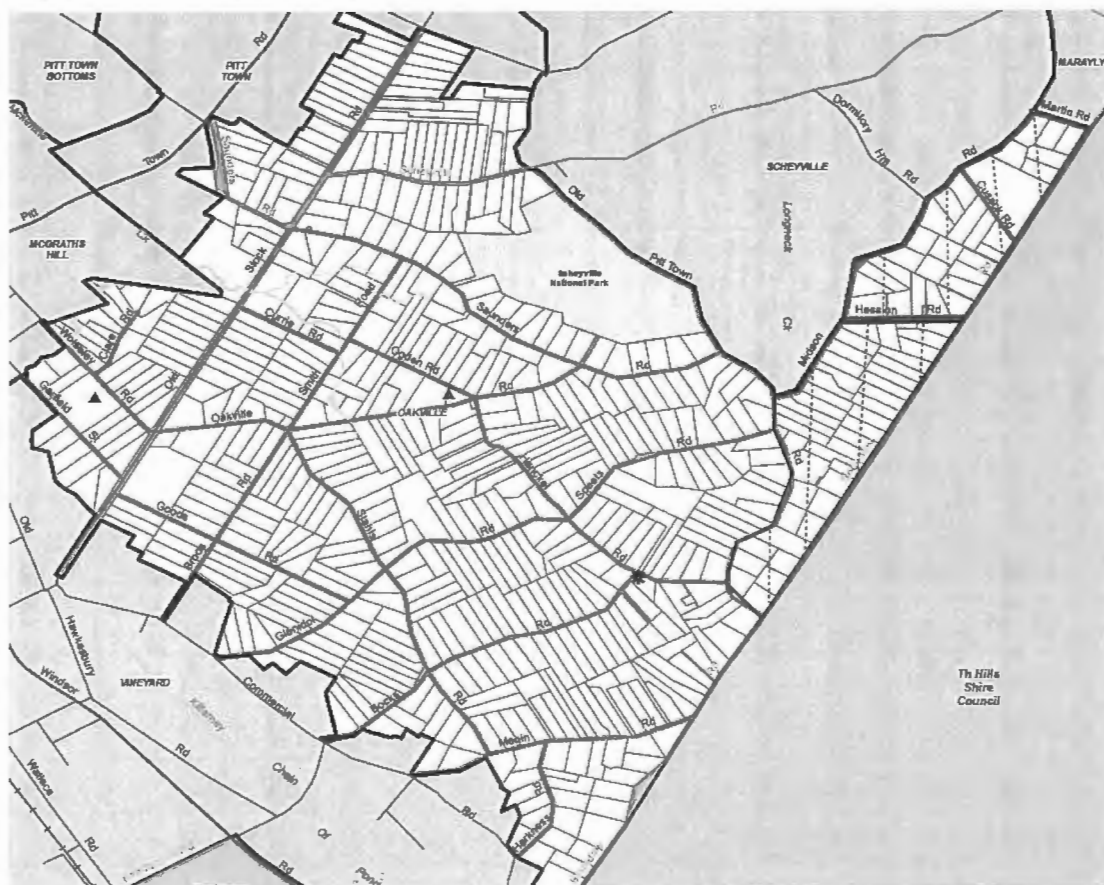


Table 5 Legal Description of Study Area Represented

Address	Lot	DP
2 Martin Road Oakville 2765	4	DP813316
12 Martin Road Oakville 2765	3	DP813316
2 Midson Road Oakville 2765	17	DP777394
8 Midson Road Oakville 2765	18	DP777394
14 Midson Road Oakville 2765	9	DP242361
22 Midson Road Oakville 2765	1	DP813488
30 Midson Road Oakville 2765	2	DP813488
38 Midson Road Oakville 2765	10	DP246915
46 Midson Road Oakville 2765	9	DP246915



Address	Lot	DP
62 Midson Road Oakville 2765	3	DP252643
70 Midson Road Oakville 2765	4	DP235807
82 Midson Road Oakville 2765	3	DP235807
100 Midson Road Oakville 2765	2	DP235807
108 Midson Road Oakville 2765	1	DP235807
130 Midson Road Oakville 2765	1	DP555404
116 Midson Road Oakville 2765	2	DP555404
146 Midson Road Oakville 2765	2	DP227796
166 Midson Road Oakville 2765	11	DP609095
176 Midson Road Oakville 2765	12	DP609095
192 Midson Road Oakville 2765	243	DP752050
208 Midson Road Oakville 2765	1	DP813316
224 Midson Road Oakville 2765	2	DP813316
1 Cusack Road Oakville 2765	2	DP585773
19 Cusack Road Oakville 2765	3	DP598784
27 Cusack Road Oakville 2765	4	DP598784
1 Hession Road Oakville 2765	1	DP587427
8 Hession Road Oakville 2765	131	DP807378
20 Hession Road Oakville 2765	22	DP567020
22 Hession Road Oakville 2765	21	DP567020
25 Hession Road Oakville 2765	3	DP616021
28 Hession Road Oakville 2765	5	DP235807
194 Boundary Road Oakville 2765	132	DP807378
198 Boundary Road Oakville 2765	2	DP808515
200 Boundary Road Oakville 2765	1	DP808515
202 Boundary Road Oakville 2765	3	DP808515
204 Boundary Road Oakville 2765	4	DP808515
206 Boundary Road Oakville 2765	5	DP808515
208 Boundary Road Oakville 2765	1	DP585773
248 Boundary Road Oakville 2765	5	DP813316
240 Boundary Road Oakville 2765	6	DP813316
186 Boundary Road Oakville 2765	2	DP616021



Address	Lot	DP
180 Boundary Road Oakville 2765	7	DP252643
178 Boundary Road Oakville 2765	14	DP246915
174 Boundary Road Oakville 2765	13	DP246915
172 Boundary Road Oakville 2765	12	DP246915
170/170A Boundary Road Oakville 2765	11	DP246915
168 Boundary Road Oakville 2765	4	DP581346
166 Boundary Road Oakville 2765	3	DP581346
164 Boundary Road Oakville 2765	1	DP242361
162 Boundary Road Oakville 2765	2	DP242361
160 Boundary Road Oakville 2765	3	DP242361
158 Boundary Road Oakville 2765	4	DP242361
156 Boundary Road Oakville 2765	1	DP569026
154A Boundary Road Oakville 2765	1	DP877335
154 Boundary Road Oakville 2765	2	DP877335
150 Boundary Road Oakville 2765	12	DP611437
146 Boundary Road Oakville 2765	13	DP611437
142 Boundary Road Oakville 2765	7	DP230940
138 Boundary Road Oakville 2765	6	DP230940
134 Boundary Road Oakville 2765	5	DP230940
745 Old Pitt Town Road Oakville 2765	11	DP1157046
719 Old Pitt Town Road Oakville 2765	1	DP230940
705 Old Pitt Town Road Oakville 2765	2	DP230940
719 Old Pitt Town Road Oakville 2765	3	DP230940
661 Old Pitt Town Road Oakville 2765	1	DP539917
647 Old Pitt Town Road Oakville 2765	11	DP611437
631 Old Pitt Town Road Oakville 2765	1	DP804225
154B Boundary Road Oakville 2765	2	DP789666
621 Old Pitt Town Road Oakville 2765	2	DP804225
607 Old Pitt Town Road Oakville 2765	32	DP584676
607 Old Pitt Town Road Oakville 2765	5	DP242361
599 Old Pitt Town Road Oakville 2765	16	DP777394

House Number	Road	Suburb
124	Bocks Road	Oakville
166	Boundary Road	Oakville
164	Boundary Road	Oakville
146	Boundary Road	Oakville
1	Dunns Road	Maraylya
14	Dunns Road	Maraylya
168	Glenidol Road	Oakville
38	Glenidol Road	Oakville
50	Hankel Road	Oakville
117	Hankel Road	Oakville
55	Hankel Road	Oakville
47	Menin Road	Oakville
2	Midson Road	Oakville
8	Midson Road	Oakville
14	Midson Road	Oakville
22	Midson Road	Oakville
46	Midson Road	Oakville
55	Neich road	Maraylya
29	Neich Road	Maraylya
27	Neich Road	Maraylya
26	Neich Road	Maraylya
23	Neich Road	Maraylya
13	Neich Road	Maraylya
12	Neich Road	Maraylya
676	Old Pitt Town Road	Oakville
706	Old Pitt Town Road	Oakville
736	Old Pitt Town Road	Oakville
684	Old Pitt Town Road	Oakville
636	Old Pitt Town Road	Oakville
614	Old Pitt Town Road	Oakville
705	Old Road	Oakville
270	Old Stock Route Road	Oakville
280	Old Stock Route Road	Oakville
121	Saunders Road	Oakville
131	Saunders Road	Oakville
324	Saunders Road	Oakville
306	Saunders Road	Oakville
314	Saunders Road	Oakville
317	Saunders Road	Oakville
79	Saunders Road	Oakville
12	Scheyville Road	Oakville
24	Scheyville Road	Oakville
468	Scheyville Road	Maraylya
66	Speets Road	Oakville
79	Speets Road	Oakville
105	Stahls Road	Oakville
138	Stahls Road	Oakville
106	Stahls Road	Oakville

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Wednesday, 13 November 2019 5:10 PM
To: [REDACTED]
Subject: Anonymous User completed Submission for Draft Local Strategic Planning Statement

Anonymous User just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

[REDACTED]

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

Richmond Lowlands needs to be allowed to: Operate polo and all equestrian sports Operate farm tourism, such as farmstay and short term accommodation Hold private commercial events, such as weddings Be able to hold public events, such as jazz festival and art exhibitions This will provide many jobs and bring income into the Hawkesbury and leverages the existing infrastructure and assets the district has as represented by the polo clubs in the Richmond Lowlands.

Andrew Kearns

From: [REDACTED]
Sent: Wednesday, 13 November 2019 5:47 PM
To: Hawkesbury City Council
Cc: [REDACTED]
Subject: Hawkesbury Draft LSPS

Importance: High

Submission Hawkesbury LSPS Draft -

By Sue Guymer, Hawkesbury Resident Colo

HAWKESBURY ENVIRONMENT

Planning Priority 12 - The Lack of Hazard Reduction Burning is what has created high risk to life and property in the Hawkesbury, this use to be very well managed. This situation is not climate change, this is a Man Made Created Climate, via EP & A and UNESCO policies being implemented. Which are clearly wrong policies for the Australian Landscape and Bush.

I live adjacent to Comleroy State Forest, of which has NOT been Hazard Reduced since the 2001 wildfires. Much of the Hawkesbury LGA is in the same situation. 20 years of fuel build ups, this is definitely mismanagement, or a lack of management. This situation is a man made inferno situation and NOT climate change. Man (you) via policy have changed the way in how we manage our natural assets, waterways, bushlands, properties, national parks and state forests. I have lived through many droughts, many bushfires in the Hawkesbury LGA for over 50 years to know this, and know what has changed.

Planning Priority 13 - Maintaining NPWS & State Forest Lands in their Natural Conditions is unsafe and hardly protecting the environment including the Koala's. Clearly Evident by the current bushfire emergency situation.

The reduction of Hazard Reduction Burn Offs by 2/3rds, and the allowing of 20 years (*current for Hawkesbury*) of fossil fuel build ups on forest floors is an inferno situation. 100% irresponsible, and total Government Department and Hawkesbury Council mismanagement.

A 5 year Hawkesbury LGA hazard reduction plan (*cold burning plan*), across "all" NPWS and State Forest lands, should be implemented if you wish to ensure the Vitality of our NP & Forests into the future.

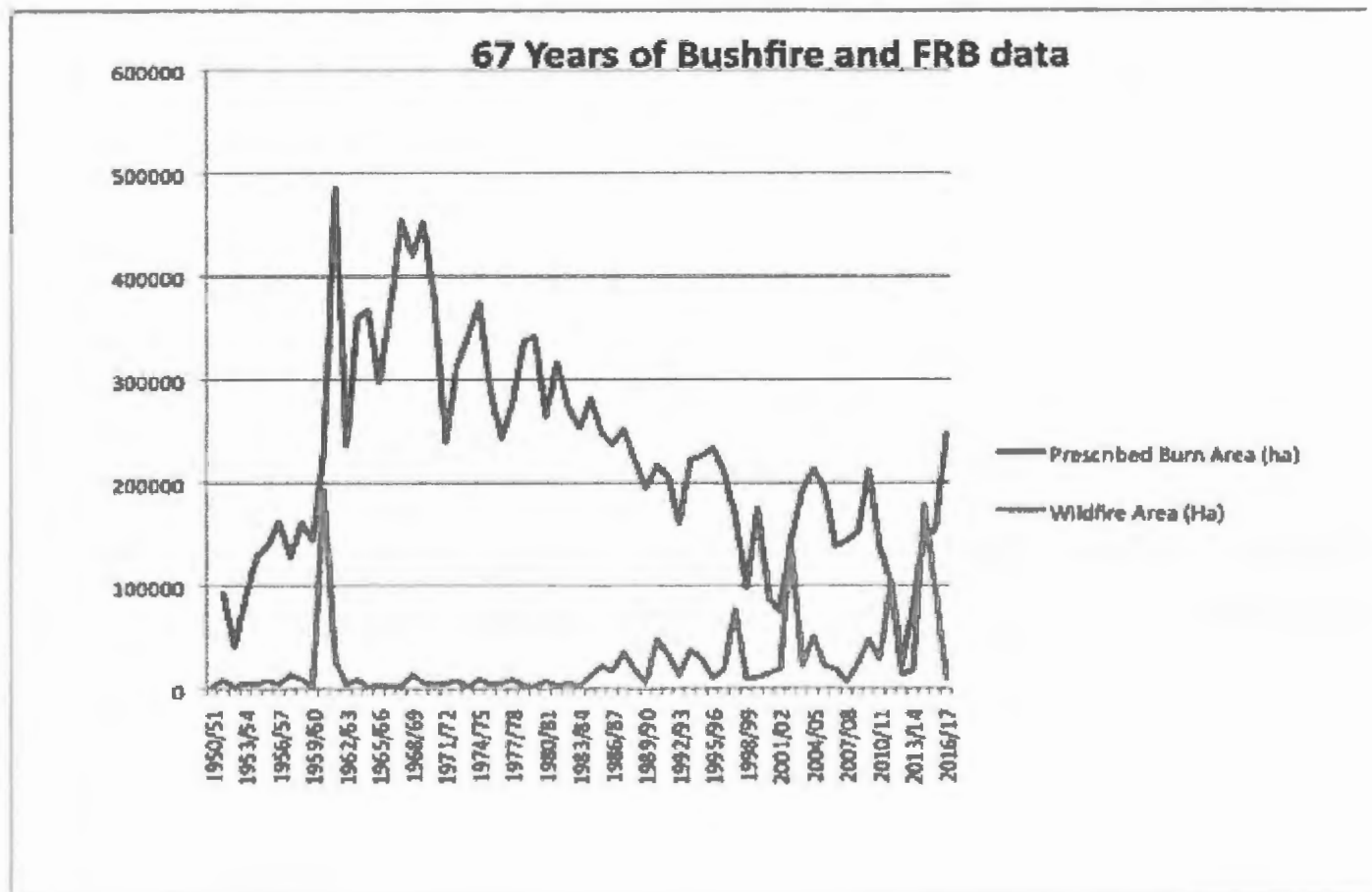
EP & A's current policies, implemented across all Government Land Management & Planning Departments have very clearly failed the NSW people and Hawkesbury community, also the environment, and the Koala's State wide. This is evident by the current NSW bushfire emergency. All of the inferno situations currently across the NSW State is either NPWS or State Forest Lands. I would call this 100% Poor or Wrong Policy being implemented by Government. I would also call it 100% Government mismanagement, all created via EP & A Planning Policies such as this Hawkesbury LSPS Draft.

Planning Priority 14 - Commit to Urgent Action to Respond to Global Climate Emergency.

There is NO Climate Emergency in my mind. How dare Hawkesbury Council and its Staff commit its residents to such a statement and the Greens Ideology of the few currently holding power within Hawkesbury Council . I have

research extensively the climate science. I do not believe one bit that there is a 'Climate Emergency' and do not support this believe or language being used. This language should be removed from this document.

Why are we implementing UNESCO, UN Policies ? This is Foreign Country involvement and interference in our political sphere, and policy making processes. The EU and Europe have a very different Natural Landscape to that of Australia and the Australian Bush. Why would we then implement UNESCO environment management policies and move away from what we all know as Australians to be best practise in how we manage our natural resources. The restoration of Hazard Reduction Burning needs to be restored to that of pre EP & A existence, pre 90's & 80's, clearly evident by FRB data.



Planning Priority 15 - Champion, Educate and Support the Transition to Renewable Energy.

The only thing this document seems to support is Council owned buildings, of which we the people own and not Hawkesbury City Councillors and Staff. The transition of Council Owned buildings is at our expense, upgrading our own homes will also be at our expense.

There are no incentives given by Government or Hawkesbury Council to do this. I know this as fact, I have raised the issue of incentives before at Council Community Consultation meetings. I have lived 'Off the Grid' for 20 years. Full stand alone Solar, no reduction in rates, no incentives for the implementation or use of renewable.

After 20 years of living a total renewable's life I can tell you all first hand, 100% renewables as much as that Sounds Good, but is an unrealistic falsity. I do however encourage anyone to minimise their CO2 impacts and carbon footprint.



13 November 2019
Our Ref: 0217A

General Manager
Hawkesbury City Council
PO Box 146
WINDSOR NSW 2756

Attention: Manager, Strategic Planning

By Email: council@hawkesbury.nsw.gov.au

Dear Sir

Draft Hawkesbury Local Strategic Planning Statement 2040

State Planning Services Pty Limited (**SPS**) has been commissioned by [REDACTED] (**our clients**), owners of the subject site at Lot 2 in Deposited Plan (**DP**) 1015916 No. 112 Horans Lane, Grose Vale (**site**) to provide an independent town planning review of the *Draft Hawkesbury Local Strategic Planning Statement 2040* (**draft statement**).

In summary, SPS requests that Hawkesbury City Council (**Council**) adopt the following amendments to the draft statement:

That:

1. the draft statement include provision to amend the *Hawkesbury Local Environmental Plan 2012* (**HLEP**) as follows:

(a) 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.

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.

(b) to include a minimum lot size of 4ha on the eastern side of the site in order to coincide with the above zoning amendment.

Background

On 24 September 2019, Council at its Ordinary Meeting resolved to publicly exhibit the draft statement in accordance with Division 3.1 of the *Environmental Planning and Assessment Act 1979* (**EPA Act**).

The draft statement informs local statutory plans and development controls and gives effect to the State's Regional and District Plans and applies to all land within the Hawkesbury Local Government Area (**LGA**).



Subject Site

The site is described as Lot 2 DP 1015916 and is an irregular fragmented allotment with a land area of approximately 32.87 hectares (ha) (Figures 1 – 8 inclusive).

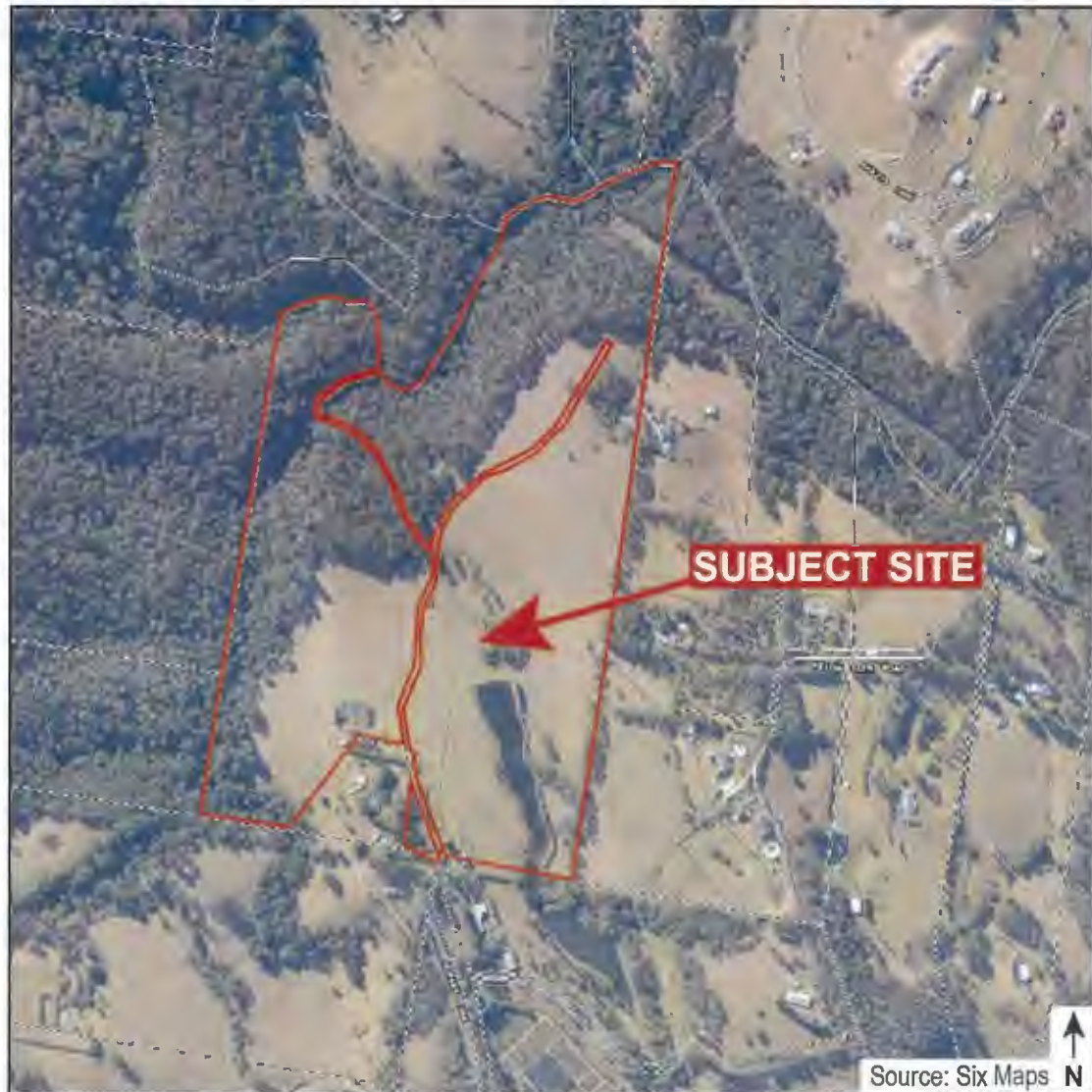


Figure 1 Subject Site

The site is located within the Grose Vale locality which has a rural village feel and boasts picturesque views of the valleys, pastoral lands and Blue Mountains and is in a state of transition from supporting traditional agricultural pursuits to the growth and popularity of lifestyle living.

Kurrajong Village is located within close proximity to the site where a range of services are offered. Infrastructure servicing the area includes electricity and paved roads which are able to support rural residential development.



Figure 2 Subject Site

This site does not have any significant site constraints that prevent rural-residential opportunities and the land is not deemed to be suitable for cultivation by the NSW Department of Primary Industries.



Figure 3 Locality Plan

The site is accessible from Horans Lane and Little Wheeny Creek traverses the western portion of the site. The site has an average slope of 0% to 20% and is generally cleared with the exception of vegetation adjoining Little Wheeny Creek.

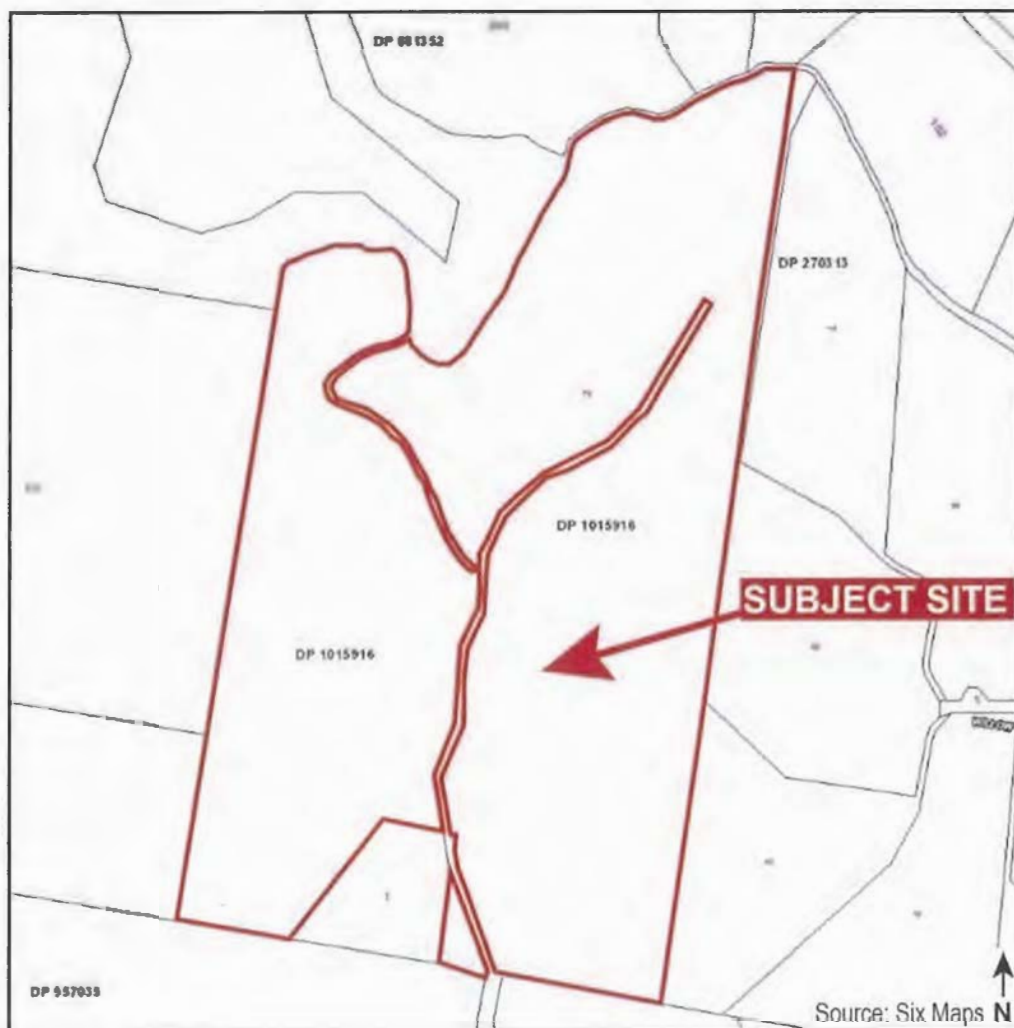


Figure 4 Cadastral Plan

The land capability is presently constrained. The site is not considered prime agricultural land and although it does support grazing, it is unsuitable for cultivation. As a result of these constraints, carrying capacity is low and intensive agriculture is not suitable.

The visual aesthetics of the site to the west and north western portion are described as foothills with scattered native and exotic trees. The heavily wooded escarpment walls and crest provide a bushland backdrop with gorges and water formations.

There is no significant difference between the topography and levels of vegetation cover with that of the neighbouring land within the RU4 Primary Production Small Lots zone.



Figure 5 Boundary between the Site and adjoining RU4 Primary Production Small Lots Zone



Figure 6 View to the North of the Site



Figure 7 View to the South West of the Site



Figure 8 Topographic Map of the Site

Hawkesbury Local Environmental Plan 2012

The site is currently located in the E4 Environmental Living zone under HLEP and has a 40ha minimum lot size.

The objectives of the E4 Environmental Living zone under HLEP are:

- *To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.*
- *To ensure that residential development does not have an adverse effect on those values.*
- *To restrict development on land that is inappropriate for development because of its physical characteristics or bushfire risk.*
- *To ensure that land uses are compatible with existing infrastructure, services and facilities and with the environmental capabilities of the land.*
- *To encourage existing sustainable agricultural activities.*
- *To ensure that development does not create or contribute to rural land use conflicts.*
- *To promote the conservation and enhancement of local native vegetation, including the habitat of threatened species, populations and ecological communities by encouraging development to occur in areas already cleared of vegetation.*
- *To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.*

It is proposed that an eastern portion of the site that is cleared of vegetation with an undulating topography be rezoned to an RU4 Primary Production Small Lots zone under HLEP with a minimum lot size of 4ha (**Figures 9 and 10**).

The objectives of the RU4 Primary Production Small Lots zone under HLEP are:

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.*

These proposed amendments to the draft statement and HLEP reflect planning controls that would assist with the efficient and effective implementation of 'A Metropolis of Three Cities – The Greater Sydney Region Plan', the NSW Government's vision for Sydney's future.

Hawkesbury LGA is a unique place to live in the Greater Sydney Region. Its high value natural environment and strong cultural heritage support communities and settlements that are diverse and rich in character. The LGA's productive agricultural lands and river systems provide a highly scenic setting for urban and semi-rural lifestyles.

To the east of the site the land is zoned RU4 Primary Production Small Lots under HLEP. These areas have the same topography and vegetation cover to the site and have a minimum lot size of 4ha. The RU4 Primary Production Small Lots zone under HLEP allows rural residential subdivision. It is considered that there is potential for a well-designed rural residential subdivision on the eastern portion of the site.

Proposed Zoning

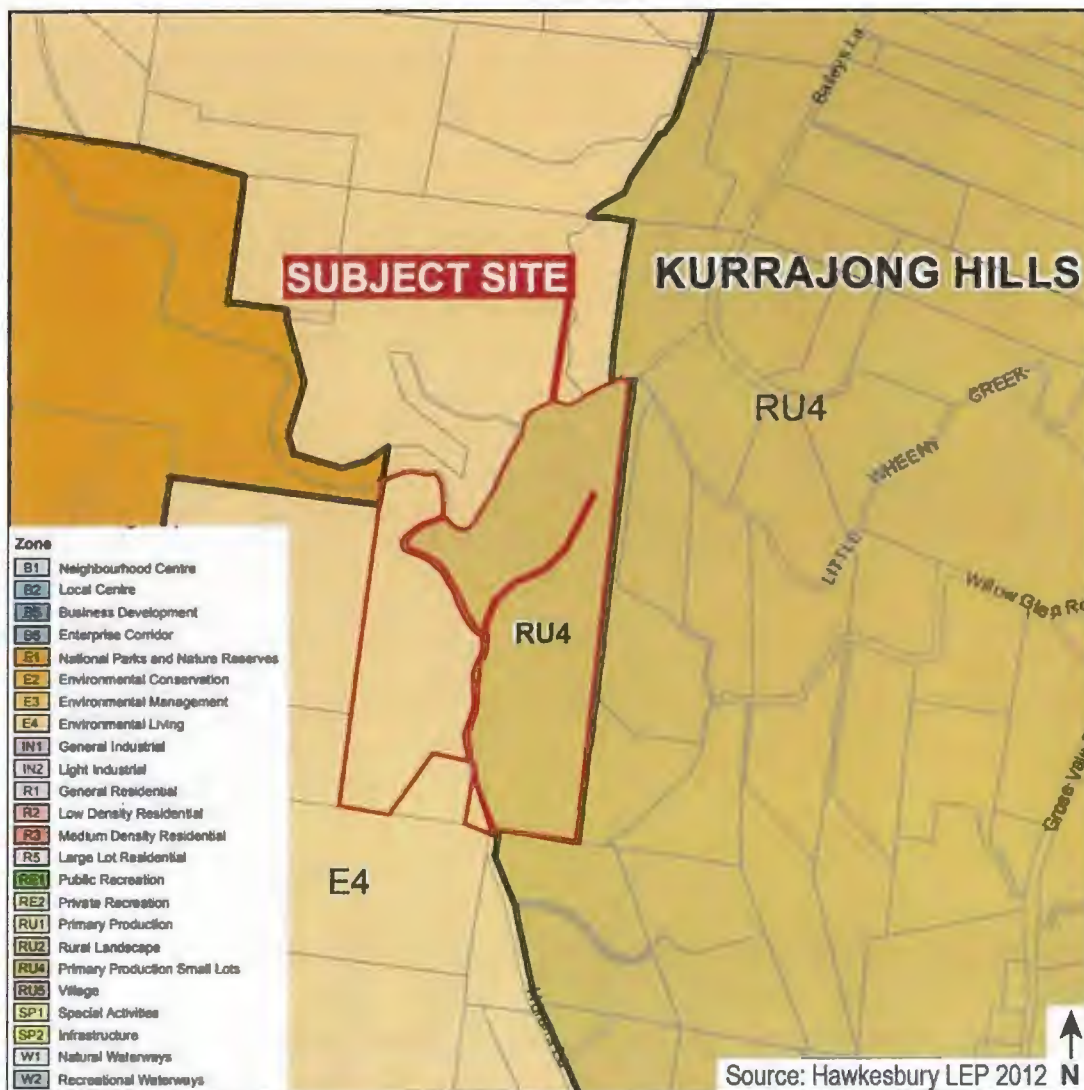


Figure 9 - Proposed RU4 Primary Production Small Lots Zone under HLEP

The proposed zoning of the eastern portion of the site provides a contiguous RU4 Primary Production Small Lots zone involving land that was previously zoned E4 Environmental Living and categorised as part of the adjoining foothills that are located further to the west.

The existing arbitrary zone boundary that extends along the eastern property fence line rather than following the topography of the land is inferior to the above proposal.

Little Wheeny Creek is a natural watercourse running through the site to the north western foothills and there are topographical constraints to the north west of the site including tree covered foothills. This land is proposed to be protected within the E4 Environmental Living zone for its scenic quality and contribution to a rural atmosphere.

Proposed Minimum Lot Size

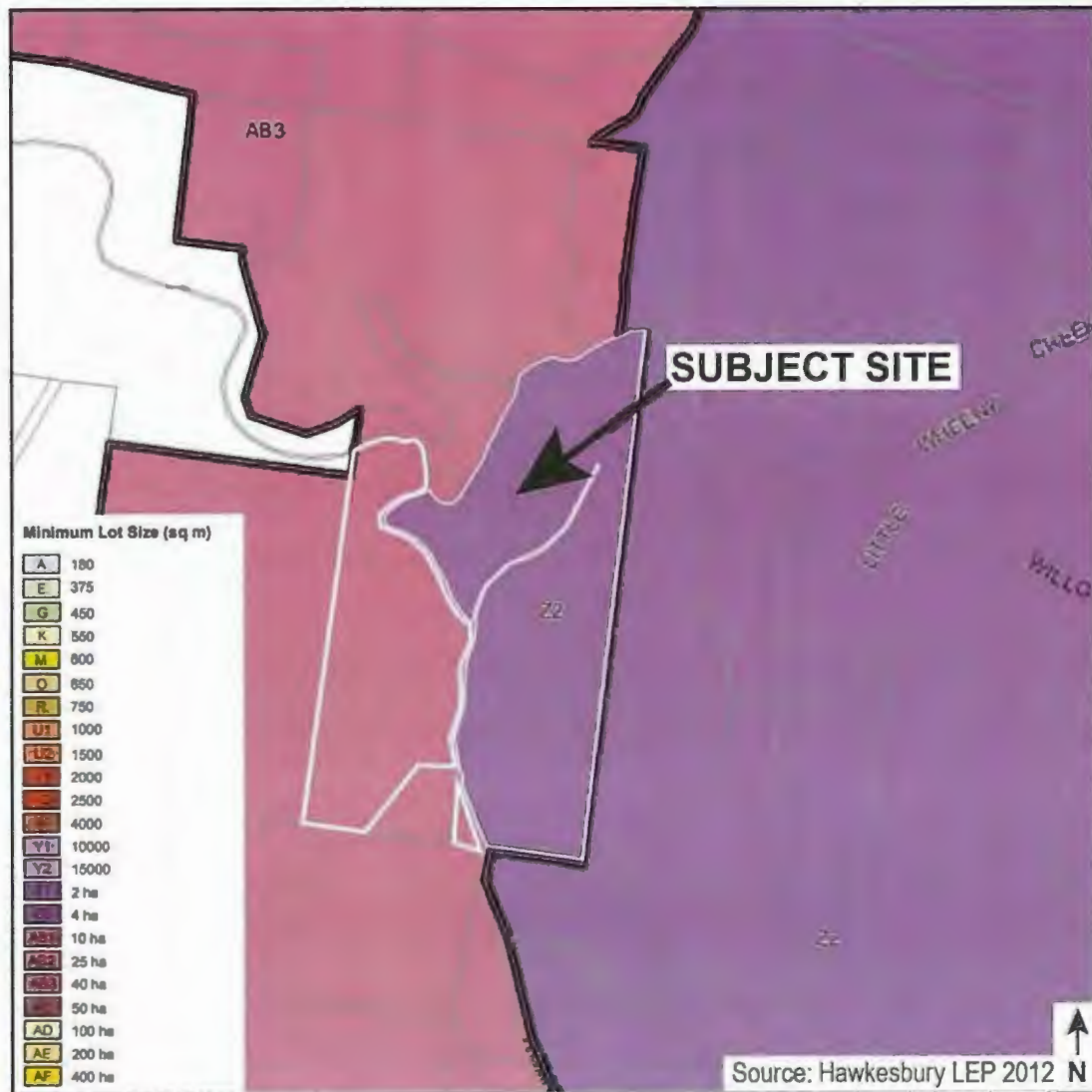


Figure 10 - Proposed Minimum 4ha Lot Size under HLEP

SPS recognises that the population of the Hawkesbury LGA is growing and a clear planning strategy is needed to accommodate this growth. It is noted that the site is within the draft *Kurmond-Kurrajong Investigation Area Structure Plan 2019* that looks at (among other things) whether subdivision complies with current standards.

This planning strategy must balance the need for growth with:

- The significant physical environmental constraints such as heritage, flooding and bushfires prone land;
- The importance of the character of the rural village;
- The need to protect productive agricultural land for its purpose; and
- The needs to promote healthy, liveable urban environments.

There is a potential for a rural lifestyle development at the site as there is no appreciable difference in visual or environmental quality between the land zoned RU4 Primary Production Small Lots and E4 Environmental Living. Therefore, subdivision opportunities are likely to have minimal impact.

An RU4 Primary Production Small Lots zone is recommended on the site in order to permit uses including, but not limited to *'Bed and breakfast accommodation; Home occupations; Dual occupancies (attached); Dwelling houses; Farm buildings; Rural workers' dwellings; Tourist and visitor accommodation'* with consent under HLEP.

This type of zone would allow development that is consistent with other development located adjacent to the eastern boundary of the site.

Local Strategic Planning Statement

A Local Strategic Planning Statement is a requirement in accordance with section 3.9 of the EPA Act. It is a unifying document which draws together the state, regional, district and local strategies. The Local Strategic Planning Statement plays a pivotal role in the strategic planning system and bridges the spatial gaps. It gives legal effect to local actions contained in the Region Plan – *'A Metropolis of Three Cities'* and District Plan – *'The Western City District Plan'*.

The Local Strategic Planning Statement will inform any changes required to Council's land use planning framework including HLEP. The Hawkesbury LGA's demography is comprised of people from different backgrounds and a range of age structures. Communities will continue to work together to shape and enjoy its future and to respect and nurture its wild and untamed beauty.

The Hawkesbury LGA hosts more people aged between 45-69 years compared to the Greater Sydney Region and has a greater number of over 85 year age groups. Between 2016 and 2036, there is expected to be a shift away from 'couples with children' to other household types in particular to 'lone person' households. This shift is mostly reflective of an ageing population.

A planning priority for the Hawkesbury LGA is to provide a diversity of housing types including affordable and social housing to meet the needs of the changing demography. The site is considered suitable for this housing typology.

A transitional zoning both in terms of zoning/permmissibility and also development standards, such as minimum lot size is considered a better planning outcome to maximise the site potential as well as align with Council's housing strategy. The concept of a transition between RU4 Primary Production Small Lots zone and E4 Environmental Living zone has not been consistently applied to the locality and this is particularly evident to the north of Bells Line of Road.

In any event, the existing E4 Environmental Living zone on the site does not achieve the objects contained within section 1.3 of the EPA Act with respect to economic and orderly development.

A minimum lot size of 4ha would enable development of the above proposed land uses. Sensitive architectural design could also be incorporated to ensure that future development on the site does not create any significant adverse environmental impact upon the site or adjoining development.

An RU4 Primary Production Small Lots zone on the site with a minimum lot size of 4ha would contribute towards meeting the growing demand associated with the precinct's anticipated housing strategy and HLEP to support the 9,400 new jobs that will be aligned with this growth.

Key issues of the draft statement address opportunities and constraints for the future of the LGA including, but not limited to, increased housing provision to meet and maintain targets of the strategic framework and expected area growth consistent with the *Architectus Housing Strategy*.

The draft statement also seeks to protect and maintain areas of significance – including both agricultural and rural lands, areas worthy of environmental protection and built and natural heritage.

The proposed RU4 Primary Production Small Lots zone under HLEP is a suitable option for the eastern portion of the site and will allow for economic and orderly development of the land to be achieved.

Rural residential land use zones are protected in the draft statement. This submission seeks to provide more RU4 Primary Production Small Lots zoned land under HLEP which provides an opportunity for a visual improvement on the site in the form of planting more trees and vegetation – which in turn improves the amenity of the area.

The proposal aligns with the objectives of the draft statement as it will provide a more diverse choice of housing and maintain people within the Hawkesbury region. The proposal will also attract people to invest in the region and improve employment and educational opportunities.

The existing zone boundary is an arbitrary line running along a fence line and a slight adjustment to move the zone boundary line to the west along the ridge will have no discernible environmental impacts.

The current minimum lot size of 40ha is proposed to be reduced to 4ha to allow for rural residential subdivision opportunities. The proposal will create minimal impact as it involves predominantly cleared land similar to surrounding land to the east. Development of the land is reasonable given its proximity to the Kurrajong village. As there is unlikely to be any adverse environmental impact, the proposal is able to be supported in the public interest.

In summary, SPS has identified that an opportunity exists for more appropriate development standards to apply to a portion of the site under HLEP in order to achieve the housing targets and capitalise on the rural lifestyle opportunity presented. This is consistent with the draft statement Implementation Plan which outlines 15 Planning Priorities for Infrastructure, Community, Productivity and Sustainability.

The draft statement has been prepared with the consideration of *The Hawkesbury Community Strategic Plan 2017-2036* which identified through community engagement, the aspirations of the community in order to support its future planning LGA.

The following key issues were:

1. Local history and heritage – buildings and features;
2. Cleanliness of public spaces;
3. Elements of natural environment (views and vistas);
4. Overall visual character of the area; and
5. Vegetation and natural elements (street trees, planting, water etc.)

A planning priority for the Hawkesbury LGA is to provide a diversity of housing types (including affordable and social housing) to meet the needs of the changing demography. However, a matter of consideration in the 2016 Census Dwelling Structure data is that the majority of residents live in detached houses. This clearly indicates that the LGA lacks diversity in housing types to accommodate the changing household structures and needs of the community.

The proposed rezoning of the site addresses:

Community

Planning Priority 4

- *Provide a diversity of housing types to meet the needs of the changing demography* Planning Priority 6
- *Provide rural housing with great deliberation and consideration of land use conflicts in appropriate locations*

Sustainability

Planning Priority 13

- *Protect areas of high environmental value and significance.*

The draft statement vision states: 'The Hawkesbury LGA will continue to be an attractive alternative lifestyle option to inner city living' (page 23). 'Planning for future residential uses in the Hawkesbury LGA needs to consider how the LGA itself and the wider district and region is

expected to grow and change over the next few decades. This requires Council to work within the strategic planning direction set by the NSW Government and the Greater Sydney Commission...’ (page 24).

The Greater Sydney Region Plan forecasts that the Western City District population is expected to be 1.1 million people by 2036. This equates to a need for 185,000 new homes. The Western City District Plan sets a five-year housing target for the LGA of 1,150 new homes by 2021. Hawkesbury has a relatively small, but growing population of 66,623 persons to 85,050 (1.4% increase) by 2036.

The existing zones and planned residential developments indicate that HLEP has the capacity to meet and exceed the 0-5 year dwelling target by delivering approximately 4,480 dwellings. Council’s 20-year housing target based on population projections is a planning priority for the LGA to provide a diversity of housing types to meet the needs of the changing demography.

Furthermore, Council is undertaking a Rural Lands Strategy to identify the future of agricultural enterprises and rural residential development. Planning for future residential uses in the LGA needs to consider how the LGA itself and the wider district and region is expected to grow and change over the next few decades.

Infrastructure

The locality is serviced by Grose Vale Road which is a collector road. The existing road infrastructure is adequate for subdivision. Existing surrounding development within the RU4 Primary Production Small Lots zone collect rainwater and dispose of effluent on-site via either absorption trenches or aerated waste water irrigation.

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

The State Government through key priorities identified in the *NSW Long Term Transport Master Plan*, the *Region and District Plan* and *Future Transport 2056* has committed to protecting land for future transport infrastructure that will offer different travel and transport options to meet future demands.

This infrastructure will integrate with the arterial road network and existing and planned rail networks and connect with local roads and other transport services such as bus networks and walking and cycling networks.

Development of required infrastructure within housing precincts will not be achieved without being supported by relevant funding. Council is able to factor in the required infrastructure delivery within its Delivery Program and Operational Plan.

The viability of a housing precinct is dependent upon the developers within the precinct to develop it unencumbered by the risk of land ownership fragmentation and sensitive land uses adjoining RU4 Primary Production zoned lands. Any subsequent subdivision of the site is able to be assessed pursuant to s.4.15 of the EPA Act in terms of its suitability in this regard.

Legislative Framework

Clause 3.9 of the EPA Act establishes the requirement for councils to prepare a Local Strategic Planning Statement and review the statement at least every 7 years.

The Local Strategic Planning Statement must include:

- The basis for strategic planning in the area having regard to economic, social and environmental matters;
- The planning priorities consistent with any other strategic plan (Greater Sydney Region Plan, Central City District Plan and Community Strategic Plan);
- The actions for achieving the planning priorities; and
- The basis on which Council is to monitor and report on the implementation.

Councils are required to have the new local strategic planning statements exhibited before 1 July 2019.

Where funding has been provided under the Accelerated LEP Review Program, amendments to an LEP are required to be finalised for submission to the Department of Planning, Industry and Environment (DPIE) by no later than 30 June 2020.

Strategic Framework

The Greater Sydney Region Plan has been prepared by the Greater Sydney Commission and sets out the vision for Sydney to 2056. The planning for Greater Sydney is built upon a vision of *A Metropolis of Three Cities – The Greater Sydney Region Plan* where most residents live within 30 minutes of jobs, education, health facilities, services and great places. It seeks to rebalance opportunities and deliver economic and social benefits more equitably across the metropolitan area.

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters; working to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning.

The draft statement links the Regional and District Plans to Council's Community Strategic Plan (CSP) to guide how we will use our land to achieve the community's broader goals.

The draft statement aligns with the *Hawkesbury Community Strategic Plan 2017-2036* to guide and develop planning priorities to achieve the Hawkesbury community's broader goals. Both the draft statement and implementation plan sets out planning priorities and corresponding actions to be delivered over the next 5 years that will provide for housing, jobs, parks and services for our growing population.

There are 15 Planning Priorities. Relevant to this submission is Planning Priority 4 - Provide a diversity of housing types to meet the needs of the changing demography; and Planning Priority 6 - Provide rural housing with great deliberation and consideration of land use conflicts in appropriate locations.

It is noted that Council is exploring the possibilities for medium density housing provision through zonings and amending the HLEP provisions and development controls where appropriate (constraint free areas) to make provision for affordable housing.

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

- Greater Sydney in the Greater Sydney Region Plan - a Metropolis of 3 Cities including the Western Park Land City;
- The Western City District, of which the Hawkesbury is a part of - Council needs to develop detailed housing and employment strategies.

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

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

This submission outlines why the site is able to support higher density residential development commensurate with an RU4 Primary Production Small Lots zone with 4ha minimum lot size controls that would be consistent with the metropolitan strategy - the NSW Government's vision for Sydney's future.

Consistency with Overarching Strategic Plans

A Metropolis of Three Cities – The Greater Sydney Region Plan

Sydney's metropolitan strategy 'A Metropolis of Three Cities – The Greater Sydney Region Plan' (**strategy**) is the NSW Government's plan for the future of the Sydney metropolitan area over the next 20 years. It is noted that the strategy provides key directions and actions to guide Sydney's productivity, environmental management, sustainability and liveability – including the delivery of housing, employment, infrastructure and open space.

The proposal to rezone part of the site and adopt a smaller minimum lot size is not inconsistent with the strategy which promotes accessibility to transport, employment and housing choice.

The recommended RU4 Primary Production Small Lots zoning on the site is consistent with planning principles contained within the strategy as it is noted that accelerating urban renewal across Sydney at train stations and providing homes closer to jobs is an example of one of the steps that is being taken in order to deliver the strategy.

The RU4 Primary Production Small Lots zone housing typology provides for rural residential homes in line with the subregional strategy.

It provides housing choice for a variety of households and an accessible housing format for the ageing population. Additional RU4 Primary Production Small Lots zone land is considered to be an effective balance given that whilst much of the land within the investigation area has been previously considered suitable for agriculture, it is considered that the large scale agriculture is no longer economically or environmentally sustainable.

The area is characterised by rolling hills with vegetation corridors along the creek lines in the northern/western section.

The Housing Strategy has mapped and examined naturally occurring development constraints such bushfires and flooding. Capacity is assumed to largely lie within existing developed centres in the south eastern portion of the LGA. The purpose of this work was to identify locations with potential to accommodate additional housing growth

It is important to maintain a long-term supply of residential zoned land, including land that is zoned with services to allow the market to respond to increases in demand while avoiding supply constrained price increases. Sources of increased residential land supply that are under investigation include large lot rural residential, pursuant to the outcome of Council's investigation.

The strategy focused on achieving sustainability in housing/density and boosting housing to assist in meeting the above objective. This strategy identified that housing affordability, types and sustainability should be considered in future planning.

This site would provide the opportunity to rural residential lots for a range of housing types to achieve a balance with surrounding formats.

The recommended RU4 Primary Production Small Lots zone and minimum lot size of 4ha is consistent with this strategic direction.

Section 9.1 Directions by the Minister

Section 9.1 (formerly Section 117) of the EPA Act pertains to directions by the Minister and the following directions are relevant in the consideration of amendments to the zoning of the site:

Direction 1.2 Rural Zones

The objective of this direction is to protect the agricultural production value of rural land.

This direction applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).

The site is zoned E4 Environmental Living, the surrounding land to the north east, east and south east is located within the RU4 Primary Production Small Lots zone with a corresponding 4ha lot size.

The Objectives of the zone

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that development occurs in a way that does not have a significant adverse effect on water catchments, including surface and groundwater quality and flows, land surface conditions and important ecosystems such as waterways.*

This direction requires that land is not to be rezoned from a rural zone to a residential, business, industrial, village or tourist zone. This submission will maintain the protection of agricultural land by amending the site to a rural zoning i.e. E4 Environmental Living to RU4 Primary Production Small Lots under HLEP. This would allow for small rural residential lifestyle opportunities.

Direction 1.5 Rural Lands

The objectives of this direction are:

- (a) *protect the agricultural production value of rural land,*
- (b) *facilitate the orderly and economic use and development of rural lands for rural and related purposes,*
- (c) *assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,*
- (d) *minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,*
- (e) *encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land*
- (f) *support the delivery of the actions outlined in the New South Wales Right to Farm Policy.*

The proposal is not inconsistent with the rural lands direction. The proposal seeks to maintain rural land albeit with a modified zone. This will promote opportunities for a more orderly and economic use of the land without compromising the environmental values. In addition, the proposal provides consideration of the natural and physical constraints of the site and will allow the development of housing that is consistent with the Housing Strategy.

Direction 3.1 Residential Zones

The objectives of this direction are:

- (a) *to encourage a variety and choice of housing types to provide for existing and future housing needs,*
- (b) *to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- (c) *to minimise the impact of residential development on the environment and resource lands.*

The proposal is for a low density rural residential zone. This will allow for a housing format to cater for a wide variety of family and household sizes and typologies. The RU4 Primary Production Small Lots zone at the site will provide the opportunity for more housing which is consistent with the draft statement and to cater for single and couple households with children as well as ageing households. This also allows for different affordability levels.

An RU4 Primary Production Small Lots zone on the site would make efficient use of the opportunity to utilise the land more effectively as presently it is not suitable for its current E4 Environmental Living zone.

Using land more efficiently reduces the pressure on environmental and resource lands. The site is appropriately serviced and the proposed amendment does not reduce the residential density of the land, consistent with this direction.

The existing local infrastructure is adequate to cater for the small increase in population from additional rural residential lifestyle opportunities. The existing Kurrajong Village, where a range of services are offered, is in close proximity to the area. Development would be sustainable and self-contained in terms of rain water collection and effluent disposal.

Direction 4.3 Flood Prone Land

The objectives of this direction are:

- (a) *to 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) *to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.*

A specialist consultant report would be required to ensure this direction is adhered to, but it is noted that much of the site is elevated and above the 1 in 100-year average recurrence interval (ARI) storm event.

Direction 4.4 Planning for Bushfire Protection

The objectives of this direction are:

- (a) *to 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) *to encourage sound management of bush fire prone areas.*

A specialist consultant report would be required to ensure this Direction is adhered to, but it is noted that much of the eastern portion of the site is cleared grazing land.

Direction 7.1 Implementation of A Plan for Growing Sydney

The objective of this direction is to give legal effect to the planning principles, directions, and priorities for subregions, strategic centres and transport gateways contained in *A Metropolis of Three Cities – The Greater Sydney Region Plan*.

As detailed in this submission, the proposed inclusion of the site in an RU4 Primary Production Small Lots zone will deliver on the strategic objectives of the plan. The amended zone boundary forms a logical contiguous opportunity in relationship with the adjacent sites which are zoned RU4 Primary Production Small Lots under HLEP.

SPS considers that the site is compatible for the same development options. This request recommends that the draft statement be amended to include the site as RU4 Primary Production Small Lots zone in line with the adjoining land to the east with a minimum lot size of 4ha.

Furthermore, specific development controls can be developed to maintain application of housing suitable for the rural residential typology.

Conclusion

SPS has been commissioned by Mr Peter Young and Mr John Mahaffy, owners of No. 112 Horans Lane, Grose Vale to provide an independent town planning review of the *Draft Hawkesbury Local Strategic Planning Statement 2040*.

A significant opportunity exists for more appropriate environmental planning controls to apply to the site under HLEP as recommended and justified herein. Consequently, SPS requests that Council adopt the following amendments to the draft statement:

That:

1. the draft statement include provision to amend HLEP as follows:

- (a) to include an RU4 Primary Production Small Lots zone on the eastern portion of the site that is currently within the E4 Environmental Living zone.

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.

- (b) to include a minimum lot size of 4ha on the eastern side of the site in order to coincide with the above zoning amendment and permit appropriate subdivision.

It would appear that one purpose of the E4 Environmental Living zone under HLEP in this locality is to protect the foothills of the Blue Mountain escarpments in relation to the protection of the scenic rural atmosphere.

However, the current subdivision lot size is not considered reasonable and precludes smaller lots from being provided within close proximity to the local Kurrajong Village - allowing for rural living which in turn boosts the local economy. A 4ha subdivision lot size will not impact upon the visual character of the area and will allow for an increase in housing availability which is a key target of the draft statement.

This submission to Council has been prepared outlining potential scope for a change in the existing site zoning and minimum lot size. A slight adjustment to what is considered an arbitrary zone boundary line running along the eastern property fence line rather than aligning with the topography of the site is likely to yield an improved outcome.

Our clients would be happy to provide supporting documentation in which to address the environmental constraints of the site in order to assist Council with giving effect to this request.

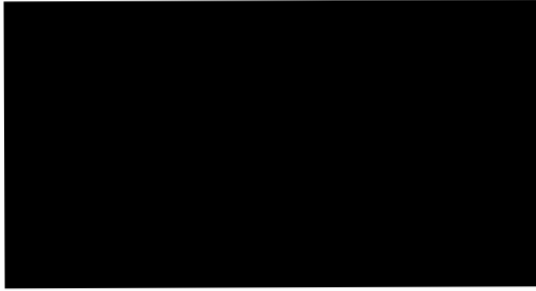
The site is able to support residential development commensurate with an RU4 Primary Production Small Lots zone with a 4ha minimum lot size that would be consistent with 'A Metropolis of Three Cities – The Greater Sydney Region Plan', the NSW Government's vision for Sydney's future.

We look forward to an opportunity to work with Council in order to give effect to the above improved planning outcome that is recommended for this site. Please keep our office informed of progress, so that our clients can provide further representation if required.

Should you require clarification or wish to discuss this request, please contact the writer.

Yours sincerely,

STATE PLANNING SERVICES PTY LIMITED



Andrew Kearns

From: [REDACTED]
Sent: Wednesday, 13 November 2019 5:00 PM
To: Hawkesbury City Council
Cc: Natalie @ NRI
Subject: Planning Submission - Rezoning Request - LSPS 181 Mulgrave Road Mulgrave
Attachments: Planning Submission Hawkesbury LSPS_181 Mulgrave Road_Mulgrave_13 November 2019.pdf; Annexure_Planning Submission_Photographs 181 Mulgrave Road Mulgrave.pdf; 181 Mulgrave Road Mulgrave Bushfire Brief.pdf

Dear Strategic Planning Staff.

Attached is a submission prepared on behalf of the owners of the subject property.

We seek consideration as to the rezoning of the subject property for employment purposes. This request aligns with the SGS Employment Lands Study and relevant local and metropolitan planning objectives which are discussed within this assessment.

Thank you for your consideration and we look forward to more information.

Regards, Natalie

[REDACTED]

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13 November 2019

The General Manager
Hawkesbury City Council
Attention: Strategic Planning Staff

Dear Strategic Planning Staff,

Draft Hawkesbury Strategic Planning Statement 2040 - Planning Review

Site: 181 Mulgrave Road, Mulgrave (Lot 187/DP752061, Lot 191/DP752061, Lot 189/DP752061, Lot 192/DP752061, Lot 190/DP752061, Lot 194/DP752061 ('the site'))
Submission Requesting to Allocate Land and Contribute Land as Employment Lands

Introduction

This submission has been prepared for the owners of the abovementioned properties (also identified with a star in the following map extract) and is based on a review of the site and area, the *Draft Hawkesbury Local Strategic Planning Statement*, the *Western City District Plan*, *A Plan for Growing Sydney* and the *Hawkesbury Employment Lands Strategy* of 2008 (SGS).

We request the rezoning of the site from RU1 (Primary Production) to an industrial or business zoning. This would allow the development of this large, relatively unconstrained, strategically planned landholding to support the community. To use well connected land in a sustainable way. This assessment details how this would accord with the relevant strategic planning documents.

The subject land has been earmarked for inclusion as an extension of the existing industrial area within the *SGS Employment Lands Strategy*. The site is within an established business/industrial precinct in Mulgrave. It is not unduly constrained by environmental issues such as flooding, bushfire or biodiversity and is considered suitable for rezoning to assist with creating the '30 minute'/well connected city, providing an opportunity to grow the local economy and promote local employment for a growing population. This would meet the aims of rebalancing the city and increasing jobs close to home for the Hawkesbury.

This proposal is considered to focus economic development in the right locations, to build on the advantages provided in the area in terms of existing development, natural features and location close to roads and transport.

As detailed within this submission, the proposal to rezone this land is consistent with the directions for 'Productivity' in the *Western City District Plan* which includes jobs in the right locations, creating a well-connected city, increasing the range and diversity of skills and increasing economic diversity. The plans aim to utilise/develop land to maximise on land use/transport integration and to use these key areas to build internationally competitive

industry sectors. Particularly given the airport, housing and transport infrastructure investments underway.

The use of this appropriate and central land (around existing/already planned employment areas) will assist in protecting scenic, constrained and rural/productive areas, to maintain the character and sustainability of the Hawkesbury.

In summary, the merits of the proposed zoning change include:

- This proposal is consistent with the intention of this land to be considered for 'employment lands' promoted by the SGS Economics and Planning strategic report, *Hawkesbury Employment Lands Strategy 2008*. Rezoning meets the recommendations of the *SGS Employment Lands Strategy* which suggested the further expansion of the Mulgrave Industrial Area, with reference to the subject site.
- The site is located within an area zoned for industrial/employment services. This area is well serviced by transport and is located near Windsor Town Centre and surrounding residential areas, as well as transport and road networks and the growing North West Growth area.
- The proposal is considered consistent with the North West growth plans to expand and develop McGraths Hill and Vineyard.
- The proposal is considered reasonable given that the site has not been used historically for productive agricultural uses.
- The site is level, cleared and is not unduly constrained in terms of space or natural features.
- Given the direct interface with industrial uses and the site characteristics, the site is not considered particularly suitable for agricultural purposes.
- The proposal will provide more opportunities for working close to home in line with local and metropolitan planning objectives (potential 30 minutes home to work travel time). It would allow the opportunity for additional residents to work near home, to reduce commuting times, volumes and fuel inefficiencies which result from private transport and long commute distances to other larger employment areas.
- The proposal represents the efficient use of available land, sustainable development and has the effect of relieving land pressure in outer areas, in keeping with local and metropolitan land development objectives.
- Rezoning as part of the LEP review would accord with the above strategic work and also promote sustainable expansion of business/industrial uses on the site in accordance with state and local employment growth strategies, creating business and potentially diverse employment options close to home, in line with state planning aims.
- Additional businesses could be attracted and a range of industry types within this accessible area.
- The proposal is considered to enable a reasonable and compatible balance of uses, in line with Council and metropolitan objectives of expanding economic and employment activities.
- The proposed zoning would allow a logical extension of attractive and viable employment lands area. The land is not actively used for agriculture. The site is not environmentally or physically constrained, is accessible and is suitable for use as employment land. The land is topographically suitable and undulates to the west which provides a buffer towards the adjoining rural lands. The existing road provides good access for an industrial use. The land can support the development.

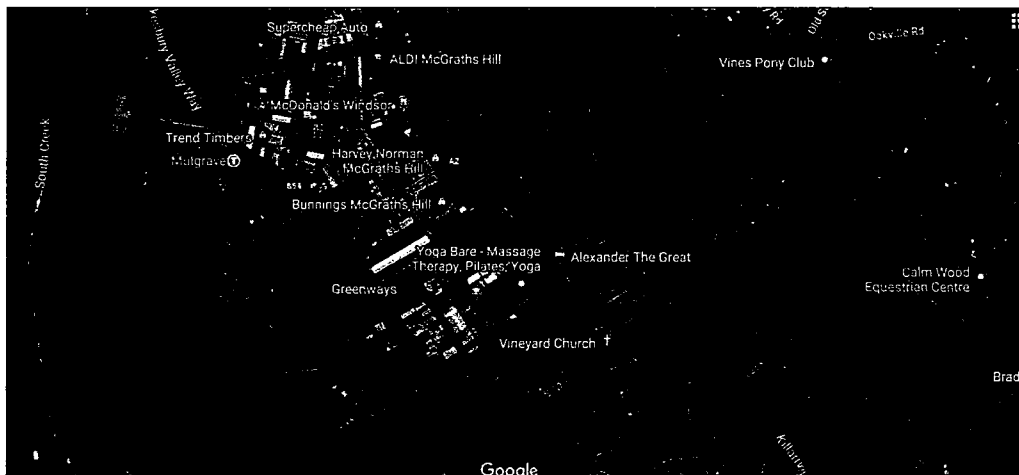
Thank you for considering this land for rezoning as part of the Hawkesbury strategic planning review. We hope that this submission will be included to guide additional employment and business diversity within this studied area and that the subject site can be included in rezoning to support the growing population and economy.

The Site and Mulgrave Context

The request for rezoning applies to a collection of lots which are legally described as Lot 187/DP752061, Lot 191/DP752061, Lot 189/DP752061, Lot 192/DP752061, Lot 190/DP752061, Lot 194/DP752061 (referred to in this report as 'the site') and otherwise known as Lots 181 Mulgrave Road, Mulgrave.

The consolidated property is unusual in shape and has a varying depth and very wide frontage to Railway Road South. The dimensions provide space for development and the total area is around 109.5 hectares.

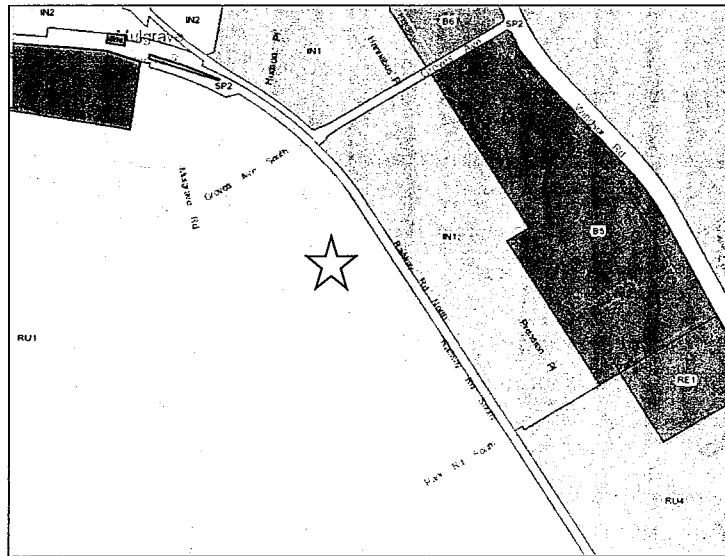
The site is essentially level (with some undulation to the rear) and currently displays a rural/rural-residential character with most of the property and is largely grassed. A limited number of trees exist on the site, generally around the perimeter/site boundaries. The site is directly opposite the railway line and directly opposite and close to the existing industrial area at Mulgrave (refer to the aerial photograph below). Mulgrave railway station is within walking distance. The attached photographs show the area character and location.



Site Aerial Photograph of 181 Mulgrave Road Mulgrave
Source: Google Maps

The site is currently zoned RU1 (Primary Production). Land directly opposite, and over the other side of Railway Road South comprises industrial and business uses zoned IN1 (Light Industrial and B5 (Business Development)). The business uses are further away from the site, towards Windsor Road. As detailed above, this provides for a range of uses including light industrial, storage, business and some retail (eg. Bunnings and Harvey Norman). A yoga school, McDonalds food outlet and Vineyard Church are located in proximity, indicative of the range of uses provided in the locality.

The zoning extract below shows the range of zonings. This extract also shows the roads, railway line and how close Mulgrave Station is to the site.



Zoning Extract HLEP 2012 showing the subject site ☆

The mapping of the site indicates that the property is Bushfire Prone (Vegetation Category 3) and also has some mapped vegetation (refer to the map below).

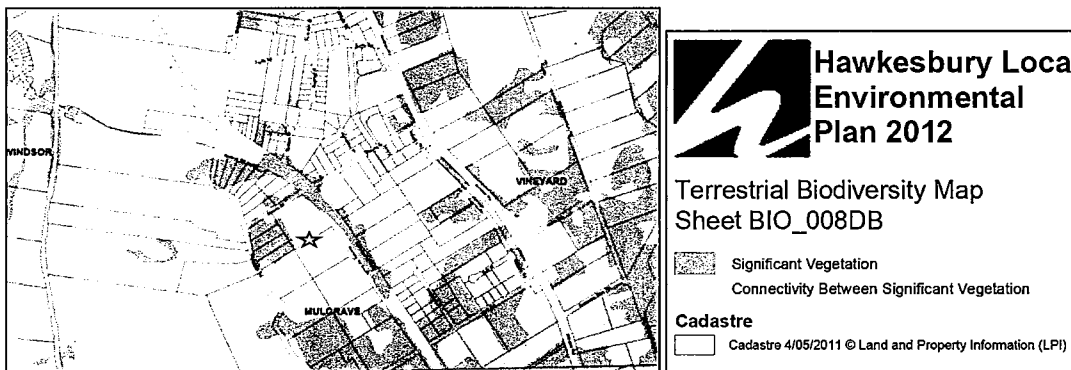
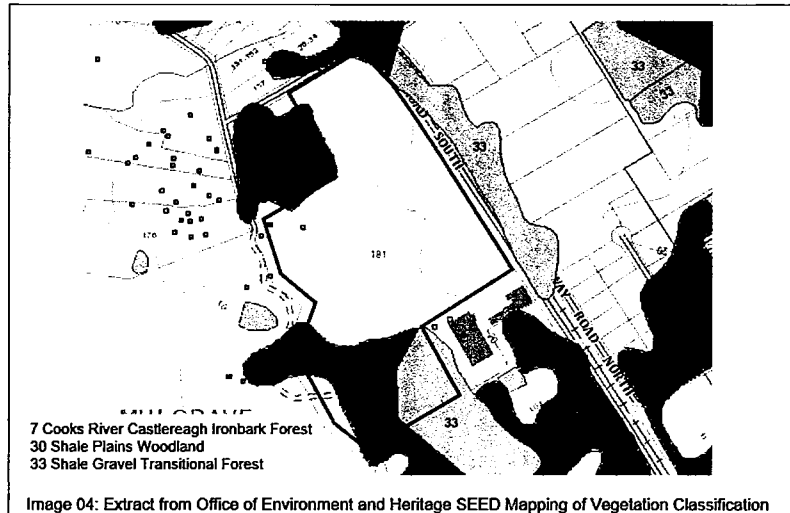


Figure 8: Biodiversity Map Extract and Key - HLEP 2012, showing the subject site ☆

This above map suggests that biodiversity is concentrated around the periphery of the site and there are scattered trees and 'connectivity' around the edges of the subject site, without any sections within the main part of the site. It is noted that the subject site is largely cleared of significant vegetation (as can be seen in the site photographs).

The Office of Environment and Heritage SEED map below clearly details that the vegetation is around the boundaries and in away from a large portion of the site which could accommodate development. Based on this preliminary desktop assessment, this vegetation is suggested to be Shale Plains Woodland and Shale Gravel Transitional Forest.



The site has been assessed in terms of bush fire rating for employment lands purpose and this is discussed further within this submission. The bushfire advice indicates that in line with current policy the site can support business/industrial development in terms of hazard, asset protection, water supply and access.

The bushfire assessment also takes into account the protection of vegetation and the following comment has been made in this regard:

'Parts of the site are mapped as containing Biodiversity Values and areas of Endangered Ecological Communities (EEC). Areas you will rely upon for asset protection zones require tree canopy to be no more than 15% cover and ongoing management of the mid-storey and ground fuel layers.'

The areas currently mapped as biodiversity or EEC may be excluded from being compatible with an asset protection zone. The site is of sufficient size that these vegetated areas could be retained and conserved, and asset protection zones applied outside of this vegetation to avoid any impact in the environment. There are still large areas available for potential future IN1 uses.

Advice has been recommended in relation to where an APZ can be approved and areas where proposed APZs may be included or excluded. The site has enough developable area near the road and on the higher portion, with a wide street frontage to accommodate building away from vegetation.

The site is not mapped as being classified for acquisition or reservation, is not heritage affected and has a Class 5 Acid Sulfate Soil rating (not representing a significant constraint).

The site is not affected by a wetland and is not considered to be significantly affected by flooding.

The site is accessible, being located close to Windsor Road and Mulgrave Railway Station. The McGraths Hill residential area is located to the north east and the northern tip of the North West Growth Centres region is located to the south of Mulgrave. These are significant

advantages in terms of including the site for commercial expansion, to support these growing areas.

Strategic Planning Discussion

Greater Sydney Region Plan – Greater Sydney Region Plan 'A Metropolis of 3 Cities' (Greater Sydney Commission)

The plan prioritises Sydney people being within 30 minutes of their jobs and divides the Metropolitan Area into 3 'Cities': The Western Sydney Parkland City, Central River City and the Eastern Harbour City.

The plan seeks to re-balance growth across the city to allow residents connections and to increase efficiency and liveability. It is planned to rebalance Sydney and place housing, jobs, infrastructure and services within 'easier reach' to where you live. 3 'cities' with supporting strategic centres with workers close to knowledge-based jobs, city scale infrastructure, entertainment and cultural facilities within liveable, place based urban design and green communities.

The Western Sydney City Deal is a mechanism by which development and planning of the western area will be co-ordinated between government levels to ensure delivery. Increased employment, business and industry investment are to be established in connection with the Western Sydney Airport and the Badgery's Creek Aerotropolis.

The North West Growth Area (in close proximity to the site) is to create 'new neighbourhoods and urban service areas'. The development of this area represents a significant increase in the local residential population.

The plan seeks to invest in infrastructure and to protect the environment and heritage in sensitive areas. The objectives of this plan are focussed on 'infrastructure collaboration', 'liveability', 'productivity' and 'sustainability'. Seeking to maximise business opportunities, create liveable and connected residential and employment areas, build 'centres' to provide work 30 minutes from home and greening neighbourhoods to boost sustainability. This is to be delivered by effective collaboration between governments, the community and businesses. The plan seeks to attract businesses to centres and to plan for and manage employment land.

In relation to 'productivity', traditionally the eastern area has attracted job type and opportunities and Western Sydney has been remote from certain types, meaning larger travel distances. This requires addressing in providing a range and diversity of employment types for the Hawkesbury and the west in order to provide opportunities to work close to home and to reduce commute times and the social/economic/environmental inefficiencies associated with that.

In this regard, the plan looks to maintaining a sufficient supply of land. The plan suggests a review of industrial land adjacent to train stations, in areas which are part of large intact industrial precincts or directly linked to the freight rail network are highly valuable industrial land – and not suitable for conversion to residential.

In land release areas, there is a goal to consider future wider employment activities in relation to the population increase. A need to develop land for local industrial and urban services.

'The Western Sydney Employment Area, in the Western Parkland City, is a Greater Sydney resource providing land for economic activities and employment for the region as a whole. Strategic plans have identified over 6,000 hectares of additional land for future industrial activity yet to be zoned or serviced, which will support the investment and business opportunities created by the Western Sydney Airport and the potential transport infrastructure identified for the Western Parkland City. This significant long-term metropolitan resource, while substantial, may not serve the local urban services needs of the Western Parkland City which stretches across a 54 kilometre corridor from Wilton to Marsden Park.' (page 30 of the plan). There is a recognised need to look at and expand employment opportunities to serve the community. Strategies 23.1 and 23.2 seek to increase local employment opportunities and to consider office development in industrial areas where this does not compromise the industrial or urban services focus.

The plan notes that there are strategically planned locations within the western area which aligns with the *SGS Employment Lands Strategy* (further discussed below). It is suggested that as part of planning reviews, Councils will be required to undertake a strategic review of industrial and employment activities across their local government areas, to include more innovative and diverse approaches in relation to the mix of office and industrial spaces.

The proposed allocation of this large site as employment land (already strategically identified), promotes the objectives of this plan by fast tracking the delivery of suitable and viable employment land within well accessed areas close to strategic centres. It would assist with increasing a range of accessible local opportunities for Western Sydney businesses and ensuring that new homes are within a well-connected area, concentrating supportive urban services around existing road and rail infrastructure.

This land is not environmentally or physically constrained, is appropriate in size, characteristics and location for the proposed employment boosting use and is considered to promote the sustainable, orderly and economic development of land, in line with the sustainability and infrastructure objectives of the plan.

Western City District Plan

This plan delivers the objectives of the 3 City Greater Sydney Plan and focuses on the importance of delivering infrastructure and promoting connections to reduce travel times and to increase liveability and self sufficiency of neighbourhoods (without needing to travel long distances for work).

Rural/resource industry areas should be protected from 'inappropriate dispersal' and alignment against incompatible urban uses. Areas of unique environmental qualities are to be retained and protected under the sustainability objective.

Retail and commercial floor space will be required and is recommended to be located within Strategic Centres to support other uses.

Developing a more accessible and walkable city and more jobs for the city. Jobs and skills for the city and creating conditions for a stronger economy.

The proposed inclusion of this land as employment land is consistent with the following priorities of this plan:

Planning Priority W7 focusses on 'Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City'.

Planning Priority W8 'Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis'.

Planning Priority W9 'Growing and strengthening the metropolitan cluster'
 Planning Priority W10 'Maximising freight and logistics opportunities and planning and managing industrial and urban services land'
 Planning Priority W11 'Growing investment, business opportunities and jobs in strategic centres'

The proposed rezoning is consistent with the following 10 'Directions' of the plan which seek to: integrate land use with transport, increase the self-sufficiency of the area, create a more liveable area, provide more diverse economic opportunities, reduce the impact on the environment of travelling out of the area and to mitigate against impact on more sensitive and hazardous areas which are less appropriate for urban development.

Inclusion of this site as employment land would boost employment on suitable land, provide a large relatively unconstrained site for development, provide additional local employment opportunities (in any chosen format) and accommodate a range of industrial and business opportunities. It is considered that an employment/industrial use for this site would maximise on the transport availability and complement the nearby light industrial and industrial uses at Mulgrave.

14

Ten Directions for a metropolis of three cities

A liveability, productivity and sustainability framework

and the Western City District

Delivering and monitoring the Plan – planning priorities and indicators

Direction	A city supported by infrastructure	A collaborative city	A city for people	Housing the city	A city of great places	A well connected city	Jobs and skills for the city	A city in its landscape	An efficient city	A resilient city
	Infrastructure supporting new developments	Working together to grow a Greater Sydney	Celebrating diversity and putting people at the heart of planning	Giving people housing choices	Designing places for people	Developing a more accessible and walkable city	Creating the conditions for a stronger economy	Valuing green spaces and landscape	Using resources wisely	Adapting to a changing world
Potential indicator	Potential indicator: Increased 20-minute access to a metropolitan centre/cluster	Potential indicator: Increased use of public resources such as open space and community facilities	Potential indicator: Increased accessible access to local centres	Potential indicator: Increased housing completions (by type) Number of councils that implement Affordable Rental Housing Target Schemes	Potential indicator: Increased access to open space	Potential indicator: Percentage of dwellings located within 30 minutes by public transport of a metropolitan centre/cluster Percentage of dwellings located within 30 minutes by public transport of a strategic centre	Potential indicator: Increased jobs in metropolitan and strategic centres	Potential indicator: Increased urban tree canopy Expanded Greater Sydney Green Grid	Potential indicator: Reduced transport-related greenhouse gas emissions Reduced energy use per capita	Potential indicator: Number of councils with sustainable natural hazard information
Western City District Planning Priorities	Planning Priority W1 Planning for a city supported by infrastructure	Planning Priority W2 Working through collaboration	Planning Priority W3 Providing services and social infrastructure to meet people's changing needs Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities	Planning Priority W5 Providing housing supply choice and affordability with access to jobs, services and public transport	Planning Priority W6 Providing and renewing great places and local centres, and respecting the District's heritage	Planning Priority W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Sydney City Planning Priority W8 Growing and strengthening the metropolitan cluster Planning Priority W9 Maximising freight and logistics opportunities and planning and managing industrial and urban services land Planning Priority W10 Growing investment, business opportunities and jobs in strategic centres	Planning Priority W9 Leveraging digital opportunities from the Western Sydney Airport and Sydney Global Aerospace Planning Priority W10 Protecting and improving the health and environment of the District's waterways	Planning Priority W10 Protecting and improving the health and environment of the District's waterways Planning Priority W11 Creating a National City urban structure and identity with South Creek as a defining spatial element Planning Priority W12 Protecting and enhancing bushland and biodiversity Planning Priority W13 Increasing urban tree canopy cover and delivering Green Grid connections Planning Priority W14 Protecting and enhancing scenic and cultural landscapes Planning Priority W15 Protecting and enhancing scenic and cultural landscapes Planning Priority W16 Protecting and enhancing scenic and cultural landscapes Planning Priority W17 Protecting and enhancing scenic and cultural landscapes Planning Priority W18 Protecting 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Western Sydney will be developed in accordance with State and Local Government to support regional, district and local sustainability programs.

Directions for Western Sydney page 14

Hawkesbury Employment Lands Strategy 2008 by SGS Economics and Planning & 2019 Synopsis ('the SGS report')

In November 2008, Council adopted the *Hawkesbury Employment Lands Strategy* with the objective of auditing existing employment land, developing the existing employment base and meeting metropolitan targets for higher local employment.

Over time, the metro strategy has consistently encouraged the creation of jobs for Western Sydney within the local area and encouraged job and skills diversity, an equitable share of employment types and provision of employment self-sufficiency in order to reduce car dependency, time and fuel costs associated with commuting and the associated impact on the carbon footprint.

The report comments on the incoming growth within the North West and South West sectors and the need for employment opportunities to increase with the housing growth. The aim being to supply a sufficient depth of employment opportunities to cater for the subregion (page 27) and to reduce the economic costs of having to commute long distances (page 32). The Hawkesbury LGA was considered to rate well in relation to employment self-sufficiency at the time however there was recognition of the need to forward plan having regard for new residential communities. Ensuring jobs close to home and reducing fuel consumption/carbon footprint assists in meeting sustainability challenges (page 39).

The strategy associated an increased demand for *'a range of activities including local light industry and urban support and urban services which need to be accommodated in employment land areas'* with population growth (page 106).

It was considered vital to promote the delivery of 'high quality' jobs in Western Sydney to boost income levels. High quality jobs were considered to include sectors concentrated in the West such as manufacturing, transport, logistics and warehousing (all appropriate within the IN1 zoning) (page 36) and this would be consistent with the State Government's Innovation Imperative. At the time, it was considered unlikely that there would be a drastic shift in this area towards finance/office related industries. These have since been concentrated in the Norwest Business Park area which caters specifically for these uses (Business Park). Improvement of employment choice was considered important, to address inequality and re-balance 'high quality jobs challenge'. The current strategic documents discuss the need to provide more business park and diverse format/development types however to accommodate a range of business types and uses.

The report comprehensively reviewed the Hawkesbury population needs and projections and audited existing employment lands stock. An opportunities and constraints analysis of future areas to be explored was also included. There was a recognition of sustainability challenges and the need to integrate land use with transport and protect both existing industrial and rural land and provide the right balance to ensure food security.

In relation to the Mulgrave/Vineyard employment area, the following points made in this review remain relevant and the SGS report is referred to in the Hawkesbury LSPS:

- Further research should be conducted as to the economy of the LGA in terms of industry/job types/needs.
- In Mulgrave at the time, manufacturing accounted for 25% of the industry sector share within the travel zone, construction 15%, retail trade 17% and accommodation and food services – 9%. This might suggest some expansion in business/enterprise type uses could be considered. This is considered to be relevant given the mixture of zones which comprise the Mulgrave area (per the above zoning extract).
- The report suggested an increased demand for 'a range of activities including local light industry and urban support and urban services may need to be accommodated in employment land areas' – to cater for the population growth (page 106).
- The report indicates that Mulgrave is very well placed in terms of road access to support employment generating use/industry 'Mulgrave is the only employment precinct with superior access to a major road (Windsor Road)' (pages 5 and 96).

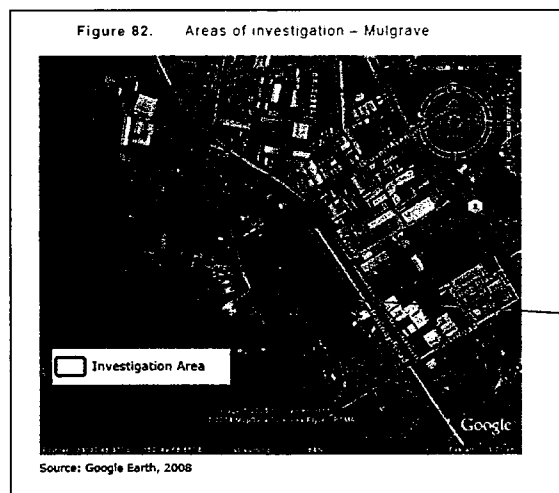
The following table sets out the 'constraints' and opportunities which are relevant to the expansion of each employment area. Flooding and bushfire issues were the key considerations for the subject area. As noted in the flood discussion within this report, the subject site is not constrained and is considered capable of employment land development.

Precinct	Within Centre Direct access to major road	Direct or proximate access to freeway/motorway	1:100 Flood	PAF	Proximity to Rail (within 500m)	Bus/sharing zone land	ANZE < 50	ANZE < 40	ANZE < 30	Proximity to NWAC (within 800m)
North of River										
North Richmond Industrial										
North Richmond centre										
Wilberforce (Industrial)										
Wilberforce (Stand alone NC)										
South of River										
Windsor Centre										
Windsor Station										
South Windsor (Centre)										
South Windsor (Industrial)										
Richmond (Centre)										
Richmond (Industrial)										
Mulgrave										
Bligh Park (Stand alone NC)										
Mc Groth's Hill (Stand Alone NC)										
Pitt Town (Stand Alone NC)										
RAAF										
UWS										
Yes / not affected										
Partly										
No / Substantially affected										
Minimally affected										

Constraints SGS Report 2008, page 93

Section 7.1 of the report indicated a 'Land Supply and Demand Analysis' based on the types and numbers of jobs predicted to exist in 2031 and the floor space which would be required. It was indicated that to accommodate the range of uses and additional opportunities, that 204,500 of additional floor space would be required, with the industry sectors being industrial, business or 'special use land zones' (page 98). The 'rural industries' sector was considered to be worthy of further investigation (page 106).

Section 8.2 of the report 'Recommended Strategies' indicated that Council should investigate 'additional industrial land supply' south of Park Road in Mulgrave and on the western side of the railway line (the subject land – mapped below). This was suggested to be within 5-10 years. Also, investigation as to a range of employment types.



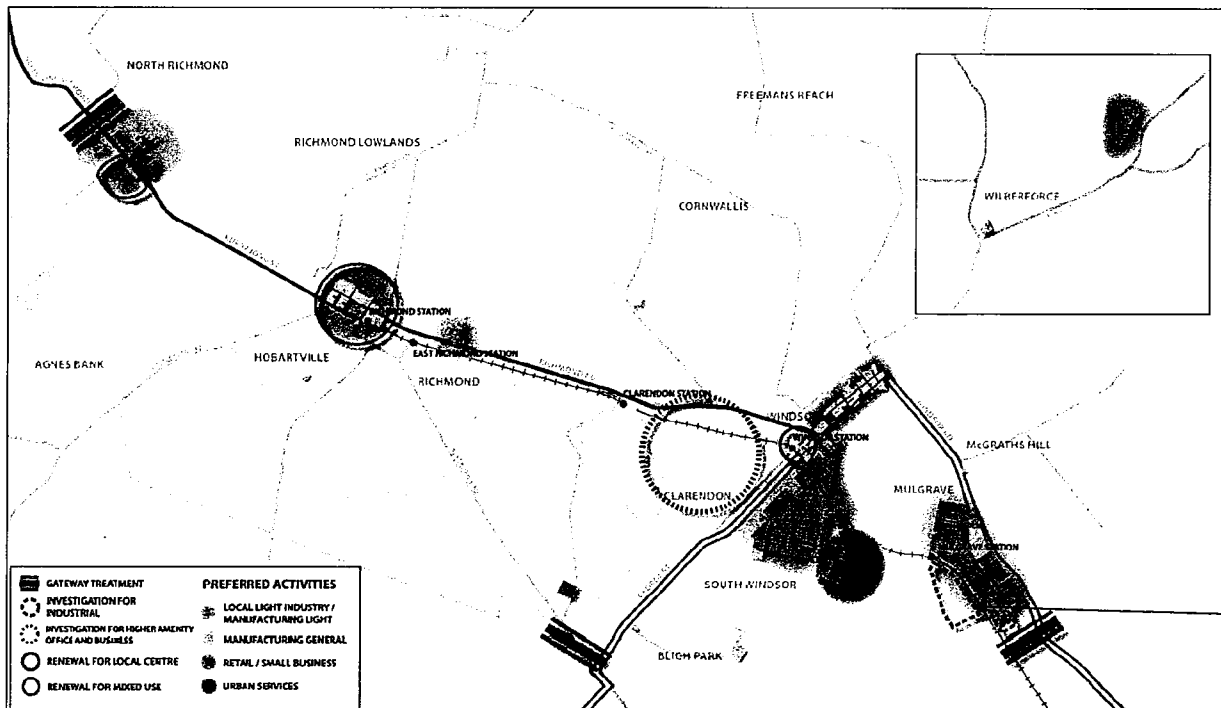
Mulgrave Investigation Area showing the site, marked with an arrow (SGS Report 2008, page 119)

Preferred activities to be encouraged by the revised zoning could be:

The key to the preferred activities includes the following:	
Local Light Industry/Manufacturing Light	Manufacturing which is not hazardous or offensive and smaller scale production. Local Light industry such as car service and repair; joinery, construction and building supplies; domestic storage. Wide range of businesses that service other businesses (components, maintenance and support) and subregional populations. Needed at local (LGA) to sub-regional level.
Retail / Small Business	The range of retailing formats including main street, 'big box' shopping and bulky goods, and local business and services including office activities and accommodation.
Higher order office and business	Larger format office in high amenity setting, could include business park with integrated warehouse, R&D, 'back-room' management and administration
Urban Services	Concrete batching, waste recycling and transfer, construction and local and state government depots, sewerage, water supply, electricity construction yards. These typically have noise dust and traffic implications and need to be isolated or buffered from other land uses. They are needed in each sub-region.
Manufacturing General	Higher Impact manufacturing and industry, which could include transport, warehousing and distribution activities with significant traffic generation

Preferred Activities (SGS Report 2008, page 129)

This report also recommended that the subject site be considered for expansion of the industrial zoning at the time. See the map below, taken from page 9.



'Strategy Map' (SGS Report 2008, pages 9 and 128)

The report also recommended the renewal of existing centres to allow a 'wider scope of business floor space activity and mixed use development whilst ensuring high quality urban design and structure planning' page 113. The report recommended that expansion be considered given the unfolding North West Growth Centre housing targets.

Table 13. LGA South Travel Zones and industry sector share

TZ Code	Precinct Name and correlation factor	Key sectors in the travel zone
2039	Richmond (Industrial and RAAF)	<ul style="list-style-type: none"> Manufacturing (13%) Public Administration and Safety (54%) Retail Trade (34%)
2037	Richmond (Centre)	<ul style="list-style-type: none"> Accommodation and Food Services (15%) Health Care and Social Assistance (16%)
2053	South Windsor (Industrial)	<ul style="list-style-type: none"> Manufacturing (29%) Retail Trade (10%) Public Administration and Safety (9%)
2040	Windsor (centre and tip of Industrial)	<ul style="list-style-type: none"> Retail Trade (16%) Public Administration and Safety (13%) Health Care and Social Assistance (36%)
2052	South Windsor (centre)	<ul style="list-style-type: none"> Manufacturing (29%) Retail Trade (10%) Public Administration and Safety (9%)
2054	Mulgrave	<ul style="list-style-type: none"> Manufacturing (25%) Construction (15%) Retail Trade (17%) Accommodation and Food Services (9%)
2032	North Richmond	<ul style="list-style-type: none"> Manufacturing (19%) Retail Trade (24%) Accommodation and Food Services (10%) Education and Training (10%)
2055	McGraths Hill	<ul style="list-style-type: none"> Manufacturing (26%) Construction (15%) Retail Trade (17%) Accommodation and Food Services (9%)
2041	UWS	<ul style="list-style-type: none"> Education and Training (57%) Health Care and Social Assistance (13%)
2027	Wilberforce	<ul style="list-style-type: none"> Agriculture, Forestry and Fishing (10%) Manufacturing (22%) Electricity, Gas, Water and Waste Services (2%) Construction (18%) Wholesale Trade (9%) Retail Trade (8%)

Source: SGS 2008

South Industry Sectors (SGS Report 2008, page 48)

Section 7 detailed employment land floor space demand and indicates that land is required for a range of industrial, business, special uses and communication services jobs.

Section 8 of the report put forward that medium to long term land demand should be considered in the next LEP review (HLEP 2012) in relation to providing job opportunities/varied industry and business opportunities (in step with population increase).

The further 2019 'Synopsis' of this report mentions the increasing Vineyard population and re-iterates the imperative of retaining and managing industrial land. It re-iterates that the Mulgrave area has less flood constraint/risk and that there are fewer industrial vacancies in Mulgrave than South Windsor which we submit infers a preference for industrial/employment in Mulgrave. There is a comment on the need for 'post-industrial' 'new generation' employment uses, picking up on the need to provide varied work opportunities. We submit that the subject is well-located, strategically planned and is capable of being zoned and developed to cater for these desired opportunities.

This submission seeks review and amendment of the HLEP to reflect the above recommendations of the SGS report. To enable the recommended inclusion of these sites within the IN1 zoning (or other employment generating zoning). It is submitted that for the reasons addressed, this would be in accordance with the contemporary aims of A Plan for Growing Sydney and Western District Plan.

Page 119 of the report indicates 'additional land could be zoned industrial where demand is identified and conditions are met. Areas that would be appropriate for such investigations include South Windsor, and North Richmond which are close to current population concentrations, and Mulgrave which is close to McGraths Hill and to the North West Growth Centre (expected to accommodate up to 67,000 new dwellings), and can also service the growing Pitt Town area. Further analysis of owner interest and the cost of servicing should inform the development and staging. There is currently no urgency to rezone all the proposed areas though sites at Mulgrave represent the short term candidates for consideration.' As noted and detailed in the 'Mulgrave Investigation Area' map extract (above) where the site is

shown in a red box, the subject site was earmarked for short term investigation and zoning at that time and the opportunity presents now to activate this strategic objective.

Further to the constraints discussion raised in the 2008 SGS report, the land has been reviewed as attractive and viable for industrial development and can be serviced. The land is level and not unduly constrained by flooding, bushfire or ecology. The land adjoins an IN1 zone (and B5 zone) and is considered to be a logical extension. Given the proximity to employment land, the station and major roads, the property is considered to be best suited to an employment use.

Draft Local Strategic Planning Statement for the Hawkesbury ('LSPS')

The plan intends to deliver on the above metropolitan guidelines.

Page 58 of the LSPS indicates that *'to strengthen productivity in the Hawkesbury, key industrial and employment opportunities will be investigated through ongoing strategic studies. Council will explore and support innovative, smart –technological industries and knowledge intensive jobs that will have the capacity to flow its benefits into health and education, retail, hospitality and industrial sectors that will leverage Hawkesbury's economy to a global standard.'*

There is recognition that to perform in a competitive global economy, *'access to knowledge and creativity are central to abilities of businesses and other economic sectors to deliver new cost savings, or add value through product differentiation. Highly skilled workers will become the new drivers for economic prosperity.'* Increasing knowledge and these related industries brings a high economic wealth, being adaptable, flexible and with 'transferable skillsets'.

The study indicates that Council will explore the hybridisation of industries such as 'Technology', 'Creative Sector', and Customised Manufacturing' to meet the global standards and future mega trends. The study recommendations include to enhance and foster industries, implement the SGS report, support urban design and the public domain and foster retail in villages.

Planning Priority 1 (for 'Infrastructure and Collaboration') on page 99 of the LSPS indicates that Council should: *'Investigate and provide adequate serviced employment lands at Mulgrave and Windsor South locations to support the future growth.'*

The focal points of the study and the relationship to the existing planning strategies in relation to employment and industrial land are outlined in the extract from the Draft Hawkesbury LSPS below. The subject site is put forward for inclusion in meeting these objectives.

Relationship to other Plans and Policies:

Sydney Region Plan	A well connected city. Jobs and skills for the city.
Western City District Plan	<ul style="list-style-type: none"> Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City. Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis. Growing and strengthening the metropolitan cluster. Maximising freight and logistics opportunities and planning and managing industrial and urban services land. Growing investment, business opportunities and jobs in strategic centres.
Hawkesbury Community Strategic Plan (CSP)	<ul style="list-style-type: none"> Encourage and enable the community to make sustainable choices. Support the revitalisation of our town centres and growth of our business community. Promote our community as the place to visit, work and invest. Increase the range of local industry opportunities and provide effective support to continued growth.
Other Strategies	<ul style="list-style-type: none"> Hawkesbury Employment Lands Strategy Hawkesbury Tourism Strategy

Comment on Section 9.1 Ministerial Directions (S117 Directions)

The key Ministerial Directions which are relevant to this submission are briefly addressed as follows:

1. Employment and Resources

1.1 Business and Industrial Zones

The proposal is consistent with this direction in promoting employment growth in suitable locations, protecting lands in business/industrial locations and particularly, supporting the viability of existing identified strategic centres.

We submit that zoning this land for employment/industrial would improve the viability and role of the Mulgrave/Vineyard employment zone by using appropriate land to increase employment and business opportunities and promote a diversity of employment activities where servicing is available. As detailed in the strategic documents, the area is well serviced by roads and transport which is a good catalyst/attractor for increase employment land.

The proposal is consistent with the direction, the applicable Council strategies and the regional/metro strategy.

1.2 Rural Zones

This direction applies to the Hawkesbury and seeks to protect the agricultural production value of rural land. The Direction intends to prevent the rezoning of agricultural land to residential, business, industrial, village or tourist zones.

The land is not predominantly used for agricultural production.

Given the presentation of the subject land, and its location and history, it is limited in terms of contributing to large scale, food producing agriculture. Under the demonstrated circumstances, it is reasonable to promote this land as preferable for employment purposes over agricultural use. Despite the inconsistency with this Direction, the proposal is considered consistent with the applicable strategic planning discussions and framework for the region and rezoning of this land is requested as part of the next HLEP. This would review and deliver on the strategic allocation and make the additional supportive employment land available to support the local economy and growing population.

1.5 Rural Lands

This Direction applies to planning proposals to which State Environmental Planning Policy (Rural Lands) 2008 applies and excludes the Hawkesbury. Refer to the discussion of Direction 1.2 (Rural Zones) above.

2. Environment and Heritage

2.1 Environment Protection Zones

The proposal does not affect an area classified for environmental protection.

2.3 Heritage and Conservation

The planning proposal does not adversely impact on heritage and is consistent with this direction. The land is not classified as heritage affected under the Council LEP or the State Heritage Register.

3. Housing Infrastructure and Urban Development

3.4 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 improve: access to housing jobs and services by walking, cycling and public transport, increase the choice of available transport to reduce reliance on cars, reduce travel demand, support efficient and viable operation of public transport and provide for the efficient movement of freight.

The proposed change provides appropriate land use within an industrial area and makes good use of existing road and rail infrastructure in connecting people, goods/services and businesses.

This will create positive factors for local business, connectivity between businesses/an economic corridor and increased employment opportunities. This will lead to a range of new employment options for the incoming local population, reduced car use and transport and freight benefits. The rezoning of this earmarked site is consistent with this Direction.

4. Hazard and Risk

4.1 Acid Sulfate Soils

The site is not mapped as being affected by acid sulphate soils (Class 5 rating) which is not considered to cause concern/constraint for the proposed zoning change.

HLEP 2012 contains provisions consistent with the Department of Planning Guidelines, to ensure that the carrying out of works that might disturb mapped acid sulfate soils occur in an appropriate manner, and that any intensification of land uses do not cause any significant adverse environmental impacts.

The proposed zoning change is consistent with the prevailing zoning pattern and a specific acid sulfate soils study is not considered necessary.

4.2 Mine Subsidence and Unstable Land

The site is not known to be affected. Geotechnical aspects could be considered as part of the development application/assessment process.

4.3 Flood Prone Land

The following map is provided from the SGS report and shows the zoning of the area (industrial area and the site) overlaid with the 'flood prone' land as shown in the map above. This shows that a large developable portion the subject site (marked with a star), is outside the flood mapped area. The subject site is generally outside the high risk flooding area and this could be further studied.

it is noted that any future development application for SFPP development must be assessed by the RFS at that time and receive a Bush Fire Safety Authority from them as part of a development application through Council. If this type of development is proposed in an inappropriate manner or without suitable bushfire protection measures applied, it can be vetted by the NSW RFS at that time.

The aims of PBP 2018 also include measures to;

• ensure that appropriate operational access and egress for emergency service personnel and occupants is available, and • ensure that utility services are adequate to meet the needs of firefighters and • the location of services (electricity and gas) limits the possibility of ignition of surrounding bush land or the fabric of buildings

Details of the requirements of Planning for Bushfire Protection 2018 have been included herein for advice purposes and it is expected that compliance with these requirements can and will be included within the future rezoning master plan and/or development plans for the subject site.

It is my opinion that the subject site has the capacity to provide development for IN1 uses in a manner compliant with Planning for Bush Fire protection 2018.

Comments provided are based on the requirements of the Environmental Planning and Assessment Act 1979, the Rural Fires Act 1997, the Rural Fires Regulations 2013, the RFS document known as 'Planning for Bush Fire Protection 2006 & the pre-release 2018 version' and Australian Standard 3959 2009 'Construction of buildings in bushfire-prone areas'.

This initial comment is attached for Council's consideration. The proposed zoning change is supportable in relation to fire fighting and bushfire protection and is consistent with this Direction. The proposal allows for the protection of life, property and the environment from bushfire hazards and encouraging sound metropolitan land resource planning.

7.1 Implementation of the Metropolitan Plan 'A Plan for Growing Sydney, December 2014' ('the Plan')

As detailed, the *Plan for Growing Sydney/Our Future Greater Sydney Plan* seeks to enable the growth of the Sydney metropolitan area as a polycentric, compact, connected and networked city with improved accessibility, capable of supporting more jobs, homes and lifestyle opportunities within the existing urban footprint.

This is achieved via the consolidation of urban areas, ensuring jobs close to home, putting in place measures to minimise car use and long commutes, plus the protection of important environmental values, ecologically sustainable development and improved use of resources and infrastructure.

Both plans are consistent in raising the issue of Western Sydney residents having to commute outside of the area for work.

The site is located adjacent to the North West Growth Corridor where employment and housing are to be boosted.

The proposal is consistent with the metropolitan objective of rebalancing and boosting the productivity of Sydney, particularly for Western Sydney.

Harnessing residential and transport/logistics improvements and the airport location and allowing land to be serviced and used for industrial purposes will create more jobs close to homes within the Hawkesbury, to support the expanding local population and to create the desired great places to live. A land holding of this size could contribute to a number of different business/industry types which can be reviewed.

Using cleared and centrally located land resources efficiently will minimise damage to other environmentally sensitive areas. This would be consistent with the metropolitan aims of protecting and managing natural environments under the sustainability and liveability principles.

Conclusion/Summary

- This submission 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).
- In accordance with the relevant planning policies, this would: allow for the sustainable expansion of business/industrial uses in line with state and local strategies of encouraging a range of jobs close to home, a connected city, the managed growth of Hawkesbury's employment land, sustainable use of strategically identified land, utilisation of road and rail infrastructure and the resultant social, economic, environmental benefits for the community and the Sydney area.
- Whilst being currently 'outside' of the existing industrial/business zones, the site has been earmarked for further (short term) investigation under the 2008 SGS Hawkesbury Employment Lands Strategy review.
- The change provides a logical extension of the area for industrial/business which is not likely to result in adverse environmental impacts or a significant reduction in rural zones. Increased jobs and job diversity are needed to support the growing local population and to create jobs close to home.
- The site is easily accessible by road and rail which was identified as a beneficial factor and reason to expand employment uses in the 2008 *SGS Hawkesbury Employment Lands Strategy*.
- Given the interface with industrial uses opposite and surrounding and the site presentation, the site is not considered particularly suitable for agricultural purposes.
- The site is capable for the proposed uses, being large and level and not considered to be unduly constrained by environmental issues (bushfire, flooding, biodiversity or soils). It is considered that with careful planning and design that these issues could be effectively resolved. The area is attractive to businesses and investors. The site is a large landholding with a wide frontage for good access and able to provide a large development.
- Future developers can finance necessary servicing. The site has the potential to support a sustainable and well-designed development/future use with appropriate floor levels, infrastructure improvements, access, supportive of landscaping/biodiversity protection, fire/APZs and water management). Developable space exists on the site to create a sustainable, sympathetic, aesthetically appropriate development in the future.
- Rezoning of the site presents the opportunity to provide for a range of permissible uses to enhance employment potential within proximity of expanding residential communities. Increased diverse employment on viable land would benefit the existing area and the North West growth area, consistent with the objectives of the *Western City District Plan*. Allowing for the zoning and development of employment land, to support these communities and the local economy aligns with the priorities of *A Plan for Growing Sydney* and the *Western City District Plan*.

- The proposal is in keeping with Council's employment lands, zoning and environmental objectives and provides a balance between desired employment generating and rural uses.
- It is submitted that rezoning represents the efficient use of land in keeping with metropolitan development objectives. It allows the sustainable use of suitable land, providing for the orderly and economic use of land in accordance with Section 5 of the *Environmental Planning and Assessment Act, 1979* and the *Hawkesbury Local Environmental Plan, 2012*.

We look forward to receiving more information about strategic planning in the Hawkesbury.

Please be in contact with the undersigned [REDACTED]

[REDACTED] should you require any further information or to discuss this submission further.

Yours sincerely.

[REDACTED]

Attached: Bushfire Feasibility Assessment and Site Photographs

Hawkesbury Strategic Planning Draft – 2040

REGISTER	<input checked="checked" type="checkbox"/>
ACTION	<input checked="checked" type="checkbox"/>
NO ACTION	<input type="checkbox"/>

Resident's Group Submission

- Neich Rd Maraylya
- Scheyville Rd Maraylya
- Dunns Rd Maraylya
- Boundary Rd Maraylya



Land Area referred to in this submission



Submission Statement

This submission involves land located between and bounded by Neich Road, Scheyville Road, Dunns Road and Boundary Road Maraylya. The land referred to in this submission is zoned RU4 Rural Small Holdings under the current Hawkesbury Local Environmental Plan. This land is on the outer boundary of the North Western Growth Sector.

Based on the impact of current and future approved development on the Southern side of Boundary Road, Maraylya, the existing land use zone will fail to provide for an orderly and economic use of the land resource. Therefore, on the basis of site context and land capability, this submission seeks to have the land zoned as RU2 Residential.

The proposed zone will enable land uses complimentary to the changing nature of Maraylya, as it becomes, on the southern side, far more urban in nature. Site specific factors such as favorable topography, with the land possessing minimal slope as well as being above the maximal probable flood height, make this area ideally suited to future RU2 residential zoning. Development is not constrained by slope or flood elements.

Traffic and Access in this location would be adequately catered for by existing roads. This land is located on current transport/bus routes servicing the area, which have capacity for extended coverage in the future.

Social and Economic Impact-

This proposal will bring additional population needed to sustain and enrich

existing services and community groups in the area. Particular benefits of the proposal include:

- Economic stimulus through population growth and housing construction

- Employment during the road and lot construction stage, most likely through contracted local earthmoving and road construction companies.
- Increased availability of land for housing in the Hawkesbury LGA
- Possible extension of community services such as public transport due to increased demand
- Increased viability for Maraylya Public School
- The creation of a desirable residential community near to what is already a distinct village hub and what is to become a built up urban area on the Southern side of Boundary Road, within close proximity to a range of facilities and services and a town center in The Gables
- Attractive open space / public space achieved through harmonious landscaping
- Sustainable housing options and lifestyle housing for local people.

The proposal in this submission is consistent with the relevant statutory and strategic planning instruments facilitating urban growth in the Hawkesbury LGA, including:

- A Metropolis of Three Cities Regional Plan; Western City District Plan; Hawkesbury 2040 Local Strategic Planning Statement; Hawkesbury Local Environmental Plan; Hawkesbury Development Control Plan.

This submission addresses the growing demands of urban development in the Hawkesbury by utilising land which, unlike much of the LGA, is not affected by adverse topography or flooding.

Table 1 below refers to the need for *greater housing diversity to cater for the needs of the changing community as well as to provide new dwelling opportunities in unconstrained locations close to amenities*, which the land in this submission supports.

Accordingly, this submission provides a basis for Council to prepare a Local Strategic Planning Statement 2040 that allows opportunities for closer settlement and an efficient use of the land resource in this area going forward.

Planning Priority	Actions	Measure
<p>Planning Priority 4</p> <p>Provide a diversity of housing types to meet the needs of the changing demography</p>	<ul style="list-style-type: none"> Identify/commitment sites to deliver housing in flood plain areas within future active LRS 200 year APZ Implement the Local Housing Strategy through LEP and OCE updates to ensure the delivery of a diversity of housing types to meet the changing and future population needs Encourage and mandate new residential developments to respect the local character and landscape attributes of the existing areas through siting, design and layout of building forms Investigate sites to deliver medium density housing and shop-top housing near train stations Investigate student housing and boarding house with on-site retail opportunities in the Macarville area Explore opportunities and partner with agencies to deliver affordable and social housing in the LGA Prioritise exclusive purpose housing, independent living and residential care facilities on long-term care sites or continued or even better lifestyle 	<ul style="list-style-type: none"> New dwelling typologies identified in urban plan locations close to area Greater housing diversity met the changing needs community Champion smart built through policies

PAGE 49, HAWKESBURY LOCAL STRATEGIC PLANNING STATEMENT DRAFT 2040, 2019, HCC WEBSITE

Table 1

Residents/Land Owners as Stakeholders who have given their consent and are included in this submission:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Andrew Kearns

From: Your Hawkesbury Your Say <notifications@engagementhq.com>
Sent: Tuesday, 12 November 2019 2:37 PM
To: Melissa Barry; Hawkesbury City Council
Subject: Hawkesbury Sports Council Inc. completed Submission for Draft Local Strategic Planning Statement

Hawkesbury Sports Council Inc. just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

Hawkesbury Sports Council Inc.

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

The Draft Local Strategic Planning Statement was tabled at a recent meeting of Hawkesbury Sports Council Inc. and the following is presented for your consideration. 1. Hawkesbury Sports Council Inc. currently administers 36 Active Recreation Areas. 2. These 36 sportsfields cater for approximately 38,350 players, spectators & volunteers per week. 3. Sports and sporting facilities that are not under the care control and maintenance eg Polo are not included in the above figures. Taking the above into consideration, it is the opinion of Hawkesbury Sports Council Inc. that sport in the Hawkesbury should be acknowledged in this report as a “stand alone” category. Grouping sport with categories such as “Arts” is not conducive to either Sport or Arts being adequately catered for. It is acknowledged that in excess of 80% of the population, in one way or the other involved in sport, a fact that seems to be not considered in the document. In addition, very little information in regard to the development of sport, sporting facilities and the financing of same is not covered at all in this report. It would actually appear that Sport has received limited considerations at all.

Andrew Kearns

From: [REDACTED]
Sent: Tuesday, 12 November 2019 1:56 PM
To: [REDACTED]
Subject: Hawkesbury Sports Council Inc. completed Submission for Draft Local Strategic Planning Statement

Hawkesbury Sports Council Inc. just submitted the survey 'Submission for Draft Local Strategic Planning Statement' with the responses below.

First Name

[REDACTED]

Surname

[REDACTED]

Email Address

[REDACTED]

Your Submission

On reading the above document, I would like to provide my comments on this Statement. 1. Much of the land previously provided for the development of sport has proven unsuitable for the following reasons:- - Some of the grounds are retention basins - The location of the grounds are in residential areas and due to the size of them do not provide enough car parking - Many of the grounds are too small and can only cater for 1 game at a time. - The proximity to residents in relation to lights, parking & whistles does not make for happy residents. 2. Complexing of grounds eg. Bensons Lane has proven more successful financially and building wise. Considering the above and the lack of forward planning within Draft Local Strategic Planning Statement 2040 the following comments are offered:- 1. The grounds are currently utilised by approximately 36,000 players, spectators each week. 2. Approximately 2,350 volunteers a week are required to ensure the successful running of these sports 3. 36 fields make up the above figures. 4. The figures above do not include private facilities eg. Off Road Racing, Go Karts, Polo, Pony Clubs, showground, tennis, aero club, river activities, croquet clubs. Item 4.3.2 only mentions sports fields – no detail is provided. There is no mention in the planning priorities and in “Productivity” sports have been categories with “Arts” however there is no relationship between Arts and Sports. Item 5.6.1. “Sporting and cultural activities” but doesn’t mention sporting facilities or fields. Priority 15 - 5.4.3 mentions “encourage recreation and leisure users” within the floodplain. This is something that Hawkesbury Sports Council would endorse. In “Towns & Villages” Windsor and Cattai (pages 93 & 94) and Pitt Town and Oakville (pages 93 & 94) have the same information duplicated as their description. Also, in “Towns & Villages” 8 boat ramps have been identified but there are only 2 public ramps. It is also my belief that recreational tourism should be a priority of Hawkesbury City Council. Signed - Les Sheather

Andrew Kearns

From: [REDACTED]
Sent: Tuesday, 12 November 2019 8:35 AM
To: Hawkesbury City Council
Subject: Local Strategic Planning Statement Submission
Attachments: Submission on draft Local Strategic Planning Statement.pdf

Dear General Manager,

Please find attached my submission on the LSPS.

Regards

Submission on draft Local Strategic Planning Statement

Thank you for the opportunity to comment on this draft statement. I am a resident of Grose Vale. Generally, I found the draft to be an informative and well-directed document and I appreciated being able to read the supporting Rural Lands and Housing information. I did, however, identify several areas for you to consider.

My comments are as follows:

1. Page 16, Final Paragraph

Whilst I support the development of tourism as a source of economic growth, it does not merit being singled out in this section. There are many other sectors of the local economy which are far more significant and I am concerned that this emphasis could be seen as detracting from those or overstating the importance of tourism.

2. Page 23, 5th Paragraph

There needs to be a sharp focus, when discussing agricultural lands, on which are viable, productive, prime agricultural lands and which are not. This paragraph is too general and omits this distinction. 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.

Prime agricultural land is only mentioned a couple of times (e.g. p47). It is however discussed in the Kurmond Kurrajong Investigation Area Structure Plan and used for identifying land suitable for rural residential development in that area.

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 'productive agri-businesses'. Furthermore, it is likely that land values in some areas would preclude their use for agribusiness.

3. Page 23, Final Paragraph

This paragraph seems very general and detracts from the rest of the document.

4. Page 25, second set of bullet points

These bullet points should be in some sort of order in terms of economic importance. For example, the second and third bullet points strike me as more significant in terms of employment. There is also 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.

5. Page 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.

6. Page 50, Planning Priority 6

I support Council facilitating a range of housing options which should include new 1-4 ha rural residential lots, and not just in the Kurmond Kurrajong Investigation Area. Much of the inventory of rural residential lots of this size has been built on over the previous few decades and this document provides a timely opportunity to set the groundwork for replenishing that inventory. This will stimulate the Hawkesbury economy, create jobs and support our local villages and if done well, support the sustainability of our landscapes.

Page 54, 6th 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.

7. Page 56, 2nd 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.

8. Page 58

I am very concerned that Council is relying on statistics which are subject to huge year on year swings and variances. Please check the reliability and composition of these numbers. They should be verified. Ideally longer-term time frames would be used as well.

9. Page 64, 3rd 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.

10. Page 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.

Andrew Kearns

From: [REDACTED]
Sent: Tuesday, 12 November 2019 6:06 AM
To: Hawkesbury City Council
Cc: [REDACTED]
Subject: Hawkesbury Local Strategic Planning Statement Draft (LSPS) 2040

General Manager
Peter Conroy
Hawkesbury City Council
Windsor NSW

Dear Sir

Around 1986 the Southern end of George St Sth Windsor the Gateway to Windsor consisted of only one small Service Station with an attached general store . Over the years Council has approved under the Zoning RU4 (all permissible) a number small of business.

A new Service Station at the roundabout at Blacktown Rd & George St followed by Mc Donald,s food outlet ,Baptist Church , Food Barn ,
Upgrading the Old Service Station , Masonic Club ,Retail Landscaping supply yard & Parking Depot for approx. 25 Trucks associated with the supply yard . All Permissible under R4 Zone except Service Station under Schedule 1 permitted with Council consent .

Further down we had a manufacturer of Demountable homes for 15 years . Now on the other side of Mc Donald,s Eastern side, another Food outlet has been approved With child Care centre. As one of the Owners of Land Adjacent to the Landscaping Supply Business , Could Council Consider in the Hawkesbury Local Employment Lands Study -Synopsis, Rezoning from 729 down to 721 George St Sth Windsor .

The 5 Properties in Question have a combined frontage of 230 Meters & a total area 30 Acres or 12 Ha approx .

Four of the Five Properties have approx 20 Acres Above the 14.5 AHD for Buildings with an Average Height of 15.75 AHD .

Currently all the Properties from Mc Donald,s down are Zoned RU4 Primary Production Small Lots , Yet when you look at the variety of Businesses along the Street Frontage , they are all more suited & permitted ALSO under Hawkesbury Local Environmental Plan 2012 (IN2 Zone Light Industrial)

As all the Current Businesses & previous businesses Plant Nursery & Hardware Building Supplies were & are permissible in Zone IN2 Light Industrial , We, as owners of the Properties would like Council to Consider in the Employment Lands Study Rezoning the 5 Properties to Zone IN2 or RU1 to allow better use of Urban Services Lands for Logistics uses located in close proximity to residential Areas as pointed out in the Hawkesbury Lands Strategic Planning Statement.(LSPS) 2040 .

Alternatively could Council consider what Zoning would be suitable from the Start of Gateway into Windsor to the Roundabout at Colonial Drive Bligh Park.

Regards

