



Hawkesbury City Council

attachment 2  
to  
item 217

Amended Draft Hawkesbury Local  
Strategic Planning Statement 2040

date of meeting: 10 November 2020  
location: council chambers  
and by audio-visual link  
time: 6:30 p.m.





 SHAPING *our* FUTURE  
**HAWKESBURY**

Local Strategic Planning Statement  
**HAWKESBURY**

**DRAFT**  
2040



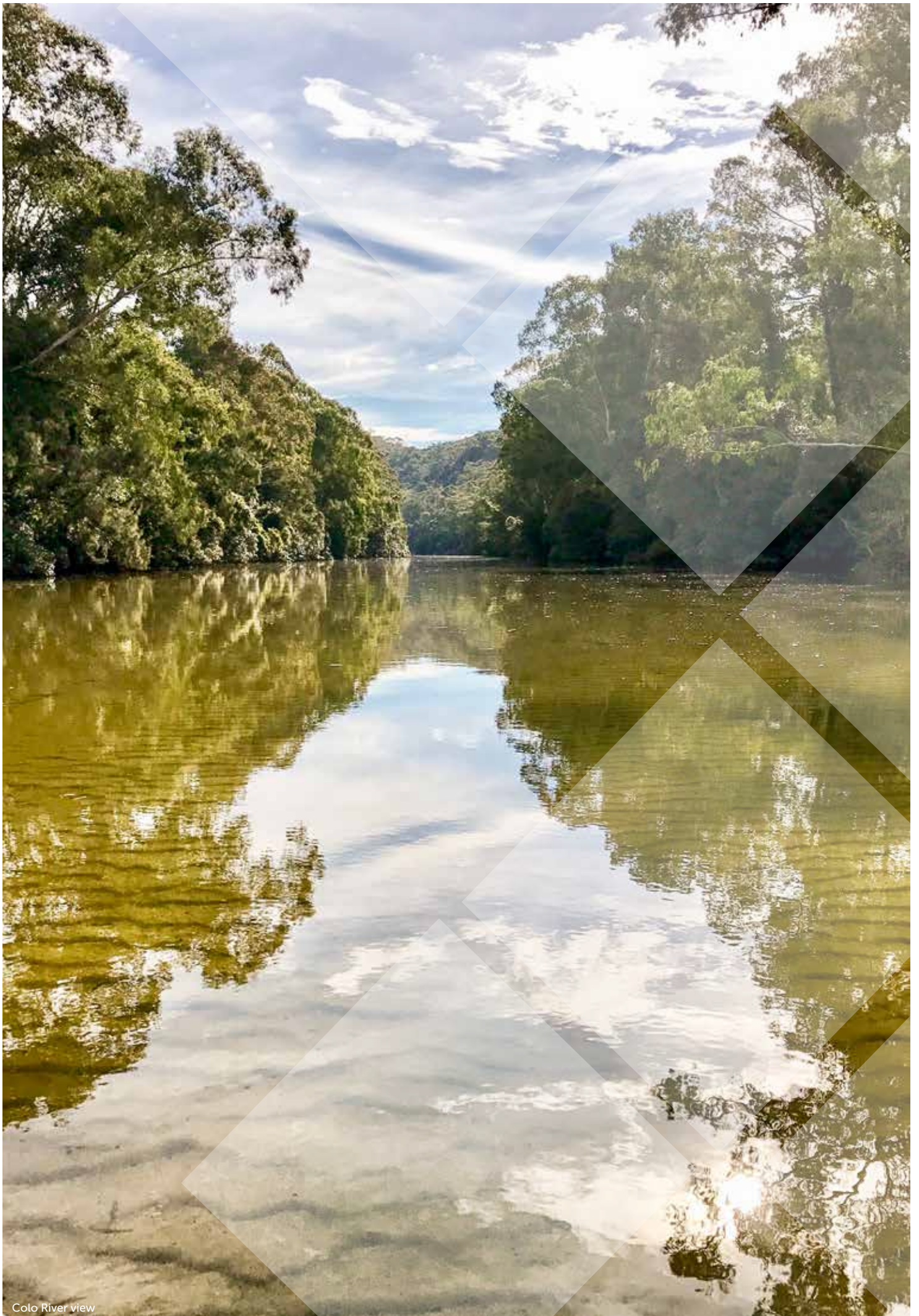
# Abbreviations

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 of Country

Hawkesbury City Council acknowledges the traditional custodians of this land, the Darug and Darkinjung nations. We pay our respect to the Darug and Darkinjung Elders past, present and emerging, for they hold the memories, traditions, culture and hopes for the future.

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.

# Contents

A Message from our leaders .....	6-7
Introduction.....	9
Purpose of Local Strategic Planning Statement.....	10
Legislative context .....	10
<b>Community Engagement -</b>	
Hawkesbury Community Strategic Plan 2017-2036 .....	11-12
Community Engagement.....	13
Hawkesbury – About us! .....	15
Timeline of Hawkesbury .....	16
Demographic snapshot of the Hawkesbury.....	17
Hawkesbury’s role in the region and its context .....	18-20
Hawkesbury in the Metropolis.....	21
Hawkesbury in the Western Parkland City.....	22-23
Hawkesbury’s Local Strategic Planning Vision Statement.....	24
Hawkesbury’s Future 2040 and Beyond .....	25
Metropolitan Context.....	26-29
Hawkesbury’s Themes and Planning Priorities .....	30-31
<b>Hawkesbury’s Infrastructure and Collaboration</b>	
Efficient, supportive and reliable .....	33-39
<b>Hawkesbury’s Community</b>	
Affordable and diverse, preserves heritage and character.....	40-55
<b>Hawkesbury’s Economy and Productivity</b>	
Innovative and Adaptable.....	56-75
<b>Hawkesbury’s Environment</b>	
Sustainable and Aware.....	76-93
Implementation .....	94-111

# Message from our Leaders....

We are proud to introduce the Hawkesbury Local Strategic Planning Statement 2040. 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 that 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 Hawkesbury Local Strategic Planning Statement 2040 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.

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 Hawkesbury Local Strategic Planning Statement 2040 is a pivotal tool for local strategic planning in the Hawkesbury Local Government Area. It is an evolving document that will direct amendments to the Hawkesbury Local Environmental Plan 2012 and Hawkesbury Development Control Plan.

This plan is a core document underpinning future land use planning in the Hawkesbury Local Government Area. It provides direction and focuses resources and efforts towards reaching our goals for the future we want to see.

Central to achieving the Priorities and Actions of the Hawkesbury Local Strategic Planning Statement 2040 is the need for effective community consultation and engagement. Council has adopted the Hawkesbury Community Participation Plan which enhances opportunities for all members of the community to participate in planning decisions to achieve better planning outcomes. The Hawkesbury 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. It 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, including our semi-rural amenity. Our magnificent river must be treasured, respected and utilised, our natural environment and heritage protected and enhanced, and a healthy lifestyle encouraged and supported by good planning.

We invite you to be part of this journey – please be involved and contribute so that we can forge ahead with strength and commitment.

It is our plan, our Hawkesbury, our future.







## Councillors



Patrick Conolly  
(Mayor)



Amanda Kotlash



John Ross



Barry Calvert



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 Local Strategic Planning Statement (LSPS) plans for the Hawkesbury Community's economic, social and environmental land use needs over the next 20 years. It sets clear planning priorities about what will be needed in terms of jobs, homes, services and recreational needs. The LSPS sets short, medium and long term actions to deliver the priorities for the Hawkesbury Community's future vision. The LSPS is a key document to guide Local Strategic Planning in the Hawkesbury LGA with a clear line of site between State, Regional and Local Plans as shown in Figure 1.

This LSPS has been prepared based on place based planning principles, 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.

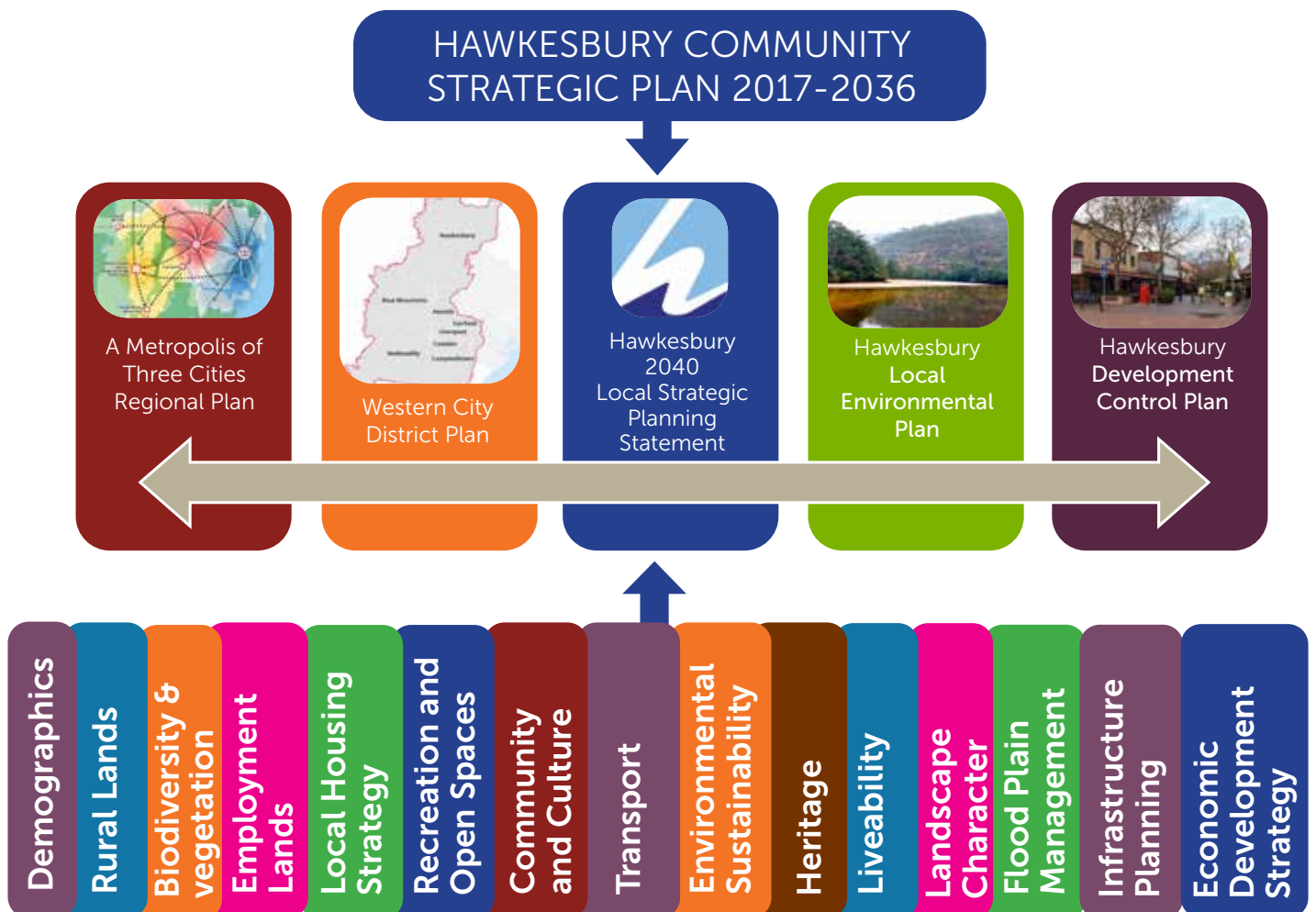


Figure 1: Relationship between various planning frameworks.

The LSPS consists of descriptions, maps, diagrams and charts which provide context and direction to guide land use decisions in the Hawkesbury LGA. It has a clear purpose, legislative context and link to State Environmental Planning Policies and Ministerial Directions.

## The Purpose of the Hawkesbury Local Strategic Planning Statement (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;
- Updates to guide 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 Region Plan and the Western City District Plan, implementing the directions and actions at a local level.

The LSPS connects with the Hawkesbury Community Strategic Plan, which has a similar but broader purpose on how Council will work to meet the community's needs. The LSPS 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.

## State Environmental Planning Policies and Ministerial Directions:

In undertaking strategic land use planning processes, planning authorities must give effect to the Greater Sydney Region Plan, Western City District Plan, including other plans, local strategies and policies that form part of the strategic planning framework for Greater Sydney including:

- State Environmental Planning Policies (SEPPs) – these policies provide guidelines to meet specific social, economic and environmental matters that may impact planning in the Hawkesbury LGA.
- Section 9.1 Directions- Ministerial Directions issued under Section 9.1 of the Environmental Planning and Assessment Act 1979, are a suite of objectives and directions which require consideration and consistency for local plan making. These directions include employment and resources; environment and heritage; housing, infrastructure and urban development; hazard and risk; regional planning; local plan making; and metropolitan planning.

# Community Engagement

## Hawkesbury Community Strategic Plan 2017-2036

Council has prepared the LSPS in consultation with the Hawkesbury community through direct engagement on the LSPS, but also informed by previous engagement.

Council considers that effective and inclusive community engagement is crucial to understanding the aspirations and needs of the Hawkesbury community in order to guide future land use planning in the LGA. The LSPS aligns with and responds to the Hawkesbury Community Strategic Plan 2017-2036 which was prepared following extensive engagement with the Hawkesbury community.

Figure 2 highlights some of the key messages Council heard from the Hawkesbury community in preparing the Hawkesbury Community Strategic Plan 2017-2036.



Figure 2: Community Strategic Plan Engagement Outcomes.

# Hawkesbury

## Community Strategic Plan 2017-2036: Overview

### 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.



Figure 3: The Hawkesbury CSP focus areas.



Richmond in Autumn

# Hawkesbury City Council- Town Centres Placescore: Overview

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 between December 2017 and February 2018 in order to understand the place attributes that were most important for the ideal town centre, and how much they impacted on enjoyment of the place.

## 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%



Rural views



# Our Hawkesbury

The Hawkesbury is a unique area located in the Hawkesbury Valley approximately 50 kilometres north-west of the Sydney central business district. Hawkesbury City Council is the largest Local Government Area in the Sydney Metropolitan Region, covering approximately 2,800 square kilometres.

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 compared with adjoining metropolitan Councils. The Hawkesbury has a relatively smaller, but growing population of 67,083 persons.

Originally inhabited by the Darug and Darkinjung people for over 40,000 years there were up to 3,000 Aboriginal people living in the Hawkesbury area in 1788.

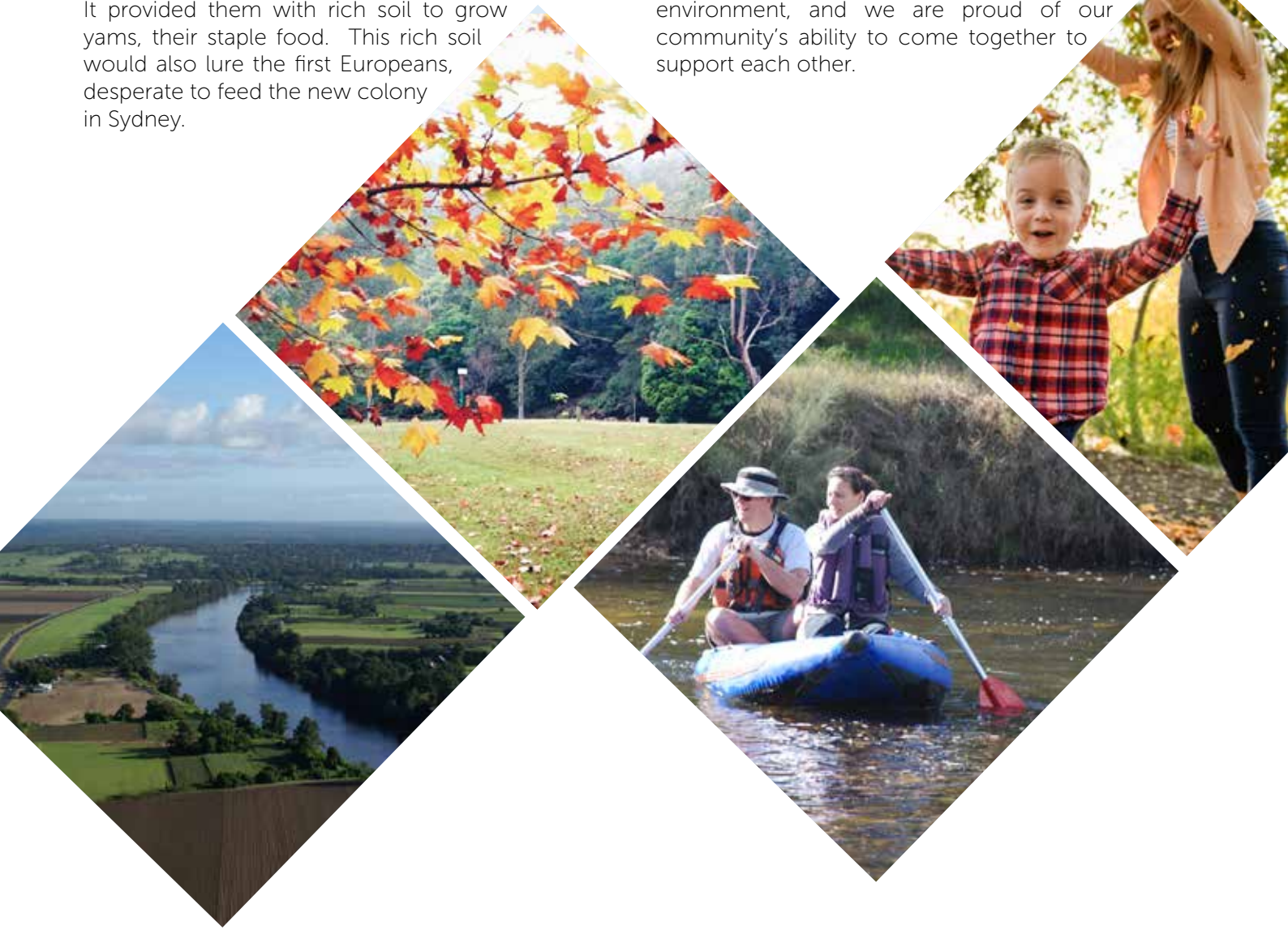
The Darug called the river Deerubbin. It provided them with rich soil to grow yams, their staple food. This rich soil would also lure the first Europeans, desperate to feed the new colony in Sydney.

The Hawkesbury was first settled by Europeans in 1794, making it the third oldest European Settlement in Australia.

In the 21st Century, the Hawkesbury has 65 towns and villages, each with very distinctive identities, communities and stories, and includes 4 of the 5 Macquarie Towns that were laid out by Governor Macquarie in 1820.

As detailed in the Sydney Region Plan and Western City District Plan, the Hawkesbury is predominantly extensive Protected Natural Area, or Metropolitan Rural Area.

All those who have lived here have been shaped by the Hawkesbury River; its floods, rich floodplain soils, power and beauty define our town layouts, economy, architecture, recreation, art and stories. Our large expanses of bushland do the same. The Hawkesbury community has built resilience through fire, flood and drought. We value our heritage and natural environment, and we are proud of our community's ability to come together to support each other.



# History of the Hawkesbury

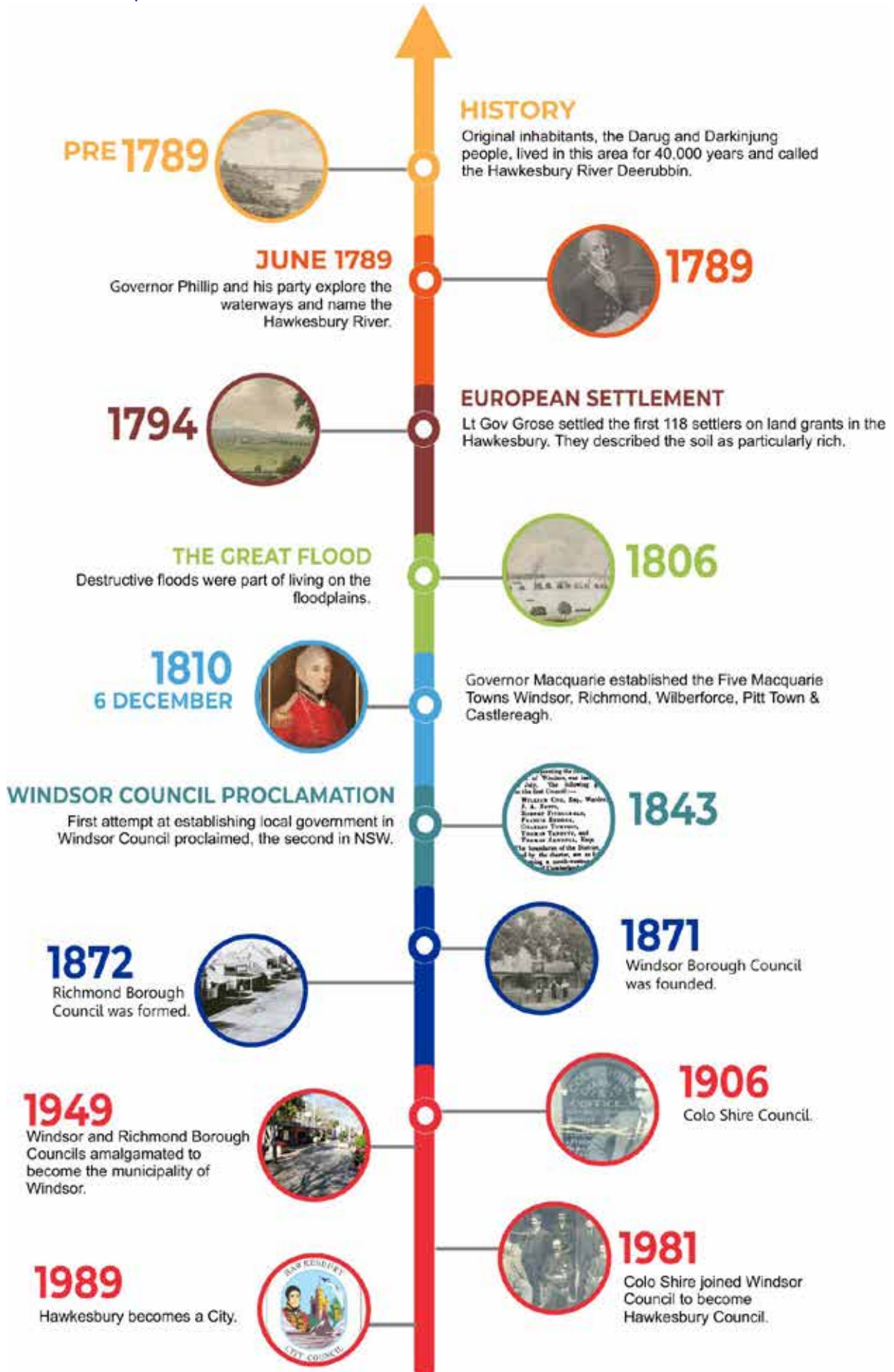
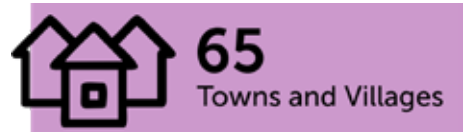
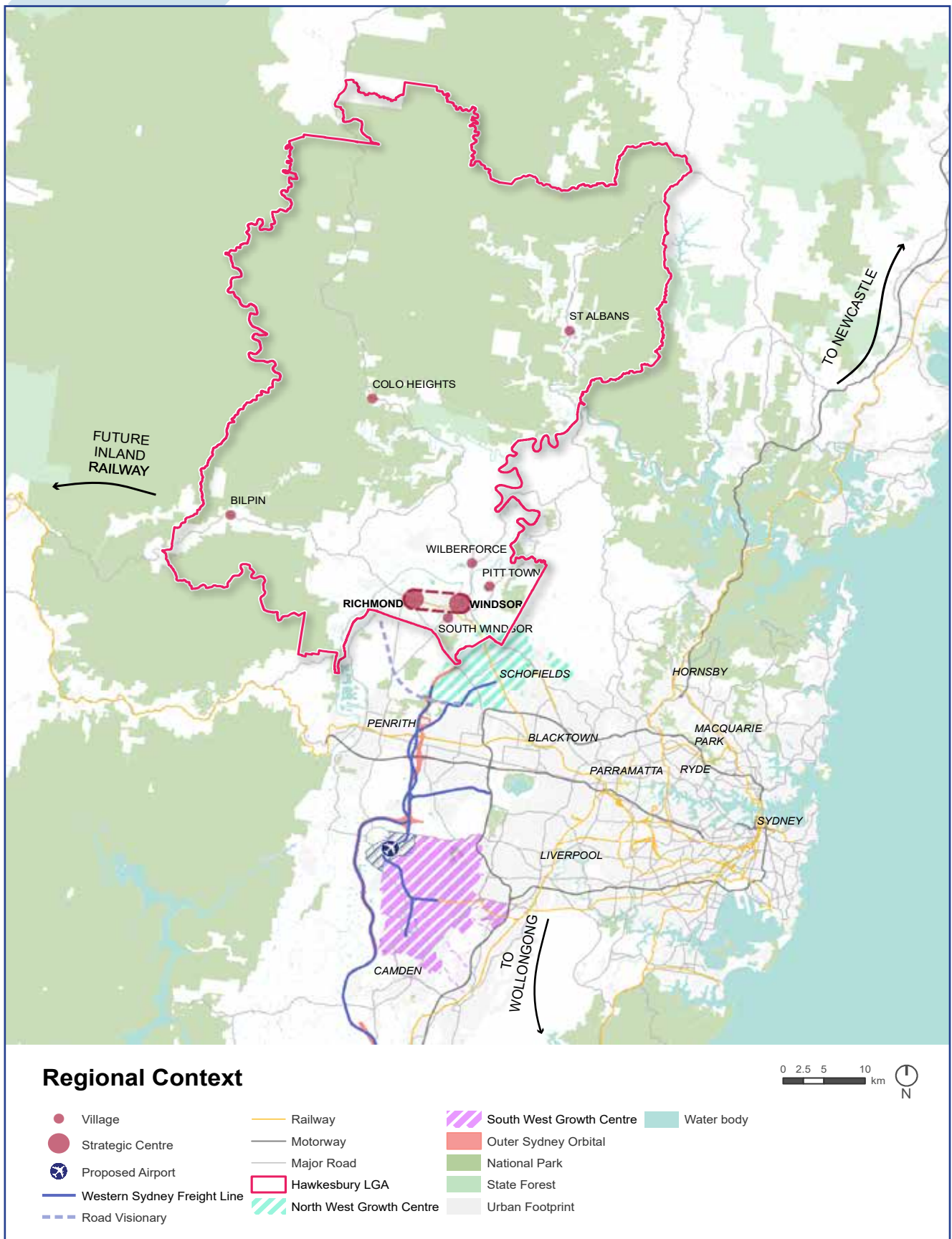


Figure 4: Timeline of the Hawkesbury

# Hawkesbury has



# Hawkesbury LGA



## Regional Context

- Village
- Strategic Centre
- ✈ Proposed Airport
- Western Sydney Freight Line
- Road Visionary
- Railway
- Motorway
- Major Road
- Hawkesbury LGA
- North West Growth Centre
- South West Growth Centre
- Outer Sydney Orbital
- National Park
- State Forest
- Urban Footprint
- Water body



## Role in the region and its opportunities and challenges

### Metropolitan Context

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

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

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

### Greater Sydney Region Plan

The Greater Sydney Region Plan forecasts that between 2016 and 2036, the Western City District is expected to grow by 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 Residential Zonings within the Hawkesbury already provide for an additional 4,500 dwellings located at:

- 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 the Hawkesbury LGA projected to grow from around 67,000 people in 2016 to just over 77,048 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.

Furthermore, existing crossings across the Hawkesbury River become inoperable at less than a 1:10 flood, making additional growth on the west side of the river highly problematic.

### Western City District Plan

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

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

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

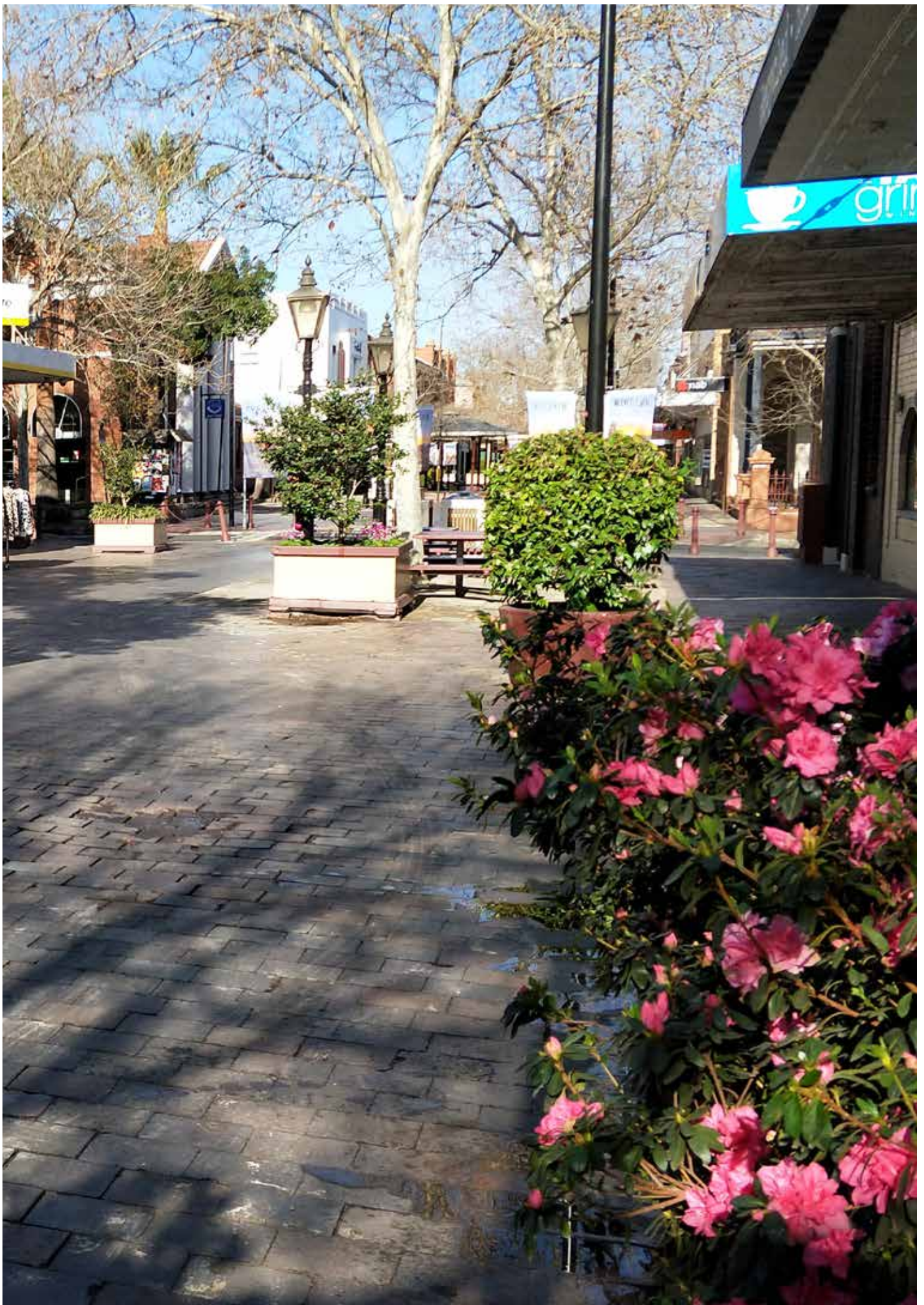
Combined, the RAAF Base, Western Sydney University Hawkesbury campus, TAFE NSW Richmond, and a new STEM (Science, Technology, Engineering and mathematics) Secondary School will complement business activities around the Badgerys Creek Aerotropolis that will be focused on the planned Western Sydney Airport.

### North West Growth Area

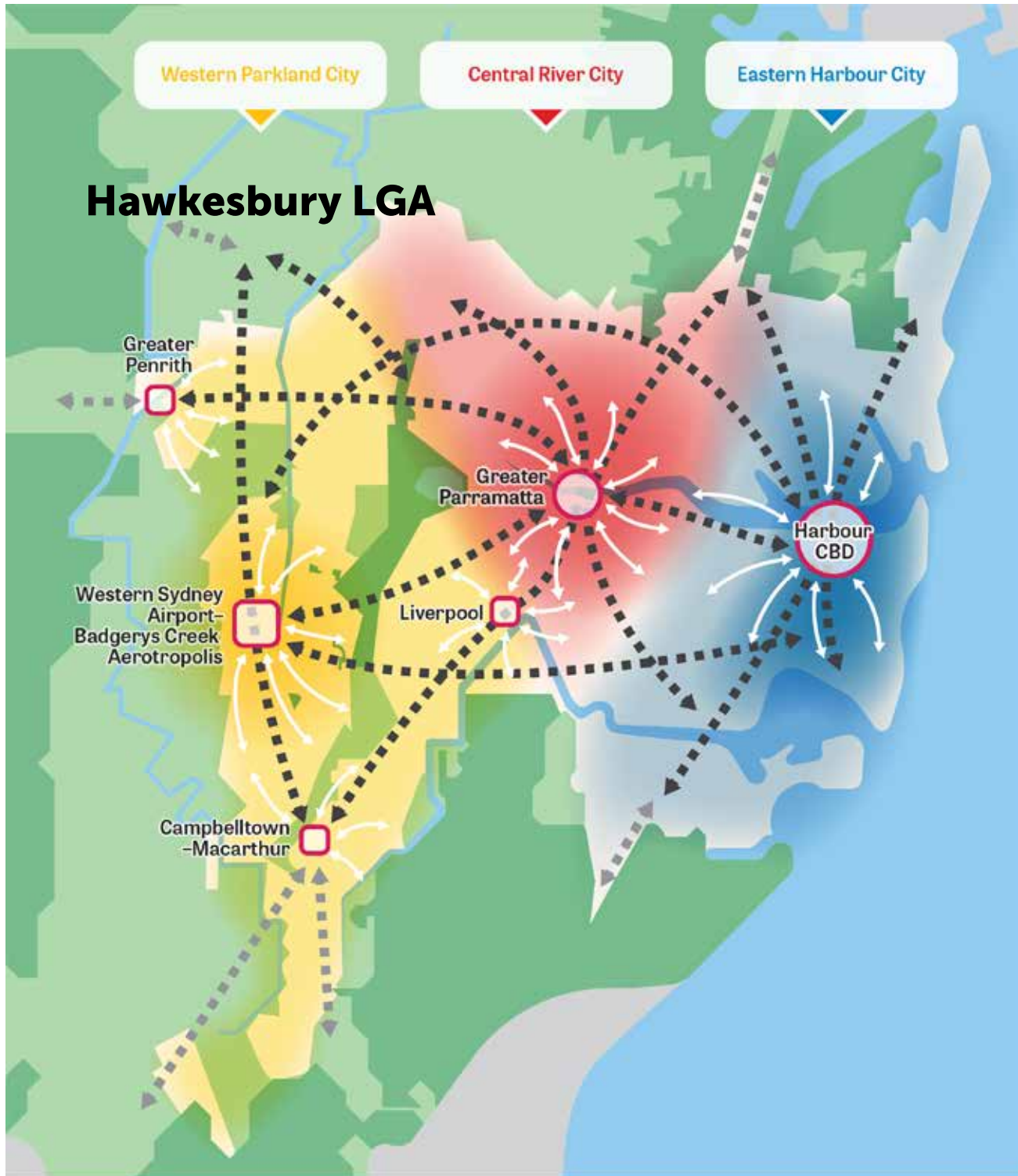
Part of the Hawkesbury LGA is within the North West Growth Area, an area designated by the NSW Government as suitable for large scale Greenfield land releases. In the case of Hawkesbury, the release areas are also located within a relatively short distance of the Richmond rail line.

### Western Sydney City Deal

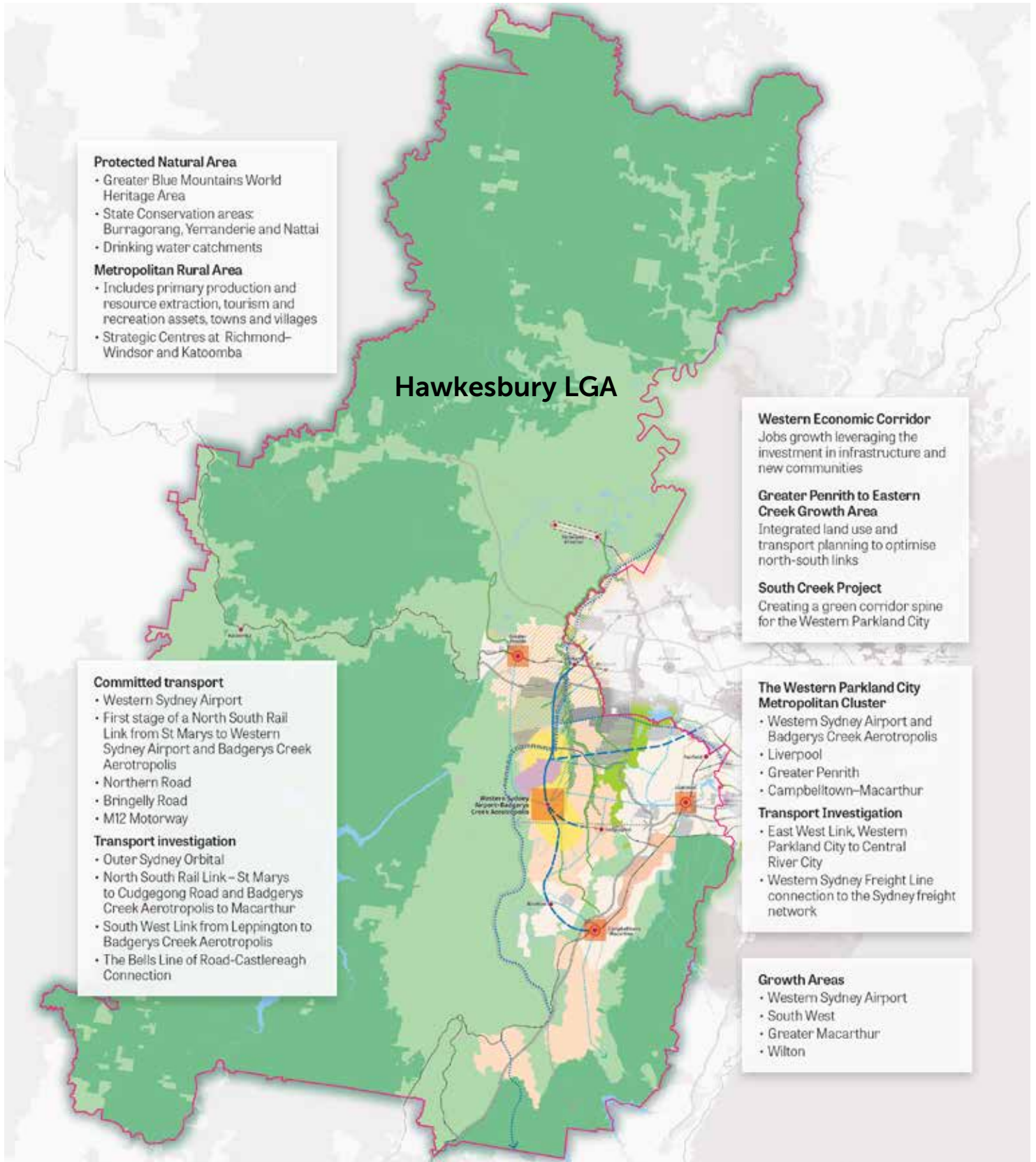
Hawkesbury City Council is involved in the Western Sydney City Deal, a 20-year agreement between the Australian and NSW governments and Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly councils that will optimise the opportunity of the new airport and focus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



# Hawkesbury in the Metropolis of three cities



# Hawkesbury in the Western Parkland City



**Protected Natural Area**

- Greater Blue Mountains World Heritage Area
- State Conservation areas: Burragorang, Yerranderie and Nattai
- Drinking water catchments

**Metropolitan Rural Area**

- Includes primary production and resource extraction, tourism and recreation assets, towns and villages
- Strategic Centres at Richmond-Windsor and Katoomba

## Hawkesbury LGA

**Western Economic Corridor**  
Jobs growth leveraging the investment in infrastructure and new communities

**Greater Penrith to Eastern Creek Growth Area**  
Integrated land use and transport planning to optimise north-south links

**South Creek Project**  
Creating a green corridor spine for the Western Parkland City

**Committed transport**

- Western Sydney Airport
- First stage of a North South Rail Link from St Marys to Western Sydney Airport and Badgerys Creek Aerotropolis
- Northern Road
- Bringelly Road
- M12 Motorway

**Transport investigation**

- Outer Sydney Orbital
- North South Rail Link – St Marys to Cudgegong Road and Badgerys Creek Aerotropolis to Macarthur
- South West Link from Leppington to Badgerys Creek Aerotropolis
- The Bells Line of Road-Castlereagh Connection

**The Western Parkland City Metropolitan Cluster**

- Western Sydney Airport and Badgerys Creek Aerotropolis
- Liverpool
- Greater Penrith
- Campbelltown-Macarthur

**Transport Investigation**

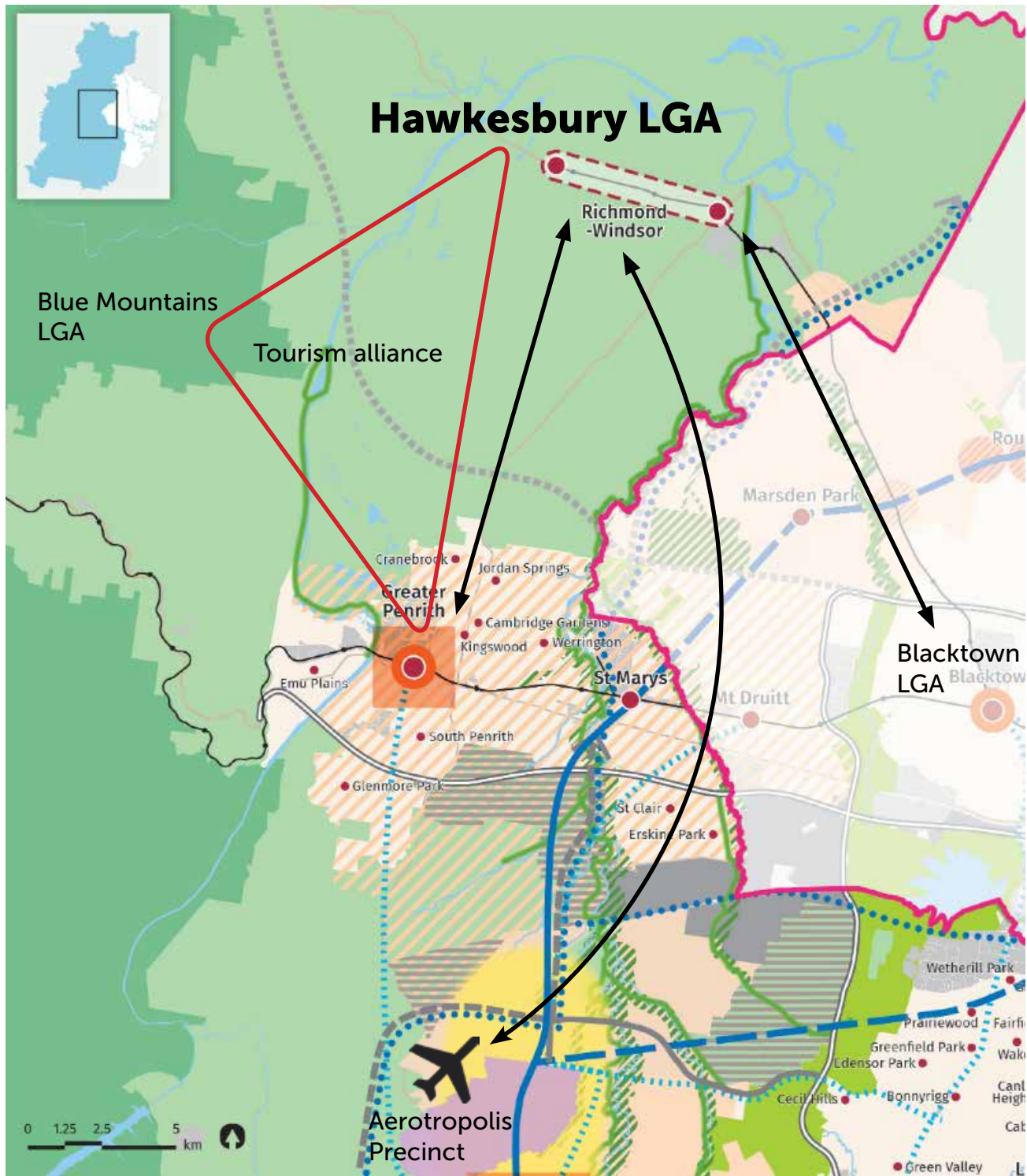
- East West Link, Western Parkland City to Central River City
- Western Sydney Freight Line connection to the Sydney freight network

**Growth Areas**

- Western Sydney Airport
- South West
- Greater Macarthur
- Wilton



# Hawkesbury in the Western Parkland City



# 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.'**



© Destination NSW



# Hawkesbury's

## Future 2040 and beyond

**Hawkesbury is envisaged 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 we achieve economic, social and environmental goals.

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.

In response to the 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.





# Metropolitan Context

To meet the LSPS vision, planning in the Hawkesbury LGA needs to consider how the LGA itself, and the wider district and region, is expected to grow and change over the next few decades.

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

- Greater Sydney Region Plan
- Western City District Plan.

## Greater Sydney Region Plan

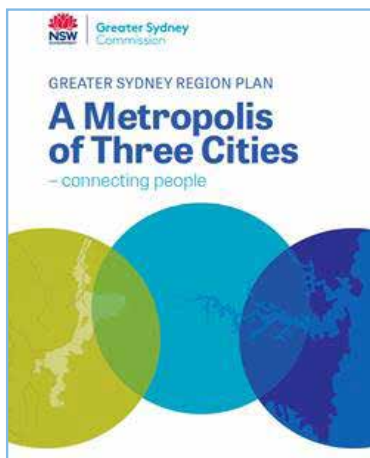
The Sydney Region Plan was released by the NSW Government in March 2018, and sets a 40-year to manage growth and change for Greater Sydney.

The Sydney Region Plan responds to the needs of Greater Sydney's people and the region's current and future structural challenges. The Sydney Region Plan reflects the settlement patterns, unique geography and growth pressures that need to be addressed if the region is to achieve its potential.

The Sydney Region Plan is based on the concept of the three cities and aligns with the Future Transport 2056 and Infrastructure Strategy 2018-2038 to align land use, transport and infrastructure outcomes for Greater Sydney :

The Sydney Region Plan is based on the concept of the three cities:

- the Western Parkland City
- the Central River City
- the Eastern Harbour City



and aligns with the NSW State Governments Future Transport 2056 and Infrastructure Strategy 2018-2038 in order to align land use, transport and infrastructure outcomes for Greater Sydney.

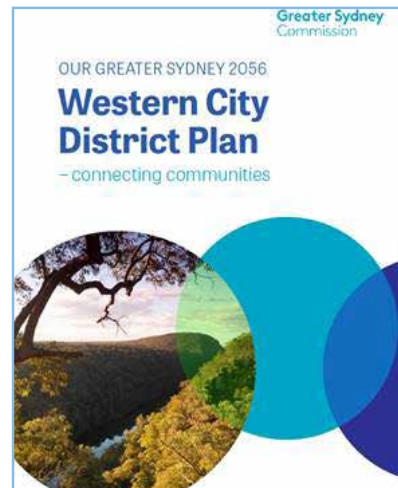
The Sydney Region Plan sets 10 Directions to achieve its vision:



# Metropolitan Context continued

For the Hawkesbury, the key focuses of the Sydney Region Plan are:

- Optimised infrastructure and business investment, employment and liveability outcomes;
- Place making to help design neighbourhoods ensuring that local character and cultural values are respected and enhanced;
- Windsor-Richmond identified as a strategic centre;
- Hawkesbury LGA identified as Metropolitan Rural Area to retain and enhance the integrity and values of the natural environmental characteristics; and
- Enhancing the character of South Creek as a cool and green corridor.



## Western City District Plan

The Western City District Plan is a 20-year plan that guides, management of growth at a district and LGA scale.

The key focuses of the Western City District Plan are:

- Creating a once-in-a-generation opportunity with the Western Sydney Aerotropolis bringing together infrastructure, businesses and knowledge-intensive jobs;
- Building on the Western Sydney City Deal to transform the Western City District over the next 20 to 40 years;
- Delivering the first stage of the North South Rail Link;
- Providing major transport links for people and freight through unprecedented investment in transport;
- Developing a range of housing, providing access to public transport and infrastructure including schools, hospitals and community facilities;
- Linking walking and cycling paths, bushland and a green urban landscape framed by the Greater Blue Mountains World Heritage Area, the Scenic Hills and Western Sydney Parklands;
- Enhancing and protecting South Creek, and Hawkesbury-Nepean river systems
- Mitigating the heat island effect and providing cooler places by extending urban tree canopy and retaining water in the landscape;
- Protecting the District's natural landscapes, heritage and tourism assets, unique rural areas and villages;
- Protecting the environmental, social and economic values of the Metropolitan Rural Area.
- Recognise the extensive Protected Natural Area identified in the Plan.

## North West Growth Area

The North West Growth Area is a NSW State Government initiative which provides substantial land release areas for homes and jobs in Sydney's North West.

The North West Growth Area is close to transport nodes, being in close proximity to new infrastructure such as the Sydney Metro, and future extensions of the North South Rail Link.

The vision of the North West Growth Area is 'a focus on employment growth that supports local communities with a diverse range of housing to meet varying household needs and underpins the framework for further detailed planning to occur in the North West Growth Area.'

Within the Hawkesbury, Vineyard Precinct – Stage 1 has been rezoned to provide for 2,500 dwellings.

## Western Sydney City Deal

The Western Sydney City Deal is a partnership between the NSW State, Australian Federal Governments, and councils across the Western Parkland City.

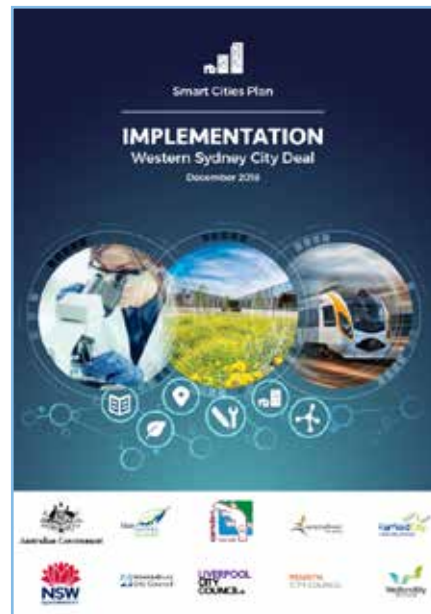
The core objectives of the Western Sydney City Deal are:

- Realising the 30-minute city by delivering the Sydney Metro Greater West (formerly the North South Rail Link).
- Creating 200,000 jobs by supercharging the Aerotropolis and agribusiness precinct as catalysts.
- Skilling our residents in the region and initiating an Aerospace Institute.
- Respecting and building on local character through a \$150 million Liveability Program.
- Coordination and innovation through a Planning Partnership.
- Getting on with delivering for the Western Parkland City with enduring tri-level governance.

Council has been able to secure funding from the Western Sydney City Deal to undertake projects to improve the town centres of Windsor, Richmond and South Windsor.

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 Western Sydney City Deal recognises that the Hawkesbury is the largest local government area in



metropolitan Sydney. Further, that the Hawkesbury's landscape is defined by the Hawkesbury River and wild rivers, World Heritage areas, gorges and escarpments. The identified opportunities for the Hawkesbury is that it is positioned to leverage its unique heritage to grow opportunities in the defence, equine, agriculture, education and tourism sectors.



# Hawkesbury's Themes and Planning



Efficient,  
supportive  
and reliable

## INFRASTRUCTURE

### PLANNING PRIORITY 1

Ensure infrastructure aligns with current needs and future growth.

### PLANNING PRIORITY 2

Form partnerships with stakeholders and agencies.



Healthy, diverse,  
preserve heritage  
and character

## COMMUNITY

### PLANNING PRIORITY 3

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

### PLANNING PRIORITY 4

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

### PLANNING PRIORITY 5

Managing rural lands.

### PLANNING PRIORITY 6

Manage, enhance and celebrate the distinctive heritage character of our towns, villages and naturally landscaped environment.





# Priorities



Innovative and adaptable

## PRODUCTIVITY

### PLANNING PRIORITY 7

Promote and support all sectors of industry and businesses in the Hawkesbury to meet current and future demands and trends.

### PLANNING PRIORITY 8

Explore opportunities at the Western Sydney University, Richmond RAAF Base and other industries to create value chain at the Western Sydney Airport.

### PLANNING PRIORITY 9

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



Sustainable and aware

## SUSTAINABILITY

### PLANNING PRIORITY 10

An aware and resilient city that can adapt to natural hazards of flood, bushfire and climate change.

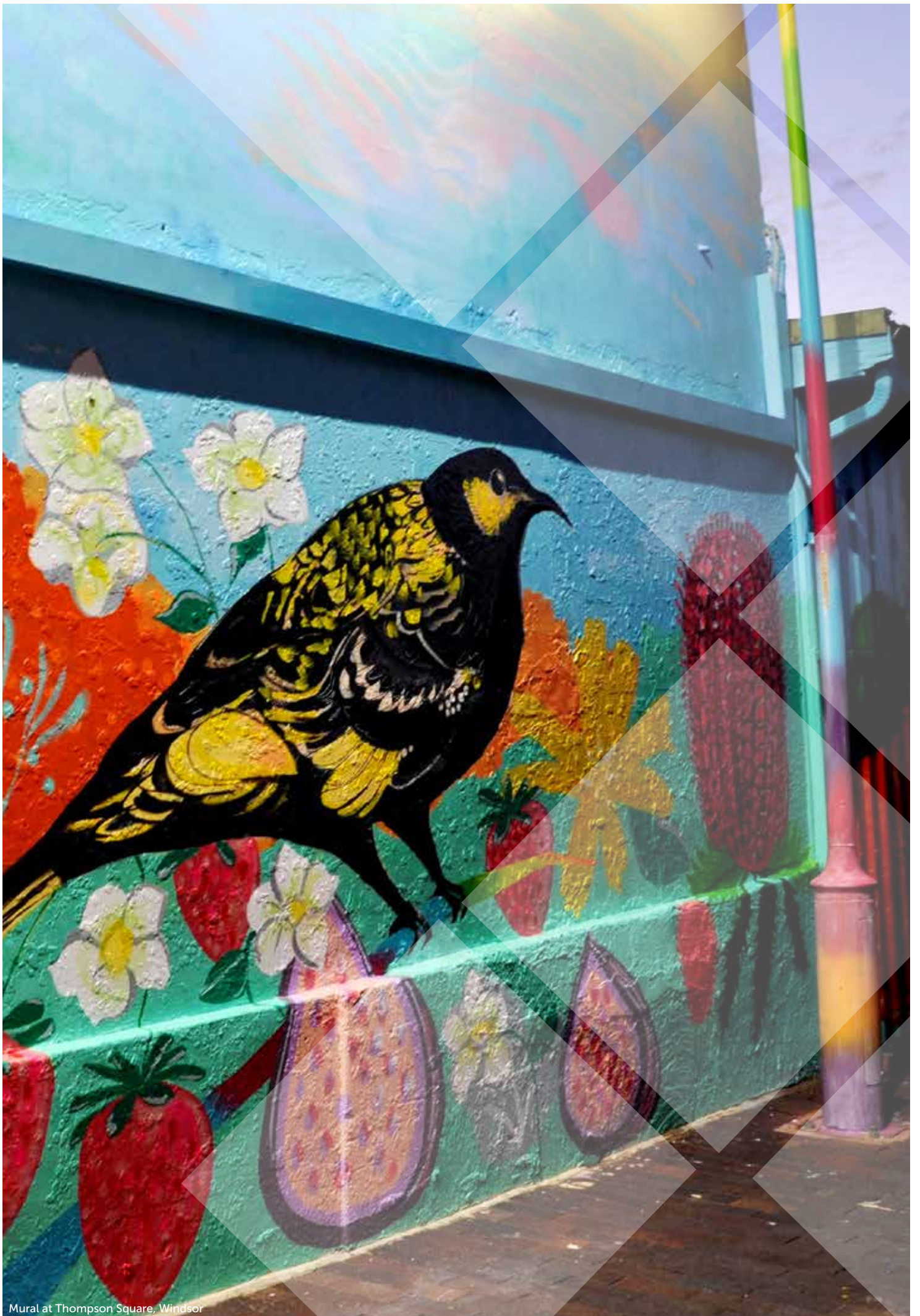
### PLANNING PRIORITY 11

Protect our rivers, creeks and areas of high biodiversity and environmental values.

### PLANNING PRIORITY 12

Champion, educate and support a transition to renewable waste and 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 provision of appropriate, robust and efficient infrastructure that is robust and efficient will not only improve the economy but will also improve liveability and well-being of the Hawkesbury community and support industry and businesses.

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

- A city supported by infrastructure
- A collaborative city

## Planning Priority 1

Ensure infrastructure aligns with current needs and future growth

Based on projections from the NSW State Government, the population of the Hawkesbury is projected to increase from 67,083 (estimated 2018 population) to 77,048 by 2036. This increase in population will place significant pressure on existing infrastructure such as the need for additional open space embellishments, community facilities, public transportation, improved road network, health and educational facilities. This existing infrastructure is currently already at capacity or nearing capacity.

Infrastructure in the Hawkesbury has not kept pace with the demands of the growing population. The size of the LGA, together with the dispersed nature of settlements is a significant challenge, particularly for much needed health and transport infrastructure.

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

For the Hawkesbury improving public transport links to other parts of the Sydney Region, and to Penrith and Western Sydney Airport 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 events.

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

Parts of the Hawkesbury suffer from a lack of sewerage and water infrastructure which limits potential residential development which could expedite housing diversity, and also development of business and industrial lands to meet the on-going demand for industries and business. Finalisation of the Local Housing Strategy and Employment Lands Strategy will inform the location of future potential residential and employment lands that require access to sewerage and water infrastructure. These strategies will consider the significant level of constraints/key considerations that exist in the Hawkesbury (flooding, bushfire, Richmond RAAF Base noise contours, vegetation and biodiversity, rural lands including agriculture and scenic and landscape character, and cultural heritage) in addition to the Metropolitan Rural Area context as contained within the Sydney Region Plan and Western City District Plan.

A Hawkesbury wide traffic study and work to inform strategic transport routes has highlighted the need for an additional crossing of the Hawkesbury River.

Council will work with Transport for NSW to ensure that transport decisions enable and support liveability, employment and long term community outcomes.

### 30-Minute-City

The TfNSW Future Transport Strategy 2056 defines a 30-minute-city as 'one where people can access jobs and services in their nearest metropolitan city and strategic centres within 30 minutes by public transport and active transport, 7 days a week.

The 30-minute-city concept has two components:

- Connecting people in each of the three metropolis cities to their nearest centres. For the Hawkesbury, this means easy connectivity to the Western Sydney Airport- Aerotropolis Precinct, Greater Penrith and to Parramatta CBD.
- Connecting residents in each of the districts to one of their nearest strategic centres by public and active transport systems. For the Hawkesbury, this means better connectivity to the Windsor and Richmond strategic centre.

At 2,776km<sup>2</sup>, the Hawkesbury LGA is the largest local government area in Metropolitan Sydney. Given the size and dispersed locations of the towns and villages of the Hawkesbury, achieving a whole of 30 minute city concept is not possible. However, where achievable, Council commits to the 30 minute city, including extending the walking and cyclepath networks to connect residential suburbs around Windsor and Richmond town centres and outer suburbs and villages.

Council has historically and continues to advocate for an improved train service to the Hawkesbury including duplication of the rail line. Council has also continuously advocated for increased bus services and on-demand services to service the remote rural parts of the Hawkesbury.

The 30 minute city concept will be embedded in future infrastructure delivery plans and policies of Council to deliver a smart city with ease of access to essential services.

### Freight and Logistics Networks

Freight and logistics are an indispensable component of economic activity. New industries are dependent upon efficient and low cost transport, and improved logistics can transform the economy.



The volume of all commodities demanding capacity on the freight network is expected to grow as population and economic activity increases. The major driver for the movement of goods is demand, both domestic and international.

Given the significant volumes and value of regional commodities moving on the State's transport network, enhancing road freight productivity is critical.

Economic growth in regional NSW including the Hawkesbury (peri-urban area) relies on the movement of goods through efficient and effective transport networks. The ability of farmers and producers to move agricultural, industrial products and natural resources to domestic and export markets in a timely and efficient manner directly impacts on productivity and competitiveness – and hence the economic performance of the area and the region.



Figure 6: 30-Minute-City concept TfNSW

## Corridor Planning

Corridor planning that impacts the Hawkesbury LGA includes the Outer Sydney Orbital and provision of greater certainty about the role and 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 within the Hawkesbury LGA which is impacting on the ability to effectively plan for certain areas of the LGA such as Vineyard Precinct Stage 2.

Additionally, 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 include:

- 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.

Council will advocate for greater certainty in terms of corridor planning.

## North-South Rail Link

The North South Rail Link connecting Tallawong 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 timely provision of the link from St Mary's to Tallawong in order to provide improved accessibility and connections through an interchange with the Richmond line.

## North-West Growth Centres SEPP – Vineyard Precinct Stage 1

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.

This includes:

- Transport infrastructure
- Storm-water drainage infrastructure; and
- Social infrastructure

The challenge to delivering the above infrastructure is having sufficient capital to invest towards the delivery of required infrastructure in the precinct. Council will embed infrastructure delivery for Vineyard Stage 1 Precinct in its Delivery Program and Operational Plan.

## Digital Infrastructure

Emerging technologies and infrastructure have advanced the smart cities concept driving it into a reality. With partnerships with the Australian Federal and State Government through the City Deals initiatives, Council will transform cities into "Smart Cities".

A Smart City is officially defined under international standards as the:

"Effective integration of physical, digital and human systems in the built environment to deliver a sustainable, prosperous and inclusive future for its citizens." (ISO PAS 180, 2014).

Digital infrastructure will enable new mechanisms to monitor and control communities with technology, including smart management of infrastructure functions LED 'smart lights' and sensors, pedestrian trackers, city movement monitoring systems, and 'environmental analysis' to understand air quality such as dust, pollution and temperature.

A key focus for Hawkesbury is to harness the smart city abilities and put appropriate data in the public domain. Council welcomes the Australian Government's vision for our cities through the Smart Cities Plan and will consider the three pillars of Smart City:

- Smart Investment
- Smart Policy
- Smart Technology





# Planning Priority 2

Form partnerships with stakeholders and agencies.

## Digital connectivity and smart technology

### Western City Digital Action Plan

Local governments will lead the development of a Western City Digital Action Plan in collaboration with the Australian and NSW governments, and industry partners.

### Smart Western City Program

The NSW Government will deliver a Smart Western City Program to enable NSW agencies to embed interoperable smart and secure technology – such as transport and utility monitoring systems – into new infrastructure as it is rolled out.

### 5G strategy

The NSW and local governments will develop a 5G strategy for the Western Parkland City, which will include partnering with a telecommunications carrier to deliver a trial of 5G technology.

### Openly available data sets

NSW and local governments will explore, identify and make data publicly available in line with open-data principles. To facilitate this, the Australian Government will establish a Western Parkland City data catalogue on data.gov.au and NationalMap, and support local governments to fully utilise the platform. Better access to local data has the potential to drive innovation and improved service delivery across the Western Parkland City.

Partnership and collaboration between the three tiers of government and across State agencies is essential for coordinating land use and infrastructure planning and delivery. It is also important to engage and collaborate with the community and other stakeholders.

Council has continuously supported State Government initiatives to deliver infrastructure that provides community benefits and will continue to advocate and collaborate for future delivery of infrastructure and resources.

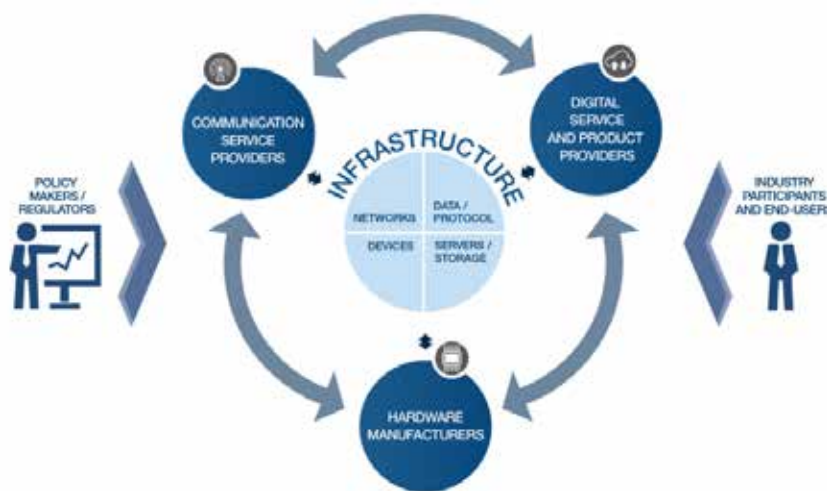
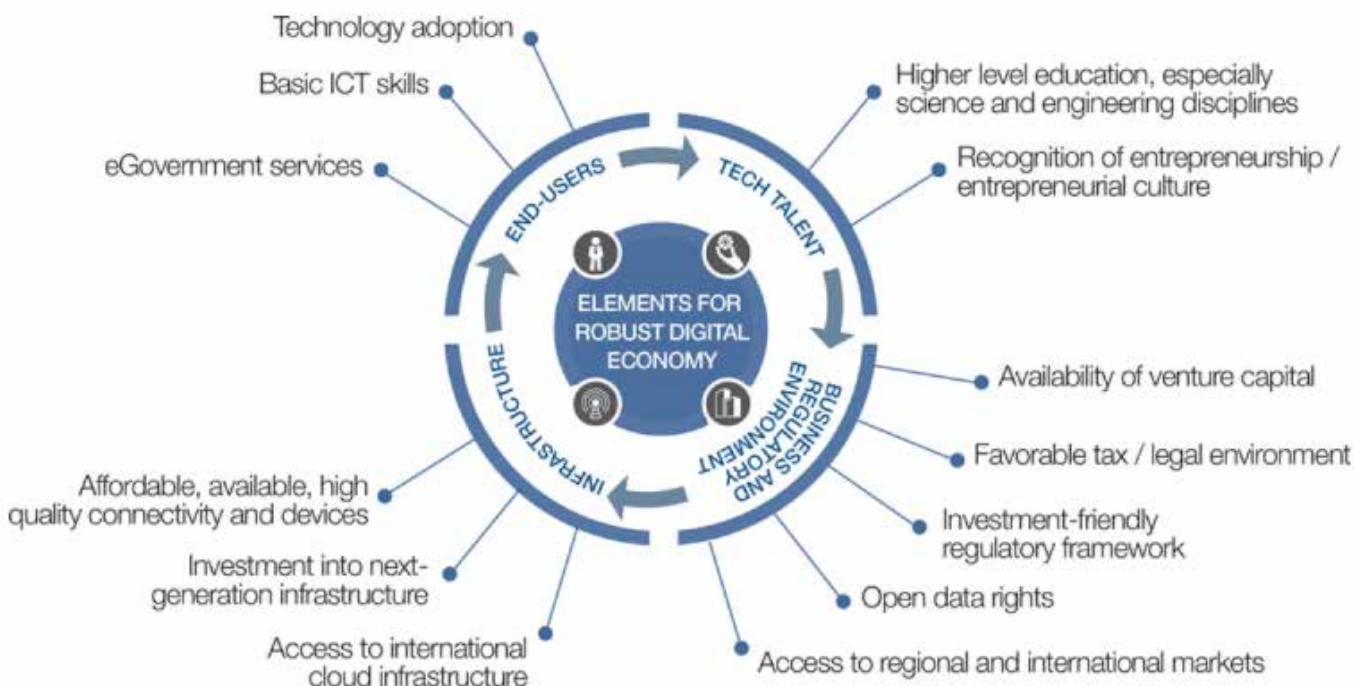


Figure 8: Digital Infrastructure and associated suppliers

Figure 7: Digital connectivity & smart technology.



Sources: BCG analysis Figure 9: Elements for robust digital economy.







# Planning Priorities

## Planning Priority 1

Ensure infrastructure aligns with current needs and future growth

### Measure

- Appropriate Infrastructure projects identified by location to meet the forecasted population, housing and employment targets.
- Land use development and public transport efficiency to meet the 30-minute-city concept.
- Continue advocacy and partnership with state agencies to meet the shortfall of infrastructure in the Hawkesbury.

### Timeframe On-Going

#### Actions

- 1.1 - Monitor and report project delivery status and continue investigating and prioritising infrastructure shortfall delivery.
- 1.2 - Council will work with Transport for NSW to ensure that transport decisions enable and support liveability, employment and long term community outcomes.
- 1.3 - Council will work with Transport for NSW to provide efficient bus routes between Blacktown, Rouse Hill, Windsor, Richmond, St Marys and Penrith.

### Short Term

- 1.4 - Identify the shortfall of infrastructure to meet the social, economic and environmental needs of the growing community.
- 1.5 - Investigate the funding opportunities to bridge the infrastructure gap. Prepare/Review Council's Capital Works Program.
- 1.6 - Council will work with Transport for NSW and private providers to investigate on-demand bus services with private providers to service the remote communities of the LGA.

### Short - Medium Term

- 1.7 - Prioritise and lock infrastructure projects in the Delivery program.
- 1.8 - Deliver projects through Operational Plan.

## Planning Priority 2

Form partnerships with stakeholders and agencies.

### Measure

- Stronger partnership with stakeholders and agencies where collaborated projects are delivered on time.

### Timeframe On-Going

#### Actions

- 2.1 - Form partnership and collaborate with stakeholders to ensure efficient and expedited delivery of infrastructure in the Hawkesbury.
- 2.2 - Council will work with Transport for NSW to provide infrastructure and services for efficient public transport to meet the 30 minute city concept.
- 2.3 - Council will work with State agencies to investigate potential STEM standard pilot projects in the Hawkesbury LGA.



# COMMUNITY



# Hawkesbury's Community

affordable and diverse, preserves heritage and local character

The quality of life that residents enjoy in their neighbourhoods, work places and communities is central to liveability. Maintaining and improving liveability requires housing, infrastructure and services in the right locations to meet people's needs and enable them to stay in their neighbourhoods and with their communities as they transition through different stages of life. Planning for people recognises that liveability not only contributes to productivity and sustainability, but is also an important influence on individual wellbeing and community cohesion.

The Western City District Plan, Directions for Liveability include:

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

## Planning Priority 3

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

An analysis of key demographic indicators has highlighted the following for the Hawkesbury:

- Patterns of Growth – growth in population is primarily located in new greenfield development areas, with static or declining populations in established centres such as Richmond and Windsor
- Limited migration into the LGA and migration out of younger adults
- An ageing population
- Changes in household composition – increase in lone person households and a decrease in couples with children households
- Limited diversity in housing types and under-utilisation – the typology of residential development in the LGA has not responded to demands for smaller dwellings
- Pockets of relative social disadvantage – whilst the LGA is overall relatively advantaged there are pockets of relatively disadvantaged areas
- Relative affordability and rental stress – the LGA has relative affordability compared to the wider Sydney Metropolitan area, but there are concerns in terms of rental affordability for low and very low income households
- Education and skills gaps – lower share of students enrolled in higher education
- No growth in knowledge intensive jobs – decline in knowledge jobs in the LGA at the same time there has been a growth in health and education jobs
- Limited accessibility to employment opportunities – primarily due to limited public transport connectivity

## What is the age profile?

Population by age, 2016

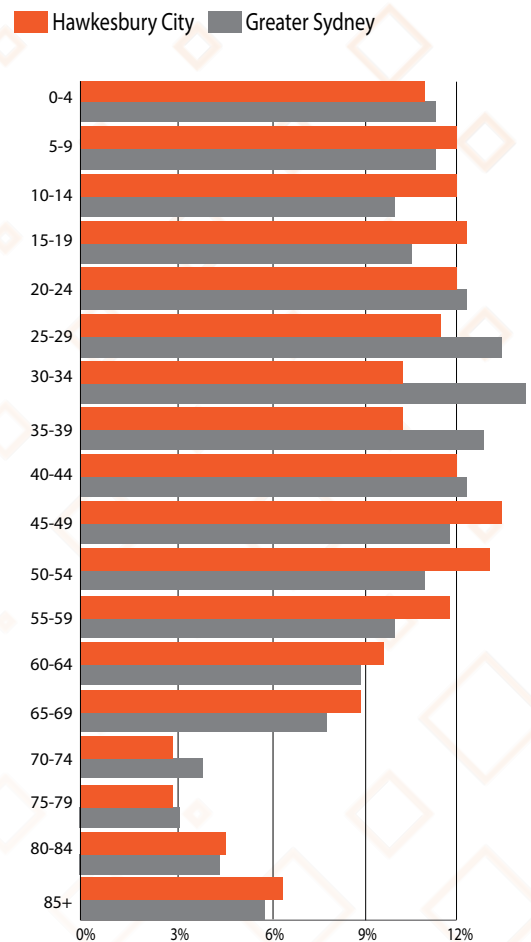
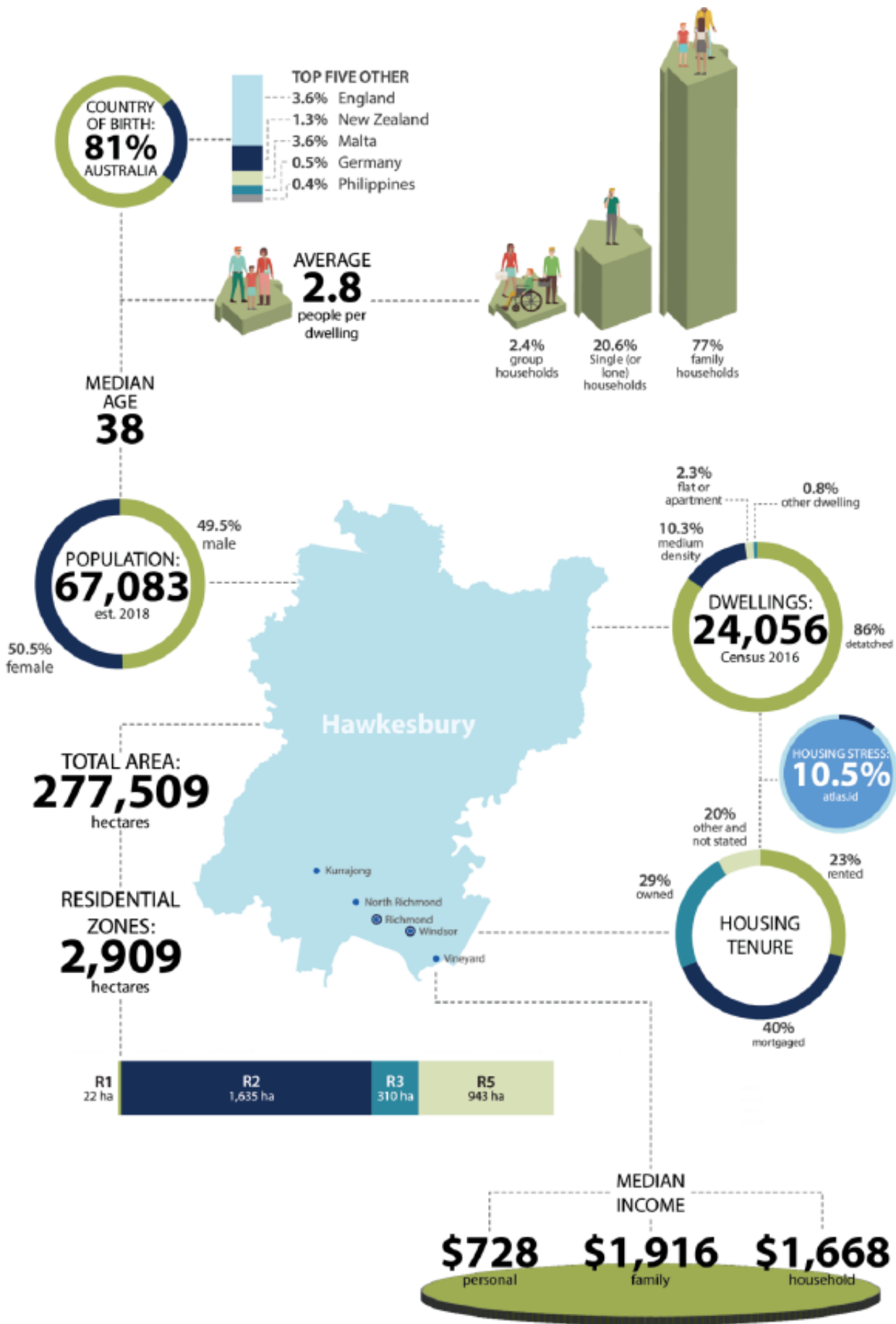


Figure 10: The age profile of Hawkesbury.  
Source: ABS Census, 2016

# Hawkesbury's Housing Diversity and Population Analysis

(Source ABS Census 2016)



An assessment of the Hawkesbury’s comparative strengths, weaknesses, opportunities and threats has highlighted the following:

**Strengths:**

- Proximity to natural assets, open space and rural areas
- High rates of home ownership
- Defence and educational infrastructure
- Relatively more affordable for renters with incomes as compared to other parts of Greater Sydney

**Weaknesses:**

- High car dependency
- Low rates of public transport use
- Limited diversity in housing types
- Low levels of educational attainment in resident population

**Opportunities:**

- Employment opportunities through proximity to Western Sydney Airport and Aerotropolis, and opportunities related to the RAAF Richmond Base and WSU Campus
- North South Rail link and connectivity across the Sydney Metropolitan area
- Continued development in the North West Growth Area
- Western Sydney City Deal including funding for liveability improvement projects in the Hawkesbury

**Threats:**

- Impact of the Western Sydney Airport and large city shaping infrastructure projects located in the south west of the District – and decisions on connectivity to the Western Sydney Airport and Aerotropolis employment growth areas from the North West
- Ageing of the population
- Reliance on low density development and urban form
- Metropolitan Rural Areas have high environmental and agricultural values, however they also limit urban development.

**Hawkesbury’s Affordable and Social Housing**

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



Council through the Local Housing Strategy will assess the disparity of housing affordability on a local level and also seek mechanisms to achieve affordable housing in the Hawkesbury.

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

The Demand for Social Affordable Housing in the Western Sydney City Deals (WSCD) Area - 2018, commissioned by the 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).

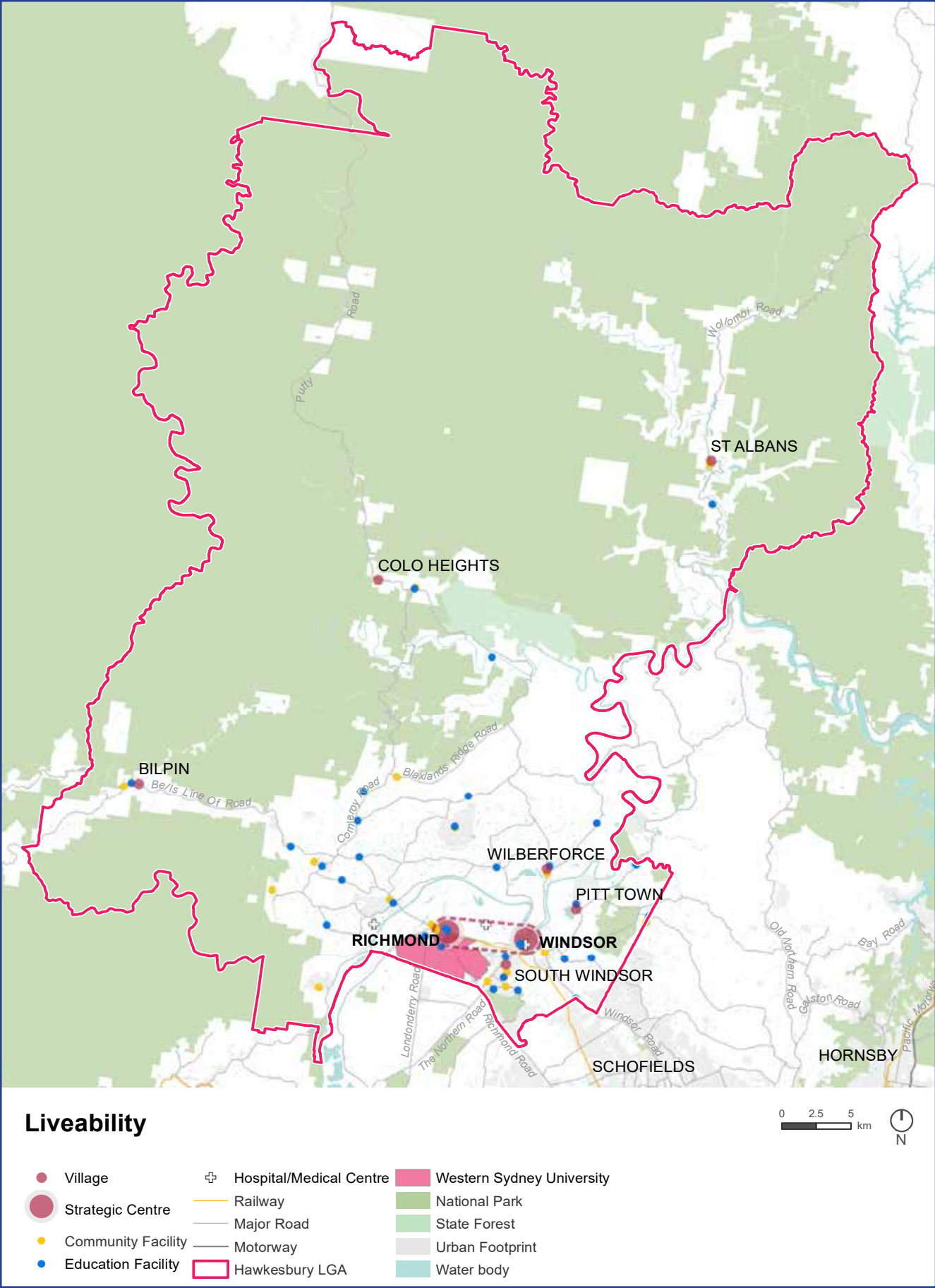
The WSCD area needs 87,800 Social and Affordable Housing dwellings by 2036, which is 16% of the demand in the whole of NSW. The report indicated the forecast demand for SAH 2016-2036 for Hawkesbury as follows:

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 requires a concerted effort including Council State Agencies, Non- Government Organisations and other social housing providers.



# Hawkesbury Liveability





## Hawkesbury Local Housing Strategy

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

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

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

### Greater Sydney Region Plan

The Greater Sydney Region Plan forecasts that between 2016 and 2036, the Western City District is expected to grow by 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 Residential Zonings within the Hawkesbury already provide for an additional 4,500 dwellings located at:

- 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 the Hawkesbury LGA projected to grow from around 67,000 people in 2016 to just over 77,048 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.

### Household type, 2016

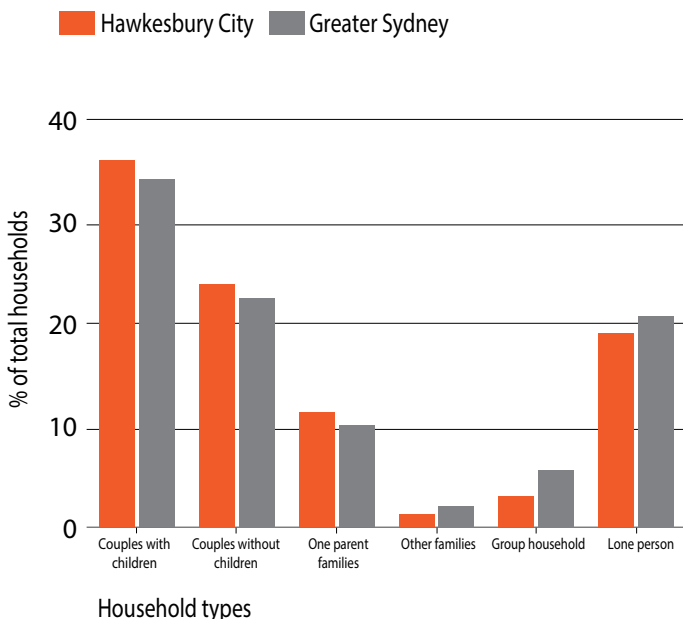


Figure 11: The household types in the Hawkesbury.

Furthermore, existing crossings across the Hawkesbury River become inoperable at less than a 1:10 flood, making additional growth on the west side of the river highly problematic.

Council will complete and implement a Local Housing Strategy that will set a clear plan for housing in the Hawkesbury LGA for the next 10 and 20 years.

The Strategy will recommend a vision for housing within the LGA that has considered the State Government led strategic plans (Sydney Region Plan and Western City District Plan), to align housing growth with supporting and necessary infrastructure and social services on a local scale.

The Draft Hawkesbury Local Housing Strategy has been prepared based on the following methodology/consideration of:

- Planning Policy and Context
- Evidence of Housing Needs
- Constraints and Opportunities
- Housing Priorities
- Recommended Direction and Actions

The Draft Strategy highlights that whilst the population of the LGA is growing at a low rate, there is a need for a clear strategy to guide and accommodate this growth. Preparation of the Draft Strategy has considered the housing target set by the NSW State Government and how this can be achieved in a considered fashion that balances growth with:

- The importance of the character of the LGA's local centres and rural villages
- The need to protect productive agricultural land for its purpose
- The need to support communities and promote healthy, liveable urban environments
- The significant physical environmental constraints such as flooding risk, bushfire risk, proximity to UNESCO World Heritage listed areas and significant heritage.

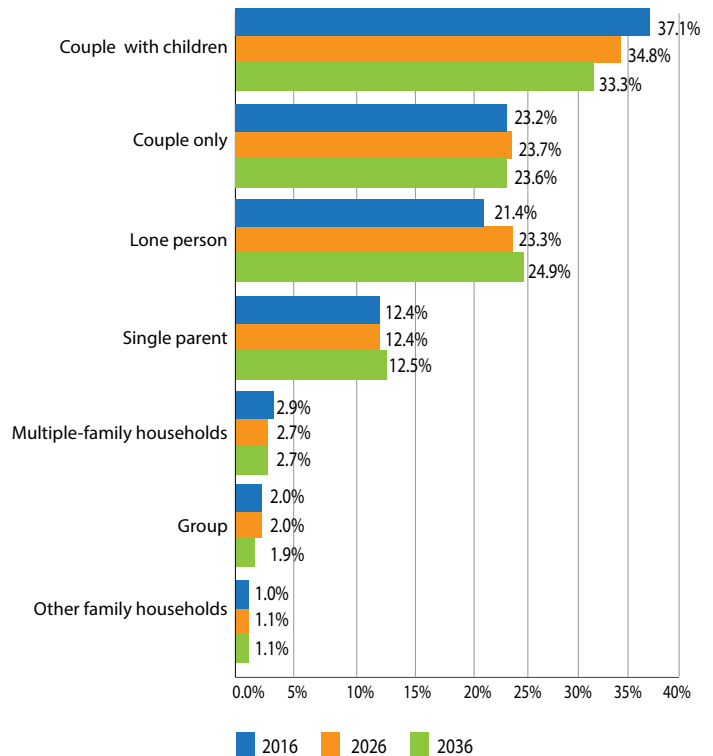


Figure 12: Household projections 2016-2036

Projection	2011	2016	2021	2026	2031	2036
Total Population	64,350	66,346	67,156	70,099	75,944	77,048
Total Households	22,750	23,455	24,477	26,105	28,695	29,501
Average Household Size	2.78	2.83	2.74	2.69	2.65	2.61
Implied Dwellings	24,450	25,031				
Change	2011-16	2016-21	2021-26	2026-31	2031-36	
Total Population Change	3,450	810	2,943	5,845	1,104	
Average Annual Population Growth Rate (%)	1.0%	0.24%	0.86%	1.61%	0.29%	
Total Household Change	1,800	1,022	1,628	2,590	806	
Average Annual Household Growth (%)	1.5%	0.86%	1.31%	1.91%	0.561%	

Source: Department of Planning and Environment

Figure 13: Population projection



North Richmond



The Sydney Region Plan indicates that the housing diversity means providing housing for a range of income groups at various points on the housing continuum as depicted below:

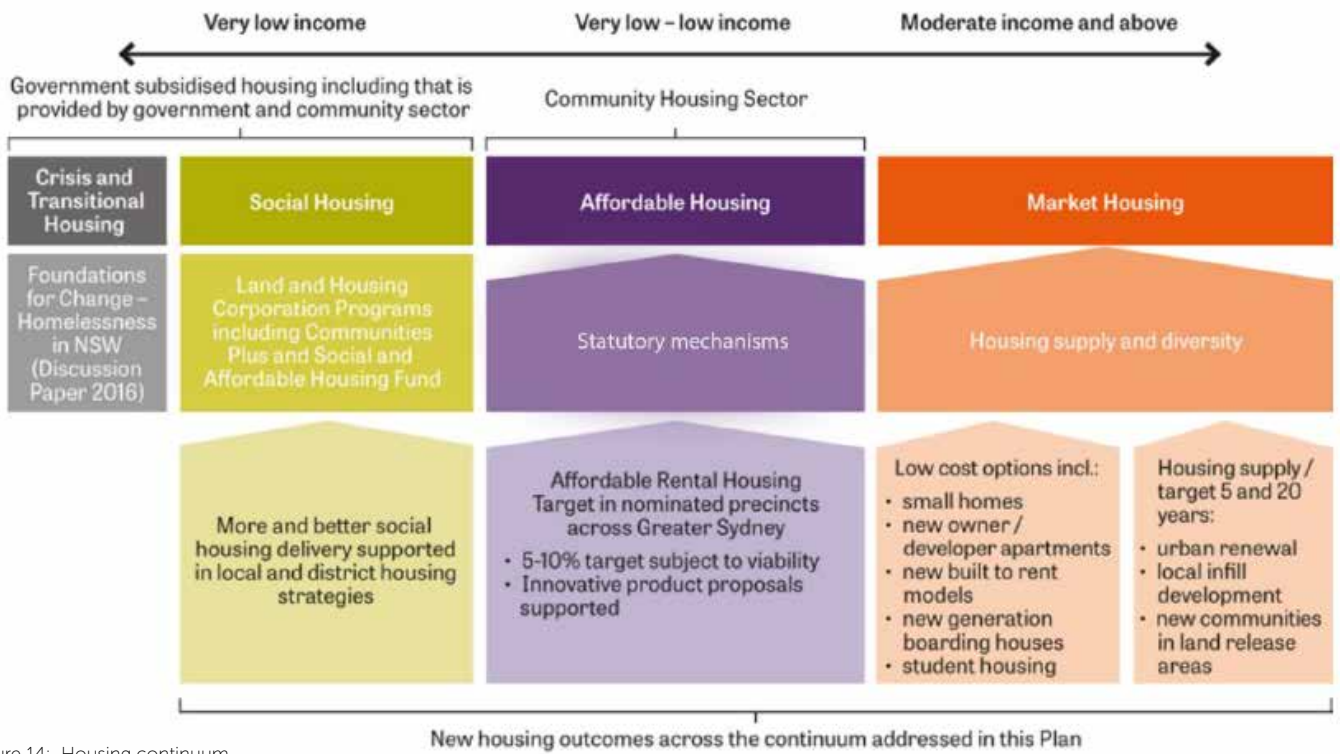


Figure 14: Housing continuum



## Hawkesbury's Open and Recreation Spaces

Hawkesbury has in excess of 214 parks and reserves including passive and active uses in a range of urban and natural settings.

There is currently active community involvement in the management and enhancement of open space in the LGA. The Hawkesbury River is a recreational asset with great potential to enhance livability and the local economy through tourism.

National Parks and natural reserves together with the rivers, creeks and undulating terrain of the Hawkesbury offer opportunities for passive and active use by locals and visitors. Currently, all councils within the Western Parkland City Region are working collaboratively to implement the South Creek Green Grid Project involving the creation of a continuous open space corridor along the entire length of South Creek that provides ecological protection and enhancement and a regionally significant corridor for recreational uses.

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

Through community engagement the community has highlighted a desire for additional sporting facilities. Council is undertaking a review of the Hawkesbury Open Space and Recreation Strategy, in order to identify future needs and plan for the timely delivery of sporting infrastructure.

## Hawkesbury's Community Facilities

Currently, Hawkesbury has a range of assets to meet the needs of the community, including community centers, libraries, regional museum, and swimming pools. Council will collaborate with relevant agencies, particularly local schools (Department of Education and Training) within the Hawkesbury to explore opportunities for shared and joint use of facilities.

The challenge for the Hawkesbury is to ensure that current community facilities are adaptive to the future needs of the community. Ongoing review of the needs of the community will identify the gaps and how to adapt community facilities to accommodate

these future needs and will also enable Council to incorporate these needs and implementation strategies into the long term infrastructure plans of Council, including Developer Contributions Plans in order to source funding.



## Hawkesbury's Arts and Culture

Hawkesbury's rich heritage and culture provides much pride in the community, and the ability to share our story through art and creative expressions with the rest of the world. The NSW Government also supports investments in arts, screen and culture through a number of strategies including the Arts 2025.

Key focus areas in the strategic framework includes working across Government to make NSW a place that inspires and connects people through arts and creativity, growing and promoting Sydney as a creative destination and a cultural capital of the Asia – Pacific, improve liveability by integrating arts, screen and culture in urban regeneration, cultural precincts and creative place-making with best practise business models to support artists and experiences for all communities.

Council has started to invest in cultural and creative expressions through public art in town centres. The idea of co-locating artists and creative organisations in our town centres could be one way of supporting creative enterprise and vice-versa leveraging the revitalisation of the town centre.

The Hawkesbury LGA has a significant and engaging program of events throughout the year that brings the community together to connect in various locations.

Council is exploring ways to revitalise our town centres in Windsor, South Windsor and Richmond as part of the Liveability Program. Place-based approaches will be used in order to facilitate a range of active uses including stimulation of the Night Time Economy.

Council will also investigate and advocate for other supporting social infrastructure such as educational and community facilities, community initiatives, clubs and sporting organisations that assist the connection of people to one another.



## Planning Priority 4

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

**Heritage and history are key components of local identity and contribute to the character and feel of a place. 'Places of cultural significance enrich people's lives. Often providing a deep and inspirational sense of connection to community and landscape, to the past and to the lived experiences. These are historical records that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities telling is about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious. These places of cultural significance must be conserved for present and future generations (ICOMOS 1999).'**

### Aboriginal Heritage

The traditional owners and custodians of this land are the Darug and Darkinjung nations.

Aboriginal people have lived in the Hawkesbury for over 40,000 years. The area was attractive to the Darug and Darkinjung people since it had an abundance of food sources, focussed around the Deerubin (Hawkesbury) River. The Aboriginal custodians combined their use of this area with seasonal migration to other areas such as the upper Blue Mountains in the warmer summer months. Not only did the river provide Aboriginal people with food, but their whole lives were centred around it. Aboriginal clan habitations were situated close to the river but on higher ground out of the immediate reach of the first "fresh" coming down in flood. Ritual and art sites were positioned to see the river yet remain out of reach of its fury when in flood.

On sandstone outcrops in the Blue Mountains and nearby, Aboriginal people used rock shelters. The oldest in the Sydney region is at Shaws Creek near Yarramundi, which has evidence of occupation from 15,000 years ago.

By the time of European settlement, Aboriginal people in the Sydney area had a diverse range of nations who were practising conservation of their environment by managing their resources. They burned off the undergrowth and deliberately planted yams to allow them to grow for future harvests.

The cultural life of the Darug was reflected in the art which they left on rock faces. Hand stencils were the most common art form in rock shelters but tools and weapons were drawn too. Rock engravings were left wherever a

suitable sandstone face was available. The rock carvings depicted weapons, animals, tracks and abstract designs as well as spiritual figures.

With the onset of European settlement along the Hawkesbury-Nepean system, a temporary truce between the new settlers and the Aboriginal people prevailed until 1795. The first serious clash between the settlers and Aboriginal people occurred from the deprivation of their yam beds along the river. Tensions rose until there was open conflict. From 1800, there were repeated clashes between the Aboriginal clans and the European settlers.

### Hawkesbury's European Heritage

The Hawkesbury LGA encompasses landscapes and buildings of great cultural significance for Australians.

It holds almost legendary significance in the process of the formation of the first European settlement on the continent, because it was on the alluvial flats of the Hawkesbury that the prospect of famine and starvation for the colony was fundamentally changed, largely by the efforts of the emancipists themselves, to a more enterprising and productive future.

This was not without hazard. The very formation of the landscape gave promise and danger at the same time. The tremendous floods which swept down the river valley and which formed the productive river flats, continued their inexorable course, and the settlers on the farms and in the towns combined to face these locational hardships, as they still do today.

In all the various categories of significance - historical, archaeological, social, scientific, aesthetic, architectural, Aboriginal, natural - the Hawkesbury has very special



View of George Street Windsor. Hawkesbury Library Service

characteristics. The Windsor buildings completed before 1822 were some of the finest built in the colony, and Francis Greenway created his masterpiece in St. Matthew's Church. Many early town houses and farmhouses and barns are still extant.

There is no district in Australia that speaks so emotively of the early colonial years, because the basic ingredients are still intact - the slow-winding river, the rich alluvial flats, the towns topping the ridges, the rolling foothills backed by the great barrier of sandstone mountains beyond, rising tier upon tier to the north and west.

It is landscape that has sublime qualities. It has inspired both poets and painters, being a special place which helped the colonial poets Harpur, Thompson, and Wentworth, create their visions of Australia. The "Hawkesbury School" of plein air painters, Streeton, Ashton, Conder, and Long amongst them, painted their glowing canvases along the Hawkesbury in the 1890s, and later the Neo-Georgians led by Hardy Wilson, Ure Smith, and Lionel Lindsay lovingly depicted the old barns and colonial buildings.

Thus the Hawkesbury City Council holds an important part of Australia's heritage in its hands. It is a challenge to be in a position to guide future development while recognising and appreciating its irreplaceable legacy.

The Hawkesbury Community Strategic Plan 2017-2036 states "Recognise, conserve and promote the area's history and heritage for current and future generations."

The Hawkesbury community prides its history and heritage and aspires to protect and preserve it. The Hawkesbury contains a number of Aboriginal and European heritage items in the form of landscapes, parks, buildings, cemeteries and monuments.

The Hawkesbury is an open air gallery showcasing a wealth of wonderful memories of the past which are reflected through the Aboriginal storytelling, European built forms, arts and culture creating a distinctive local character.

It is important that Council continues to educate and create awareness of the history and heritage of the Hawkesbury to the community. Currently Council encourages revitalisation and adaptive reuse of heritage listed buildings through "Hawkesbury Local Heritage Assistance Fund", this funding allows conservation and maintenance works of the heritage listed properties on a part funding basis.

Council will continue to seek funding and encourage initiatives to ensure that the Communities aspiration of protecting and preserving the heritage and history of the Hawkesbury continues in the future.

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.

### **Aboriginal Heritage OCHRE- (Opportunity, Choice, Healing, Responsibility and Empowerment)**

(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 engagement with 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.



## Planning Priority 5

### Managing Rural Lands

The Hawkesbury's fertile river valleys have long been a source of food for our Aboriginal peoples and through cultivation fed the emerging colony.

Hawkesbury has historically been the food bowl of Sydney, benefitting from the rich, fertile soils along the Hawkesbury river banks. The Hawkesbury still continues to be the top producer of perishable vegetables, turf, nursery and flowers in Sydney.

The Hawkesbury Rural Lands Strategy is being developed to support the LSPS, and inform amendments to the Local Environmental Plan and Development Control Plan. The Draft Hawkesbury Rural Lands Strategy highlights that there are a variety of land uses within the rural parts of the LGA. These include intensive and extensive agriculture, native vegetation, rural residential development, urban development, extractive industries, and commercial and light industrial uses. They all have an impact on each other as well as the environment. The main land uses which are of note are agriculture, and rural residential. The resultant rural land use conflict from the various uses is perhaps one of the most important issues to be addressed for the future of agricultural uses. Finding the balance between these often-competing desires for rural land is the key to planning for rural areas.

The non-agricultural based uses in the rural areas include rural residential such as dwellings houses, home businesses, truck depots and domestic horses; commercial uses such as petrol stations, shops, medical centres, clubs, cafes and restaurants; extractive industries such as quarries and public uses such as halls, churches, cemeteries and pony clubs.

These developments add pressure to existing services by impeding certain agricultural activities and also demands new and improved access to infrastructure and amenities. It is imperative that Council consider each of the areas for residential development on a case by case basis, ensuring that no prime agricultural land is compromised and no additional land use conflict situation is created.

Objective 29 of the Sydney Region Plan and Planning Priority W17 of the Western City District Plan provide the overarching context for managing growth in rural towns and villages.

The Western City District Plan notes: "Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority. Ongoing planning and management of rural towns and villages will need to respond to local demand for growth, the character of the town or village and the surrounding landscape and rural activities. Rural and bushland towns and villages will not play a role in meeting regional or district scale demand for residential growth.

Rural-residential development is not an economic value of the District's rural areas and further rural-residential development is generally not supported. Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area."

Council will consider a range of approaches to managing the Hawkesbury rural lands through the Draft Hawkesbury Rural Lands Strategy.

## Planning Priority 6

### Manage, enhance and celebrate the distinctive heritage character of our towns, villages and naturally landscaped environment.

Hawkesbury boasts a rich tapestry of landscapes from its river views of the winding Hawkesbury River and four other rivers, to the UNESCO World Heritage listed area that provides a picturesque backdrop. The farms, rural towns and villages, heritage, scenic and cultural landscapes, escarpments, and the National Parks make the Hawkesbury a unique and special place. The Sydney Region Plan and the Western City District Plan have recognised this through the classification of the Hawkesbury (except the Vineyard Precinct) as a Metropolitan Rural Area.

The character of each town and village within the Hawkesbury is distinct, and offers a range of experiences including experiencing the serenity of a lush bushland landscape with picturesque views, or the water activities and views, or experiencing the historic villages which offer farm gate experiences with historic pubs, churches and grave sites.

The Hawkesbury hosts four of the five Macquarie towns - Windsor, Richmond, Wilberforce and Pitt-Town. The character and built form of each of these towns is very different from other metropolitan towns in Sydney due to its rich heritage and response to flooding impacts that has restricted further dense development of these towns.

The Western City District Plan highlights that maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority. Ongoing planning and management of the Hawkesbury's rural towns and villages will need to respond to local demand for growth, the character of the town or village and the surrounding landscape and rural activities". Further, continued protection of the District's scenic and cultural landscapes is important for the sustainability, liveability and productivity of the District through the planning process.

In this context planning for rural towns and villages will include consideration of improving walking, cycling and public transport connections, and increasing residential development in, or within a walkable distance of, the town/village.

Council has recently secured a grant from the Western City Deals-Liveability Program to revitalise the town centres of Windsor, South Windsor and Richmond through a masterplanning process. The masterplans will recognise Windsor and Richmond as a Strategic Centre within the Sydney Region Plan and will explore retail, commercial, tourism and housing opportunities.

The masterplans aim to guide a place-based revitalisation which will shape these towns into more sustainable places that promote a higher level of accessibility, cohesion and liveability for residents while respecting their rich heritage.

#### **Kurmond-Kurrajong Investigation Area**

Council commenced structure planning within the Kurmond Kurrajong Investigation Area in 2013 in response to the receipt of a number of individual planning proposals within the area.

The Structure Plan aims to:

- Provide rural living opportunities in close proximity to the existing Kurrajong and Kurmond village centres that will maintain and protect the significant biodiversity, landscape, scenic and rural character of the area
- Prevent subdivision development and land use that would have adverse implications on the quality of groundwater and surface water resources in the Investigation Area
- Ensure that subdivision and development complies with current standards of fire management and protection of people, biodiversity and property and
- Protect the visual landscape, amenity and rural character of the Investigation Area.

Whilst the structure planning process has advanced, Council will consider the Plan further following the completion of the Local Strategic Planning Statement, Local Housing Strategy, and Rural Lands Strategy.



Autumn fun at Pughs Lagoon, Richmond

# Planning Priorities

affordable and diverse, preserves heritage and character



## Planning Priority 3

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

### Measure

- New planning controls to accommodate additional housing in the identified by Hawkesbury Local Housing Strategy in unconstrained locations close to amenities.
- Encourage a greater participation of the Aboriginal community in land use planning matters.
- Sympathetic developments that maintain and enhance the local character of the towns, villages and open spaces.
- Meet the housing targets by providing greater housing diversity to suit the changing needs of the community.
- Housing costs within the affordability scale.
- Champion smart buildings that are sustainable to the impact of natural disasters and urban heat island effect through planning controls and policies.

### Timeframe Short Term

#### Actions

3.1 - Develop a Housing Strategy to identify potential areas for a diversity of housing, with consideration of the various constraints and Infrastructure NSW's evacuation routes.

3.2 - Prepare appropriate Local Environmental Plan and Developmental Control Plan for developments that respect the character and amenity of the existing areas.

### Short - Medium Term

3.3 - Investigate potential locations for affordable and social housing opportunities.

3.4 - Ensure that there is adequate social and environmental infrastructure available to match the additional population and housing diversity.

## Planning Priority 4

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

### Measure

- A greater participation of the Aboriginal community in land use planning matters.
- Awareness, protection and promotion of heritage items - increased visitor numbers.
- Adaptive re-use of buildings approved and completed.
- All European Heritage items recorded in the Council's heritage register.

### Timeframe On-Going

#### Actions

4.1 - Engage with the Aboriginal community at all stages of land use planning.

4.2 - Seek heritage grants each year to support and encourage maintenance of heritage items.

### Short - Medium Term

4.3 - Collaborate with the Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share and promote Aboriginal cultural heritage where appropriate.

4.4 - Collaborate with the Department of Planning, Infrastructure and Environment to develop statutory land use controls to facilitate economic development of Aboriginal lands.

4.5- Council will include all the European heritage items in the Heritage register.

## Planning Priority 5

### Managing Rural Lands.

#### Measure

- Land classed as prime agricultural is protected and promoted for agri-activities.
- Land use objectives are promoted and land use conflicts are minimised.

#### Timeframe On-Going

#### Actions

5.1 - Take measures to limit land use conflicts.

#### Short - Medium Term

5.2 - Prepare and implement a Rural Lands Strategy.

#### Long Term

5.3 - Map and categorise all prime agricultural land within the Hawkesbury LGA.

## Planning Priority 6

### Manage, enhance and celebrate the distinctive heritage character of our towns, villages and naturally landscaped environment.

#### Measure

- Enhanced streetscape and public realm in local centres and villages by responding to local character and place specific activation strategies.
- Public spaces and places are accessible, attractive and safe.

#### Timeframe On-Going

#### Actions

6.1 - Implement the Vibrant Towns and Villages Master Plan to enhance the distinctive heritage character of Hawkesbury's towns and villages.

6.2 - Retain and preserve the natural environment in its natural form to meet the objectives of the Metropolitan Rural Area.



Richmond Historic Building





Australiana Pioneer Village, Wilberforce



# PRODUCTIVITY



# Hawkesbury's Productivity

## Innovative and adaptable

The Sydney Region Plan envisions The Western Parkland City as the economic catalyst to transform the Western City District over the next 40 years. It intends to be the hub for globally significant defence and aerospace activities and have significant strength in freight and logistics, with the establishment of the Aerotropolis at the heart of the Western City District.

Hawkesbury is well positioned with strengths in key areas with export potential. The industrial and services sectors are growing exponentially, becoming more efficient and adaptable, providing more jobs and making a key contribution to the Western City District's Economy. Agriculture remains an important industry in the Hawkesbury and continues to play a vital role in defining the character and landscape of the District. Data indicates that only 8% of land across Greater Sydney is presently zoned for non-residential uses such as industrial and urban services land. The Property Council of Australia has expressed concerns that with take up rates of industrial lands at approximately 150 hectares per annum across Greater Sydney, the currently available 295 hectares represents less than two years forward supply. Critical shortage of industrial lands has also led to land price increase in the Western City District over the past years.

Windsor and Richmond are classified as a 'Strategic Centre' 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. The balance between mixed-use and residential developments around the commercial core zones ensures 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 confirms that the strategic centre of Windsor and Richmond makes up approximately half of the whole LGA jobs. However, the task at hand is to generate job opportunities within this strategic centre to meet the target of 16,500 jobs set by the Western City District Plan.

A high quality urban environment is critical to the success of 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 a high quality urban environment which responds to local character and built heritage of Windsor and Richmond.

Hawkesbury's economy will be strengthened by building on the education, defence and growing the agri-business together with advanced manufacturing sector and move to the next level of innovative and internationally competitive economy.



Hawkesbury turf farm



## Planning Priority 7

Promote and support all sectors of industry and businesses in the Hawkesbury to meet current and future demands and trends.

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 jobs 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.

Recently, the Hawkesbury has experienced shift from production of fruit and vegetables to turf.

Council will collaborate and support the agricultural sector to evolve and grow over time. Increased innovative and high tech agricultural activities will increase jobs and production. It is important that agricultural lands are protected from potential land use conflicts.

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 increased provision of commercial and retail development.

Council is undertaking an Employment Lands Strategy in addition to the 'Hawkesbury Vibrant Town Centres and Villages Master Plan', to guide planning for our employment lands and town centres.

### Hawkesbury's Agriculture

The gross value of agricultural commodities in Hawkesbury is \$158.7 per annum. Approximately 75% of this agricultural output is supported by 'crop' commodities followed by 'Livestock products' and 'Livestock slaughtered' production 12% each.

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.

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.





# Agriculture continued

## Agri-Production

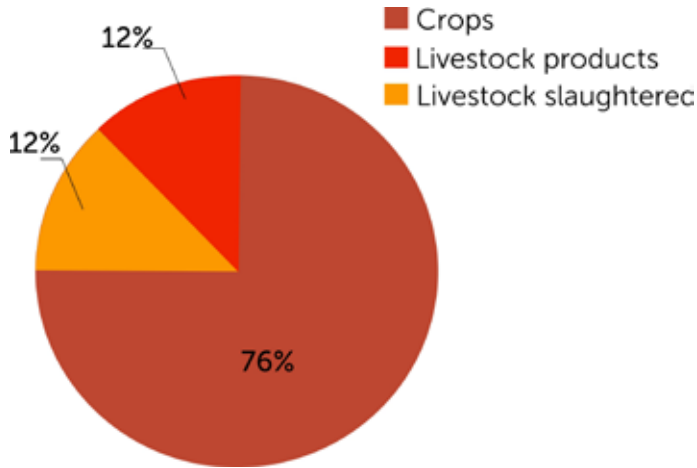
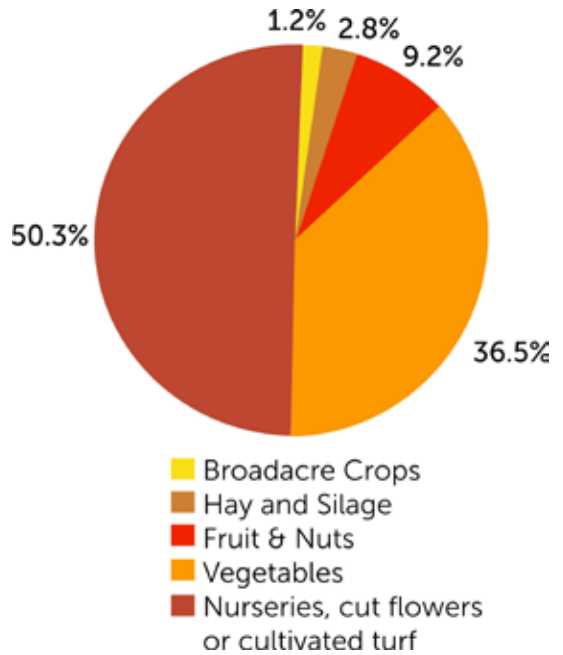


Figure 20: Hawkesbury's agricultural production.

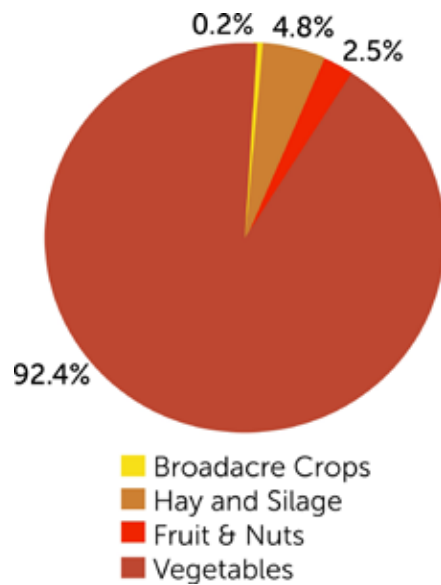
## Crop Land Uses



Figures 21: 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**

## Crop Production



Figures 22: Percentage of land use for crop production

There are increasing pressures on agriculture from a land use conflict perspective, but also in terms of meeting increasingly changing demand on a global scale with 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 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 Local Environmental Plan and Development Control Plan.



### 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

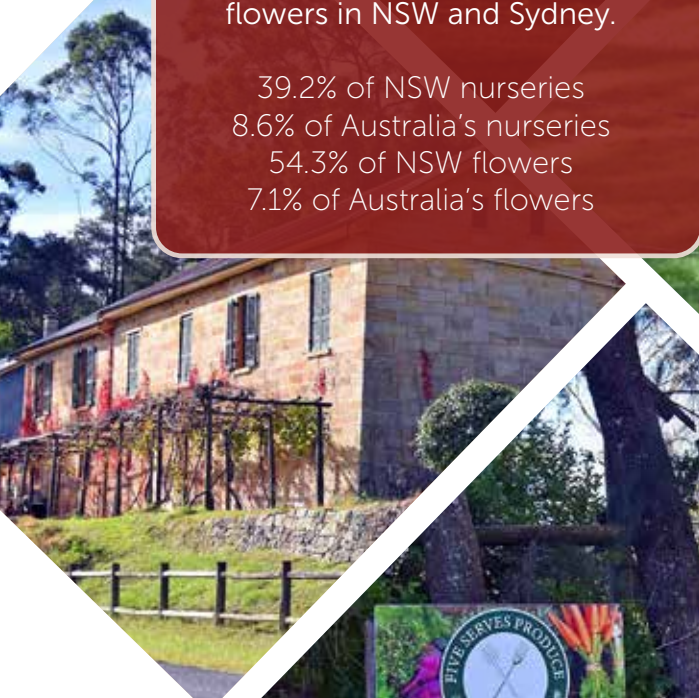
producer of eggs in Sydney and 4th NSW and 8th in Australia.

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 recreational, sporting and commercial uses including animal nutrition and veterinary care. The equine industry is not a standard industry sector and as such does not neatly align industry definitions. The table in Figure 16 summarises the economic activity of several industry sectors which 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 agricultural land needs careful consideration as to whether this undermines the highest and best potential of land 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>

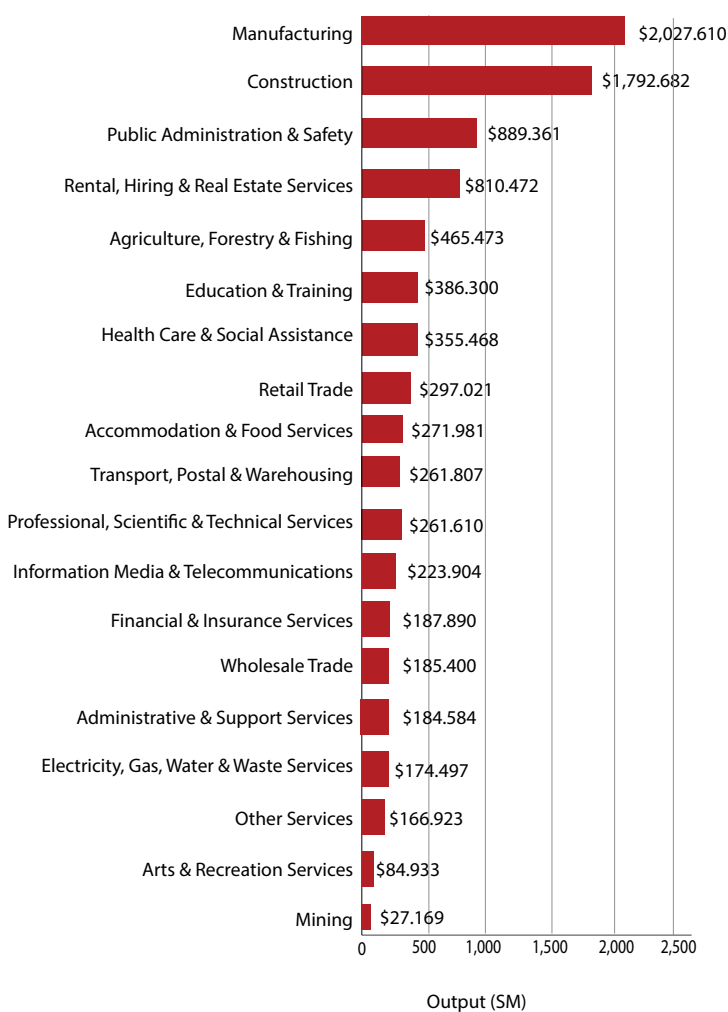
Figures 23: Sectors involved in equine industry.



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 24: Hawkesbury's product per capita.



Figures 25: Hawkesbury's employment industries.

- Recently, the Hawkesbury has 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%







# 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.

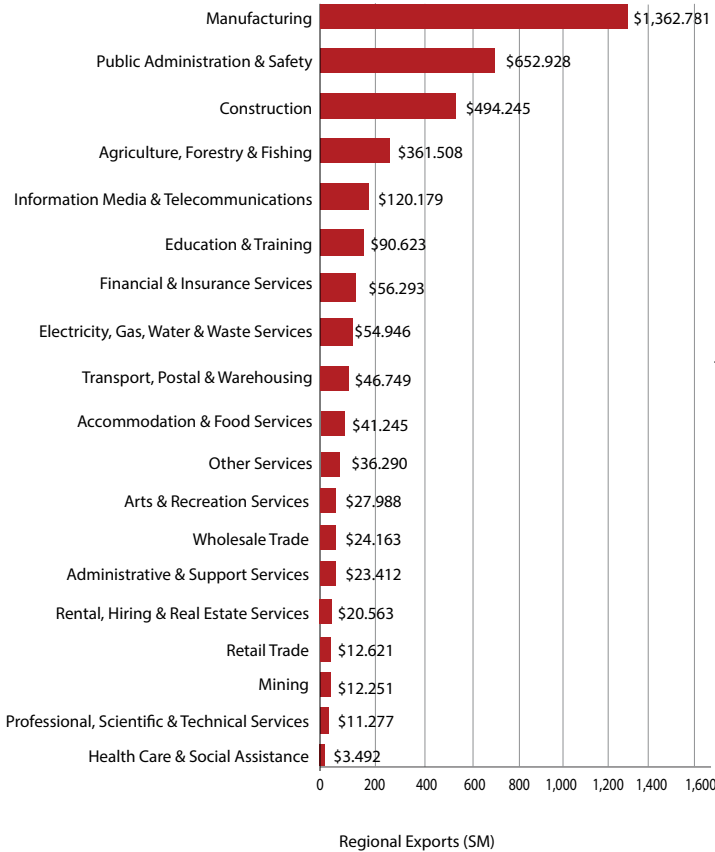


Figure 26: Hawkesbury's exports.



## Hawkesbury's Growing and Declining Industries

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

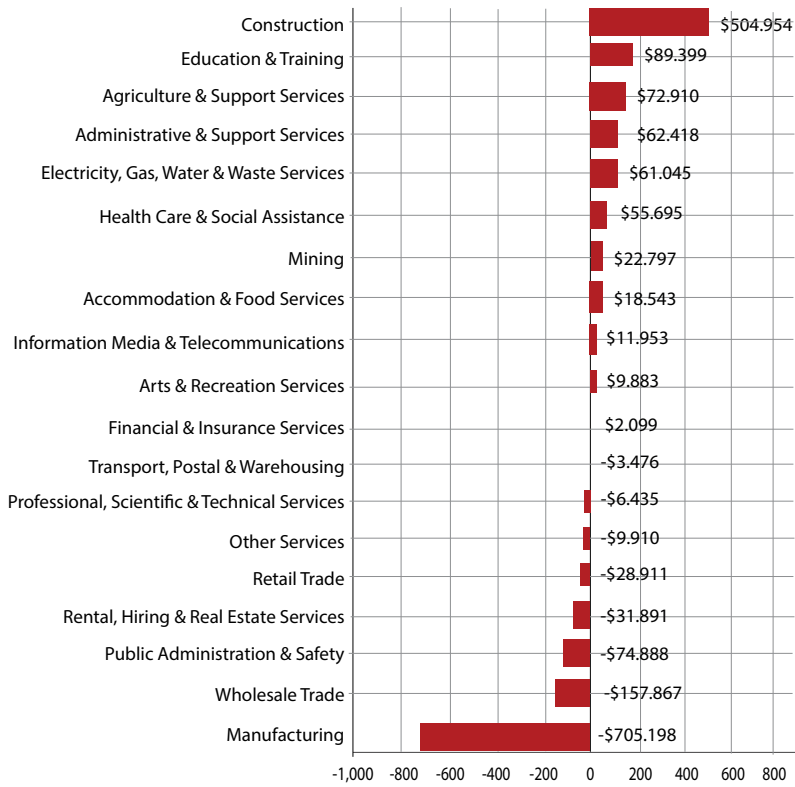
- 'Construction' increased by \$504.954 million or 39.2%
- 'Education & Training' increased by \$89.399 million or 30.1%
- 'Agriculture, Forestry & Fishing' increased by \$72.910 million

However, the largest declines in output in the Hawkesbury included 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



Change in Output, 2016 to 2017 (SM)

Figure 27: 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 value add to the 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 the ability of business 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 21: The sectors that can be hybridised.





# Hawkesbury's Tourism

Hawkesbury's tourism sector contributes \$263.4m as the ninth largest contributing sector towards the economy. The graph in Figure 28 shows the gross revenue generated by businesses and organisations in the Hawkesbury to service demand generated by tourism in the area. Approximately 39.6% of tourism output is associated with activity in 'Accommodation & Food Services'.

Hawkesbury's tourism sector is primarily comprised of small to medium sized tourism businesses with a number of these being seasonal or lifestyle operators. 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.

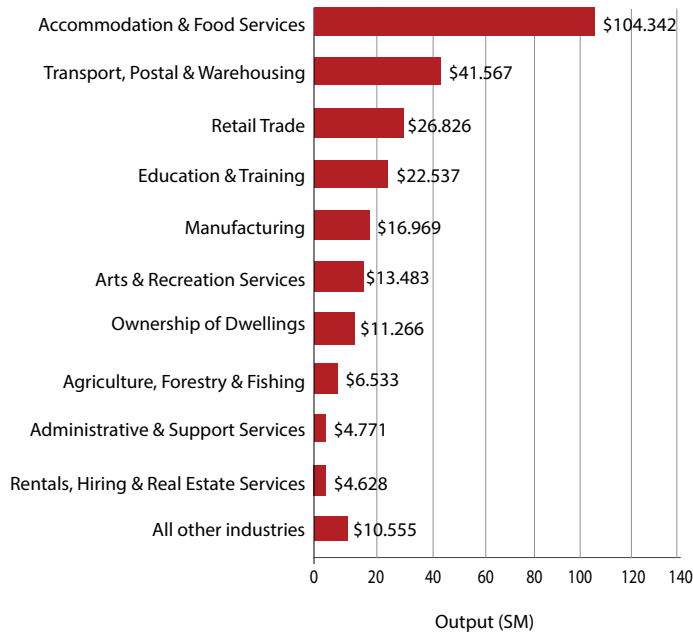


Figure 28: Gross revenue generated through tourism activities

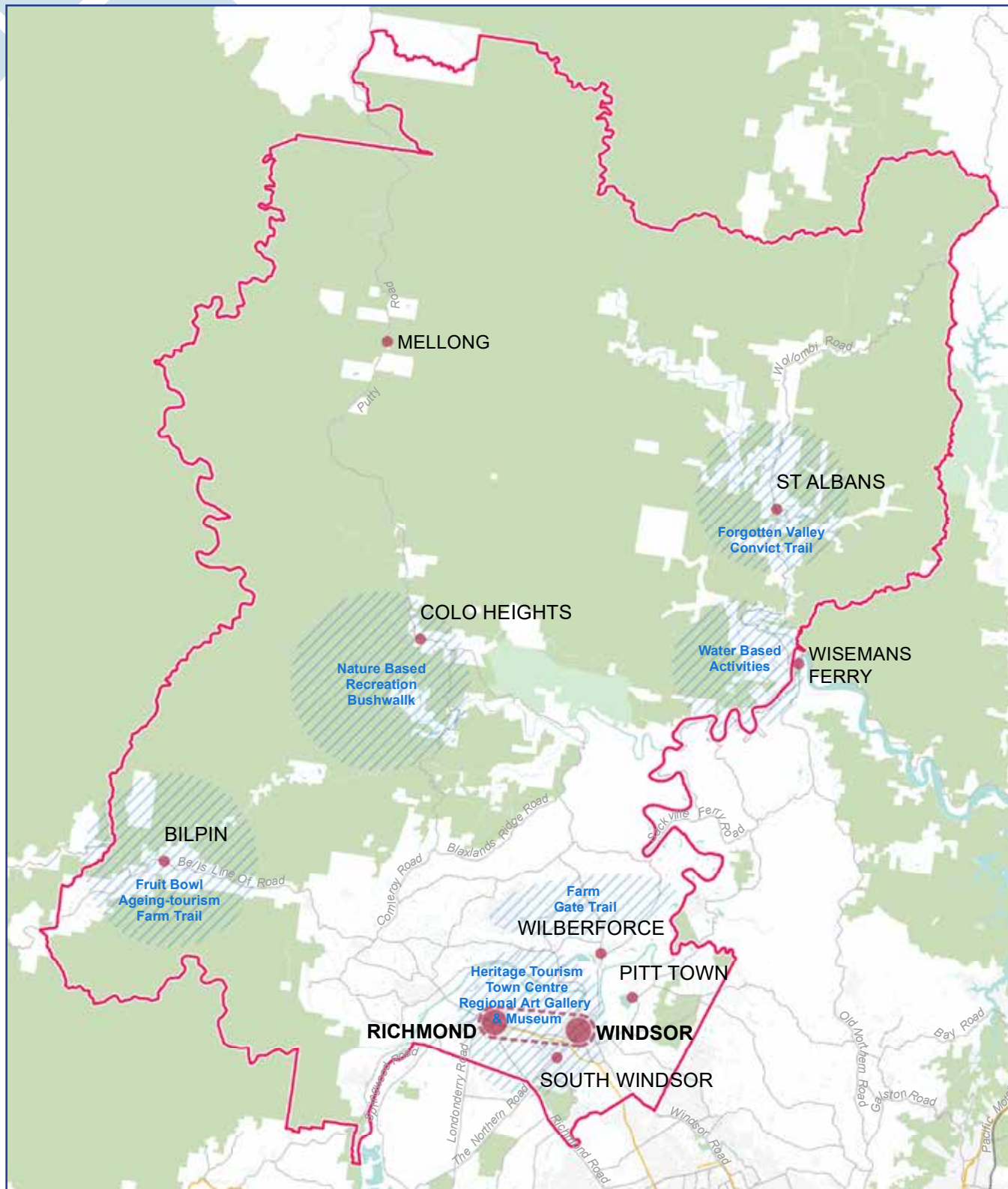
Overall, visitor numbers are increasing, with a 10.4% trend increase. The 'Domestic Overnight' visitor market accounted for 883,000 visitors (95%) of total visitors. The 'Business' visitor market is the largest source market in the region contributing just short of half of total visitation to the region.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

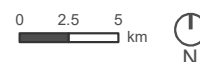
Council will take a stronger lead and play an active role in promoting Hawkesbury's tourism. Council will collaborate with stakeholders to form a robust working partnership to support industry initiatives and grow its visitor economy.



# Hawkesbury Tourism



## Tourism



- Village
- Strategic Centre
- Tourist Destination
- Railway
- Major Road
- Motorway
- Hawkesbury LGA
- National Park
- State Forest
- Urban Footprint
- Water body



## 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 bushland and valleys 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 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 centres have established as a stopover for passing by travellers and visitors. 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.

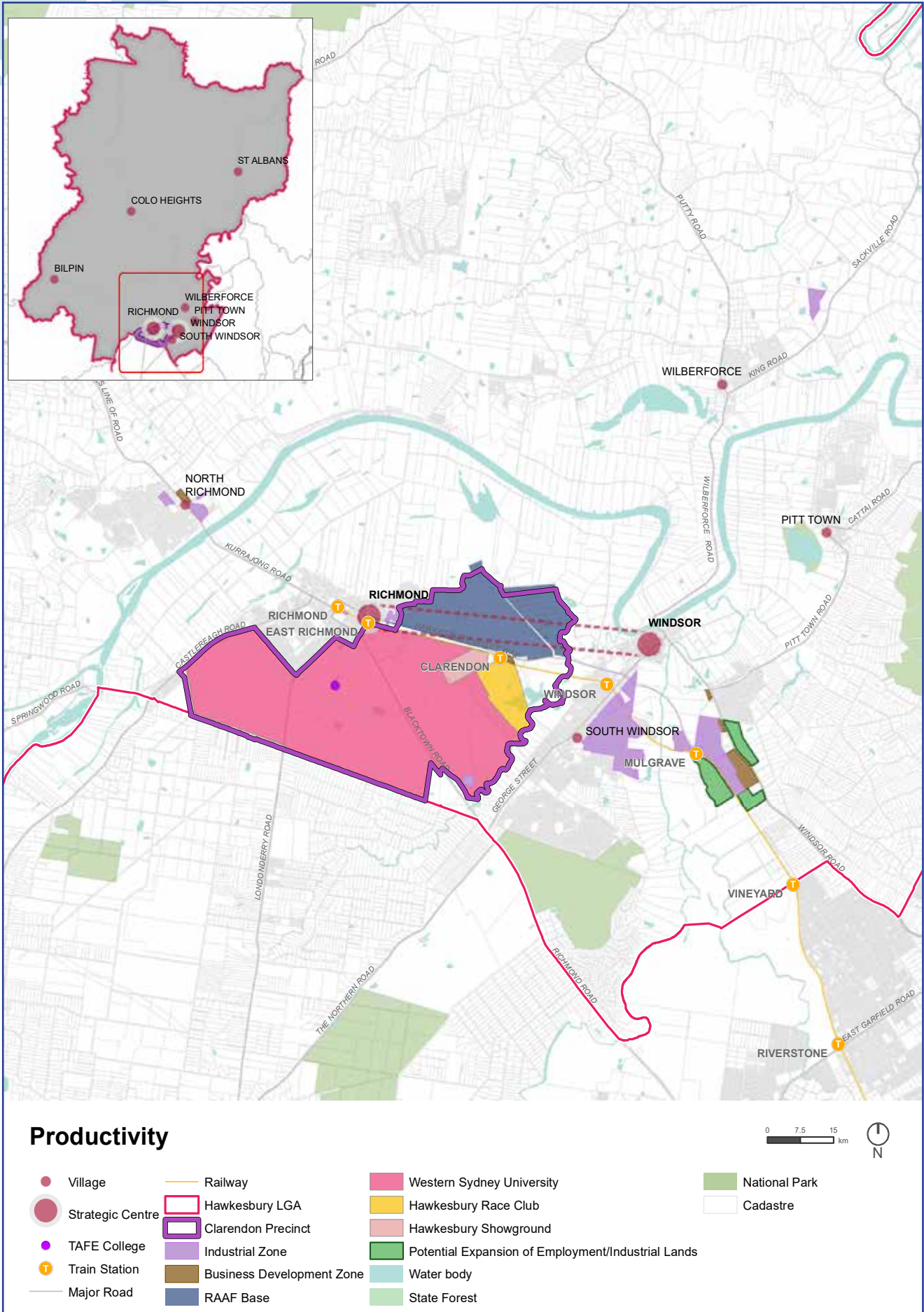
The LGA has a number of National Parks and state forest area. These parks and forests are managed by state government agencies and provide recreational activities such as mountain bike riding, bush walks, 4 wheel-driving etc. in different locations. Council will strengthen partnerships with these agencies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

Council will also work with Local Aboriginal Stakeholders and 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.



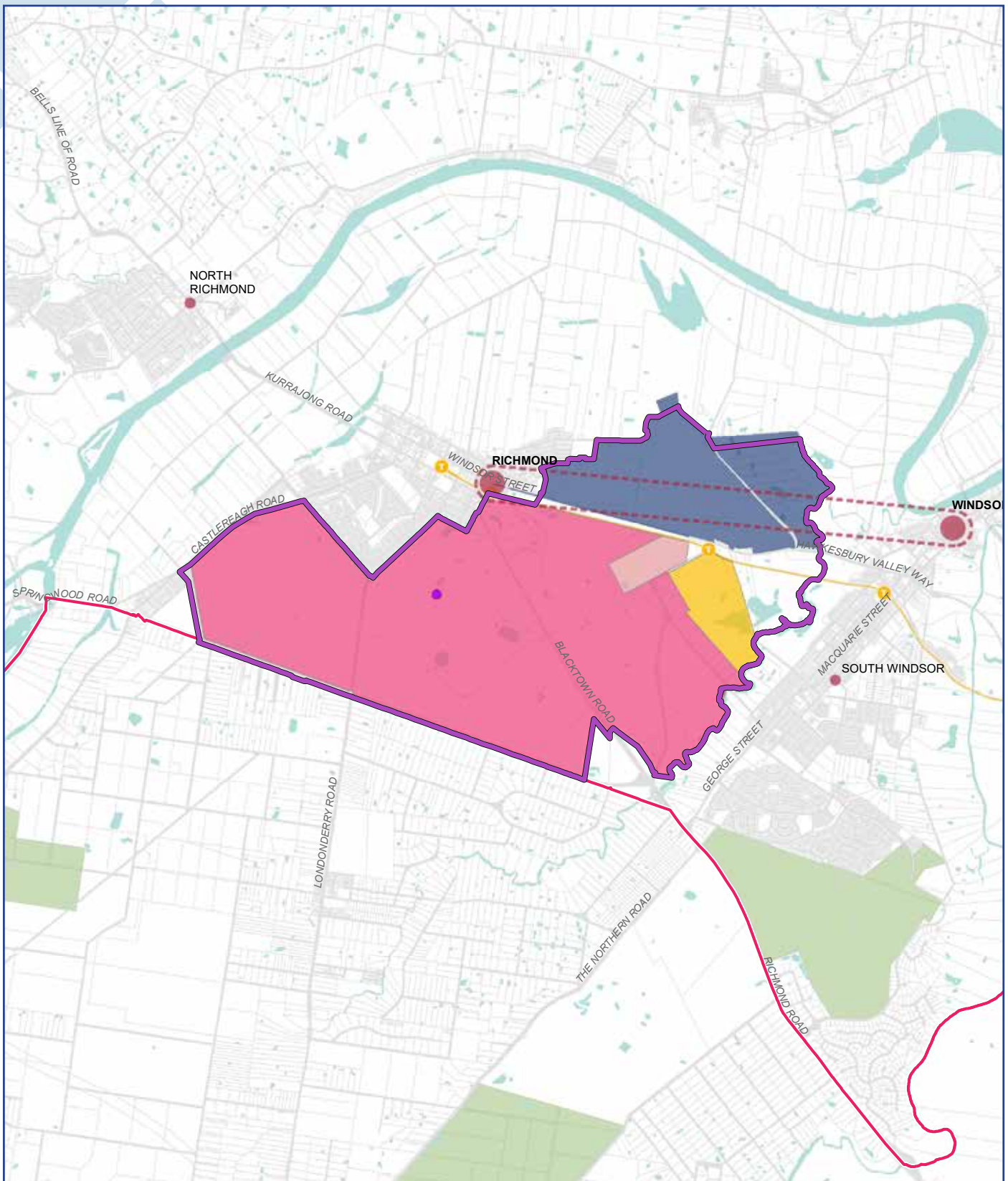
# Hawkesbury Productivity



## Productivity

- |                    |                             |  |                 |
|--------------------|-----------------------------|--|-----------------|
| ● Village          | — Railway                   | ■ Western Sydney University                          | ■ National Park |
| ● Strategic Centre | □ Hawkesbury LGA            | ■ Hawkesbury Race Club                               | □ Cadastre      |
| ● TAFE College     | □ Clarendon Precinct        | ■ Hawkesbury Showground                              |                 |
| ● Train Station    | ■ Industrial Zone           | ■ Potential Expansion of Employment/Industrial Lands |                 |
| — Major Road       | ■ Business Development Zone | ■ Water body   |                 |
|                    | ■ RAAF Base                 | ■ State Forest                                       |                 |

# Clarendon Precinct



## Clarendon Precinct



- |   |  |  |
|---|--|--|
| <span style="color: red;">●</span> Village  | <span style="color: yellow;">Ⓜ</span> Railway Station  | <span style="background-color: blue; color: white;">■</span> RAAF Base                                   |
| <span style="background-color: red; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> Strategic Centre | <span style="color: purple;">●</span> TAFE College   | <span style="background-color: lightblue;">■</span> Water body   |
| <span style="border-bottom: 1px solid grey; width: 20px; display: inline-block;"></span> Road                                       | <span style="border: 2px solid purple; width: 20px; height: 10px; display: inline-block;"></span> Clarendon Precinct | <span style="background-color: lightgreen;">■</span> National Park                                       |
| <span style="border-bottom: 1px solid yellow; width: 20px; display: inline-block;"></span> Railway                                  | <span style="background-color: pink;">■</span> Western Sydney University   | <span style="border: 1px solid grey; width: 20px; height: 10px; display: inline-block;"></span> Cadastre |
| <span style="border: 2px solid red; width: 20px; height: 10px; display: inline-block;"></span> Hawkesbury LGA                       | <span style="background-color: yellow;">■</span> Hawkesbury Race Club  | <span style="background-color: brown;">■</span> Hawkesbury Showground                                    |

## Hawkesbury Employment Lands Strategy 2020

Council is undertaking an Employment Lands Strategy in order to identify opportunities for employment lands within the Hawkesbury that ensures continued support for job creation, investment, business and industrial uses. The strategy recognises the importance of industrial and business zoned lands and the nature of change the economic sector is experiencing due to emerging technology and new industries with different requirements.

The Hawkesbury Employment Lands Strategy is analysing the quality and quantity of employment lands within the Hawkesbury, and provides guidance for land use planning that focuses economic development in the right locations that build on:

- the Hawkesbury's natural advantages, its rich soils and associated agricultural lands, and its areas of natural beauty and wilderness;
- its strengths, the cluster of aerospace, education, research and employment activities at Clarendon between Windsor and Richmond;
- Windsor and Richmond 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 focussed on heritage, rural character, equine industry, agriculture and environmental assets including the Greater Blue Mountains World Heritage Area, the Hawkesbury River and the surrounding agricultural lands of the Macquarie Towns.

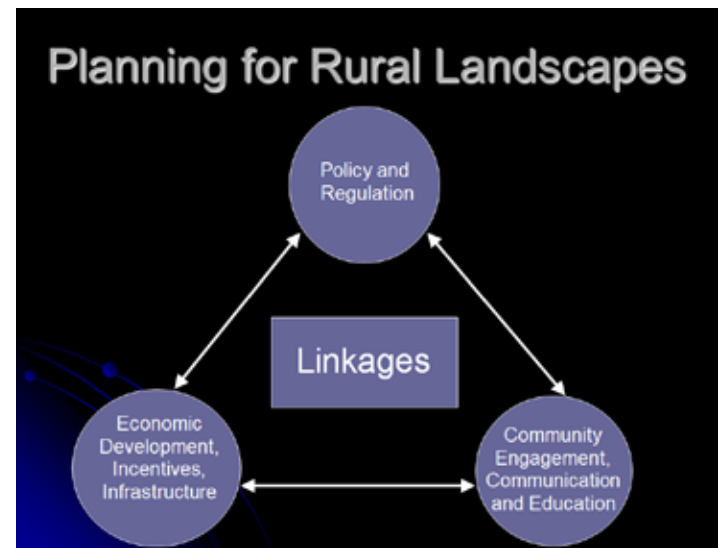
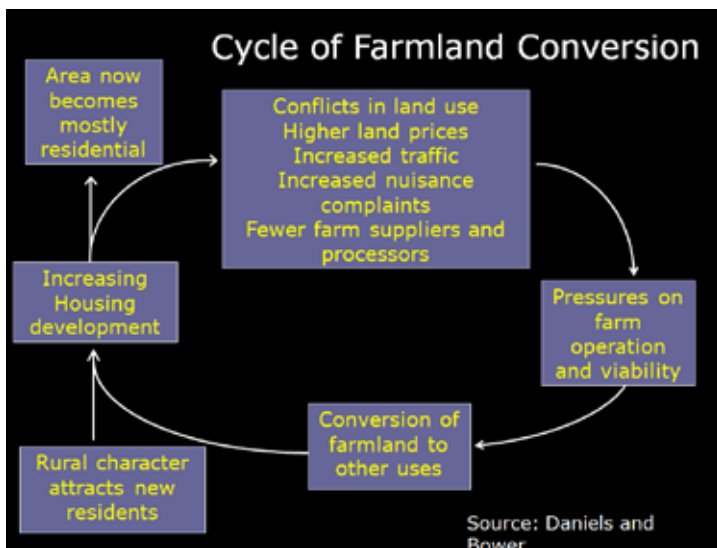
## Hawkesbury Rural Lands Strategy 2020

Council is undertaking a Rural Lands Strategy in order to analyse the quantity and quality of rural lands and identify the needs of the local community and their aspirations for the future of rural lands. The strategy investigates and makes recommendations in relation to the most viable agricultural uses across the LGA, and includes considerations for innovative agricultural activities that meets global export standards on prime agricultural land.

The study also identifies the economic, environmental and social opportunities for the preservation, management and enhancement of rural lands within the Hawkesbury for future, with in-depth consideration of the impact of climate change.

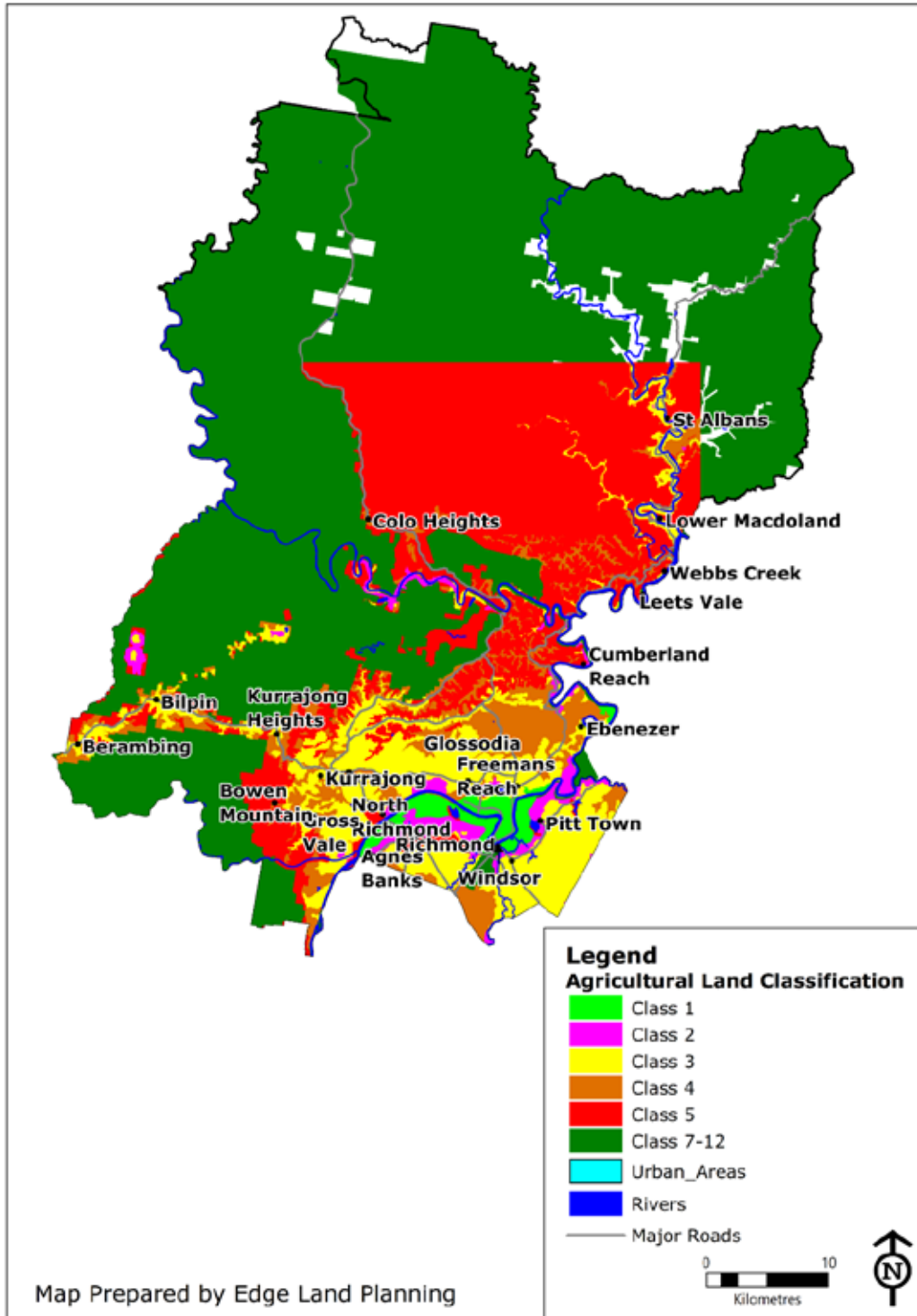
Whilst the Draft Rural Lands Strategy is yet to be completed, it will provide the evidence base to inform Council's policy and actions with respect to rural lands. The Draft Strategy has highlighted a number of the pressures faced by our rural lands.

The figures below illustrates the Cycle of Farmland Conversion which has been evident in many areas, including the Hawkesbury. The impact is through change of land use by sale of land where farms are sold and new owners convert the use to rural residential. It is imperative that management of rural lands especially one that is associated with agricultural productivity requires a robust linkage between the economic development, incentives, infrastructure which is regulated by policy that ensures that the agricultural activities are retained and enhanced. To enable this, strong community engagement and awareness with collaboration from Council, local farming associations and State Government Departments is essential.





The Agricultural Land Classification map below highlights the mapping of land for its suitability for agricultural land that has been carried out by the Department of Primary Industry. This does not reflect land use, particularly within National Parks and reserves, and other protected areas.



The Hawkesbury Rural Lands Strategy has identified that Hawkesbury’s future agricultural opportunities can be achieved through:

- new zoning and objectives that promote agricultural activities;
- link zones to incentives and land use conflict issues;
- economic development strategies and incentives;
- new agricultural practises such as protected cropping;
- linking to activities at the Western Sydney Airport precinct;
- correcting the existing land uses that are inappropriate for the uses;
- review of rural village zones;
- promote and link agriculture to tourism;
- Promote the equine activities with tourism;
- Preserve and promote the natural environment and local village character of the Hawkesbury.

## Planning Priority 8

Explore opportunities at the Western Sydney University, Richmond RAAF Base and other industries to create value chain at the Western Sydney Airport.

The Western City District Plan states 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. Activities at the Richmond RAAF Base and its existing facilities, Western Sydney University – Hawkesbury Campus, and TAFE Richmond play a significant role in the overall productivity of the LGA. The Western Sydney University is working in collaboration with the government agencies and local government to implement programs that provide local opportunities for international students.

Council supports the NSW Department of Industry in their initiative in leading the development and coordination of sector-specific industry development strategies to grow and globally position key sectors of the economy. The Western Sydney University Richmond Campus provides strategic advantage to the area by being the knowledge hub that potentially will deliver projects that build better collaboration and encourage economic growth through:

- Financial services,
- Medical technology,
- Creative industries,
- Transport and logistics, and
- Energy and resources.

Hawkesbury anticipates taking full advantage of the assistance from NSW Trade and Investment to develop its industry sectors through international investment attraction, export support and the promotion of the Hawkesbury as a globally competitive, strong and agile economy.

Skills gaps 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 the involvement of young people in the knowledge based industries. Vocational training will be encouraged for adults and seniors who want to remain in the workforce.

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

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

## Planning Priority 9

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

The right to self-determination has particular application to the 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.

Hawkesbury's Aboriginal community, their histories and connections to Country and community and continued contributions towards the LGA's heritage, culture and identity is highly valued. These are the levers that will provide synergy to support Aboriginal self-determination through economic participation and contemporary cultural expression and development of culturally appropriate social infrastructure.

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.



# Planning Priorities

## Innovative and adaptable



### Planning Priority 7

**Promote and support all sectors of industry and businesses in the Hawkesbury to meet current and future demands and trends.**

#### Measure

- Improved and increased Hawkesbury's Gross Regional Product.
- Innovative industries and agri-business initiatives in the Hawkesbury.
- Increased tourist and visitor related activities and services.
- Increased number of jobs by industry.
- Employment lands retained and enhanced at appropriate locations.

#### Timeframe On-Going

#### Actions

- 7.1 - Protect and foster all sectors of industries and business locally and globally and encourage digital technology innovations.
- 7.2 - Promote Hawkesbury's art and culture through engaging local artists and story tellers through the local gallery and museum events.

#### Short - Medium Term

- 7.3 - Encourage tourism experiences and opportunities that do not compromise agricultural lands.

- 7.4 - Partner and form alliance with neighbouring LGAs and government agencies to explore opportunities to enhance export capability for industries and agriculture in the LGA.

#### Short - Long Term

- 7.5 - Prepare and implement the Hawkesbury Employment Lands Strategy..

### Planning Priority 8

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

#### Measure

- An agglomerated Clarendon Precinct developed where activities from the WSU, RAAF Base and Equine industry create synergy and value chain to lever activities at the Western Sydney Airport.

#### Timeframe Medium - Long Term

#### Actions

- 8.1 - Facilitate the development of the Clarendon Agglomerated Precinct.
- 8.2 - Identify opportunities that will assist industries in creating a value chain with the Sydney Western Airport activities.

### Planning Priority 9

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

#### Measure

- Improved economic self-determination of the Aboriginal Community.

#### Timeframe Short – Medium Term

#### Actions

- 9.1 - Collaborate with the Local Aboriginal Land Council and Aboriginal communities to promote tourism opportunities and where appropriate lever increase economic participation on country through land uses.



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 grey jacket and a wide-brimmed hat, while the hiker in the background is wearing a blue shirt and a hat, carrying 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

Of the almost 2,776km<sup>2</sup> of land within the Hawkesbury LGA, approximately 70% is contained within National Parks, natural reserves and State recreation areas. The Hawkesbury's diverse environment is a key part of our identity and it is incumbent on Council, together with the community to take responsibility to protect and preserve it for the future generations. The Hawkesbury contains UNESCO World Heritage Listed areas, and is also home to a diversity of flora and fauna which inhabit the bushlands, forests, wetlands, mountains, gorges, creeks and the rivers it contains and which play a vital role in preserving and regenerating ecosystems.

The Hawkesbury community need to be aware and prepared for natural disasters of bush fires and flooding together with extreme heat waves due to climate change. Crucial to building a strong and resilient community is the ongoing awareness support and partnerships between Council, SES, NSW RFS and the Hawkesbury community.

### Planning Priority 10

An aware and resilient city that can adapt to natural hazards of flood, bushfire and climate change.

## Flooding in the Hawkesbury-Nepean Valley

The Hawkesbury-Nepean Valley floodplain covers an area of 425km<sup>2</sup> and is comprised of a semi-rural landscape, and urbanised areas located primarily within four local government areas including Hawkesbury, Penrith, the Hills Shire and Blacktown. Some of these local government areas are experiencing high rates of growth. The valley has a high flood hazard, with both historical and geological evidence of widespread flooding across the valley.

The Hawkesbury Nepean Flood Risk Management Plan (Resilient Valley Resilient Communities) prepared by Infrastructure NSW highlights that there is also a high level of flood exposure as the floodplain is located in an area with a large and growing population. Should expansion of development across the valley continue, this will mean that flood exposure will increase in the future. Up to 134,000 people live and work in the floodplain area across various local government areas, and will require evacuation in an extreme event. Over 25,000 residential properties and 2 million m<sup>2</sup> 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 floodwater 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.

Compared to other Metropolitan LGA's, Hawkesbury has a unique flood characteristic with larger depths of floodwaters of 17 metres at the 1:100 food level and upto 26 metres in the Probable Maximum Flood which represents significantly increased risks compared to other floodplains.

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

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.

Should a 1:100 flood occur today, more than 64,000 people would need to evacuate the Hawkesbury- Nepean Valley. This number could rise to 90,000 people for a 1 in 500 chance per flood i.e. the same as the highest recorded flood in 1867. Figure 30 illustrates the unique characteristics of flooding in the Hawkesbury compared to other areas in NSW.

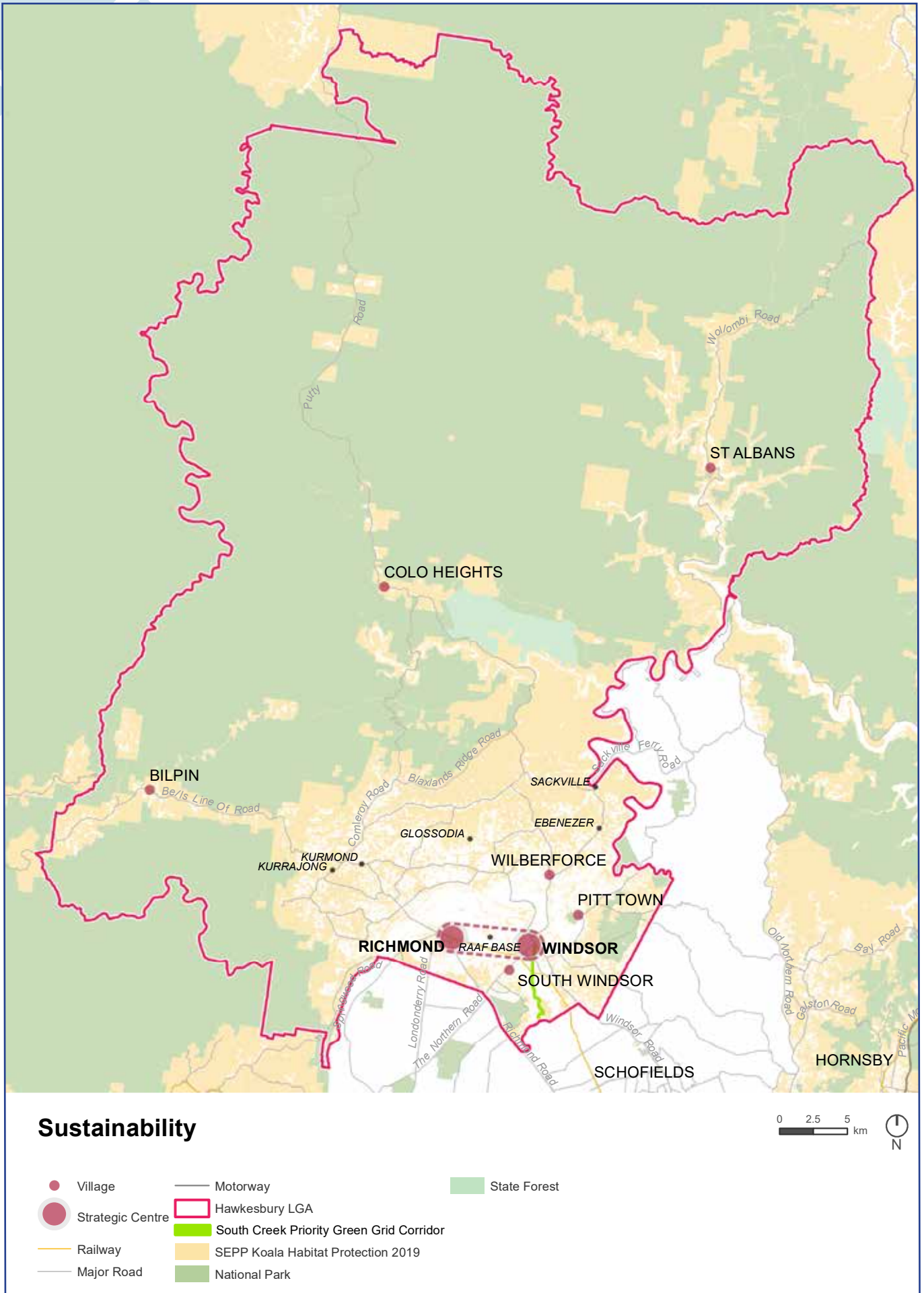
Despite the nature and depth of flooding in the Hawkesbury, until February 2020, no significant flood had occurred for 28 years. Table 1 indicates previous recorded floods prior to February 2020 and Table 2 indicates predicted flood heights.

The MacDonald 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 with the State Emergency Services relying on intelligence from contacts in the valley. The population base in the MacDonald Valley has mostly lived in the area for a significant period and understand the need for flood preparedness. Historically, many residents have 'sheltered in place' during flood events.

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 visitors in the area. The Council will encourage tourist activity hosts such as B&B, hotel and motel businesses to include flood evacuation

# Hawkesbury Sustainability





and preparedness information provided to visitors about the hotel premises.

In areas where the risk to life and property is high, Council will discourage interfraction of development. 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, the Hawkesbury LEP 2012, Clause 6.3 – Flood Planning provides legislative guidance to development in the floodplain if the development is compatible with the

- balancing desired development outcomes in strategic centres with appropriate flood risk management outcomes
- avoiding alterations to flood storage capacity of the floodplain and flood behaviour through filling and excavation ('cut and fill') or other earthworks.

In the interim, Council has adopted Flood Policy 2020, the purpose of which is to:

- highlight Council's position in respect of the need for a collaborative approach across all levels of government to respond to issues associated with floodplain management across the Hawkesbury-Nepean Valley, and

to set the information and development controls to be used for the preparation and assessment of Development Applications for land affected by the 1:100 ARI flood event to address the requirements of Clause 6.3 - Flood planning of Hawkesbury Local Environmental Plan 2012.

The Flood Policy 2020 includes a Schedule of Flood Related Development Controls, which provides up-to-date, relevant, and best practice controls to meet the requirements

of Clause 6.3 – Flood planning of Hawkesbury Local Environmental Plan 2012, and to clearly express how a proposed development's suitability is assessed in relation to the impacts of flooding.

The controls within the Flood Policy 2020 are based on the Hazard Category in which a development will be situated, and provides appropriate controls dependent on whether the proposed is:

- new development, or
- is for the purposes of additions, alteration, intensification, rebuilding or redevelopment of an existing use, or
- if an existing use, whether or not it is within a compatible or incompatible Hazard Category.

Council is also actively involved in the Regional Land Use Framework for flooding within the Hawkesbury Nepean Valley being coordinated by the Department of Planning, Industry and Environment.

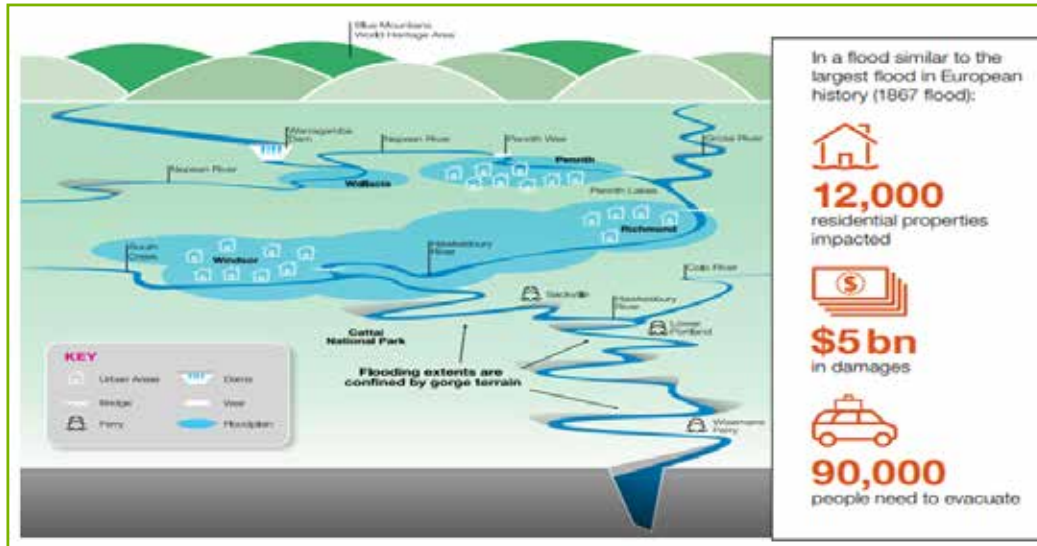


Figure 29: Hawkesbury's Nepean Floodplain.

flood hazard of the land. However, compatibility of a new development with the hazard categories is dependant on:

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

Infrastructure NSW's Hawkesbury-Nepean Regional Flood Study indicates that even 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.

The current flood planning level within the Hawkesbury is the 1 in 100 year flood levels. Council will consider the Infrastructure NSW Hawkesbury-Nepean Regional Flood Study and use of the information from the Department of Planning Industry and Environment's Flood Prone Land Package when completed, in order to prepare robust planning controls to guide future development within the flood prone areas.

While this work is underway, the following planning principles will be considered for both local strategic planning and development decisions:

- avoiding intensification and new urban development on land below the current 1 in 100 chance per year flood event
- providing for less intensive development or avoiding certain urban uses in areas of higher risk and allowing more intensive development in areas lower flood risk, subject to an assessment of the cumulative impact of urban growth on regional evacuation road capacity and operational complexity of emergency management



Figure 30: Characteristics of Hawkesbury's flood comparison



River	Prior to Feb 2020 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: Flood Events in the Hawkesbury.

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: Projected Flood Events in the Hawkesbury.

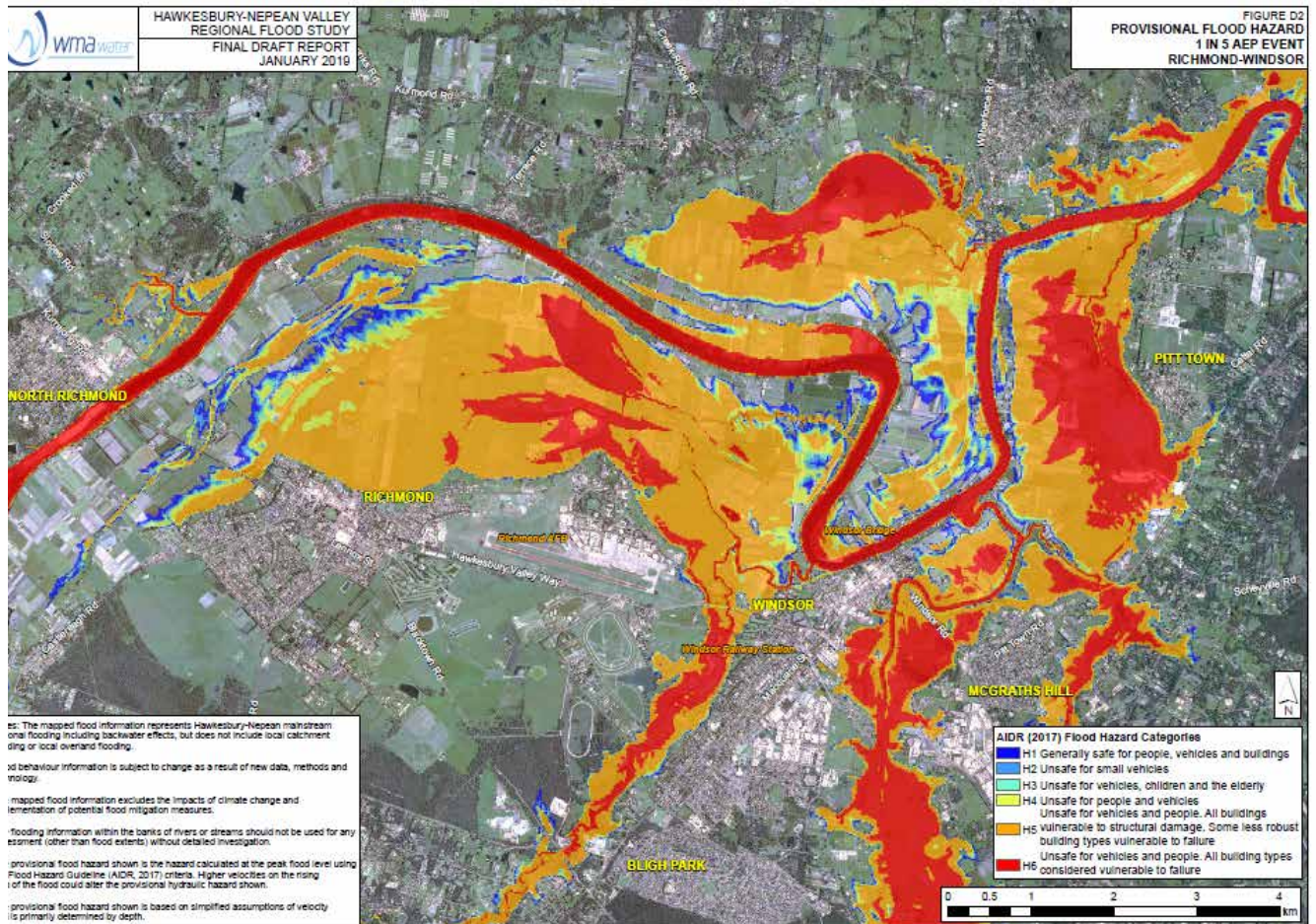
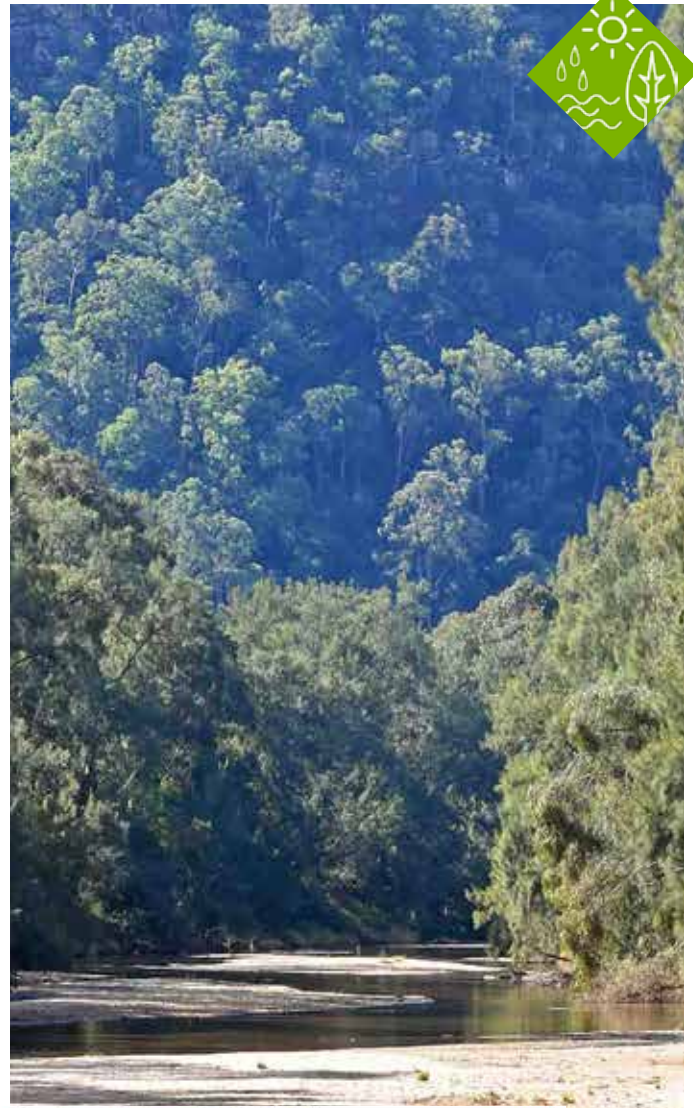


Figure 31: Flood impact of 1 in 5 AEP event., Windsor-Richmond.

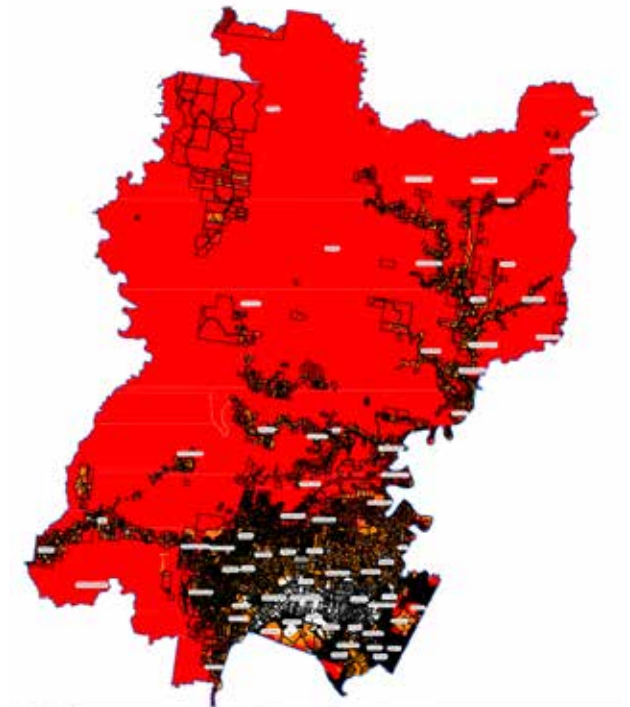
# Bushfire



in the Hawkesbury in late 2019/early 2020. Properties and lives have been under extreme danger, with property loss and damage.

This recent bushfire season is a catalyst for Council to ensure that current bushfire management strategies are reviewed. The need for greater awareness of natural disasters has been highlighted in order to help build greater community resilience. Current partnerships with the NSW Rural Fire Service and other agencies will be strengthened further.

To ensure that the Hawkesbury has a sustainable environment, green infrastructure has to be planned and delivered at a scale that ensures its appropriate management. This network of green infrastructure is consistent with that detailed within the Sydney Region Plan, and includes Hawkesbury's green spaces, natural systems and semi-natural systems that support sustainable communities. It has connected elements, including waterways, wetlands, national park and reserves, bushland, scenic landscapes, flood plains and farmland. The protection of scenic and cultural heritage together with productive landscapes is considered essential.



Hawkesbury City Council – Bush Fire Prone Land Map

Figure 32: Hawkesbury's Bush Fire Prone Land Map.

With almost 70% of the Hawkesbury within National Parks and state forests, bushfire management is critical. Council in partnership with the NSW Rural Fire Services works collaboratively and continuously to ensure that the community is protected from the natural disaster of bushfires.

Previously, the Hawkesbury has experienced bushfires. However, the extreme longer period of drought and prolonged hotter days has seen severe bushfire events

To manage the impact of climate change on the natural environment, Council will commit to maintaining the health of the Hawkesbury River, South Creek and other river systems, and also investigate the creation of networks within the green grid to allow passive recreation opportunities. This will also assist in cooling the environment as well as protecting the aquatic ecosystem in and around the green spaces and wetlands.



Gospers Mountain



# Climate Change

The Hawkesbury Community Strategic Plan 2017-2036 recognises the impact of climate change and the importance of environmental sustainability. The Hawkesbury community aspires to becoming a carbon neutral local government area.

Adapting to climate change and mitigating the impacts of urban heat is crucial for the Hawkesbury's future resilience to natural hazards and managing the impacts on human health.

Global warming leading to climate change has resulted in intense weather patterns including frequent heatwaves resulting in extreme weather, frequent bushfires, heavy rainfall, sea level rise and flooding, which has adverse effects to the riparian ecosystems, biodiversity as well as to the community.

It is important that the Hawkesbury community understand that it is everyone's responsibility to take action to mitigate the effects of climate change and to preserve and enhance natural systems.

Council has committed to climate change initiatives by becoming partners with a number of organizations and programs that foster and advocate for addressing climate change and reducing carbon footprint.

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 'Hawkesbury Sustainability Strategy' to form actions to mitigate the impacts of climate change. Implementation of the Strategy will include embedding robust actions into policies and educating the community about improving sustainability by reducing carbon emissions, incorporating natural landscape features into the urban environment, protecting and managing natural systems, cooling the urban environment, innovative and efficient use and re-use of energy, and educating communities on natural and urban hazards, shocks and stresses.

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 differentiate 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.

Heatwaves are becoming hotter, more intense, last longer and occur more often. The Hawkesbury LGA experiences continuous 5-10 days with temperatures greater than 35 degrees and these are projected to worsen. Prolonged periods of 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. Extreme heat impacts the infrastructure especially the electricity transmission and other essential services such as transportation. The increased number of heat wave days can have adverse impact on the elderly and people with pre-existing medical conditions. There are also a number of indirect effects of extreme heat on people's health, leading to reduction in work ability.

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

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 marsupials at increased risk of population decline and eventual extinction.

Other impacts of heat waves that are detrimental to the Hawkesbury's environment include the resulting drought and bushfires. Council acknowledges the urgency to limiting the increase in heatwave activity and reductions in the emissions of greenhouse gases.

To achieve this aim, Council will implement climate smart land use management policies to plan for climate risks and provide targeted support for households, communities and businesses. Figure 27 illustrates the number of heatwave days with temperatures over 35 degrees.

The built form should reflect sustainable urban design principles that respond to risks of heat stress by minimising reliance on mechanical heating and cooling through various measures.

Council acknowledges that to reduce the effects of global warming and climate change, significant work needs to be done to reduce emissions of greenhouse gases in the atmosphere. There are certain measures that can be immediately implemented such as spreading awareness of global warming and encouraging recycling reuse and protecting the forests and bushland.

However, solutions such as renewable energy are dependent upon Council's financial capacity and ability to lobby government or investor lead pilot projects in the LGA.

Council will continue to form partnerships with all tiers of government, the Hawkesbury Community, and stakeholders in order to work collaboratively to mitigate the impacts of climate change.

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



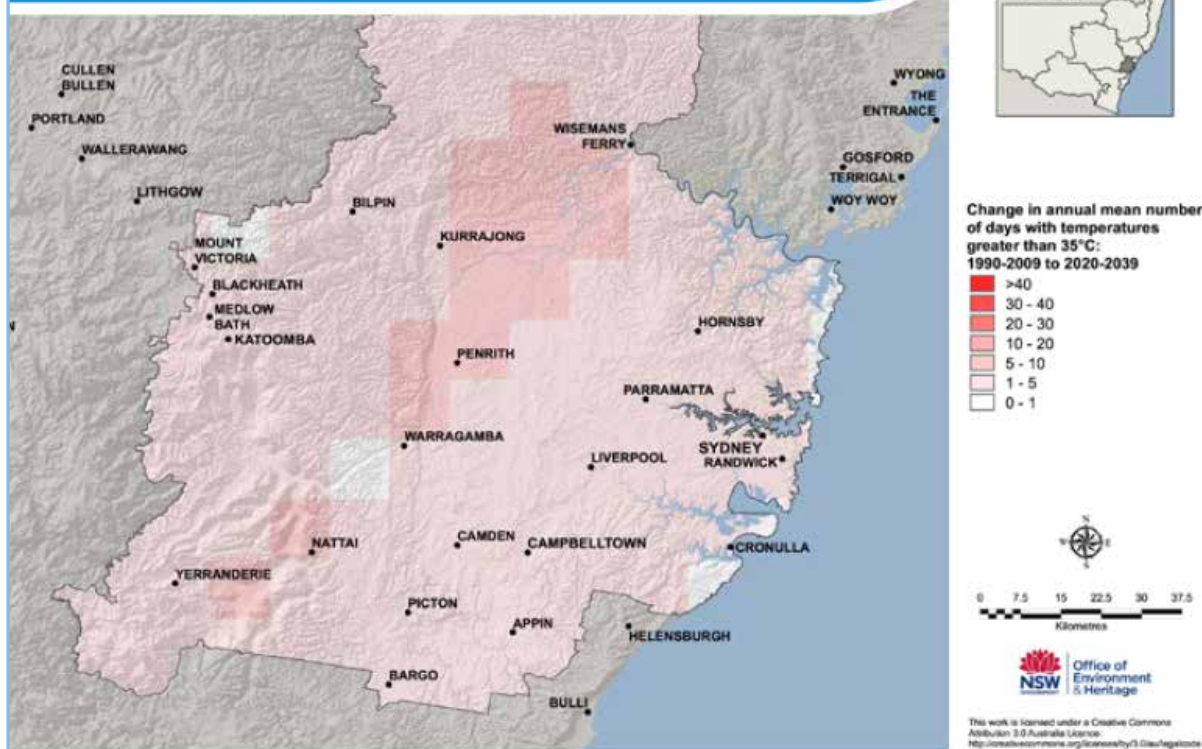
Council has also partnered with the Western Sydney Regional Organisation of Councils (WSROC) in terms of various environmental sustainability initiatives associated with renewable energy, energy efficiency, and urban heat impacts.



Aerial view of Hawkesbury River



# WESTERN SYDNEY EXPERIENCES MORE EXTREME HEAT EVENTS, AND THESE ARE PROJECTED TO WORSEN. WE NEED TO ACT NOW.



2030 - Increasing number of days per year above 35°C

Figure 33: Number of heatwave days in Hawkesbury with temperatures of 35°.





## Metropolitan Rural Area (MRA)

As detailed in the Western City District, the Hawkesbury's rural areas contribute to habitat and biodiversity, support productive agriculture, provide mineral and energy resources, and sustain local rural towns and villages. They are part of the larger Metropolitan Rural Area, and combined with the Protected Natural Area, comprise the majority of the LGA.

The District's rural areas are framed by bushland and national parks to the west. They include the floodplains along the Hawkesbury River, the hills and steep ridgelines, and areas of outstanding cultural heritage value.

The Western City District Plan notes: "Maintaining and enhancing the distinctive character of each rural and bushland town and village is a high priority. Ongoing planning and management of rural towns and villages will need to respond to local demand for growth, the character of the town or village and the surrounding landscape and rural activities. Rural and bushland towns and villages will not play a role in meeting regional or district scale demand for residential growth.

Rural-residential development is not an economic value of the District's rural areas and further rural-residential development is generally not supported. Limited growth of rural-residential development could be considered where there are no adverse impacts on the amenity of the local area and the development provides incentives to maintain and enhance the environmental, social and economic values of the Metropolitan Rural Area.

A place based planning approach will guide future development in order to meet local needs and demand within the Metropolitan Rural Area.

## Hawkesbury's Riparian Lands

The landscape of the Hawkesbury is characterised by its waterways and natural areas in and around it. The Hawkesbury is the home to five rivers, numerous creeks and wetlands.

Waterways support coastal, marine and groundwater dependent ecosystems which benefit from continued protection and management, thus, the health of waterways is essential. It is imperative that management of coastal catchments are undertaken in accordance with the Coastal Management Act and SEPP Coastal Management.

Aboriginal people within the Hawkesbury have a strong cultural attachment to the rivers, and the banks and trees around it that now provide important natural, economic, cultural and recreational assets.

The Hawkesbury-Nepean River catchment is one of the largest water catchments east of the Great Dividing Range. The river system is a source of drinking water for most of the Greater Sydney, Illawarra and Central Coast with major water storage at the water dams including the Warragamba.

The Western City District Plan recognises the Hawkesbury River as a highly valued natural asset that links protected bushlands, with rural and urban areas. It is imperative that the health of waterways is improved and maintained at a level that sustains the marine and ground water ecosystems. However, activities associated with the river and its tributaries such as tourism, urban development and intensive agricultural activities can cause profound damage to the health of the river and its ecosystems.

Council will consider actions within the Hawkesbury Sustainability Strategy to educate and create awareness to ensure that the health of the waterways within the Hawkesbury is enhanced and protected. Council understands that it's paramount to have an integrated approach to the protection and management of waterways with comprehensive monitoring and reporting of the water health. Currently, Council in collaboration with the other Council's within the Western City District is undertaking the "Western Parkland City Sensor Network Project" to monitor water quality of the Hawkesbury River. The project is a pilot and if successful will roll out to assess other waterways in the region. The project is funded through the Western City Deal.

**Air quality** in the Western City District is generally considered to be good, but climate change impacts leading to extreme heat and resulting bush fires can lead to increases in air-pollution exceeding acceptable standards.

Urban development, particularly industrial has the potential to impact on air quality of the Western City District as pollutant air can get trapped within the Sydney Basin for longer periods.



Hawkesbury River, Yarramundi

## South Creek

South Creek from Narellan to the Hawkesbury has been identified as an important environmental spine for the Western Parkland City. Restoring and protecting the South Creek corridor is an important element to creating a sustainable urban parkland. It is one of the natural assets that the Western Sydney Airport and the surrounding development will be dependent on for providing cool, green, local habitat and an attractive landscape. Past rural activities and urban developments have had a profound negative impact on South Creek which enters the Hawkesbury River at Windsor.

The development of the Western Sydney Airport and surrounding residential development will put further pressure on South Creek as the demand for passive and active recreation increases. It is crucial that all Councils within the Western Parkland City work in partnership to ensure that the health and well-being of South Creek, its tributaries and the ecosystems dependent on this creek are managed and maintained.

Council will work in collaboration with other Western City Parkland Council's to implement the South Creek Project which intends to create a continuous open space corridor along the entirety of South Creek that provides ecological protection and enhancement, better stormwater treatment and regionally significant corridor for recreation purposes. The upgrade of the Governor Philip Park at Windsor through the 2017-2018 Metropolitan Greenspace Project was linked to the South Creek Project.

The Upper Hawkesbury River flows through the LGA, from Yarramundi to Wisemans Ferry, 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 such as 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. 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. Council aims to facilitate the regeneration of the wetlands and lagoons to 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. Land use along the bank of the river has direct impacts on the health of waterways.

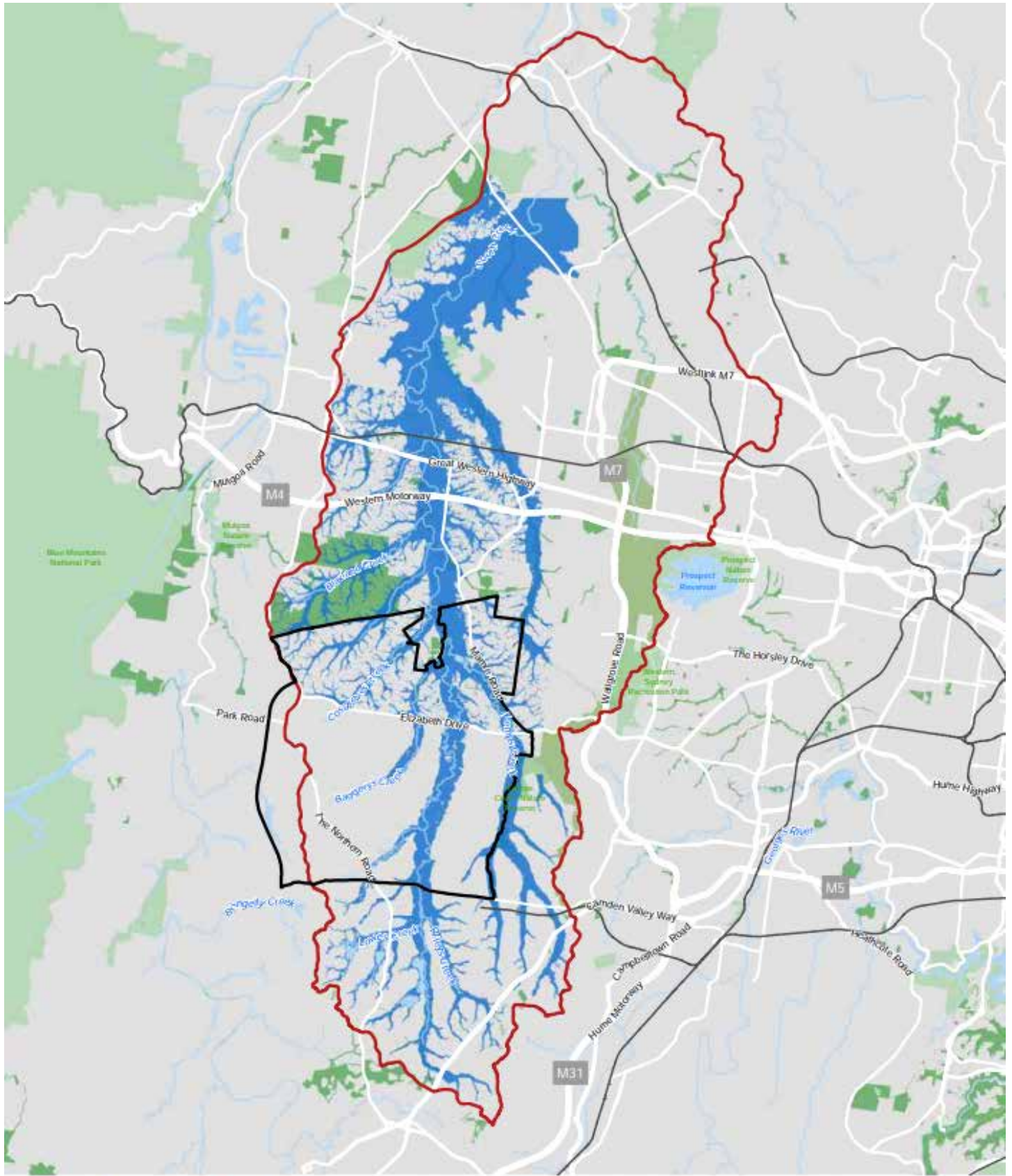
To manage the pressures on the river a Coastal Zone Management Plan (CZMP) has been prepared. Preparation of the CZMP included consultation with landowners and key river users. The CZMP also looked in detail at some of the areas of erosion and structures (like jetties and seawalls) that have been built along the river and also areas of weed infestation.

Council is currently preparing a Coastal Management Plan in conjunction with five other Hawkesbury River Councils.



Pughs Lagoon, Richmond





**South Creek Catchment**  
**Western Sydney Aerotropolis**

- Western Sydney Aerotropolis
- South Creek Sub Catchment
- Probable Maximum Flood (PMF) (JACOBS, 2017)



Figure 34: South Creek Catchment



# Biodiversity

The Hawkesbury LGA contains extensive areas that have high biodiversity value, which within National Parks and State Reserves are protected through a range of State and Commonwealth Legislation.

Council has formed partnerships with and works collaboratively with relevant State agencies to provide updated maps of areas of high biodiversity values and protect and enhance the environment at the same time. Biodiversity off set mechanisms will be established to ensure that development within the Hawkesbury compensates for any disturbance or loss of biodiversity. Where remnant vegetation exists within development sites, Council encourages its incorporation into the design of the development.

Council is undertaking biodiversity mapping in order to assess and develop a strategy around protection of land with high biodiversity value, including the following classifications:

- 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.

Existing zones within the Hawkesbury LEP 2012 that identifies and protects biodiversity within the LGA include E2-Environmental Conservation, RE1-Public Recreation, SP2-Infrastructure, W1-Natural Waterways, and W2-Recreational Waters. Figure 35 illustrates the distribution of Priority 1 and 2 Biodiversity land across the LGA.

The vegetation of the Hawkesbury is diverse and complex, and reflects 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 can be recognised by the dominant species *Eucalyptus moluccana*, *E. tereticornis* and *E. fibrosa*. The topography is undulating 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.

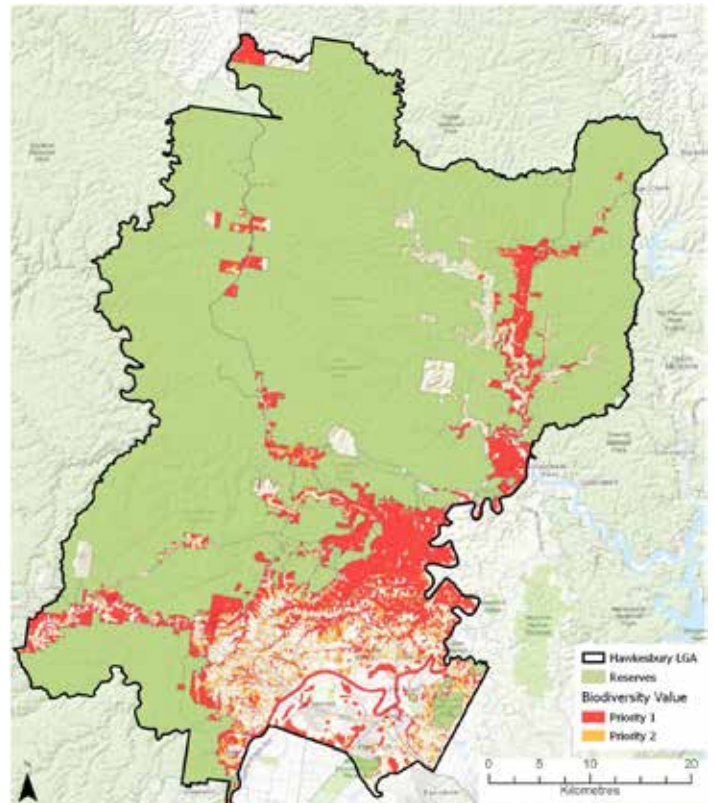


Figure 35: Biodiversity distribution

## **Hawkesbury Nepean River floodplain and associated ecosystems**

- The underlying sediments 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.

## **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.



Figure 36: Hawkesbury's National Parks and significant forests.



Hawkesbury rural views



# Koala habitat

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 natural areas. Council is creating awareness in the community 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 in the Hawkesbury.

The bushfires of late 2019/early 2020, also known as the "Black Summer" devastated many parts of Australia with a period of unusually intense bushfires. An estimated 512,000 hectares across the Hawkesbury, and adjoining LGA's was affected when a lightning strike ignited the fire at Gaspers Mountain on 26 October 2019. Areas affected by the bushfires in the Hawkesbury included Bilpin, Wollemi National Park, Upper Colo. These are the areas where Koala sitings have been made, and mapped.

Council will consider the inclusion of koala sited areas as a conservation area within the Hawkesbury Local Environmental Plan 2012, and explore ways in which to raise awareness for residents and visitors in these areas about protection of the koalas. Council will also prepare a Koala Management Plan to guide development within the Koala identified areas.

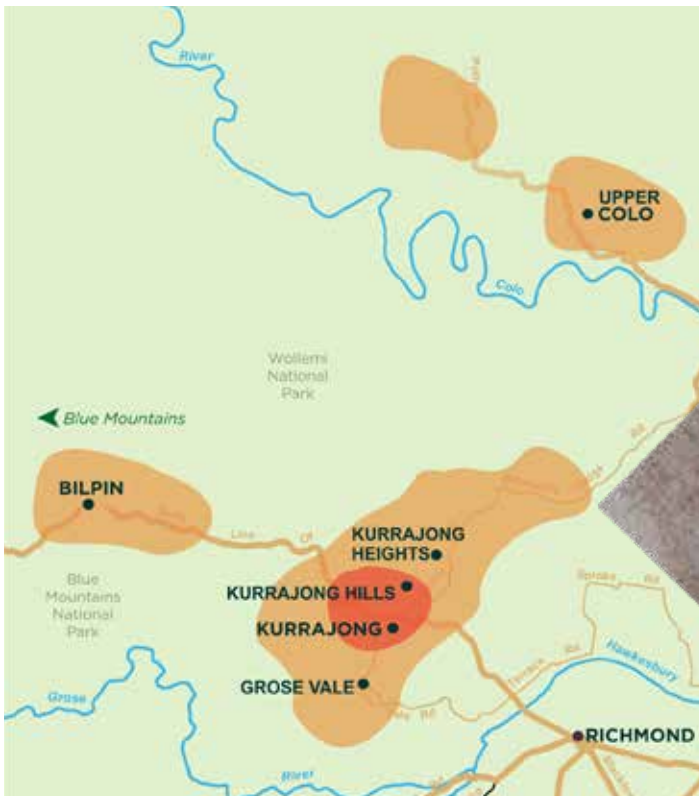


Figure 37: Koala habitat in the Hawkesbury.

Adapting place-based approaches to planning in the Hawkesbury is required in order to achieve sustainable outcomes. Incorporating better design for energy, water and waste systems will encourage a circular economy.

Council as a leader within the community has also launched the 'Solar Program', with solar panels installed on 12 sites. The rollout will see 600kW of capacity added. Among the sites to have solar panels installed will be the 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, Council resolved to participate in the 'Cities for Climate Protection 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.

Council has also partnered with the Western Sydney Regional Organisation of Councils (WSROC) in terms of various environmental sustainability initiatives associated with renewable energy, energy efficiency, and urban heat impacts.

Council delivers a suite of waste education programs and events each year which include a War on Waste Workshop Series, Chemical Clean Out, Community Recycling Centre, Recycle Right Campaign, Compost Revolution, Remote Area Collection Events and Clean Up Australia Day.

As part of the Hawkesbury LSPS Action, Council will continue to champion and encourage sustainability, waste recycling and re-use and renewable energy initiatives.



Hawkesbury Community Recycling Centre



# Planning Priorities

## Innovative and adaptable

### Planning Priority 10

An aware and resilient city that can adapt to natural hazards of flood, bushfire and climate change.

#### Measure

- Temperature in the Hawkesbury during summer and winter seasons.
- Aware, prepared and resilient community.
- Reduced carbon emission through various initiatives and projects.
- Climate change and urban heat island strategies incorporated into Council's policies and strategies.

#### Timeframe On-Going

#### Actions

- 10.1 -Continue on-going community preparedness, awareness and resilience against natural hazards of flood, bushfires, and climate change.
- 10.2-Commit to and champion net zero emissions by 2050, or sooner.
- 10.3-Implement NSW State agencies Regional Land Use Strategies.

#### Short - Medium Term

- 10.4 -Develop planning controls to protect and mitigate development in areas prone to natural hazards including bushfire and flood where the risk to life and property is high.
- 10.5 -Prepare and implement the Hawkesbury Sustainability Strategy.
- 10.6 -Adopt and embed climate change policies to reduce carbon footprint through land use development and activities within the Hawkesbury.

#### Short - Long Term

- 10.7 -Prepare and implement an Urban Tree Strategy including connections to the green grid.

### Planning Priority 11

Protect our rivers, creeks and areas of high biodiversity and environmental values.

#### Measure

- Biodiversity of the area is identified, mapped and protected for future generations.
- Biodiversity off-set schemes undertaken where developments impact on biodiversity.
- The rivers and wetlands and its eco-systems are protected and enhanced.

#### Timeframe On-Going

#### Actions

- 11.1 -Protect and enhance natural assets and ensure the biodiversity of the Hawkesbury is identified and preserved.
- 11.2- Ensure development at the interface of areas of significant biodiversity has minimal environmental impact.

#### Short – Medium Term

- 11.3- Promote community stewardship of the natural environment including our rivers, creeks, wetlands and bushlands to ensure its vitality into the future.

#### Short – Long Term

- 11.4 -Encourage tree planting and bush regeneration in public open spaces and provide shade to pedestrian routes.
- 11.5 -Prepare and implement a Biodiversity Strategic Planning Framework including consideration of koala habitat.

## Planning Priority 12

Champion, educate and support a transition to renewable energy and waste.

### Measure

- Renewable energy information and initiatives provided to community and pilots undertaken.
- Community made aware of waste recycle benefits.
- Council buildings are supported by 100% renewable energy by 2050.

### Timeframe On-Going

### Actions

- 12.1 -Undertake and promote solar energy initiatives to future proof its buildings to renewable energy.
- 12.2-Prepare and implement a Waste Strategy.
- 12.3-Prepare and implement a Net Zero Emissions and Water Efficiency Strategy.

### Short – Medium Term

- 12.5-Replace all the street lights with LED lights.

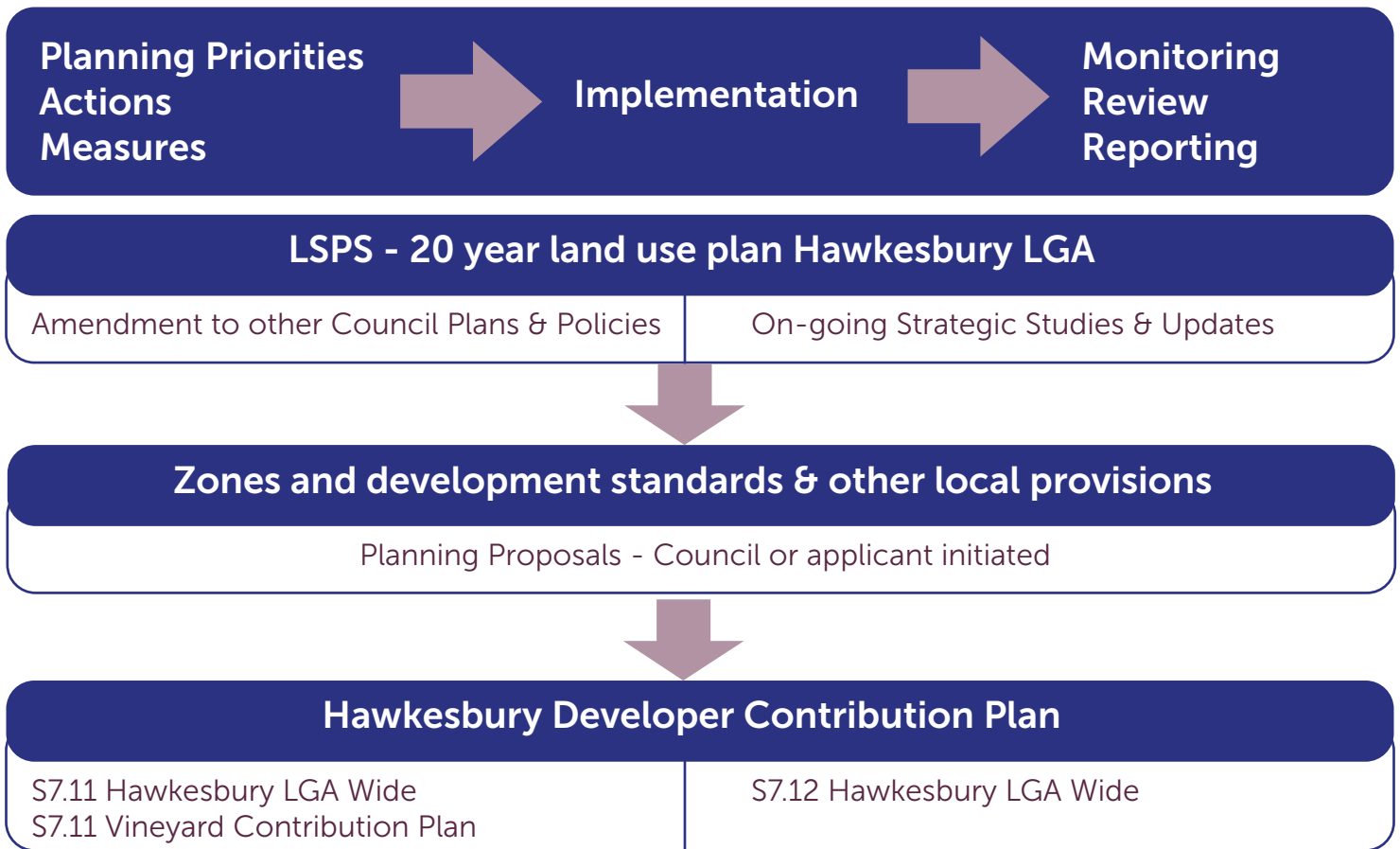


A photograph of a brick building with a balcony and awnings, overlaid with a purple diagonal banner containing the word 'IMPLEMENTATION'. The building has a white door with an arched window above it, and a balcony with a decorative railing. There are pink flowers in the foreground on the left. The sky is blue with some bare tree branches. The banner is a dark purple color with the word 'IMPLEMENTATION' in white, uppercase letters, slanted diagonally across the image.

# 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, and to implement the actions of the LSPS, a series of amendments to other Council Plans and Policies are necessary.

Future land use developments within the Hawkesbury LGA will ensure alignment with the Directions and Objectives of the Sydney Region Plan and Western City District Plan and be implemented 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

In accordance with Part 7 Subdivision 2 of the EP&A Act 1979, Planning Agreements stipulate 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 developer contributions.

## Monitoring and Review

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

A review of the Hawkesbury LSPS will be undertaken every 7 years, or in conjunction with the timing of a review of the Hawkesbury Community Strategic Plan, and planning studies and strategies which necessitate amendments to the LSPS, including floodplain management. The review of the LSPS will ensure that the LSPS aligns with the latest information and trends relating to social, environmental and economic needs.

## Funding

The LSPS will inform preparation of Council's Delivery Program, Resourcing Strategy and Operational Plans in order to allocate funding for future strategies and studies to support the delivery and implementation of the LSPS.



# Implementation for

# Hawkesbury's Infrastructure and Collaboration

– Efficient, supportive and reliable



## Relationship to other Plans and Policies:

<b>Sydney Region Plan</b>	A city supported by infrastructure A collaborative city
<b>Western City District Plan</b>	Planning for a city supported by infrastructure. Working through collaboration.
<b>Hawkesbury Community Strategic Plan (CSP)</b>	<ul style="list-style-type: none"><li>• Reinforcing and establishing effective strategic partnerships and shared responsibilities.</li><li>• Creating an integrated and well maintained transport system is an important local priority.</li><li>• Facilitate the delivery of infrastructure through relevant agencies and Council's works.</li><li>• Respond proactively to planning and the development of the right local infrastructure.</li><li>• Provide the right places and spaces to serve our community.</li></ul>
<b>Other Strategies</b>	<ul style="list-style-type: none"><li>• Hawkesbury Transport Planning Strategy</li><li>• Hawkesbury Employment Lands Strategy</li></ul>

## 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.

# Action Plan:

## Planning Priority 1

Ensure infrastructure aligns with current needs and future growth

### Measure

- Appropriate Infrastructure projects identified by location to meet the forecasted population, housing and employment targets.
- Land use development and public transport efficiency to meet the 30-minute-city concept.
- Continue advocacy and partnership with state agencies to meet the shortfall of infrastructure in the Hawkesbury.

### Timeframe On-Going

#### Actions

1.1 - Monitor and report project delivery status and continue investigating and prioritising infrastructure shortfall delivery.

1.2 - Council will work with Transport for NSW to ensure that transport decisions enable and support liveability, employment and long term community outcomes.

1.3 - Council will work with Transport for NSW to provide efficient bus routes between Blacktown, Rouse Hill, Windsor, Richmond, St Marys and Penrith.

### Short Term

1.4 - Identify the shortfall of infrastructure to meet the social, economic and environmental needs of the growing community.

1.5 - Investigate the funding opportunities to bridge the infrastructure gap. Prepare/Review Council's Capital Works Program.

1.6 - Council will work with Transport for NSW and private providers to investigate on-demand bus services with private providers to service the remote communities of the LGA

### Short - Medium Term

1.7 - Prioritise and lock infrastructure projects in the Delivery program.

1.8 - Deliver projects through Operational Plan.

## Planning Priority 2

Form partnerships with stakeholders and agencies.

### Measure

- Stronger partnership with stakeholders and agencies where collaborated projects are delivered on time.

### Timeframe On-Going

#### Actions

2.1 - Form partnership and collaborate with stakeholders to ensure efficient and expedited delivery of infrastructure in the Hawkesbury.

2.2 - Council will work with Transport for NSW to provide infrastructure and services for efficient public transport to meet the 30 minute city concept.

2.3 - Council will work with State agencies to investigate potential STEM standard pilot projects in the Hawkesbury LGA.

# Implementation for Hawkesbury's Community



– Healthy, affordable and diverse, preserves heritage and character

## Relationship to other Plans and Policies:

<b>Sydney Region Plan</b>	A city for people Housing the city A city of great places
<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>



Light Up Windsor Event - Windsor Mall



## 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.

# Action Plan:

## Planning Priority 3

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

### Measure

- New planning controls to accommodate additional housing in the identified by Hawkesbury Local Housing Strategy in unconstrained locations close to amenities.
- Encourage a greater participation of the Aboriginal community in land use planning matters.
- Sympathetic developments that maintain and enhance the local character of the towns, villages and open spaces.
- Meet the housing targets by providing greater housing diversity to suit the changing needs of the community.
- Housing costs within the affordability scale.
- Champion smart buildings that are sustainable to the impact of natural disasters and urban heat island effect through planning controls and policies.

### Timeframe Short Term

#### Actions

- 3.1 - Develop a Housing Strategy to identify potential areas for a diversity of housing, with consideration of the various constraints and Infrastructure NSW's evacuation routes.
- 3.2 - Prepare appropriate Local Environmental Plan and Developmental Control Plan for developments that respect the character and amenity of the existing areas.

### Short - Medium Term

- 3.3 - Investigate potential locations for affordable and social housing opportunities.
- 3.4 - Ensure that there is adequate social and environmental infrastructure available to match the additional population and housing diversity.

## Planning Priority 4

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

### Measure

- A greater participation of the Aboriginal community in land use planning matters.
- Awareness, protection and promotion of heritage items - increased visitor numbers.
- Adaptive re-use of buildings approved and completed.
- All European Heritage items recorded in the Council's heritage register.

### Timeframe On-Going

#### Actions

- 4.1 - Engage with the Aboriginal community at all stages of land use planning.
- 4.2 - Seek heritage grants each year to support and encourage maintenance of heritage items.

### Short - Medium Term

- 4.3 - Collaborate with the Aboriginal communities and the Local Aboriginal Land Council to identify opportunities to share and promote Aboriginal cultural heritage where appropriate.
- 4.4 - Collaborate with the Department of Planning, Infrastructure and Environment to develop statutory land use controls to facilitate economic development of Aboriginal lands.
- 4.5- Council will include all the European heritage items in the Heritage register.

# Action Plan continued:

## Planning Priority 5

### Managing Rural Lands.

#### Measure

- Land classed as prime agricultural is protected and promoted for agri-activities.
- Land use objectives are promoted and land use conflicts are minimised.

#### Timeframe On-Going

#### Actions

5.1 - Take measures to limit land use conflicts.

#### Short - Medium Term

5.2 - Prepare and implement a Rural Lands Strategy.

#### Long Term

5.3 - Map and categorise all prime agricultural land within the Hawkesbury LGA.

## Planning Priority 6

### Manage, enhance and celebrate the distinctive heritage character of our towns, villages and naturally landscaped environment.

#### Measure

- Enhanced streetscape and public realm in local centres and villages by responding to local character and place specific activation strategies.
- Public spaces and places are accessible, attractive and safe.

#### Timeframe On-Going

#### Actions

6.1 - Implement the Vibrant Towns and Villages Master Plan to enhance the distinctive heritage character of Hawkesbury's towns and villages, once the master plan is complete.

6.2 - Retain and preserve the natural environment in its natural form to meet the objectives of the Metropolitan Rural Area.



Sunrise Sackville



# Implementation for

# Hawkesbury's Economy and Productivity

– Innovative and adaptable



## 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



Hawkesbury Turf Farm



## 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

# Action Plan:

## Planning Priority 7

**Promote and support all sectors of industry and businesses in the Hawkesbury to meet current and future demands and trends.**

### Measure

- Improved and increased Hawkesbury's Gross Regional Product.
- Innovative industries and agri-business initiatives in the Hawkesbury.
- Increased tourist and visitor related activities and services.
- Increased number of jobs by industry.
- Employment lands retained and enhanced at appropriate locations.

### Timeframe On-Going

### Actions

- 7.1 - Protect and foster all sectors of industries and business locally and globally and encourage digital technology innovations.
- 7.2 - Promote Hawkesbury's art and culture through engaging local artists and story tellers through the local gallery and museum events.

### Short - Medium Term

- 7.3 - Encourage tourism experiences and opportunities that do not compromise agricultural lands.

- 7.4 - Partner and form alliance with neighbouring LGAs and government agencies to explore opportunities to enhance export capability for industries and agriculture in the LGA.

### Short - Long Term

- 7.5 - Prepare and Implement the Hawkesbury Employment Lands Strategy.

## Planning Priority 8

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

### Measure

- An agglomerated Clarendon Precinct developed where activities from the WSU, RAAF Base and Equine industry create synergy and value chain to lever activities at the Western Sydney Airport.

### Timeframe Medium - Long Term

### Actions

- 8.1 - Facilitate the development of the Clarendon Agglomerated Precinct.
- 8.2 - Identify opportunities that will assist industries in creating a value chain with the Sydney Western Airport activities.

## Planning Priority 9

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

### Measure

- Improved economic self-determination of the Aboriginal Community.

### Timeframe Short – Medium Term

### Actions

- 9.1 - Collaborate with the Local Aboriginal Land Council and Aboriginal communities to promote tourism opportunities and where appropriate lever increase economic participation on country through land uses.

# Implementation for Hawkesbury's Environment

– Sustainable and climate change responsive



## Relationship to other Plans and Policies:

<b>Sydney Region Plan</b>	A city in its landscape. An efficient city. A resilient city.
<b>Western City District Plan</b>	<ul style="list-style-type: none"> <li>• Protecting and improving the health and enjoyment of the District's waterways.</li> <li>• Creating a parkland city urban structures and identity, with South Creek as a defining spatial element.</li> <li>• Protecting and enhancing bushland and biodiversity.</li> <li>• Increasing urban tree canopy cover and delivering Green Grid connections.</li> <li>• Protecting and enhancing scenic and cultural landscapes.</li> <li>• Better managing rural areas.</li> <li>• Delivering high quality open spaces.</li> <li>• Reducing carbon emission and managing energy, water and waste efficiency.</li> <li>• Adapting to the impacts of urban and natural hazards and climate change.</li> </ul>
<b>Hawkesbury Community Strategic Plan (CSP)</b>	<ul style="list-style-type: none"> <li>• Value, protect and enhance our unique natural environment.</li> <li>• Identify and make best use of our local resources and awareness of contribution to the environment.</li> <li>• Identify ways of our community to reduce, reuse and recycle waste.</li> <li>• Encourage and enable our community to make sustainable choices.</li> <li>• Protect, enhance and celebrate our rivers.</li> </ul>
<b>Other Strategies</b>	<ul style="list-style-type: none"> <li>• Hawkesbury Biodiversity Strategy</li> </ul>



Hawkesbury River



## 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 value.

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.

# Action Plan:

## Planning Priority 10

An aware and resilient city that can adapt to natural hazards of flood, bushfire and climate change.

### Measure

- Temperature in the Hawkesbury during summer and winter seasons.
- Aware, prepared and resilient community.
- Reduced carbon emission through various initiatives and projects.
- Climate change and urban heat island strategies incorporated into Council's policies and strategies.

### Timeframe On-Going

#### Actions

- 10.1 -Continue on-going community preparedness, awareness and resilience against natural hazards of flood, bushfires, and climate change.
- 10.2-Commit to and champion net zero emissions by 2050, or sooner.
- 10.3-Implement NSW State agencies Regional Land Use Strategies.

### Short - Medium Term

- 10.4 -Develop planning controls to protect and mitigate development in areas prone to natural hazards including bushfire and flood where the risk to life and property is high.
- 10.5 -Prepare and implement the Hawkesbury Sustainability Strategy.

### Short - Long Term

- 10.6 -Adopt and embed climate change policies to reduce carbon footprint through land use development and activities within the Hawkesbury.
- 10.7 -Prepare and implement an Urban Tree Strategy including connections to the green grid.

## Planning Priority 11

Protect our rivers, creeks and areas of high biodiversity and environmental values.

### Measure

- Biodiversity of the area is identified, mapped and protected for future generations.
- Biodiversity off-set schemes undertaken where developments impact on biodiversity.
- The rivers and wetlands and its eco-systems are protected and enhanced.

### Timeframe On-Going

#### Actions

- 11.1 -Protect and enhance natural assets and ensure the biodiversity of the Hawkesbury is identified and preserved.
- 11.2- Ensure development at the interface of areas of significant biodiversity has minimal environmental impact.

### Short – Medium Term

- 11.3- Promote community stewardship of the natural environment including our rivers, creeks, wetlands and bushlands to ensure its vitality into the future.

### Short – Long Term

- 11.4 -Encourage tree planting and bush regeneration in public open spaces and provide shade to pedestrian routes.
- 11.5 -Prepare and implement a Biodiversity Strategic Planning Framework including consideration of koala habitat.

## Planning Priority 12

Champion, educate and support a transition to renewable energy and waste.

### Measure

- Renewable energy information and initiatives provided to community and pilots undertaken.
- Community made aware of waste recycle benefits.
- Council buildings are supported by 100% renewable energy by 2050.

### Timeframe On-Going

#### Actions

- 12.1 -Undertake and promote solar energy initiatives to future proof its buildings to renewable energy.
- 12.2-Prepare and implement a waste strategy.
- 12.3-Prepare and implemented a Net Zero Emissions and Water Efficiency Strategy..

### Short – Medium Term

- 12.5-Replace all the street lights with LED lights.





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





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