



Hawkesbury City Council

Attachment 3  
to  
item 232

Exhibited Draft Hawkesbury Local  
Strategic Planning Statement 2040

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





 SHAPING *our* FUTURE  
HAWKESBURY

Local Strategic Planning *Statement*  
**HAWKESBURY**

**DRAFT**  
2040



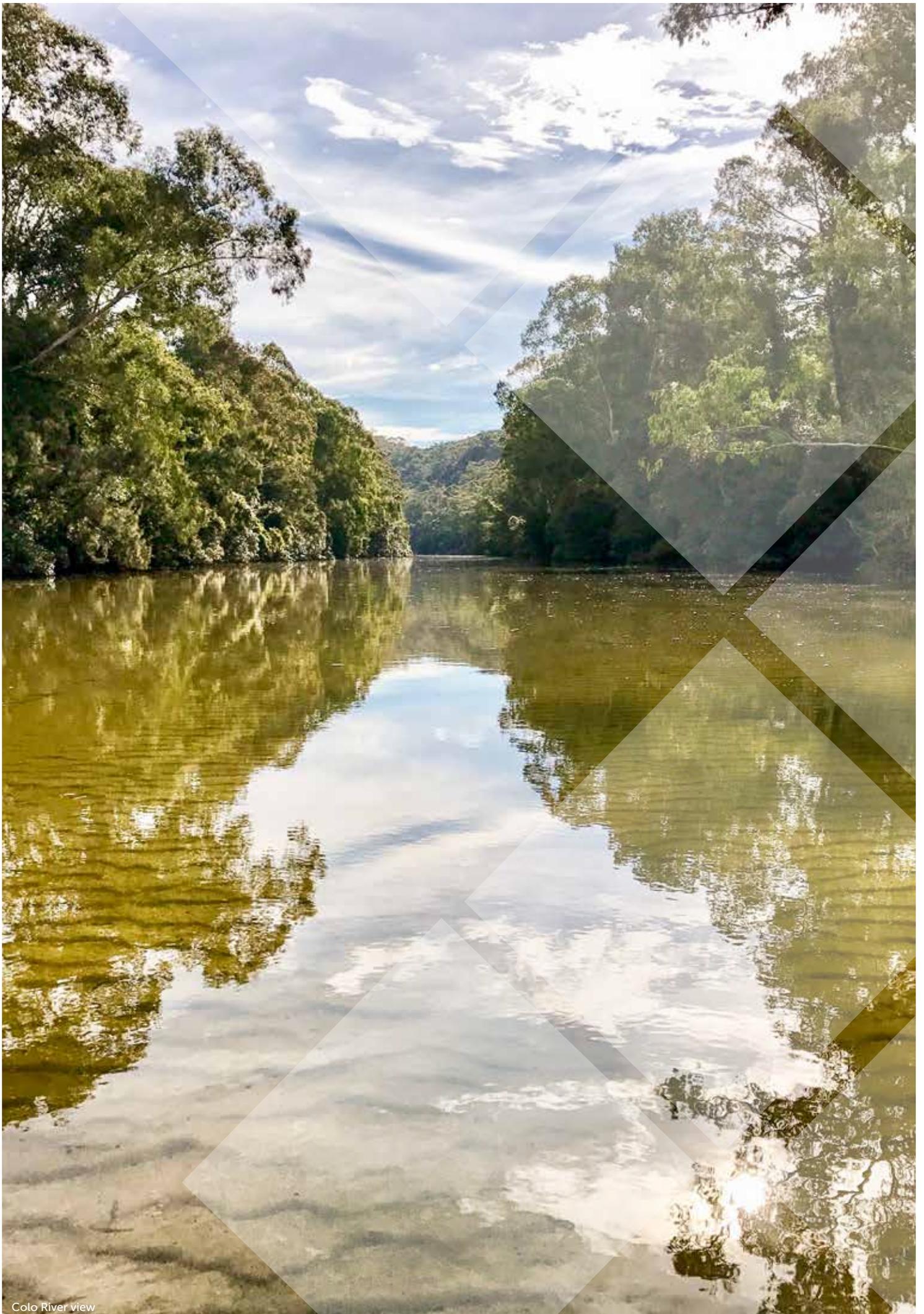
# Abbreviations

CSP	Community Strategic Plan
DCP	Development Control Plan
EP&A Act	Environmental Planning and Assessment Act
GSC	Greater Sydney Commission
IP&R	Integrated Planning and Reporting
LHC	Land and Housing Corporation
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	Local Government Act
LSPS	Local Strategic Planning Statement
OEH	Office of Environment and Heritage
RMS	Roads and Maritime Services
TfNSW	Transport for NSW

Hawkesbury timeline page 17, photo credits:

Lachlan Macquarie, ca. 1819 – watercolour. Courtesy Mitchell Library, State Library of NSW;  
Hawkesbury flood in 1816. Courtesy Mitchell Library, State Library of NSW; View of Windsor, upon the River Hawkesbury [1824] by Joseph Lycett. Courtesy State Library of NSW; Arthur Phillip Esq., Captain General and Commander in Chief in & over the territory of NSW, engraved by W. Sherwin. Courtesy National Library of Australia.

Front cover photo: © Destination NSW, Horse riding photo



Colo River view



# Acknowledgement

Hawkesbury City Council acknowledges the traditional custodians of this land, the Darug and Darkinjung nations. Through thoughtful and collaborative planning, we seek to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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# Message from our Leaders....

We are proud to introduce the draft Hawkesbury Local Strategic Planning Statement. We look forward to working with you to deliver an exciting future for our beautiful Hawkesbury area.

This plan sets out a 20 year vision for land use in the Hawkesbury Local Government Area. It identifies the special characteristics of the Hawkesbury which contribute to its identity, the shared community values which are to be maintained and enhanced, and how growth and change will be managed into the future.

The draft Local Strategic Planning Statement is based on the vision and values of the Hawkesbury Community Strategic Plan 2017-2036, and how this vision gives effect to the Greater Sydney Commission's Greater Sydney Region Plan and Western District Plan, based on local characteristics and opportunities.

The planning for Greater Sydney is built upon a vision of a metropolis of three cities 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 draft Local Strategic Planning Statement is a pivotal tool for local strategic planning in the Hawkesbury Local Government Area. The draft Local Strategic Planning Statement is an evolving document that will direct the future refinement of the Hawkesbury Local Environmental Plan 2012 and Hawkesbury Development Control Plan.

This plan is a core document underpinning Council's future land use planning. It provides direction and focusing of resources and efforts towards reaching our goals for the future we want to see.

Central to achieving the Priorities and Actions of the draft Hawkesbury Local Strategic Planning Statement is the need for effective community consultation and engagement. Accompanying this draft Plan is a draft Community Participation Plan which enhances opportunities for all members of the community to participate in planning decisions to achieve better planning outcomes. The draft Community Participation Plan details how Council will engage the community in the planning decisions it makes. Together we will map out a vision we believe is achievable, and work through issues in a collaborative manner.

We acknowledge the major challenges ahead of us, but conversely we know we are rich in potential and opportunities which can be realised through strong effective governance, strategic partnerships and a willingness to be steadfast in pursuing our goals. We will work alongside our executive team to build stronger connections within Council, and between Council and stakeholders, to be collaborative and innovative in finding solutions best suited to protect and enhance that which makes the Hawkesbury special.

Our scenic region, rich in history and natural beauty is unique and precious, and provides us with a platform from which to launch our economic development strategies and define our place within the greater Sydney Metropolitan area.

We must reduce our consumption of resources, clearly define what requires protection, and identify our areas of growth. Growth must be balanced and supported by adequate infrastructure to ensure it does not detract from the characteristics valued strongly by the community such as our semi-rural amenity. Our magnificent river must be treasured, respected and utilised, our natural and heritage environment protected and enhanced and a healthy lifestyle encouraged and supported.

We invite you to be part of this journey – please be involved and contribute however possible so that we can forge ahead with strength and commitment. It is our plan, our Hawkesbury, our future.





## Councillors



Barry Calvert  
(Mayor)



Amanda Kotlash



John Ross



Patrick Conolly



Peter Reynolds



Danielle Wheeler



Mary Lyons-Buckett  
(Deputy Mayor)



Paul Rasmussen



Tiffany Tree



Emma Jane Garrow



Sarah Richards



Nathan Zamprogno



Aerial view of Hawkesbury farm lands

# Introduction

## Welcome to the Draft Hawkesbury Local Strategic Planning Statement (LSPS)

The Hawkesbury LSPS plans for the Hawkesbury Community's economic, social and environmental land use needs over the next 20 years. The Hawkesbury LSPS sets a clear line of sight between the key strategic planning priorities of infrastructure, economy, liveability and sustainability.

The LSPS reflects the vision of the Hawkesbury Community Strategic Plan 2017-2036, which was prepared following extensive community input.

The LSPS is based on local characteristics and opportunities, and is supported by a planning framework including, A Metropolis of Three Cities and the Western City District Plan. The LSPS is a key document to guide Local Strategic Planning in the Hawkesbury LGA as shown in figure 1.

This LSPS has been prepared based on place-based planning principles, focusing on how specific locations within the LGA work and utilising collaborative processes that recognise the value and need for local expertise, knowledge, responsibility and investment with a shared vision and values between Council and the Hawkesbury Community.

The LSPS details how the vision will be implemented, and the places activated, monitored and managed.

The LSPS will be monitored and actions implemented through staging, sequencing and re-visioning with continual amendments to improve and reflect desired change.



Figure 1: Relationship between various planning frameworks.

## Purpose of Hawkesbury Local Strategic Planning Statement (LSPS)

### The purpose of the Hawkesbury LSPS is to:

- Provide a 20 year land use vision for the Hawkesbury LGA;
- Outline the characteristics which make the Hawkesbury unique;
- Identify Hawkesbury's shared values to be enhanced or maintained;
- Direct how future growth and change will be managed;
- Update the Hawkesbury Local Environmental Plan(LEP) and Development Control Plan (DCP);
- Identify further detailed strategic planning for future needs.

### Legislative context:

Section 3.9 of the *Environmental Planning and Assessment Act 1979* requires a Local Strategic Planning Statement to include or identify the following:

- a) the basis for strategic planning in the area, having regard to economic, social and environmental matters,
- b) the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the *Local Government Act 1993*,
- c) the actions required to achieve those planning priorities
- d) the basis on which the council is to monitor and report on the implementation of those actions.

The LSPS gives effect to the Sydney Regional Plan and the Western City District Plan, implementing the directions and actions at a local level.

The LSPS works with Council's Community Strategic Plan (CSP), which has a similar but broader purpose on how Council will work to meet on the community's needs. The LSPS's planning priorities, strategic directions and actions provide the rationale for decisions about how we will use our land to achieve the community's broader goals.



# Community Engagement

## Hawkesbury Community Strategic Plan 2017-2036

Hawkesbury City Council considers that effective community engagement is crucial to understanding the aspirations of the community in order to support its future planning of the LGA. The Hawkesbury Community Strategic Plan 2017-2036 was developed following extensive consultation with the community which contributed to the Directions and Strategies of the plan. Figure 2 highlights some of the key messages council heard from the community in preparing the CSP.



Figure 2: Community Strategic Plan survey summary.

# Hawkesbury

## Community Strategic Plan 2017-2036

### Our Mission

Hawkesbury City Council leading and working with our community to create a healthy and resilient future.

### Our 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.

### Our Leadership



Be a respected civic leader through consistent, transparent and engaged decision making that the community can understand.

### Our Community



Partner with our community and key service providers to deliver outcomes that support a connected healthy and inclusive Hawkesbury.

### Our Environment



Through leadership, stewardship and education, ensure that our natural and built environment is protected and enhanced for the current community and for future generations.

### Our Assets



Through leadership, stewardship and education, ensure that our natural and built environment is protected and enhanced for the current community and for future generations.

### Our Future



Be a place that is vibrant, attractive and welcoming that treasures and celebrates our shared history, environment, local economy and lifestyle.

Figure 3: The Hawkesbury CSP focus areas.



Richmond in Autumn

# Hawkesbury City Council- Town Centres Placscore

In order to understand more about what residents, visitors and workers thought about our town centres, council used Place-Score, a place experience diagnostic, engagement, benchmarking and data tracking platform that helps guide and measure more effective investment in urban environments.

Online and face to face surveys were conducted during December 2017 and February 2018 to understand the place attributes that were most important for the ideal town centre, and how much they impacted on enjoyment of the place.

A total of 2,149 surveys were completed.

## What did the community say?

The key results from the Place-Score survey highlighted that, the top town centre place attributes valued by all respondents are:

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.)

“Maintaining clean streets and footpaths, respecting the cultural heritage of the area and promoting local events markets community events etc.”

“Windsor is my town and I want to enjoy it after hours. An entertainment centre for live music and theatre would be great.”

“To do everything possible to keep the small business people trading by supporting them and my town centre.”

“We make our homes beautiful, natural, historically relevant, well maintained, clean, practical, useful, comfortable memorable spaces. Towns are extensions of our homes!”

## Hawkesbury Town Centres Our top 10 places attributes

RANK	OVERALL (N=1710)	%	RANK	OVERALL (N=1710)	%
#1	Local history, heritage buildings or features	71%	#6	Sense of safety (for all ages, genders, day/night etc)	50%
#2	Cleanliness of public space	62%	#7	Evidence of public events happening here (markets, street entertainers, festivals etc.)	48%
#3	Elements of the natural environment (views, vegetation, topography, water etc)	59%	#7	Maintenance of public spaces and street furniture	48%
#4	Overall visual character of the area	56%	#9	Outdoor restaurant, café and/or bar seating	47%
#5	Vegetation and natural elements (street trees, planting, water etc)	52%	#10	Car accessibility and parking	45%

# Local Strategic

## Planning Statement Preparation Councillor Workshops

Preparation of the Draft Local Strategic Planning Statement included a series of workshops with Councillors.

### Workshop included:

- LSPS legislative requirement and line-of-sight.
- 10 Directions of the Region plan.
- Strategic directions & themes.
- Social, economic and Environmental context.
- Local character of each town & village.
- Flooding - INSW Flood Study and risk assessment.
- Climate change and heat island impacts.
- Mega trends.
- Site tour.



Photos from the LSPS Councillor Workshops



# Our Hawkesbury

The Hawkesbury is a unique area located in the Hawkesbury River Valley. Hawkesbury City Council is the largest Local Government Area in the Sydney Metropolitan Region, covering approximately 2,800 square kilometres.

Originally inhabited by the Darug and Darkinjung peoples for over 40,000 years there were up to 3,000 Aboriginal people living in the Hawkesbury area in 1788. Hawkesbury was discovered in 1789 by Governor Phillip and is the third oldest European settlement in Australia.

Hawkesbury was first settled by Europeans in 1794 in a bid to acquire arable land to feed the increasing population of the penal colony at Sydney. Hawkesbury has 65 towns and villages with very different identities, communities and stories, and include 4 of the 5 Macquarie Towns laid out by Governor Macquarie.

Hawkesbury is classed as a metropolitan rural area by virtue of its natural beauty around its five rivers, tributaries, mountains, national parks, wilderness areas, and heritage towns of Windsor, Richmond, Pitt Town, Wilberforce and Ebenezer.

There are many narrations from the first Aboriginal communities along Deerubbin, (Hawkesbury

River) to those of the European settlers and many other stories of the people who have experienced natural disasters – the ferocity of fires and floods that define us.

The Hawkesbury straddles the divide between urban metropolitan Councils to its east and rural Councils to its west. While the south east corner of the LGA is predominantly urban, the remainder of the LGA forms a much larger rural hinterland. In comparison with adjoining metropolitan Councils, Hawkesbury has a relatively smaller, but growing population of 66,623 persons.

The Hawkesbury community is diverse, unique and most of all resilient, who come together to celebrate the towns and villages in a range of ways and band together to build capacity in times of natural disasters.

The Hawkesbury LGA offers suburban and rural lifestyles through its historic and picturesque towns and villages. The Hawkesbury's bushland, farmlands, rivers, mountains, gorges, views and vistas together with its historic buildings and its past associations with early European settlement form the Hawkesbury's identity and character, offering great tourist opportunities.



# History of the Hawkesbury

The Hawkesbury has a rich history as highlighted in the timeline below:

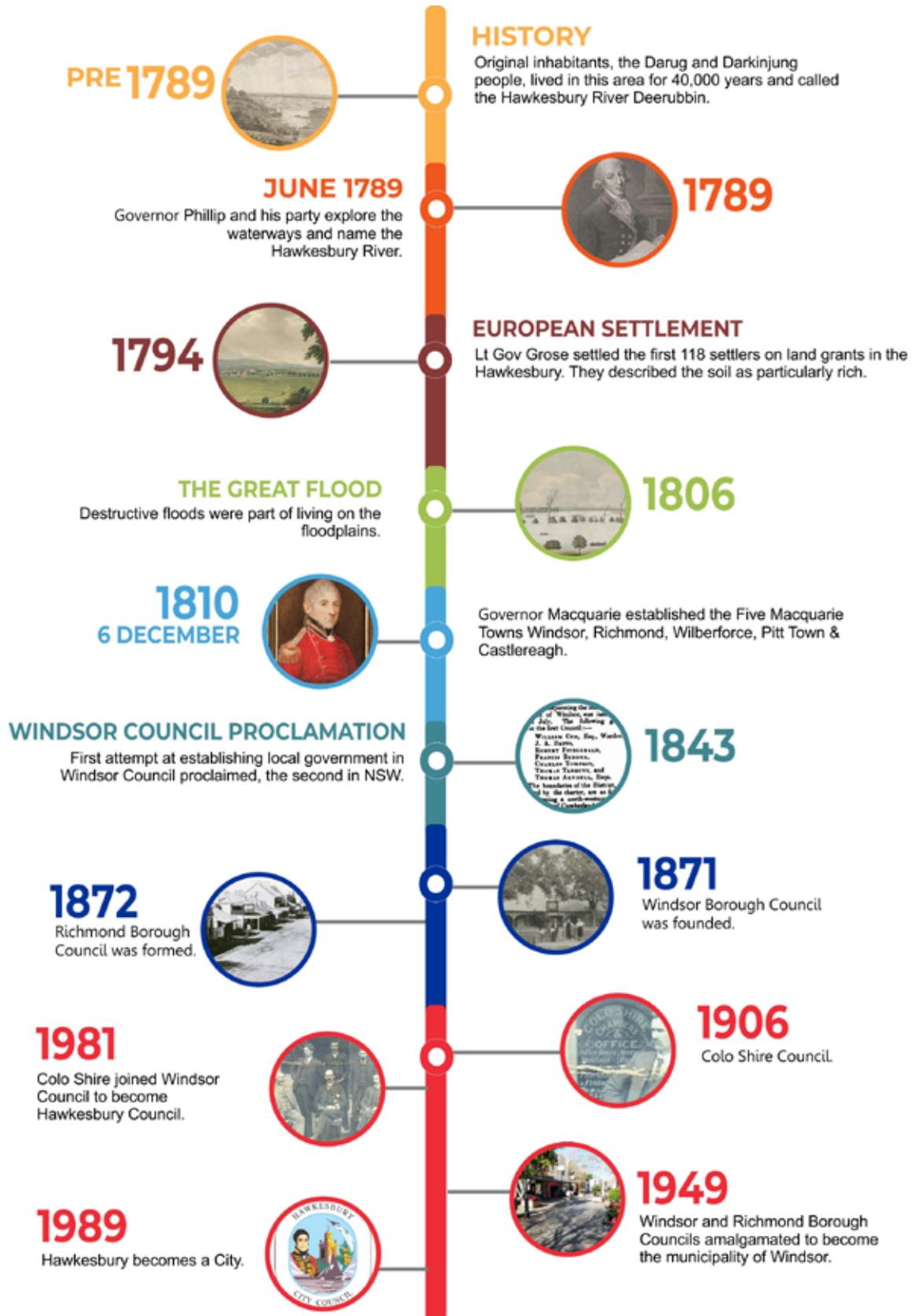
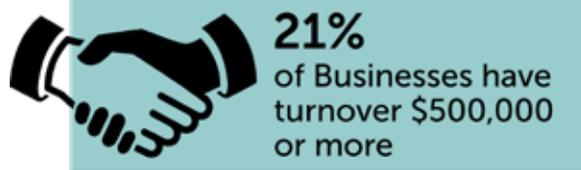


Figure 4: Timeline of the Hawkesbury

# Hawkesbury has



# Hawkesbury LGA

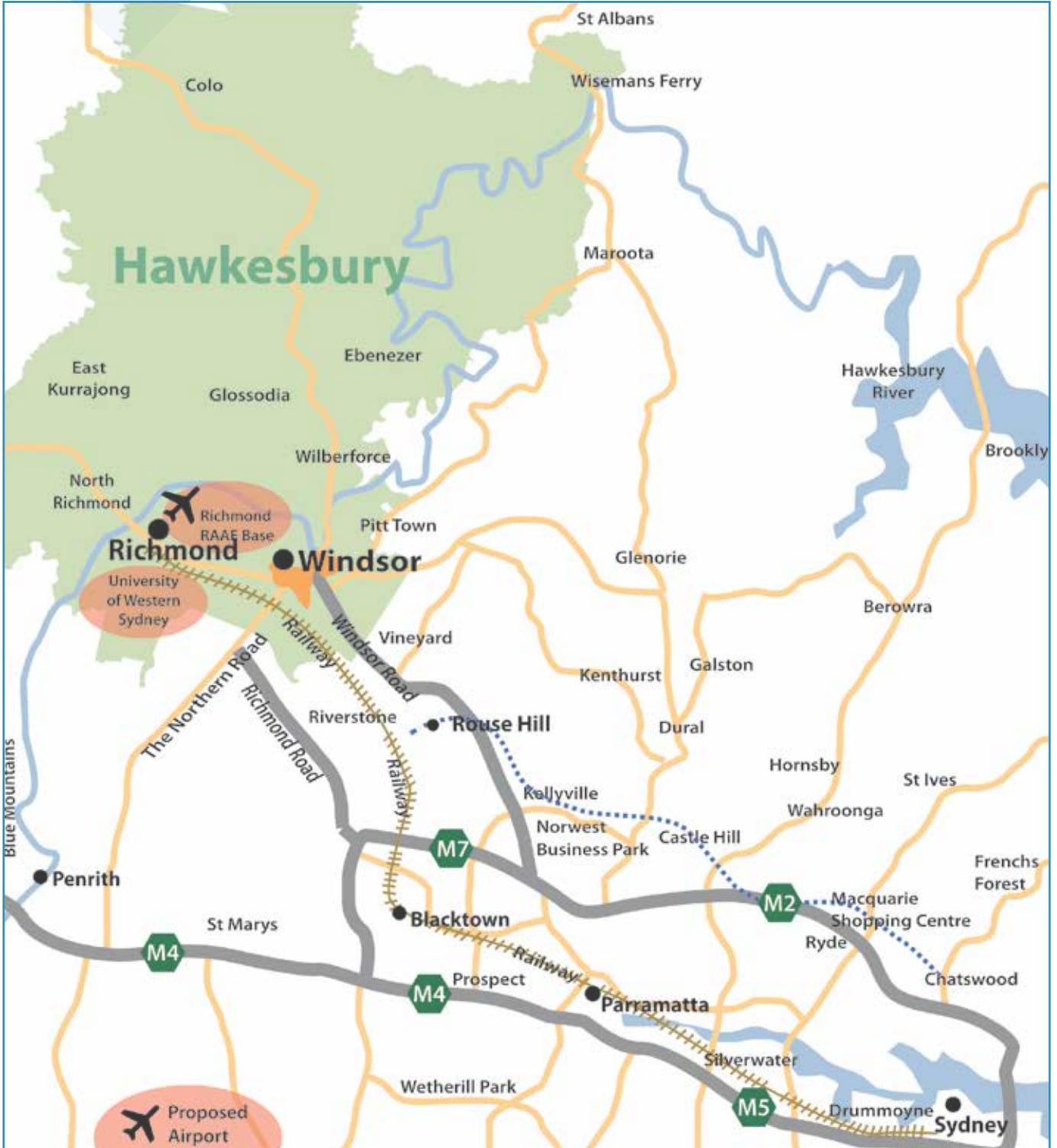


Figure 5: Regional context map

# Hawkesbury's

## Role in the region and its opportunities and challenges

Located at the periphery of the Sydney Metropolitan Region, the Hawkesbury forms a transaction between the metropolitan and the regional areas. The Hawkesbury has experienced incremental population growth and currently has approximately 67,000 residents. The Hawkesbury's population is forecasted to grow as people move to the LGA seeking alternative lifestyle to city living. Population projections indicate an additional 18,050 people by will live in the Hawkesbury by 2036.

Historically, Hawkesbury was established as an agricultural base to sustain the young colony of Sydney's European settlement. Hawkesbury was identified by European settlers soon after the arrival of the first fleet in 1788. By 1798 more than 400 hectares of the fertile Hawkesbury Valley was under cultivation, and supplied the growing settlement of Sydney with staple grain crops.

The Hawkesbury is an open-air gallery in itself showcasing the legacy of the early European settlers through the many historical landmark buildings, bridges and open spaces. It is home to significant biodiversity, wetlands and renowned for its rural and hinterland towns and villages, providing country lifestyle set in picturesque landscapes with scenic views and vistas showcasing its natural beauty.

The Hawkesbury's location is opportune as it is an important gateway to productive agricultural lands and hinterland communities providing unique tourism opportunities. 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.

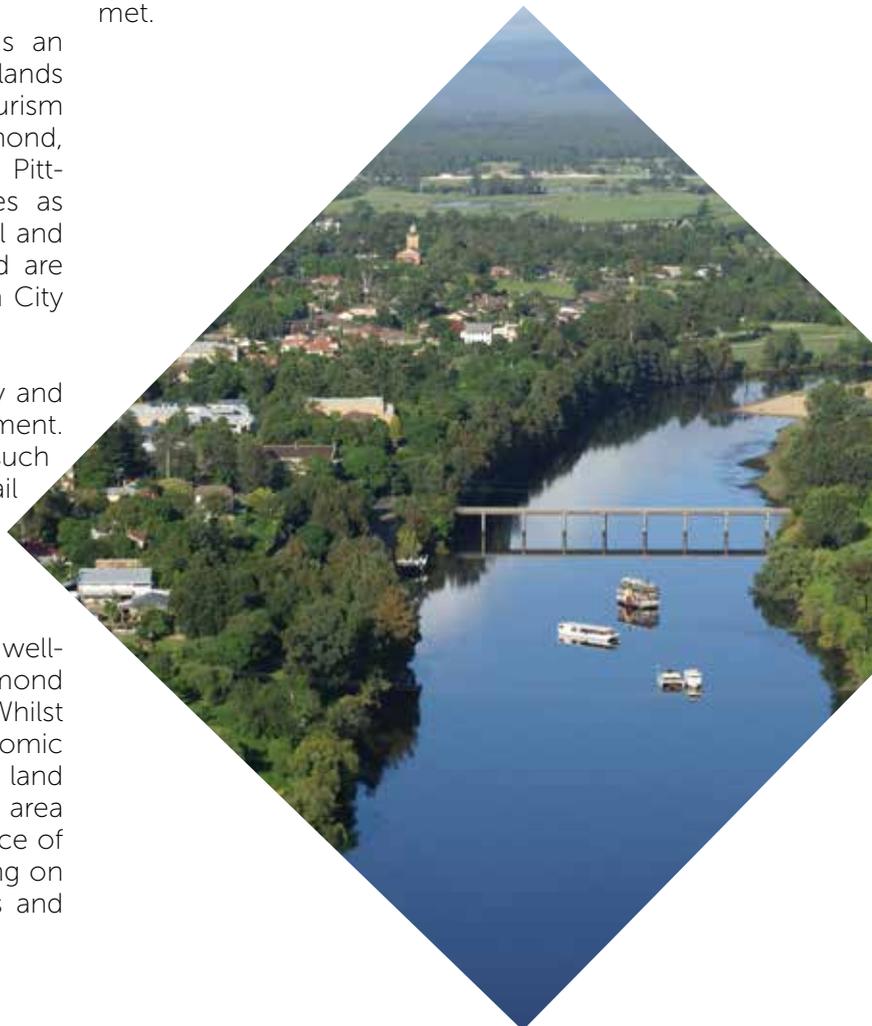
The Hawkesbury's economy has a diverse industry and employment base built around the natural environment. The economy of the LGA relies upon industries such as construction, manufacturing, agriculture, retail trade, equine, food and accommodation, health care and social assistance, in addition to public administration and support services.

Located between Windsor and Richmond, is the well-established defence and aviation facility at Richmond RAAF Base which forms a key economic strength. Whilst providing a significant employment and economic benefit, the base poses impacts and challenges to land use planning within the Windsor and Richmond area due to limitations of development as a consequence of aircraft noise, flight paths and safety areas impacting on their crucial roles as employment activity centres and increased residential development.

The Hawkesbury LGA also contains the Western Sydney University – originally it was the Hawkesbury Agricultural College, established by the NSW Department of Agriculture in 1891. It later became the College of Advanced Education until 1989, and then the WSU was established in 2000. The Richmond Campus, is located on a 1,300 hectare site in the Hawkesbury Valley, adjoining the town of Richmond. The University offers programs in environmental health, forensic science, nursing, medical science, natural science (environmental, agriculture and horticulture), and secondary school science teaching.

The Hawkesbury campus facilities include research labs, farmland, equine facilities, residential halls and cottages, a conference centre, religious centres, a campus social hub called Stable Square, featuring cafeterias, a music room and a large collection of Hawkesbury Agricultural College memorabilia.

Over the next 20 years, Council has a challenging task of facilitating housing, jobs and services for the anticipated population growth, while recognising the environmental constraints including the climate change crisis and at the same time protecting its unique environment and distinctive local character. This LSPS demonstrates how these challenges will be mitigated and how needs will be met.



# Hawkesbury's

## Local advantages

The opportunities from the agricultural sector, Richmond RAAF Base, Western Sydney University, equine industry and tourism provides Hawkesbury with key strengths for a strong and growing economy. These factors provide a platform for Hawkesbury to build impetus to a stronger and innovative future and become future ready for changing Mega Trends.

The Western Sydney University – Hawkesbury Campus will host NSW's first public boarding school inside a university campus. The historic Hurlstone Agricultural High School (a selective school) will be relocated to Richmond where school and university students will share opportunities for learning. The school will accommodate 1,500 selective students and specialise in science, technology, engineering and mathematics (STEM). Learning opportunities such as food production, gene technology and conservation science with access to state-of-the-art-greenhouses, genomic laboratories and bio-chemistry growth chambers will be studied at the new campus precinct.

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. These strategic connections will create a strong platform to leverage the Hawkesbury's existing specialisation in agriculture and manufacturing to emerge as an international export standard commodity producers, and key part of national and international supply chains.

The prospect of a better connected LGA is already proving to be a catalyst for investment in the Western Sydney Airport, as it seeks to become the export gateway to deliver the region's sought after fresh food produce to new markets.

The recognition and connection of key transport linkages between Schofields, Windsor, Richmond and Penrith the future transport City-Serving Network provides opportunities for the Hawkesbury LGA.

Planning to take advantage of this connected future will be supported by protecting prime productive agricultural land. Allocating space for agricultural-related businesses to grow will create new economic opportunities. Co-locating space for emerging industries close to the Western Sydney University in an Agri-knowledge precinct presents an opportunity to leverage existing specialisations in agricultural technology and related businesses.

These emerging opportunities are supported by the Hawkesbury's many historic, vibrant and dynamic

places, connection to nature and plentiful recreation and entertainment opportunities, all of which contribute to an enviable lifestyle for people of all ages. Continued investment in the Hawkesbury's attractiveness to students, residents, and businesses will ensure a strong foundation to adapt to the emerging new economy where quality of place is recognised as critical to the attraction of our increasingly mobile skilled-labour force.

The same elements which create an appealing place to live, work and study also attract visitors in increasing numbers. An emerging visitor economy, attracted primarily to the area's biodiversity, natural beauty and historic character presents opportunities to further diversify the Hawkesbury's economic base.

Taking advantage of these emerging opportunities will mean continuing to balance protection of heritage, scenic landscapes and maximising the economic potential of identified land. Planning for the emergence of tourism gateways is intended to reduce ad-hoc development and support investment in local business while protecting rural lands, biodiversity and ensuring the environment remains attractive to residents and visitors alike.

The Hawkesbury's position as a peri-urban centre has the potential to emerge as leaders in a new economic geography of regional development. On the one hand we are close enough to the major strategic centres of Parramatta and Penrith which provides accessibility to key supply chains and provides opportunities to leverage off economic-spill over effects. On the other hand, our separation from the core metropolis allows for a degree of self-sufficiency which is seen as a foundation for a diverse and resilient local economy. This resilience though requires careful management to ensure that existing competitive advantages are retained while new innovative ones are explored.

Renewable energy developments will be concentrated in planned areas with high electricity generating potential, but where they will have least impact on productive agricultural land and any visual impacts can be appropriately managed. A new solar farm is proposed to be built at South Windsor Wastewater Treatment Facility. This plan is part of Council's long term sustainability goals to reduce carbon emissions and save energy.

Similarly, Council will explore and advocate for other opportunities for renewable energy through the advantages the natural environment of the LGA presents.



# 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.'**

By 2040, Hawkesbury will evolve into a more vibrant, diverse, economically innovative, resilient and sustainable community which embraces and supports its heritage and distinct local character.

All communities in the Hawkesbury are considered to be significant and all play an important role in how the LGA achieves its economic, social and environmental goals.

This will be supported by Hawkesbury's productive townships and villages, agricultural industries, equine industries, defence force and university precincts.

The unique environment of the Hawkesbury will be protected and preserved and transformative infrastructure will enable Windsor & Richmond to be the main business and activity centres of the LGA.

Important employment lands between Richmond and Windsor will enable an agglomeration of activities at the Clarendon Precinct to support the economy.

The hinterland and rural villages are important for tourism and providing services to surrounding agricultural lands. These lands are envisioned to evolve into an innovation of diverse and productive agri-businesses taking advantage of the new global markets.

The Hawkesbury LGA will continue to be an attractive alternate lifestyle option to inner city living. It offers a range of affordable housing in convenient, and walkable locations with equitable access to community facilities and open space. Council will mitigate land use conflicts through robust planning controls where applicable.

The various communities within the LGA are dispersed in towns and villages and whilst resilient with some having a level of public transport, others entirely depend upon private transport. Sustainability and climate change management continues to be at the core of Council's activities and community expectations for existing and new developments.

The emerging population of the Hawkesbury is envisioned to be future ready for global mega trends through collaboration, conversations and preparedness starting from now.



© Destination NSW

# Metropolitan Context

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

This requires Council to work within the strategic planning direction set by the NSW Government and the Greater Sydney Commissions 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.

## Greater Sydney Region Plan

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. Existing Zonings should be noted:

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

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

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

## Western City District Plan

The Western City District Plan collectively classes Richmond and Windsor as a strategic centre, recognising its expanded role as a hub for retail and commercial services; major health facilities including the Notre Dame University medical teaching campus. The Plan also identifies a growing tourism opportunity, focused on colonial history, rural character, agriculture and environmental assets including the Greater Blue Mountains World Heritage area, the Hawkesbury River and the surrounding agricultural lands. The Plan sets a baseline target of 12,000 jobs by 2036 (up from 10,300

in 2016) with a higher target of 16,500 jobs.

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

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

## North West Growth Area

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

## Western Sydney City Deal

Hawkesbury City Council is involved in the Western Sydney City Deal, a 20-year agreement between the Australian and NSW governments and Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly councils that will optimise the opportunity of the new airport and focus on connectivity; jobs; skills and education; planning and housing; liveability and environment; and governance. Western Sydney Airport will also create international and domestic tourism opportunities. This will have a positive influence on the Hawkesbury's visitor economy by better connecting visitors to the places like the Hawkesbury Regional Gallery, heritage areas including the Macquarie towns, visitor experiences such as the Hawkesbury Farm Gate Trails, and exceptional landscapes and waterways.

The Hawkesbury's unique landscape also offers rich soils for agricultural production that can in turn lead to export opportunities that will link to the new airport in Western Sydney. The Western Sydney University Hawkesbury Campus and AgriPark Research Centre provide tertiary education in medical and forensic science, animal science, natural science, sustainable agriculture and food security with world-class research facilities in grasses, pastures, legumes, insects and ecology.

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

# Metropolitan Context continued

## Hawkesbury Housing and Employment Strategy

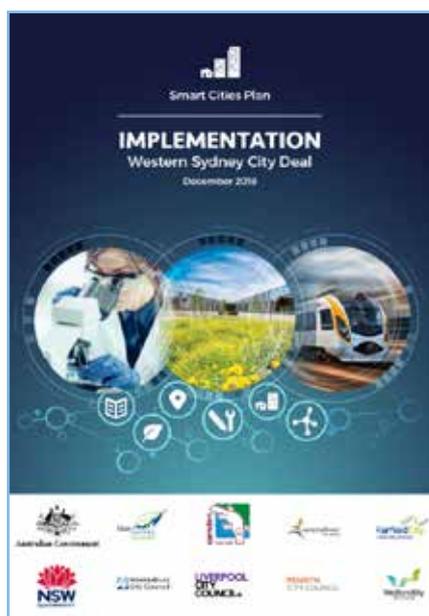
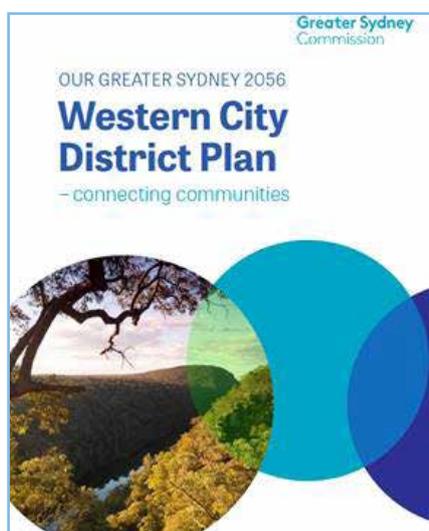
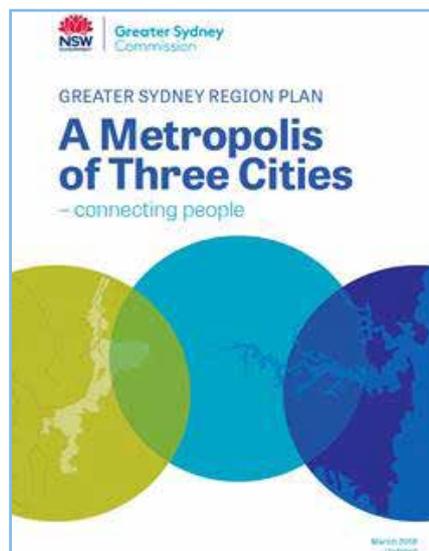
In response to these issues and opportunities, Council needs to develop detailed housing and employment strategies.

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

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

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

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



# Hawkesbury's Themes and Planning



Efficient,  
supportive  
and reliable

## INFRASTRUCTURE

### PLANNING PRIORITY 1

Bridge the shortfall of infrastructure through stakeholder collaboration to support current and future growth.

### PLANNING PRIORITY 2

Collaborated investment in infrastructure that will support existing and future industries.

### PLANNING PRIORITY 3

Deliver timely and robust infrastructure to support the town centres and villages of the LGA.



Healthy, diverse,  
preserve heritage  
and character

## COMMUNITY

### PLANNING PRIORITY 4

Provide a diversity of housing types to meet the needs of the changing demography.

### PLANNING PRIORITY 5

Protect Aboriginal heritage and promote European heritage and its transition into innovative, creative and adaptive re-uses.

### PLANNING PRIORITY 6

Provide rural housing with great deliberation and consideration of land use conflicts in appropriate locations.

### PLANNING PRIORITY 7

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



# Priorities



Innovative and adaptable

## PRODUCTIVITY

### PLANNING PRIORITY 8

Promote agricultural and food industry and growth of the agri-business sector and invest in Agro-knowledge/ Agronomics research through the Western Sydney University.

### PLANNING PRIORITY 9

Support our industries to grow and meet current and future trends.

### PLANNING PRIORITY 10

Explore opportunities at the Western Sydney University and Richmond RAAF Base to create a value chain at the Western Sydney Airport and STEM Industry.

### PLANNING PRIORITY 11

Encourage the economic self-determination of the Aboriginal community through their land holdings and culture.



Sustainable and aware

## SUSTAINABILITY

### PLANNING PRIORITY 12

Educate and adapt to natural hazards of flood, bushfire and climate change.

### PLANNING PRIORITY 13

Protect areas of high environmental value and significance.

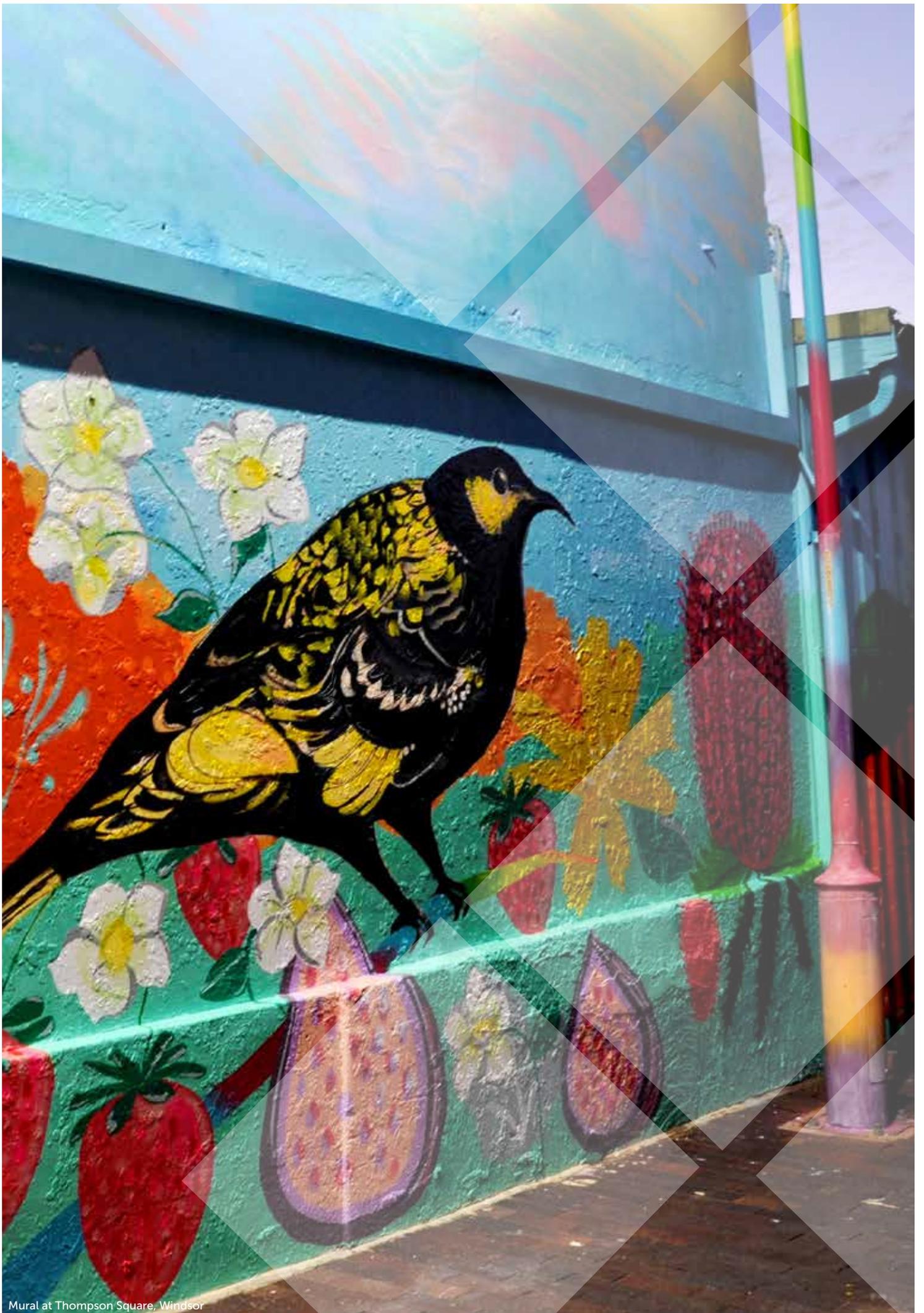
### PLANNING PRIORITY 14

Commit to urgent action to respond to the global climate emergency.

### PLANNING PRIORITY 15

Champion, educate and support a transition to renewable energy.





Mural at Thompson Square, Windsor



# INFRASTRUCTURE AND COLLABORATION

## Hawkesbury Gas Flare Project

Saving over 13 Million kilo's  
of carbon greenhouse  
gas emissions each year

Leading green by example

Hawkesbury City Council



# Hawkesbury's Infrastructure and Collaboration

efficient, supportive and reliable

The Western City District Plan, Directions for Infrastructure and Collaboration include:

- A city supported by infrastructure
- A collaborative city

The planning priorities and actions in this respect are focused around the provision of infrastructure, and working through collaboration to support orderly growth, change and adaptability which must be delivered and used efficiently.

When planning for infrastructure, Hawkesbury City Council will include consideration of how such investments contribute to shape and connect the LGA to the Western Sydney Airport, and Greater Sydney as a metropolis of three cities.

Council also anticipates investing in desirable transformative infrastructure that will assist the Hawkesbury in achieving its social, economic and environmental goals. Investment in infrastructure is critical to prosperity and growth of the LGA. Partnerships with other levels of government are required to secure this investment and ensure that the Hawkesbury can leverage opportunities for industries, businesses and residents.

With the costs of asset maintenance and delivery increasing faster than the available source of funding, infrastructure across the Hawkesbury LGA does not always meet the needs and expectations of the end users.

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

There is a need for additional open space embellishments, community facilities, public transportation, improved road network, health and educational facilities to meet the needs of future population growth, which is projected to be 85,050 (1.4% increase) by 2036.

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

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.

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

Greater certainty is required in terms of corridor planning including the Outer Sydney Orbital corridor and the role of Bells Line of Road. The need for a robust and fully functioning evacuation network is considered essential in order to ensure the safe evacuation of residents during fire and flood.





- 
**Planning Priority 1** | Bridge the shortfall of infrastructure through stakeholder collaboration to support current and future growth.
- 
**Planning Priority 2** | Collaborated investment in infrastructure that will support the existing and future industries.
- 
**Planning Priority 3** | Deliver timely and robust infrastructure to support the town centres and villages of the LGA.

Consistency with Region and District Plan	Directions
A Metropolis of Three Cities Western City District Plan	A city supported by infrastructure A collaborative city

### CSP: 4.1 Transport infrastructure & connections

Creating an integrated and well maintained transport system is an important local priority

- 4.1.1 Our roads and other transport infrastructure will be planned and provided to ensure connected, efficient and safe movement for all modes of transport
- 4.1.2 Establish and maintain relationships with transport providers and other levels of government to improve and extend public transport services.
- 4.1.3 Have a comprehensive transport system of well-maintained local and regional linkages that are financially and environmentally sustainable and respond to community safety, priorities and expectations.
- 4.1.4 Provide mobility links throughout the City to connect our centres, parks and facilities.

#### 4.2 Utilities

Facilitate the delivery of infrastructure through relevant agencies and Council's own works

- 4.2.1 Our community's current and future utility infrastructure needs (water, sewer, waste, stormwater, gas, electricity and telecommunications) are identified and delivered.
- 4.2.2 New development and infrastructure provision is aligned and meets community needs.

Hawkesbury City Council as part of its planning priorities and actions will undertake detailed analysis and collaboration with State agencies to examine the potential and capacity of public transport infrastructure, local road networks, and education and health care facilities to assist future development of the Hawkesbury LGA.

The Hawkesbury LGA will also set itself to be future ready for transformative infrastructure, including innovative digital infrastructure to drive 'smart cities' initiatives and build digital capacity across the LGA,

Land will be investigated to reserve for renewable energy hubs, smart energy stations, shared office and employment hubs, and other infrastructure suitable to meet the requirements of mega trends.

Efficient, supportive and reliable infrastructure capacity is a building block to Hawkesbury's growth, and also being ready for the future mega trends. Over the next 20

years the delivery of physical and social infrastructure will be vital for the Hawkesbury's productivity, liveability and sustainability.

The infrastructure shortfall will be bridged through the efforts and advocacy with other state and non-government agencies. The delivery of major transformative infrastructure such as improved road and rail network connection, effective development corridor planning – additional health and education facilities, an agglomerated precinct at Clarendon, telecommunications, energy facilities and adequate sewer and drainage connections to the Hawkesbury is crucial to Hawkesbury to meet its housing and employment targets and for future preparedness.

To ensure that the Hawkesbury has sustainable and reliable infrastructure to support the quality of life for the current and future population efficiently, Council commits to delivering adequate housing and employment opportunities at appropriate locations



already serviced by infrastructure. Council will fund and continue to advocate for state funding for new infrastructure to leverage the community's health and well-being as well as raise the productivity to a level to meet the activity requirements.

## Rationale:

Hawkesbury is part of the Western Parkland City. Established on the strength of the new international Western Sydney Airport and the Aerotropolis precinct. In order to assist the new western city meet its vision and objectives holistically, Hawkesbury City Council will ensure that it has upgraded its infrastructure to an adequate level to support and create a strong community.

The Hawkesbury LGA needs to meet its infrastructure needs in a timely manner in light of its forecasted housing and employment growth including careful analysis of growth scenarios. Council will consider the correlation between growth and infrastructure such as public transport, health and education facilities, open space and the road network to allow for timely integration and more effective expenditure on infrastructure. Council will sequence, optimise and consider adaptability of infrastructure as part of managing infrastructure delivery with growth.

Hawkesbury's villages are promoted as tourist destinations. To accommodate further growth of tourism in the Hawkesbury, new transport solutions are required.

Council strongly believes that there is a need to build an additional crossing of the Hawkesbury River. This will reduce travel time for residents and traffic congestion and support the transport of time-sensitive agricultural products from Hawkesbury's farming activities across the Hawkesbury River to exciting and emerging markets.

Hawkesbury City Council will collaborate with all levels of government, industry and the community to manage the competing needs of infrastructure. New infrastructure will leverage Hawkesbury's proximity and input to the Western Sydney Airport and Aerotropolis Precinct.

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.

Corridor planning that impacts the Hawkesbury LGA includes the Outer Sydney Orbital and the role/function of Bells Line of Road. The Outer Sydney Orbital will

ultimately provide an outer bypass of Greater Sydney and connect to the Central Coast from the Illawarra, including freight lines.

The benefits of the Outer Sydney Orbital Corridor include:

- Provide for a major transport link between the North West and South West Growth Areas.
- Provide connections to the planned Western Sydney Airport and future employment lands.
- Support growing communities, businesses and new jobs in Western Sydney.
- Provide a freight rail connection between Port Botany, Western Sydney and regional NSW.
- Support the further separation of freight and passenger rail.
- Move freight more rapidly, efficiently and safely by rail.

However, at this stage there is uncertainty in terms of the corridor location.

The Castlereagh Freeway construction based on the 1951 plan is yet to commence by the State Government.

However, the advantages of the corridor once constructed would be:

- Provides an additional access to the Blue Mountains.
- Creates significantly better flood free access for the communities in the Hawkesbury and Penrith lakes area.
- Provides an alternative to the M4 Motorway, Great Western Highway, Windsor Road and Richmond Road.

The North South Rail Link connecting Cudgegong Road with Macarthur via St Marys and the future Western Sydney Airport site is critical to integrated land use and transport planning for the future of Western Sydney. Council will continue to advocate for the missing link from St Mary's to Tallawong to provide improved accessibility and connections.

To support the development of the Vineyard Precinct, which was rezoned by the NSW State Government, Council will ensure delivery of adequate and timely infrastructure in the precinct.

The development infrastructure includes:

- Transport infrastructure
- Storm-water drainage infrastructure
- Social infrastructure
- Plan Administration

The challenge to delivering the above infrastructure is that Council does not have the capital at hand to invest towards the delivery and the required infrastructure in the



precinct is not supported by SIG or LIGS funding.

Council will embed the infrastructure delivery for Vineyard Stage 1 Precinct in its Delivery Program and Operational Plan. The viability of this precinct is dependent upon the developers within the precinct to develop it unencumbered by the risk of land ownership fragmentation and sensitive land uses by the adjoining RU4 – Primary Production zoned lands.

Council will also commence discussion and awareness

with the community and other stakeholders to champion smart transport that will assist in reducing carbon emissions and provide infrastructure that will shape the future.

Council will continue to inform the community about the infrastructure of the future and their benefits towards reversing global warming.





# Planning Priorities

Planning Priority	Actions	Measure
<p><b>Planning Priority 1</b></p> <p>Bridge the shortfall of infrastructure through stakeholder collaboration to support current and future growth.</p>	<ul style="list-style-type: none"> <li>• Advocate for improved health and education facilities with State Government and key providers.</li> <li>• Seek funding, investigate and deliver leisure, and sporting related facilities at appropriate locations.</li> <li>• Partner with the TfNSW/RMS to support the delivery of Windsor Bridge.</li> <li>• Lobby for a new Richmond Bridge.</li> <li>• Collaborate with Sydney water to provide sewer lines where not connected in the established residential areas.</li> <li>• Investigate and provide adequate serviced employment lands at Mulgrave and Windsor South locations to support the future growth.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate Infrastructure projects identified by location to meet the forecasted housing and employment targets.</li> </ul>
<p><b>Planning Priority 2</b></p> <p>Collaborated investment in infrastructure that will support existing and future industries.</p>	<ul style="list-style-type: none"> <li>• Collaborate with TfNSW/RMS to ensure that transport decisions promote the best outcome for the Hawkesbury LGA.</li> <li>• Lobby for efficient bus routes between Blacktown, Rousehill, Windsor, Richmond, St Marys and Penrith.</li> <li>• Investigate on-demand bus service with private providers to serve the remote communities of the LGA.</li> </ul>	<ul style="list-style-type: none"> <li>• Efficiency in public transport to meet the 30-minute-city concept.</li> </ul>
<p><b>Planning Priority 3</b></p> <p>Deliver timely and robust infrastructure to support the town centres and villages of the LGA.</p>	<ul style="list-style-type: none"> <li>• Investigate opportunities for the agglomeration of the Clarendon precinct and inclusion of high technological related activities in the precinct.</li> <li>• Connect the suburbs through cycle and pedestrian parts where feasible.</li> <li>• Investigate and advocate with State agencies for adaptive infrastructure that will meet the future Mega Trends.</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure projects to meet the future STEM industry standards.</li> <li>• Continued advocacy and lobbying with State agencies and partnerships developed.</li> </ul>



# COMMUNITY



# Hawkesbury's Community

affordable and diverse, preserves heritage and local character

The Western City District Plan, Directions for Liveability include:

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

The planning priorities and actions in this respect are focused around providing, maintaining and enhancing liveability. Providing a diverse range of housing and infrastructure to meet the communities' changing needs, ensuring communities are healthy, resilient and socially connected, are culturally rich and celebrates their heritage, arts and creativity.

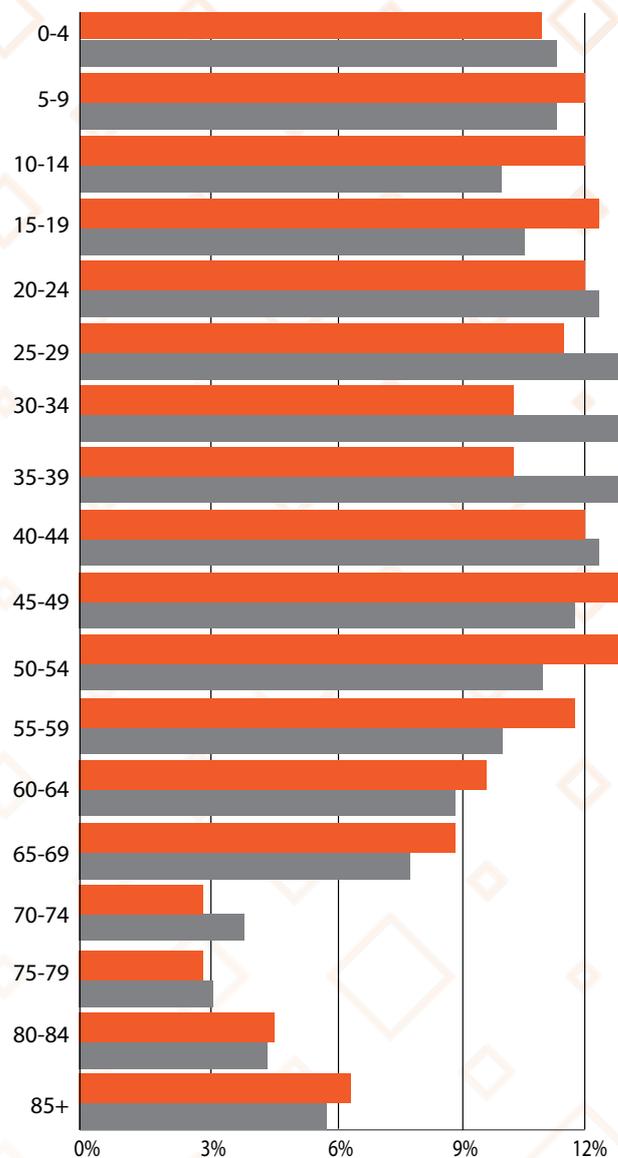
The Hawkesbury LGA's demography is comprised of people from different backgrounds and a range of age structures. As a community, we will continue to work together to shape and enjoy its future and to respect and nurture its wild and untamed beauty.

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.

## What is the age profile?

Population by age, 2016

■ Hawkesbury City ■ Greater Sydney



Source: ABS Census, 2016

Figure 6: The age profile of Hawkesbury.



## Household type, 2016

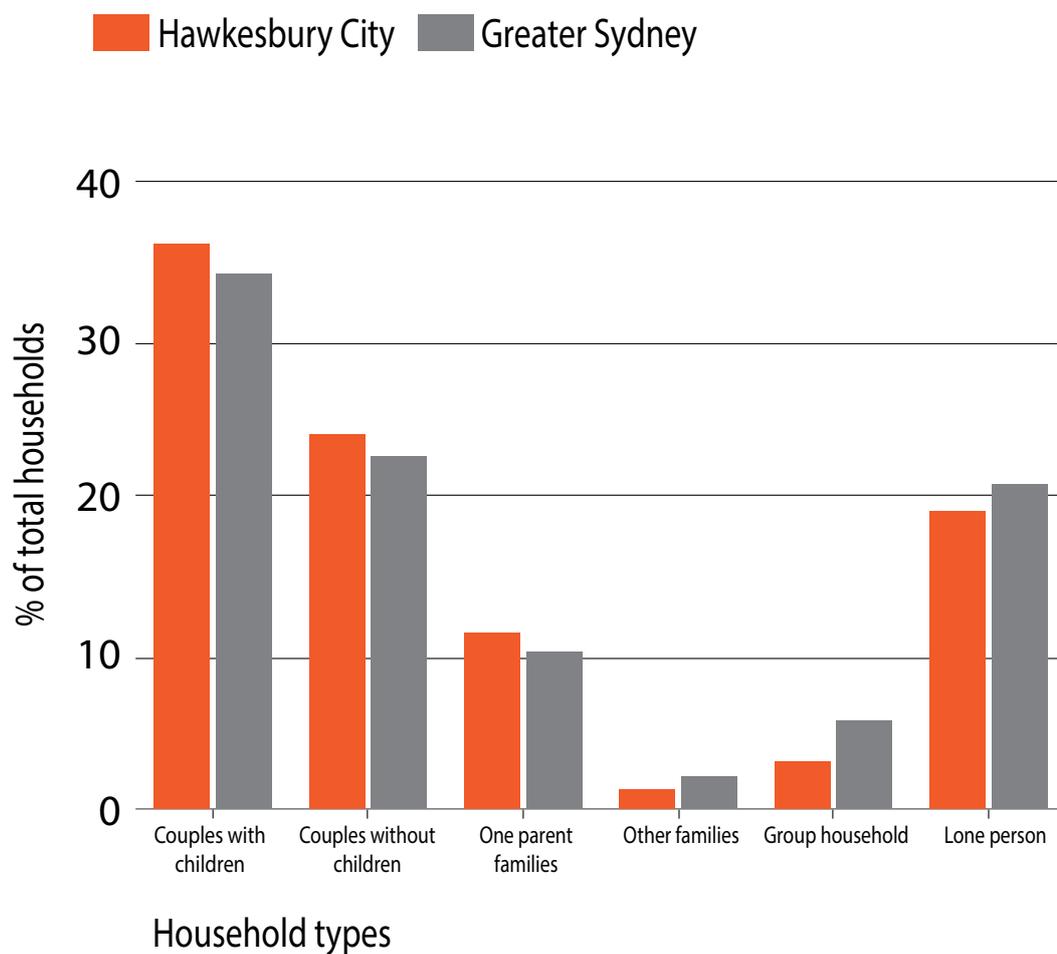


Figure 7: The household types in the Hawkesbury.



Australia Day at Governor Phillip Park



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.

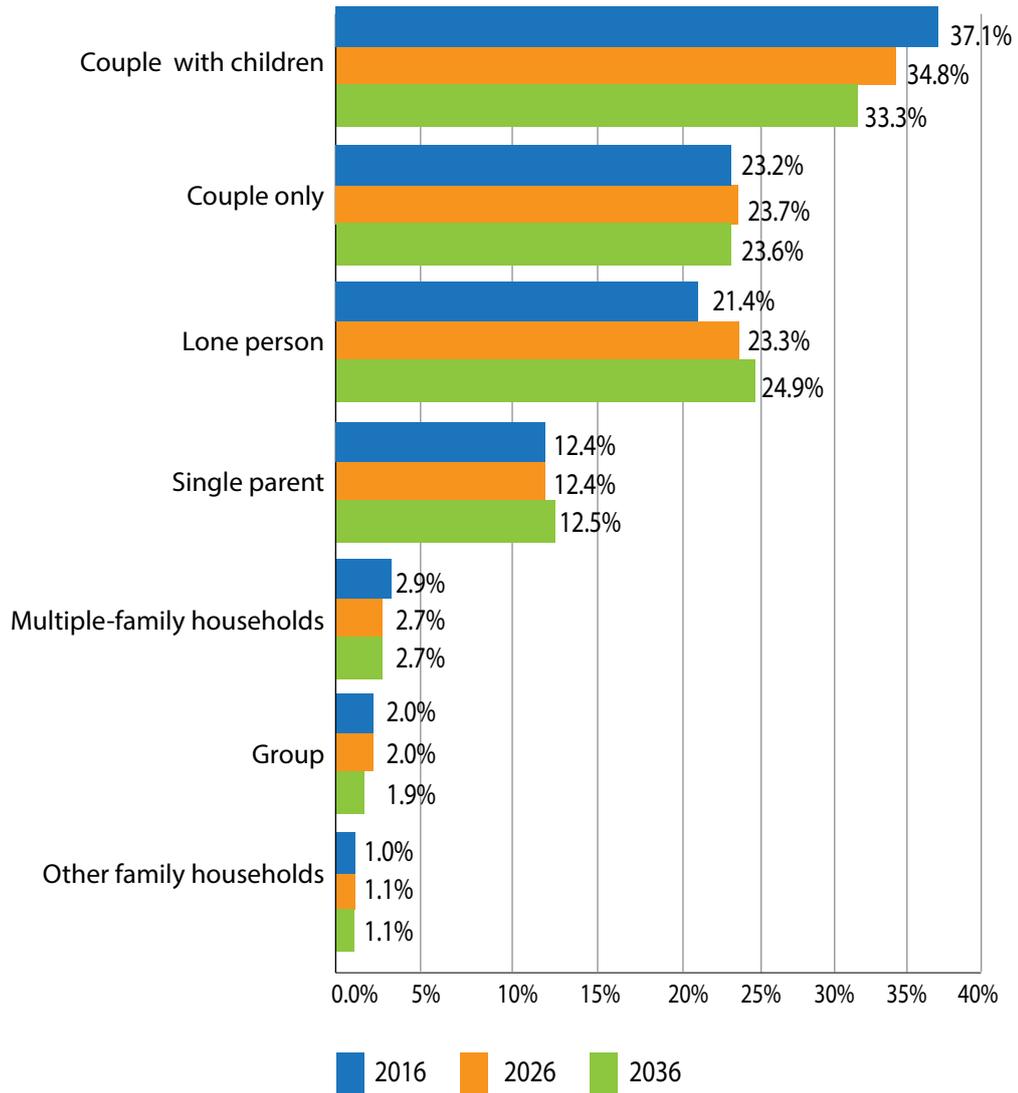
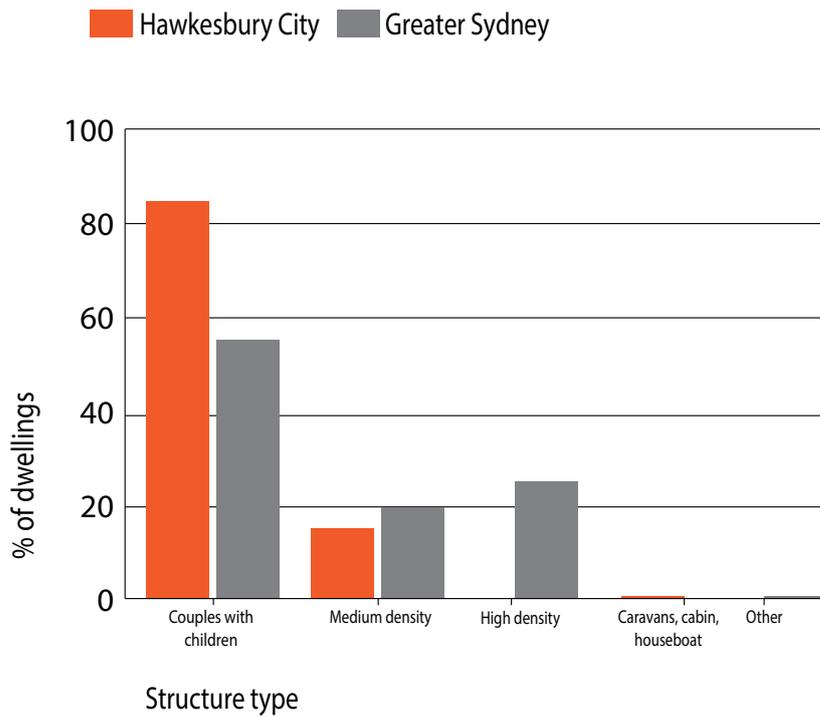


Figure 8: Household projections 2016-2036



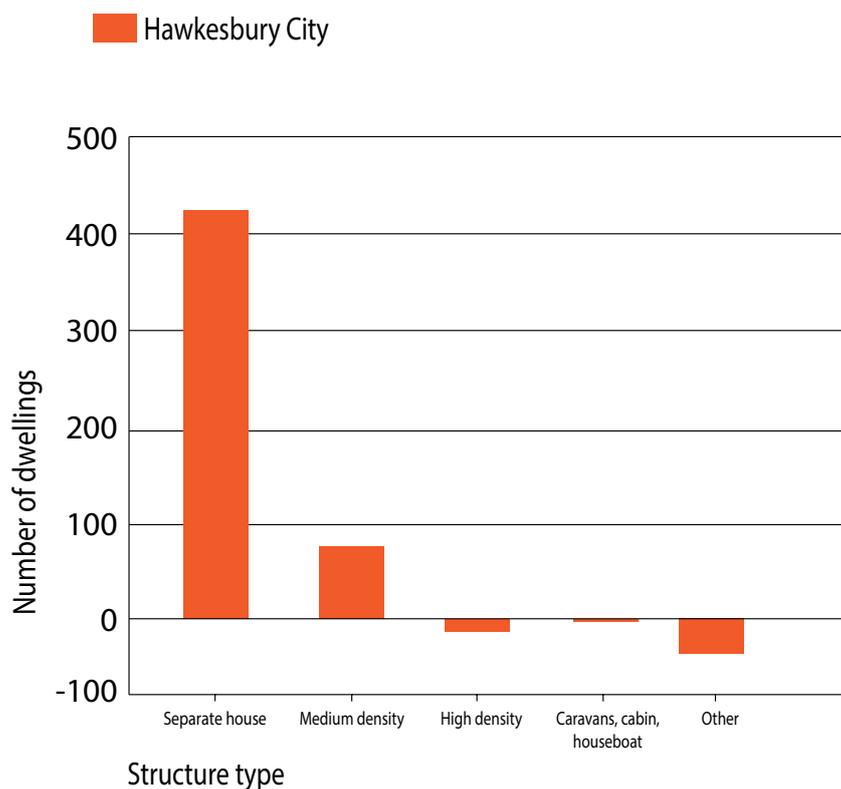
# Dwelling structure, 2016



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.

Figures 9: The Hawkesbury’s dwelling structures.

# Change in dwelling structure, 2011 to 2016



Figures 10: The Hawkesbury’s dwelling changes.



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

Council will explore possibilities for medium density housing provision through zonings and amending the Local Environmental Plan provisions and development controls where appropriate (constraint free areas) to make provision for affordable housing.

Council will advocate with State Agencies, Non Government Organisations and other social housing providers to identify opportunities to provide social housing for the community where most needed.

Council acknowledges the issue of mortgage and rental stress in the LGA. To reduce mortgage and rental stress in the LGA, Council will advocate and support Federal and State Government incentives and initiatives.

The Greater Sydney Commission set a five year dwelling target of 1,150 for the Hawkesbury LGA through the Western City District Plan. The existing zones and planned residential developments indicate that the Hawkesbury LEP 2012 has the capacity to meet and exceed the 0-5 year dwelling target by delivering approximately 4,480 dwellings. Hawkesbury City Councils 20 year housing target based on population projections is stated below:

Year	2021	2026	2031	2036
Dwelling Target	1,150	2,450	2,050	2,450

The Demand for Social Affordable Housing in the Western Sydney City Deals (WSCD) area - 2018, commissioned by NSW Community Housing Industry Association identified that demand for Social and Affordable Housing is driven by households that either:

- Cannot access market housing (including homeless persons);
- Have low household incomes and spend a high proportion of this income on rent (rental stress).

The WSCD area needs 87,800 Social and Affordable Housing dwellings by 2036, which is 16% of the demand in the whole of NSW. The report indicated the forecast demand for SAH 2016-2036 for Hawkesbury as follows:

Year	2016	2021	2026	2031	2036	Change	AAGR
SAH Target	2,945	3,184	3,424	3,693	4,015	1,070	1.6%

The challenge of accommodating the growth in demand for Social and Affordable Housing is significant, and require a concerted effort including private community home providers and State agencies.

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

In terms of the public provision of open space, there is strong community involvement in the management and enhancement of open space in the LGA. The Hawkesbury River remains a largely unrealised recreational asset with great potential to enhance the local economy.

Additionally, stronger partnerships with other agencies such as NSW National Parks and Wildlife Service, Schools, YMCA etc. will leverage creation of future recreational opportunities.

The Hawkesbury LGA's bushland areas, rivers, mountains, gorges, natural and rural landscapes, panoramic views and vistas from ridgelines, areas of cultural and heritage significance is a catalyst to attract people to the Hawkesbury, either for lifestyle reasons or for tourism.

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

Hawkesbury City Council will identify the housing diversity and affordability needs based on suburb analysis through the Hawkesbury Local Housing Strategy to achieve a sustainable housing outcome specific to the population needs and demography of the Hawkesbury LGA.





Autumn fun at Pughs Lagoon, Richmond



# Hawkesbury's Heritage & History

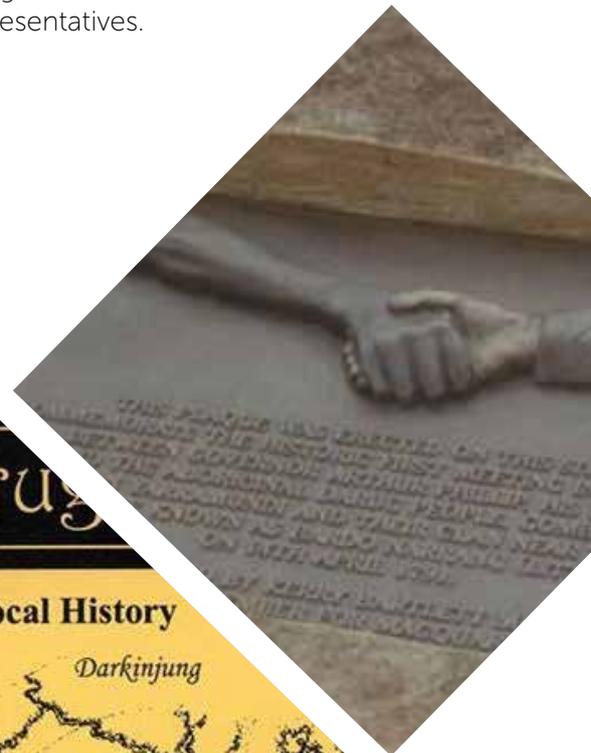
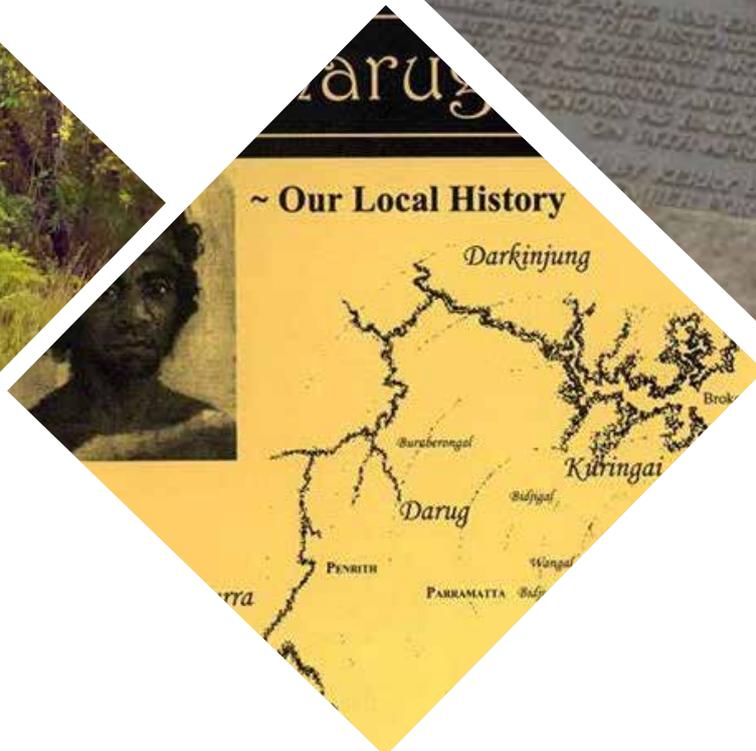
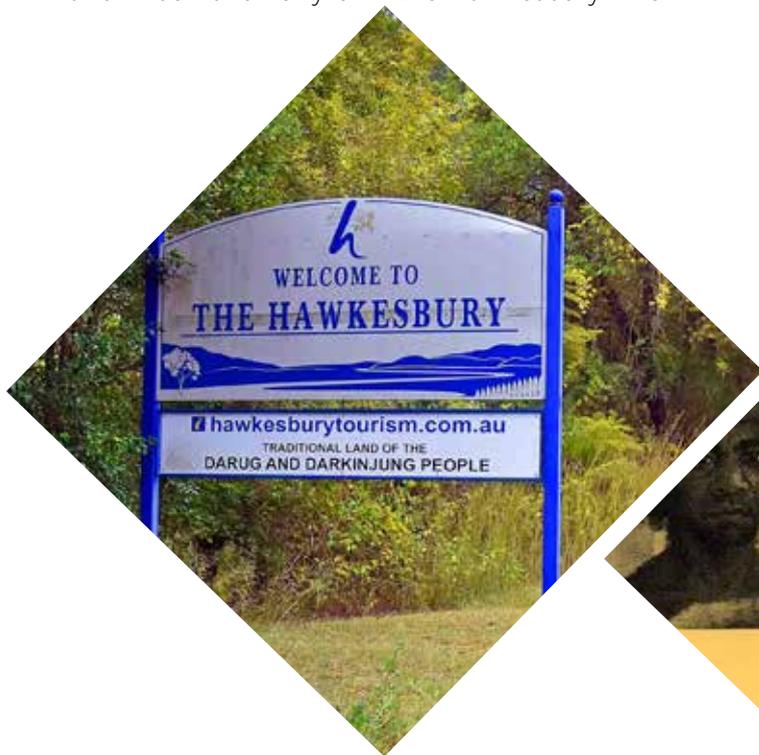
Heritage and history are key components of local identity and contribute to the character and feel of a place. The Hawkesbury's rich Aboriginal culture and natural heritage reinforces its sense of place and identity. A combination of Hawkesbury's indigenous and European heritage forms a kaleidoscope of cultural and character advantage for the LGA.

Identifying, conserving, interpreting and celebrating Hawkesbury's heritage values leads to a better understanding of history and respect for the experiences of diverse communities. Heritage identification, management and interpretation are important so that heritage places and stories can be experienced by current and future generations.

The original Custodians- for the past 40,000 years, within the Hawkesbury have been the Darug and Darkinjung tribes. The Darug tribe comprised smaller groups who inhabited the area known as Cumberland Plains, covering the territory from the mouth of the Hawkesbury River. The Darkinjung lived in the areas bounded by Wilberforce, and Wisemans Ferry on the Hawkesbury River.

Darug tribal leaders who were known to their people as Caradgee or wise men and doctors of their tribe, are said to have welcomed Governor Phillip to their land in friendship on 14 April 1791 at Bardenarang Creek - known at the time as Bardo Narang (meaning 'little water') - at Pitt Town Bottoms. The tribal leaders' names were Gombeeree and his son Yellowmundi -the latter of which is the namesake of the suburb of Yarramundi. The Hawkesbury LGA has a number of sites significant to Aboriginal culture and heritage.

Hawkesbury's Aboriginal community is 3.7% of the LGA's population compared to 1.5% in Greater Sydney. Greater engagement with the Aboriginal community is considered essential, especially in matters of land use planning through consultation with Local Aboriginal representatives.





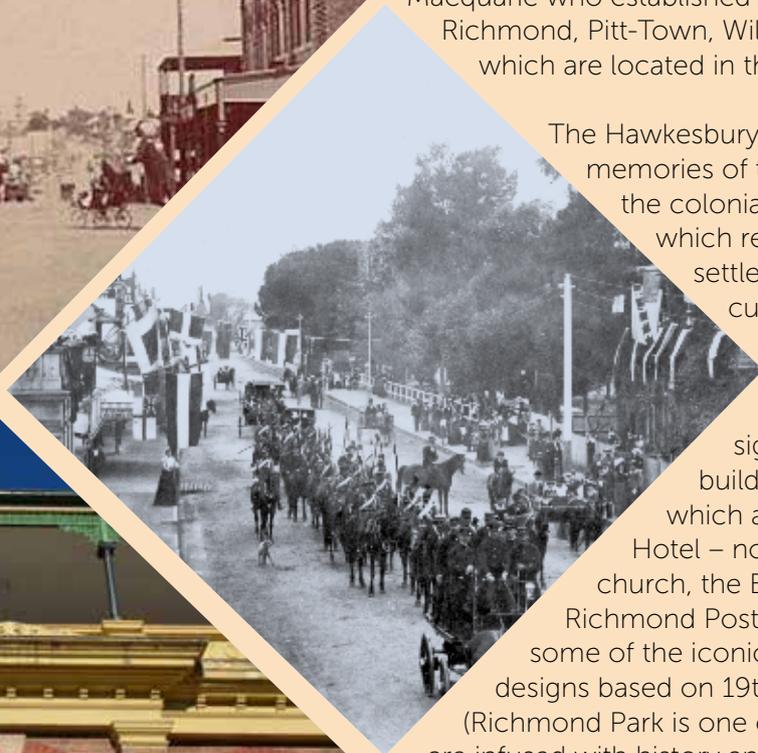
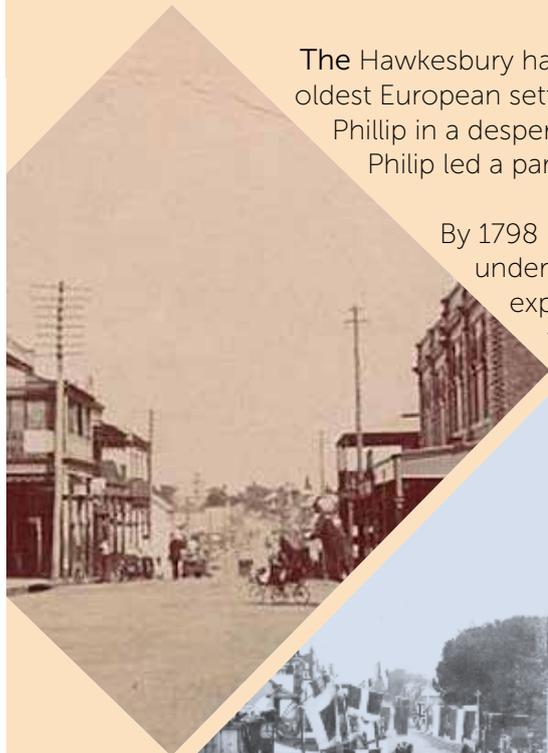
# European Settlement

The Hawkesbury has played a significant part in the history of Australia, being the third oldest European settlement. After the arrival of the first fleet in 1788, Governor Arthur Phillip in a desperate search for good farming land to support the colony, Governor Phillip led a party to the Hawkesbury River.

By 1798 more than 400 hectares of Hawkesbury's fertile river valley was under cultivation and became the centre of Sydney's agricultural expansion and supplied the colony's staple grain crops. From 1810, the history of Hawkesbury revolves around Governor Lachlan Macquarie who established the five Macquarie towns (Windsor, Richmond, Pitt-Town, Wilberforce and Castlereagh) – four of which are located in the Hawkesbury LGA.

The Hawkesbury is an open air gallery with memories of the past which is reflected through the colonial era homesteads and their grounds which reflect the beginning of European settlement and which forms part of the cultural landscape.

The overall built form of the Hawkesbury is of immense heritage significance– the Georgian design buildings designed by Francis Greenway which are still admired today. The Royal Hotel – now Macquarie Arms, St Mathews church, the Bell Inn, Mountain View, Hobartville, Richmond Post Office and the Court House are some of the iconic buildings. Parks and open spaces designs based on 19th century Victorian concepts (Richmond Park is one of them) and Hawkesbury's villages are infused with history and scenery.





- 
**Planning Priority 4** | Provide a diversity of housing types to meet the needs of the changing demography.
- 
**Planning Priority 5** | Protect Aboriginal heritage and promote European heritage and its transition into innovative, creative and adaptive re-uses.
- 
**Planning Priority 6** | Provide rural housing with great deliberation and consideration of land use conflicts in appropriate locations.
- 
**Planning Priority 7** | Manage, enhance and celebrate the distinctive heritage character of our towns, villages and open spaces.

Consistency with Region and District Plan	Directions
A Metropolis of Three cities Western City District Plan	A city for people Housing the city A city of great places

### CSP: 5.1 Strategic Planning and Governance

Creating an integrated and well maintained transport system is an important local priority

- 5.1.1 Council's Planning is integrated and long term.
- 5.1.2 Council's decision making on all matters is transparent, accessible and accountable.
- 5.1.3 Council will continually review its service provision to ensure best possible outcomes for the community.
- 5.1.4 Encourage increased community participation in planning and policy development.
- 5.1.5 The needs of our community will be reflected in Local, State and Regional Plans.

### 5.2 Management of Aboriginal and Non Aboriginal Heritage and the Built Environment

Value, protect and enhance our built environment as well as our relationship to Aboriginal and Non Aboriginal history

- 5.2.1 Our planning and actions will ensure that Aboriginal and Non Aboriginal heritage are integral to our City
- 5.2.2 Encourage and implement progressive urban design, sensitive to environment and heritage issues.
- 5.2.3 Sympathetic, adaptive and creative uses for heritage sites and buildings across the City will be encouraged and promoted.
- 5.2.4 As a community, we will identify ways to become better connected with our Aboriginal people, their history and culture.

### 5.3 Shaping our Growth

Respond proactively to planning and the development of the right local infrastructure

- 5.3.1 Growth and change in the Hawkesbury will be identified, planned for and valued by the community.
- 5.3.2 The diverse housing needs of our community will be met through research, active partnerships and planned development.
- 5.3.3 Plan for a balance of agriculture, natural environment and housing that delivers viable rural production and maintains rural character.



## 2.5 Cultural development and heritage

Enable broad and rich celebration of our local culture and significant heritage

- 2.5.1 Encourage and support all residents to participate in all aspects of community, cultural and civic life.
- 2.5.2 Provide community and cultural services through a range of affordable and accessible facilities.
- 2.5.3 Recognise, conserve and promote the areas history and heritage for current and future generations.

## 4.3 Places and Spaces

Provide the right places and spaces to serve our community

- 4.3.1 Provide a variety of quality passive recreation spaces including river foreshores, parks, bushland reserves and civic spaces to enhance our community's health and lifestyle
- 4.3.2 Provide a variety of quality active recreation spaces including playgrounds, sporting fields, pool, stadium and multipurpose centres to enhance our community's health and lifestyle.
- 4.3.3 Provide a variety of quality shared spaces including meeting spaces accommodating public art, cultural and environmental amenity to enhance our community's health and lifestyle.

The Hawkesbury's population is projected to grow from 67,800 to 85,050 by 2036. The challenge for Council is to ensure that the growing population is accommodated while the distinct local character and heritage of the Hawkesbury towns and villages and rural views is also preserved.

Hawkesbury's population growth is not only driven by those relocating from other parts of Metropolitan Sydney to the LGA for a lifestyle change, but also increasingly as a result of people moving from overseas to make Australia and Hawkesbury their home. Demand for housing in the Hawkesbury is also a result of changing demographic trends.





## Rationale:

The Hawkesbury currently lacks housing diversity to cater for the changing housing needs of its population. It is clear the LGA suffers a mismatch between household size and dwelling types. Part of the Hawkesbury is under housing stress, both mortgage and rental. Hawkesbury also has a significant number of constraints including, flooding, bushfire, heritage conservation, RAAF base - ANEF contours and Airport Protection Zones which makes it a challenging task for the Council to determine appropriate locations for further housing.

The Hawkesbury community also suffers social disadvantages (income, access to employment, qualifications, efficient transportation, quality health and education service, other infrastructure) due to its location being at the periphery of the Sydney metropolitan region.

Despite the constraints, there is a desperate need for a diversity of housing types in the Hawkesbury to meet the changing housing demands of community which includes young families, students, and young adults looking to leave home, empty nesters, retirees and older lone people.

Provision of a range of housing types in the Hawkesbury and putting people at the heart of planning will lever active life-styles, increase the number of people living close to transport and jobs, health and other amenities. New housing development will also drive opportunities for targeted developments on a precinct scale where the residents, especially seniors who downsize or move to seniors living still continue to experience the same or even better quality of life which they always had.

The Hawkesbury Local Housing Strategy when completed will identify locations where the housing demands will be met given the availability of services and infrastructure in these areas, as well as with considerable deliberation of constraints affecting the opportunities to unlock lands for housing purposes. Council will commit to providing connected suburbs which can be accessed by walking or cycling.

While providing a sufficient supply of housing diversity in the LGA is critical, Council is committed to preserving and enhancing the distinctive character and heritage of our towns and villages.

New housing types in the Hawkesbury will be encouraged in the existing developed urban areas with limited rural housing where appropriate. Shop top housing opportunities will be explored near transport nodes and dual occupation; secondary dwelling opportunities will be sort at appropriate sites where there are no flood or fire constraints. Council will explore its vacant lands and advocate with community housing providers to create partnerships to develop social and affordable housing.

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.

Areas around the Western Sydney University in Hobartville will be investigated to identify potential opportunities for student accommodation and possibly creation of a mixed use area to assist with some retail to meet the daily needs of student and residents in the area. Providing housing for students near the university precinct within walking distance will also assist in reducing traffic congestion.

Medium density developments will be considered in existing residential areas where the determined risks from flooding are deemed appropriate.

The remainder of the Vineyard precinct has potential to zone land to meet housing needs, however, uncertainty in the corridor planning for the Outer Sydney Orbital through the Hawkesbury LGA impacts upon planning. Once the Outer Sydney Orbital corridor is released by the state government further consideration of zonings to achieve housing diversity and targets will be required.

The Hawkesbury LGA in the past few years has experienced a significant increase in residents seeking a more relaxed country lifestyle from inner city living. Rural residential housing is a popular choice in the LGA, due to its picturesque location with scenic views and vistas from the ridgelines and village character. However, increasing rural residential development leads to land use conflict with valuable agricultural and environmental land.

These developments add pressure to existing services by impeding certain agricultural activities and also demands new and improved access to infrastructure and amenities. There are a number of planning proposals that Council is currently managing which propose large lot residential subdivisions in the Kurmond and Kurrajong area. However, the future of these planning proposals is heavily dependent on the outcome of the 'Kurmond-Kurrajong Structure Plan' and the 'Hawkesbury Rural Lands Strategy' that are currently being undertaken.

To manage potential land use conflict s and the appropriate planning controls with timely delivery of infrastructure, Council is undertaking a 'Structure Plan' for Kurmond and Kurrajong. This study will also provide recommendations for potential residential capacity in the area.



Council is also undertaking an LGA wide Rural Lands Strategy to identify the future of agricultural enterprises and rural industries in the LGA. The study will also investigate the impact of rural residential development in prime agricultural lands.

Council will undertake a communication strategy aimed at potential rural land purchases by issuing a series of factsheets along with planning certificates on living in rural areas of the Hawkesbury. Fact sheets will outline the right to farm concept and legitimate and compliant rural activities in rural zones.

The Hawkesbury LGA features historic settlements in scenic landscapes with natural beauty. The LGA is an open air gallery showcasing a wealth of wonderful memories of the past which are reflected through the built form, arts and culture creating a distinctive local character and heritage born from the early European settlement- Hawkesbury being the third oldest European settlement established in 1789 by Governor Arthur Philip.

Each town and village within the LGA has a landmark structure and a story of an early settler and his/her legacy to share. The villages of Kurmond, Kurrajong, Bilpin and Wilberforce provide a village and farm feel with picturesque views and vistas of the mountains, valleys, orchards, and farms yet keeping you at peace with the serenity of the environment.

These elements open up the opportunities for tourists coming to the area. More tourist related activities provided in a package such as fruit picking, pony/horse rides, heritage, cider tasting and local fair tours with provision of tourist-visitor accommodation can lever tourism industry in the Hawkesbury. The tourist-visitor accommodation will hold tourists in the area for longer which as a result will provide an injection of cash flow into our local small businesses.

The village of St Albans in the Macdonald Valley is a hidden paradise also known as the 'forgotten valley'. The village sits on a picturesque location which provides tranquility, history, and the natural beauty of the Macdonald River and the national park. St Albans meets all the prerequisites of being a unique destination for people looking for a break from their busy city lives. Packaged with accommodation on land in a historic house or boat house, bush walk, water activities, horse riding trail along the river banks and occasional music festival or local fairs will attract tourists not only local but also international to the area.

The urban settlement at Windsor, Richmond and Pitt Town is characterised by a blend of history and post war

development. Windsor and Richmond being the strategic centres which also provides business and industrial activities, the areas are more densely developed compared to other areas of the LGA. In providing housing diversity, council will maintain the community desire to maintain the established local character and heritage of the area. New development will reflect the existing landscape and built form of the area.

Council's LEP has identified and mapped Pitt Town, St Albans, North Street and Thompson Square as heritage conservation areas. These areas historical layout, building structures, landscaping and streetscape elements is identified as holding significant heritage values. Council will limit development in these areas to ensure their heritage values are protected. However, Council will promote the heritage values of these areas to encourage visitors and tourists to visit these areas. Encouraging tourists to stay in the area for longer, through short term tourist accommodation in the area will be investigated.

**OCHRE- (Opportunity, Choice, Healing, Responsibility and Empowerment)** is the community focused plan for Aboriginal affairs in NSW. It commits the NSW Government to a different way of working with and in support of Aboriginal communities by building strong working partnership that have at their heart respect for local Aboriginal culture, leadership and decision making.

Council will commit to protecting and enhancing Aboriginal heritage and liveability. Council will encourage active community engagement with the Aboriginal people in land use planning matters and connect with the Aboriginal people who hold knowledge about Aboriginal culture and heritage to bring that wealth to the design of places within the community.

To be at par with the envisioned mega trends and to continue to improve Hawkesbury's liveability, Council will commit to champion more sustainable buildings and building materials such as alternative cement-decarbonising limestone, building automation, building with wood, roof top solar system, district heating, stored energy, green roofs, heat pumps in buildings, building insulation, LED lighting, living buildings, micro-grid buildings, net zero buildings, retrofitting existing buildings to make it sustainable, smart glass in buildings, reduced building refrigeration, smart thermostats for energy efficiency.



Australiana Pioneer Village, Wilberforce

# Planning Priorities

affordable and diverse, preserves heritage and character

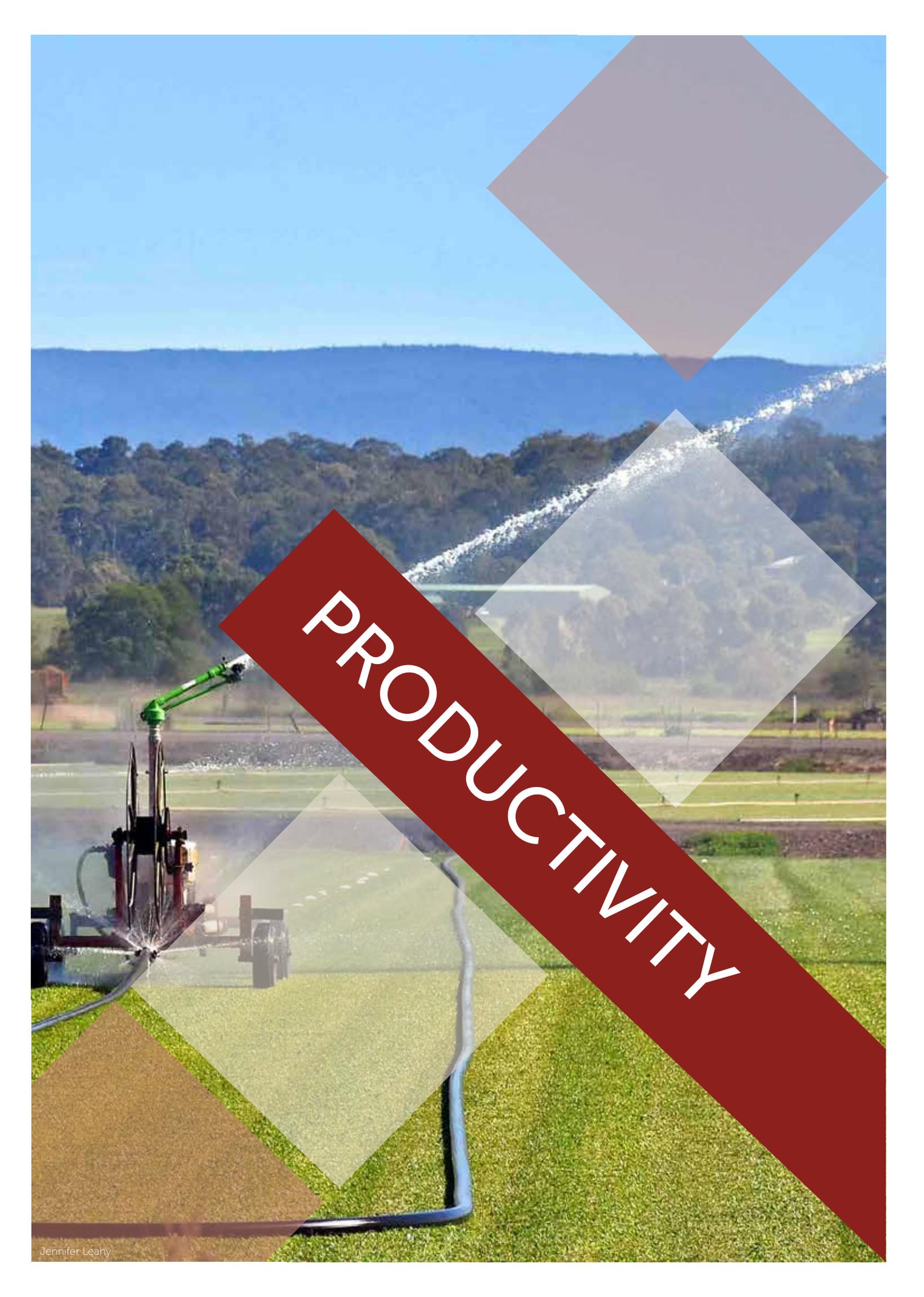


Planning Priority	Actions	Measure
<p><b>Planning Priority 4</b></p> <p>Provide a diversity of housing types to meet the needs of the changing demography.</p>	<ul style="list-style-type: none"> <li>• Identify unconstrained sites to deliver housing in flood plain areas within lands above 1 in 200 year ARI.</li> <li>• 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.</li> <li>• Encourage and mandate new residential developments to respect the local corrector and landscape amenities of the existing areas through siting, design and layout of building forms.</li> <li>• Investigate areas to deliver medium density housing and shop-top housing near train stations.</li> <li>• Investigate student housing and boarding house with small scale retail opportunities in the Hobartville area.</li> <li>• Explore opportunities and partner with agencies to deliver affordable and social housing in the LGA.</li> <li>• Promote exclusive seniors housing, independent living and residential aged care facilities on an innovative concept "of continued or even better lifestyle".</li> </ul>	<ul style="list-style-type: none"> <li>• New dwelling opportunities identified in unconstrained locations close to amenities.</li> <li>• Greater housing diversity to suit the changing needs of the community.</li> <li>• Champion smart buildings through policies.</li> </ul>
<p><b>Planning Priority 5</b></p> <p>Protect Aboriginal heritage and promote European heritage and its transition into innovative, creative and adaptive re-uses.</p>	<ul style="list-style-type: none"> <li>• Collaborate with the Aboriginal community and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate.</li> <li>• Collaborate with the Department of Planning, Environment and Industry to develop statutory land use controls to facilitate economic development of Aboriginal lands.</li> <li>• Hold community engagement with the Aboriginal community at all stages of land use planning related projects.</li> <li>• Embed the objectives of OCHRE Grid into the LEP and DCP.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage a greater participation of the Aboriginal community in land use planning matters.</li> <li>• Recognise the OCHRE Grid in the planning policies and promote awareness of both Aboriginal and European heritage.</li> </ul>



# Planning Priorities continued

Planning Priority	Actions	Measure
<p><b>Planning Priority 5</b> continued</p>	<ul style="list-style-type: none"> <li>• Update the heritage register to include all European heritages and develop a conservation management plan to protect the conservation areas.</li> <li>• Develop a conservation management plan for its heritage conservation areas.</li> <li>• Seek heritage grants each year to support and encourage maintenance of heritage items.</li> <li>• Include heritage adaptive re-use controls in the DCP.</li> </ul>	
<p><b>Planning Priority 6</b></p> <p>Provide rural housing with great deliberation and consideration of land use conflicts in appropriate locations.</p>	<ul style="list-style-type: none"> <li>• Limit rural residential developments in areas identified for agricultural activities shown on rural dwelling opportunity map.</li> <li>• Support land use planning outcomes for rural residential development for areas recommended through the Hawkesbury Rural Lands Strategy.</li> <li>• Undertake measures to limit land use conflicts through deliberating DA assessments.</li> <li>• Promote sustainable design and local character retention in new rural residential housing.</li> <li>• No additional rural residential housing will be supported unless there is sufficient infrastructure capacity to sustain the development.</li> <li>• Support and actively provide community awareness of potential land use conflict from living in or near agricultural land through newsletters, Council Facebook and new resident welcome packages.</li> <li>• Register dwelling entitlements on a Rural Dwelling Opportunity Map.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimise land use conflict in the rural areas by ensuring that rural zone objectives are robust.</li> </ul>
<p><b>Planning Priority 7</b></p> <p>Manage, enhance and celebrate the distinctive heritage character of our towns, villages and open spaces.</p>	<ul style="list-style-type: none"> <li>• Update the DCP to include local character statements and area specific development controls for the distinctive towns and villages within the LGA.</li> <li>• Implement the Vibrant Towns and Villages Master Plan to enhance the public domain and distinctive heritage character of Windsor and Richmond Town Centres.</li> <li>• Maintain and promote the open spaces to the residents and tourists by hosting community events at different parks.</li> </ul>	<ul style="list-style-type: none"> <li>• Sympathetic developments that maintain and enhance the local character of the towns, villages and open spaces.</li> </ul>



# PRODUCTIVITY



# Hawkesbury's Productivity

## Innovative and adaptable

The Western City District Plan, Directions for Productivity include:

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

The planning priorities and actions in this respect are focused around an integrated land use and transport framework that creates opportunities for investment, business and jobs growth; supporting economic diversity, supporting internationally competitive industry sectors; and re-enforcing the Hawkesbury's economic focus to be part of the supply chain to the Greater Sydney's productivity.

Action 65 of the Western City District Plan states:

Strengthen Richmond-Windsor through approaches that:

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

The Western City District Plan provided the Hawkesbury LGA with a jobs target of 16,500 to be achieved by 2036. A new agglomerated precinct at Clarendon with a cluster of aviation, university, TAFE, equine activities with perhaps some office space and commercial activities will assist Council in achieving the 16,500 new jobs target.

The future role of the RAAF Base at Richmond will be crucial to the future productivity of the Hawkesbury including contingency planning if the Base was to close, and exploring joint use of the facility to complement the

Western Sydney Airport including charter and commercial operations, as well as Science, Technology, Engineering and Mathematics (STEM) industry opportunities for 'high end' jobs and other uses that would support the district.

The agricultural industry in the LGA is perceived as the major catalyst to lever productivity together with tourism based on heritage, culture and scenic landscapes of the Hawkesbury. Opportunities such as tapping into Austrade Partnerships through support of the local Chamber of Commerce to connect local businesses and industries to international trade partners will regenerate the economic productivity of the Hawkesbury.

Council will commit to taking a greater responsibility to assist and focus industry efforts to leverage productivity through being more active in terms of its input towards town centre activation and revitalisation in collaboration with stakeholders.



# Hawkesbury's Agriculture



The gross value of agricultural commodities in Hawkesbury is \$158.7m. Approximately 75.5% of Hawkesbury's gross value of agricultural output is supported by 'crop' commodities followed by 'Livestock products' and 'Livestock slaughtered' production 12% each.

Hawkesbury's agriculture plays a key role in the social and economic fabric of the LGA. It is essential that Hawkesbury's land use planning and policy is integrated across state and local government initiatives so that the growth of agricultural production can be accommodated in a sustainable manner which addresses land use conflicts.

## Agri-Production

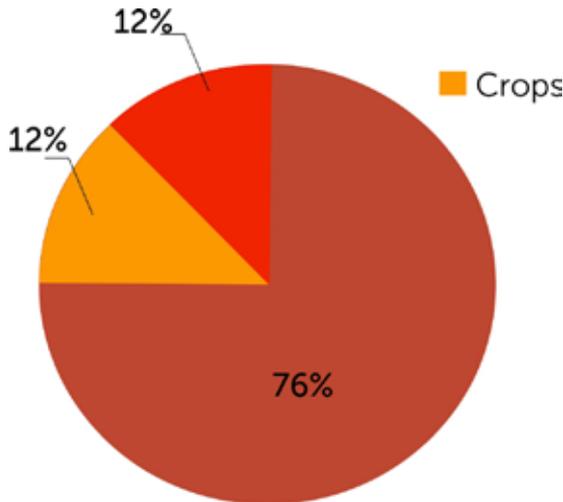


Figure 11: Hawkesbury's agricultural production.

## Crop Land Uses

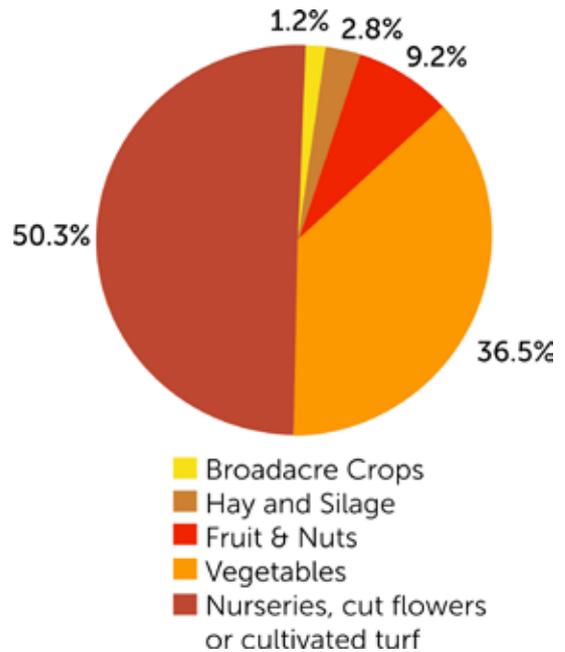


Figure 12: Hawkesbury's crop land uses.

### Crops

- Broadacre crops
- Hay
- Nurseries
- Cut Flowers
- Cultivated turf
- Fruit and nuts
- Vegetables

### Livestock products

- Wool
- Milk
- Eggs

### Livestock slaughtered and other disposals

- Cattle and calves
- Pigs
- Poultry
- Sheep, Goats and other

### Total agriculture

A total of 6,945 hectares of land is used in the Hawkesbury to support the region's agricultural sector. Of this, 2,791 hectares is directly used to support crop commodity production. The remaining 4,153 hectares is used to support livestock and other agricultural land uses such as storage, sheds, roads, and other indirect agricultural industry infrastructure.

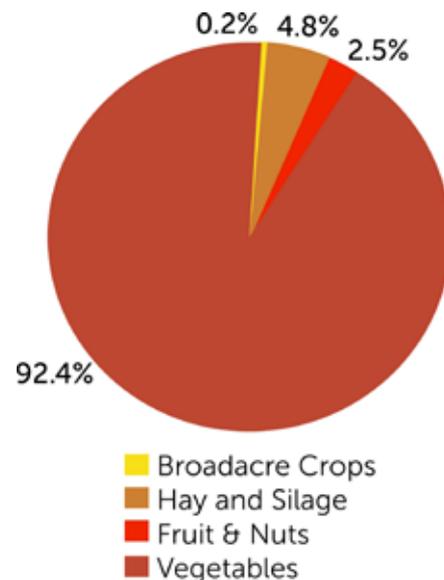


Figure 13: Percentage of land use for crop production



## Agriculture continued

Hawkesbury is considered to be the food bowl of the region and has a proud history of being the third oldest European settlement. Having been established to provide food for Sydney. The Hawkesbury historically was the granary of Sydney, growing large amounts of barley, wheat and maize to feed Sydney's ever increasing population. The fertile lands of the Hawkesbury produced high yields although the farmers had to contend with the periodic flooding of their fields along the Hawkesbury River.

However, the LGA has experienced a decline in the farming activity and a shift from production of fruit and vegetables to turf. Perhaps due to high cost and maintenance of fruit and vegetable production, costs associated with farm recovery from flood damages, and the agricultural sector becoming more efficient and highly specialised with advances in agricultural technology.

Council is committed to regenerating the agricultural sector of the LGA by fostering and encouraging agricultural technology innovations. Council welcomes new agricultural innovations in partnership with government agencies, Austrade, Local Chamber of Commerce and local producers.

The equine industry includes a wide scope of activities related to agribusiness, leisure, tourism, horse racing, polo, manufacturing, animal nutrition and veterinary care.

Council anticipates and will support the agricultural industry to evolve and grow over time. Increased innovative and high tech agricultural activities will increase jobs and production. Council needs to protect agricultural lands from potential land use conflicts. Council will not allow subdivision of productive agricultural land to ensure existing and future consolidated lots are of a size that accommodates financially viable farming.

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, establish capacity for high intensive agricultural industries, develop facilities to manage biosecurity risk, strengthen agricultural research and education to help create future jobs and skilled workers to support the future of Hawkesbury's agricultural industry.

With the challenge at hand for global agriculture towards 2050, with a predicted need for 70% more food globally, the Hawkesbury's agricultural entrepreneurs and stakeholders have to consider this seriously. A stronger stakeholder partnership with robust initiatives will be the way forward to an evolving and more specialised response to the pressure to produce more from less. The future focus for agriculture is on faster delivery and hi-tech, requiring new skills and infrastructure.

The Hawkesbury is exploring ways of meeting this challenge including the re-location of the Hurlstone Agricultural High School to Richmond's Western Sydney University Precinct. The school will lever agri-tech in the LGA through its specialised STEM fields and research in innovative agricultural production, as well as developing synergies between land use and productivity. Council anticipates that the research programs and pilot projects of the university will support the commercialisation of new agricultural and business technologies.

The Hawkesbury Rural Lands Strategy is currently being prepared. The recommendations of the study will guide the future of the agricultural/rural land uses and will be reflected in the Hawkesbury LEP and DCP.

Acknowledging the issues of food security and global climate variability, Council will work with the agricultural sector to champion innovative and sustainable farming processes.



### Number 1

producer of perishable vegetables in Sydney and NSW and 13th in Australia.

49.8% of NSW perishable vegetables  
5.8% of Australia's



### Number 1

producer of turf in Sydney and NSW and Australia.

79.9% of NSW turf  
24.0% of Australia's turf

### Number 1

producer of nurseries and flowers in NSW and Sydney.

39.2% of NSW nurseries  
8.6% of Australia's nurseries  
54.3% of NSW flowers  
7.1% of Australia's flowers



### Number 2

producer of eggs in Sydney and 4th NSW and 8th in Australia.

36.8% of NSW Eggs  
11.6% of Australia's Eggs

### Number 4

producer of poultry in Sydney and NSW and 5th in Australia.

35.6% of NSW Chicken Meat  
11.9% of Australia's chicken Meat  
64.5% of NSW other poultry  
27.5% of Australia's other poultry





# Hawkesbury's Equine Industry

Hawkesbury's equine industry includes a wide range of activities related to agribusiness, leisure, horse racing, polo, manufacturing, animal nutrition and veterinary care. The equine industry is not a standard industry sector and as such does not neatly align with formal industry definitions. The table in Figure 16 below summarizes the economic activity of several industry sectors which may have partial association with the equine industry in the Hawkesbury. No explicit inference to the degree to which these sectors are associated with Hawkesbury's equine industry has been made.

Though the equine industry in the Hawkesbury LGA has historically operated and will continue to operate, potential land use conflicts resulting from the use of prime agricultural land needs careful consideration as to whether this undermines the highest and best potential of land which otherwise could be a farming/ agriculture related activity.



ANZSIC Industry Sector	Equine Assoc	Output (\$M)	Employment (Jobs)	Value Added (\$M)	Regional Exports (\$M)
Horse Farming	Associated	\$18.980	51	\$11.854	\$15.041
Other Agriculture and Fishing Support Services	Horse breaking & massage services	\$21.958	52	\$7.492	\$8.437
Veterinary Pharmaceutical & Medicinal Product Manufacturing	Horse Veterinary Products	\$0.000	0	\$0.000	\$0.000
Other Transport Equipment Manufacturing	Horse Drawn vehicle manufacturing	\$6.110	6	\$0.378	\$3.877
Other Agriculture product Wholesaling	Live Horse wholesaling	\$22.720	58	\$11.463	\$2.961
Scenic and Sightseeing Transport	Horse drawn carriage transport	\$4.249	7	\$2.040	\$0.464
Other Motor Vehicle and Transport Equipment Rental and Hiring	Horse trailer hiring & leasing	\$3.794	6	\$1.122	\$0.180
Farm Animal and Bloodstock Leasing	Race horse leasing	\$0.017	0	\$0.005	\$0.001
Veterinary Services	Horse Veterinary Care	\$33.673	126	\$15.940	\$1.315
Sports and Physical Recreation Instruction	Horse riding school operation	\$10.509	149	\$5.976	\$0.741
Horse and Dog Racing Administration and Track Operation	Associated	\$6.298	34	\$1.983	\$2.467
Other Horse and Dog Racing Activities	Associated	\$15.453	83	\$4.866	\$6.054
Amusement and Other Recreational Activities	Horse riding tours	\$4.818	26	\$1.517	\$1.887
Other Gambling Activities	Horse gambling services	\$4.085	8	\$1.518	\$0.228
Other Personal Services	Horse Training	\$6.882	66	\$2.655	\$0.159
<b>TOTAL EQUINE SERVICES</b>	<b>TOTAL</b>	<b>\$159.55</b>	<b>672</b>	<b>\$68.809</b>	<b>\$43.812</b>

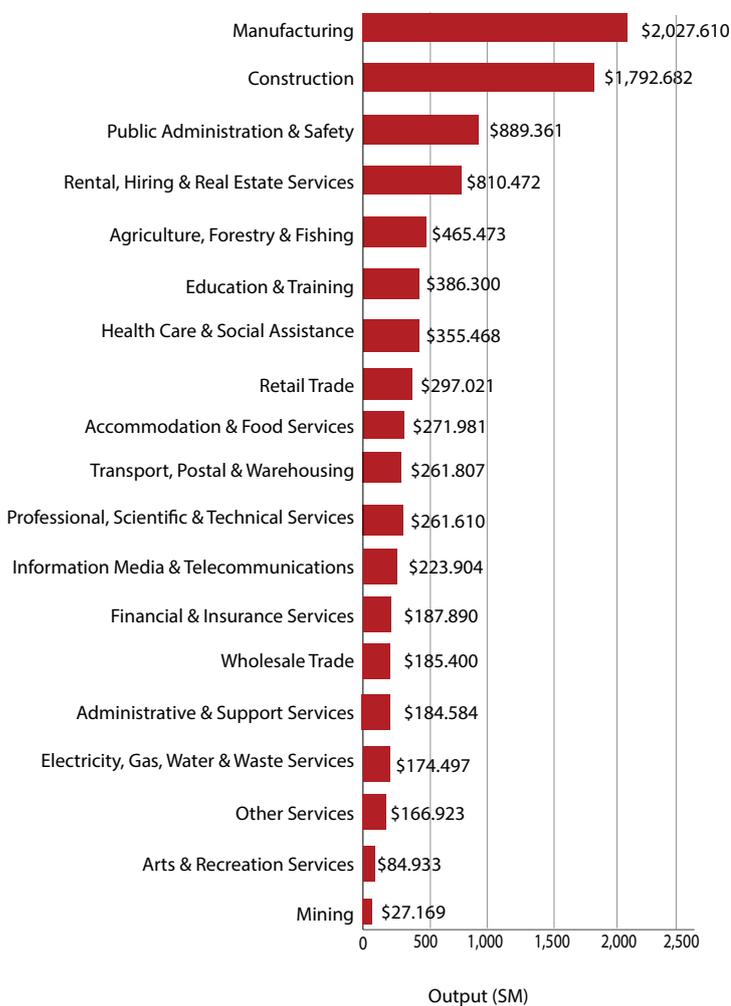
Figures 14: Sectors involved in equine industry.



For the last five years, Hawkesbury has experienced growth in GRP and gross regional product per capita.

	GRP (\$M)		Output (\$M)		Value Added (\$M)		Regional Exports (\$M)		Regional Imports (\$M)	
Hawkesbury	\$4,287.884		\$9,055.084		\$4,004.884		\$3,453.554		\$2,567.345	
Greater Western Sydney	\$138,895.548	3.1%	\$284,064.474	3.2%	\$127,385.876	3.1%	\$64,242.907	5.4%	\$62,959.998	4.1%
New South Wales	\$576,716.000	0.7%	\$1,134,633.260	0.8%	\$538,184.998	0.7%	\$152,399.787	2.3%		

Figure 15: Hawkesbury's product per capita.



- In the recent past, Hawkesbury experienced changes in the composition of output produced in the following sectors:
- Construction increased by \$504.954 million or 39.2%
- Education & Training increased by \$89.399 million or 30.1%
- Agriculture, Forestry & Fishing increased by \$72.910 million or 18.6%
- Manufacturing declined by \$705.198 million or -25.8%
- Wholesale Trade declined by \$157.867 million or -46.0%
- Public Administration & Safety declined by \$74.888 million or -7.8%



Figures 16: Hawkesbury's employment industries.



# Hawkesbury's Export

The total regional export estimate for the Hawkesbury is \$3.454 billion. The 'Manufacturing' sector has the highest level of regional exports of \$1.363b, followed by 'Public Administration and Safety' worth \$652.93m and 'Construction' worth \$494.25m.

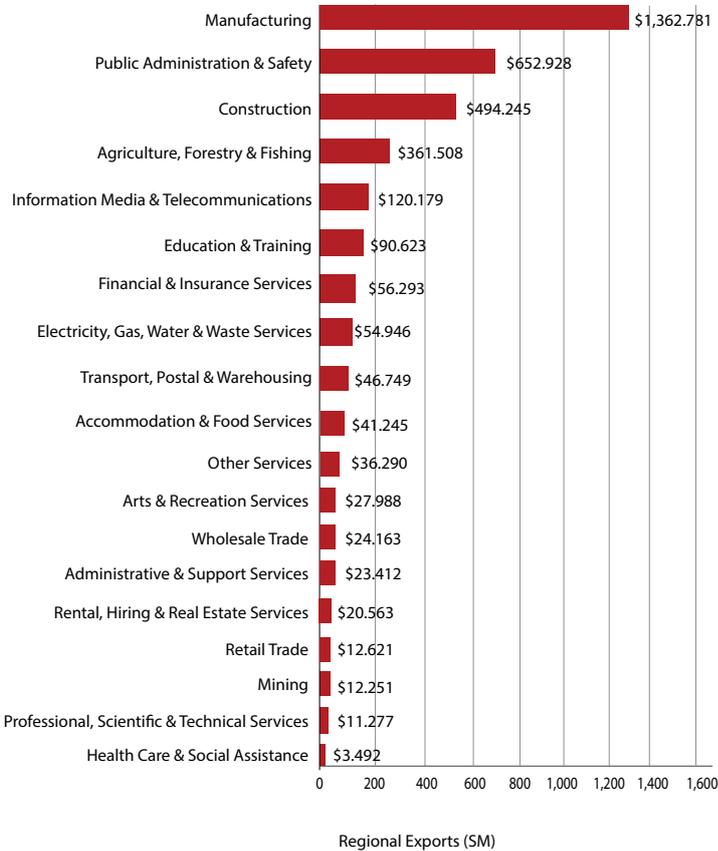


Figure 17: Hawkesbury's exports.



# Hawkesbury's Growth and declining industries

Between 2016 and 2017, the city produced an additional \$66.923 million in output. However, there were significant internal changes in the composition of output produced within the region. The top three largest increases in output by sector were:

- 'Construction' increased by \$504.954 million or 39.2%
- 'Education & Training' increased by \$89.399 million or 30.1%
- 'Agriculture, Forestry & Fishing' increased by \$72.910 million or 18.6%

However, the largest declines in output for the Hawkesbury LGA occurred in the following sectors:

- 'Manufacturing' declined by \$705.198 million or -25.8%
- 'Wholesale Trade' declined by \$157.867 million or -46.0%
- 'Public Administration & Safety' declined by \$74.888 million or -7.8%



© Destination NSW

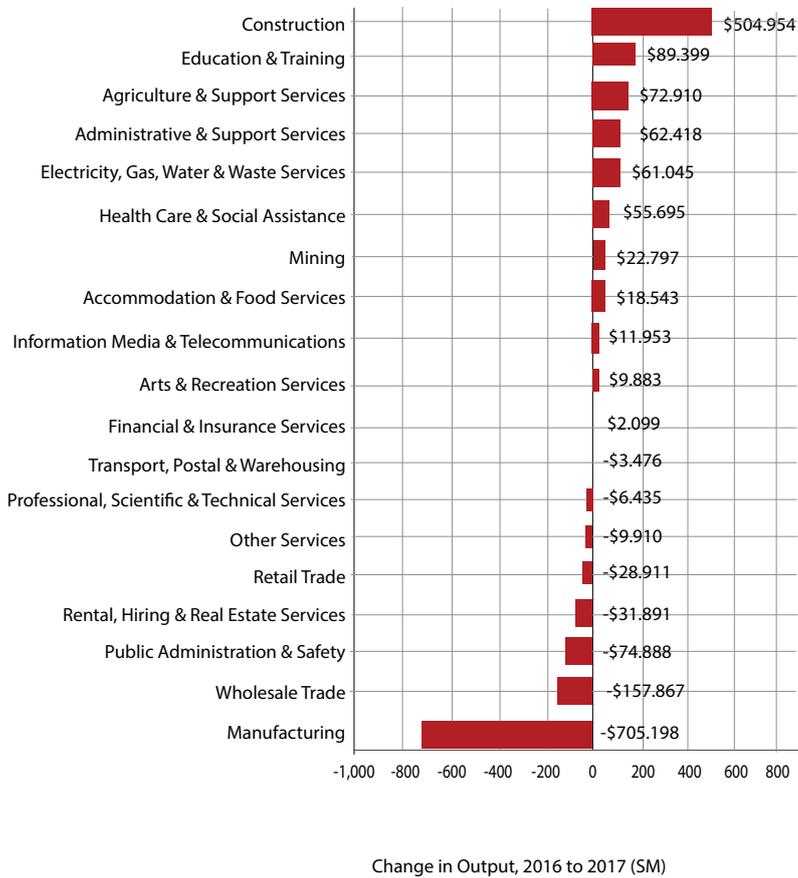


Figure 18: Hawkesbury's growth and declining industries.



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.

Council recognises that in an increasingly 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.

Knowledge brings value to the local economy as workers carry a high economic wealth, are adaptable, flexible and possess transferable skillsets. The knowledge sector also places a premium on the area's lifestyle attributes including its recreation, leisure, entertainment, community and cultural infrastructure.

Council will explore the hybridisation of industries such as 'Technology', 'Creative Sector', and Customised Manufacturing' starting with basic level interconnection to seek opportunities to leverage Hawkesbury's economy to meet the global standards and future mega trends.

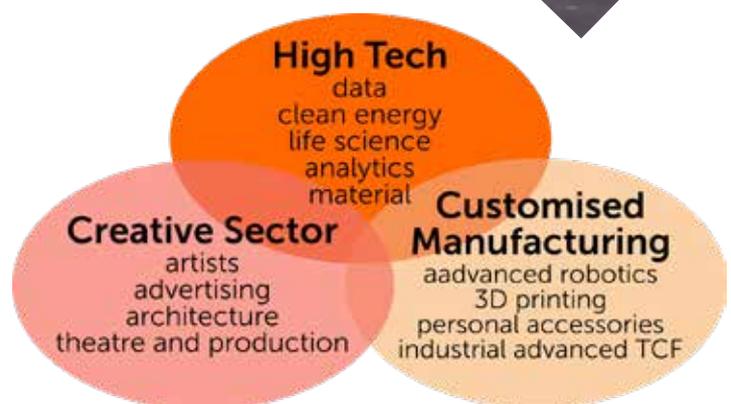
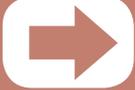


Figure 19: The sectors that can be hybridised.



- 
**Planning Priority 8** | Promote agricultural and food industry and growth of agri-business sector and invest in Agro-knowledge/ Agronomics research through the Western Sydney University.
- 
**Planning Priority 9** | Support our industries to grow and meet current and future trends.
- 
**Planning Priority 10** | Explore opportunities at the Western Sydney University and Richmond RAAF Base to create value chain at the Western Sydney Airport and STEM Industry.
- 
**Planning Priority 11** | Encourage the economic self-determination of the Aboriginal community through their land holdings and culture.

Consistency with Region and District Plan	Directions
A Metropolis of Three cities Western City District Plan	A well connected city Jobs and skills for the city

### CSP: 4.3 Places and Spaces

Providing the right places and spaces to serve our community

4.3.4 Manage commercial spaces available for business and investment across the Hawkesbury's local centres.

#### 5.5 Reinforcing our dynamic places

Support the revitalisation of our town centres and growth of our business community

5.5.1 Revitalise and enhance our two significant town centres of Windsor and Richmond, to create thriving centres each with its own character that attracts residents, visitors and businesses.

5.5.2 Create active partnerships to develop a network of vibrant centres, creating opportunities for business growth and community connection.

5.5.3 Assist our town and village centres to become vibrant local hubs.

#### 5.6 Instigating place making programs

Celebrate our creativity and cultural expression

5.6.1 Foster and promote an annual program of events, festivals, sporting and cultural activities that allows our communities to connect and celebrate with one another.

5.6.2 Master-planning processes will be prepared in consultation with the community, key stakeholders and partners to establish the specific strategies for town and village centres.

#### 5.7 Tourism and Economic Development

Promote our community as the place to visit, work and invest

5.7.1 Working in partnership we will actively market our City and our capabilities to existing and potential businesses, visitors and investors.

5.7.2 Develop Hawkesbury tourism to enhance and strengthen opportunities within our tourism sector.

5.7.3 Businesses are encouraged and upskilled to adopt more ethical and sustainable practices.



## 5.8 Industry

Increase the range of local industry opportunities and provide effective support to continued growth

- 5.8.1 Plan for a range of industries that build on the strengths of the Hawkesbury to stimulate investment and employment in the region.
- 5.8.2 Increase the focus on jobs and innovation to build on our strengths and achieve a diverse industry base.
- 5.8.3 Actively support the retention of the Richmond Royal Australian Airforce Base and enhanced aviation related industry, building on existing facilities.
- 5.8.4 Work towards ensuring that all people in our community have access to safe, nutritious, affordable and sustainably produced food.
- 5.8.5 Plan for the continuance and growth of agricultural industry uses within the Hawkesbury

Hawkesbury City Council recognises that it has a major role in fostering and enhancing the economic growth and wellbeing of the community. There is a shift towards services and knowledge with an impact on the location of jobs. Bigger cities rely on outer metropolitan areas to lever their business activities as well as creating opportunities for smaller townships to unlock their employment capacities.

Currently the major employment sector in the Hawkesbury is the construction industry. Despite it being the major catalyst towards job supply, Council recognises that the construction industry boom is also of concern particularly considering structural change and an inevitable transition from a construction led economy once Greenfield land development is exhausted.

Following construction, health care and social assistance and retail trade are the second and third employment sectors of the Hawkesbury. Moving forward, properly planned investment can provide opportunities to increase high-tech jobs. Developing connections to local agglomerations with the right attributes that attract higher skill jobs.

Skills gap are a barrier to major economic development particularly in an economy that favours qualified workers. Council will encourage reducing barriers to post-school education and training and targeted strategies at keeping students at school until they complete HSC.

Council will champion the involvement of young people in the knowledge based industries and providing more at work apprenticeship opportunities. Collaboration with neighbouring LGAs (Penrith, Blacktown, and the Hills Shire) to seek opportunities in the knowledge based sectors for young people in the LGA will also be explored.

Vocational training will be encouraged for adults and seniors who want to remain in the workforce.

In order to leverage the economy of the LGA, it is crucial that the Council works in partnership with relevant stakeholders. These partners will provide the synergy to enable creation of a hub for entrepreneurship and innovation by providing peer-to-peer support for small business, and bring together compatible businesses together in small industry cluster groups especially in the agricultural sector, specialised manufacturing and information technology. Creating employment pathways is an issue of social equity an opportunity to create a cohesive community.





# Hawkesbury's Tourism

Hawkesbury's tourism contributes \$263.477 million as the ninth largest contributing sector towards the economy. The graph in Figure 17 below shows the gross revenue generated by businesses and organisations in the Hawkesbury to service demand generated by tourists to the area. Approximately, 39.6% of tourism output is associated with activity in 'Accommodation & Food Services'.

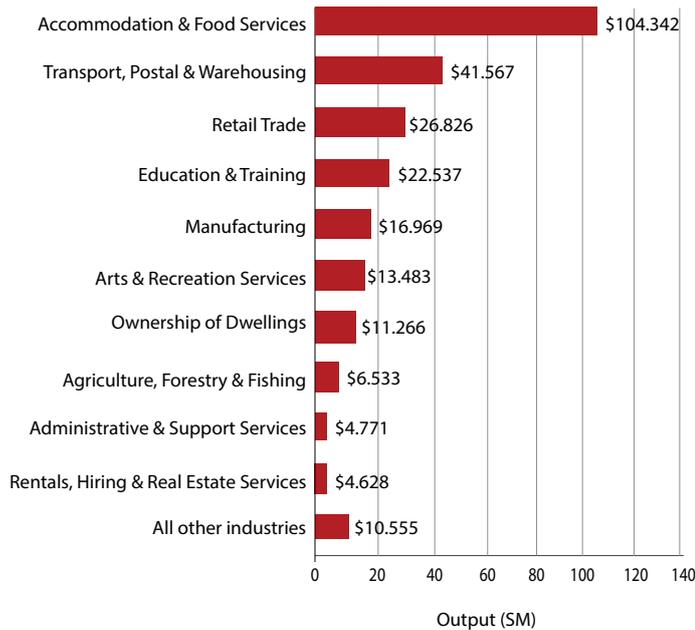


Figure 20: Gross revenue generated through tourism activities

Hawkesbury's tourism sector is primarily comprised of small to medium sized tourism businesses with a number of these being lifestyle operators which are not open all the year round or all days of the week. Hawkesbury's tourism brand is associated with the river, however, the river though an important natural feature forms only a small component of the LGA. Apart from the river, Hawkesbury is an open air gallery in itself, showcasing historic landmark buildings and natural landscapes and scenic views.

Overall, visitor numbers are on the rise in the LGA with a 10.4% trend increase. The 'Domestic Overnight' visitor market accounted for 883,000 visitors (95%) of total visitors. The 'Business' visitor market is the largest source market in the region contributing just short of half of total visitation to the region. The average length of stay overnight is three nights.

Council will integrate tourism marketing and development potential by strengthening its key towns and village's tourism nodes and hubs as part of its place making initiative. Each of the towns and villages in the Hawkesbury has its own unique character and an experience to offer which has the opportunity to strengthen its tourism destination.

Council will take a stronger lead and play an active role in promoting Hawkesbury's tourism. Council will collaborate with industries to form a robust working partnership to support the industry initiatives and grow the visitor economy.







## Tourism continued

The Hawkesbury Tourism Strategy identified that the LGA offers many attractive areas and products as a visitor destination. The historic structures, landmarks, parks and gardens together with the picturesque scenic views and vistas of the Hawkesbury; each town and village offering a story and unique character and feeling to share strengthens the Hawkesbury as a tourist destination.

Locations such as St Albans, Kurmond, Kurrajong, Bilpin, Wilberforce and Pitt Town offer unique local characteristics and tranquility either through the scenic views of the bushland and valleys of the Hawkesbury or through the long river banks and flowing waters of the Hawkesbury River. Each town and village has an interesting story that tells the legacy of a settler and their contribution was towards the agricultural revolution of the Hawkesbury LGA. These destinations will drive the tourist numbers over the next 20 years and beyond and must be preserved and promoted.

Kurmond-Kurrajong has established itself as a food and refreshment stopover for passing by travellers and visitors. The local cafes and restaurants provide the travellers with well sorted homemade cakes and muffins with beverages. Future opportunities exist in these areas to provide tourist accommodation, facilities, and small scale events to further grow its role as a tourism destination. The older historic churches can be promoted as a wedding destination.

In the rural destinations of Bilpin, Wilberforce, Ebenezer and St Albans, farm stay, farm-gates and cellar door opportunities are encouraged in a way

that does not compromise productive agricultural lands. The picturesque rural villages, historic values and unique natural landscapes of the Hawkesbury positions it as a prime location for a range of domestic and international film productions.

The LGA has a number of national parks and a state forest area. These parks and forests are managed by the state government agencies. These agencies provide recreational activities such as mountain bike riding, bush walks, 4 wheel-driving etc. in the state forests and national parks. Council will strengthen its partnership with these agencies to promote and facilitate new tourism opportunities.

Council will also work with Local Aboriginal Stakeholders and Aboriginal communities to promote tourism opportunities, where appropriate. Council will seek to build capacity to share and celebrate Aboriginal cultural heritage with the wider community.

A major challenge for the Hawkesbury is finding a balance between the positive effect of tourism on the economy and the protection of the renowned natural and heritage qualities of the LGA. Council will foster additional tourist activities in the appropriate locations.



# Windsor, Richmond and North Richmond



Windsor and Richmond are classified as 'Strategic Centres' within the Western City District Plan. Employment growth is the principle underlying economic goal for metropolitan and strategic centres. Therefore, the designation of a commercial core within a strategic centre, for economic and employment uses may be necessary to manage the impact of residential developments encroaching on commercial activity. There is a need for a balance between mixed-use and residential developments around the commercial core zones to ensure new residential development can benefit from access and services in the centres.

The 2016 ABS Census data indicates that the total employment estimate for the Hawkesbury is 25,384 jobs. The Western City District Plan indicates that specifically within Windsor and Richmond in 2016 there were 10,300 jobs. This data makes it clear that the strategic centres of Windsor and Richmond makes up fifty percent of the whole LGA jobs. However, the task at hand is to rejuvenate job opportunities within these centres to meet the 2036 higher target of 16,500 jobs.

The flood plain at Windsor and Richmond poses an impediment to development but also opportunities for appropriate uses.

Council has commissioned the 'Hawkesbury Employment Lands Strategy' and the 'Hawkesbury Vibrant Town Centres and Villages Master Plan', to seek guidance for development of employment lands within the LGA.

Despite the flooding constraints, Hawkesbury still has the capacity to regenerate its productivity through incremental opportunities. The activities at the Richmond RAAF Base play a significant role in the overall productivity of the LGA.

Council will undertake a feasibility study to understand the benefits of a new agglomeration precinct at Clarendon with a cluster of aviation, university, TAFE, equine activities with perhaps some office space and commercial activities will assist Council in achieving jobs target. The advantage of the agglomerated precinct is that businesses will be able to benefit from:

- Economies of scale
- Robust labour market and supply chain
- Sharing and leveraging of infrastructure
- Learning from others to improve productivity.

The Western City District Plan states (pg. 73) that the aerospace and defence industry at the Western City Airport Precinct will build on existing aerospace and defence activities at Richmond RAAF base, which is now the hub of logistics support for the Australian Defence Force. The RAAF Base and its existing facilities, Western Sydney University – Hawkesbury Campus, TAFE Richmond and the Hurlstone Agricultural College will compliment business around the Badgerys Creek Aerotropolis.

Council will continue to lobby for the missing connection of the rail link between St Marys and Tallawong as this link will maximise Hawkesbury's accessibility and proximity to the primary labour markets in the surrounding suburbs and to the Western Sydney Airport.

Windsor and Richmond will continue its role as the primary business and retail hub for the LGA and will be supported by well considered incremental supportive zones and serviced lands to ensure an increased provision of commercial and retail development.

North Richmond is a Local Centre which has development potential to accommodate incremental employment lands that the LGA currently lacks. However, the short fall of infrastructure and service amenities and its location on the north of the Hawkesbury River makes the anticipated development a challenge for Council.

A high quality urban environment is critical to the success attracting and retaining knowledge workers and supporting a vibrant town centre. New development should support a diverse service economy and must be designed to positively contribute to an attractive public realm. Development will need to demonstrate a high quality urban design which responds to local character and built heritage of Windsor and Richmond.

In other villages, development is expected to be of a scale that reflects the role and function of the settlement. Retail, commercial and community facilities are encouraged where it meets the needs of rural communities and visitor populations.

Also, of importance to the Hawkesbury's efficient productivity is having sufficient serviced industrial land within or adjacent to the existing industrial lands. Council will also explore the provision of additional permitted uses within the existing industrial lands to meet the changing industrial activity trends that are moving towards the future mega trends.



## Economic Self-Determination of the Aboriginal Community

The right to self-determination has particular application to Aboriginal and Torres Strait islander community. Self-determination is an 'ongoing process of choice' to ensure that Indigenous communities are able to meet their social, cultural and economic needs.

Australia is a party to the International Covenant on Civil and Political Rights (ICCPR) and International Covenant on Economic, Social and Cultural Rights. The right to self-determination is contained within article 1 of both treaties. This right is also contained in article 3 of the Declaration on the Rights of Indigenous

People. The objectives of these treaties are honoured and implemented through the planning priorities of Hawkesbury Local Strategic Planning Statement.

Council will work with the relevant stakeholders to investigate opportunities to promote and share the Aboriginal culture through Hawkesbury's overall tourism promotion initiatives. Council through partnerships will explore opportunities to support and encourage entrepreneurial aspirations of the Aboriginal community for future business developments.



# Planning Priorities

## Innovative and adaptable

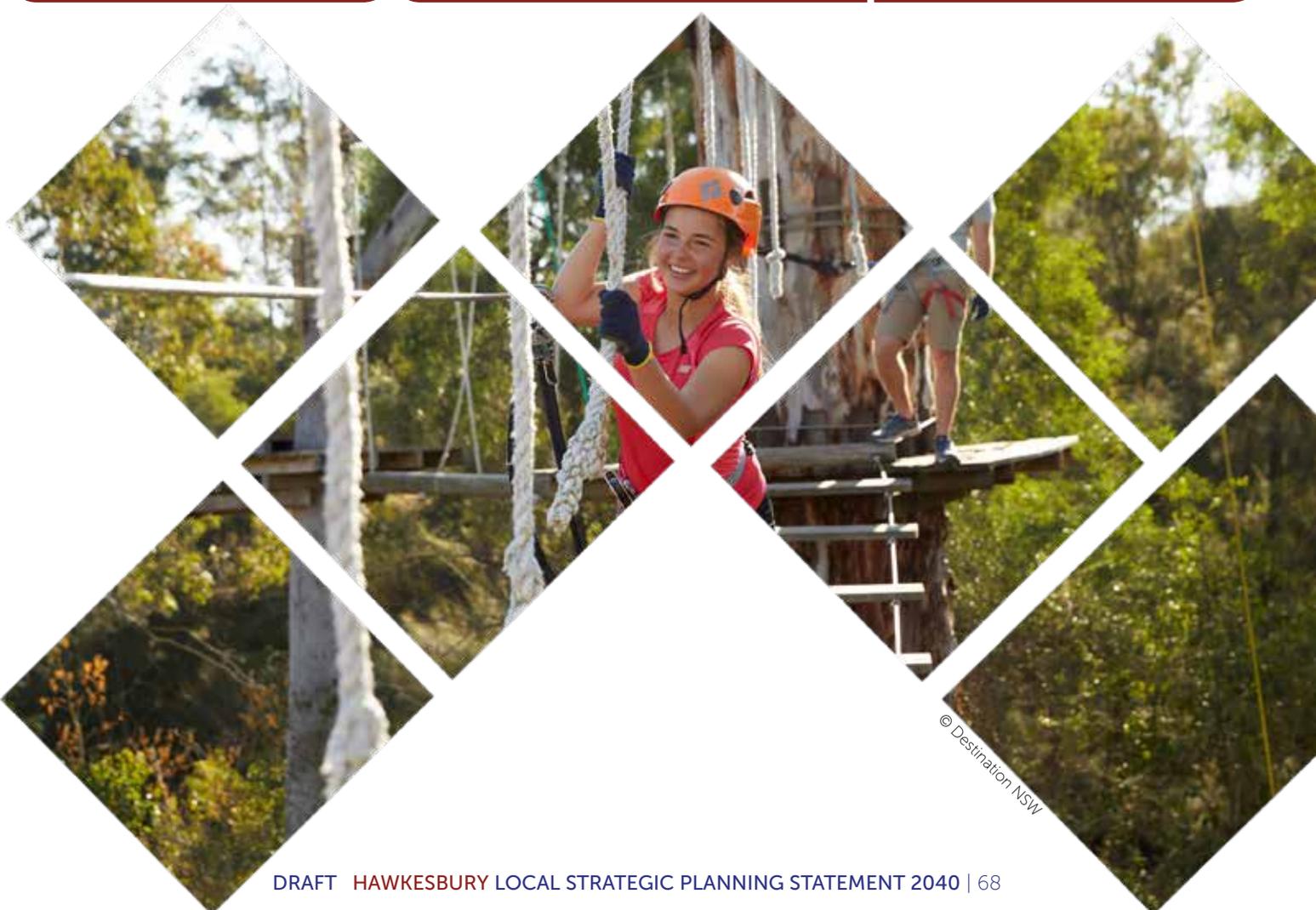


Planning Priority	Actions	Measure
<p><b>Planning Priority 8</b></p> <p>Promote agricultural and food industry and growth of agri-business sector and invest in Agro-knowledge/ Agronomics research through the Western Sydney University.</p>	<ul style="list-style-type: none"> <li>• Protect agricultural land across the LGA from land use conflicts by implementing minimum lot size for rural lands.</li> <li>• Support the development of the STEM school and agricultural related research at the Western Sydney University at Richmond.</li> <li>• Foster and encourage agricultural technology innovations in the LGA.</li> <li>• Encourage tourism experiences that do not compromise agricultural land.</li> <li>• Form partnership and alliance with neighbouring LGAs and State government agencies to explore opportunities to enhance export capability for farmers in the LGA.</li> </ul>	<ul style="list-style-type: none"> <li>• Improved agri-business initiatives in the LGA.</li> <li>• Partnership with Western Sydney University to undertake agricultural related research and pilots.</li> </ul>
<p><b>Planning Priority 9</b></p> <p>Support our industries to grow and meet current and future trends.</p>	<ul style="list-style-type: none"> <li>• Collaborate with Hawkesbury Chamber of Commerce to encourage apprentice opportunities to enhance, foster and promote Hawkesbury's industries and economic viability locally and globally.</li> <li>• Implement the Employment Lands Strategy to create opportunities for additional jobs to meet the jobs target by amending the LEP.</li> <li>• Ensure that retail development in the village centres are influenced by local demand and maintain the local character.</li> <li>• Promote and implement good urban design and public domains in the Windsor and Richmond Town Centres.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased visitors and tourist related activities and services in the LGA.</li> </ul>

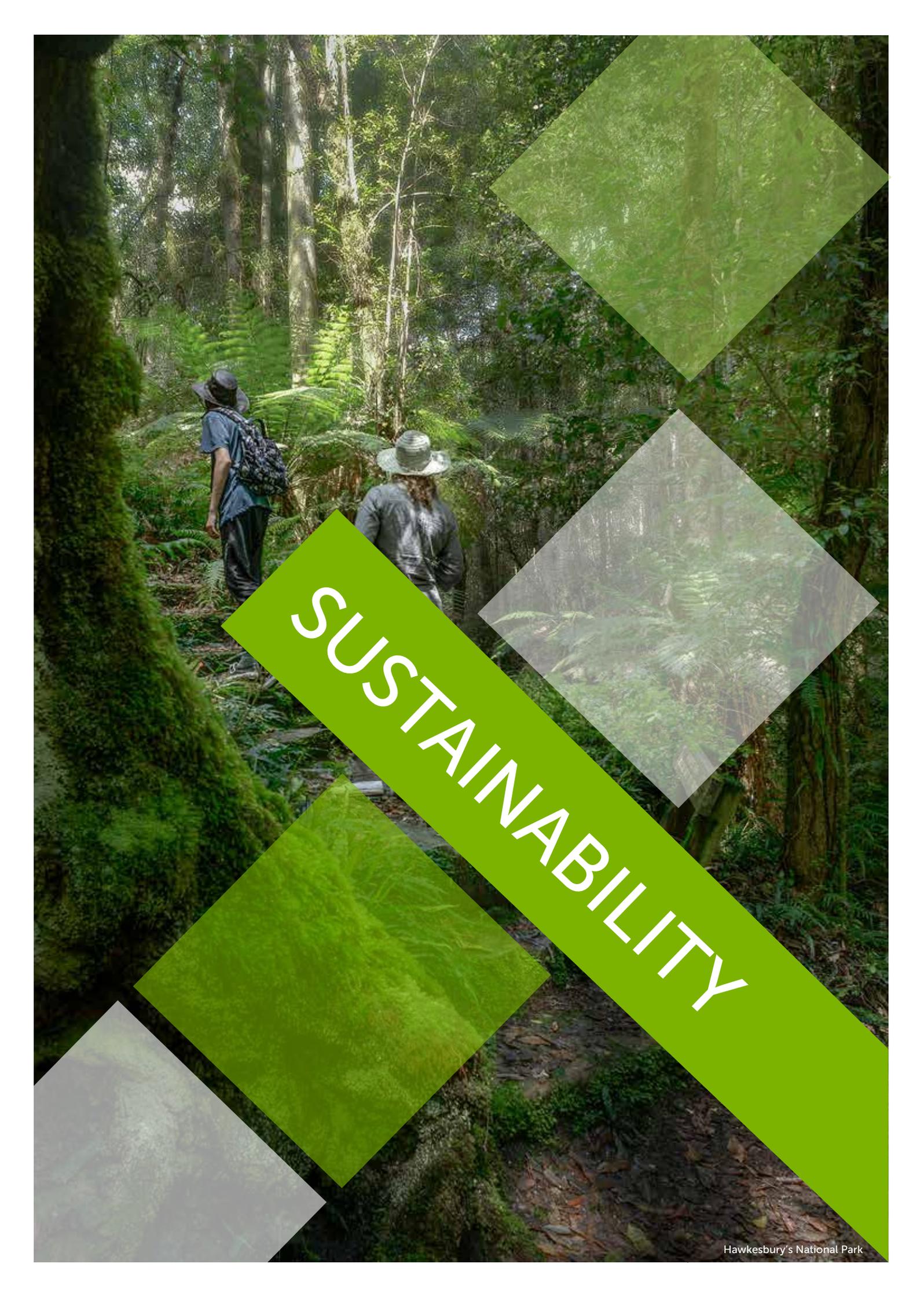


# Planning Priorities continued

Planning Priority	Actions	Measure
<p><b>Planning Priority 10</b></p> <p>Explore opportunities at the Western Sydney University and Richmond RAAF Base to create value chain at the Western Sydney Airport and STEM Industry.</p>	<ul style="list-style-type: none"> <li>Collaborate with the Richmond RAAF, Western Sydney University and the Equine Industry to facilitate development of the Clarendon Agglomerated Precinct.</li> </ul>	<ul style="list-style-type: none"> <li>Increase number of jobs by industry.</li> <li>Employment lands retain and enhanced at appropriate locations.</li> <li>High-tech and innovative industries encouraged in the LGA.</li> </ul>
<p><b>Planning Priority 11</b></p> <p>Encourage the economic self-determination of the Aboriginal community through their land holdings and culture.</p>	<ul style="list-style-type: none"> <li>Work with the Local Aboriginal Land Council and Aboriginal communities to promote tourism opportunities, where appropriate.</li> <li>Facilitate appropriate tourism uses on Aboriginal owned land to increase economic participation on country through changes to the permissible land uses in the LEP.</li> </ul>	<ul style="list-style-type: none"> <li>Maximise economic development potential of the Aboriginal people for the benefit of both the Aboriginal and wider community through increased opportunities in the economic sector.</li> </ul>



© Destination NSW

A photograph of two hikers on a forest trail, overlaid with a green diagonal banner containing the word 'SUSTAINABILITY'. The hiker in the foreground is wearing a wide-brimmed hat and a grey jacket, while the hiker in the background is wearing a blue shirt and a backpack. The forest is lush with green ferns and tall trees. The banner is a vibrant green color with the word 'SUSTAINABILITY' in white, uppercase letters.

# SUSTAINABILITY



# Hawkesbury's Sustainability

## Sustainable and aware

The Western City District Plan, Directions for Sustainability:

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

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

The Hawkesbury LGA contains a diverse range of biodiversity such as the rivers, wet lands, natural forests and bushlands, mountains, gorges and heritage significant structures and monuments. These natural and man made landscapes and structures are home to endangered species of flora and fauna and play a vital role in preserving and regenerating the ecosystem.

Council has a number of parks, state and national parks within the LGA which are continuously maintained and regenerated for use by the community. Council also monitors and encourages the waterways within the LGA for its health and protection. The biodiversity within the LGA is protected through clauses within the Hawkesbury LEP, biodiversity off set regulations as well as other policies of the Council.

Council will undertake a Landscape Character Study for the LGA to identify the scenic and landscape characters and ways to protect it. The Hawkesbury has a vast amount of rural lands with unique characteristics associated with each town and village. The local character and values of these towns and villages will be enhanced, protected and promoted to locals and visitors.

Hawkesbury Council recognizes the impact of global warming and the state of climate emergency the world including the Hawkesbury is in. There is an urgency to address urban heat islands by reducing carbon emission from the environment at an accelerated level to prevent the negative impacts on the Hawkesbury community and also throughout the State, Australia and the world. Global warming leading to climate change has resulted in intense weather patterns including frequent heatwaves resulting into extreme fire weathers and bushfires, heavy rainfall, sea level rise and flooding, which has adverse effects to the riparian ecosystems and biodiversity.

It is important that the Hawkesbury community understand that it is all of our responsibility to take action to reverse the effects of global warming and to

preserve the sustainable natural systems that generate 'ecosystems' by providing water, absorbing and converting waste, moderating the local climate and creating attractive places and recreational spaces in the LGA. Council has committed itself to climate change initiatives by becoming partners with a number of organizations and programs that foster and advocate for reversing global warming and reducing carbon footprints.

In order to implement the aims of the 'United Nations Paris Agreement' and subsequent actions of the 'Climate Change Policy for NSW', Council is in the process of preparing the 'Sustainability Strategy' to mitigate the climate change and global warming issues. This will include educating the community about improving sustainability by reducing carbon emissions, incorporating natural landscape features into the urban environment, protecting and managing natural system, cooling the urban environment, innovative and efficient use and re-use of energy, communities to natural and urban hazards, shocks and stresses.

Council acknowledges that to reduce the effects of global warming and climate change, significant work needs to be done to stop emissions of greenhouse gases and remove the excess emissions already in the atmosphere.

There are certain measures that can be immediately implemented such as spreading awareness of global warming, encouraging recycle, food share initiatives, protecting the forests and bushland. However, solutions such as renewable energy is dependent upon council's financial capacity and ability to lobby government or investor lead pilot projects in the LGA.

To ensure that Hawkesbury has a sustainable environment, the green infrastructure has to be maintained and managed. This includes Hawkesbury's green spaces, natural systems and semi-natural systems including waterways, wetlands, bushlands, mountains, gorges, scenic landscapes, flood plains, farmland, with considerable ecological significance. It is imperative to ensure scenic and cultural heritage together with productive landscapes are protected. To manage the impact of climate change on the natural environment, Council will commit to maintaining the health of the Hawkesbury-Nepean River and South Creek to assist in cooling the environment as well as protecting the aquatic ecosystem in and around it.

# Sustainability continued



Council also acknowledges the existence of its bushland that provides habitat for local wildlife and offset sites for biodiversity and commits to protect, restore and enhance it. Council understands that to protect and manage the bio-diversity contained

with the LGA, requires careful management of the environmental, social and economic values of the metropolitan rural area and the protected natural areas.





- 
**Planning Priority 12** | Educate and adapt to natural hazards of flood, bushfire and climate change.
- 
**Planning Priority 13** | Protect areas of high environmental value and significance.
- 
**Planning Priority 14** | Commit to urgent action to respond to global climate emergency
- 
**Planning Priority 15** | Champion, educate and support the transition to renewable energy.

Consistency with Region and District Plan	Directions
<b>A Metropolis of Three Cities Western City District Plan</b>	A City in its landscape A efficient city A resilient city

**CSP: 2.1 Community safety is improved**

Enable a shared responsibility for community safety and disaster management

- 2.1.1 Meet the needs of our community through effective flood, fire and other natural disaster management plans that promote the protection of life, property and infrastructure.
- 2.1.2 Make the Hawkesbury a friendly place where people feel safe.

**3.1 The natural environment is protected and enhanced**

Value, protect and enhance our unique natural environment

- 3.1.1 Encourage effective management and protection of our rivers, waterways, riparian land, surface and ground waters, and natural eco-systems through local action and regional partnerships.
- 3.1.2 Act to protect and improve the natural environment, including working with key agency partners.
- 3.1.3 Minimise our community’s impacts on habitat and biodiversity, and protect areas of conservation
- 3.1.4 Use a range of compliance measures to protect the natural environment

**3.2 To live sustainability and reduce our ecological footprint**

Identify and make best use of our local resources and awareness of contribution to the environment

- 3.2.1 Our community is informed and acts to reduce our ecological footprint.
- 3.2.2 Alternative forms of energy are embraced throughout the Hawkesbury.
- 3.2.3 Become a carbon neutral Local Government Area.

**3.3 We reduce, reuse and recycle**

Identify ways for our community to reduce, reuse and recycle waste

- 3.3.1 Develop and maintain active partnerships that will result in the innovative management of our community’s waste, with an emphasis on resource recovery and waste minimisation.
- 3.3.2 Undertake community education on best practice environmental sustainability and climate change issues.



### 3.4 The sustainability of our urban environment is improved

Encourage and enable our community to make sustainable choices

3.4.1 Work with businesses and tourism operators to promote good practice and sustainability principles.

3.4.2 Development is functional, attractive and sympathetic with the environment, and avoids unnecessary use of energy, water or other resources.

### 5.4 Celebrating our rivers

Protect, enhance and celebrate our rivers

5.4.1 Celebrate and use our rivers for a range of recreation, leisure, tourism and event activities.

5.4.2 Develop active partnerships and implement programs designed to improve the health of our rivers and river banks.

5.4.3 Encourage agriculture production, vegetation conservation, tourism, recreation and leisure uses within our floodplains.

## Rationale:

The Hawkesbury’s environment is a key factor of the LGA’s identity and is incumbent on Council, together with this community to take responsibility to protect and preserve it for future generations. Hawkesbury is home to a diversity of flora and fauna which inhabit the bushlands, forests, wetlands, mountains, gorges and the rivers within the LGA.

The composition of the Hawkesbury LGA is made of these natural and man-made heritage significant structures and landscapes including the five rivers; Hawkesbury, Nepean, Colo, Grose and Macdonald Rivers; the state and local significant forests and national park and the 19th century buildings listed as heritage significant and preserved due to its history. The Hawkesbury’s fertile rural lands boast itself for its potential for productivity and at certain locations for its enviable lifestyle.

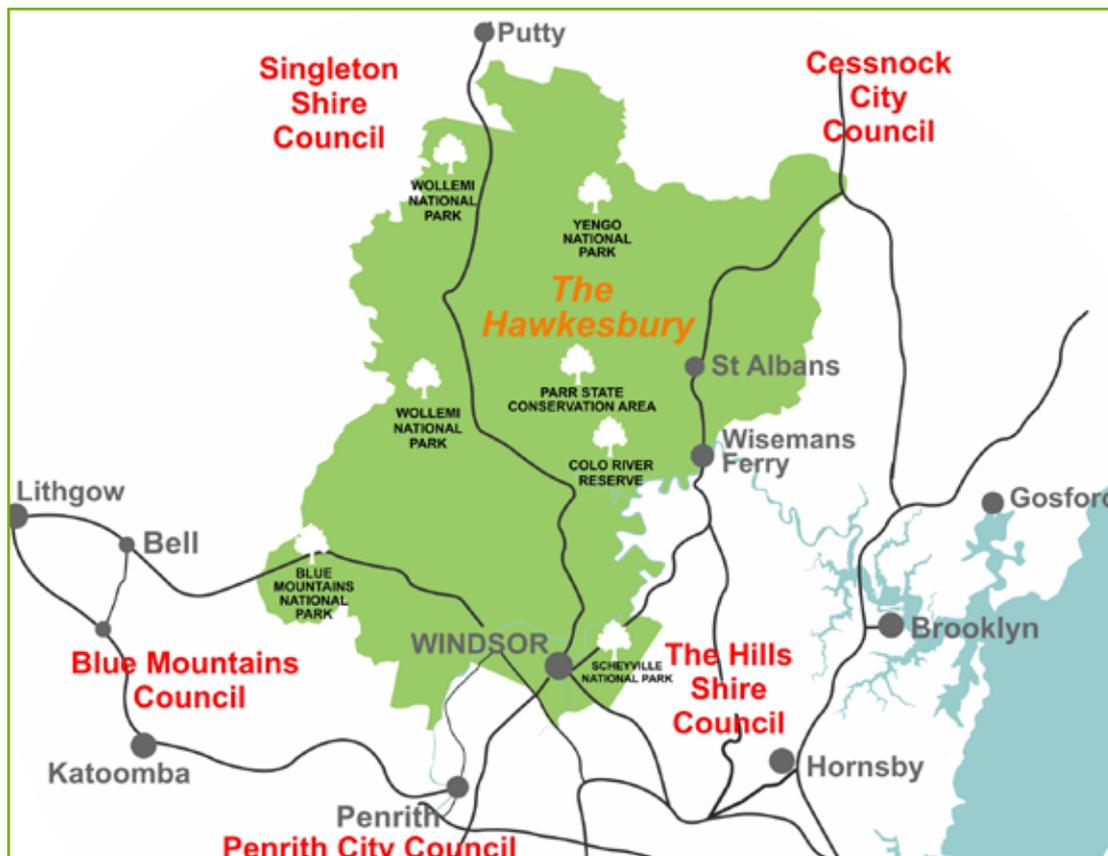


Figure 21: Hawkesbury’s National Parks and significant forests.



# Biodiversity

The Hawkesbury LGA's national parks and state forests contain high terrestrial biodiversity values. The Draft Hawkesbury Environment and Biodiversity Strategy include maps which captures the biodiversity layers into classifications including:

- Priority 1 – Lands identified as incorporating the highest biodiversity values to be managed for conservation objectives / investment where possible.
- Priority 2 – Lands which include important biodiversity values that provide a supporting function to highest biodiversity lands.

The land zones within the Hawkesbury LEP 2012 that identifies and protects the biodiversity within the LGA are E2-Environmental Conservation, RE1-Public Recreation, SP2-Infrastructure, W1-Natural Waterways, and W2-Recreational Waters. Figure 22 illustrates the distribution of Priority 1 and 2 across the LGA.

The vegetation of the Hawkesbury area is diverse and complex, reflecting the diversity of environment with regard to influences such as the Hawkesbury-Nepean River, geology, and climate.

With respect to vegetation in the Hawkesbury, this range may generally be categorised into three main groups:-

**Cumberland Plain and associated ecosystems** - Cumberland Plain vegetation occurs as far north as Wilberforce (Robinson, Fairley and Moore), and can be recognised by the dominant species *Eucalyptus moluccana*, *E. tereticornis* and *E. fibrosa*. The topography is undulating, uniformly between 20 and 100m ASL (Benson), and consists of low hills and boggy depressions. Generally soils are poorly drained and poorly aerated, and are heavy clay soils. Cumberland Plain vegetation also contains vegetation on poorly consolidated Tertiary alluvial deposits.

**Hawkesbury Nepean River floodplain and associated ecosystems** - The underlying sediments here consist of Holocene alluvium, which result in River Flat Forest and Freshwater Reed Swamps, both vegetation communities are directly related to the river. Generally there is very little of the native vegetation remaining as this sediment represents one of the most fertile of the Hawkesbury. Small patches remain at Agnes Banks, Ebenezer, Cattai with larger areas along Roberts Creek and the Colo and MacDonald Rivers. *Eucalyptus tereticornis* is the dominant tree along the upper reaches of the Hawkesbury.

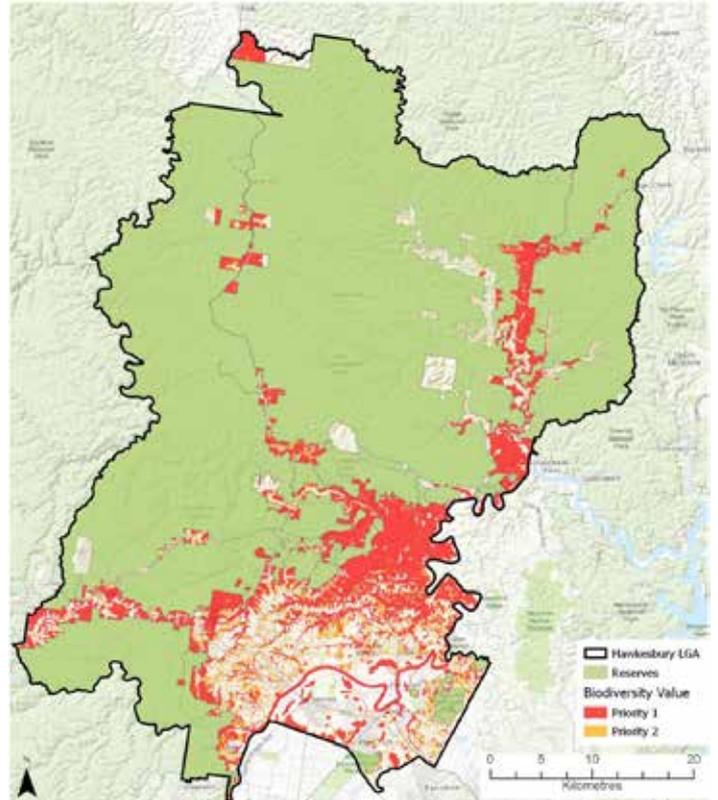


Figure 22: Biodiversity distribution

## Hawkesbury sandstone and associated ecosystems

– Includes two major vegetation associations. Sydney Sandstone Gully Forest, which is the moist forest type associated with sheltered hillsides and moist gullies, and Sydney Sandstone Ridge top Woodland which is associated with dry plateaus and ridges.



# Riparian Lands



The Upper Hawkesbury River flows through the LGA, from Wisemans Ferry to Yarramundi, a total length of around 76km. The tidal limit of the Hawkesbury River occurs at Yarramundi, approximately 140km upstream of the river mouth.

There are a number of major tributaries from the Upper Hawkesbury River including the Colo, Nepean, Macdonald and Grose Rivers and other tributaries like South Creek, Redbank Creek, Rickabys Creek, Webbs Creek and Cattai Creek.

The catchment has a distinct appearance. From the Grose River junction to Lower Portland the channel is sandy. Around Windsor the channel has large meanders and wide floodplains. There are also lagoons and floodplain wetlands like Pitt Town Lagoon and Long Neck Lagoon which provide significant bird habitat and are listed on the register of the National Estate. From Windsor to Sackville the river is wide and deep and the flat banks are cleared and cultivated.

Other lagoons and wetlands within the LGA are under pressure from farming, urbanisation and climate change. Hawkesbury Council aims to regenerate the wetlands and lagoons and protect this important habitat for future generations through improved management and stewardship.

Most of the banks of the river are in private ownership. This is one of the key pressures on the Upper Hawkesbury

River. This land use along the bank of the river directly impacts on the waterway by changing the shape of the river bank, putting pollutants into the river and introducing exotic species, particularly weeds.

To better manage all the pressures on the river a Coastal Zone Management Plan (CZMP) has been prepared. As part of the preparation of the CZMP there was lots of consultation with landowners and key river users. The CZMP also looked in detail at some of the areas of erosion and structures (like jetties and seawalls) that have been built along the river and also areas of weed infestation, particularly the species *Arundo donax*, the giant weed.

The Upper Hawkesbury River flows through the LGA, from Wisemans Ferry to Yarramundi, a total length of around 76km. The tidal limit of the Hawkesbury River occurs at Yarramundi, approximately 140km upstream of the river mouth.

There are a number of major tributaries from the Upper Hawkesbury River including the Colo, Nepean, Macdonald and Grose Rivers and other tributaries like South Creek, Redbank Creek, Rickabys Creek, Webbs Creek and Cattai Creek.





# Flooding Hawkesbury-Nepean Valley

The Hawkesbury-Nepean Valley is changing from a semi-rural landscape to an urbanised area covering 425km<sup>2</sup> of floodplain and falls mainly in four growing local government areas including Hawkesbury, Penrith, the Hills Shire and Blacktown. The valley has a high flood hazard, with both historical and geological evidence of widespread flooding across the valley.

The flood hazards are compounded by depth of floodwaters, extent of floodwaters (bathtub), rapid rise of floodwaters, limited warning time, low lying roads (which can get flooded and impede evacuation), existing urbanised floodplains.

Furthermore, the flood risk within the Hawkesbury is heightened by:

- Insufficient road capacity to safely evacuate the whole population in a timely fashion;
- Low community awareness about the flood risk.

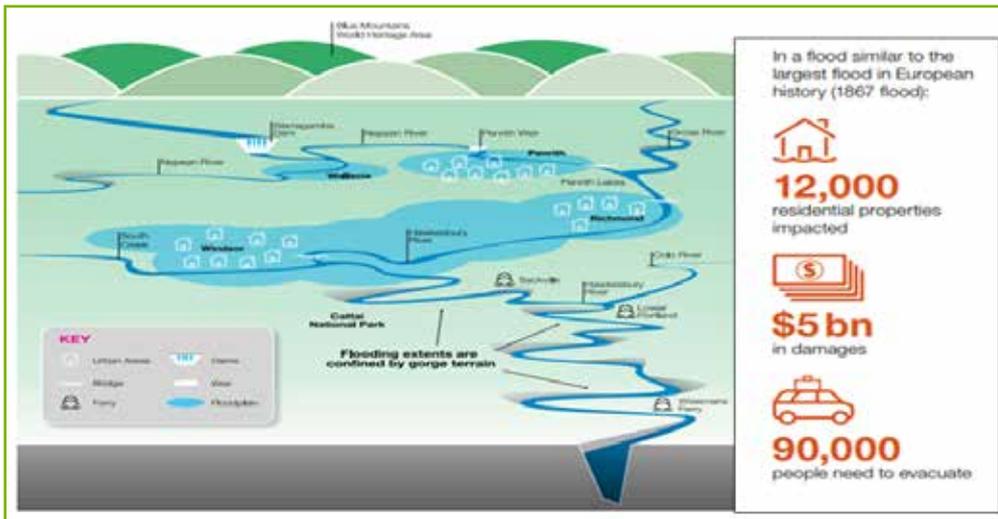


Figure 23: Hawkesbury's Nepean floodplains

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

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

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

The Hawkesbury LGA, compared to other metropolitan LGA's has a unique flood characteristic. The Hawkesbury floodplain experiences larger depths of floodwaters with up to 9m between the 1 in 100 flood event and the Probable Maximum Flood which represents increased risks compared to other floodplains.

characteristics of the Hawkesbury's flood compared to other areas in NSW.

Despite the nature and depth of flooding in the Hawkesbury, no significant floods have occurred for the past 30 years. The last significant floods and the depths of the floods have been recorded in Table 1 and Table 2 on the following page illustrates sample of flood events for the Hawkesbury.

The MacDonal Valley within the LGA experiences, fast rates of rise and fall of floodwaters. It has low lying roads that are cut off in minor flood events. The area has no flood warning system; the State Emergency



Figure 24: Characteristics of Hawkesbury's flood comparison

Services relies on intelligence from contacts in the valley. MacDonal Valley has population bases that has lived in the area for a significant period and understand the need for flood preparedness. Historically, many residents have 'sheltered in place' during the flood events.



River	Most recent recorded Significant Flood Event			Highest Recorded Flood Level	
	Location	Peak Flood Height (m)	Year	Peak Flood Height (m)	Year
Hawkesbury	-	10.82	1992	19.68	1867
MacDonald	St Albans	8.75	1990	15.1	1949
Colo	Putty Road	15.8	1978	-	-

Table 1: Sample of flood events in the Hawkesbury.

However, the State Emergency Services is concerned with the increasing number of weekenders who lack flood awareness and preparedness.

Council will ensure that it continues to provide flood awareness to the community, especially, to the visitors in the area. The Council will encourage tourist activity hosts such as B&B, hotel and motel businesses to include flood evacuation and preparedness information provided to visitors about the hotel premises as part of the business operation plan.

In areas where the risk to life and property is high, Council will discourage developments. Council will also ensure that residential and community land uses such as seniors living, schools and hospitals are not located in areas identified as high flooding risk.

Currently, Hawkesbury LEP 2012, Clause 6.3 – Flood Planning provides legislative guidance to development in the floodplain if the development is compatible with the flood hazard of the land. However, compatibility of a new development with the hazard categories is depending on:

- type of the development
- density/scale of the development
- demographics of occupants
- frequency and times of use
- design and structure of buildings

INSW's Hawkesbury-Nepean Flood Study indicates that in a 1 in 5 AEP event, the areas between Windsor-Richmond and Pitt Town can be severely inundated with flood waters at H5 and H6 level of risks.

Council will consider the INSW Hawkesbury-Nepean Flood Study and use of the information to prepare robust planning controls to guide development within the LGA. Council will make well informed decisions regarding future developments in the H5 and H6 marked areas.

Level	Flood Size		Depth m AHD (Australian Height Datum)			
	ARI	AEP	Windsor Bridge	North Richmond Bridge	St Albans	Colo Bridge
1 in 5	1:5	20%	11.1	12.5	9.8	-
1 in 10	1:10	10%	12.3	14.0	11.6	-
1 in 20	1:20	5%	13.7	15.3	12.6	-
1 in 50	1:50	2%	15.7	16.4	13.7	-
1 in 100	1:100	1%	17.3	17.5	14.6	10.4
1 in 200	1:200	0.5%	18.7	18.9	15.5	-
1 in 500	1:500	0.2%	20.2	20.4	16.7	-
1 in 1000	1:1,000	0.1%	21.9	22.1	-	-
PMF	1:100,000	-	26.4	26.5	19.6	-

Table 2: Sample of flood events in the Hawkesbury.

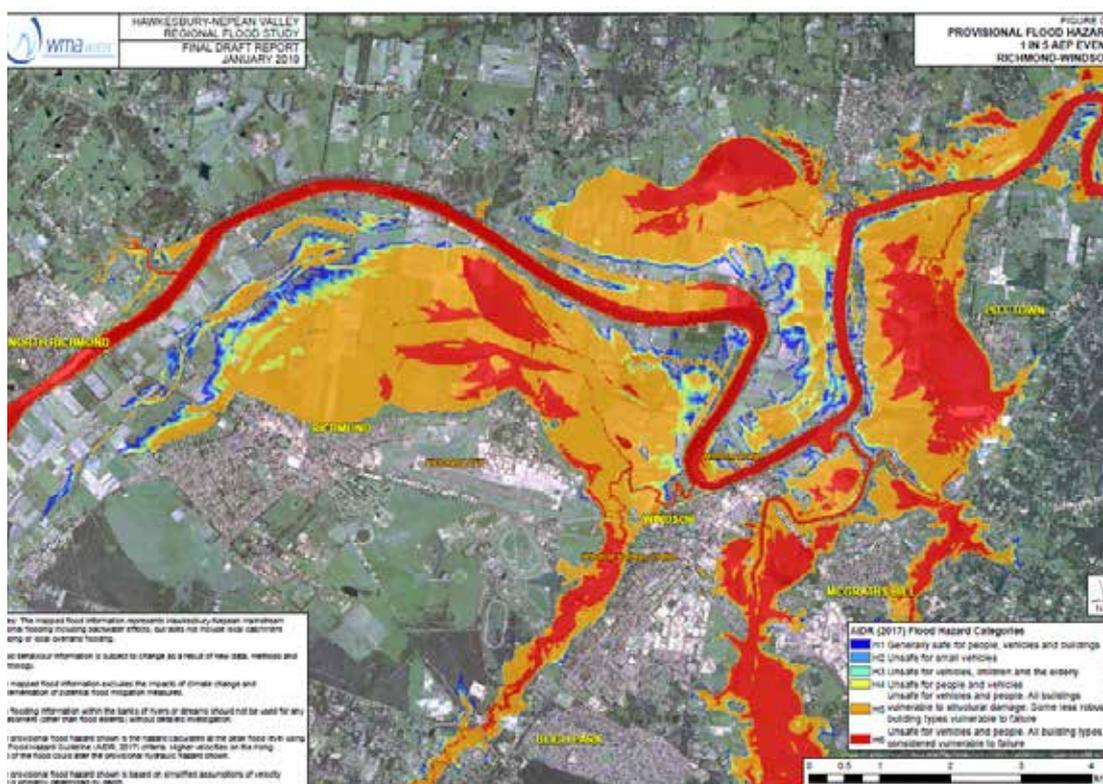


Figure 25: Flood impact of 1 in 5 AEP event, Windsor-Richmond.



## Koala habitat

Recently, Koalas have been seen in increasing numbers around the Hawkesbury areas of Grose Vale, through Kurrajong, Blaxland's Ridge, Bilpin and Colo Heights. A local map with assistance from the NSW Office of Environment and Heritage has been developed to identify and protect these areas. Figure 26 below illustrates the map where Koalas were sighted. Risks to these Koalas include vehicle collision, attacks by domestic dogs and habitat fragmentation. Council as part of its campaign will continue to work with relevant stakeholders and provide community awareness and encourage the community to report any more koala sightings to Council to enable to protect and preserve the Koala habitats in these areas.

Council is mindful of the impacts of any council led activities such as bushland regeneration, weed control, bushfire hazard reduction or recreation activities on the wildlife habitats. The control of feral animals (foxes, wild dogs, feral cats etc.) is undertaken within the natural areas. Council is aware that the use of natural areas for exercising or training of domestic animals is an activity which is incompatible with the protection and management of native fauna and habitat.

Council will include the koala sited areas as a conservation area within the Hawkesbury LEP 2012 and provide awareness to the residents and visitors in these areas about protection of the koalas.

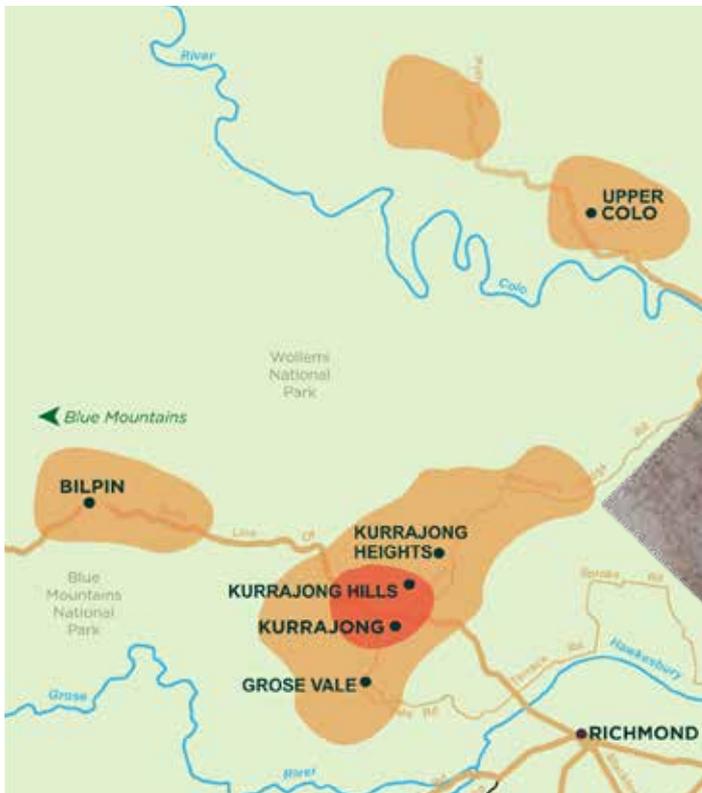
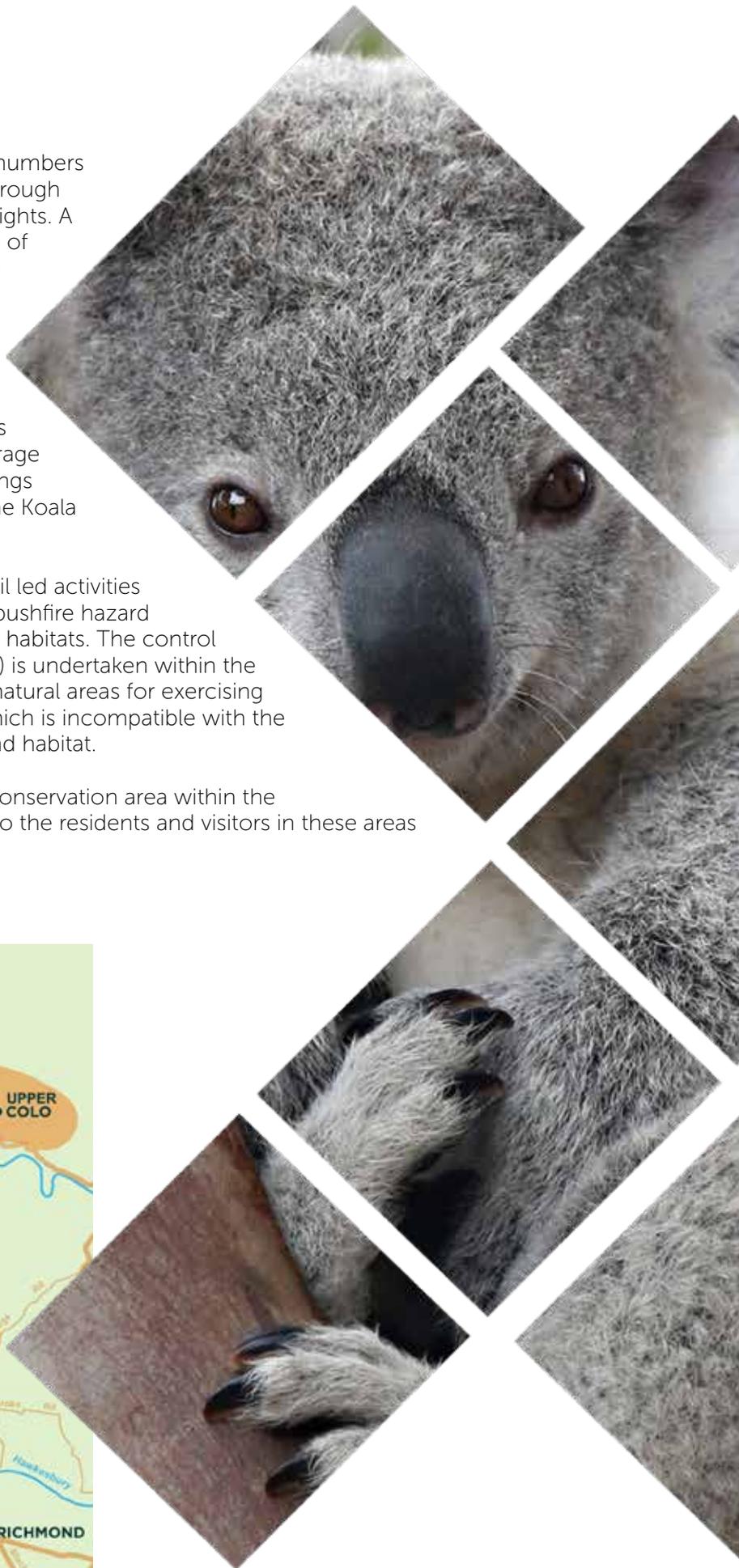


Figure 26: Koala habitat in the Hawkesbury.



# Bushfire

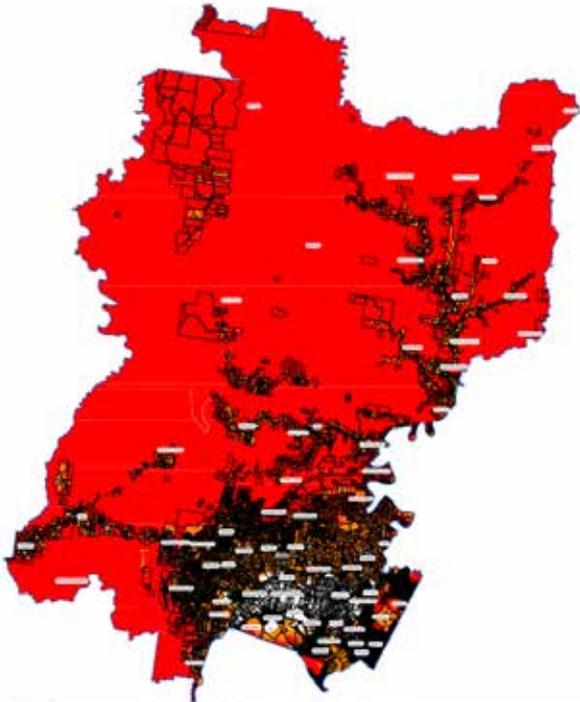


particularly vulnerable to the urban heat island effect. Built up areas that are mostly paved, concrete or roofs, experience temperatures many degrees higher than areas cooled by tree canopy and vegetation. Council is in the process of undertaking a Biodiversity Study of the LGA, which will map the heavily vegetated areas and inform a way forward for green grid connection and bio-diversity off set opportunities.

Council will use the opportunity of preparing a new Development Control Plan (DCP) to include planning controls such as tree planting in private, public and along pedestrian routes that will ensure new developments contribute to urban greening and complying with landscape controls in the specific DCP chapters.

Council takes measures to prevent damage to life and property from bushfires, and to ensure that as far as possible, bushfire management is compatible with the objectives of plans of management. Bushfire hazard reduction is undertaken where there is an identified high hazard to improvements on the land or on surrounding land, but only in accordance with the guidelines as set out in the management plans. Council will also discourage development in areas prone to high bushfire where the risk to life and property is high.

Bushfire hazard reduction is encouraged by mechanical means and only along the property boundaries. Council's hazard reduction programs will include an adequate environmental assessment and implementation guideline which ensures the protection of biological diversity.



Hawkesbury City Council – Bush Fire Prone Land Map

Figure 27: Hawkesbury's Bush Fire Prone Land Map.

A total of 70% of the LGA is bushland that includes the world heritage national parks and state forests. These heavily vegetated areas are vulnerable to bushfire. Residential areas in heavily vegetated areas are given a great deal of consideration before allowing development in these areas.

Urban environments that have been cleared of vegetation, such as industrial and green field development lands are





# Climate Change

In accordance with the NSW Government's 'Climate Change Policy for NSW', Council is planning for greater resilience to a variable climate. Temperatures have been rising in the region since the 1970's, with this trend set to continue. Council will honour the 'United Nations Paris Agreement' on climate change and the 'Climate Change Policy for NSW', by preparing the 'Hawkesbury Sustainability Strategy'.

## The key objectives of the Paris Agreement include:

- a goal to limit the increase in global temperatures to well below 2 degrees and pursue efforts to limit the rise to 1.5 degrees
- a commitment to achieve net-zero emissions, globally, by the second half of the century
- differentiated expectations for developed nations, including Australia, that they will reduce their emissions sooner than developing nations
- a five year review and ratchet process which is likely to lead to more ambitious commitments from countries in the future.

Climate change is increasing the intensity of heatwaves. Heatwaves are becoming hotter, lasting longer and occurring more often. The Hawkesbury LGA experiences continuous 5-10 days with temperatures greater than 35 degrees and these are projected to worsen. Prolonged number of days with higher temperatures is detrimental to the people, property, community, biodiversity and the environment.

Council recognises that heatwaves have widespread impacts, ranging from direct impact on our health to damage to ecosystems, agriculture and infrastructure. The increased number of heat wave days can have adverse impact of the elderly and people with pre-existing medical conditions.

Statistical data indicate an increased number of morbidity resulting from hot temperatures. There are also a number of indirect effects of extreme heat on people's health, leading to reduction in work ability. Extreme heat impacts the infrastructure especially the electricity transmission and other essential services such as transportation.

Despite the complexity of global food supply, there are well-established linkages between growing season temperatures, precipitation and crop performance. For wheat, maize and barley, there is a clear negative response of global yields to increased temperatures. Plants and animals like humans are susceptible to

extreme heat events. Birds and flying foxes are impacted by extreme heat, exposure to air temperatures over 40°C can lead to heat stress and death from dehydration, especially when very hot conditions are accompanied by dry weather. Lactating females and their young are the most at risk.

Some of Australia's most iconic marsupials are also at risk during extended periods of hot weather. Hotter, drier conditions in the future are predicted to put this and many other rainforest marsupials at increased risk of population decline and eventual extinction. Heatwaves, combined with extended droughts, have also been observed to cause mass mortality in koalas.

Riparian and marine organisms are also affected by the impacts of severe heat. Heatwaves can occur in the surface waters of the ocean, sometimes leading to dramatic impacts on riparian and marine ecosystems. Other impacts of heat waves that are detrimental to the Hawkesbury's environment are the resulting drought and bushfires.

Council acknowledges the urgency to limiting the increase in heatwave activity and deep reductions in the emissions of greenhouse gases. To achieve this aim, Council will implement policies to plan for the climate risks and provide targeted support for households, communities and businesses that is fair, efficient and in the public interest. Figure 28 below illustrates the map indicating the number of heatwave days with temperatures over 35 degrees.

Council will encourage design features of new development responds to the variable climate and seasons the Hawkesbury experiences. The build form should reflect sustainable urban design principles that respond to risks of heat stress and drought by minimising reliance on mechanical heating and cooling through tree planting, landscaping improvements and green roofs.

So far to mitigate the effects of global warming, and reduce the greenhouse gas emissions, Council has installed gas extraction wells at the Waste Management Facility. Initially from 11 wells, council has now installed a total of 30 wells across the landfill area resulting in 266% increase in greenhouse gas capture and abatement.

Council has also launched the 'Solar Program', with the solar panels to be installed on 13 more of its buildings. The rollout will see 600kW of capacity added. Among the sites to have solar panels installed will be wastewater treatment facilities at South Windsor and McGraths Hill, Hawkesbury Leisure & Learning Centre and the Council Administration Precinct.



Among Council's other efforts in reducing mains grid electricity usage and emissions was the replacement of 650 mercury vapour street lights with LED lighting, a move that will save more than \$740,000 and avoid more than 3,260 tonnes of carbon dioxide emissions over the next 20 years.

In 2016, Hawkesbury City Council resolved to participate in the 'Cities for Climate Protection (CCP) Program', in recognition of the importance of reducing greenhouse gas emissions at the local level. Since then, the Council has undertaken a number of initiatives and programs to reduce corporate greenhouse emissions.

In February 2019, the Council in partnership with the Western Sydney Regional Organisation of Councils (WSROC) has kicked off to a new 2 year energy efficiency program that could benefit low-income households. The aim of the program is to consider a number of options such as expanding energy efficiency upgrades across council owned facilities, boosting renewable energy investments, and developing an affordability program for low-income households.

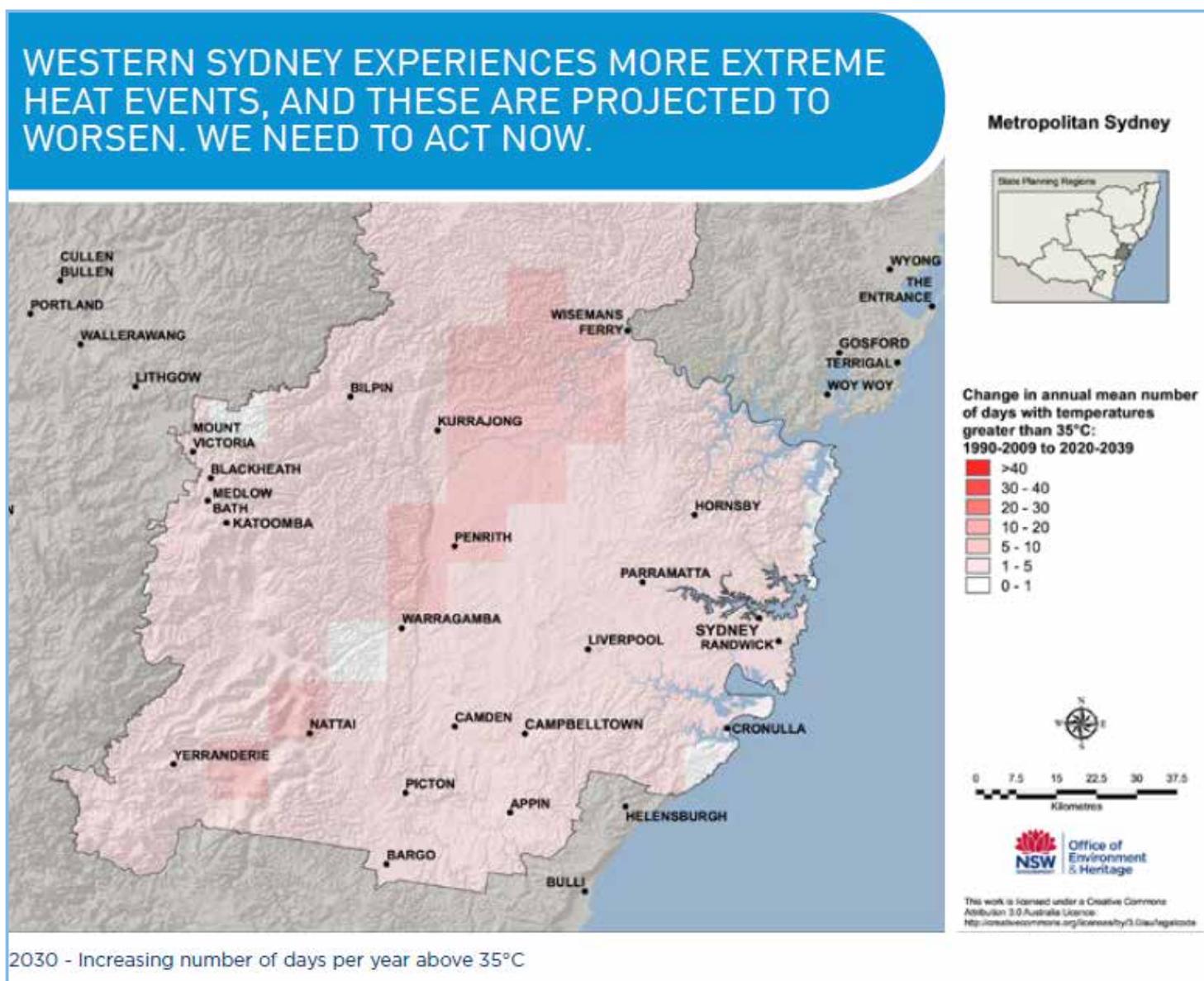


Figure 28: Number of heatwave days in Hawkesbury with temperatures of 35°.



# Planning Priorities

## Innovative and adaptable

Planning Priority	Actions	Measure
<p><b>Planning Priority 12</b></p> <p>Educate and adapt to natural hazards of flood, bushfire and climate change.</p>	<ul style="list-style-type: none"> <li>• Create on-going community preparedness and resilience against natural hazards of flood, bushfires, and climate change.</li> <li>• New development will be restricted in areas vulnerable to natural hazards here the risk to life and property is high.</li> <li>• Develop specific natural hazard chapters to include planning controls to protect and mitigate development in areas prone to natural hazards.</li> <li>• Ensure development at the interface of areas of significant biodiversity has minimal environmental impact.</li> <li>• Encourage tree planting public open spaces and providing shade to pedestrian routes.</li> </ul>	<ul style="list-style-type: none"> <li>• Temperature in the LGA during summer and winter seasons.</li> <li>• Aware, prepared and resilient community.</li> </ul>
<p><b>Planning Priority 13</b></p> <p>Protect areas of high environmental value and significance.</p>	<ul style="list-style-type: none"> <li>• Promote community stewardship of the natural environment to ensure its vitality into the future.</li> <li>• Protect natural assets and ensure the biodiversity of the LGA is identified and preserved.</li> <li>• Maintain environmentally sensitive places in their natural condition through protection from encroachment by sensitive land uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Biodiversity of the area is identified, mapped and protected for future generations.</li> </ul>

# Planning Priorities

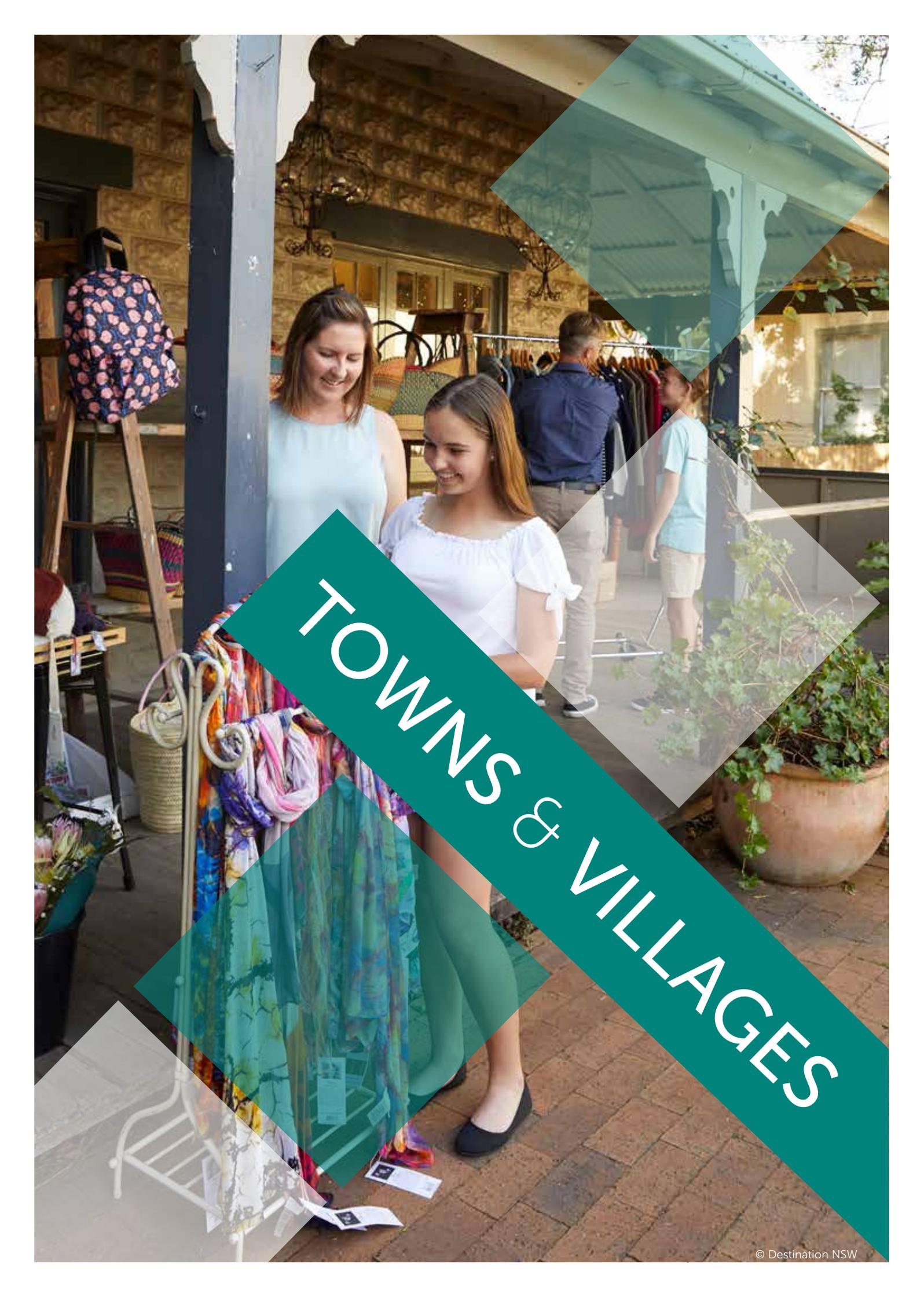


Planning Priority	Actions	Measure
<p><b>Planning Priority 14</b></p> <p>Commit to urgent action to respond to global climate emergency.</p>	<ul style="list-style-type: none"> <li>• Review the Hawkesbury Sustainability Strategy.</li> <li>• Adopt policies to reduce carbon footprint through land use development and other activities within the LGA.</li> <li>• Encourage water and waste recycles.</li> <li>• Commit to and champion the global warming reversing solutions through Council policies and initiatives.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced carbon emission through various initiatives and projects.</li> <li>• Global warming reversal strategies incorporated into Council's policies and strategies.</li> </ul>
<p><b>Planning Priority 15</b></p> <p>Champion, educate and support the transition to renewable energy.</p>	<ul style="list-style-type: none"> <li>• Undertake solar energy initiatives to future proof Council buildings to renewable energy.</li> <li>• Continue to install gas extraction wells at the waste management facilities to reduce carbon emission.</li> <li>• Replace all the street lights with LED lights.</li> <li>• Meet the objective of the energy efficiency program by developing an affordability program for low-income households.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewable energy information provided and encouraged.</li> </ul>



Richmond Pool





# TOWNS & VILLAGES

# Hawkesbury's Towns and Villages

Hawkesbury Towns & Villages each have a unique and distinctive feel that is captured in the following local character statements.



# Hawkesbury's

## Towns and Villages local character - Northern District St Albans, Colo Heights and Ebenezer



### Colo Heights

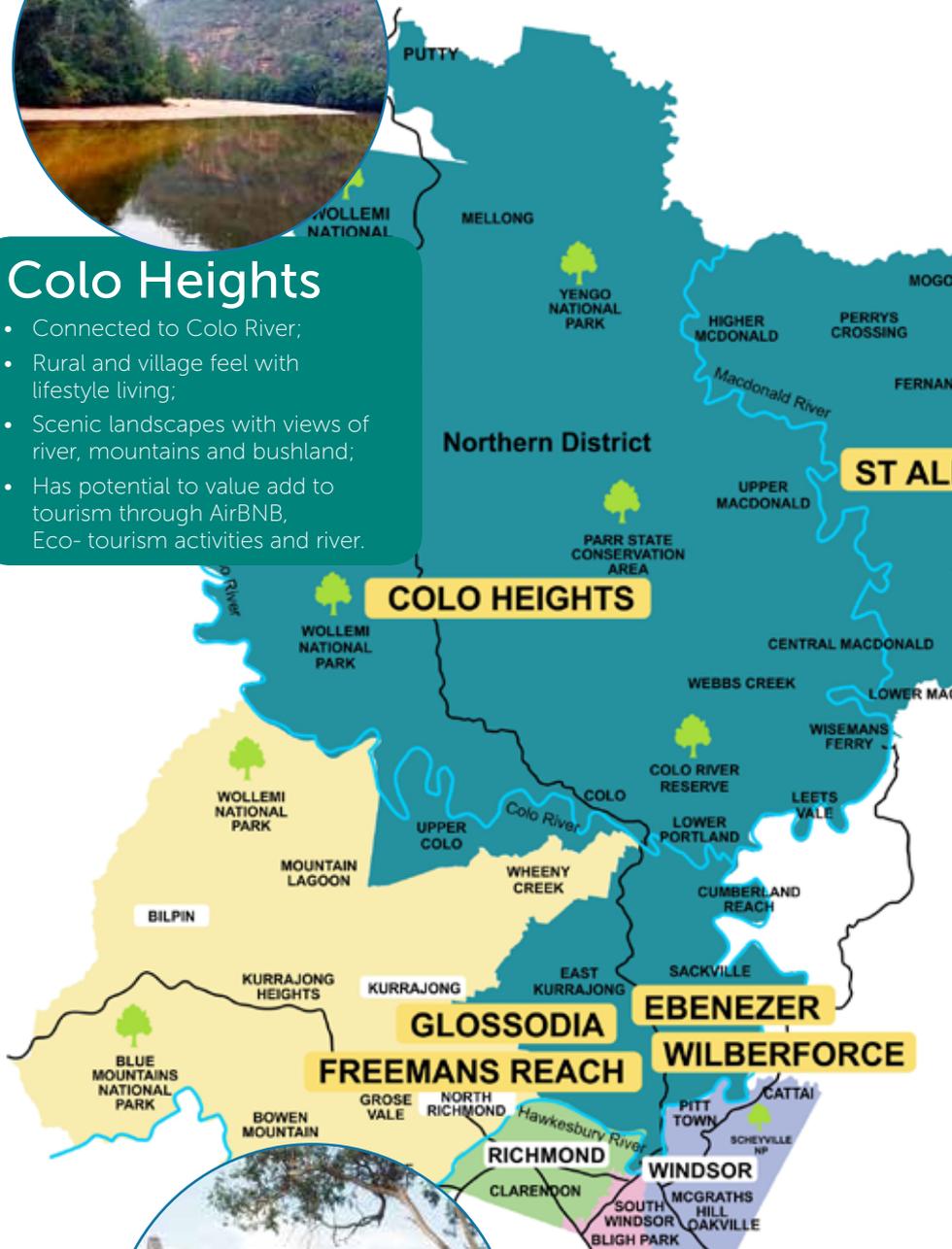
- Connected to Colo River;
- Rural and village feel with lifestyle living;
- Scenic landscapes with views of river, mountains and bushland;
- Has potential to value add to tourism through AirBNB, Eco- tourism activities and river.

### St Albans

- Small rural historic village on the Macdonald River;
- 'Forgotten Valley' with Agricultural lands;
- Hosts historic buildings such as the Settlers Arms Inn, the Court House and Police Lock Up, the Price Morris Cottage, the Anglican Church and the Wesleyan Methodist Church;
- Tranquil and picturesque scenic views of the river, and valley;
- Culturally rich tourist destination;
- Has tourism potential.

### Ebenezer

- Small rural village on the banks of the Hawkesbury River;
- Typical agricultural area;
- Historic buildings, including Presbyterian Church, Tizzana Winery and the School;
- Picturesque views and vistas of the river and tranquil surrounds;
- A tourist destination for people wanting to escape city living;
- Equestrian and aquatic activities;
- Potential to lever tourism from Equine and Aquatic activities, Air BNB and Bush and heritage tours.



# Hawkesbury's

## Towns and Villages local character - Northern District Glossodia, Freemans Reach and Wilberforce



### Glossodia

- Small rural village
- Shopping centre



### Freemans Reach

- Sprawling area but mostly agricultural use;
- Equine activities; and
- Strong connected community.



### Wilberforce

- One of the five Macquarie towns;
- Granary for the colony;
- Birth of the river boat industry through the 19th century;
- Host to historic buildings including St John's school, church and the grave, Rose cottage, Wilberforce Park and the Australian Pioneer Village;
- Headquarters RFS, SES and Council Depot;
- Pioneer Village can value add through tourist activities;

# Hawkesbury's

## Towns and Villages local character - Western Bilpin and North Richmond



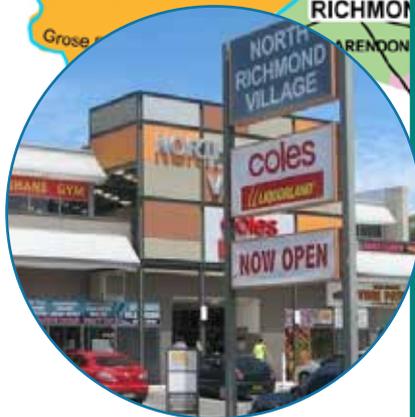
### Bilpin



- Small rural village feel;
- Fertile agricultural land with fruit orchards including apples;
- Tourist destination and farm gate;
- Transit location to Lithgow, Bathurst and Dubbo;
- Provides the scenic landscape of the Blue Mountains and bushlands;
- Serene environment;
- Tourism potential for overnight stay tourist through AirBNB; and
- Combination of tourist activities can value add to the tourism experience.



### North Richmond



- Semi rural suburban area;
- Scenic landscape with the river, and the backdrop of the Blue Mountains;
- An emerging area in the LGA with newer medium and low density housing stock;
- Bells line of road as a major infrastructure spine;
- Retail and industrial opportunities;
- Provides a range of services including supermarket, liquor land, pharmacy, cafes and restaurants, dentists and post office;
- River and view can be capitalised to value add; and
- Traffic/ infrastructure issues that constrain the area from achieving its potential.

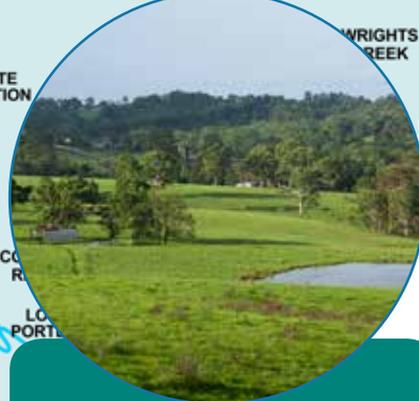
# Hawkesbury's

## Towns and Villages local character - Western Kurrajong and Kurmond



### Kurrajong

- Rural village feel located at the base of the Blue Mountains;
- Scenic views of the valleys, Blue Mountains and escarpment;
- Hosts historic buildings including Donnybrook, the Kurrajong Heights Hotel, St Gregory's Church, St James Anglican Church and cemeteries;
- Agricultural lands historically used to cultivate orchids, apples and citrus;
- An oasis of hidden treasure providing the serenity and tranquility of the bushlands;
- Travellers and tourist dream;
- Lifestyle living;
- Active and affluent community;
- Grocer, cafes, restaurants, liquor shop, and boutique retail;
- Engaged community through cultural activities and events.



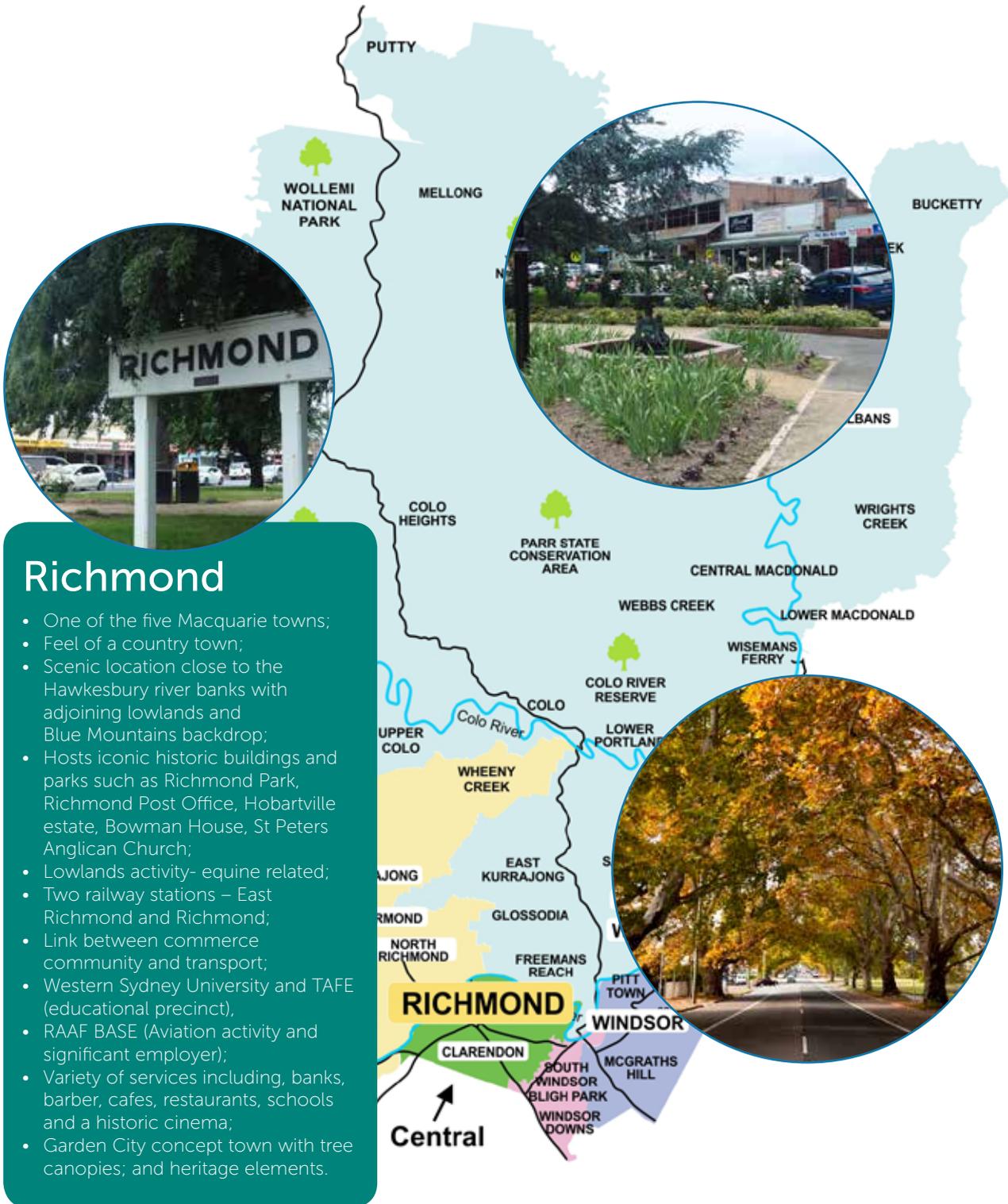
### Kurmond

- Rural village feel which boasts picturesque views of the valleys, pastoral lands and Blue Mountains;
- Hosts historic buildings including Longleat;
- Farming and country living lifestyle ;
- A grocer, cafes, fruit shop, service station and a restaurant;
- Vibrant, active and affluent community;
- Opportunity for up market dining outlets; and
- Transitioned from agricultural to lifestyle living.



# Hawkesbury's

## Towns and Villages local character - Central Richmond



# Hawkesbury's

## Towns and Villages local character - South Eastern South Windsor and Bligh Park



### South Windsor

- Suburban feel and living with a mix of residential, retail and industrial activities;
- Access to Windsor train station;
- Affordable and convenient;
- Walkable and potential for active transport to connect to Windsor, Bligh Park, and Richmond;
- Industrial and retail hub with employment opportunities;
- Town centre needs a public domain to connect residents;
- Cafes, restaurant, pharmacy, medical centre; and
- Large catchment which can value add to the LGAs workforce.

### Bligh Park

- Transitioning to a denser settlement pattern;
- Small but active neighbourhood centre;
- Lacks open space and community interaction areas; and
- Walkable community and passive surveillance.

# Hawkesbury's

## Towns and Villages local character - Eastern Windsor and Pitt Town



### Windsor

- Largest of the five Macquarie Towns, 3rd oldest European settlement;
- Host to colonial heritage – Thompson Square, Macquarie Arms Hotel, St Mathews Church, the Court House and cemeteries;
- Boutique style shops;
- Cultural hub (library/museum/art centre);
- Food Precinct;
- Hospital (Health Precinct);
- Windsor train station
- Heritage elements; and
- Hawkesbury River (Tourism/Recreation).



### Pitt Town

- One of the five Macquarie towns;
- Site of first use of irrigation and windmill for the production of flour in Australia;
- Site of boatbuilding enterprise in the 19th century;
- Rural community with agricultural landscape producing maize, grain and corn and later to citrus farming;
- Hosts historic buildings including St James Church, Maid of Australia Inn, the Old Manse and the Presbyterian Church, and Pitt Town Public School;
- River frontage and rural vistas;
- Affluent community (old and new community conflict);



# Hawkesbury's

## Towns and Villages local character- Eastern Cattai and Oakville



### Cattai

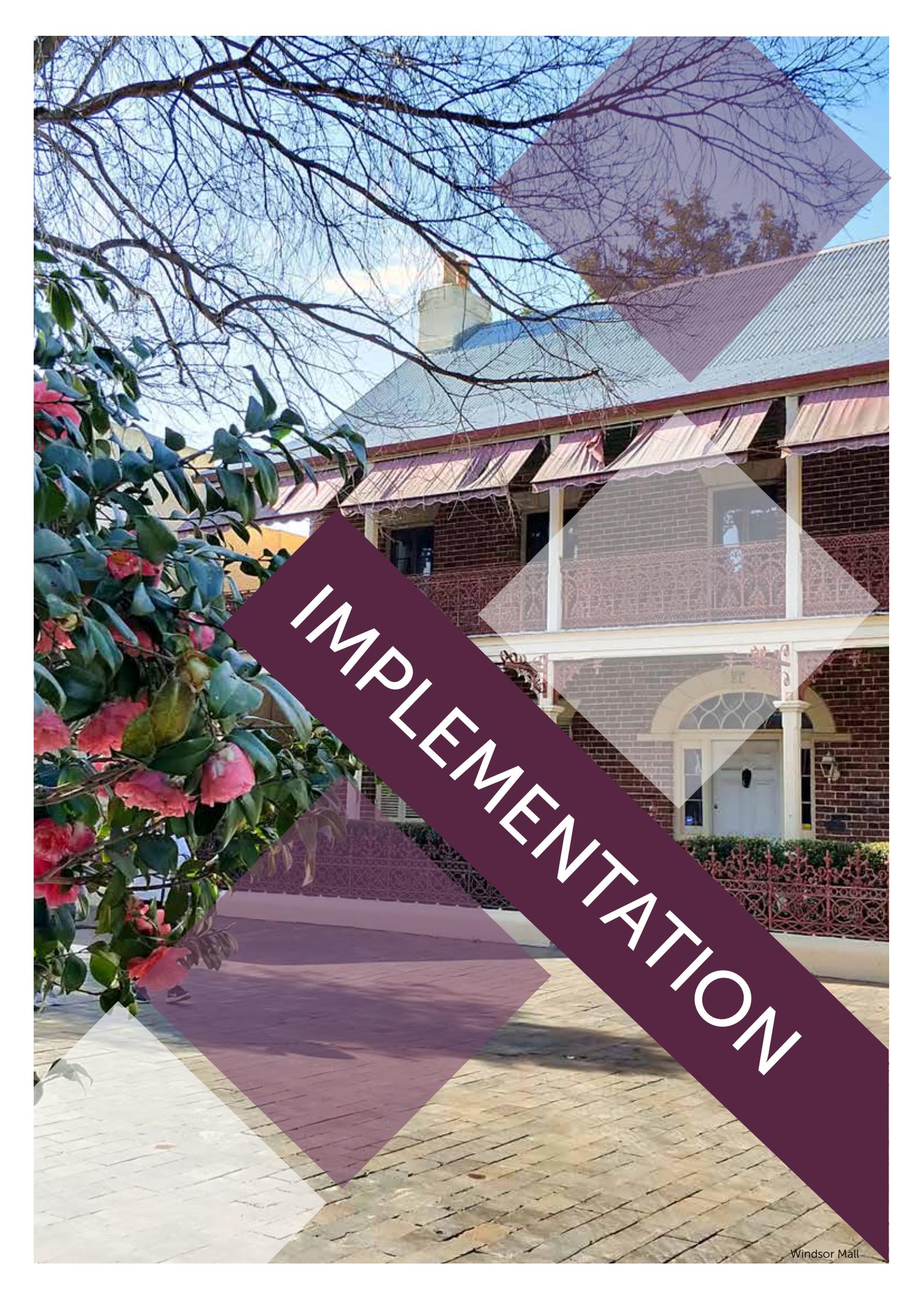
- Largest of the five Macquarie Towns, 3rd oldest European settlement;
- Host to colonial heritage – Thompson Square, Macquarie Arms Hotel, St Mathews Church, the Court House and cemeteries;
- Boutique style shops;
- Strategic Centre;
- Cultural hub (library/museum/art centre);
- Strong sense of community;
- Food Precinct;
- Hospital (Health Precinct);
- Windsor train station
- Heritage elements; and
- Hawkesbury River (Tourism/Recreation).



### Oakville

- One of the five Macquarie towns;
- Site of first use of irrigation and windmill for the production of flour in Australia;
- Site of boatbuilding enterprise in the 19th century;
- Rural community with agricultural landscape producing maize, grain and corn and later to citrus farming;
- Hosts historic buildings including St James Church, Maid of Australia Inn, the Old Manse and the Presbyterian Church, and Pitt Town Public School;
- River frontage and rural vistas;
- Affluent community (old and new community conflict);
- Suburbia feel; and
- Walkable.



A photograph of a two-story brick building with a balcony and awnings, overlaid with a purple diagonal banner containing the word 'IMPLEMENTATION'. The building has a white door with an arched window above it, and a balcony with a decorative railing. The foreground shows a paved area and some greenery with pink flowers. The sky is blue with some bare tree branches.

# IMPLEMENTATION

# Implementation



The LSPS communicates the long term land use strategy for the Hawkesbury LGA over a 20-year planning horizon. To realise this vision, a series of amendments to other Council plans which provide the delivery framework for Council's strategic planning will be required.

Future land use developments within the Hawkesbury LGA will ensure to align with the Directions and Objectives of the Sydney Region Plan and Western City District Plan and implement through the Hawkesbury Local Strategic Planning Statement.

These plans and their functions are described below.

## Hawkesbury Local Environmental Plan

The HLEP 2012 is the principle statutory document which establishes the planning controls for developments within the LGA. Through zoning development standards, and other local provisions the HLEP 2012 provides the legal framework to ensure development is appropriate and reflects the community's vision for land use in the LGA.

## Hawkesbury Development Control Plan

It is a non-statutory plan that provides detailed planning and design guidelines and development controls to support the HLEP 2012.

## Hawkesbury Strategic Plans and Studies

Specifically, the Hawkesbury Local Housing Strategy, Hawkesbury Rural Lands Strategy and Hawkesbury Employment Lands Strategy provide planning guidance on future land use developments to meet the required and desired development needs. These strategies also inform amendments to the LEP and DCP.

## Hawkesbury LEP Amendments

Amendment to the LEP is subject to planning proposals in accordance with section 3.4 of the EP&A Act 1979. Proposed developments which align to the strategic planning directions in the LSPS may require changes to development controls or land use zoning to occur before a development application can be submitted. In this case, an amendment to the HLEP 2012 would be required.

## Planning Proposals

Proposed rezoning and changes to the planning standards are subject to amendment of the Hawkesbury LEP in accordance with section 3.4 of the EP&A Act 1979, which may either be initiated by Council or applicants.

## Hawkesbury Development Contribution Plans (Included Vineyard Precinct Development Contributions Plan)

Division 6 of Part 4 of the EP&A Act 1979 gives Council the power to collect developer contributions for public infrastructure required as a consequence of a development.

# Implementation continued

## Planning Agreement Policy

Planning Agreement stipulates the mechanism of sharing in part of the uplift in land value accruing to a developer from infrastructure investment, rezoning or development approval which allows a more intense and higher value use of the land. Planning Agreements are in addition to the developer contributions.

## Monitoring and Review

Council will monitor, review and report on its Local Strategic Planning Statement to ensure that its planning priorities are being achieved. Council will use the existing Integrated Planning and Reporting (IP&R) framework under the Local Government Act 1993 for the purpose of monitoring implementation of the LSPS.

Council will commence its first full review of the LSPS in 2028 and again every four years to align the review period with Council's overarching community strategic planning and IP&R under the Local Government Act.

Regular reviews will ensure that the LSPS reflects the vision the community has for future of the Hawkesbury and is aligned to the latest trends and information available about the environment and the community's social and economic needs.

## Funding

The LSPS will play an important role in Council's resourcing strategy, with preparation of strategies and studies required by this plan funded in the 4-year Delivery Program and Annual Operational Plans.



# Implementation for

## Hawkesbury's Infrastructure and Collaboration

– Efficient, supportive and reliable



### Measures:

- Appropriate Infrastructure Projects identified by location to meet the forecasted housing and employment targets.
- Efficiency in public transport to meet the 30-minute-city concept.
- Infrastructure projects to meet the future STEM industry standards.
- Continued advocacy and lobbying with State agencies and partnerships developed.



### Planning Priority 1

Bridge the shortfall of infrastructure through stakeholder collaboration to support current and future growth.



### Planning Priority 2

Collaborated investment in infrastructure that will support the existing and future industries.



### Planning Priority 3

Deliver timely and robust infrastructure to support the town centres and villages of the LGA.

### Relationship to other Plans and Policies:

#### Sydney Region Plan

A city supported by infrastructure  
A collaborative city

#### Western City District Plan

Planning for a city supported by infrastructure.  
Working through collaboration.

#### Hawkesbury Community Strategic Plan (CSP)

- Reinforcing and establishing effective strategic partnerships and shared responsibilities.
- Creating an integrated and well maintained transport system is an important local priority.
- Facilitate the delivery of infrastructure through relevant agencies and Council's works.
- Respond proactively to planning and the development of the right local infrastructure.
- Provide the right places and spaces to serve our community.

#### Other Strategies

- Hawkesbury Transport Planning Strategy
- Hawkesbury Employment Lands Strategy

# Action Plan:

Planning Priority	Actions	Measure
<p><b>Planning Priority 1</b></p> <p>Bridge the shortfall of infrastructure through stakeholder collaboration to support current and future growth.</p>	<ul style="list-style-type: none"> <li>• Advocate for improved health and education facilities with State Government and key providers.</li> <li>• Seek funding, investigate and deliver leisure, and sporting related facilities at appropriate locations.</li> <li>• Partner with the TfNSW/RMS to support the delivery of Windsor Bridge.</li> <li>• Lobby for a new Richmond Bridge.</li> <li>• Collaborate with Sydney water to provide sewer lines where not connected in the established residential areas.</li> <li>• Investigate and provide adequate serviced employment lands at Mulgrave and Windsor South locations to support the future growth.</li> </ul>	<ul style="list-style-type: none"> <li>• Appropriate Infrastructure projects identified by location to meet the forecasted housing and employment targets.</li> </ul>
<p><b>Planning Priority 2</b></p> <p>Collaborated investment in infrastructure that will support existing and future industries.</p>	<ul style="list-style-type: none"> <li>• Collaborate with TfNSW/RMS to ensure that transport decisions promote the best outcome for the Hawkesbury LGA.</li> <li>• Lobby for efficient bus routes between Blacktown, Rousehill, Windsor, Richmond, St Marys and Penrith.</li> <li>• Investigate on-demand bus service with private providers to serve the remote communities of the LGA.</li> </ul>	<ul style="list-style-type: none"> <li>• Efficiency in public transport to meet the 30-minute-city concept.</li> </ul>
<p><b>Planning Priority 3</b></p> <p>Deliver timely and robust infrastructure to support the town centres and villages of the LGA.</p>	<ul style="list-style-type: none"> <li>• Investigate opportunities for the agglomeration of the Clarendon precinct and inclusion of high technological related activities in the precinct.</li> <li>• Connect the suburbs through cycle and pedestrian parts where feasible.</li> <li>• Investigate and advocate with State agencies for adaptive infrastructure that will meet the future Mega Trends.</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure projects to meet the future STEM industry standards.</li> <li>• Continued advocacy and lobbying with State agencies and partnerships developed.</li> </ul>

# Implementation for Hawkesbury's Community



– Healthy, affordable and diverse, preserves heritage and character

## Measures:

- New dwelling opportunities identified in unconstrained locations close to amenities.
- Greater housing diversity to suite the changing needs of the community.
- Champion smart buildings through planning policies.
- Encourage a greater participation of the Aboriginal community in land use planning matters.
- Recognise the OCHRE Grid in the planning policies and promote awareness of both Aboriginal and European heritage.
- Minimise land use conflict in rural areas by ensuring that rural zone objectives are robust.
- Sympathetic developments that maintain and enhance the local character of the towns, villages and open spaces.

	<b>Planning Priority 4</b>	Provide a diversity of housing types to meet the needs of the changing demography.
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	<b>Planning Priority 5</b>	Protect Aboriginal heritage and promote European heritage and its transition into innovative, creative and adaptive re-uses.
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	<b>Planning Priority 6</b>	Provide rural housing with great deliberation and consideration of land use conflicts in appropriate locations.
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	<b>Planning Priority 7</b>	Manage, enhance and celebrate the distinctive heritage character of our towns, villages and open spaces.
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## Relationship to other Plans and Policies:

<b>Sydney Region Plan</b>	<ul style="list-style-type: none"> <li>A city for people</li> <li>Housing the city</li> <li>A city of great places</li> </ul>
<b>Western City District Plan</b>	<ul style="list-style-type: none"> <li>• Providing services and social infrastructure to meet people's changing needs.</li> <li>• Fostering healthy, creative, culturally rich and socially connected communities.</li> <li>• Providing housing supply, choice and affordability, with access to jobs, services and public transport.</li> <li>• Creating and renewing great places and local centres, and respecting the District's heritage.</li> </ul>
<b>Hawkesbury Community Strategic Plan (CSP)</b>	<ul style="list-style-type: none"> <li>• Encourage and enable our community to participate in a healthy lifestyle.</li> <li>• Build on a sense of community and well-being.</li> <li>• Enable broad and rich celebration of our local culture and significant heritage.</li> <li>• Encourage informed planning, balanced growth and community engagement.</li> <li>• Value, protect and enhance our built environment as well as our relationship to Aboriginal and Non-Aboriginal history.</li> <li>• Celebrate our creativity and cultural expression.</li> </ul>
<b>Other Strategies</b>	<ul style="list-style-type: none"> <li>• Hawkesbury Local Housing Strategy</li> <li>• Hawkesbury Open Space Strategy</li> </ul>

# Action Plan:

Planning Priority	Actions	Measure
<p><b>Planning Priority 4</b></p> <p>Provide a diversity of housing types to meet the needs of the changing demography.</p>	<ul style="list-style-type: none"> <li>• Identify unconstrained sites to deliver housing in flood plain areas within lands above 1 in 200 year ARI.</li> <li>• 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.</li> <li>• Encourage and mandate new residential developments to respect the local corrector and landscape amenities of the existing areas through siting, design and layout of building forms.</li> <li>• Investigate areas to deliver medium density housing and shop-top housing near train stations.</li> <li>• Investigate student housing and boarding house with small scale retail opportunities in the Hobartville area.</li> <li>• Explore opportunities and partner with agencies to deliver affordable and social housing in the LGA.</li> <li>• Promote exclusive seniors housing, independent living and residential aged care facilities on an innovative concept "of continued or even better lifestyle".</li> </ul>	<ul style="list-style-type: none"> <li>• New dwelling opportunities identified in unconstrained locations close to amenities.</li> <li>• Greater housing diversity to suit the changing needs of the community.</li> <li>• Champion smart buildings through policies.</li> </ul>
<p><b>Planning Priority 5</b></p> <p>Protect Aboriginal heritage and promote European heritage and its transition into innovative, creative and adaptive re-uses.</p>	<ul style="list-style-type: none"> <li>• Collaborate with the Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share Aboriginal cultural heritage where appropriate.</li> <li>• Collaborate with the Department of Planning, Environment and Industry to develop statutory land use controls to facilitate economic development of Aboriginal lands.</li> <li>• Hold community engagement with the Aboriginal community at all stages of land use planning related projects.</li> <li>• Embed the objectives of OCHRE Grid into the LEP and DCP.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage a greater participation of the Aboriginal community in land use planning matters.</li> <li>• Recognise the OCHRE Grid in the planning policies and promote awareness of both Aboriginal and European heritage.</li> </ul>

# Action Plan continued:

Planning Priority	Actions	Measure
<p><b>Planning Priority 5</b> continued</p>	<ul style="list-style-type: none"> <li>• Update the heritage register to include all European heritages and develop a conservation management plan to protect the conservation areas.</li> <li>• Develop a conservation management plan for its heritage conservation areas.</li> <li>• Seek heritage grants each year to support and encourage maintenance of heritage items.</li> <li>• Include heritage adaptive re-use controls in the DCP.</li> </ul>	
<p><b>Planning Priority 6</b></p> <p>Provide rural housing with great deliberation and consideration of land use conflicts in appropriate locations.</p>	<ul style="list-style-type: none"> <li>• Limit rural residential developments in areas identified for agricultural activities shown on rural dwelling opportunity map.</li> <li>• Support land use planning outcomes for rural residential development for areas recommended through the Hawkesbury Rural Lands Strategy.</li> <li>• Undertake measures to limit land use conflicts through deliberating DA assessments.</li> <li>• Promote sustainable design and local character retention in new rural residential housing.</li> <li>• No additional rural residential housing will be supported unless there is sufficient infrastructure capacity to sustain the development.</li> <li>• Support and actively provide community awareness of potential land use conflict from living in or near agricultural land through newsletters, Council Facebook and new resident welcome packages.</li> <li>• Register dwelling entitlements on a Rural Dwelling Opportunity Map.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimise land use conflict in the rural areas by ensuring that rural zone objectives are robust.</li> </ul>
<p><b>Planning Priority 7</b></p> <p>Manage, enhance and celebrate the distinctive heritage character of our towns, villages and open spaces.</p>	<ul style="list-style-type: none"> <li>• Update the DCP to include local character statements and area specific development controls for the distinctive towns and villages within the LGA.</li> <li>• Implement the Vibrant Towns and Villages Master Plan to enhance the public domain and distinctive heritage character of Windsor and Richmond Town Centres.</li> <li>• Maintain and promote the open spaces to the residents and tourists by hosting community events at different parks.</li> </ul>	<ul style="list-style-type: none"> <li>• Sympathetic developments that maintain and enhance the local character of the towns, villages and open spaces.</li> </ul>

# Implementation for

## Hawkesbury's Economy and Productivity

– Innovative and adaptable



### Measures:

- Improved agri-business initiatives.
- Partnership with Western Sydney University to undertake agriculture related research and pilots.
- Increased tourist and visitor related activities and services.
- Increased number of jobs by industry.
- Employment lands retained and enhanced at appropriate locations.
- High-tech and innovative industries encouraged.
- Increased number of Aboriginal people provided opportunities in the economic sectors.



#### Planning Priority 8

Promote agricultural and food industry and growth of agri-business sector and invest in Agro-knowledge/ Agronomics research through the Western Sydney University.



#### Planning Priority 9

Support our industries to grow and meet current and future trends.



#### Planning Priority 10

Explore opportunities at the Western Sydney University and Richmond RAAF Base to create value chain at the Western Sydney Airport and STEM Industry.



#### Planning Priority 11

Encourage the economic self-determination of the Aboriginal community through their land holdings and culture.

### Relationship to other Plans and Policies:

#### Sydney Region Plan

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

#### Western City District Plan

- 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)

- 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

- Hawkesbury Employment Lands Strategy
- Hawkesbury Tourism Strategy

# Action Plan:

Planning Priority	Actions	Measure
<p><b>Planning Priority 8</b></p> <p>Promote agricultural and food industry and growth of agri-business sector and invest in Agro-knowledge/ Agronomics research through the Western Sydney University.</p>	<ul style="list-style-type: none"> <li>• Protect agricultural land across the LGA from land use conflicts by implementing minimum lot size for rural lands.</li> <li>• Support the development of the STEM school and agricultural related research at the Western Sydney University at Richmond.</li> <li>• Foster and encourage agricultural technology innovations in the LGA.</li> <li>• Encourage tourism experiences that do not compromise agricultural land.</li> <li>• Form partnership and alliance with neighbouring LGAs and State government agencies to explore opportunities to enhance export capability for farmers in the LGA.</li> </ul>	<ul style="list-style-type: none"> <li>• Improved agri-business initiatives in the LGA.</li> <li>• Partnership with Western Sydney University to undertake agricultural related research and pilots.</li> </ul>
<p><b>Planning Priority 9</b></p> <p>Support our industries to grow and meet current and future trends.</p>	<ul style="list-style-type: none"> <li>• Collaborate with Hawkesbury Chamber of Commerce to encourage apprentice opportunities to enhance, foster and promote Hawkesbury's industries and economic viability locally and globally.</li> <li>• Implement the Employment Lands Strategy to create opportunities for additional jobs to meet the jobs target by amending the LEP.</li> <li>• Ensure that retail development in the village centres are influenced by local demand and maintain the local character.</li> <li>• Promote and implement good urban design and public domains in the Windsor and Richmond Town Centres.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased visitors and tourist related activities and services in the LGA.</li> </ul>

# Action Plan continued:

Planning Priority	Actions	Measure
<p><b>Planning Priority 10</b></p> <p>Explore opportunities at the Western Sydney University and Richmond RAAF Base to create value chain at the Western Sydney Airport and STEM Industry.</p>	<ul style="list-style-type: none"> <li>Collaborate with the Richmond RAAF, Western Sydney University and the Equine Industry to facilitate development of the Clarendon Agglomerated Precinct.</li> </ul>	<ul style="list-style-type: none"> <li>Increase number of jobs by industry.</li> <li>Employment lands retain and enhanced at appropriate locations.</li> <li>High-tech and innovative industries encouraged in the LGA.</li> </ul>
<p><b>Planning Priority 11</b></p> <p>Encourage the economic self-determination of the Aboriginal community through their land holdings and culture.</p>	<ul style="list-style-type: none"> <li>Work with the Local Aboriginal Land Council and Aboriginal communities to promote tourism opportunities, where appropriate.</li> <li>Facilitate appropriate tourism uses on Aboriginal owned land to increase economic participation on country through changes to the permissible land uses in the LEP.</li> </ul>	<ul style="list-style-type: none"> <li>Maximise economic development potential of the Aboriginal people for the benefit of both the Aboriginal and wider community through increased opportunities in the economic sector.</li> </ul>

# Implementation for

## Hawkesbury's Environment

– Sustainable and climate change responsive



### Measures:

- Temperature in summer and winter seasons.
- Aware, prepared and resilient community.
- Biodiversity is identified, mapped and protected for future generations.
- Reduced carbon emission through various initiatives and projects.
- Global warming reversal strategies incorporated into Council's policies and strategies.
- Renewable energy information provided and encouraged.



### Planning Priority 12

Educate and adapt to natural hazards of flood, bushfire and climate change.



### Planning Priority 13

Protect areas of high environmental value and significance.



### Planning Priority 14

Commit to urgent action to respond to global climate emergency



### Planning Priority 15

Champion, educate and support the transition to renewable energy.

### Relationship to other Plans and Policies:

#### Sydney Region Plan

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

#### Western City District Plan

- Protecting and improving the health and enjoyment of the District's waterways.
- Creating a parkland city urban structures and identity, with South Creek as a defining spatial element.
- Protecting and enhancing bushland and biodiversity.
- Increasing urban tree canopy cover and delivering Green Grid connections.
- Protecting and enhancing scenic and cultural landscapes.
- Better managing rural areas.
- Delivering high quality open spaces.
- Reducing carbon emission and managing energy, water and waste efficiency.
- Adapting to the impacts of urban and natural hazards and climate change.

#### Hawkesbury Community Strategic Plan (CSP)

- Value, protect and enhance our unique natural environment.
- Identify and make best use of our local resources and awareness of contribution to the environment.
- Identify ways of our community to reduce, reuse and recycle waste.
- Encourage and enable our community to make sustainable choices.
- Protect, enhance and celebrate our rivers.

#### Other Strategies

- Hawkesbury Biodiversity Strategy

# Action Plan:

Planning Priority	Actions	Measure
<p><b>Planning Priority 12</b></p> <p>Educate and adapt to natural hazards of flood, bushfire and climate change.</p>	<ul style="list-style-type: none"> <li>• Create on-going community preparedness and resilience against natural hazards of flood, bushfires, and climate change.</li> <li>• New development will be restricted in areas vulnerable to natural hazards here the risk to life and property is high.</li> <li>• Develop specific natural hazard chapters to include planning controls to protect and mitigate development in areas prone to natural hazards.</li> <li>• Ensure development at the interface of areas of significant biodiversity has minimal environmental impact.</li> <li>• Encourage tree planting public open spaces and providing shade to pedestrian routes.</li> </ul>	<ul style="list-style-type: none"> <li>• Temperature in the LGA during summer and winter seasons.</li> <li>• Aware, prepared and resilient community.</li> </ul>
<p><b>Planning Priority 13</b></p> <p>Protect areas of high environmental value and significance.</p>	<ul style="list-style-type: none"> <li>• Promote community stewardship of the natural environment to ensure its vitality into the future.</li> <li>• Protect natural assets and ensure the biodiversity of the LGA is identified and preserved.</li> <li>• Maintain environmentally sensitive places in their natural condition through protection from encroachment by sensitive land uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Biodiversity of the area is identified, mapped and protected for future generations.</li> </ul>

# Action Plan continued:

Planning Priority	Actions	Measure
<p><b>Planning Priority 14</b></p> <p>Commit to urgent action to respond to global climate emergency.</p>	<ul style="list-style-type: none"> <li>• Review the Hawkesbury Sustainability Strategy.</li> <li>• Adopt policies to reduce carbon footprint through land use development and other activities within the LGA.</li> <li>• Encourage water and waste recycles.</li> <li>• Commit to and champion the global warming reversing solutions through Council policies and initiatives.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced carbon emission through various initiatives and projects.</li> <li>• Global warming reversal strategies incorporated into Council's policies and strategies.</li> </ul>
<p><b>Planning Priority 15</b></p> <p>Champion, educate and support the transition to renewable energy.</p>	<ul style="list-style-type: none"> <li>• Undertake solar energy initiatives to future proof Council buildings to renewable energy.</li> <li>• Continue to install gas extraction wells at the waste management facilities to reduce carbon emission.</li> <li>• Replace all the street lights with LED lights.</li> <li>• Meet the objective of the energy efficiency program by developing an affordability program for low-income households.</li> </ul>	<ul style="list-style-type: none"> <li>• Renewable energy information provided and encouraged.</li> </ul>



Photo: CPL David Gibbs, Welcome to Richmond and Glenbrook Annual Handbook 2019



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